City of Fort Lupton

REGULAR MEETING AGENDA
Tuesday, October 19, 2021
7:00 PM
130 South McKinley Avenue

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

You may join in person or join remotely by registering at:
https://attendee.gotowebinar.com/register/8202213119026433036

Pledge of Allegiance

Call to Order

Roll Call

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

Proclamation

a. Salud Family Health Center

Approval of Agenda

Review of Accounts Payables

a. October 19, 2021 Accounts Payable

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

a. October 5, 2021 City Council Meeting Minutes

b. AM 2021-166 A Resolution of the City of Fort Lupton to Allow the Planning Director to Schedule a Planning Commission Meeting for a Date That is not the Second or Fourth Thursday of the Month if the Regular Planning Commission Meeting Falls on a National and/or State Holiday

c. AM 2021-167 Approve Ratification of Finance Director's Signature on Purchase Order for Purchase of 2021 HV513 SFA (HV513) International Dump Truck for Public Works Streets From McCandless Truck Center LLC for not to Exceed $250,000.00 From the Public Works Streets General Fund

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

a. AM 2021-161 Adopt an Ordinance Rezoning Land Legally Described in Exhibit A to the Proposed Ordinance, and Known as the Pearson Park Change of Zone, to the 'P' Parks & Open Space Zone District

b. AM 2021-162 Adopt an Ordinance Rezoning Land Legally Described in Exhibit A to the Proposed Ordinance, and Known as the WWTP Change of Zone, to the 'A' Agricultural Zone District

c. AM 2021-163 Approving a Resolution for the Inouye Gravel Mine Amended Special Use Permit to Include the WWTP Site Within Existing Sand and Gravel Operations

d. AM 2021-164 Approve a Resolution Accepting the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat

Action Memorandum

a. AM 2021-165 Approve a Resolution Accepting the Final Plat of the Lupton Village PUD Third Filing

b. AM 2021-168 Approving Resolution 2021Rxxx Establishing the Fee Schedule Collected by the Municipal Court

c. AM 2021-169 Approve Continuation of Intergovernmental Agreement with CDOT for State Highway Maintenance

d. AM 2021-170 Authorize the Mayor to Execute an Agreement to Lease 100 Acre Feet Equivalet Colorado Big Thompson Water Units to Platte River Power Authority

Staff Reports

Mayor/Council Reports

Future City Events

a. October 19, 2021 Upcoming Events

Adjourn

Proclamation

WHEREAS, Salud Family Health Centers was founded in Fort Lupton, Colorado in 1970 as Plan de Salud del Valle; and

WHEREAS, Salud Family Health Centers is a health center committed to serving all members of the community since its inception, with a focus on serving individuals and families who need access to health care; and

WHEREAS, Salud Family Health Centers operates a health clinic and provides access to health care services in Fort Lupton in addition to other areas of Colorado; and

WHEREAS, Salud Family Health Centers provides medical, dental, behavioral health, and pharmacy services integrated to provide high quality care and respond to patient needs; and

WHEREAS, Salud Family Health Centers serves members of the community, regardless of ability to pay; and

WHEREAS, Salud Family Health Centers has cumulatively served nearly two million patients over the 50 years of providing health care services; and

WHEREAS, Salud Family Health Centers is committed to transform the health care delivery system, resulting in lower costs, improved patient satisfaction, improved quality of care, and staff fulfillment; and

WHEREAS, Salud Family Health Centers partners with hospitals, health departments, health and human service agencies, and other local providers to ensure continuity of care; and

WHEREAS Salud Family Health Centers collaborates with schools, houses of faith, advocacy groups, and community groups to play an active role in the community; and

WHEREAS, Salud Family Health Centers continues to be an effective means of overcoming barriers to healthcare access, with the intention to address health disparities and health equity; and

WHEREAS, Salud Family Health Centers provides high quality, affordable, comprehensive primary and preventive health care, to deliver value to the health care system, and contribute to the overall wellbeing of our community; and

WHEREAS, Salud Family Health Center celebrated their FIFTIETH anniversary amidst COVID-19 restrictions; and

NOW, THEREFORE, I proclaim October 24-30, 2021, as Salud Family Health Centers Week in the City of Fort Lupton and congratulate Salud on their service to their public.

Given under my hand and seal of the City of Fort Lupton
This 19th day of October 2021

Zo A. Stieber, Mayor

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
Bank Code: Golf Course-Golf Course							
001301	AAA AUTO PARTS INC		10/12/2021	Regular	0.00	157.13	84736
123271	Invoice	10/01/2021	GOLF-LUBE-MAINT		0.00	67.90	
123734	Invoice	10/01/2021	GOLF-RETAINER-MAINT		0.00	3.69	
124248	Invoice	10/01/2021	GOLF-BATTERY-MAINT		0.00	85.54	
000024	ACE HARDWARE OF FORT LUPTON		10/12/2021	Regular	0.00	220.90	84737
90761	Invoice	10/01/2021	GOLF-SUPPLIES-MAINT		0.00	67.96	
90773	Invoice	10/01/2021	GOLF-SUPPLIES-MAINT		0.00	75.39	
90776	Invoice	10/01/2021	GOLF-SPRAYER-MAINT		0.00	99.99	
90798	Credit Memo	10/01/2021	GOLF-SPRAYER-MAINT		0.00	-89.99	
90905	Invoice	10/01/2021	GOLF-SUPPLIES-MAINT		0.00	48.37	
91045	Invoice	10/04/2021	GOLF-BATTERIES-PRD SHOP		0.00	19.18	
002879	C LAZY T TREE MOVERS LLC		10/12/2021	Regular	0.00	6,230.00	84738
1851	Invoice	10/01/2021	GOLF-TREE PLANTING-MAINT		0.00	2,100.00	
1855	Invoice	10/01/2021	GOLF-TREE PLANTING-MAINT		0.00	4,130.00	
000183	CALLAWAY GOLF SALES COMPANY		10/12/2021	Regular	0.00	529.73	84739
933734071	Invoice	10/01/2021	GOLF-APPAREL-PRD SHOP		0.00	126.07	
933820843	Invoice	10/01/2021	GOLF-APPAREL-PRD SHOP		0.00	179.24	
933832014	Invoice	10/01/2021	GOLF-APPAREL-PRD SHOP		0.00	224.42	
000216	CHAMBER OF COMMERCE		10/12/2021	Regular	0.00	1,440.00	84740
91021	Invoice	10/01/2021	GOLF-REIMBURSE FOR TOURNAMENT		0.00	1,440.00	
000241	CITY OF FT LUPTON-UTIL INVOICE		10/12/2021	Regular	0.00	32,147.19	84741
110249001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-Golf		0.00	406.45	
110252001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-Golf		0.00	31,569.28	
110252101 SEP21	Invoice	10/01/2021	Water/Sewer Bill-Golf		0.00	126.48	
770214501 SEP21	Invoice	10/01/2021	Water/Sewer Bill-Golf		0.00	44.98	
002878	DC DIRTWORKS LLC		10/12/2021	Regular	0.00	85.00	84742
9-14-2021	Invoice	10/01/2021	GOLF-BACKFLOW PREVENTER VALVE-MAINT		0.00	85.00	
002723	EAGLE ROCK COMPANY OF COLO		10/12/2021	Regular	0.00	601.60	84743
8217167	Invoice	10/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	549.60	
8217175	Invoice	10/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	52.00	
000567	HIGH COUNTRY BEVERAGE CORP		10/12/2021	Regular	0.00	802.80	84744
W-6072507	Invoice	10/04/2021	GOLF-BEVERAGES-PRD SHOP		0.00	802.80	
000795	MILE HIGH TURFGRASS, LLC		10/12/2021	Regular	0.00	1,000.00	84745
8902	Invoice	10/04/2021	GOLF-WATER INFUSION-MAINT		0.00	1,000.00	
001724	NEXBELTS, LLC		10/12/2021	Regular	0.00	77.65	84746
236860	Invoice	10/01/2021	GOLF-BEVELED BELTS-PRD SHOP		0.00	77.65	
000913	POTESTIO BROTHERS EQUIPMENT		10/12/2021	Regular	0.00	29.35	84747
90121	Invoice	10/01/2021	GOLF-FINANCE CHARGES-PRD SHOP		0.00	29.35	
000933	R&R PRODUCTS INC		10/12/2021	Regular	0.00	196.46	84748
CD2606395	Invoice	10/01/2021	GOLF-LAPPING COMPOUND-MAINT		0.00	98.23	
CD2607245	Invoice	10/01/2021	GOLF-LAPPING COMPOUND-MAINT		0.00	98.23	
000944	REPUBLIC NATIONAL DISTRIBUTING CO LLC		10/12/2021	Regular	0.00	173.65	84749
6310348	Invoice	10/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	98.75	

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6310349	Invoice	10/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	74.90	
000999	SHAMROCK FOODS COMPANY		10/12/2021	Regular	0.00	1,219.78	84750
23750327	Invoice	10/01/2021	GOLF-FOOD-PRD SHOP		0.00	1,219.78	
001022	SOUTHERN GLAZER'S OF CO		10/12/2021	Regular	0.00	498.98	84751
2626856	Invoice	10/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	498.98	
001026	SPECIALTY CIGARS INTERNATIONAL INC		10/12/2021	Regular	0.00	104.88	84752
2170776	Invoice	10/01/2021	GOLF-CIGARS-PRD SHOP		0.00	104.88	
001751	SPORTS TURF IRRIGATION		10/12/2021	Regular	0.00	429.00	84753
101228-IN	Invoice	10/01/2021	GOLF-REPAIRS-MAINT		0.00	429.00	
001052	SWIRE COCA-COLA, USA		10/12/2021	Regular	0.00	649.15	84754
13918200224	Invoice	10/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	401.40	
13918200225	Invoice	10/01/2021	GOLF-BEVERAGES-PRD SHOP		0.00	247.75	
001183	WAXIE SANITARY SUPPLY		10/12/2021	Regular	0.00	272.61	84755
80200262	Invoice	10/01/2021	GOLF-JANITORIAL SUPPLIES-PRD SHOP		0.00	95.68	
80336251	Invoice	10/01/2021	GOLF-JANITORIAL SUPPLIES-PRD SHOP		0.00	176.93	
000024	ACE HARDWARE OF FORT LUPTON		10/19/2021	Regular	0.00	9.59	84756
91203	Invoice	10/13/2021	GOLF-CLOCK-PRD SHOP		0.00	9.59	
000048	AIRGAS USA LLC		10/19/2021	Regular	0.00	15.38	84757
9983160973	Invoice	10/01/2021	GOLF-GAS-MAINT		0.00	15.38	
000183	CALLAWAY GOLF SALES COMPANY		10/19/2021	Regular	0.00	224.42	84758
933871205	Invoice	10/01/2021	GOLF-GOLF ACCESSORIES-PRD SHOP		0.00	224.42	
000239	CITY OF FORT LUPTON		10/19/2021	Regular	0.00	40,018.59	84759
FIN2021281	Invoice	10/11/2021	GOLF-REIMBURSE COMCAST #130480717 P...		0.00	166.48	
FIN2021282	Invoice	10/11/2021	GOLF-REIMBURSE VERIZON #9889356260 8/...		0.00	205.52	
FIN2021284	Invoice	10/08/2021	GOLF-PAYROLL EXPENSE 9/18-10/01/21 PAID..		0.00	33,449.90	
FIN2021295	Invoice	10/12/2021	Golf ComData Purchases		0.00	6,154.10	
FIN2021296	Invoice	10/13/2021	GOLF-AUG 21 POSTAGE-PRD SHOP		0.00	42.59	
000290	COLORADO GOLF & TURF INC		10/19/2021	Regular	0.00	121.22	84760
01-121973	Invoice	10/01/2021	GOLF-REPAIR SUPPLIES-MAINT		0.00	121.22	
000307	COMCAST CABLE COMM, LLC		10/19/2021	Regular	0.00	244.19	84761
0120790 OCT21	Invoice	10/06/2021	GOLF-PHONE/INTERNET OCT21		0.00	244.19	
002723	EAGLE ROCK COMPANY OF COLO		10/19/2021	Regular	0.00	307.10	84762
8241326	Invoice	10/11/2021	GOLF-BEVERAGES-PRD SHOP		0.00	307.10	
000417	EASY PICKER GOLF PRODUCTS		10/19/2021	Regular	0.00	3,646.00	84763
0167493-IN	Invoice	10/01/2021	GOLF-GOLF EQUIPMENT-PRD SHOP		0.00	3,646.00	
000567	HIGH COUNTRY BEVERAGE CORP		10/19/2021	Regular	0.00	730.25	84764
W-6078365	Invoice	10/11/2021	GOLF-BEVERAGES-PRD SHOP		0.00	730.25	
000636	JC GOLF ACCESSORIES		10/19/2021	Regular	0.00	871.29	84765
SI-176119	Invoice	10/11/2021	GOLF-GOLF ACCESSORIES-PRD SHOP		0.00	871.29	
000768	MASEK GOLF CAR OF COLORADO		10/19/2021	Regular	0.00	389.65	84766
01-70678	Invoice	10/07/2021	GOLF-GOLF CART MAINTENANCE-PRD SHOP		0.00	389.65	
000974	SAFE SYSTEMS INC		10/19/2021	Regular	0.00	139.19	84767
870192-1058	Invoice	10/10/2021	GOLF-SECURITY MONITORING		0.00	139.19	
000999	SHAMROCK FOODS COMPANY		10/19/2021	Regular	0.00	1,179.24	84768
23767847	Invoice	10/07/2021	GOLF-FOOD-PRD SHOP		0.00	1,179.24	
001137	UNITED POWER		10/19/2021	Regular	0.00	4,301.05	84769

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1194602 OCT21	Invoice	10/06/2021	United Power		0.00	876.95	
1195001 OCT21	Invoice	10/06/2021	United Power		0.00	3,243.22	
1195701 OCT21	Invoice	10/06/2021	United Power		0.00	131.55	
19595600 OCT21	Invoice	10/06/2021	United Power		0.00	24.33	
6601202 OCT21	Invoice	10/06/2021	United Power		0.00	25.00	
001225	YAMAHA MOTOR CORP		10/19/2021	Regular	0.00	10,798.08	84770
755599	Invoice	10/01/2021	GOLF-CART LEASE-PRD SHOP		0.00	10,798.08	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	61	35	0.00	109,861.10
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	61	**35**	**0.00**	**109,861.10**

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
Bank Code: Pooled Cash-Pooled Cash							
001798	UNITED STATES TREASURY		10/06/2021	Regular	0.00	242.48	70337
CP161	Invoice	09/27/2021	GF-PCOR FEES FOR 2020-ADMIN		0.00	242.48	
001301	AAA AUTO PARTS INC		10/12/2021	Regular	0.00	213.80	70338
117508	Invoice	10/01/2021	CEM-MOWER PARTS		0.00	30.42	
118871	Invoice	10/01/2021	CEM-OIL		0.00	51.36	
120496	Invoice	10/01/2021	GF-GASKET-STREETS		0.00	5.74	
123756	Invoice	10/01/2021	GF-VAN 3 BATTERY-FAC		0.00	126.28	
000040	AFLAC		10/12/2021	Regular	0.00	1,966.10	70339
276060	Invoice	09/11/2021	GF-SUPP INS FOR SEP21-HR		0.00	1,966.10	
001293	AMAZON.COM		10/12/2021	Regular	0.00	912.92	70340
1RGV-9CKG-N76W	Invoice	10/05/2021	GF-SAFETY SUPPLIES-B&G		0.00	447.14	
1T9C-GW9V-NPR7	Invoice	10/05/2021	IT Supplies		0.00	465.78	
000108	AUSMUS LAW FIRM PC		10/12/2021	Regular	0.00	1,200.00	70341
7326	Invoice	10/03/2021	GF-PROSECUTION SERVICES-COURT		0.00	1,200.00	
001820	BADGER METER		10/12/2021	Regular	0.00	231.64	70342
1028626	Invoice	10/04/2021	UF-METER TEST-W LINES		0.00	85.00	
80082750	Invoice	10/01/2021	UF-METERS-W LINES		0.00	146.64	
002835	BRANDING BY BRE		10/12/2021	Regular	0.00	5,500.00	70343
1046	Invoice	09/04/2021	GF-SOCIAL MEDIA MANAGEMENT-CITY ADM		0.00	2,750.00	
1052	Invoice	10/03/2021	GF-SOCIAL MEDIA MANAGEMENT-CITY ADM		0.00	2,750.00	
002853	BUCKEYE CLEANING CENTER		10/12/2021	Regular	0.00	1,237.75	70344
90358753	Invoice	10/01/2021	REC-JANITORIAL SUPPLIES		0.00	1,237.75	
000182	CEM SALES & SERVICE INC		10/12/2021	Regular	0.00	322.00	70345
155388	Invoice	10/01/2021	REC-POOL HEATER IGNITER		0.00	322.00	
000241	CITY OF FT LUPTON-UTIL INVOICE		10/12/2021	Regular	0.00	54,966.67	70346
110035001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	1,686.25	
110221001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	352.15	
110222001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	865.45	
110251001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	828.01	
330025001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	340.15	
330031001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	1,429.75	
330045001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	158.57	
330092001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	3,248.56	
330166001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	256.93	
330920000 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	34.67	
550055501 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	170.19	
550057001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	523.20	
550057601 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	1,868.50	
550057701 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	19,916.11	
660092001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	467.35	
770109501 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	34.65	
770116501 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	203.65	
770229001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	424.75	
770229501 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	3,011.43	
770229601 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	35.60	
770231101 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	34.65	
990004001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	149.32	
990004101 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	99.56	
990005001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	253.74	
990006001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	147.06	
990007001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	230.14	
990008001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	92.96	

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990132001 SEP21	Invoice	10/01/2021	Water/Sewer Bill-City		0.00	18,103.32	
001526	CLEAR WATER SOLUTIONS INC		10/12/2021	Regular	0.00	1,600.00	70347
6449	Invoice	10/05/2021	UF-AWI Act Risk & Resilience Assessment-W…		0.00	1,600.00	
002651	COLORADO COMMUNITY MEDIA		10/12/2021	Regular	0.00	83.04	70348
37109	Invoice	10/01/2021	GF-PUBLIC NOTICES		0.00	83.04	
000307	COMCAST CABLE COMM, LLC		10/12/2021	Regular	0.00	569.66	70349
116038 OCT21	Invoice	10/01/2021	REC-PHONE SERVICE 10/5-11/4/21		0.00	218.97	
147405SEP21	Invoice	10/01/2021	CPR-PHONE/INTERNET SERVICE-MUSEUM		0.00	176.66	
163725 OCT21	Invoice	10/01/2021	GF-OCT21 CR CARD MACH,PHONE SRVC-AD…		0.00	174.03	
002877	COMMERCIAL BUILDING SERVICES INC		10/12/2021	Regular	0.00	1,499.00	70350
100421	Invoice	10/04/2021	UF-HYDRANT METER DEPOSIT REFUND		0.00	1,499.00	
000340	CUMMINS ROCKY MOUNTAIN LLC		10/12/2021	Regular	0.00	886.32	70351
42-3412	Invoice	10/01/2021	GF-GENERATOR REPAIR-B&G		0.00	886.32	
000429	EMPIRE PORTABLE RESTROOMS		10/12/2021	Regular	0.00	506.00	70352
60668	Invoice	10/01/2021	GF-RESTROOM SERVICE-PARKS		0.00	506.00	
000431	EMPLOYERS COUNCIL SERVICES, INC		10/12/2021	Regular	0.00	395.00	70353
389784	Invoice	09/01/2021	GF-TRAINING-B&G		0.00	250.00	
389787	Invoice	09/01/2021	GF-TRAINING-B&G		0.00	145.00	
002882	ERICSMOVIECARS		10/12/2021	Regular	0.00	600.00	70354
1	Invoice	10/01/2021	GF-GHOSTBUSTERS CAR/PUMPKIN FEST		0.00	600.00	
000546	GREEN MILL SPORTSMAN'S CLUB		10/12/2021	Regular	0.00	300.00	70355
105	Invoice	10/02/2021	GF-OFFICER TRAINING-PD		0.00	300.00	
001330	JOHN FRYAR		10/12/2021	Regular	0.00	63.43	70356
100421	Invoice	10/04/2021	GF-GAS REIMBURSEMENT-PD		0.00	63.43	
002880	JULIE RAMIREZ		10/12/2021	Regular	0.00	125.00	70357
2006740	Invoice	10/01/2021	REC-POOL PARTY REFUND		0.00	125.00	
002195	MINUTEMAN PRESS		10/12/2021	Regular	0.00	390.29	70358
35787	Invoice	10/01/2021	GF-#10 WINDOW ENVELOPES-FINANCE		0.00	390.29	
002027	MURRAYSMITH INC		10/12/2021	Regular	0.00	193.50	70359
20-2746.00-16	Invoice	10/01/2021	WST- Non-Pot Pumphouse Engineering- WTP		0.00	193.50	
002243	NOCO MUNICIPAL CONSULTING LLC		10/12/2021	Regular	0.00	100.00	70360
24	Invoice	10/04/2021	GF-SHOOTING RANGE-MISC		0.00	100.00	
000869	OPERATIONS MANAGEMENT INT		10/12/2021	Regular	0.00	120,324.80	70361
351230-22-11	Invoice	11/03/2021	UF-OMI MONTHLY BILLING		0.00	120,324.80	
001643	PROCODE INC		10/12/2021	Regular	0.00	35,144.40	70362
1955	Invoice	10/05/2021	GF-SEP21 PERMIT/INSPECTION FEES-PLANN…		0.00	35,144.40	
002265	QUADIENT FINANCE USA INC		10/12/2021	Regular	0.00	257.00	70363
7446 SEP21	Invoice	10/01/2021	GF-POSTAGE RECHARGES		0.00	257.00	
000931	R & L TIRES		10/12/2021	Regular	0.00	15.00	70364
41329	Invoice	10/01/2021	GF-TIRE REPAIR-STREETS		0.00	15.00	
000932	R & M SERVICES		10/12/2021	Regular	0.00	819.12	70365
10609	Invoice	10/01/2021	GF-VEHICHLE MAINTENANCE-PD		0.00	180.20	
10610	Invoice	10/01/2021	GF-VEHICHLE MAINTENANCE-PD		0.00	105.60	
10611	Invoice	10/01/2021	GF-VEHICHLE MAINTENANCE-PD		0.00	81.00	
10613	Invoice	10/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	105.54	
10614	Invoice	10/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	135.56	
10615	Invoice	10/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	36.00	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
10616	Invoice	10/01/2021	GF-VEHICLE MAINTENACE-PD		0.00	95.60	
10617	Invoice	10/01/2021	GF-VEHICLE MAINTENANCE-PD		0.00	79.62	
001428	ROCKY MOUNTAIN INFORMATION		10/12/2021	Regular	0.00	100.00	70366
26449	Invoice	10/01/2021	GF-ANNUAL MEMBERSHIP-PD		0.00	100.00	
000956	ROCKY MOUNTAIN LOW VOLTAGE		10/12/2021	Regular	0.00	210.00	70367
20211477	Invoice	10/01/2021	CPR-ELEVATOR MONITORING-COM CTR		0.00	135.00	
20211512	Invoice	10/01/2021	CPR-ELEVATOR MONITORING-MUSEUM		0.00	75.00	
002881	SHANE LEFFORGE		10/12/2021	Regular	0.00	37.17	70368
92221	Invoice	10/01/2021	GF-CDL PERMIT REIMBURSEMENT-STREETS		0.00	37.17	
001624	STATE OF COLORADO		10/12/2021	Regular	0.00	2,705.91	70369
5223-22	Invoice	10/01/2021	UF-BILL PRINTING/LATE NOTICES-UB		0.00	2,705.91	
001079	THE EMPLOYMENT FIRM		10/12/2021	Regular	0.00	1,188.23	70370
34113	Invoice	10/06/2021	GF-SEP 27-OCT 1 TEMP EMPLOYEE-FINANCE		0.00	1,188.23	
001120	TRUDILIGENCE LLC		10/12/2021	Regular	0.00	98.49	70371
42836	Invoice	10/01/2021	GF-BACKGROUND CHECKS-HR		0.00	98.49	
001147	USA BLUE BOOK		10/12/2021	Regular	0.00	96.52	70372
738302	Invoice	10/01/2021	UF-REPLACEMENT PITOT GAUGE-W LINES		0.00	96.52	
001149	UTILITY NOTIFICATION CENTER		10/12/2021	Regular	0.00	405.24	70373
221090615	Invoice	10/01/2021	SSTX-SEP21 RTL TRANSMISSIONS-STREETS		0.00	405.24	
001156	VERIZON WIRELESS SVCS LLC		10/12/2021	Regular	0.00	4,407.15	70374
9889356260	Invoice	10/01/2021	Verizon Bill		0.00	4,407.15	
001963	WASTE CONNECTIONS OF COLO, INC		10/12/2021	Regular	0.00	1,263.85	70375
5613125	Invoice	10/01/2021	UF-SEP21 TRASH SERVICE-ADMIN		0.00	264.74	
5613299	Invoice	10/01/2021	GF-SEP21 TRASH SERVICE-FAC		0.00	204.64	
5613300	Invoice	10/01/2021	GF-SEP21 TRASH SERVICE-PW SHOP		0.00	170.57	
5613301	Invoice	10/01/2021	CPR-SEP21 TRASH SERVICE-COM CTR		0.00	367.16	
5613302	Invoice	10/01/2021	CEM-SEP21 TRASH SERVICE		0.00	57.01	
5613303	Invoice	10/01/2021	GF-SEP21 TRASH SERVICE-PARKS		0.00	99.73	
5630071	Invoice	10/01/2021	CEM-SEP21 TRASH SERVICE		0.00	100.00	
001189	WELD COUNTY ACCTG DEPART		10/12/2021	Regular	0.00	15,003.34	70376
AUG21	Invoice	09/01/2021	GF-GAS PURCHASES AUG21		0.00	8,216.59	
SEP21	Invoice	10/01/2021	GF-GAS PURSHASES SEP21		0.00	6,786.75	
001212	WILLIAMS AND WEISS CONSULTING		10/12/2021	Regular	0.00	5,625.00	70377
1579	Invoice	10/05/2021	2021 WATER ENGINEERING		0.00	5,625.00	
001224	XCEL ENERGY-GAS		10/12/2021	Regular	0.00	313.85	70378
750174737	Invoice	10/01/2021	SEP21 GAS BILL		0.00	313.85	
002883	DIETRICH TURNEY		10/08/2021	Regular	0.00	1,160.30	70379
100121 PD BONUS	Invoice	10/01/2021	GF-REPLACEMENT BONUS CK/LOST #74288		0.00	1,160.30	
001301	AAA AUTO PARTS INC		10/19/2021	Regular	0.00	124.54	70380
124765	Invoice	10/04/2021	GF-BATTERY-PARKS		0.00	124.54	
001293	AMAZON.COM		10/19/2021	Regular	0.00	156.92	70381
14PC-LFWX-MX3X	Invoice	10/05/2021	GF-SAFETY VESTS-LEGIS		0.00	156.92	
002876	AUGUST SCHELL ENTERPRISES, INC.		10/19/2021	Regular	0.00	1,777.00	70382
IN2021-1441	Invoice	10/13/2021	Splunk Monitoring LockOutAccounts		0.00	1,777.00	
001820	BADGER METER		10/19/2021	Regular	0.00	85.00	70383
1462467	Invoice	10/05/2021	SSTX-METER TESTING-STREETS		0.00	85.00	
000136	BG'S JAPANESE DESIGNS		10/19/2021	Regular	0.00	141.00	70384

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6273	Invoice	10/07/2021	GF-UNIFORMS-COM SRV		0.00	141.00	
000211	CH2M		10/19/2021	Regular	0.00	7,957.50	70385
D3410904-02	Invoice	10/07/2021	UF-REQ DEVELOPMENT SVCES-WWTP		0.00	7,957.50	
002651	COLORADO COMMUNITY MEDIA		10/19/2021	Regular	0.00	592.04	70386
30649	Invoice	10/01/2021	GF-PUBLIC NOTICE-LEGIS		0.00	459.00	
37736	Invoice	10/08/2021	GF-LEGAL NOTICE-FINANCE		0.00	133.04	
002266	COLORADO PAVING INC		10/19/2021	Regular	0.00	67,991.80	70387
2021-04	Invoice	10/05/2021	SSTX- KAHIL PAVING CHANGE ORDER #1- ST...		0.00	20,000.00	
2021-04/1	Invoice	10/06/2021	SSTX- KAHIL PAVING CHANGE ORDER #3		0.00	47,991.80	
002886	CONSTRUCTABLE		10/19/2021	Regular	0.00	75.00	70388
100721	Invoice	10/07/2021	GF-CONTRACTOR LICENSE REFUND CONSTR...		0.00	75.00	
000372	DELL MARKETING LP		10/19/2021	Regular	0.00	26,579.20	70389
10523535152	Invoice	10/04/2021	Dell PowerSwitch S5248-On		0.00	26,579.20	
000431	EMPLOYERS COUNCIL SERVICES, INC		10/19/2021	Regular	0.00	1,200.00	70390
391346	Invoice	10/01/2021	GF-HEMPEL COACHING-PD		0.00	1,200.00	
002568	FORT LUPTON CAR WASH		10/19/2021	Regular	0.00	310.75	70391
227	Invoice	10/04/2021	GF-CAR WASH-PD		0.00	310.75	
000487	FORT LUPTON PACK & SHIP		10/19/2021	Regular	0.00	15.00	70392
60120	Invoice	10/01/2021	GF-CLEAN UP VOUCHERS-LEGIS		0.00	15.00	
000507	FT LUPTON RECREATION SPORTS		10/19/2021	Regular	0.00	315.00	70393
100621	Invoice	10/06/2021	CPR-SPORTS OFFICIALS ACCT		0.00	315.00	
000536	GOLF AND SPORT SOLUTIONS LLC		10/19/2021	Regular	0.00	9,533.92	70394
38351	Invoice	10/01/2021	Laser grade		0.00	2,867.40	
38351-1	Invoice	10/01/2021	Infiled mix		0.00	6,666.52	
001292	LIFE STORIES CHILD & FAMILY ADVOCACY		10/19/2021	Regular	0.00	375.00	70395
11-671	Invoice	10/06/2021	GF-3RD QUARTER BILLING (JUL-SEP21)-PD		0.00	375.00	
002884	MCCANDLESS TRUCK CENTER LLC		10/19/2021	Regular	0.00	250,000.00	70396
171405	Invoice	10/08/2021	GF-2021 International HV513 Dump Truck w/..		0.00	250,000.00	
000865	OFFICE DEPOT		10/19/2021	Regular	0.00	729.13	70397
200040356001	Invoice	10/01/2021	GF-TONER-FINANCE		0.00	450.94	
200063757001	Invoice	10/01/2021	GF-TONER-FINANCE		0.00	193.62	
200248693001	Invoice	10/01/2021	GF-FOLDERS-HR		0.00	84.57	
000896	PETTY CASH-FINANCE		10/19/2021	Regular	0.00	394.24	70398
101121	Invoice	10/11/2021	GF-PETTY CASH REIMBURSEMENT		0.00	394.24	
000931	R & L TIRES		10/19/2021	Regular	0.00	32.63	70399
41401	Invoice	10/07/2021	GF-TIRE REPAIR-STREETS		0.00	32.63	
002728	READY MIXED CONCRETE		10/19/2021	Regular	0.00	461.00	70400
100821	Invoice	10/08/2021	UF-REFUND OVERPAYMENT HYDRANT MET...		0.00	461.00	
002885	SWARCO COLORADO PAINT COMPANY LLC		10/19/2021	Regular	0.00	843.75	70401
90066448	Invoice	10/11/2021	GF-PAINT-STREEETS		0.00	843.75	
001075	THE CONSOLIDATED MUTUAL		10/19/2021	Regular	0.00	203.14	70402
090921	Invoice	10/01/2021	UF-AUG21 ELECTRICAL PERRY PIT-WELL B		0.00	32.30	
090921-1	Invoice	10/01/2021	UF-AUG21 ELECTRICAL PERRY PIT-DISCHARG...		0.00	139.03	
090921-2	Invoice	10/01/2021	UF-AUG21 ELECTRICAL PERRY PIT-WELL C		0.00	31.81	
001079	THE EMPLOYMENT FIRM		10/19/2021	Regular	0.00	946.24	70403
34155	Invoice	10/13/2021	GF-10/4-10/8/21 TEMP EMPLOYEE-FINANCE		0.00	946.24	

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001101	TODD HODGES DESIGN LLC		10/19/2021	Regular	0.00	10,221.25	70404
3357	Invoice	10/11/2021	GF-PLANNING SERVICES 9/27-10/10/21-PLA...		0.00	10,221.25	
001126	TYLER TECHNOLOGIES		10/19/2021	Regular	0.00	569.00	70405
025-351943	Invoice	10/01/2021	GF-INSITE TRANSACTION FEES-COURT		0.00	425.00	
025-352392	Invoice	10/01/2021	GF-TEXT NOTIFY FEES-COURT		0.00	144.00	
001137	UNITED POWER		10/19/2021	Regular	0.00	38,132.78	70406
10553102 OCT21	Invoice	10/06/2021	United Power		0.00	22.32	
1195501 OCT21	Invoice	10/06/2021	United Power		0.00	2,109.46	
1195603 OCT21	Invoice	10/06/2021	United Power		0.00	32.61	
1196401 OCT21	Invoice	10/06/2021	United Power		0.00	33.82	
1207701 OCT21	Invoice	10/06/2021	United Power		0.00	21.05	
1223101 OCT21	Invoice	10/06/2021	United Power		0.00	20.00	
1240301 OCT21	Invoice	10/06/2021	United Power		0.00	179.14	
1241801 OCT21	Invoice	10/06/2021	United Power		0.00	416.01	
1241903 OCT21	Invoice	10/06/2021	United Power		0.00	141.65	
1276101 OCT21	Invoice	10/06/2021	United Power		0.00	1,270.85	
1279801 OCT21	Invoice	10/06/2021	United Power		0.00	24.72	
1295501 OCT21	Invoice	10/06/2021	United Power		0.00	76.41	
1296101 OCT21	Invoice	10/06/2021	United Power		0.00	377.00	
1299501 OCT21	Invoice	10/06/2021	United Power		0.00	112.00	
1302801 OCT21	Invoice	10/06/2021	United Power		0.00	1,733.53	
1302901 OCT21	Invoice	10/06/2021	United Power		0.00	92.06	
1316801 OCT21	Invoice	10/06/2021	United Power		0.00	816.67	
1322501 OCT21	Invoice	10/06/2021	United Power		0.00	5,975.09	
1360303 OCT21	Invoice	10/06/2021	United Power		0.00	31.61	
13842400 OCT21	Invoice	10/06/2021	United Power		0.00	57.12	
14427100 OCT21	Invoice	10/06/2021	United Power		0.00	85.08	
15232500 OCT21	Invoice	10/06/2021	United Power		0.00	21.79	
17149700 OCT21	Invoice	10/06/2021	United Power		0.00	55.03	
17761600 OCT21	Invoice	10/06/2021	United Power		0.00	20.02	
17868800 OCT21	Invoice	10/06/2021	United Power		0.00	20.00	
18057500 OCT21	Invoice	10/06/2021	United Power		0.00	557.21	
18498400 OCT21	Invoice	10/06/2021	United Power		0.00	218.08	
18762100 OCT21	Invoice	10/06/2021	United Power		0.00	22.10	
19545100 OCT21	Invoice	10/06/2021	United Power		0.00	366.05	
20040100OCT21	Invoice	10/06/2021	United Power		0.00	175.86	
21675200 OCT21	Invoice	10/06/2021	United Power		0.00	77.81	
21675300 OCT21	Invoice	10/06/2021	United Power		0.00	120.83	
22185901 OCT21	Invoice	10/06/2021	United Power		0.00	30.28	
3399301 OCT21	Invoice	10/06/2021	United Power		0.00	52.13	
6612303 OCT21	Invoice	10/06/2021	United Power		0.00	21.07	
6779701 OCT21	Invoice	10/06/2021	United Power		0.00	7,606.50	
704901 OCT21	Invoice	10/06/2021	United Power		0.00	8,364.38	
7225800 OCT21	Invoice	10/06/2021	United Power		0.00	21.10	
726705 OCT21	Invoice	10/06/2021	United Power		0.00	20.00	
7280200 OCT21	Invoice	10/06/2021	United Power		0.00	21.79	
733101 OCT21	Invoice	10/06/2021	United Power		0.00	204.98	
762901 OCT21	Invoice	10/06/2021	United Power		0.00	39.89	
803908 OCT21	Invoice	10/06/2021	United Power		0.00	5,779.00	
8976200 OCT21	Invoice	10/06/2021	United Power		0.00	688.68	
	Void		10/19/2021	Regular	0.00	0.00	70407
001174	WAGNER EQUIPMENT CO.		10/19/2021	Regular	0.00	432.55	70408
P00C2402506	Invoice	10/01/2021	GF-EQUIPMENT REPAIR-STREETS		0.00	432.55	
001203	WELD COUNTY SHERIFF'S OFFICE		10/19/2021	Regular	0.00	29.71	70409
1830 092021	Invoice	10/01/2021	GF-JAIL FEES-COURT		0.00	29.71	

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000119	BANK OF COLORADO		10/08/2021	Bank Draft	0.00	6,013.08	DFT0001812
INV0001050	Invoice	10/08/2021	HSA DISTRIBUTION		0.00	6,013.08	
000119	BANK OF COLORADO		10/08/2021	Bank Draft	0.00	515.83	DFT0001813
INV0001051	Invoice	10/08/2021	HSA DISTRIBUTION		0.00	515.83	
001416	VALIC_1		10/08/2021	Bank Draft	0.00	30,109.44	DFT0001814
INV0001052	Invoice	10/08/2021	VALIC - 457(b) $ Contributions		0.00	30,109.44	
001265	IRS		10/08/2021	Bank Draft	0.00	53,590.94	DFT0001815
INV0001053	Invoice	10/08/2021	Federal Withholding		0.00	53,590.94	
001418	CO DEPARTMENT OF REVENUE		10/08/2021	Bank Draft	0.00	9,000.17	DFT0001816
INV0001054	Invoice	10/08/2021	CO Withholding		0.00	9,000.17	
001416	VALIC_1		10/14/2021	Bank Draft	0.00	199.40	DFT0001817
INV0001055	Invoice	10/14/2021	VALIC - Regular Plan Retirement Contributio…		0.00	199.40	
001265	IRS		10/14/2021	Bank Draft	0.00	537.35	DFT0001818
INV0001056	Invoice	10/14/2021	Federal Withholding		0.00	537.35	
001418	CO DEPARTMENT OF REVENUE		10/14/2021	Bank Draft	0.00	88.23	DFT0001819
INV0001057	Invoice	10/14/2021	CO Withholding		0.00	88.23	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	174	72	0.00	683,505.06
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	8	8	0.00	100,054.44
EFT's	0	0	0.00	0.00
	182	**81**	**0.00**	**783,559.50**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	235	107	0.00	793,366.16
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	8	8	0.00	100,054.44
EFT's	0	0	0.00	0.00
	243	**116**	**0.00**	**893,420.60**

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	10/2021	109,861.10
999	POOLED CASH/CONSOLIDATED CASH	10/2021	783,559.50
			893,420.60

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
October 5, 2021

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, October 5, 2021. Due to the COVID-19 virus, the meeting was held with remote access provided through GoToWebinar. Mayor Zo Stieber called the meeting to order at 7:00 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

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

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

PERSONS TO ADDRESS COUNCIL

Jon Mays, Operator for the wastewater treatment plant, presented the City with funds from the Jacobs Golf Tournament. The amount presented to both the Fort Lupton Recreation Youth Sports and Boys and Girls Club of Weld County, Fort Lupton was $3,370.95.

APPROVAL OF AGENDA

Staff asked that items ‘b’ and ‘c’ from Consent Agenda, Second Reading of Ordinances 2021-1127 and 2021-1128 be moved to the end of Action Memorandum for further discussion.
It was moved by Tommy Holton and seconded by Chris Ceretto to approve the Agenda as amended. Motion passed unanimously on roll call vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the October 5, 2021, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by David Crespin and seconded by Bruce Fitzgerald to approve the Agenda as presented with the following items: September 21, 2021 City Council Meeting Minutes and Second Reading Ordinance 2021-1129 An Ordinance of the City Council of Fort Lupton Accepting the McIntosh Farm CO LLLP Public Right of Way Dedication for County Road 16 Motion passed unanimously on roll call vote.

PUBLIC HEARING

Withdrawal of the Been RV Park Special Use Permit

The Planning Director, Todd Hodges, stated that the applicant for the Been RV Special Use Permit has withdrawn the case. Since the matter was withdrawn, there was no public hearing.

AM 2021-159 Motion to Show Cause Hearing for Determination by the City Council Acting as the Local Licensing Authority on the Renewal Liquor License for Silvermoon LLC DBA Silvermoon Bar and Cafe Located at 334 Main Street

The City Attorney, Andy Ausmus stated, that the matter was continued for show-cause hearing to today. The matter was discussed with the owner Jason Cardenas, and a stipulation agreement has been reached. The agreement states that the Licensee acknowledges that the Authority issued a Notice to Show Cause seeking determination of renewal of the Tavern License for Silvermoon, LLC d/b/a Silvermoon Bar. The Licensee stipulates that the allegations contained in the Notice to Show Cause and the Colorado Department of Revenue letter dated June 28, 2021, are factual. The Licensee understands that it has the right to a due process hearing. In lieu of further hearing or proceedings, Licensee agrees to accept the following as conditions for approval of the renewal of its Tavern License: (1)The Licensee shall have all employees who serve alcohol at the licensed premises complete an approved alcohol server's training course within 60 days of entry of this Stipulation and provide proof thereof; (2) Upon reasonable request, Licensee shall provide the State and or City officials access to, inspection of and or copies of Licensee's books, receipts, invoices for the business; (3) Licensee shall provide sandwich type food during hours of operation; (4) The Licensee's local liquor license needs to be posted at the business at all times; and (5) Licensee shall remain in compliance with local liquor laws and the Colorado Liquor Code and Regulations. The Authority agrees that no sanction shall be imposed against the Licensee and Licensee's license shall be renewed subject to the conditions stated above.

Mr. Ausmus stated that if the City Council accepts the stipulation agreement, no hearing is required.

It was moved by Chris Ceretto and seconded by Bruce Fitzgerald to approve the renewal liquor license for Silvermoon LLC dba Silvermoon Bar and Café at 334 Main Street with the stipulation agreement. Motion passed on roll call vote with Tommy Holton abstaining.

ACTION MEMORANDUM

AM 2021-157 Approve Change Order Number 3 to Colorado Paving Inc Contract Agreement for Kahil Repaving Project for an Amount not to Exceed $124,368.10 From Street Sales Tax Fund

Council approved the engineering services agreement with Colorado Paving, Inc. with AM 2021-037 On March 2, 2021 for repaving Kahil Street, Fulton Ave and Kahil Pl.

Change Order #1 provided an additional $20,000 to repair the driveway 615 S Grand Avenue.

Change Order #2 added $194,872.25 to complete the 6th Street Project.

This change order is to correct quantities missed during the design process, add incidental items that were required to appease the residents in the area and add quantities for overruns from unforeseeable conditions.

Original contract agreement is not to exceed $844,492.20. This change order will increase the construction contract to $1,242,778.80. The Kahil reconstruction Project cost of construction was $1,047,906.55. Street Sales Tax Fund = $124,368.10.

It was moved by Tommy Holton and seconded by Chris Ceretto to approve Change Order Number 3 to Colorado Paving Inc., contract agreement for Kahil Repaving Project for an amount not to exceed $124,368.10 from the Street Sales Tax Fund with the stipulation that final payment not be issued until the project is completed and signed off. Motion passed unanimously on roll call vote.

AM 2021-158 Adopt an Ordinance to Set a Public Hearing Date for November 2, 2021 for the Purposes of Amending Chapter 18 Building Regulations of the Fort Lupton Municipal Code and Adopting by Reference the 2018 International Building and Fire Codes

Staff is recommending adoption of the 2018 International Building and Fire Codes to replace the existing 2012 Codes. The resolution is to initiate the public notice period as required by C.R.S. 31-16-206. Approval of the ordinance does not constitute approval of the proposed changes to Chapter 18 of the Fort Lupton Municipal Code (FLMC). Approval of the ordinance simply means that there is an interest in considering the 2018 International Building and Fire Codes, with the final decision to be made by City Council at a public hearing on November 2, 2021.

It was moved by Tommy Holton and seconded by Chris Ceretto to adopt Ordinance 2021-1130 AN ORDINANCE SETTING THE PUBLIC HEARING FOR NOVEMBER 2, 2021 FOR THE PURPOSES OF AMENDING CHAPTER 18 BUILDING REGULATIONS OF THE FORT LUPTON MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2018 INTERNATIONAL BUILDING AND FIRE CODES. Motion passed unanimously on roll call vote.

AM 2021-160 Approve a Resolution Nominating up to two Individuals or Organizations That are Officially Sanctioned by a General Purpose Local Government to do Work on Behalf of That Authority for the Small Town America Civic Volunteer Award (STACVA) Presented by CivicPlus

CivicPlus is offering an opportunity to award public service volunteers in localities with populations under 25,000 people, as nominated by any elected or administrative official from an eligible locality, with the approval of the chief elected official. CivicPlus will provide a cash award of $20,000 to the national STACVA winner, $10,000 to the first runner-up, and $5,000 to the second runner-up. Each locality can nominate up to two individuals or organizations, but each nomination requires a separate submission.

The City Council nominated the Senior Citizen Committee and the Cemetery Committee for the

award on two separate motions.

It was moved by Chris Ceretto and seconded by Bruce Fitzgerald to approve Resolution 2021R054 A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON NOMINATING THE SENIOR CITIZEN COMMITTEE FOR THE SMALL TOWN AMERICA CIVIC VOLUNTEER AWARD (STACVA) PRESENTED BY CIVICPLUS. Motion passed unanimously on voice vote.

It was moved by Chris Ceretto and seconded by Tommy Holton to approve Resolution 2021R055 A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON NOMINATING THE CEMETERY CITIZEN COMMITTEE FOR THE SMALL TOWN AMERICA CIVIC VOLUNTEER AWARD (STACVA) PRESENTED BY CIVICPLUS. Motion passed unanimously on voice vote.

Second Reading Ordinance 2021-1127 an Ordinance of the City Council of the City of Fort Lupton and Enacting a New Article XII of Chapter 6 of the Fort Lupton Municipal Code Regarding the Regulations and Licensing of Regulated Marijuana

The second reading came before council. Staff noted that the Ordinance has two (2) typos, no other concerns were raised.

It was moved by Chris Ceretto and seconded by Bruce Fitzgerald to approve the AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO ENACTING A NEW ARTICLE XII OF CHAPTER 6 OF THE FORT LUPTON MUNICIPAL CODE REGARDING THE REGULATIONS AND LICENSING OF REGULATED MARIJUANA. Motion passed unanimously on roll call vote.

Second Reading Ordinance 2021-1128 An Ordinance of the City of Fort Lupton Acting By and Through the Utility Enterprise Board, Declares that the Public Health, Safety, and General Welfare Require the Inclusion of Fort Lupton Within the Metro Wastewater Reclamation District (District) and that the City of Fort Lupton Included Therein Upon the Terms and Conditions Prescribed by the Board of Directors of the District; Approving that Certain "Sewage Treatment and Disposal Agreement (Service Contract) with the Metro Wastewater Reclamation District"; Authorizing the Mayor to Execute Said Agreement on Behalf of the City; and Setting Forth Other Details Related Thereto

The City Council and staff discussed concerns regarding the cost estimates of the pipeline construction. Concerns were raised about the fully engineered amount. After paying Metro the 20 million, there is no way of getting it back. Once the agreement is signed, the City will proceed. This concern has been raised previously with Metro. Without a safety net there are too many unknowns. Estimated guess, on a percentage confidence, the percent estimate was 10-20% within margin of the estimated price. Burns and McDonnell will not have numbers until late November. Council stated that numbers are needed for consideration.

It was moved by Tommy Holton and seconded by Bruce Fitzgerald to table the second reading of the ORDINANCE 2021-1128 BY THE CITY COUNCIL ACTING BY AND THROUGH THE

UTILITY ENTERPRISE BOARD matter to November 16, 2021. The motion failed with 3 'yes' votes and 4 'no' votes.

Since the first motion failed, it was moved by David Crespin and seconded by Michael Sanchez to approve the Second Reading of Ordinance 2021-1128 AN ORDINANCE OF THE CITY OF FORT LUPTON ACTING BY AND THROUGH THE UTILITY ENTERPRISE BOARD, DECLARES THAT THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE REQUIRE THE INCLUSION OF FORT LUPTON WITHIN THE METRO WASTEWATER RECLAMATION DISTRICT (DISTRICT). Motion passed with 5 'yes' votes and 2 'no' votes.

INFORMATION MEMORANDUM

IM 2021-004 Presentation of the 2022 Financial Plan and Six Year Capital Improvement Program

The 2022 Budget was presented on the October 5th meeting. The deadline is October 15th as defined in Colorado Revised Statutes. The budget will be reviewed and amended by council at 9:00 AM, October 16, 2021, in council chambers at 130 South McKinley Avenue, Fort Lupton, CO 80621.
The budget is posted on the City's Website on the Finance Department page https://www.fortluptonco.gov/203/Budget-Resources

STAFF

The City Administrator indicated that the library is having their 100th birthday party on October 9th and the Boot Scott event will be held on October 16th at the Fort.

MAYOR/COUNCIL REPORTS

There were no reports from the Mayor or Council.

FUTURE CITY EVENTS

October 1-31, 2021	Scarecrow Contest
October 12, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
October 14, 2021	Apple Days, 203 S. Harrison Ave., 11:30 a.m.
October 19, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
October 26, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
October 30, 2021	Pumpkin Fest & Haunted Hay Ride
November 2, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.

DRAFT

2021 Election

November 5-19, 2021 Art Show at the Library

EXECUTIVE SESSION

It was moved by Chris Ceretto and seconded by David Crespin to move into Executive Session "To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e)." Infrastructure. Motion passed unanimously on roll call vote.

The following entered into the Executive Session at 7:47 p.m. Mayor Stieber, Councilmembers Bruce Fitzgerald, Chris Ceretto, Tommy Holton, and Michael Sanchez. Councilmember Shannon Rhoda participated by phone. Also, City Administrator Chris Cross, City Attorney, Andy Ausmus, Finance Director, Leann Perino, Public Works Director, Roy Vestal and Planning Director, Todd Hodges.

The executive session ended at 8:22 p.m.

ADJOURNMENT

The meeting adjourned at 8:23 p.m.

Submitted by,

_____
Maricela Peña, City Clerk

Approved by City Council

_____
Zo Stieber, Mayor

DRAFT

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-166

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON TO ALLOW THE PLANNING DIRECTOR TO SCHEDULE A PLANNING COMMISSION MEETING FOR A DATE THAT IS NOT THE SECOND OR FOURTH THURSDAY OF THE MONTH IF THE REGULAR PLANNING COMMISSION MEETING FALLS ON A NATIONAL AND/OR STATE HOLIDAY

I. **Agenda Date:** Council Meeting – October 19, 2021

II. **Attachments:** a. Proposed Resolution

III. **Summary Statement:**

Planning Commission Meetings are currently held on the second and fourth Thursdays of each month. Occasionally a national and/or state holiday also falls on a second or fourth Thursday of the month. When this happens, the Planning Commission meeting is not scheduled, and any public hearings that would have been held on that date must be postponed to the next meeting date. Rarely, holidays will fall on both the second and fourth Thursday of the month. In this situation, public hearings are postponed by over a month. Staff is requesting a means to schedule a Planning Commission Meeting for an alternate date if necessary.

IV. **Submitted by:** _____
Mari Peña, City Clerk

V. **Finance Reviewed** _____
Finance Director

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

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

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

IX. Detail of Issue/Request:

Planning Commission Meetings are currently held on the second and fourth Thursdays of each month. Occasionally a national and/or state holiday also falls on a second of fourth Thursday of the month. When this happens, the Planning Commission meeting is not scheduled, and any public hearings that would have been held on that date must be postponed to the next meeting date. Rarely, a holiday will fall on both the second and fourth Thursday of the month. In this situation, public hearings are postpones by over a month. Staff is requesting a means to schedule a Planning Commission Meeting for an alternate date if necessary.

Staff looked at establishing a specific day(s) each month to serve as a backup meeting date if necessary, however due to the potential for further conflict as a result of other city meetings, holidays, etc., it was determined that flexibility to determine an alternate date on a case by case basis would be best. Therefore, this request is for the Planning Director to have the ability to schedule the backup meeting on a date that suits all involved.

X. Legal/Political Considerations:

None.

XI. Alternatives/Options:

1. *Approve the resolution; or*
2. *Deny the resolution.*

XII. Financial Considerations:

None.

XIII. Staff Recommendation:

Staff recommends approval of the proposed resolution to provide a way for the Planning Director to schedule an alternate Planning Commission Meeting in the event that a regular planning commission meeting falls on a national and/or state holiday.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON TO ALLOW THE PLANNING DIRECTOR TO SCHEDULE A PLANNING COMMISSION MEETING FOR A DATE THAT IS NOT THE SECOND OR FOURTH THURSDAY OF THE MONTH IF A REGULAR PLANNING COMMISSION MEETING FALLS ON A NATIONAL AND/OR STATE HOLIDAY.

WHEREAS, Ordinance 2019-1071 was adopted by City Council on November 4, 2019 and allows City Council to set the regular meeting days of the Planning Commission by resolution; and

WHEREAS, Resolution 2020R006 set the Planning Commission Meetings for the second and fourth Thursdays of the month; and

WHEREAS, occasionally a national and/or state holiday will fall on a second or fourth Thursday of the month; and

WHEREAS, the Planning Director requests that City Council establish a way to schedule Planning Commission Meetings for an alternate date if a national and/or state holiday falls on the second and/or fourth Thursday of the month; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution to allow the Planning Director to schedule a Planning Commission meeting for a date that is not the second or fourth Thursday of the month if the regular planning commission meeting falls on a national and/or state holiday.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 19th DAY OF OCTOBER 2021.

City of Fort Lupton, Colorado

_____

Zo Stieber, Mayor

Attest:

_____

Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-167

APPROVE RATIFICATION OF FINANCE DIRECTOR'S SIGNATURE ON PURCHASE ORDER FOR PURCHASE OF 2021 HV513 SFA (HV513) INTERNATIONAL DUMP TRUCK FOR PUBLIC WORKS STREETS FROM MCCANDLESS TRUCK CENTER LLC FOR NOT TO EXCEED $250,000.00 FROM THE PUBLIC WORKS STREETS GENERAL FUND

I. **Agenda Date:** Council Meeting – October 19, 2021

II. **Attachments:** a. McCandless Truck Center Quote 2021 HV513 SFA (HV513) INTERNATIONAL DUMP TRUCK

III. **Summary Statement:**

Approve ratification of Finance Director's signature for purchase of 2021 HV513 SFA (HV513) International Dump Truck from McCandless Truck Center LLC, for not to exceed $250,000.00 from the Public Works Street General Fund.

IV. **Submitted by:** _____ Public Works Director

V. **Finance Reviewed** _____ Finance Director

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

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

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

IX. Detail of Issue/Request:

The full size dump truck is needed by Public Works for maintaining the City's streets, clean-up days transporting debris to the PW shop area and transporting materials for construction repairs to the PW shop area and job sites. The 1995 International dump truck was replaced by a CMAQ light duty dump truck and it was totaled during the 2021 spring big snow event while plowing streets. That truck had over 60,000 miles and over 4,000 hours of operation time. The truck had a bullet hole in the passenger door and was severely rusted.

Staff monitored the recent Richie Brothers auction. There were a couple dump trucks available in the summer auction that staff had looked as possible acquisitions. These trucks went fast during auction and quickly exceeded $125,000. Dump trucks have been difficult to find that can be delivered in a timely manner.

The truck quote that the 2021 budget was based on had gone up significantly this year. Jeffrey Koehler (Safety, Risk and Facility Manager) attended the Snow Show in Loveland. McCandless had several demonstration vehicles at the show. Jeffrey found out they were available for purchase. The truck that met PW needs was available for $255,797.00 outfitted with plow, sander and dump body. Jeffrey was able to negotiate the price to be within our budget at $250,000.0.

McCandless Truck Center is a SourceWell provider with preferred government pricing. The truck can be delivered by the end of the month to the City.

X. Legal/Political Considerations:

"Not Applicable"

XI. Alternatives/Options:

A) Accept quote
B) Reject quote
C) Purchase from other Sourcewell vendor
D) Bid out with RFP

XII. Financial Considerations:

2021 Budget includes $250,000.00 in the General Fund Public Works Street budget for a Dump truck.

XIII. Staff Recommendation:

Staff recommends approving purchase of the new 2021 HV513 SFA (HV513) International Dump Truck from McCandless Truck Center LLC, for not to exceed $250,000.00.

McCandless Truck Center, LLC

McCandless INTERNATIONAL Colorado

701 E 1st St. Cheyenne WY, 82007 O: 307-775-5000 C: 307-337-8462

Date 10/07/21	STOCK # 171405
PURCHASER City of Fort Lupton	
ADDRESS 130 South Mckinley Ave.	
CITY Fort Lupton	COUNTY Weld
STATE, ZIP CO 80621	PHONE 720-466-6129
CUSTOMER PO # X	

I hereby order from you, subject to all terms, conditions and agreements contained herein, and the **ADDITIONAL PROVISIONS** printed on the page two hereof, the following:

YEAR *	MAKE	MODEL	SERIAL OR IDENTIFICATION NUMBER	BODY TYPE	COLOR	PRICE
2021	International	HV513	3HAEMTZT5ML209280	PLOW	WHITE	$250,000.00 $0.00 $0.00

* YEAR SHOWN IS THE YEAR DESIGNATED BY MANUFACTURER UNDER ITS PROCEDURES AS THE "YEAR" TO BE APPLIED TO VEHICLE FOR TITLING & REGISTRATION PURPOSES

TERMS are cash on delivery

Delivery of this purchase to be made at Aurora, Co on or about 2011

OTHER EQUIPMENT:
No Warranty

TRADE-IN

MAKE 0
YEAR-MODEL 0
VIN # 0
BODY TYPE 0
ALLOWANCE 0.00
AMT. OWING (IF ANY)
TRADE-IN NET ALLOWANCE $0.00

TRADE-IN #2

MAKE 0
YEAR-MODEL 0
VIN # 0
BODY TYPE 0
ALLOWANCE $0.00
AMT. OWING (IF ANY)
TRADE-IN NET ALLOWANCE 0.00

CASH PRICE		250,000.00
TRADE-IN (NET ALLOWANCE)		0.00
TOTAL TAXABLE VALUE (FOR SALES TAX ONLY)		250000.00
STATE SALES TAX	0.00% $ -	
	0.00% $ -	
	0.00% $ -	
Scientific District Tax	0.00% $ -	
TOTAL SALES TAX DUE		0.00
FET TAXES (if applicable)		0.00
CASH PRICE PLUS TAX		250,000.00
CASH DOWN PAYMENT	0.00	
SUB TOTAL		250,000.00
DOCUMENT FEE	0.00	
TITLE FEE AND LIEN FEE	0.00	
WARRANTY	0.00	
OPTIONAL SERVICE CONTRACT	0.00	
TOAL DUE AT TIME OF DELIVERY		**250,000.00**

PHYSICAL DAMAGE INSURANCE COVERAGE

Physical Damage Insurance is required unless Seller initials here (_____).
The Purchaser may choose the person through which the insurance is to be obtained or provide such insurance through an existing policy (subject to seller's right to refuse to accept any such insurer for any reasonable cause).

Liability insurance coverage for bodily injury and property damage caused to others is NOT included herein.

Purchaser agrees that this contract, including the ADDITIONAL PROVISIONS PRINTED ON THE REVERSE hereof, which he has read and to which he agrees, contains the entire agreement relating to the sale of said property. If cash payment with order is made by check, cashing or depositing the same shall not be considered as an acceptance of this order.

NOTICE TO BUYER: Do not sign this order before you read it. 2. You are entitled to an exact and completely filled-in copy of the order you sign. 3. Keep this form to protect your legal rights.

NOTE: This order is subject to the written acceptance of the dealer to which it is addressed, and if addressed to McCandless Truck Center, LLC is subject to written acceptance by its Sales Management.

Purchaser's deposit will be returned if not accepted.

NOTE: IF VEHICLE(S) IS USED, THE VEHICLE(S) IS SOLD "AS-IS" WITH NO WARRANTY EXPRESSED OR IMPLIED

ACCEPTED:
McCandless Truck Center, LLC

BY _____ DATE 10/7/21

PURCHASER ACKNOWLEDGES RECEIPT OF AN EXACT COPY OF THIS ORDER

BY X DATE

ORDER TAKEN BY MITCHELL TAYLOR

PRINTED NAME OF PURCHASER X

FH-1080-K For use in all states except: CT, HI, IL, LA, MD, MI, ND, PA, AND VA.

ADDITIONAL PROVISIONS

The title to all property ordered and furnished hereunder shall remain in the seller until the full purchase price and all notes given therefore have been paid in full in cash, and nothing herein shall release the purchaser from paying therefore, and after delivery to the purchaser said property shall be held and used at his risk and expense with respect to loss or damages and taxes and charges of every kind.

Seller specifically reserves the right to withdraw, at any time prior to delivery, any extension of credit proposed herein, in the event there is a change in the credit credit worhiness of the purchaser which, in good faith judgment of the seller, would impair the prospect of payment or performance of any other obligation required of the purchaser.

The purchaser agrees to reimburse the seller for any and all sales, use or excise taxes, whether imposed by federal, state or local laws, which the seller may be required to pay or to reimburse to tohers by reason of the manufacture, purchase or sale of any property delivered under the contract.

If seller retains or is to retain a security interest to secure payment of the Total of Payments, at all times until the indebtedness contained herein shall have been paid in full, physical damage insurance shall be maintained in effect on the property secured hereunder in the amount and to the extent as may be specified by seller. In event purchaser provides such insurance, purchaser specifically covenants to name the holder hereof as loss payee as its interest may appear. If any such insurance by whomever placed is cancelled, purchaser shall immediately provide new insurance to replace such insurance, purchaser shall cause to be delivered to holder, evidence satisfactory to holder that insurance is in effect and puchaser's failure in this respect shall entitle holder, at its election, either to procure such insurance and charge same to purchaser, or to treat such failure as a breach of condition of this contract. Any amount so paid by the holder shall become part of the indebtedness secured hereunder.

The seller is not to be responsible for loss, damage, or delays in transportation after shipment, nor for failure to supply any property order hereunder or to ship the same on time where prevented by strikes, fires, or accidents, or by the demand exceeding the available supply, or by any other causes beyond its reasonable control; and acceptance of said property shall be deemed a waiver of all claims for delays arising from any cause. In case the purchaser refused to receive and make settlement for said property as herein provided, the seller may retain as liquidated damages all moneys or property paid on account of said property, not to exceed twenty-five percent of the purchase price, and in such case any trade-in property taken by the seller in part payment shall be accounted for at the price at which resold, less expense of reconditioning, handling and selling.

The cash price quoted herein will be subject to adjustment to conform to the seller's regular cash price of the property covered by this order in effect at the time of delivery. If the price adjustment results in an increase in the price, the purchaser shall have the privilege of accepting delivery at the increased price or cancelling this order by giving written notice of such cancellation to the seller within 5 days after notice of such price.

The trade-in allowance set forth herein is based upon an appraisal by the seller of the trade-in described in this order in its present mechanical condition and with the equipment and attachments thereon as set forth upon seller's appraisal by the seller sheet and free of all liens except as stated herein. Such trade-in shall be subject of reappraisal by seller at the time its delivered to the seller and if it is reappraised at a different value than the trade-in allowance set forth herein and the reappraisal value shall be paid in cash by the purchaser at the time that the new vehicle or vehicles covered by this order is or are delivered to the purchaser. If the purchaser shall be dissatisfied with such reappraisal he shall have the option of cancelling this order.

If the price of the property covered by this order is increased as provided above, or the trade-in allowance upon the trade-in described in this order is reduced by the seller as provided above, and the purchaser does not exercise the privilege or option to cancel this order, a new order shall be written to reflect such price increase or reduction in trade-in allowance and shall supersede this order.

The purchaser agrees to accept the property covered by this order, as fulfillment thereof, with such changes in design and materials, or either of them, that the manufacturer may make because of governmental priorities, shortages of materials or other causes beyond the manufacturer's reasonable control.

Each NEW motor vehicle and its equipment identified as "International" covered by this order is sold subject to the regular warranty of International Trucks as printed below and no other.

LIMITED NEW MOTOR VEHICLE WARRANTY

International Truck and Engine Corporation warrants to the first user purchaser of each new International motor vehicle that it is free from defects in material and workmanship under normal use and service, its obligation under this warranty being limited to repairing or replacing, as the Company may elect, any part or parts thereof, including all equipment or trade accessories (except tires and tubes and diesel engines not manufactured by the Company as these items are warranted separately by their respective manufactures) supplied by the International Truck and Engine Corporation, which shall be returned to the seller's place of business, or if the first user purchaser is in transit or has moved, to the most convenient International Truck Dealer authorized to handle motor vehicles of the model covered by this warranty, with transportation charges prepaid, and as to which examination shall disclose to the Company's satisfaction to have been thus defective, provided that such part or parts shall be so return not later than twelve (12) months after delivery of such vehicle to the first user purchaser, and that at the time of such return, the said vehicle shall not have been operated in excess of twelve thousand (12,000) miles, except Nissan engines that are covered for twelve (12)months regardless of mileage. Such defective part or parts will be repaired or replaced free of charge and without charge for installation to the first user purchaser at the seller's place of business or if the first user purchaser is in transit or has moved, to the most convenient International Truck Dealer authorized to handle motor vehicles of the model covered by this warranty.

This warranty shall not apply (1) to normal maintenance services or adjustments, including but not limited to, fuel system cleaning, wheel alignment and balancing, engine tune-up, brake inspection or adjustment, nor to the replacement of spark plugs, ignition points, condensers, lubricants and filter when such replacement or adjustment are made as part of any such normal maintenance service, or (2) to any vehicle which shall have been repaired or altered outside of a Company authorized service center in any way so as, in the Company's judgment, to affect adversely its stability or reliability, nor which has been subject to misuse, negligence or accident, nor to any vehicle which shall have been operated at a speed exceeding the factory rated speed, or loaded beyond the factory rated load capacity or (3) to any vehicle on which the odometer has been disconnected or the mileage reading has been altered and the vehicle's actual mileage cannot be readily determined.

DISCLAIMER

NO WARRANTIES ARE GIVEN BEYOND THOSE DESCRIBED HEREIN. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED. THE COMPANY SPECIFICALLY DISCLAIMS WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ALL OTHER REPRESENTATIONS TO THE USER/PURCHASER, AND ALL OTHER OBLIGATIONS OR LIABILITIES. THE COMPANY FURTHER EXCLUDES LIABILITY FOR INCIDENTAL AND CONSEQUENTIAL DAMAGES, ON THE PART OF THE COMPANY OR SELLER. No person is authorized to give any other warranties or to assume any liabilities on the Company's behalf unless made or assumed in writing by the seller; and no there person is authorized to give any warranties or to assume any liabilities on the seller's behalf unless made or assumed in writing by the seller.

Remedies Under State Law. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights, and you may also have other legal rights which vary from state to state.

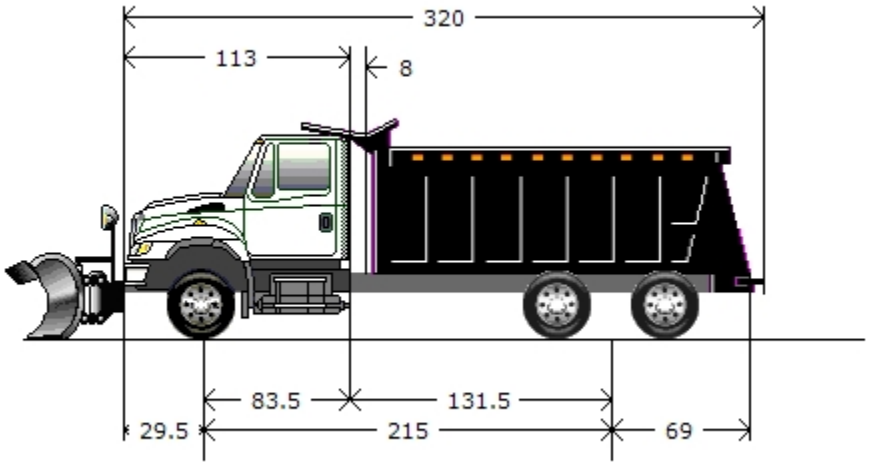
McCandless Truck Center, LLC

Each USED motor vehicle and its equipment covered by this order is sold "AS IS" WITH NO WARRANTY OF ANY CHARACTER, express or implied.

X _____ BUYER'S INITIALS

Prepared For:
McCandless Truck Center LLC
RON WASINGER
16704 E 32nd Ave.
Aurora, CO 80011-1521
(303)365 - 5387
Reference ID: ML209280

Presented By:
MCCANDLESS TRUCK CENTER LLC
Ron Wasinger
16704 EAST 32ND AVENUE
AURORA CO 80011 -
(303)739-9900



Model Profile
2021 HV513 SFA (HV513)

AXLE CONFIG:	6X4
MISSION:	Requested GVWR: 58000. Calc. GVWR: 60000. Calc. GCWR: 125000 Calc. Geared Speed: 81.7 MPH
DIMENSION:	Wheelbase: 215.00, CA: 131.50, Axle to Frame: 69.00
ENGINE, DIESEL:	{International A26} EPA 2017, 430HP @ 1700 RPM, 1550 lb-ft Torque @ 1000 RPM, 2100 RPM Governed Speed, 430 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 4500 RDS} 5th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-20-133A} Wide Track, I-Beam Type, 20,000-lb Capacity
AXLE, REAR, TANDEM:	{Meritor MT-40-14X-4DER-P} Single Reduction, 40,000-lb Capacity, with Lube Oil Pump, .433"(11mm) Wall Housing Thickness, Driver Controlled Locking Differential in Rear-Rear Axle, R Wheel Ends Gear Ratio: 4.63
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 425/65R22.5 Load Range L XZY-3 (MICHELIN), 465 rev/mile, 65 MPH, All-Position
TIRE, REAR:	(8) 11R22.5 Load Range H XDN2 (MICHELIN), 497 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, AIR, TANDEM:	{Hendrickson PRIMAAX EX} 46,000-lb Capacity, 55" Axle Spacing, 9.0" Ride Height, with Shock Absorbers
PAINT:	Cab schematic 100WM Location 1: 9219, Winter White (Std) Chassis schematic N/A

Description
Base Chassis, Model HV513 SFA with 215.00 Wheelbase, 131.50 CA, and 69.00 Axle to Frame.

TOW HOOK, FRONT (2) Frame Mounted

TOW HOOK, REAR (2)

AXLE CONFIGURATION {Navistar} 6x4

Notes
: Pricing may change if axle configuration is changed.

FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.866" x 3.622" x 0.437" (276.0mm x 92.0mm x 11.1mm); 456.0" (11582mm) Maximum OAL

BUMPER, FRONT Swept Back, Steel, Heavy Duty

FRAME EXTENSION, FRONT Integral; 20" In Front of Grille

CROSSMEMBER, FRONT for Hydraulic Pump, Mounting Flange to Accommodate Pump

WHEELBASE RANGE 199" (505cm) Through and Including 264" (670cm)

AXLE, FRONT NON-DRIVING {Meritor MFS-20-133A} Wide Track, I-Beam Type, 20,000-lb Capacity

SHOCK ABSORBERS, FRONT

SUSPENSION, FRONT, SPRING Multileaf, Shackle Type, 20,000-lb Capacity, Less Shock Absorbers

SPRINGS, FRONT AUXILIARY Air Bag, Right Side Only, Driver Control

BRAKE SYSTEM, AIR Dual System for Straight Truck Applications

Includes
: BRAKE LINES Color and Size Coded Nylon
: DRAIN VALVE Twist-Type
: GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster
: PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel
: PARKING BRAKE VALVE For Truck
: QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4
: SLACK ADJUSTERS, FRONT Automatic (with Air Cam Brakes)
: SLACK ADJUSTERS, REAR Automatic (with Air Cam Brakes)
: SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6

BRAKES, FRONT, AIR CAM 16.5" x 6", Includes 24 SqIn Long Stroke Brake Chambers

TRAILER CONNECTIONS Four-Wheel, with Hand Control Valve and Tractor Protection Valve, for Straight Truck

Notes
: When electronic stability control is ordered with trailer connections on a 4x2 truck, please check the operator manual for trailer weight restrictions.

DRAIN VALVE {Berg} with Pull Chain, for Air Tank

AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System, with Automatic Traction Control

AIR DRYER {Bendix AD-IP} with Heater

BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake

BRAKE CHAMBERS, FRONT AXLE {Bendix} 24 SqIn

BRAKES, REAR, AIR CAM S-Cam; 16.5" x 7.0"; Includes 30/30 Sq.In. Long Stroke Brake Chamber and Spring Actuated Parking Brake

AIR COMPRESSOR {Bendix BA-921 Head Unload} 15.9 CFM

AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab

Description

DUST SHIELDS, FRONT BRAKE for Air Cam Brakes

DUST SHIELDS, REAR BRAKE for Air Cam Brakes

AIR TANK LOCATION (2) : One Mounted Under Each Rail, Front of Rear Suspension, Parallel to Rail

STEERING COLUMN Tilting and Telescoping

STEERING WHEEL 4-Spoke; 18" Dia., Black

STEERING GEAR (2) {Sheppard M100/M80} Dual Power

DRIVELINE SYSTEM {Dana Spicer} SPL250 Main Driveline with SPL170 Interaxle Shaft, for 6x4

AFTERTREATMENT COVER Aluminum

EXHAUST SYSTEM Single, Horizontal Aftertreatment Device, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab

ENGINE COMPRESSION BRAKE by Jacobs; for N13/A26 Engines, with Selector Switch and On/Off Switch

TAIL PIPE (1) Turnback Type, Bright

MUFFLER/TAIL PIPE GUARD (1) Bright Stainless Steel

EXHAUST HEIGHT 10'

SWITCH, FOR EXHAUST 2 Position, Lighted & Latching, On/Off Type, Mounted in IP, Inhibits Diesel Particulate Filter Regeneration as Long as Switch is in On Position

ELECTRICAL SYSTEM 12-Volt, Standard Equipment

Includes
: DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab
: HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel
: HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever
: PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light
: STARTER SWITCH Electric, Key Operated
: STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector
: TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature
: WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever
: WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted
: WIRING, CHASSIS Color Coded and Continuously Numbered

CIGAR LIGHTER Includes Ash Cup

HORN, ELECTRIC (2) Disc Style

FOG LIGHTS Prewire; Includes Auxiliary Switch and Wiring to Front Bumper, for Driving Lights or Fog Lights Mounted by Customer

SNOW SHIELD (2) Chrome; for Dual Air Horns

ALTERNATOR {Delco Remy 28SI} Brush Type, 12 Volt, 200 Amp Capacity, Pad Mount, with Remote Sense

BODY BUILDER WIRING Back of Day Cab at Left Frame or Under Sleeper, Extended or Crew Cab at Left Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/Accessory Power/Ground and Sealed Connector for Stop/Turn

ELECTRIC TRAILER BRAKE/LIGHTS Accommodation Package to Rear of Frame; for Separate Trailer Stop, Tail, Turn, Marker Light Circuits; Includes Electric Trailer Brake accommodation package with Cab Connections for Mounting Customer Installed Electric Brake Unit, Less Trailer Socket

HORN, AIR (2) Single Tone, Chrome, Roof Mounted, with Lanyard Pull Cord

BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 2850CCA Total, Top Threaded Stud

2-WAY RADIO Wiring Effects; Wiring with 20 Amp Fuse Protection, Includes Ignition Wire with 5 Amp Fuse, Wire Ends Heat Shrink and Routed to Center of Header Console in Cab

Description

SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars

RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input

BACK-UP ALARM Electric, 102 dBA

AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications

TRAILER AUXILIARY FEED CIRCUIT for Electric Trailer Brake Accommodation/Air Trailer ABS; with 30 Amp Fuse and Relay, Controlled by Ignition Switch

JUMP START STUD Remote Mounted

BATTERY BOX Steel, with Fiberglass Cover, 2-4 Battery Capacity, Mounted Left Side Perpendicular to Frame Rail, 26" Back of Cab

WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time

SWITCH, TOGGLE, FOR WORK LIGHT Lighted; on Instrument Panel and Wiring Effects for Customer Furnished Back of Cab Light

CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade

TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights

HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on

ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened

STARTING MOTOR {Mitsubishi Electric Automotive America 105P} 12-Volt, with Soft-Start

CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses

TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender

POWER SOURCE, ADDITIONAL Auxiliary Power Outlet (APO) & USB Port, Located in the Instrument Panel

FENDER EXTENSIONS Rubber

LOGOS EXTERIOR Model Badges

LOGOS EXTERIOR, ENGINE Badges

HOOD, HATCH (01) for Servicing

GRILLE Stationary, Chrome

INSULATION, SPLASH PANELS for Sound Abatement

BUG SCREEN Mounted Behind Grille

FRONT END Tilting, Fiberglass, with Three Piece Construction, Includes Long Hood

PAINT SCHEMATIC, PT-1 Single Color, Design 100

Includes
: PAINT SCHEMATIC ID LETTERS "WM"

PAINT TYPE Base Coat/Clear Coat, 1-2 Tone

OVER THE AIR PROGRAMMING {Navistar} for Navistar or International Engines

PROMOTIONAL PACKAGE Government Silver Package

CLUTCH Omit Item (Clutch & Control)

ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection

PTO EFFECTS, ENGINE FRONT for N13/A26 Engines, Less PTO, Unit, Includes Adapter Plate on Engine Front Mounted

Description

ENGINE, DIESEL {International A26} EPA 2017, 430HP @ 1700 RPM, 1550 lb-ft Torque @ 1000 RPM, 2100 RPM Governed Speed, 430 Peak HP (Max)

FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed

Includes
: FAN Nylon

AIR CLEANER Dual Element, with Integral Snow Valve and In-Cab Control

ENGINE CONTROL, REMOTE MOUNTED for PTO, for N13/A26 Engines

EMISSION, CALENDAR YEAR {International A26} EPA, OBD and GHG Certified for Calendar Year 2020

COLD STARTING EQUIPMENT Automatic; with Engine ECM Control

FAN DRIVE SPECIAL EFFECTS Fan Cooling Ring with Fan Shroud Effects, Engine Mounted

CARB IDLE COMPLIANCE Federal, Does Not Comply with California Clean Air Idle Regulations

RADIATOR Aluminum, Welded, Cross Flow, Front to Back System, 1292 SqIn, with 1008 SqIn Charge Air Cooler

Includes
: DEAERATION SYSTEM with Surge Tank
: HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps
: RADIATOR HOSES Premium, Rubber

BLOCK HEATER, ENGINE {Phillips} 120V/1150W

TRANSMISSION, AUTOMATIC {Allison 4500 RDS} 5th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, On/Off Highway

OIL COOLER, AUTO TRANSMISSION {Modine} Water to Oil Type

AUTOMATIC NEUTRAL Allison Transmission Shifts to Neutral When Parking Brake is Engaged and Remains in Neutral When Parking Brake is Disengaged, without On/Off Switch

TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission

TRANSMISSION OIL Synthetic; 63 thru 76 Pints

ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Package Number 223, Modified for Single Input Auto Neutral

NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released

TRANSMISSION TCM LOCATION Located Inside Cab

SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming

PTO LOCATION Customer Intends to Install PTO at Left Side of Transmission

SUSPENSION AIR CONTROL VALVE Pressure Release Control In Cab

AXLE, REAR, TANDEM {Meritor MT-40-14X-4DER-P} Single Reduction, 40,000-lb Capacity, with Lube Oil Pump, .433"(11mm) Wall Housing Thickness, Driver Controlled Locking Differential in Rear-Rear Axle, R Wheel Ends . Gear Ratio: 4.63

SUSPENSION, REAR, AIR, TANDEM {Hendrickson PRIMAAX EX} 46,000-lb Capacity, 55" Axle Spacing, 9.0" Ride Height, with Shock Absorbers

AXLE, REAR, LUBE {EmGard FE-75W-90} Synthetic Oil; 50 thru 64.99 Pints

DEF TANK 9.5 US Gal (36L) Capacity, Frame Mounted Outside Left Rail, Under Cab

FUEL/WATER SEPARATOR {Davco Fuel Pro 382} Includes Water-in-Fuel Sensor

LOCATION FUEL/WATER SEPARATOR Mounted Outside Left Rail, 58" Back of Cab

Description

FUEL TANK Top Draw, Non-Polished Aluminum, 26" Dia, 80 US Gal (303L), Mounted Left Side, Under Cab

ANTI-SIPHON DEVICE Snap-In Type; for Single Fuel Tank; for Round Fuel Tanks

CAB Conventional, Day Cab

AIR CONDITIONER with Integral Heater and Defroster

GAUGE CLUSTER Premium Level; English with English Speedometer and Tachometer, for Air Brake Chassis, Includes Engine Coolant Temperature, Primary and Secondary Air Pressure, Fuel and DEF Gauges, Oil Pressure Gauge, Includes 5 Inch LCD Color Display

GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission

GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} with Black Bezel, Mounted in Instrument Panel

IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster

SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Cloth, Isolator, 1 Chamber Lumbar, 2 Position Front Cushion Adjust, -3 to +14 Degree Back Angle Adjust

GRAB HANDLE, EXTERIOR Chrome, Towel Bar Type, with Anti-Slip Rubber Inserts, for Cab Entry Mounted Left Side at B-Pillar

SEAT, PASSENGER {National} Non Suspension, High Back, Fixed Back, Integral Headrest, Cloth

MIRRORS (2) Aero Pedestal, Power Adjust, Heated, Turn Signals, Black Heads and Arms, 6.5" x 14" Flat Glass, Includes 6.5" x 6" Convex Mirrors, for 102" Load Width

Notes
: Mirror Dimensions are Rounded to the Nearest 0.5"

MIRROR, CONVEX, LOOK DOWN Right Side, Black, 6" x 10.5"

CAB INTERIOR TRIM Classic, for Day Cab

Includes
: CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger
: DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted
: SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap

WINDSHIELD Heated, Single Piece

ARM REST, RIGHT, DRIVER SEAT

WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature

FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood

CAB REAR SUSPENSION Air Bag Type

INSTRUMENT PANEL Wing Panel

MODESTY PANEL Painted

WINDSHIELD WIPER BLADES Snow Type

ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab

WHEELS, FRONT {Accuride 29807} DISC; 22.5x12.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs, Offset 5.37"

WHEELS, REAR {Accuride 28828} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and with Steel Hubs

BDY INTG, REMOTE POWER MODULE (2) Mounted Inside Cab Behind Driver Seat, Up to 6 Outputs & 6 Inputs Each, Max 20 amp per Channel, Max 80 amp Total; Includes 2 Switch Packs with Latched Switches

Description

BDY INTG, PTO ACCOMMODATION for Electric over Hydraulic PTO, Does Not Include Solenoids, with Latched Switch Mounted on Dash Includes Audible Alarm and Indicator Light in Gauge Cluster (Requires 1 Remote Power Module input & 1 output)

(8) TIRE, REAR 11R22.5 Load Range H XDN2 (MICHELIN), 497 rev/mile, 75 MPH, Drive

(2) TIRE, FRONT 425/65R22.5 Load Range L XZY-3 (MICHELIN), 465 rev/mile, 65 MPH, All-Position

Cab schematic 100WM

Location 1: 9219, Winter White (Std)

Chassis schematic N/A

Services Section:

WARRANTY Standard for HV513, HV613 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2030A

SERVICES, TOWING {Navistar} Service Call to 36-Month/Unlimited Mileage to the Nearest Navistar Dealer for Navistar Warrantable Failure as Contract Defined; Includes Engine Failure if Supplier Declines Tow Coverage & ESC Supplied thru Navistar; $550 (USA) Maximum Benefit per Incident

SRV CONTRACT, EXT ENGINE {Navistar} To 36-Month/300,000 Miles (480,000 km), Includes Engine, Engine Electronics, Turbocharger, Water Pump and Fuel Injectors, for International A26 Engines

AUTO PACKAGE

LARGER AIR BAG ON FRONT SUSPENSION

(US DOLLAR)

Description		Price
Total Factory List Price Including Options:		$248,454.00
Total Goods Purchased:		$1,500.00
Total Preparation And Delivery:		$5,000.00
Freight	$2,500.00	
Total Freight:		$2,500.00
Total Factory List Price Including Freight:		$257,454.00
Less Customer Allowance:		($123,254.00)
Total Vehicle Price:		$134,200.00
Total Body/Allied Equipment:		$121,597.00
Total Sale Price:		$255,797.00
Total Per Vehicle Sales Price:		$255,797.00
Net Sales Price:		$255,797.00

Thank you for the opportunity to offer our quotation for your equipment needs. We look forward to your acceptance of this proposal. All prices are firm for thirty days from the date of this quotation. Prices are subject to revision after this date. Payment terms are C.O.D. No credit card payments will be accepted.
Pricing may be subject to federal, state, local taxes and surcharges at time of invoicing.

Despite all efforts by McCandless Truck Center LLC to meet delivery dates, certain contingencies which cannot be foreseen or guarded against may cause delays in production and delivery. Customer agrees that McCandless Truck Center, LLC shall not be held liable for any damages for delays in delivery.

Approved by Seller:

Official Title and Date

Authorized Signature

MCCANDLESS TRUCK CENTER LLC
16704 EAST 32ND AVENUE
AURORA CO 80011 -
(303)739-9900

This proposal is not binding upon the seller without Seller's Authorized Signature

Accepted by Purchaser:

Firm or Business Name

Authorized Signature and Date

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-161

ADOPT AN ORDINANCE REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A TO THE PROPOSED ORDINANCE, AND KNOWN AS THE PEARSON PARK CHANGE OF ZONE, TO THE 'P' PARKS & OPEN SPACE ZONE DISTRICT

I. **Agenda Date:** Council Meeting – October 19, 2021

II. **Attachments:**

a. Proposed Ordinance
b. Planning Commission Resolution
c. Planning Commission Minutes
d. Staff Report
e. Land Use Application
f. Project Description
g. Exhibit of Proposed Change of Zone
h. Pearson Park Subdivision Amended Plat Map (for Reference)
i. Referral Responses
j. Legal Notifications

III. **Summary Statement:**

The City of Fort Lupton is the owner of certain land identified in Exhibit A of the Ordinance subject to this rezoning request. The current zoning is I-1 Light Industrial. The proposed zoning is to the 'P' Parks & Open Space Zone District. The property is located north and adjacent to State Highway 52, and west of U.S. Highway 85. This property is occupied by Pearson Park and open space.

IV. **Submitted by:** _____ Planner

V. **Finance Reviewed** _____ Finance Director

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

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

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

IX. Detail of Issue/Request:

The City of Fort Lupton is the owner of certain land identified in Exhibit A of the Ordinance subject to this rezoning request. The current zoning is I-1 Light Industrial. The proposed zoning is to the 'P' Parks & Open Space Zone District. The property is located north and adjacent to State Highway 52, and west of U.S. Highway 85. This property is occupied by Pearson Park and open space.

The land use is not changing at this time. Any future development will require additional review.

X. Legal/Political Considerations:

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 100 feet of the property, and publishing notice of the hearing at least fifteen days prior to the hearing.

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.

XI. Alternatives/Options:

The City Council has the following options for this request:

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

XII. Financial Considerations:

This property is owned by the City of Fort Lupton; therefore, fees were not collected.

XIII. Staff Recommendation:

Staff recommends approval of the proposed Ordinance rezoning the land described in Exhibit A of the proposed Ordinance to the 'P' Parks & Open Space Zone District.

ORDINANCE NO. **2021-xxxx**

INTRODUCED BY: **xxx**

ADOPT ORDINANCE 2021-xxx INITIALLY ZONING LAND KNOWN AS THE PEARSON PARK CHANGE OF ZONE, LEGALLY DESCRIBED IN EXHIBIT A, TO THE 'P' PARKS & OPEN SPACE ZONE DISTRICT.

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

WHEREAS, under the procedures detailed in Section 16-9 of the Fort Lupton Municipal Code, the City of Fort Lupton, acting as applicant, submitted a request to initially zone 53.68± acres of land more particularly described in Exhibit A.

WHEREAS, the Planning Commission held a public hearing on the zone request on September 23, 2021, and recommended approval to City Council of the change of zone of land described in Exhibit A to the 'P' Parks & Open Space Zone District, with all the uses-by-right allowed in said district.

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

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this ___ day of _____ 2021.

PUBLISHED in the Fort Lupton Press the ___ day of _____ 2021.

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

PUBLISHED BY TITLE ONLY the ___ day of _____ 2021.

EFFECTIVE (after publication) the ___ day of _____ 2021.

CITY OF FORT LUPTON, COLORADO

_____
Zo Stieber, Mayor

ATTEST:

_____

Maricela Peña, City Clerk
Approved as to form:

_____

Andy Ausmus, City Attorney

EXHIBIT A

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.

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.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
September 23, 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, September 23, 2021.

Chair Mike Simone called the meeting to order at 6:06 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, Thomas Holton and Thomas Meyers. Also in attendance were Planning Director Todd Hodges, Planner Alyssa Knutson 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 Bush White 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. There was no public comment. Chair Simone took this time to present former commissioner Lynne Derby with a plaque in honor of her many years of service with the Planning Commission.

ACTION ITEMS

P2021-021 Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat

Planning Director Todd Hodges presented this item. He stated that this property is located on the Southwest corner of S. Rollie Ave. and CR 12. This is an additional piece to the Lupton Village PUD development and consists of 61 units. The final plat is being reviewed concurrently and will be presented to City Council along with this preliminary plat. All referrals have been addressed and all notification requirements have been met.

Applicant, Zach Cesar, provided a brief presentation. He stated that this development is within the Lupton Village Metro District on the corner of County Road 12 and S. Rollie Ave. The proposed plat consists of 13 buildings with four & five-plex townhomes for a total 61 units with 2 car attached garages on each unit and 65 additional off-street parking spaces. The landscape coverage of the community will be 39% of the overall space. The community will be maintained by the metro district. This project will include improvements to County Road 12 and will include trails throughout the development. There have been updates to the lighting fixtures on the included materials as a new lighting fixture became available that better meets the design criteria.

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.

Member Meyers asked for clarification on condition of approval "B" on Resolution P2021-021.

Public Works Director, Roy Vestal, stated that he requested that the meters line up against the curb rather than being staggered.

Member Holton asked if there would be improvements to the railroad crossing on County Road 12 as part of this project to handle increased traffic.

Mr. Vestal stated that the lanes will be tapered in the interim but that the process with Union Pacific has begun to widen that section to four lanes.

Chair Simone requested that the applicant present rear-elevations to City Council, this was added as a condition of approval.

Member Carlos Barron moved to approve P2021-021 as amended and Bush White seconded. This motion passed unanimously.

P2021-022 Pearson Park Change of Zone

Planner Alyssa Knutson presented this item. She stated that this change of zone is for Pearson Park located on the corner of Highway 85 and Highway 52 proposes a change from I-1 to Parks & Open Space zoning. This zoning better aligns with the current use and with the City's comprehensive plan. The WWTP change of zone proposes a change from I-1 to Agricultural zoning. All notification requirements have been met.

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.

Member Barron asked if there would be any change to the public use allowed at Pearson Park as a result of this zoning change.

Knutson stated that the zoning does not change anything that is currently occurring at the site.

Member Bush White moved to approve P2021-022 as amended and Thomas Holton seconded. This motion passed unanimously.

P2021-023 WWTP Change of Zone

Planner Alyssa Knutson presented this item. This property is located on the north lot of the Pearson Park subdivision and is currently zoned I-1. The proposed zoning change is to Agricultural, this is the only zoning that allows gravel mining as a special use permit, which is the item being reviewed next. The comprehensive plan stated that parks should consist of open space and water storage, which directly aligns with the future proposed use. All notification requirements have been met and staff recommends approval.

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.

Member Holton asked for clarification on the rezoning of this lot before and after the proposed use is in place.

Planner Knutson stated that this would stay as agricultural if approved.

Member Bush White moved to approve P2021-023 and Kathy Kvasnicka seconded. This motion passed unanimously.

P2021-024 Inouye Gravel Mine Amended Special Use Permit

Planner Alyssa Knutson presented this item. She stated that this application is for a property located approximately 0.37 mile north of State Highway 52 and west of U.S. Highway 85 and includes the parcel that was just approved for a change of zone. Gravel mining for this piece has been previously approved and this application is an amendment to include City property. All notification requirements have been met and staff recommends approval.

Chair Simone addressed the applicant's representative, Andy Rodriguez, and asked if he understood that some members of this hearing may be appearing tonight via virtual connection and will not be appearing in-

person. He asked if they consented to the applicable members voting on the submittal and if they voluntarily signed and submitted the written waiver and consent to proceed electronically tonight in the hybrid planning commission meeting.

Mr. Rodriguez stated yes to all questions.

Mr. Rodriguez provided a brief presentation. He stated that the property is located north of State Highway 52 and directly west and adjacent to the South Platte River. The intent is to amend the Inouye Gravel Mine special use permit and include city property into the gravel mine. The project will be a slurry wall line, about 6,000 linear feet and the intent is to extract 1.5 to 2 million tons of aggregate, move it to the existing Inouye site and reclaim the site to a water storage reservoir. This use aligns with the adjacent land uses that include gravel mining, oil & gas and agricultural use. It is expected to mine 350,000 to 500,000 tons per year in 200-25 acre sections to minimize disturbance. Truck and material will access the site through WCR 14.5. Several permits have been acquired for this project, including permits from DRMS, State Engineer, CDPHE, WQCD, EPA and Fort Lupton. The site is below grade and should have no floodplain issues; there will be no on site fuel storage. This site will be buffered and is conducive to heavy machinery operations. The miner will be regulated and will maintain site conditions with no expected disturbance to wildlife. Surrounding groundwater will not be affected, there is potential for some mounding, however the river is a natural drainage, which will facilitate keeping the groundwater level. There is potential for recreational use on the trail corridor along this project.

Chair Simone addressed the applicant, Andy Rodriguez. He asked if he felt he felt he had a full and fair opportunity to participate in tonight's public hearing

Mr. Rodriguez stated yes

Chair Simone asked if there was anything he would have liked to present that he felt he was prevented from doing.

Mr. Rodriguez stated no.

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.

Member Holton asked for clarification on the current ownership of the Inouye Mine and the WWTP site, plans for long-term private usage and whether the mineral lease includes a liner for the pit.

Applicant Robb VanderSchaaff stated that the Inouye Mine is owned by Tricycle Lane Ranches, which is a sister company of BURNO, the WWTP site is owned by the City.

Public Works Director stated that the lease does include the slurry wall liner.

Member Holton asked for clarification on the distance of the pit from the river.

Director Vestal stated that the existing lagoons, which are about 10 feet deep, are about 50 feet from the river bottom and mining will not get any closer.

Member Meyers asked for clarification on what will drain into the river.

Director Vestal stated that the drainage that will occur into the river would be excess irrigation water due to the natural drainage path and the mining permit prevents anything else from being drained into the river.

Member Thomas Holton moved to approve P2021-024 and Carlos Barron seconded. This motion passed unanimously.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

A discussion of the Development Code Update took place.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on October 14, 2021 at 6:00pm

ADJOURNMENT

Chair Simone adjourned the meeting at 7:04 PM.

Submitted by

_____
Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

_____
Mike Simone, Chair

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

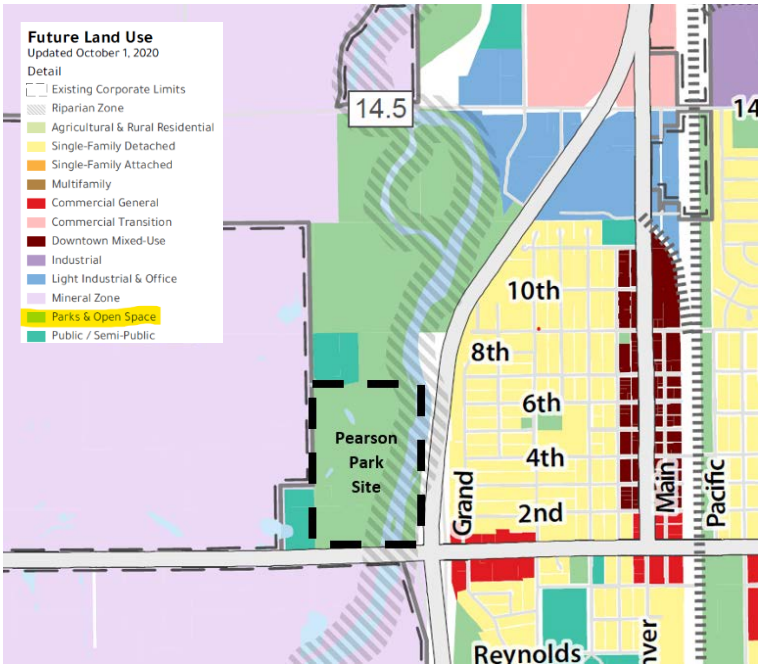
The Applicant is proposing a change of zone pursuant to Section 16-9 of the Fort Lupton Municipal Code (the "Code"). The proposed zoning is to the 'P' Parks & Open Space Zone District, governed by Section 16-44 of the Code. The intent of the 'P' Parks & Open Space Zone district is for outdoor recreation 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.

Form PLAN002

CITY OF Fort Lupton EST 1836

COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

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	

Project No. _____

D. PROJECT DESCRIPTION

Project 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, o=City of Fort Lupton, ou=Planning, email=aknutson@fortluptonco.gov, c=US Date: 2021.07.19 11:06:13 -06'00' 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:

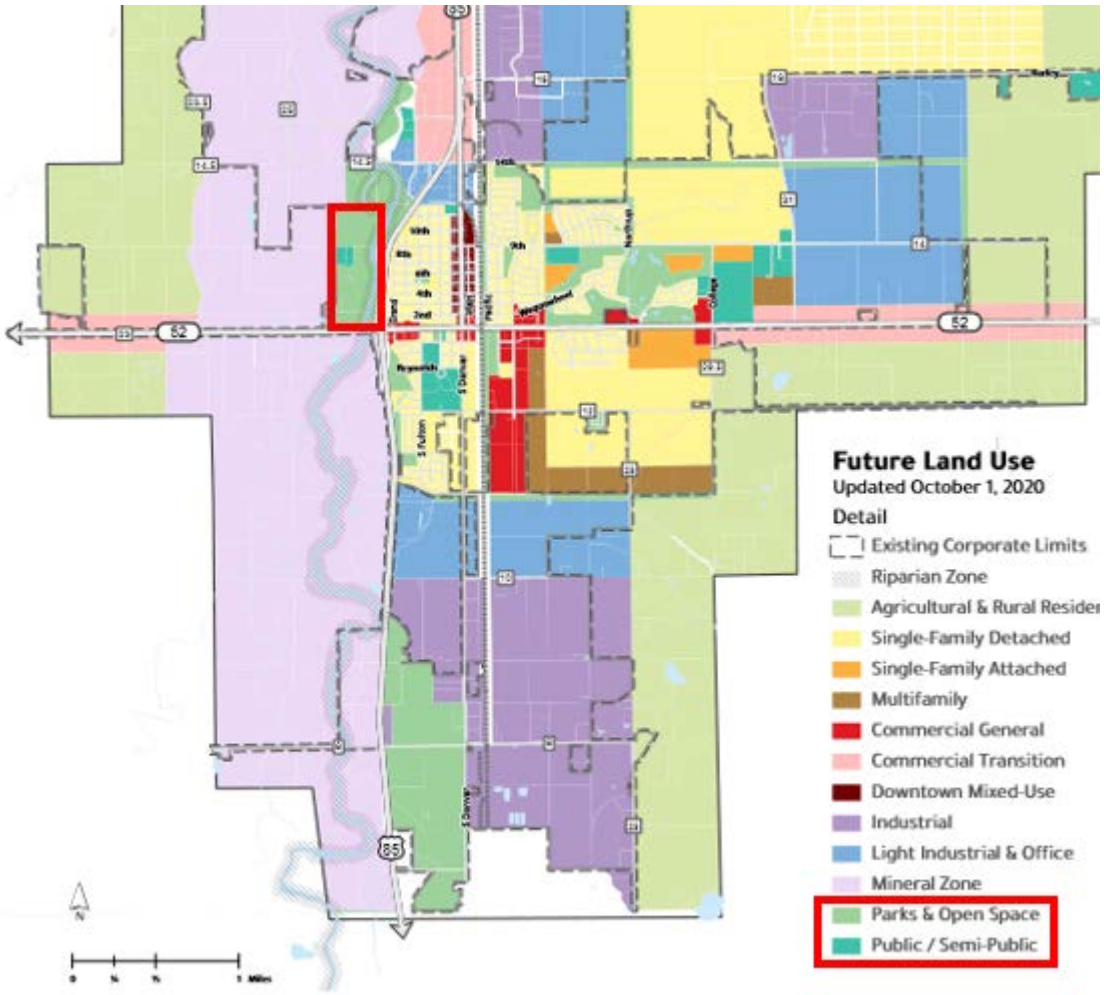
Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

PEARSON PARK SUBDIVISION CHANGE OF ZONE

PROJECT NARRATIVE

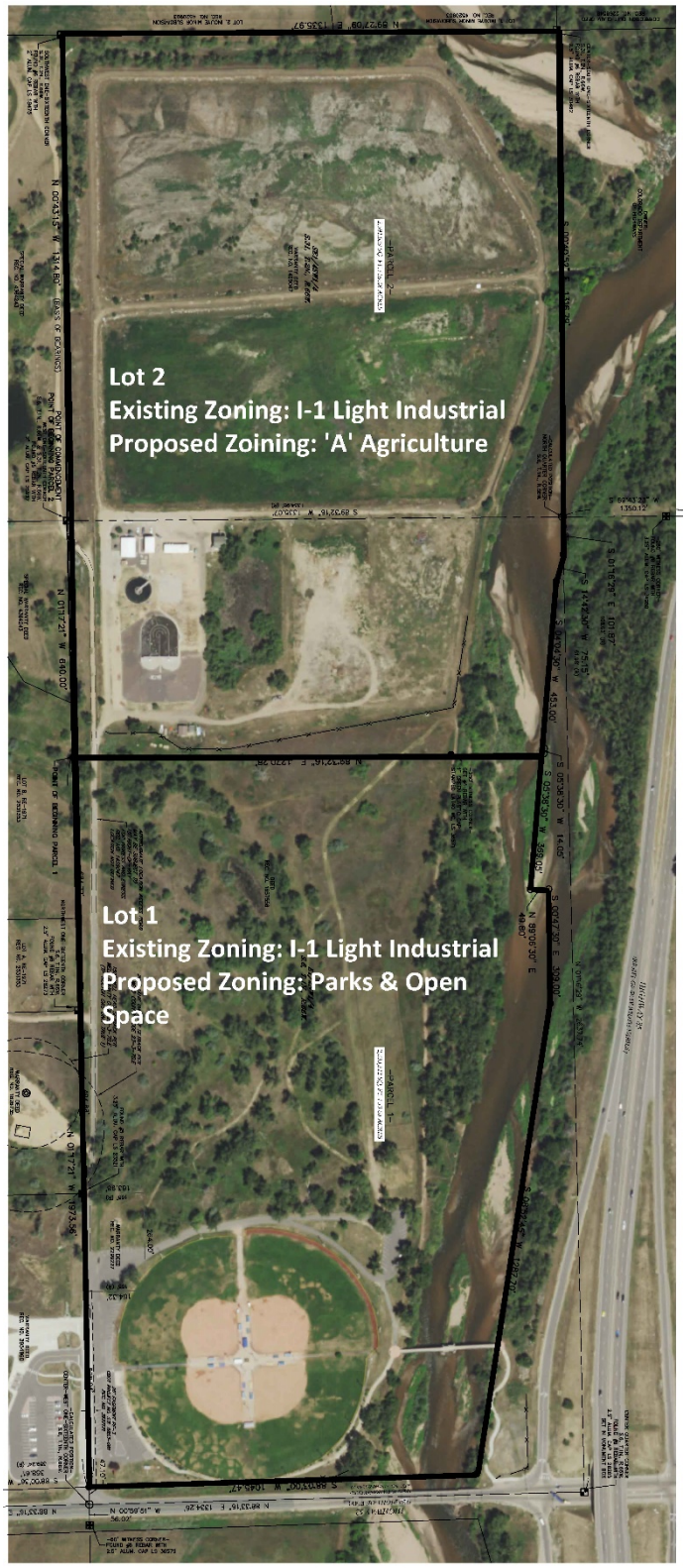
The City of Fort Lupton is applying to change the zone of Lot 1 and Lot 2 of the Pearson Park Subdivision (an amended plat reviewed administratively by Planning staff). The current zoning for these properties is I-1 Light Industrial, which does not comply with the current land use designation from the 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

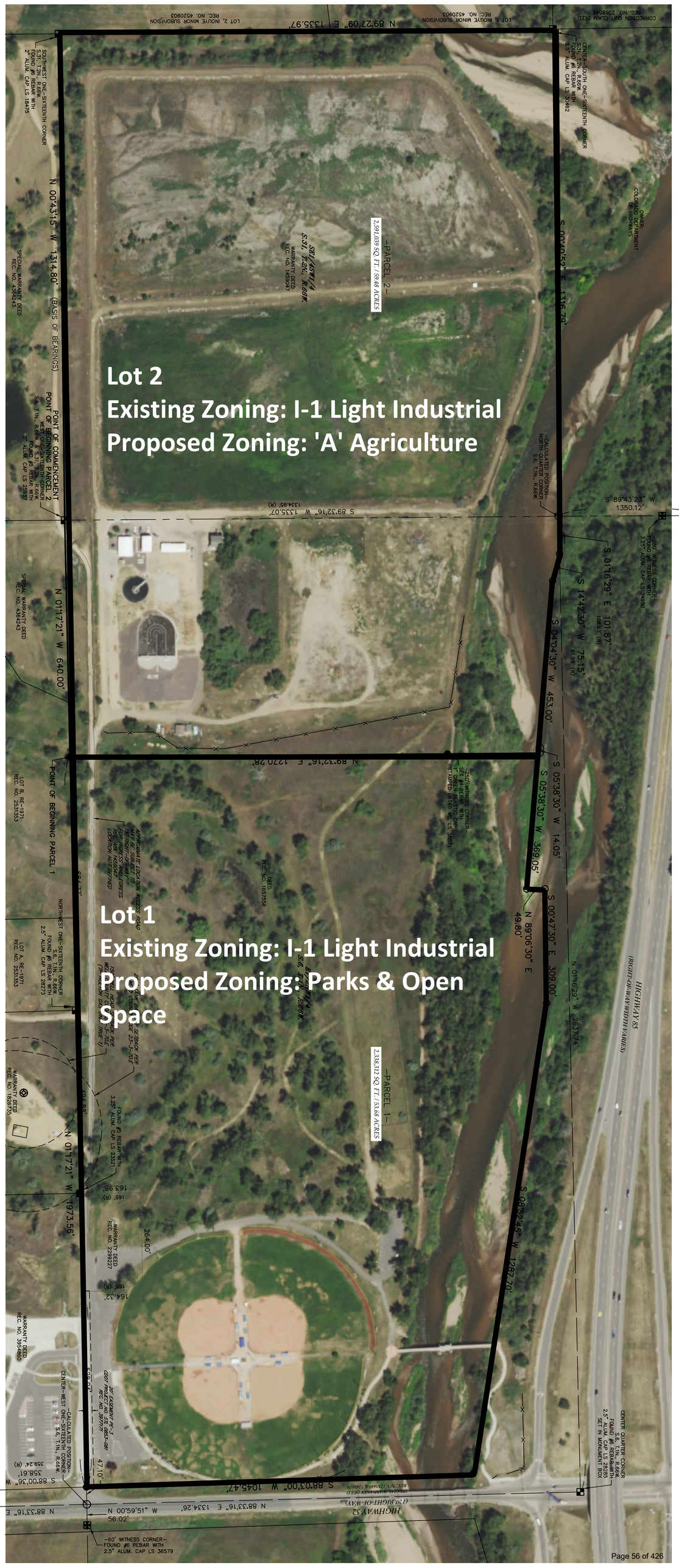


the wastewater treatment plant. This type of use is permitted as a special use permit in the I-1 Light Industrial Zone District, but gravel mining is not. There is a special use permit for gravel mining being submitted concurrently with this application, and therefore the zoning (allowed only in the 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.




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
HIGHWAY 85
(RIGHT-OF-WAY WIDTH VARIES)
HIGHWAY 52
(120' RIGHT-OF-WAY)
POINT OF COMMENCEMENT
POINT OF BEGINNING PARCEL 2
POINT OF BEGINNING PARCEL 1
(BASIS OF BEARINGS)
N 00°43'15" W 1314.80'
N 01°17'21" W 640.00'
N 01°17'21" W 973.56'
S 89°32'16" W 1335.07'
N 89°32'16" E 1270.28'
S 88°03'00" W 1045.47'
N 88°33'16" E 1334.26'
N 89°27'09" E 1335.97'
S 00°40'52" E 1316.70'
S 89°43'23" W 1350.12'
S 01°16'29" E 101.87'
S 14°42'30" W 75.15'
S 04°04'30" W 453.00'
S 05°38'30" W 14.05'
S 05°38'30" W 369.05'
N 89°06'30" E 49.80'
S 00°47'30" E 309.00'
N 01°16'29" W 2637.74'
S 08°52'45" W 1282.70'
N 88°33'16" E 359.81'
S 88°00'36" W 359.24' (R)
N 00°51'59" W 56.02'
2,591,839 SQ.FT./59.48 ACRES
2,338,312 SQ.FT./53.68 ACRES
S82°45'W 5.21' N.66ft.
S82°45'W 5.21' N.66ft.
SOUTHWEST ONE-SIXTEENTH CORNER S.31, T.2N, R.66W. FOUND #5 REBAR WITH 2" ALUM. CAP LS 19475
SPECIAL WARRANTY DEED REC. NO. 4364243
POINT OF BEGINNING PARCEL 2 S.6, T.1N., R.66W. FOUND #5 REBAR & S.31, T.2N., R.66W. FOUND #5 REBAR WITH 2" ALUM. CAP LS 2897
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. 1628755
WARRANTY DEED REC. NO. 2239227
WARRANTY DEED REC. NO. 3934860
CENTER-WEST ONE-SIXTEENTH CORNER S.6, T.1N., R.66W.
CALCULATED POSITION
CENTER-SOUTH ONE-SIXTEENTH CORNER FOUND #6 REBAR WITH 2.5" ALUM. CAP LS 30462
CALCULATED POSITION NORTH QUARTER CORNER S.6, T.1N., R.66W.
OWNER: COLORADO DEPARTMENT OF TRANSPORTATION
CORRECTION QUIT CLAIM DEED REC. NO. 2268548
LOT 1, INJOYE MINOR SUBDIVISION REC. NO. 4520903
LOT 2, INJOYE MINOR SUBDIVISION REC. NO. 4520903
FOUND WITNESS CORNER 3.25" ALUM. CAP LS 34990
SET WITNESS CORNER 1" GREEN PLASTIC CAP STAMPED LS 38671
DEED REC. NO. 1697556
APPROXIMATE LOCATION ACCESS ROAD MAY BE SUBJECT TO (SEE WITNESS AND ACCESS REC. NO. 1459247 LOCATION NOT DEFINED)
S.6, T.1N., R.66W.
SET #5 REBAR PER RE-1971 (TRUE N. CALC.)
SET #5 REBAR PER RE-1971 (TRUE N. CALC.)
FOUND #5 REBAR WITH 3.25" ALUM. CAP LS 23321
165' (R)
165.98'
264.00'
164.32'
165' (R)
50.00'
47.10'
201' EASEMENT RE-1 CDOT PROJECT NO. STE 0052-081 REC. NO. 1977177
60' WITNESS CORNER FOUND #6 REBAR WITH 2.5" ALUM. CAP LS 36579
SPECIAL WARRANTY DEED REC. NO. 1230440 & 1389619
CENTER QUARTER CORNER S.6, T.1N., R.66W. FOUND #6 REBAR WITH 2.5" ALUM. CAP LS 30462 SET IN MONUMENT BOX

4750491 08/27/2021 11:45 AM
Total Pages: 2 Rec Fee: $23.00
Carly Koppes - Clerk and Recorder, Weld County , CO

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 65 West of the 6th P.M., 1480.4 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.

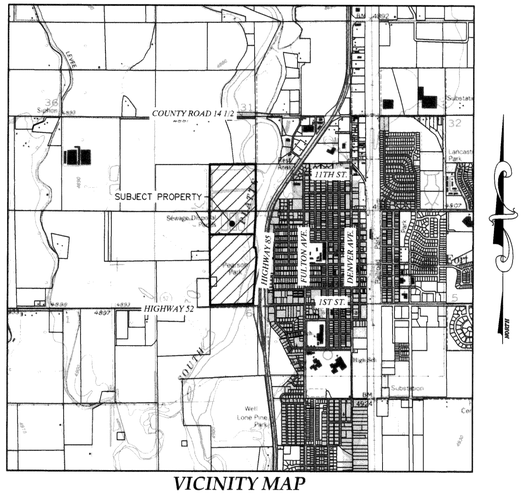
NOTES

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.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38571 6/25/21

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.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38571 6/25/21

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)
)ss
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

MARICELA PENA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134010975
MY COMMISSION EXPIRES MARCH 2, 2025

Maricela Peña
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 _____ 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 17th day of August, 2021.

STATE OF Colorado)
)ss
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

MARICELA PENA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134010975
MY COMMISSION EXPIRES MARCH 2, 2025

Maricela Peña
Notary Public

CITY ADMINISTRATOR'S APPROVAL

Approved this 23 day of July, 2021.

City Administrator

CITY WATER AMD SEWER DEPARTMENT APPROVAL

Approved this 20 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:	FILE NAME:	DRAWN BY:	CHECKED BY:	SCALE:	PROJECT #:
5/24/2021	2021104PLAT	BSR	BSR	1"=150'	2021104

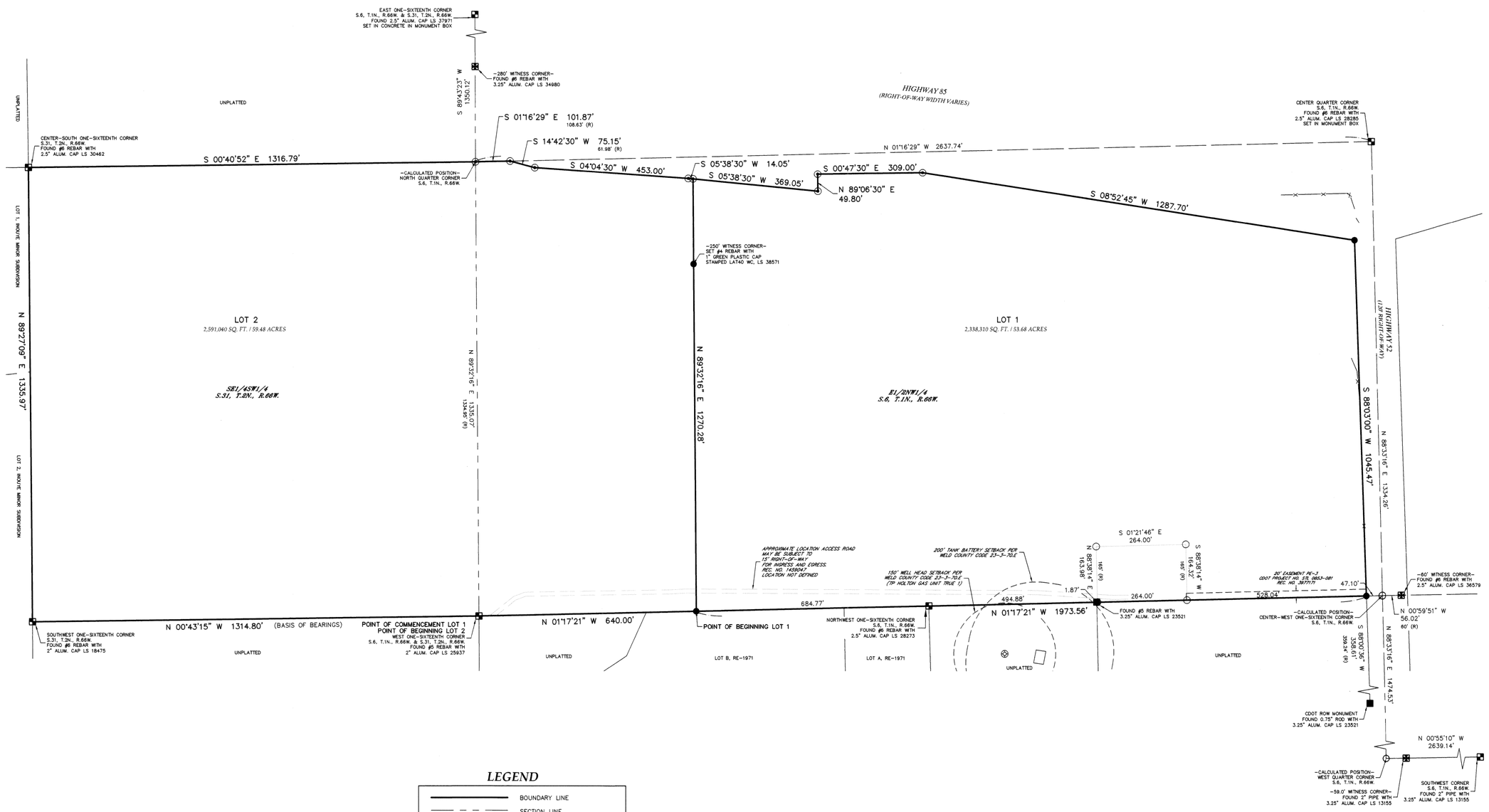
REVISIONS:	DATE:
PER CITY COMMENTS	6/25/2021

PEARSON PARK SUBDIVISION
FOR
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504

1
SHEET 1 OF 2

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

N

0 150 300 450

SCALE - 1"=150'

COLORADO LICENSED
Brian S. Rottinghaus
38571
PROFESSIONAL LAND SURVEYOR
6/25/21

SHEET 2 OF 2
Brian S. Rottinghaus-On Behalf of Lat40, Inc.
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:	FILE NAME:	DRAWN BY:	CHECKED BY:	SCALE:	PROJECT #:
5/24/2021	2021104PLAT	BSR	BSR	1"=150'	2021104

REVISIONS:	DATE:
PER CITY COMMENTS	6/25/2021

PEARSON PARK SUBDIVISION
FOR
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504

2
SHEET 2 OF 2

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

Planning & Building

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

Sign Posting Affidavit

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.

Notary Public

AMBER PHILLIPS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144004824
MY COMMISSION EXPIRES DECEMBER 31, 2022

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

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

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application 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

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

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 8th day of 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

CITY OF
Fort Lupton
EST 1836

Planning & Building

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

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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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.

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

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.
>
> 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

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

Jeff Ver Steeg, Acting Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Robert W. Bray • Matthew Burkett • Charles Garcia • Marie Haskett
Carrie Besnette Hauser • John Howard, Chair • Marvin McDaniel • Colleen Peppler • Jennifer Rieke Taylor • James Vigil, Secretary • Michelle Zimmerman, Vice-Chair

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,

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

Roy V
Roy L. Vestal, P.E.
Public Works Director / City Engineer
CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US
130 S. McKinley, Fort Lupton, CO 80621
Office: 720.466.6109
Mobile: 720.966.3613

From: 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

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

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

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-162

ADOPT AN ORDINANCE REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A TO THE PROPOSED ORDINANCE, AND KNOWN AS THE WWTP CHANGE OF ZONE, TO THE 'A' AGRICULTURAL ZONE DISTRICT

I. **Agenda Date:** Council Meeting – October 19, 2021

II. **Attachments:**

a. Proposed Ordinance
b. Planning Commission Resolution
c. Planning Commission Minutes
d. Staff Report
e. Land Use Application
f. Project Description
g. Exhibit of Proposed Change of Zone
h. Pearson Park Subdivision Amended Plat Map (for Reference)
i. Referral Responses
j. Legal Notifications

III. **Summary Statement:**

The City of Fort Lupton is the owner of certain land identified in Exhibit A of the Ordinance subject to this rezoning request. The current zoning is I-1 Light Industrial. The proposed zoning is to the 'A' Agricultural Zone District. The property is located approximately 0.37 miles north of State Highway 52 (and directly north of Pearson Park), and west of the South Platte River and U.S. Highway 85. This property is occupied by the City of Fort Lupton's Wastewater Treatment Plant and associated facilities, including the former lagoon system.

IV. **Submitted by:** _____ Planner

V. **Finance Reviewed** _____ Finance Director

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

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

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

IX. Detail of Issue/Request:

The City of Fort Lupton is the owner of certain land identified in Exhibit A of the Ordinance subject to this rezoning request. The current zoning is I-1 Light Industrial. The proposed zoning is to the 'A' Agricultural Zone District. The property is located approximately 0.37 miles north of State Highway 52 (and directly north of Pearson Park), and west of the South Platte River and U.S. Highway 85. This property is occupied by the City of Fort Lupton's Wastewater Treatment Plant and associated facilities, including the former lagoon system.

The land use proposed for the property is for gravel mining, and a concurrent special use permit application for that use will being presented at a separate public hearing before City Council following the hearing for this change of zone request.

X. Legal/Political Considerations:

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 100 feet of the property, and publishing notice of the hearing at least fifteen days prior to the hearing.

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 16-32 of the Code. The proposed change of zone from Light Industrial to Agricultural aligns with the property's planned use for gravel mining, and its location along the South Platte River where gravel resources exist. In addition, the 'A' Agricultural District is the only zone 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.

XI. Alternatives/Options:

The City Council has the following options for this request:

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

XII. Financial Considerations:

This property is owned by the City of Fort Lupton; therefore, fees were not collected.

XIII. Staff Recommendation:

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

ORDINANCE NO. 2021-xxxx

INTRODUCED BY: xxx

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

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

WHEREAS, under the procedures detailed in Section 16-9 of the Fort Lupton Municipal Code, the City of Fort Lupton, acting as applicant, submitted a request to initially zone 59.48± acres of land more particularly described in Exhibit A.

WHEREAS, the Planning Commission held a public hearing on the zone request on September 23, 2021, and recommended approval to City Council of the initial zoning of land described in Exhibit A to the 'A' Agricultural Zone District, with all the uses-by-right allowed in said district.

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

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this ___ day of _____ 2021.

PUBLISHED in the Fort Lupton Press the ___ day of _____ 2021.

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

PUBLISHED BY TITLE ONLY the ___ day of _____ 2021.

EFFECTIVE (after publication) the ___ day of _____ 2021.

CITY OF FORT LUPTON, COLORADO

_____
Zo Stieber, Mayor

ATTEST:

_____
Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

EXHIBIT A

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.

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.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
September 23, 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, September 23, 2021.

Chair Mike Simone called the meeting to order at 6:06 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, Thomas Holton and Thomas Meyers. Also in attendance were Planning Director Todd Hodges, Planner Alyssa Knutson 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 Bush White 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. There was no public comment. Chair Simone took this time to present former commissioner Lynne Derby with a plaque in honor of her many years of service with the Planning Commission.

ACTION ITEMS

P2021-021 Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat

Planning Director Todd Hodges presented this item. He stated that this property is located on the Southwest corner of S. Rollie Ave. and CR 12. This is an additional piece to the Lupton Village PUD development and consists of 61 units. The final plat is being reviewed concurrently and will be presented to City Council along with this preliminary plat. All referrals have been addressed and all notification requirements have been met.

Applicant, Zach Cesar, provided a brief presentation. He stated that this development is within the Lupton Village Metro District on the corner of County Road 12 and S. Rollie Ave. The proposed plat consists of 13 buildings with four & five-plex townhomes for a total 61 units with 2 car attached garages on each unit and 65 additional off-street parking spaces. The landscape coverage of the community will be 39% of the overall space. The community will be maintained by the metro district. This project will include improvements to County Road 12 and will include trails throughout the development. There have been updates to the lighting fixtures on the included materials as a new lighting fixture became available that better meets the design criteria.

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.

Member Meyers asked for clarification on condition of approval "B" on Resolution P2021-021.

Public Works Director, Roy Vestal, stated that he requested that the meters line up against the curb rather than being staggered.

Member Holton asked if there would be improvements to the railroad crossing on County Road 12 as part of this project to handle increased traffic.

Mr. Vestal stated that the lanes will be tapered in the interim but that the process with Union Pacific has begun to widen that section to four lanes.

Chair Simone requested that the applicant present rear-elevations to City Council, this was added as a condition of approval.

Member Carlos Barron moved to approve P2021-021 as amended and Bush White seconded. This motion passed unanimously.

P2021-022 Pearson Park Change of Zone

Planner Alyssa Knutson presented this item. She stated that this change of zone is for Pearson Park located on the corner of Highway 85 and Highway 52 proposes a change from I-1 to Parks & Open Space zoning. This zoning better aligns with the current use and with the City's comprehensive plan. The WWTP change of zone proposes a change from I-1 to Agricultural zoning. All notification requirements have been met.

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.

Member Barron asked if there would be any change to the public use allowed at Pearson Park as a result of this zoning change.

Knutson stated that the zoning does not change anything that is currently occurring at the site.

Member Bush White moved to approve P2021-022 as amended and Thomas Holton seconded. This motion passed unanimously.

P2021-023 WWTP Change of Zone

Planner Alyssa Knutson presented this item. This property is located on the north lot of the Pearson Park subdivision and is currently zoned I-1. The proposed zoning change is to Agricultural, this is the only zoning that allows gravel mining as a special use permit, which is the item being reviewed next. The comprehensive plan stated that parks should consist of open space and water storage, which directly aligns with the future proposed use. All notification requirements have been met and staff recommends approval.

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.

Member Holton asked for clarification on the rezoning of this lot before and after the proposed use is in place.

Planner Knutson stated that this would stay as agricultural if approved.

Member Bush White moved to approve P2021-023 and Kathy Kvasnicka seconded. This motion passed unanimously.

P2021-024 Inouye Gravel Mine Amended Special Use Permit

Planner Alyssa Knutson presented this item. She stated that this application is for a property located approximately 0.37 mile north of State Highway 52 and west of U.S. Highway 85 and includes the parcel that was just approved for a change of zone. Gravel mining for this piece has been previously approved and this application is an amendment to include City property. All notification requirements have been met and staff recommends approval.

Chair Simone addressed the applicant's representative, Andy Rodriguez, and asked if he understood that some members of this hearing may be appearing tonight via virtual connection and will not be appearing in-

person. He asked if they consented to the applicable members voting on the submittal and if they voluntarily signed and submitted the written waiver and consent to proceed electronically tonight in the hybrid planning commission meeting.

Mr. Rodriguez stated yes to all questions.

Mr. Rodriguez provided a brief presentation. He stated that the property is located north of State Highway 52 and directly west and adjacent to the South Platte River. The intent is to amend the Inouye Gravel Mine special use permit and include city property into the gravel mine. The project will be a slurry wall line, about 6,000 linear feet and the intent is to extract 1.5 to 2 million tons of aggregate, move it to the existing Inouye site and reclaim the site to a water storage reservoir. This use aligns with the adjacent land uses that include gravel mining, oil & gas and agricultural use. It is expected to mine 350,000 to 500,000 tons per year in 200-25 acre sections to minimize disturbance. Truck and material will access the site through WCR 14.5. Several permits have been acquired for this project, including permits from DRMS, State Engineer, CDPHE, WQCD, EPA and Fort Lupton. The site is below grade and should have no floodplain issues; there will be no on site fuel storage. This site will be buffered and is conducive to heavy machinery operations. The miner will be regulated and will maintain site conditions with no expected disturbance to wildlife. Surrounding groundwater will not be affected, there is potential for some mounding, however the river is a natural drainage, which will facilitate keeping the groundwater level. There is potential for recreational use on the trail corridor along this project.

Chair Simone addressed the applicant, Andy Rodriguez. He asked if he felt he felt he had a full and fair opportunity to participate in tonight's public hearing

Mr. Rodriguez stated yes

Chair Simone asked if there was anything he would have liked to present that he felt he was prevented from doing.

Mr. Rodriguez stated no.

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.

Member Holton asked for clarification on the current ownership of the Inouye Mine and the WWTP site, plans for long-term private usage and whether the mineral lease includes a liner for the pit.

Applicant Robb VanderSchaaff stated that the Inouye Mine is owned by Tricycle Lane Ranches, which is a sister company of BURNO, the WWTP site is owned by the City.

Public Works Director stated that the lease does include the slurry wall liner.

Member Holton asked for clarification on the distance of the pit from the river.

Director Vestal stated that the existing lagoons, which are about 10 feet deep, are about 50 feet from the river bottom and mining will not get any closer.

Member Meyers asked for clarification on what will drain into the river.

Director Vestal stated that the drainage that will occur into the river would be excess irrigation water due to the natural drainage path and the mining permit prevents anything else from being drained into the river.

Member Thomas Holton moved to approve P2021-024 and Carlos Barron seconded. This motion passed unanimously.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

A discussion of the Development Code Update took place.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on October 14, 2021 at 6:00pm

ADJOURNMENT

Chair Simone adjourned the meeting at 7:04 PM.

Submitted by

_____
Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

_____
Mike Simone, Chair

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

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.

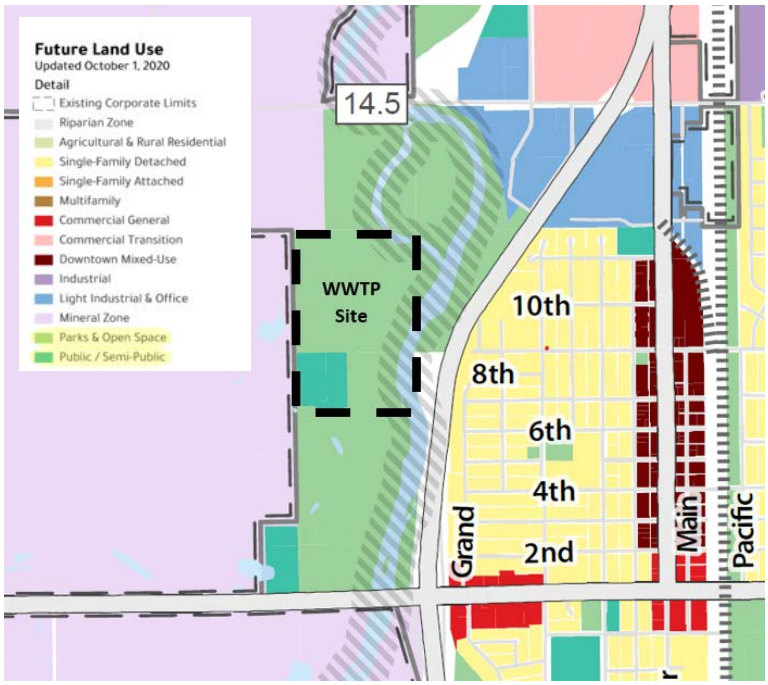
CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

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.

Form PLAN002

CITY OF Fort Lupton EST 1836

COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

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	

Project No. _____

D. PROJECT DESCRIPTION

Project 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, o=City of Fort Lupton, ou=Planning, email=aknutson@fortluptonco.gov, c=US Date: 2021.07.19 11:06:13 -06'00' 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:

_____

_____

_____

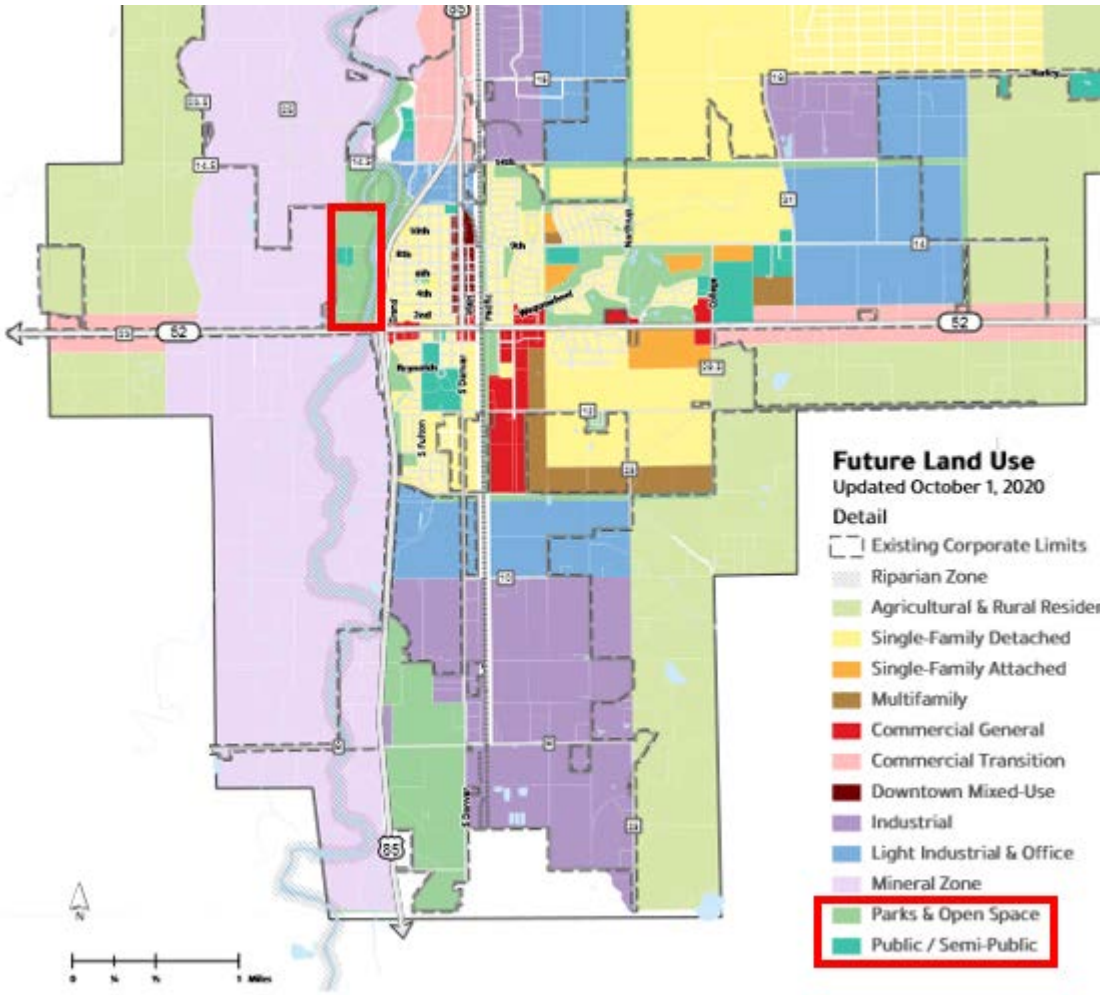
Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

PEARSON PARK SUBDIVISION CHANGE OF ZONE

PROJECT NARRATIVE

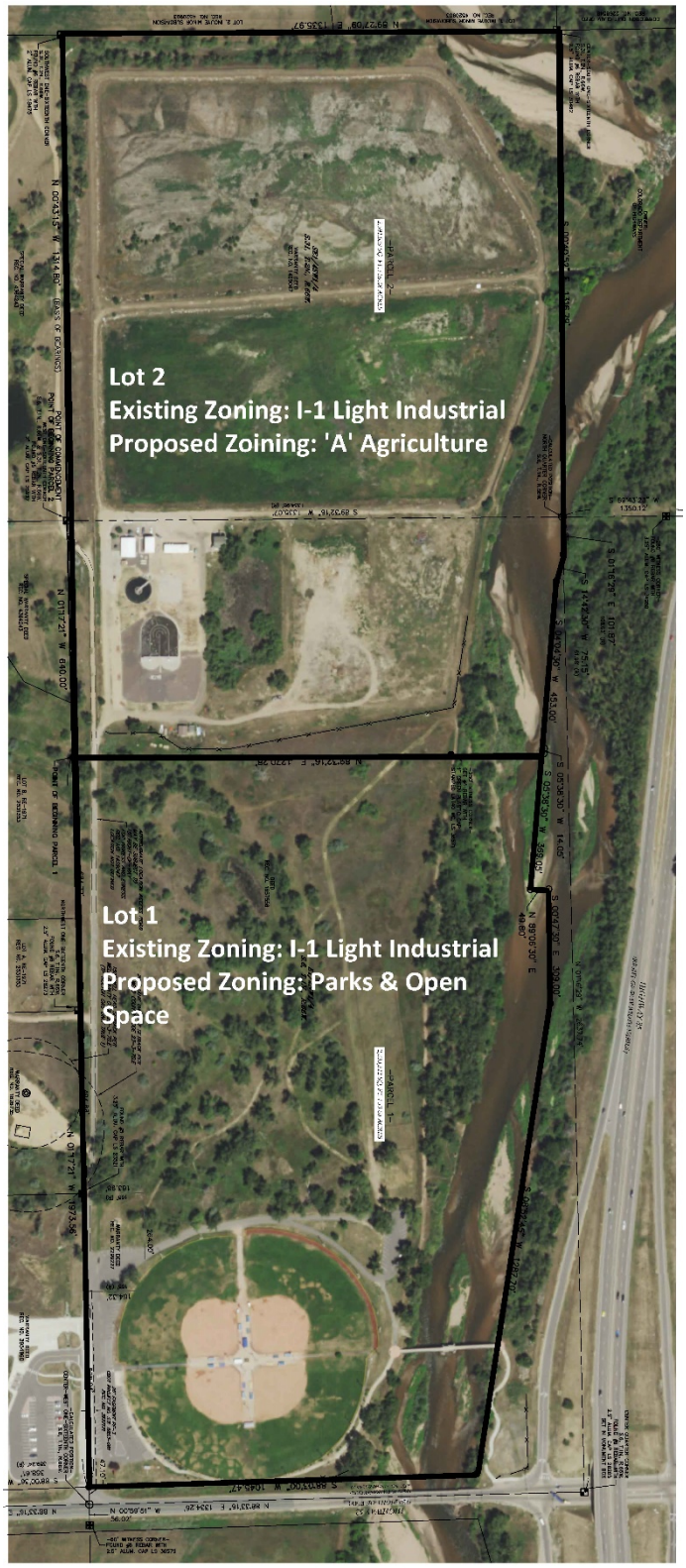
The City of Fort Lupton is applying to change the zone of Lot 1 and Lot 2 of the Pearson Park Subdivision (an amended plat reviewed administratively by Planning staff). The current zoning for these properties is I-1 Light Industrial, which does not comply with the current land use designation from the 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.



Lot 2
Existing Zoning: I-1 Light Industrial
Proposed Zoining: 'A' Agriculture
Lot1
Existing Zoning: I-1 Light Industrial
Proposed Zoning: Parks & Open Space
HIGHWAY 85
(RIGHT-OF-WAY WIDTH VARIES)
HIGHWAY 52
(120' RIGHT-OF-WAY)
-PARCEL 2-
2,591,039 SQ. FT. / 59.48 ACRES
-PARCEL 1-
2,338,312 SQ. FT. / 53.68 ACRES
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
-280' WITNESS CORNER- FOUND #6 REBAR WITH 3.25" ALUM. CAP LS 34980
CENTER QUARTER CORNER S.6, T.1N., R.66W. FOUND #6 REBAR WITH 2.5" ALUM. CAP LS 28285 SET IN MONUMENT BOX
-CALCULATED POSITION- NORTH QUARTER CORNER S.6, T.1N., R.66W.
-250' WITNESS CORNER- SET #4 REBAR WITH 1" GREEN PLASTIC CAP STAMPED LAT40 WC, LS 38571
S 01°16'29" E 101.87'
S 14°42'30" W 75.15'
S 00°40'52" E 1316.79'
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'
N 01°16'29" W 2637.74'
S 08°52'45" W 1287.70'
N 89°27'09" E 1335.97'
S 89°32'16" W 1335.07'
N 89°32'16" E 1270.28'
S 88°03'00" W 1045.47'
N 88°33'16" E 1334.26'
N 00°59'51" W 1973.56'
N 00°43'15" W 1314.80' (BASIS OF BEARINGS)
N 01°17'21" W 640.00'
N 01°17'21" W 1973.56'
POINT OF COMMENCEMENT
POINT OF BEGINNING PARCEL 2
POINT OF BEGINNING PARCEL 1
SOUTHWEST ONE-SIXTEENTH CORNER S.31, T.2N., R.66W. FOUND #6 REBAR WITH 2" ALUM. CAP LS 18475
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
NORTHWEST ONE-SIXTEENTH CORNER S.6, T.1N., R.66W. FOUND #6 REBAR WITH 2.5" ALUM. CAP LS 28273
-CALCULATED POSITION- CENTER-WEST ONE-SIXTEENTH CORNER S.6, T.1N., R.66W.
SPECIAL WARRANTY DEED REC. NO. 4364243
LOT B, RE-1971 REC. NO. 2531353
LOT A, RE-1971 REC. NO. 2531353
WARRANTY DEED REC. NO. 1826735
WARRANTY DEED REC. NO. 3954860
WARRANTY DEED REC. NO. 2299227
DEED REC. NO. 1657556
WARRANTY DEED REC. NO. 1459047
264.00'
47.10'
CORRECTION QUIT CLAIM DEED REC. NO. 2268548
LOT 1, INOUYE MINOR SUBDIVISION REC. NO. 4520903
LOT 2, INOUYE MINOR SUBDIVISION REC. NO. 4520903
-60' WITNESS CORNER- FOUND #6 REBAR WITH 2.5" ALUM. CAP LS 36579

4750491 08/27/2021 11:45 AM
Total Pages: 2 Rec Fee: $23.00
Carly Koppes - Clerk and Recorder, Weld County , CO

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 65 West of the 6th P.M., 1480.4 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.

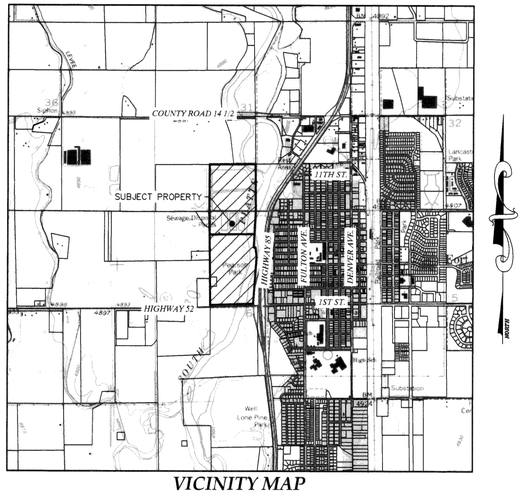
NOTES

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.

COLORADO LICENSED PROFESSIONAL BRIAN S. ROTTINGHAUS 38571 6/25/21 PROFESSIONAL LAND SURVEYOR

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.

COLORADO LICENSED PROFESSIONAL BRIAN S. ROTTINGHAUS 38571 6/25/21 PROFESSIONAL LAND SURVEYOR

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)
)ss
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

MARICELA PENA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134010975
MY COMMISSION EXPIRES MARCH 2, 2025

Maricela Peña
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 _____ 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 17th day of August, 2021.

STATE OF Colorado)
)ss
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

MARICELA PENA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134010975
MY COMMISSION EXPIRES MARCH 2, 2025

Maricela Peña
Notary Public

CITY ADMINISTRATOR'S APPROVAL

Approved this 23 day of July, 2021.

City Administrator

CITY WATER AMD 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:	FILE NAME:	DRAWN BY:	CHECKED BY:	SCALE:	PROJECT #:
5/24/2021	2021104PLAT	BSR	BSR	1"=150'	2021104

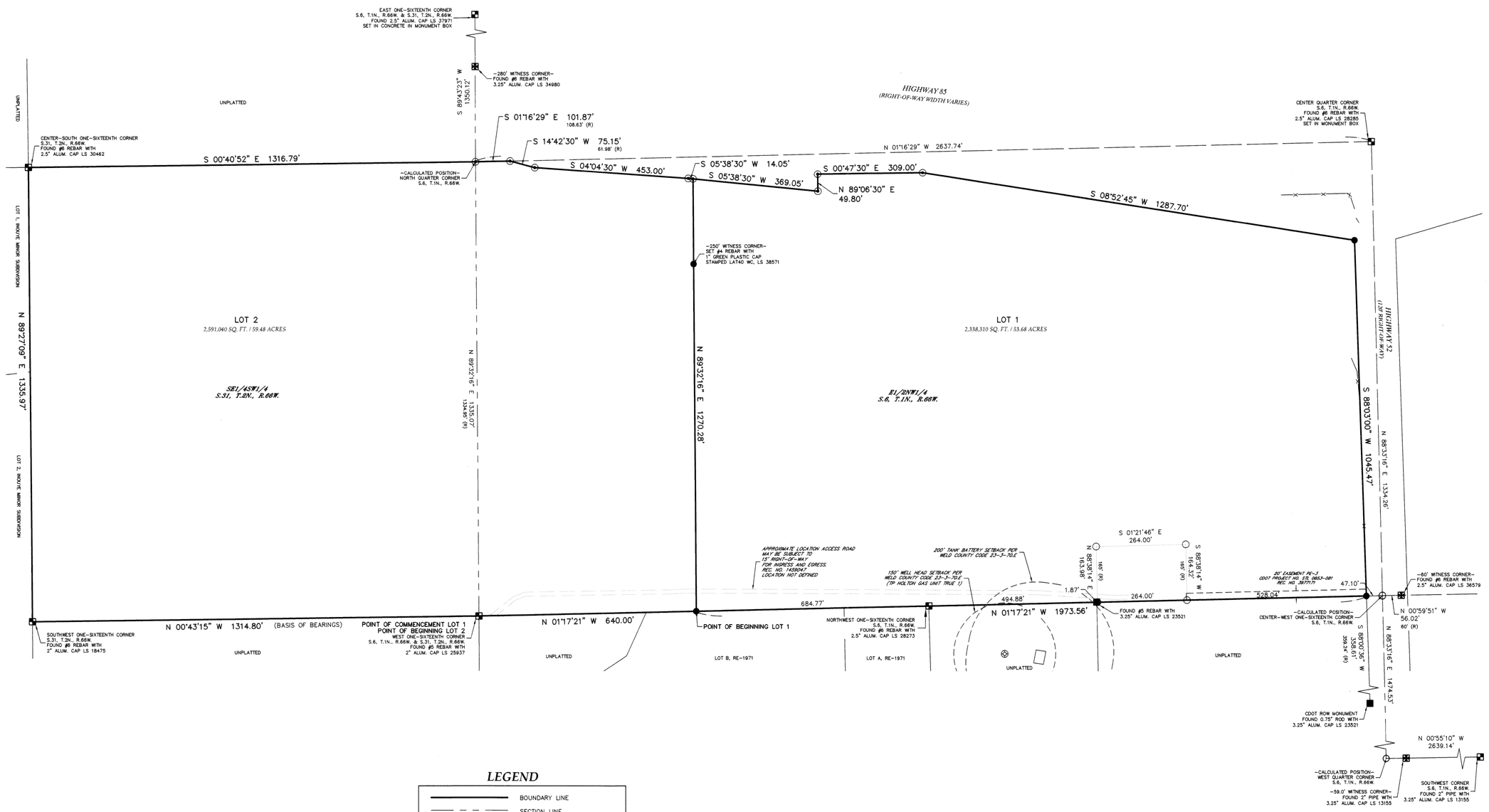
REVISIONS:	DATE:
PER CITY COMMENTS	6/25/2021

PEARSON PARK SUBDIVISION
FOR
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504

1
SHEET 1 OF 2

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

N

0 150 300 450

SCALE - 1"=150'

SHEET 2 OF 2

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

COLORADO LICENSED
BRIAN S. ROTTINGHAUS
38571
6/25/21
PROFESSIONAL LAND SURVEYOR

LAT 40
Lat40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DATE:	FILE NAME:	DRAWN BY:	CHECKED BY:	SCALE:	PROJECT #:
5/24/2021	2021104PLAT	BSR	BSR	1"=150'	2021104

REVISIONS:	DATE:
PER CITY COMMENTS	6/25/2021

PEARSON PARK SUBDIVISION
FOR
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504

2
SHEET 2 OF 2

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

Planning & Building

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

Sign Posting Affidavit

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.

Notary Public

AMBER PHILLIPS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144004824
MY COMMISSION EXPIRES DECEMBER 31, 2022

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

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

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application 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

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

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 8th day of 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

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

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

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

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

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

KERR-MCGEE OIL & GAS ONSHORE LP
C/O LAND MANAGER/WATTERNBERG
1099 18TH ST
STE 1500
DENVER, CO 80202

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

RICHARD HEIN
PO BOX 649
FORT LUPTON, CO 80621

EXTRACTION OIL & GAS INC
370 17TH ST
STE 5300
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

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

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

City Official

CITY OF
Fort Lupton
EST 1836

Planning & Building

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

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: INOUYE 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.

CITY OF
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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.

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

SPECIAL USE PERMIT - CITY OF FORT LUPTON PROJECT NO. _____

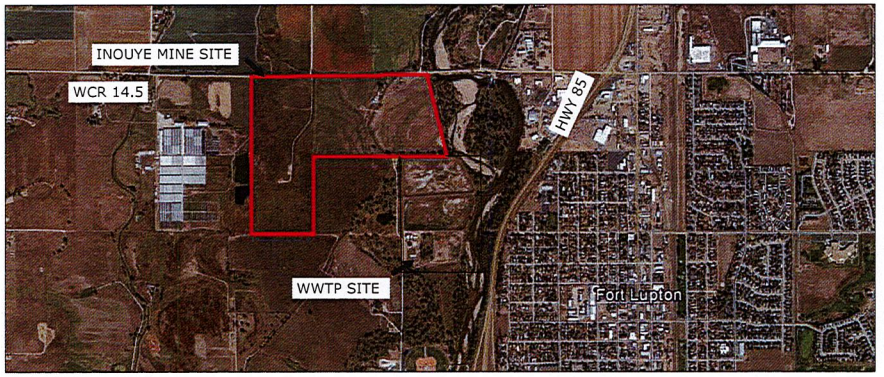
BURNCO COLORADO, LLC

INOUYE 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 as provided below. All onsite lighting on the property will direct light down 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.



NORTH

PROJECT LOCATION MAP

SCALE: 1" = 500' UNITS

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.

CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS FOR THE CONSTRUCTION THE DRMS PERMIT FOR THE INOUYE GRAVEL MINE WERE PREPARED UNDER MY DIRECT SUPERVISION FOR THE OWNERS THEREOF.

BY: _____ DATE: 07/23/21

ANDREW R. RODRIGUEZ, P.E.

BESTWAY CONCRETE INC. DOES HEREBY ACCEPT AND APPROVE THESE PLANS FOR THE DRMS PERMIT.

BY: _____ 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

INOUYE 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 EAST HALF OF THE SOUTHEAST QUARTER (E 1/2 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. 02344402 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER.

2) BLANKET TRAIL EASEMENT AGREEMENT, REC. NO. 4233670

THE SAID DESCRIBED INOUYE 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 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.

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 HERE UNTO 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

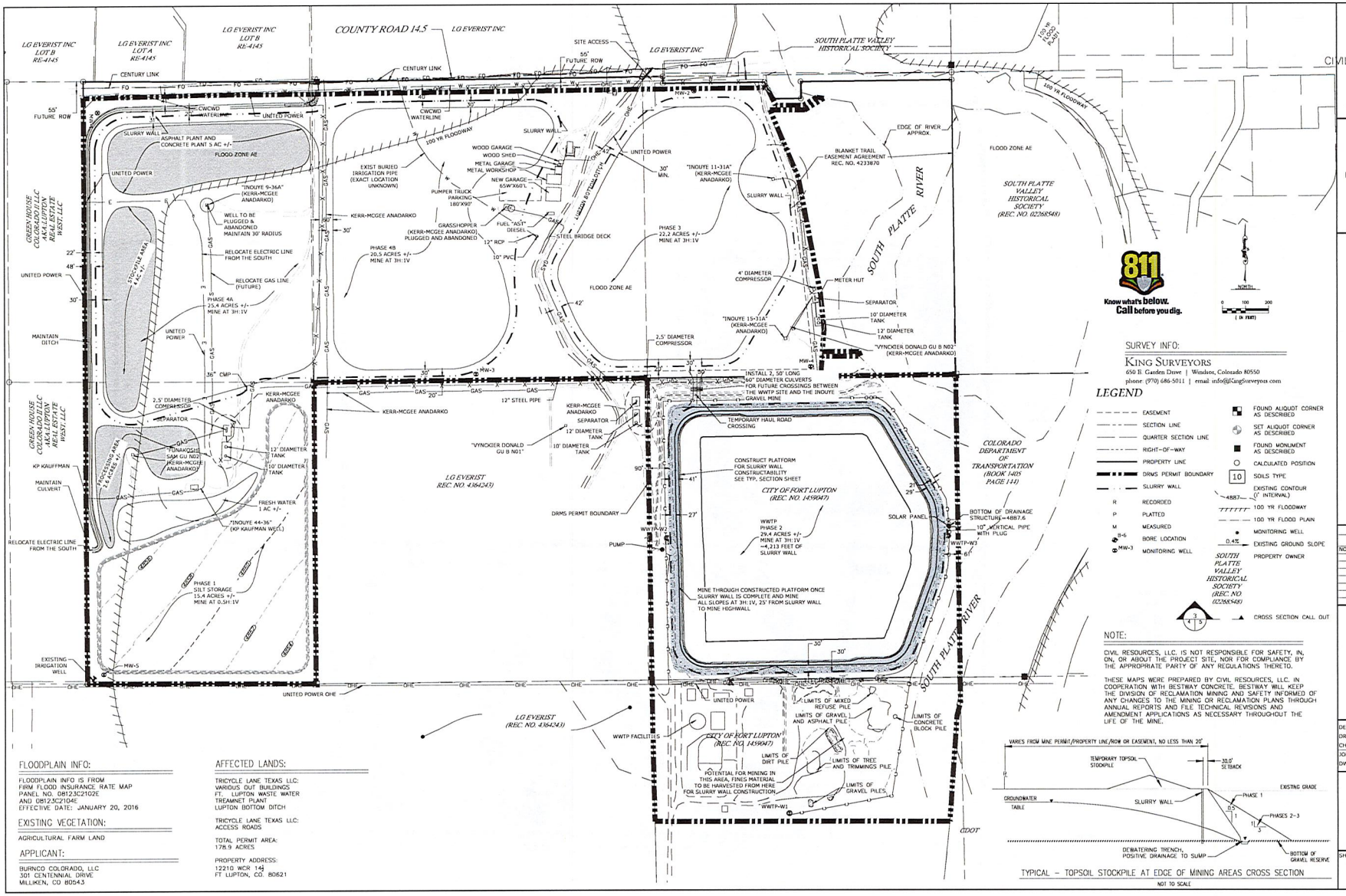
BY: _____

_____
CITY CLERK

(SEAL)

811 Know what's below. Call before you dig.

REVISIONS				DATE: 12/06/2018
NO.	DESCRIPTION	DATE	BY	
1	WWTP DESC. UPDATE	7/23/21	ARR	DWG: COVER-EXISTING CONDITIONS-WWTP.DWG
				SHEET: 1



FLOODPLAIN INFO:

FLOODPLAIN INFO IS FROM
FIRM FLOOD INSURANCE RATE MAP
PANEL NO. 0812,3C2102E
AND 0812,3C2104E
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 TREAMNET PLANT
LUPTON BOTTOM DITCH

TRICYCLE LANE TEXAS LLC:
ACCESS ROADS

TOTAL PERMIT AREA:
178.9 ACRES

PROPERTY ADDRESS:
12210 WCR 1&J
FT LUPTON, CO. 80621

SURVEY INFO:
KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@JGingSurveyors.com

LEGEND

- EASEMENT
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- DRMS PERMIT BOUNDARY
- SLURRY WALL
- R RECORDED
- P PLATTED
- M MEASURED
- B-6 BORE LOCATION
- MW-3 MONITORING WELL
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- 10 SOILS TYPE
- 4887 EXISTING CONTOUR (1' INTERVAL)
- 100 YR FLOODWAY
- 100 YR FLOOD PLAIN
- MONITORING WELL
- 0.4% EXISTING GROUND SLOPE
- SOUTH PLATTE VALLEY HISTORICAL SOCIETY (REC. NO. 02368548) PROPERTY OWNER
- CROSS SECTION CALL OUT

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 THERETO.

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.

TYPICAL – TOPSOIL STOCKPILE AT EDGE OF MINING AREAS CROSS SECTION
NOT TO SCALE

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

INOUYE-WWTP AMENDMENT
GRAVEL MINE-AM01
FT. LUPTON, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: GL | DATE: JUNE, 2020
DRAWN BY: ARR | SCALE: AS NOTED
CHECKED BY: ARR | AS NOTED
JOB NO.: 213.001.29
DWG NAME: CDRH-EXISTING CONDITIONS-INOUYE-GAP 10.DWG

MINE

SHEET: 3

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

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

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

Jeff Ver Steeg, Acting Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Robert W. Bray • Matthew Burkett • Charles Garcia • Marie Haskett
Carrie Besnette Hauser • John Howard, Chair • Marvin McDaniel • Colleen Peppler • Jennifer Rieke Taylor • James Vigil, Secretary • Michelle Zimmerman, Vice-Chair

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,

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

Roy V
Roy L. Vestal, P.E.
Public Works Director / City Engineer
CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US
130 S. McKinley, Fort Lupton, CO 80621
Office: 720.466.6109
Mobile: 720.966.3613

From: 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:
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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

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-163

APPROVING A RESOLUTION FOR THE INOUYE GRAVEL MINE AMENDED SPECIAL USE PERMIT TO INCLUDE THE WWTP SITE WITHIN EXISTING SAND AND GRAVEL OPERATIONS.

I. **Agenda Date:** Council Meeting – October 19, 2021

II. **Attachments:**

a. *Proposed Resolution*
b. *Planning Commission Resolution, Minutes and Staff Report*
c. *Land Use Application*
d. *Special Use Permit Application*
e. *Project Description*
f. *Site Plan Maps*
g. *Traffic Study*
h. *DRMS Approval*
i. *Referral Responses*
j. *Legal Notifications*

III. **Summary Statement:**

BURNCO Colorado, LLC, dba Bestway Concrete, has submitted a request for an amended special use permit for 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. These uses would occur on Lot 2 of the Pearson Park Subdivision, which was approved by staff as an amended subdivision. The property is owned by the City of Fort Lupton and includes the wastewater treatment plant and former lagoons. The site is located north of Pearson Park and generally west of U.S. Highway 85.

IV. **Submitted by:** _____ Planner

V. **Finance Reviewed** _____ Finance Director

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

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

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

IX. Detail of Issue/Request:

BURNCO Colorado, LLC, dba Bestway Concrete, 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. These uses would occur on Lot 2 of the Pearson Park Subdivision, which was approved by staff as an amended subdivision. The property is owned by the City of Fort Lupton and includes the wastewater treatment plant and former lagoons. The site is located north of Pearson Park and generally west of U.S. Highway 85.

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 zone 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 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.

Staff Comment: A special use permit in non-transferable, and therefore if a new owner were to occupy the property, sand and gravel 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.

X. Legal/Political Considerations:

Mining, removal and processing of gravel and/or sand are listed as allowed special uses in the Agricultural District, provided that a special use permit is approved by City Council as stated in Section 16-7 of the Municipal Code.

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 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.

XI. Alternatives/Options:

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

a) Approve the request;
b) Deny the request; or
c) Refer the request back to Planning Commission for further study.

XII. Financial Considerations:

The property is owned by the City of Fort Lupton and therefore the fees have been waived.

XIII. Staff Recommendation:

Staff recommends conditional approval of the Inouye Gravel Mine Amended Special Use Permit. The conditions are listed in the proposed Resolution provided to Council.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE INOUYE GRAVEL MINE 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 Gravel Mine Amended Special Use Permit; and

WHEREAS, after review of the application and supporting information, and consideration of staff comments, applicant's presentation and any public input, the Planning Commission recommended approval, with conditions, of the special use permit application; and

WHEREAS, the City Council held a public hearing to consider and review the request for the amended special use permit on October 19, 2021; and

WHEREAS, after review of the application and supporting information, the City Council finds that the amended special use permit conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet, and posting of the hearing on the site; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, referral comments, as well as any citizen input in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Zoning Regulations, and analysis of referral comments and the facts presented on this date, the City Council hereby approves the Inouye Gravel Mine Amended Special Use Permit, with the following conditions:

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.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 19th DAY OF OCTOBER 2021.

City of Fort Lupton, Colorado

_____

Zo Stieber, Mayor

Attest:

_____

Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

RESOLUTION NO. P2021-024

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE INOUYE 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

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
September 23, 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, September 23, 2021.

Chair Mike Simone called the meeting to order at 6:06 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, Thomas Holton and Thomas Meyers. Also in attendance were Planning Director Todd Hodges, Planner Alyssa Knutson 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 Bush White 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. There was no public comment. Chair Simone took this time to present former commissioner Lynne Derby with a plaque in honor of her many years of service with the Planning Commission.

ACTION ITEMS

P2021-021 Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat

Planning Director Todd Hodges presented this item. He stated that this property is located on the Southwest corner of S. Rollie Ave. and CR 12. This is an additional piece to the Lupton Village PUD development and consists of 61 units. The final plat is being reviewed concurrently and will be presented to City Council along with this preliminary plat. All referrals have been addressed and all notification requirements have been met.

Applicant, Zach Cesar, provided a brief presentation. He stated that this development is within the Lupton Village Metro District on the corner of County Road 12 and S. Rollie Ave. The proposed plat consists of 13 buildings with four & five-plex townhomes for a total 61 units with 2 car attached garages on each unit and 65 additional off-street parking spaces. The landscape coverage of the community will be 39% of the overall space. The community will be maintained by the metro district. This project will include improvements to County Road 12 and will include trails throughout the development. There have been updates to the lighting fixtures on the included materials as a new lighting fixture became available that better meets the design criteria.

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.

Member Meyers asked for clarification on condition of approval "B" on Resolution P2021-021.

Public Works Director, Roy Vestal, stated that he requested that the meters line up against the curb rather than being staggered.

Member Holton asked if there would be improvements to the railroad crossing on County Road 12 as part of this project to handle increased traffic.

Mr. Vestal stated that the lanes will be tapered in the interim but that the process with Union Pacific has begun to widen that section to four lanes.

Chair Simone requested that the applicant present rear-elevations to City Council, this was added as a condition of approval.

Member Carlos Barron moved to approve P2021-021 as amended and Bush White seconded. This motion passed unanimously.

P2021-022 Pearson Park Change of Zone

Planner Alyssa Knutson presented this item. She stated that this change of zone is for Pearson Park located on the corner of Highway 85 and Highway 52 proposes a change from I-1 to Parks & Open Space zoning. This zoning better aligns with the current use and with the City's comprehensive plan. The WWTP change of zone proposes a change from I-1 to Agricultural zoning. All notification requirements have been met.

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.

Member Barron asked if there would be any change to the public use allowed at Pearson Park as a result of this zoning change.

Knutson stated that the zoning does not change anything that is currently occurring at the site.

Member Bush White moved to approve P2021-022 as amended and Thomas Holton seconded. This motion passed unanimously.

P2021-023 WWTP Change of Zone

Planner Alyssa Knutson presented this item. This property is located on the north lot of the Pearson Park subdivision and is currently zoned I-1. The proposed zoning change is to Agricultural, this is the only zoning that allows gravel mining as a special use permit, which is the item being reviewed next. The comprehensive plan stated that parks should consist of open space and water storage, which directly aligns with the future proposed use. All notification requirements have been met and staff recommends approval.

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.

Member Holton asked for clarification on the rezoning of this lot before and after the proposed use is in place.

Planner Knutson stated that this would stay as agricultural if approved.

Member Bush White moved to approve P2021-023 and Kathy Kvasnicka seconded. This motion passed unanimously.

P2021-024 Inouye Gravel Mine Amended Special Use Permit

Planner Alyssa Knutson presented this item. She stated that this application is for a property located approximately 0.37 mile north of State Highway 52 and west of U.S. Highway 85 and includes the parcel that was just approved for a change of zone. Gravel mining for this piece has been previously approved and this application is an amendment to include City property. All notification requirements have been met and staff recommends approval.

Chair Simone addressed the applicant's representative, Andy Rodriguez, and asked if he understood that some members of this hearing may be appearing tonight via virtual connection and will not be appearing in-

person. He asked if they consented to the applicable members voting on the submittal and if they voluntarily signed and submitted the written waiver and consent to proceed electronically tonight in the hybrid planning commission meeting.

Mr. Rodriguez stated yes to all questions.

Mr. Rodriguez provided a brief presentation. He stated that the property is located north of State Highway 52 and directly west and adjacent to the South Platte River. The intent is to amend the Inouye Gravel Mine special use permit and include city property into the gravel mine. The project will be a slurry wall line, about 6,000 linear feet and the intent is to extract 1.5 to 2 million tons of aggregate, move it to the existing Inouye site and reclaim the site to a water storage reservoir. This use aligns with the adjacent land uses that include gravel mining, oil & gas and agricultural use. It is expected to mine 350,000 to 500,000 tons per year in 200-25 acre sections to minimize disturbance. Truck and material will access the site through WCR 14.5. Several permits have been acquired for this project, including permits from DRMS, State Engineer, CDPHE, WQCD, EPA and Fort Lupton. The site is below grade and should have no floodplain issues; there will be no on site fuel storage. This site will be buffered and is conducive to heavy machinery operations. The miner will be regulated and will maintain site conditions with no expected disturbance to wildlife. Surrounding groundwater will not be affected, there is potential for some mounding, however the river is a natural drainage, which will facilitate keeping the groundwater level. There is potential for recreational use on the trail corridor along this project.

Chair Simone addressed the applicant, Andy Rodriguez. He asked if he felt he felt he had a full and fair opportunity to participate in tonight's public hearing

Mr. Rodriguez stated yes

Chair Simone asked if there was anything he would have liked to present that he felt he was prevented from doing.

Mr. Rodriguez stated no.

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.

Member Holton asked for clarification on the current ownership of the Inouye Mine and the WWTP site, plans for long-term private usage and whether the mineral lease includes a liner for the pit.

Applicant Robb VanderSchaaff stated that the Inouye Mine is owned by Tricycle Lane Ranches, which is a sister company of BURNO, the WWTP site is owned by the City.

Public Works Director stated that the lease does include the slurry wall liner.

Member Holton asked for clarification on the distance of the pit from the river.

Director Vestal stated that the existing lagoons, which are about 10 feet deep, are about 50 feet from the river bottom and mining will not get any closer.

Member Meyers asked for clarification on what will drain into the river.

Director Vestal stated that the drainage that will occur into the river would be excess irrigation water due to the natural drainage path and the mining permit prevents anything else from being drained into the river.

Member Thomas Holton moved to approve P2021-024 and Carlos Barron seconded. This motion passed unanimously.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

A discussion of the Development Code Update took place.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on October 14, 2021 at 6:00pm

ADJOURNMENT

Chair Simone adjourned the meeting at 7:04 PM.

Submitted by

_____
Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

_____
Mike Simone, Chair

INOUYE 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 in 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.

Form PLAN002

CITY OF Fort Lupton EST 1836

COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortlupton.org

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: SUP Gravel Mining
☐ 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: _____

CITY OF Fort Lupton EST 1836

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
Phone: 303-857-6694
Fax: 303.857.0351
www.fortluptonco.gov

APPLICATION FOR SPECIAL USE PERMIT

A pre-application conference and site visit may be required prior to submitting the Special Use Permit Application. The applicant may meet with representatives from the Planning Department to discuss the applicant's intended submittal, the City's application requirements and processes and other information relevant to the proposed application. Please contact the Planning Department at 303-857-6694.

Applicant should provide the following:

1. Plat of area with proposed zoning with vicinity map identifying site and surrounding area. If you are constructing a new building or adding to an existing building as part of this application, you must also submit a plot plan, construction plans, and a drainage plan. Approval of the special use permit will be based upon the drawings submitted unless changes are recommended by the engineer, planning commission, or city council.
2. Information as requested.

The applicant is responsible for the following:

1. Posting a hearing notice on the property 15 days prior to the hearing.

Name of Property Owner(s): 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

INOUYE 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 INOUYE 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.

Current Zoning:

Inouye Site-Agricultural
WWTP Site-Agricultural

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.

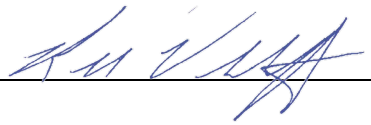
4. Are you required to obtain any special licenses or permits through any other government agency? If yes, what types of licenses and permits are required?
   DRMS Permit, SWSP Permit through DWR and CDPHE Permit.

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

INOUYE GRAVEL MINE - WASTEWATER TREATMENT PLANT (WWTP) AMENDMENT

SPECIAL USE PERMIT DESCRIPTION

EXISTING CONDITIONS

INOUYE 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 INOUYE 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 activates 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 mount of agricultural actives 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 (Quarternary 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

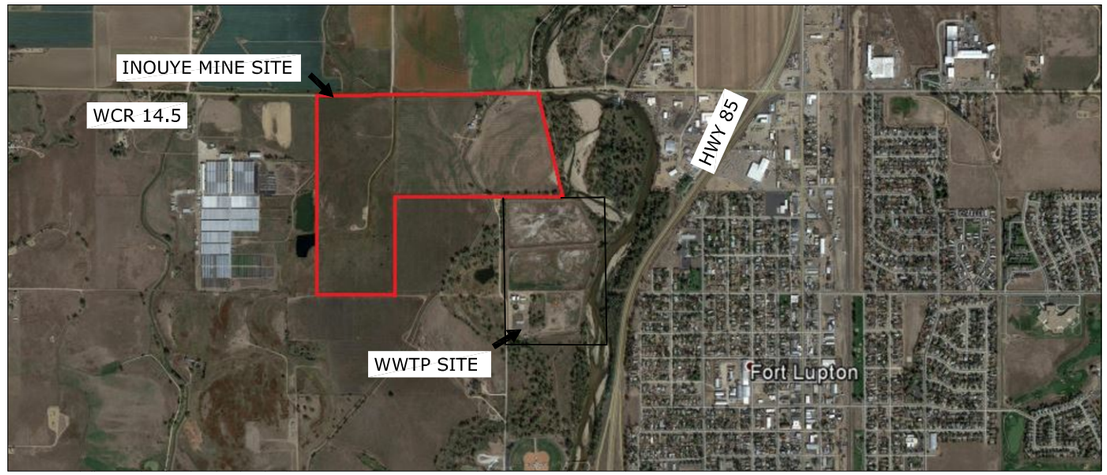
Burnco Colorado, LLC has a full-time weed manager on staff. This person is responsible for monitoring and controlling noxious weeds as they appear. Burnco Colorado, LLC typically prefers to control weeds mechanically, by mowing and/or discing. If necessary, weeds will be killed with a contact herbicide. 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

INOUYE GRAVEL MINE WWTP AMENDMENT - DRMS PERMIT M2018-037-AM01

CITY OF FORT LUPTON, COLORADO



PROJECT LOCATION MAP

NORTH

SCALE: 1" = 500 UNITS

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 elimnate 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 as provided below. All onsite lighting on the property will direct light down 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.

CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS FOR THE CONSTRUCTION THE DRMS PERMIT FOR THE INOUYE GRAVEL MINE WERE PREPARED UNDER MY DIRECT SUPERVISION FOR THE OWNERS THEREOF.

BY: _____ DATE: 07/23/21

ANDREW R. RODRIGUEZ, P.E.

BESTWAY CONCRETE INC. DOES HEREBY ACCEPT AND APPROVE THESE PLANS FOR THE DRMS PERMIT.

BY: _____ 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

INOUYE 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 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 SAID DESCRIBED INOUYE 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 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.

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

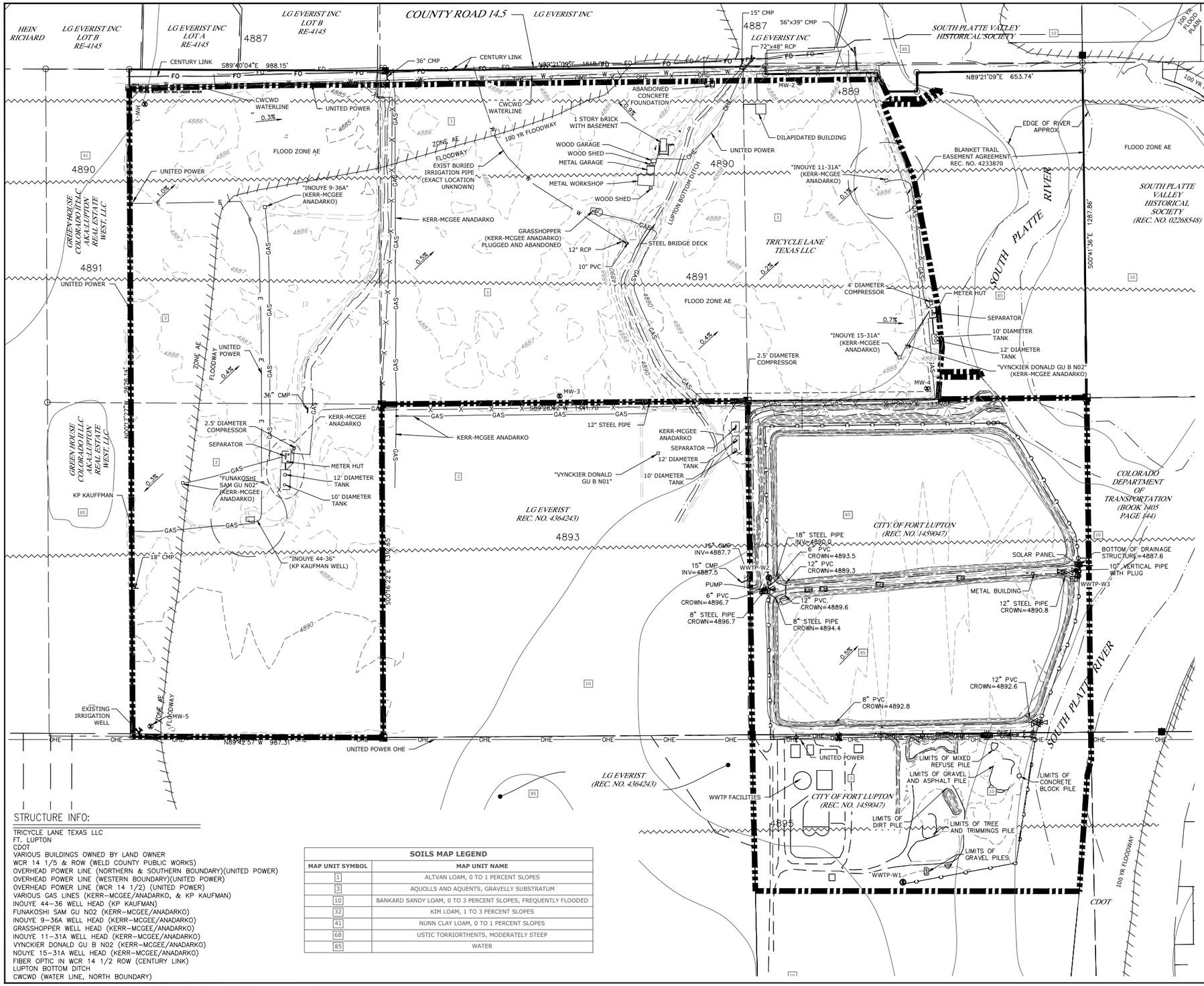
THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY RESOLUTION NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE ____DAY OF _____, A.D. 20___ AND THAT THE MAYOR OF THE CITY OF FORT LUPTON, AS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

_____
MAYOR

BY: _____
CITY CLERK
(SEAL)

811 Know what's below. Call before you dig.

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



811 Know what's below. Call before you dig.

SURVEY INFO:

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com

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
- 10 SOILS TYPE
- 4887 EXISTING CONTOUR (1' INTERVAL)
- 4893 EXISTING FLOOD PLAIN ELEVATION
- 100 YR FLOODWAY
- 100 YR FLOOD PLAIN
- R RECORDED
- P PLATTED
- M MEASURED
- B-6 BORE LOCATION
- MW-3 MONITORING WELL
- 0.4% EXISTING GROUND SLOPE
- SOUTH PLATTE VALLEY HISTORICAL SOCIETY (REC. NO. 02268548) PROPERTY OWNER

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)
INOUYE 44-36 WELL HEAD (KP KAUFMAN)
FUNAKOSHI SAM GU N02 (KERR-MCGEE/ANADARKO)
INOUYE 9-36A WELL HEAD (KERR-MCGEE/ANADARKO)
GRASSHOPPER WELL HEAD (KERR-MCGEE/ANADARKO)
INOUYE 11-31A WELL HEAD (KERR-MCGEE/ANADARKO)
VYNCKIER DONALD GU B N02 (KERR-MCGEE/ANADARKO)
NOUYE 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

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 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

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 THERETO.

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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

INOUYE-WWTP AMENDMENT
GRAVEL MINE-AM01
FT. LUPTON, COLORADO

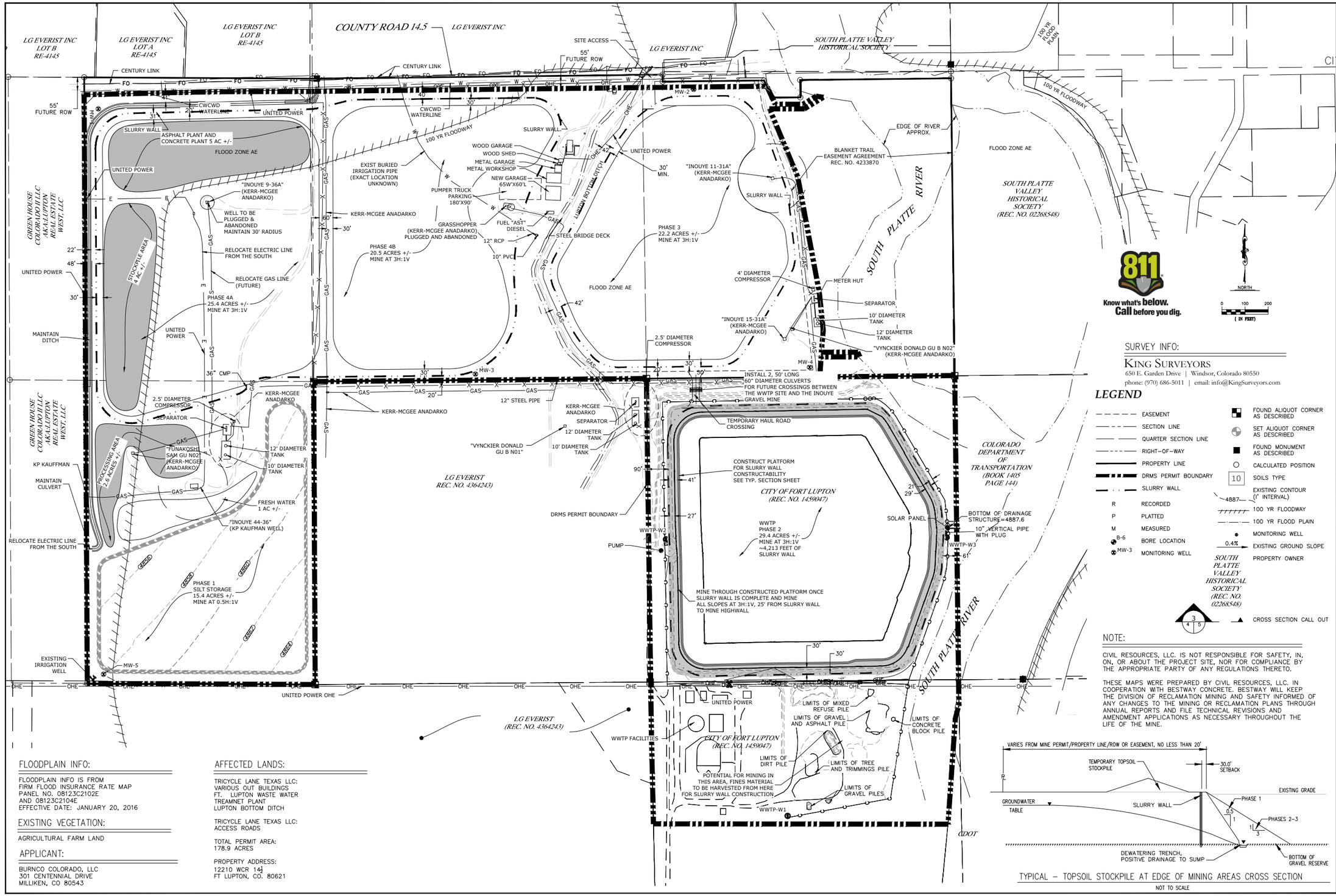
REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: ARR
DRAWN BY: ARR
CHECKED BY: ARR
DATE: JUNE, 2020
SCALE: AS NOTED
AS NOTED
JOB NO.: 213.001.29
DWG NAME: COVER-EXISTING CONDITIONS-INOUYE-SUP FD.DWG

EXISTING

SHEET: 2



811 Know what's below. Call before you dig.

SURVEY INFO:

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com

LEGEND

- EASEMENT
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- DRMS PERMIT BOUNDARY
- SLURRY WALL
- R RECORDED
- P PLATTED
- M MEASURED
- B-6 BORE LOCATION
- MW-3 MONITORING WELL
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- 10 SOILS TYPE
- 4887 EXISTING CONTOUR (1' INTERVAL)
- 100 YR FLOODWAY
- 100 YR FLOOD PLAIN
- MONITORING WELL
- 0.4% EXISTING GROUND SLOPE
- PROPERTY OWNER
- 3 / 4 5 CROSS SECTION CALL OUT

SOUTH PLATTE VALLEY HISTORICAL SOCIETY (REC. NO. 02268548)

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TYPICAL – TOPSOIL STOCKPILE AT EDGE OF MINING AREAS CROSS SECTION

NOT TO SCALE

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 TREAMNET PLANT
LUPTON BOTTOM DITCH

TRICYCLE LANE TEXAS LLC:
ACCESS ROADS

TOTAL PERMIT AREA:
178.9 ACRES

PROPERTY ADDRESS:
12210 WCR 14½
FT LUPTON, CO. 80621

CIVIL RESOURCES, LLC
323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
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301 CENTENNIAL DR.
MILLIKEN, CO 80543
970 587 7277
CONTACT: MARK JOHNSON

INOUYE-WWTP AMENDMENT
GRAVEL MINE-AM01
FT. LUPTON, COLORADO

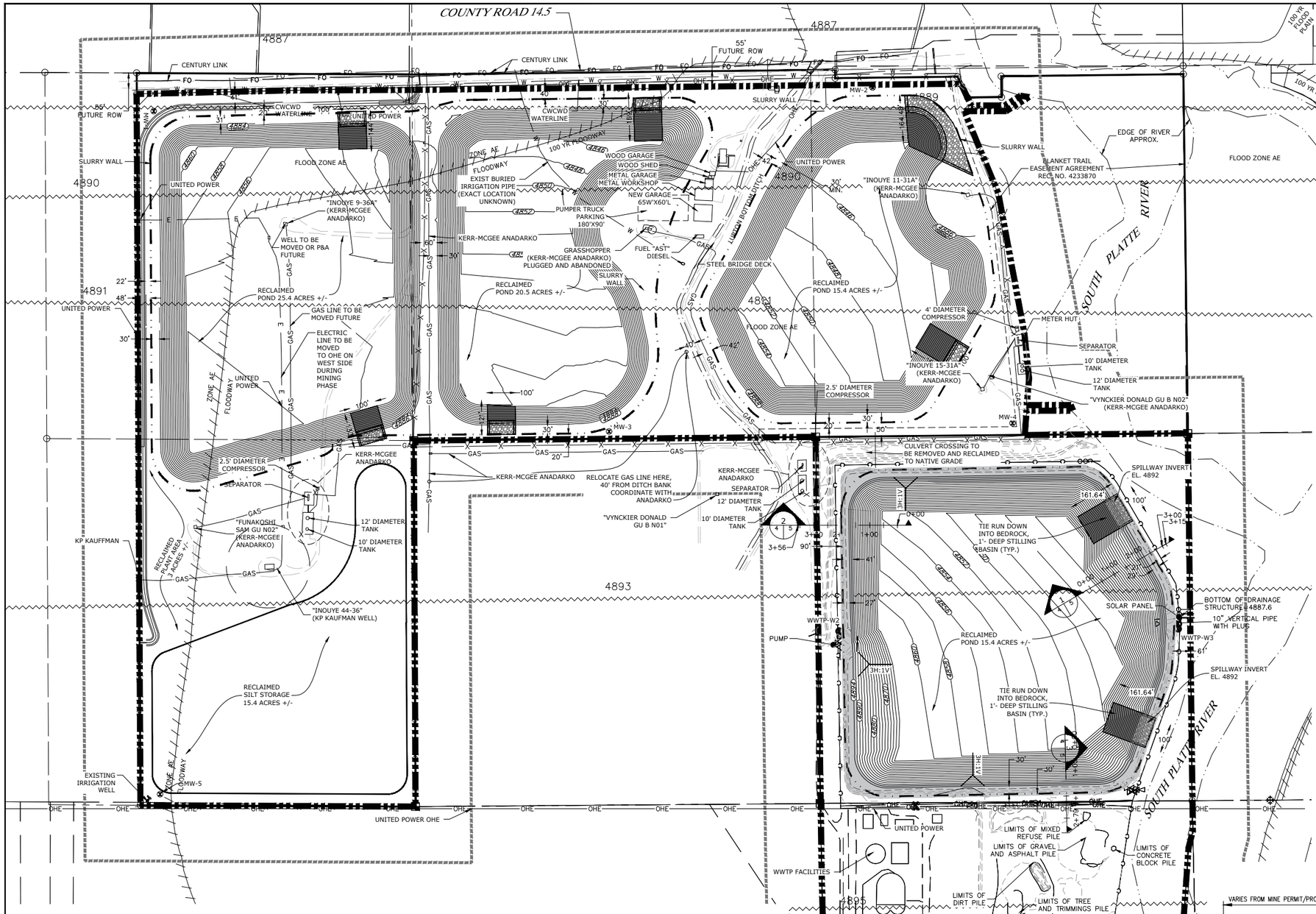
REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: GL | DATE: JUNE, 2020
DRAWN BY: ARR | SCALE: AS NOTED
CHECKED BY: ARR | AS NOTED
JOB NO.: 213.001.29
DWG NAME: C:\GVER-EXISTING CONDITIONS-INOUYE-SUP_FD.DWG

MINE

SHEET: 3



FLOODPLAIN INFO:

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FIRM FLOOD INSURANCE RATE MAP
PANEL NO. 08123C2102E
AND 08123C2104E
EFFECTIVE DATE: JANUARY 20, 2016

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LUPTON BOTTOM DITCH

TRICYCLE LANE TEXAS LLC:
ACCESS ROADS

TOTAL PERMIT AREA:
178.9 ACRES

PROPERTY ADDRESS:
12210 WCR 14½
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

Know what's below. Call before you dig.

NORTH
0 100 200
(IN FEET)

SURVEY INFO:
KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com

LEGEND

- EASEMENT
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PERMIT BOUNDARY
- SLURRY WALL
- R RECORDED
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- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- 10 SOILS TYPE
- 4887 EXISTING CONTOUR (1' INTERVAL)
- 100 YR FLOODWAY
- 100 YR FLOOD PLAIN
- MONITORING WELL
- 0.4% EXISTING GROUND SLOPE
- PROP OWNER PROPERTY OWNER
- 3 / 4 / 5 CROSS SECTION CALL OUT

NOTE:

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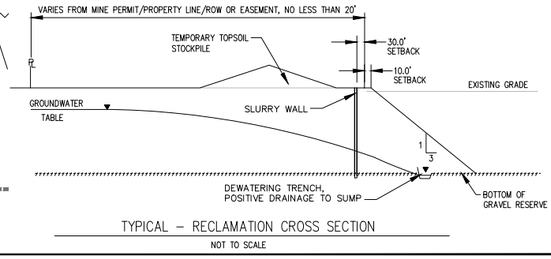

TYPICAL – RECLAMATION CROSS SECTION
NOT TO SCALE

CIVIL RESOURCES, LLC
323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
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INOUYE-WWTP AMENDMENT
GRAVEL MINE-AM01
FT. LUPTON, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: GL
DRAWN BY: ARR
CHECKED BY: GL
DATE: JUNE 2018
SCALE: AS NOTED
AS NOTED
JOB NO.: 213.001.29
DWG NAME: COVER-EXISTING CONDITIONS-INOUYE-SUP FD.DWG

RECLAIM

SHEET: 4

Kimley»Horn

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

	AM Peak Hour		PM Peak Hour	
SCENARIO	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

	AM Peak Hour		PM Peak Hour	
SCENARIO	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

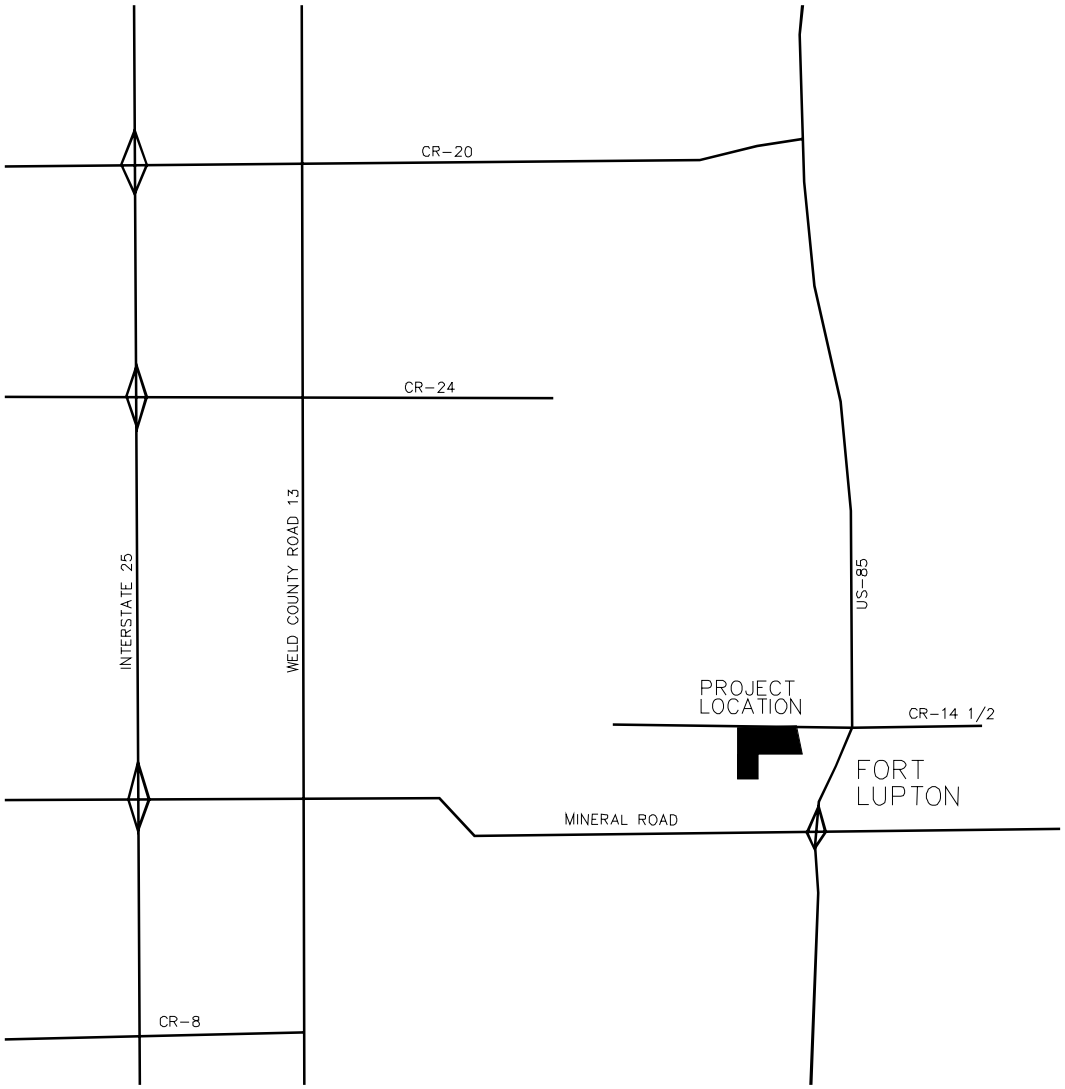
The Inouye Gravel Pit is anticipated to generate approximately 376 daily trips during the weekday operating hours of 6:00 AM to 6:00 PM. Of these, 44 peak hour trips are anticipated (trucks and employees) in the morning and afternoon peak hours. Based on the analysis presented in this report, Kimley-Horn 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.

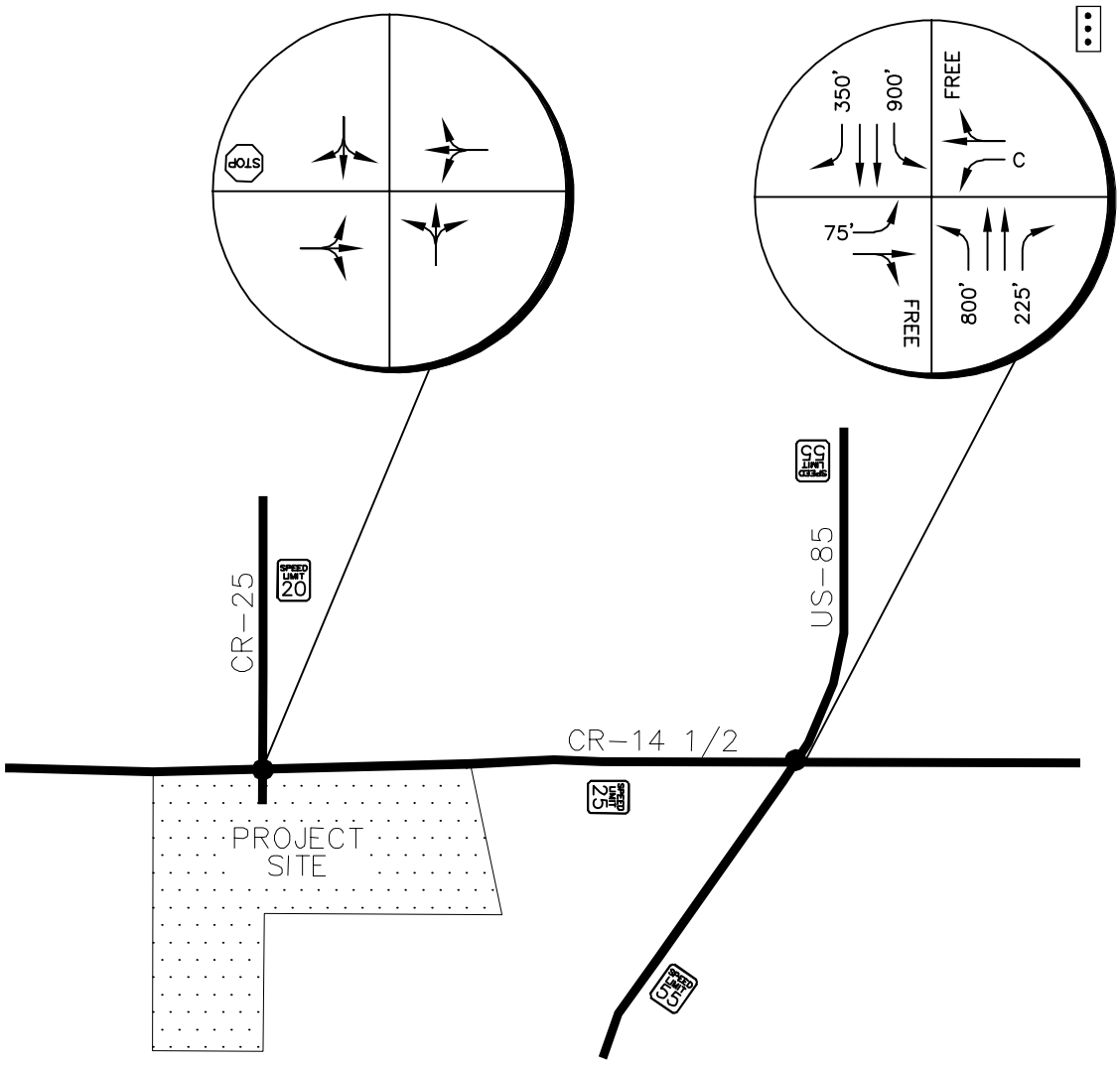
Curtis D. Rowe, P.E., PTOE
Vice President

NORTH
NTS 096548001



INOUYE GRAVEL PIT
FORT LUPTON, COLORADO
VICINITY MAP

FIGURE 1

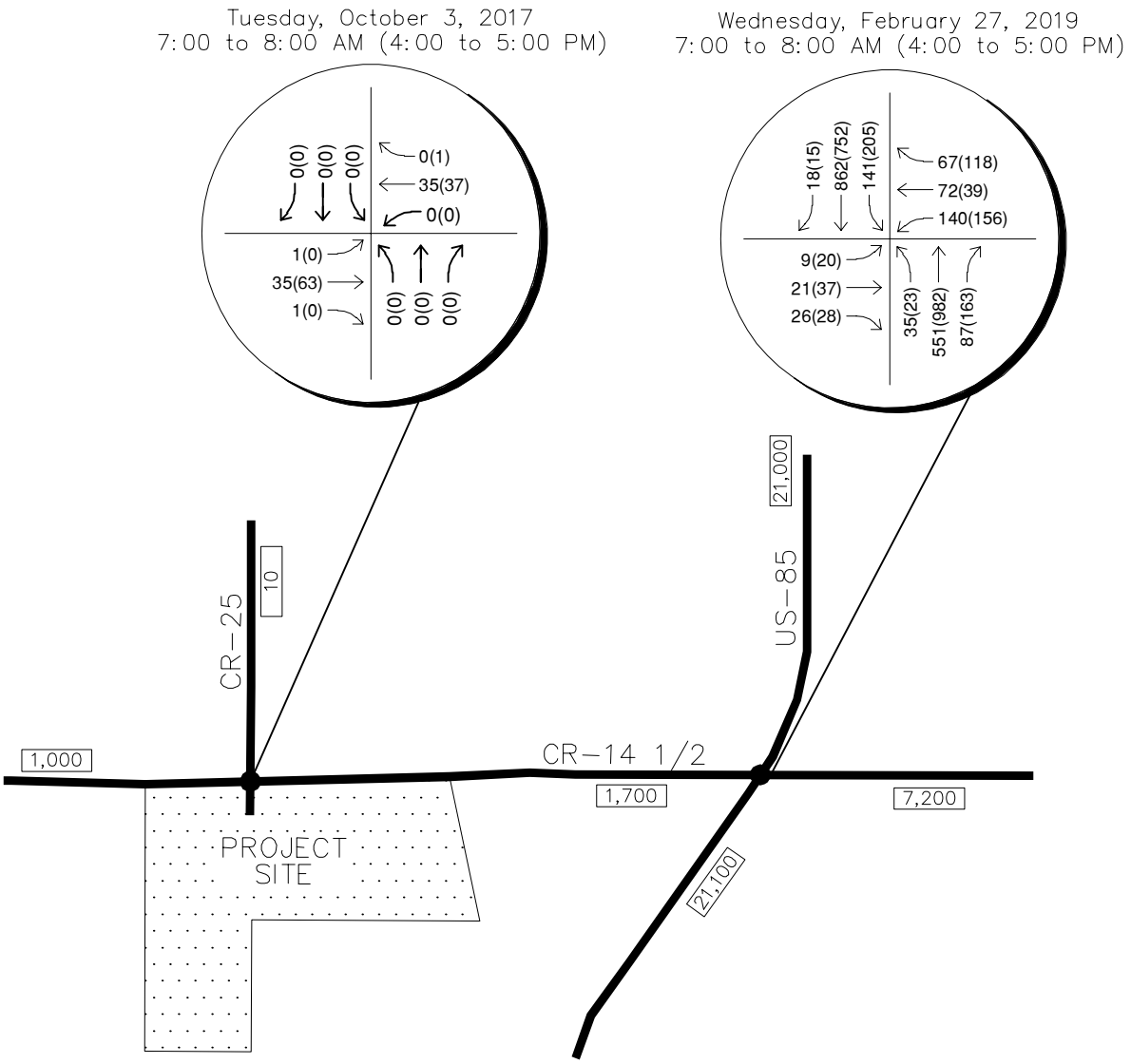


LEGEND

- Study Area Key Intersection
- Roadway Speed Limit XX
- Signalized Intersection
- STOP Stop Controlled Approach
- 100' Turn Lane Length (feet)
- C Continuous Turn Lane

INOUYE GRAVEL PIT
FORT LUPTON, COLORADO
EXISTING LANE CONFIGURATIONS

FIGURE 2



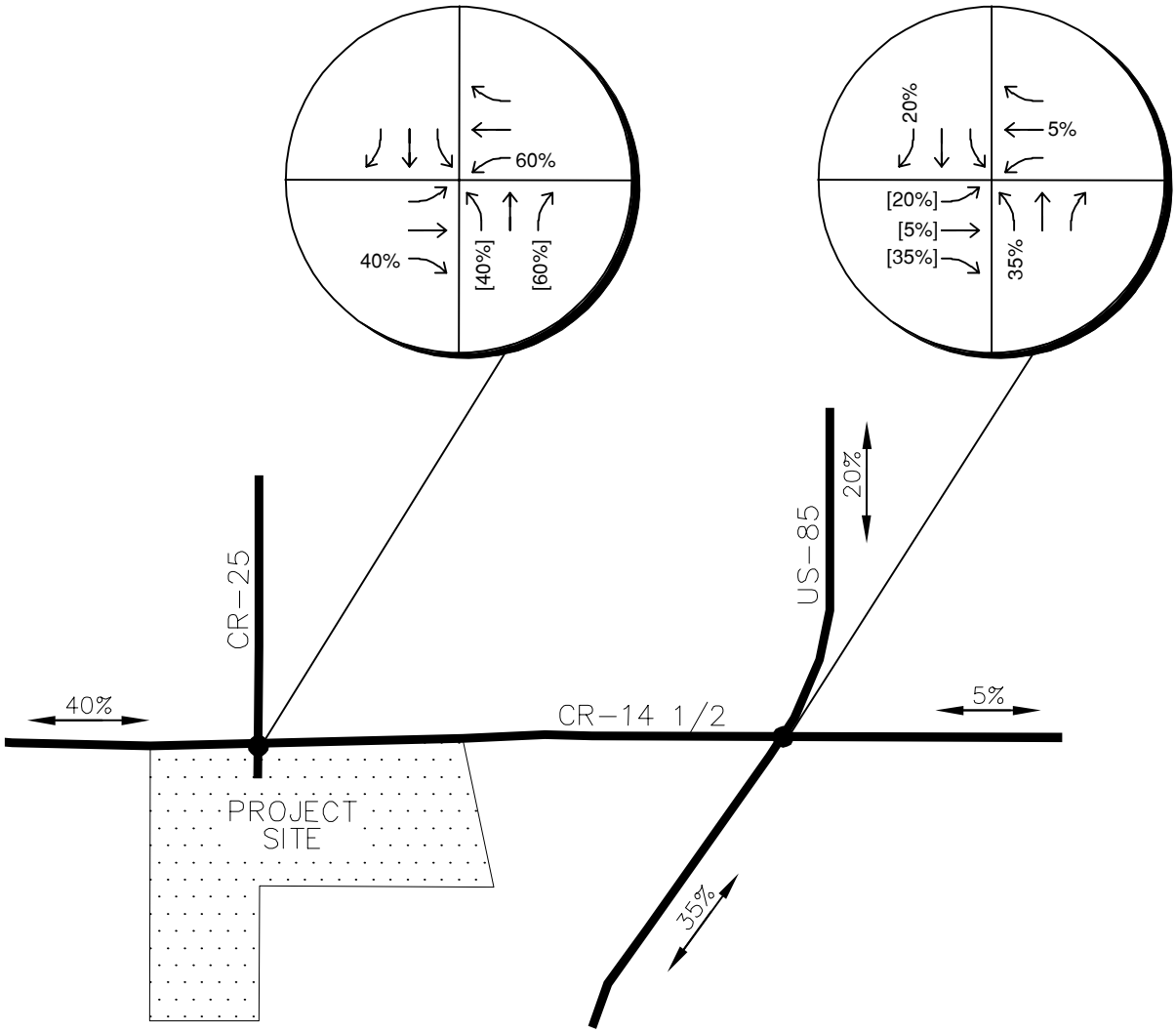
LEGEND

- ● Study Area Key Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume

INOUYE GRAVEL PIT
FORT LUPTON, COLORADO
EXISTING WEEKDAY TRAFFIC VOLUMES

FIGURE 3

Kimley»Horn



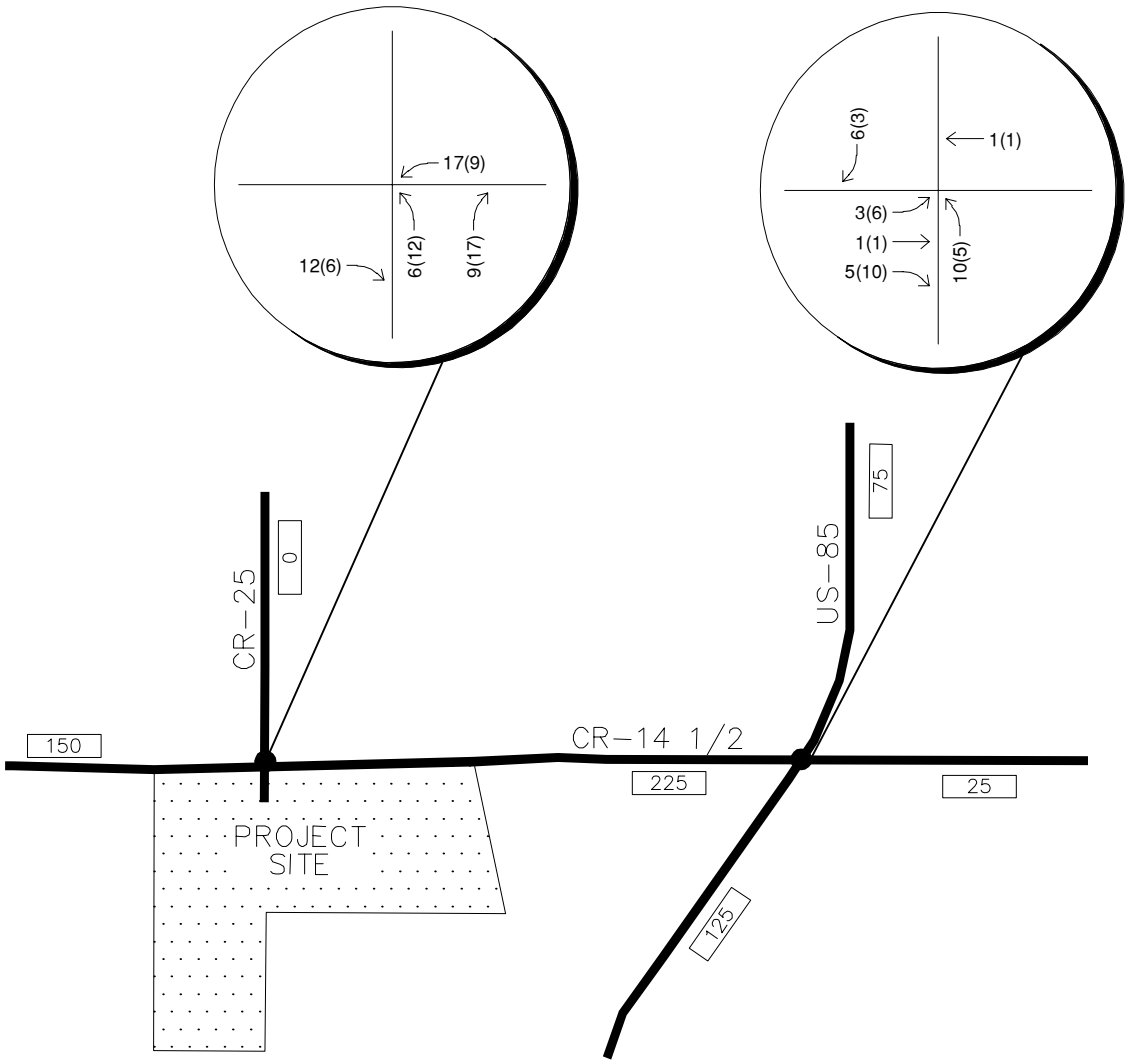
LEGEND

● Study Area Key Intersection

XX%[XX%] Entering[Exiting] Trip Distribution Percentage

INOUYE GRAVEL PIT
FORT LUPTON, COLORADO
WORKER PROJECT TRIP DISTRIBUTION

FIGURE 4

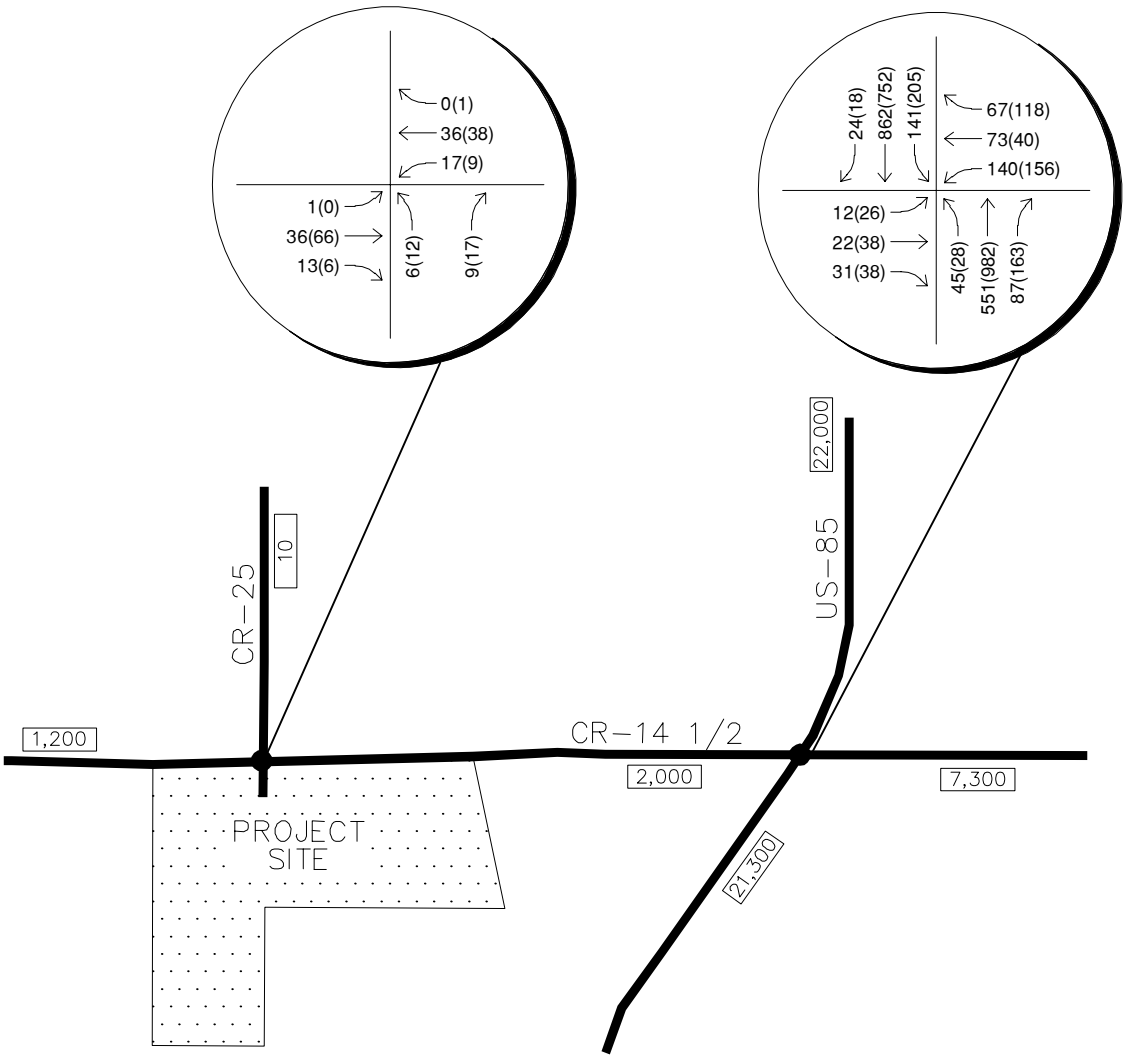


LEGEND

- ● Study Area Key Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume

INOUYE GRAVEL PIT
FORT LUPTON, COLORADO
PROJECT TRAFFIC ASSIGNMENT

FIGURE 5



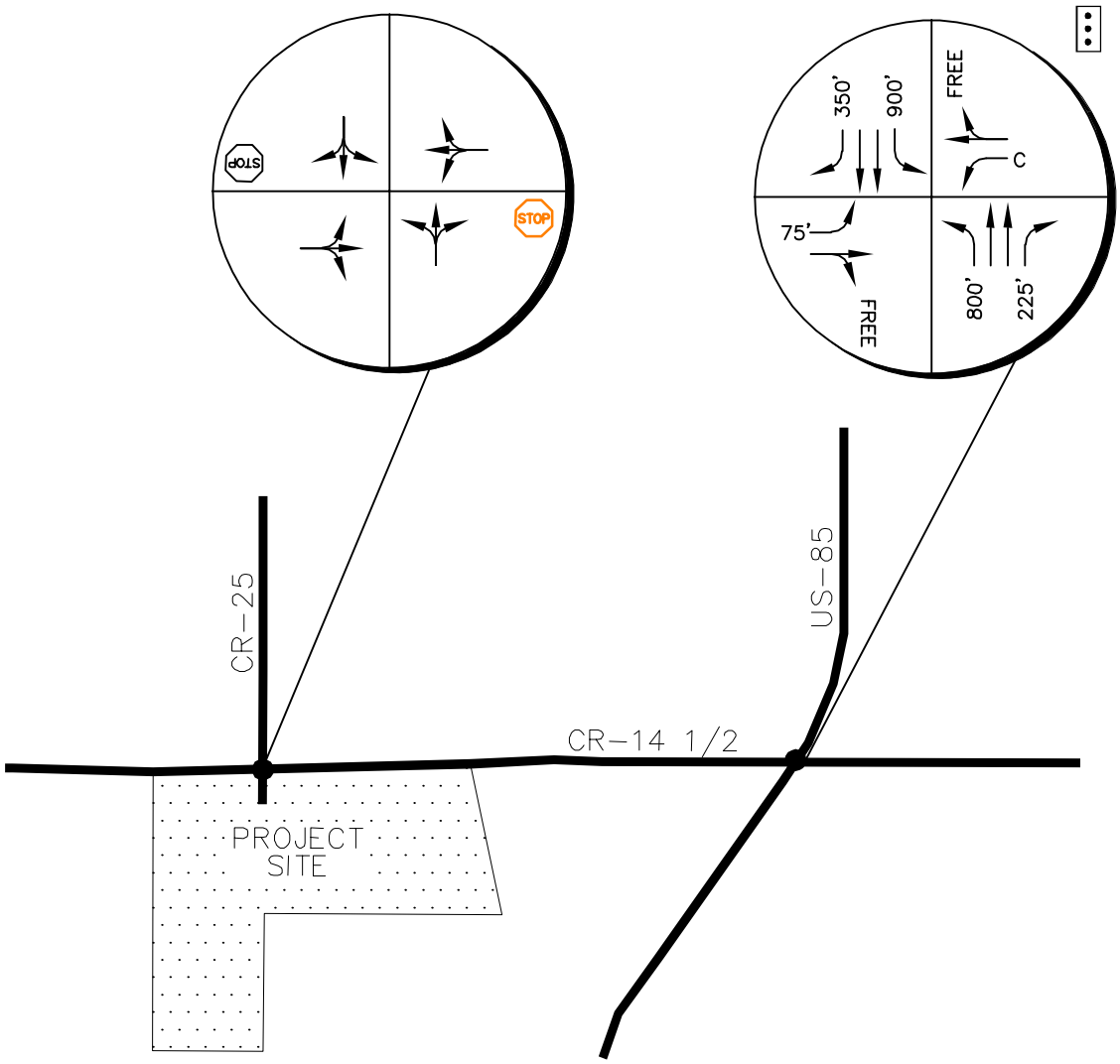
LEGEND

- ● Study Area Key Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume

INOUYE GRAVEL PIT
FORT LUPTON, COLORADO
EXISTING PLUS PROJECT
TRAFFIC VOLUMES

FIGURE 6

Kimley»Horn



LEGEND

- Study Area Key Intersection
- Signalized Intersection
- STOP Stop Controlled Approach
- 100' Turn Lane Length (feet)
- C Continuous Turn Lane
- Improvement

INOUYE GRAVEL PIT
FORT LUPTON, COLORADO
RECOMMENDED LANE
CONFIGRUATION 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

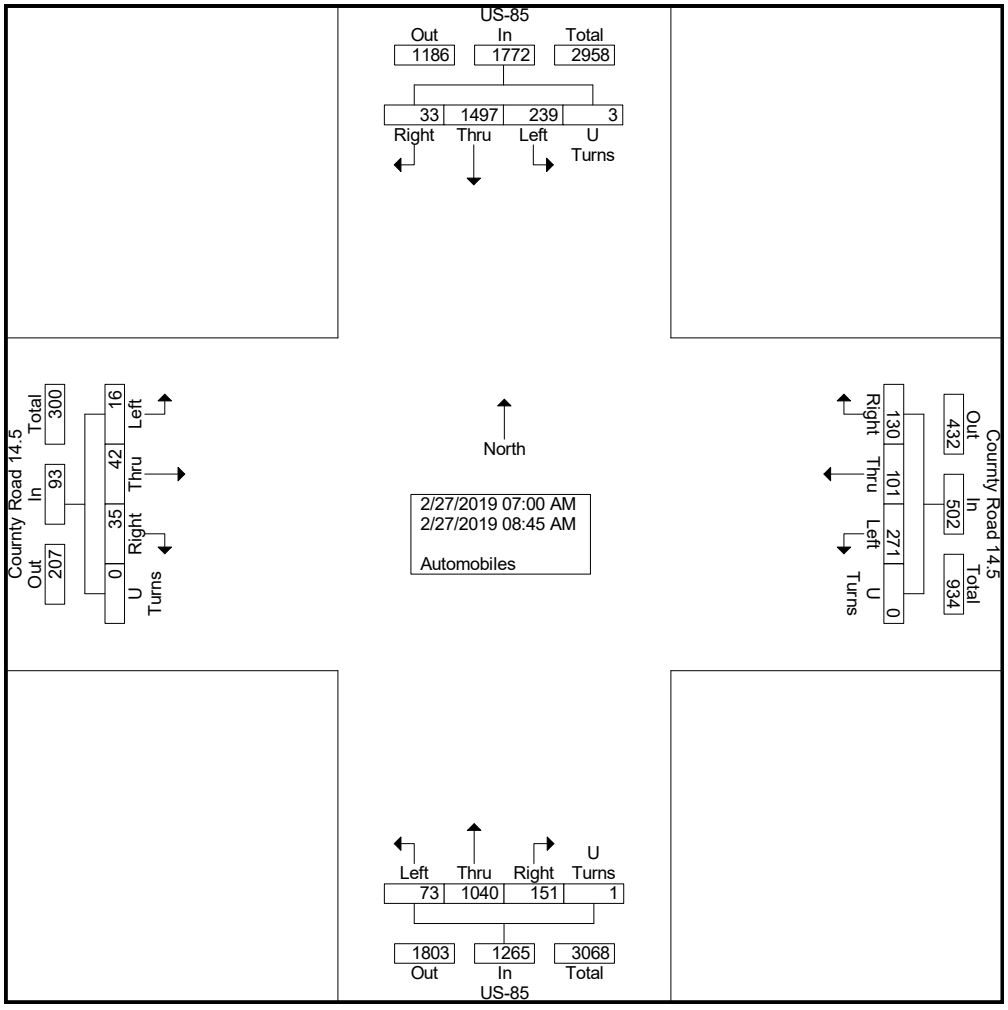
Groups Printed- Automobiles

	Cournty Road 14.5 Eastbound					Cournty 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
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

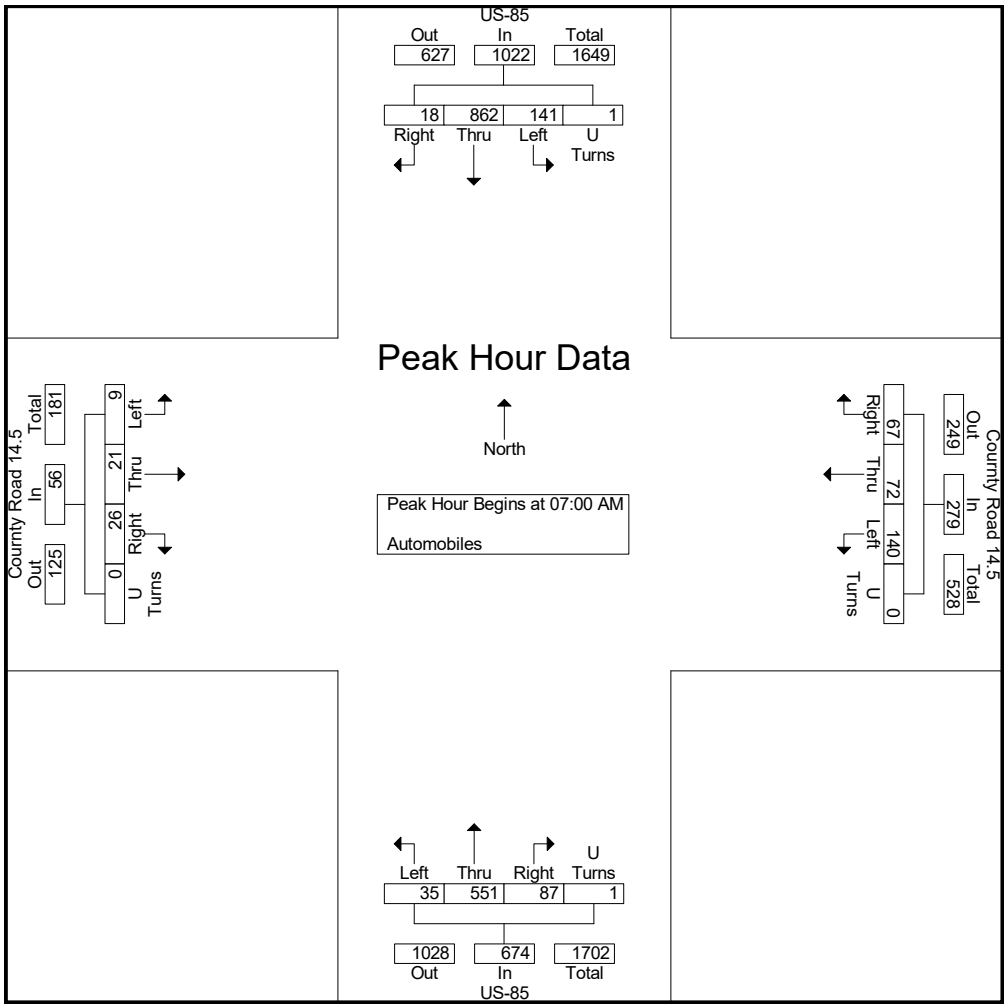


Ridgeview Data Collection

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 : 3

	Cournty Road 14.5 Eastbound					Cournty 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 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

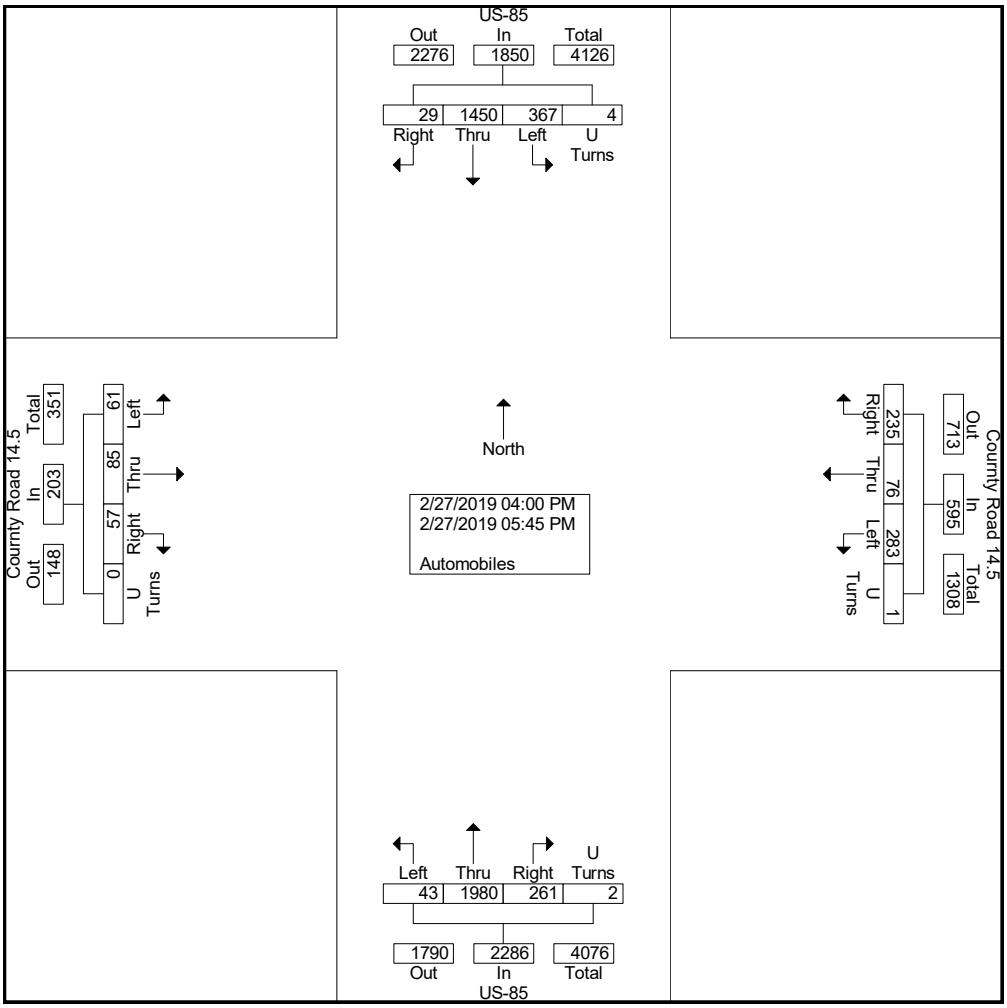
Groups Printed- Automobiles

	Cournty Road 14.5 Eastbound					Cournty 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
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 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 : 2

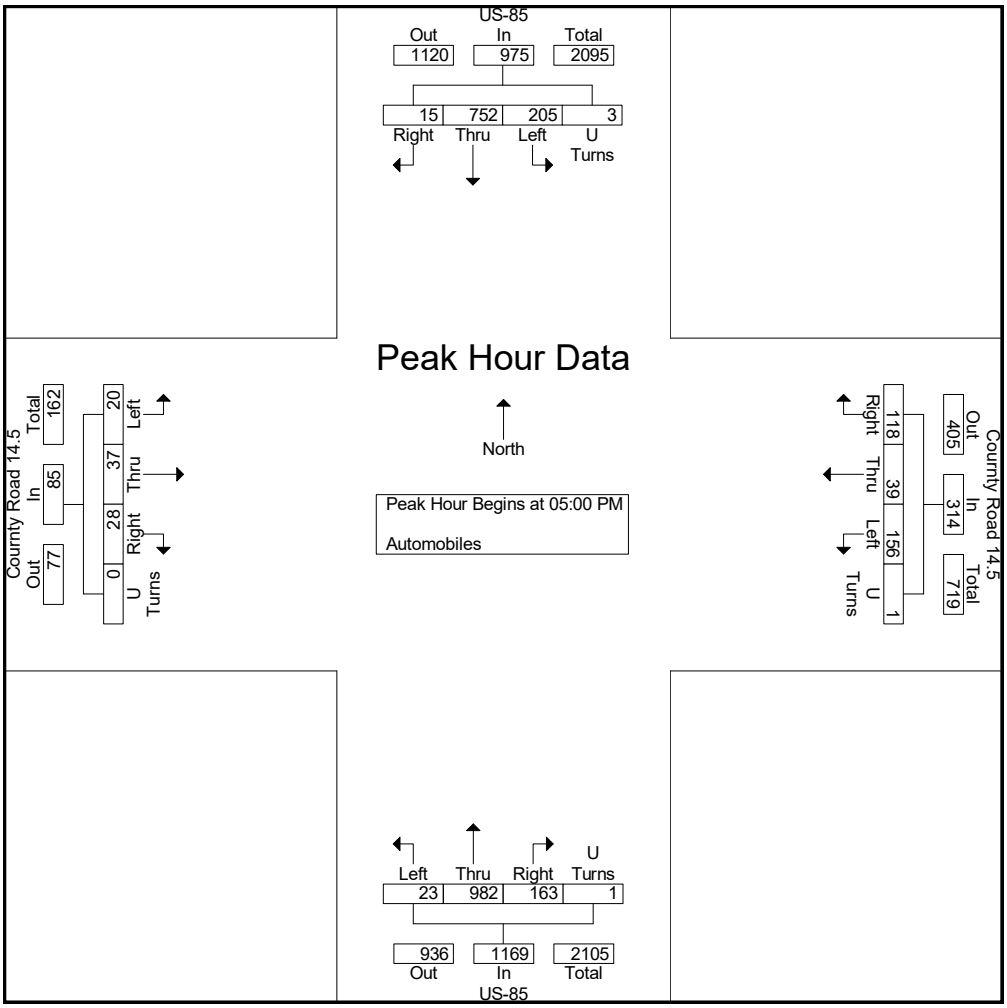


Ridgeview Data Collection

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 : 3

	Courny Road 14.5 Eastbound					Courny 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



RDC
Ridgeview Data Collection

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

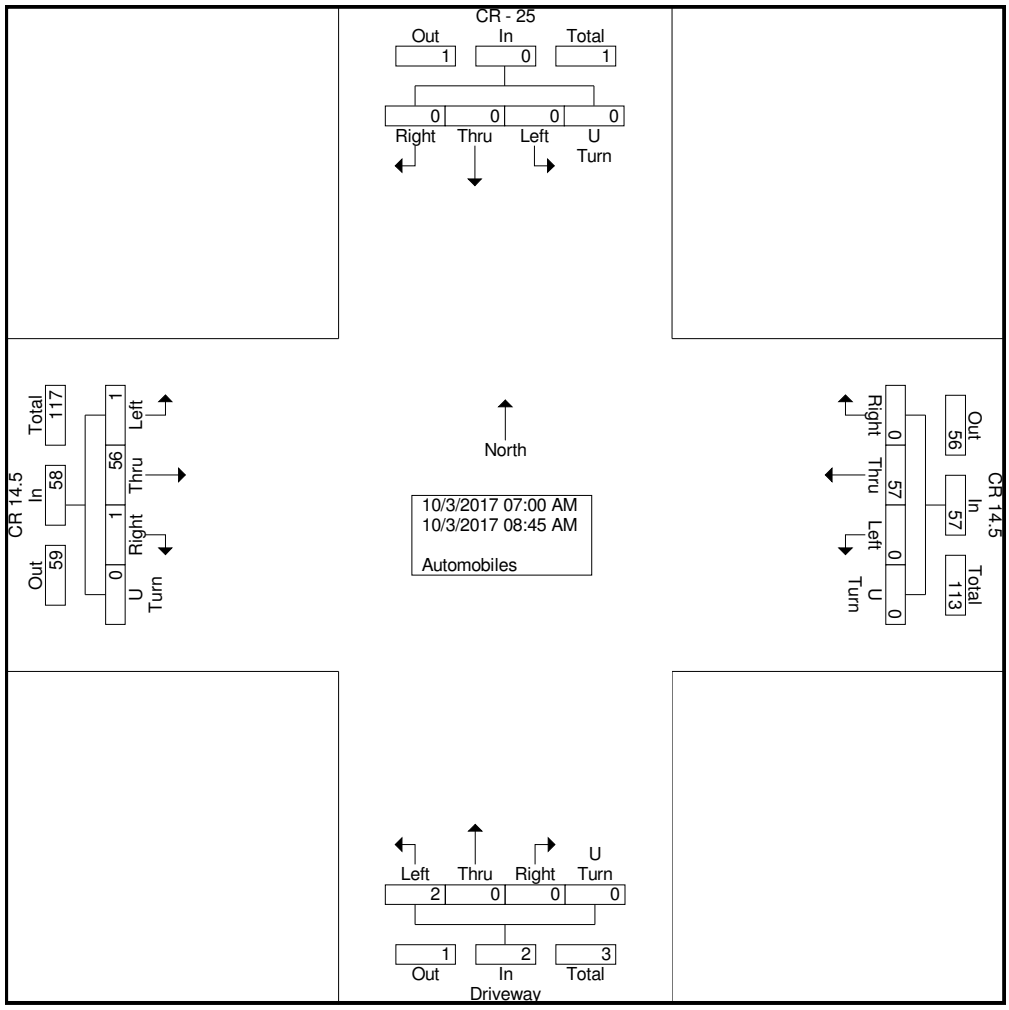
	CR 14.5 Eastbound					CR 14.5 Westbound					Driveway Northbound					CR - 25 Southbound					
Start Time	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Int. Total
07:00 AM	0	10	0	0	10	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	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	

RDC
Ridgeview Data Collection

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 : 2



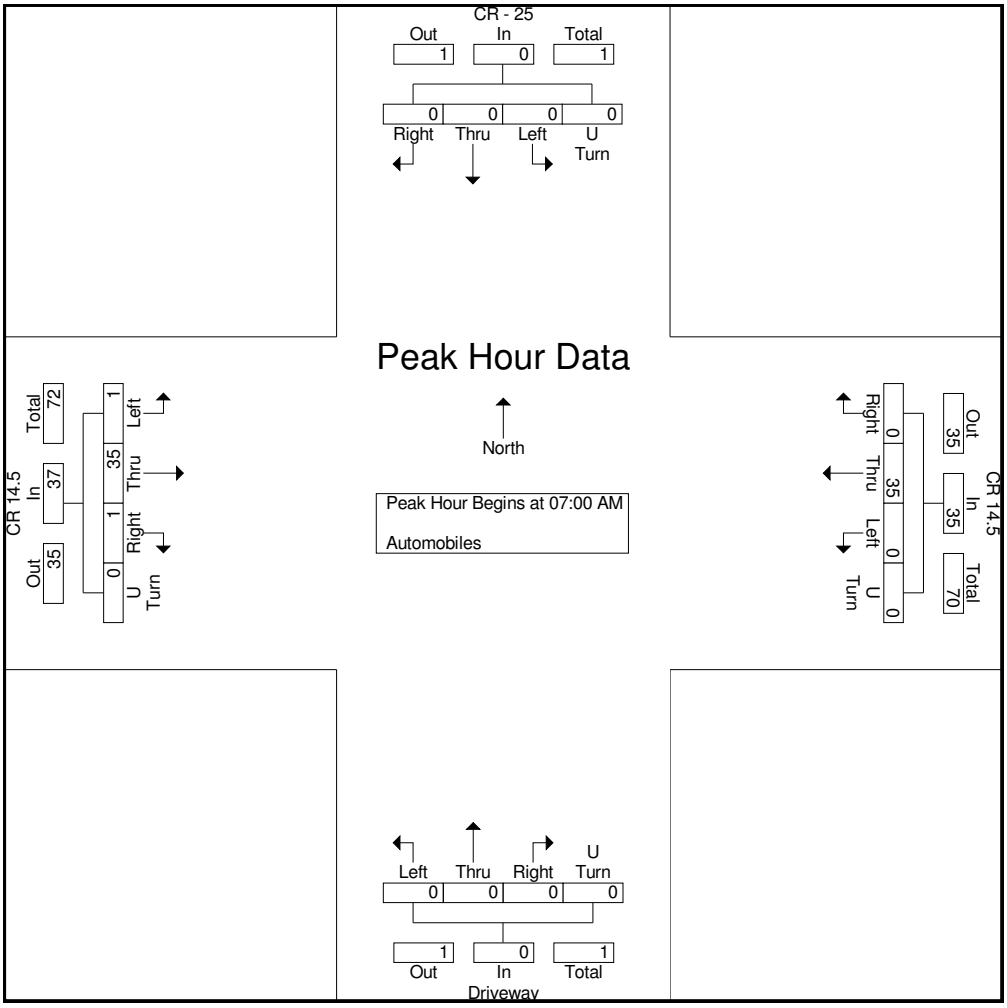
RDC
Ridgeview Data Collection

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 : 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



RDC
Ridgeview Data Collection

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

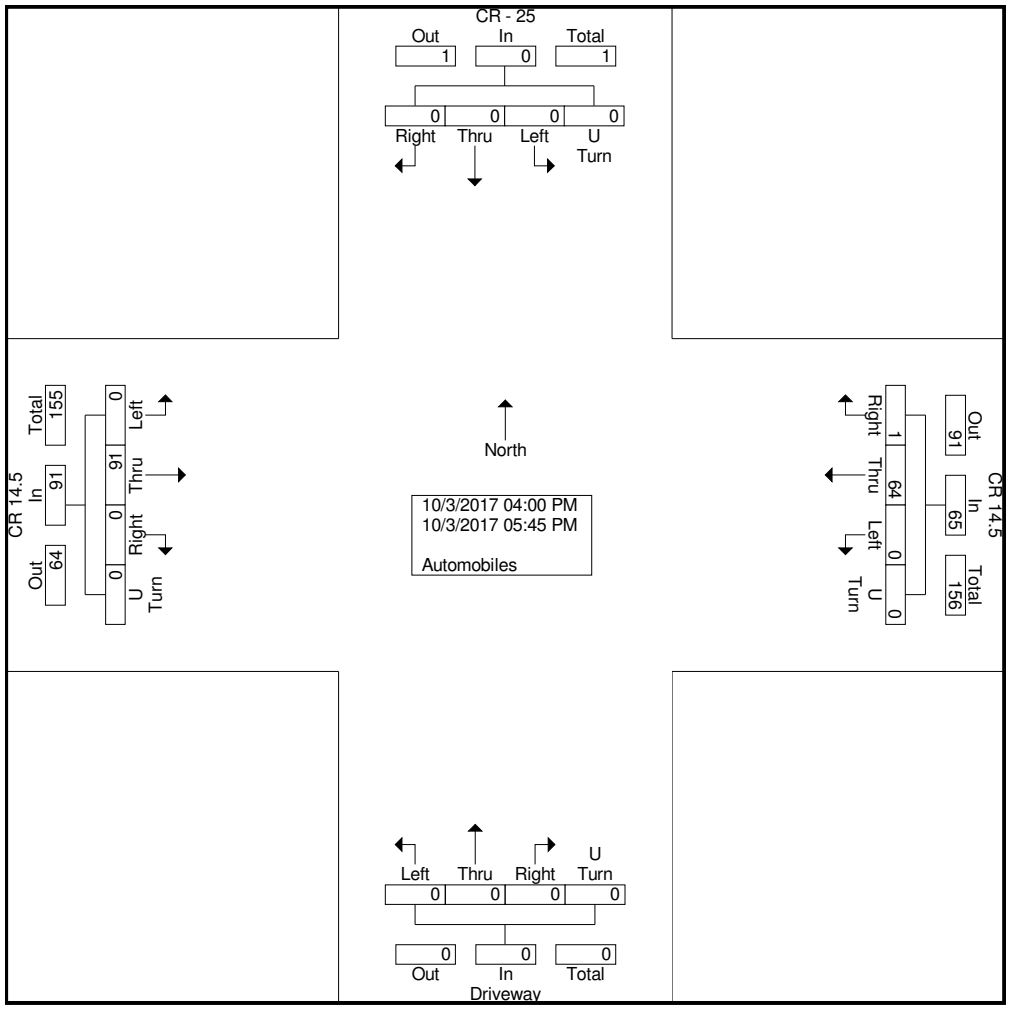
	CR 14.5 Eastbound					CR 14.5 Westbound					Driveway Northbound					CR - 25 Southbound					
Start Time	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Left	Thru	Right	U Turn	App. Total	Int. Total
04:00 PM	0	31	0	0	31	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	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	

RDC
Ridgeview Data Collection

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 : 2



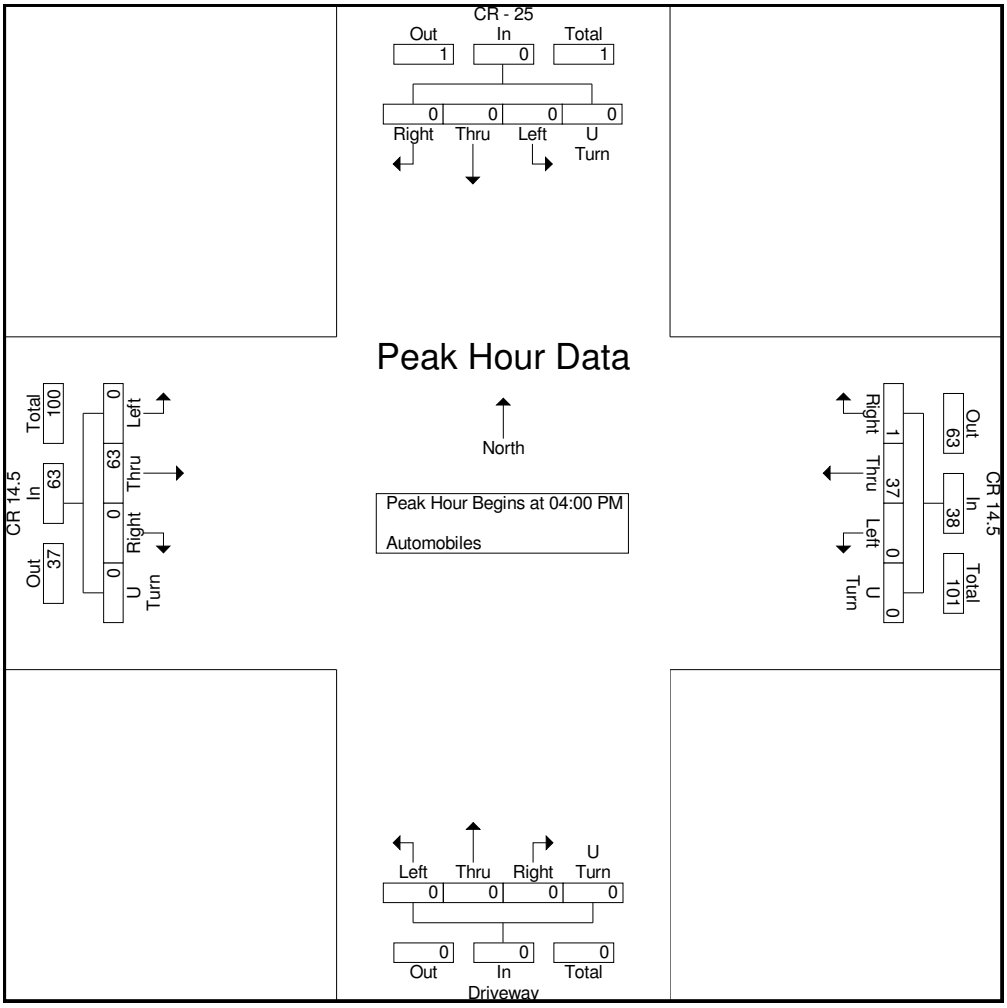
RDC
Ridgeview Data Collection

Morrison, CO 80465

Ft. Lupton, CO
Inouye Gravel Pit
PM Peak
CR 14.5 and CR 25

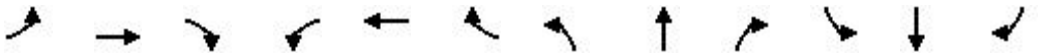
File Name : CR 14.5 and CR 25 PM
Site Code : IPO 269
Start Date : 10/3/2017
Page No : 3

	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		
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



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

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

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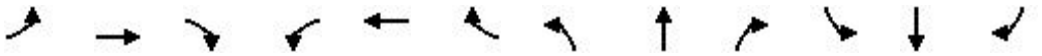

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	20	37	28	156	39	118	23	982	163	205	752	15
Future Volume (veh/h)	20	37	28	156	39	118	23	982	163	205	752	15
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	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

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

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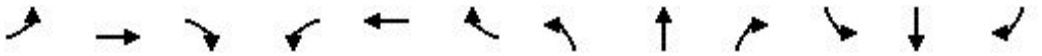

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	12	22	31	140	73	67	45	551	87	141	862	24
Future Volume (veh/h)	12	22	31	140	73	67	45	551	87	141	862	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		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

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

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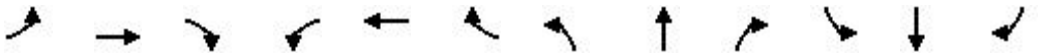

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	38	38	156	40	118	28	982	163	205	752	18
Future Volume (veh/h)	26	38	38	156	40	118	28	982	163	205	752	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	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

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

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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	-	-	-

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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 Q(veh)	0.1	0	-	-	0	-	-	-

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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

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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

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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

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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		350
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

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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 Liability:	**$4,382,207.00**

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

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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

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

Jeff Ver Steeg, Acting Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Robert W. Bray • Matthew Burkett • Charles Garcia • Marie Haskett
Carrie Besnette Hauser • John Howard, Chair • Marvin McDaniel • Colleen Peppler • Jennifer Rieke Taylor • James Vigil, Secretary • Michelle Zimmerman, Vice-Chair

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,

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

Roy V
Roy L. Vestal, P.E.
Public Works Director / City Engineer
CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US
130 S. McKinley, Fort Lupton, CO 80621
Office: 720.466.6109
Mobile: 720.966.3613

From: 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:
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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

CITY OF
Fort Lupton
EST 1836
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Planning & Building

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

Sign Posting Affidavit

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.

Notary Public

AMBER PHILLIPS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144004824
MY COMMISSION EXPIRES DECEMBER 31, 2022

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

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

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application 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

CITY OF
Fort Lupton
EST 1836
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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

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

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

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

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

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

KERR-MCGEE OIL & GAS ONSHORE LP
C/O LAND MANAGER/WATTERNBERG
1099 18TH ST
STE 1500
DENVER, CO 80202

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

RICHARD HEIN
PO BOX 649
FORT LUPTON, CO 80621

EXTRACTION OIL & GAS INC
370 17TH ST
STE 5300
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

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

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

City Official

CITY OF
Fort Lupton
EST 1836

Planning & Building

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

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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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 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.

CITY OF
Fort Lupton
EST 1836

Planning & Building

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

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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SPECIAL USE PERMIT - CITY OF FORT LUPTON PROJECT NO. _____

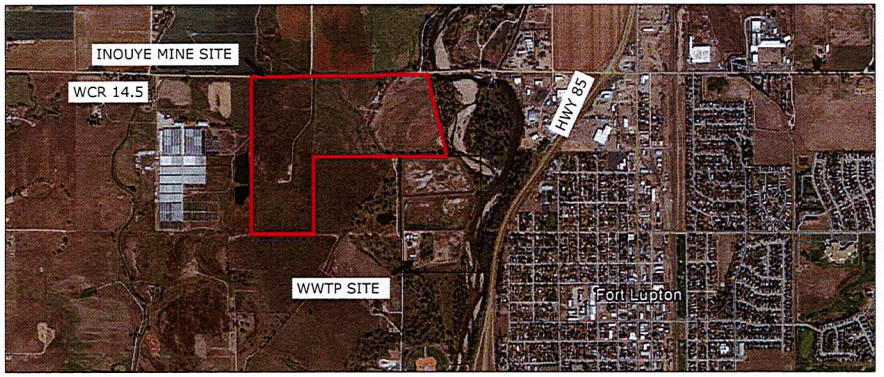
BURNCO COLORADO, LLC

INOUYE 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 as provided below. All onsite lighting on the property will direct light down 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.



NORTH

PROJECT LOCATION MAP

SCALE: 1" = 500' UNITS

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.

CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS FOR THE CONSTRUCTION THE DRMS PERMIT FOR THE INOUYE GRAVEL MINE WERE PREPARED UNDER MY DIRECT SUPERVISION FOR THE OWNERS THEREOF.

BY: _____ DATE: 07/23/21

ANDREW R. RODRIGUEZ, P.E.

BESTWAY CONCRETE INC. DOES HEREBY ACCEPT AND APPROVE THESE PLANS FOR THE DRMS PERMIT.

BY: _____ 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

INOUYE 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 EAST HALF OF THE SOUTHEAST QUARTER (E 1/2 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. 02344402 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER.

2) BLANKET TRAIL EASEMENT AGREEMENT, REC. NO. 4233670

THE SAID DESCRIBED INOUYE 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 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.

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 HERE UNTO 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

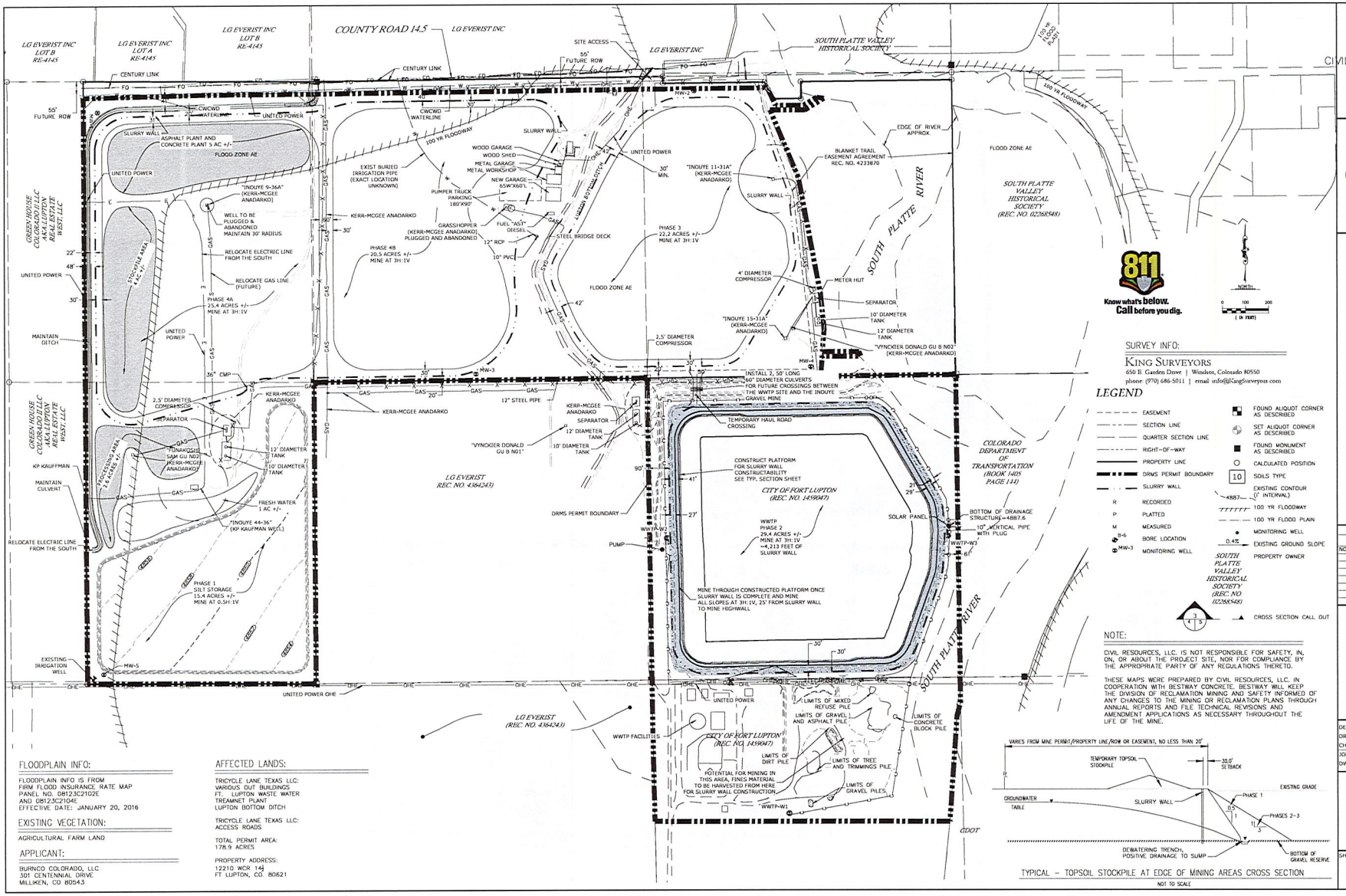
BY: _____

_____
CITY CLERK

(SEAL)

811 Know what's below. Call before you dig.

REVISIONS				DATE: 12 / 06 / 2018
NO.	DESCRIPTION	DATE	BY	
1	WWTP DESC. UPDATE	7/23/21	ARR	DWG: COVER EXISTING CONDITIONS-WWTP.DWG
				SHEET: 1



SURVEY INFO:
KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com

LEGEND

- EASEMENT
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- DRMS PERMIT BOUNDARY
- SLURRY WALL
- R RECORDED
- P PLATTED
- M MEASURED
- B-6 BORE LOCATION
- MW-3 MONITORING WELL
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- 10 SOILS TYPE
- 4887 EXISTING CONTOUR (1' INTERVAL)
- 100 YR FLOODWAY
- 100 YR FLOOD PLAIN
- MONITORING WELL
- 0.4% EXISTING GROUND SLOPE
- PROPERTY OWNER
- CROSS SECTION CALL OUT

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 THERETO.

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.

TYPICAL – TOPSOIL STOCKPILE AT EDGE OF MINING AREAS CROSS SECTION
NOT TO SCALE

FLOODPLAIN INFO:

FLOODPLAIN INFO IS FROM FIRM FLOOD INSURANCE RATE MAP PANEL NO. 08123C2102E AND 0812,3C2104E 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 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

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

INOUYE-WWTP AMENDMENT
GRAVEL MINE-AM01
FT. LUPTON, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: GL | DATE: JUNE, 2020
DRAWN BY: ARR | SCALE: AS NOTED
CHECKED BY: ARR | AS NOTED
JOB NO.: 213.001.29
DWG NAME: CDRH-EXISTING CONDITIONS-INOUYE-GAP 10.DWG

MINE

SHEET: 3

CITY OF
Fort Lupton
EST 1836

Planning & Building

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

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: INOUYE 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.

CITY OF
Fort Lupton
EST 1836

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
Phone: 303.857.6694
Fax: 303.857.0351
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ALL INTERESTED PERSONS MAY ATTEND.

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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.

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

SPECIAL USE PERMIT - CITY OF FORT LUPTON PROJECT NO. _____

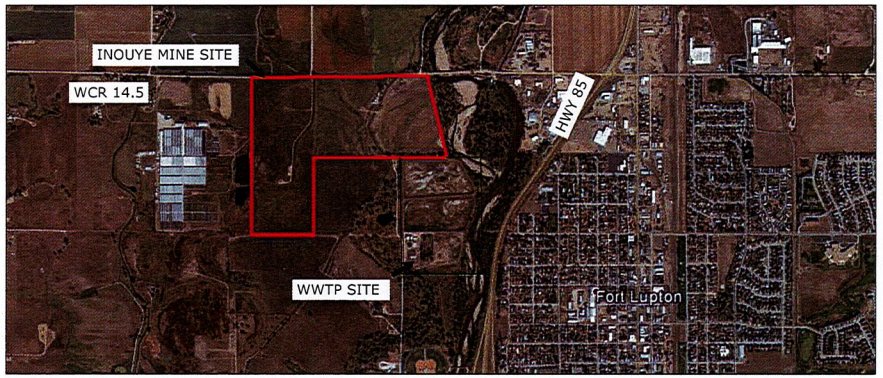
BURNCO COLORADO, LLC

INOUYE 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 as provided below. All onsite lighting on the property will direct light down 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.



NORTH

PROJECT LOCATION MAP

SCALE: 1" = 500 UNITS

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.

CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS FOR THE CONSTRUCTION THE DRMS PERMIT FOR THE INOUYE GRAVEL MINE WERE PREPARED UNDER MY DIRECT SUPERVISION FOR THE OWNERS THEREOF.

BY: _____ DATE: 07/23/21

ANDREW R. RODRIGUEZ, P.E.

BESTWAY CONCRETE INC. DOES HEREBY ACCEPT AND APPROVE THESE PLANS FOR THE DRMS PERMIT.

BY: _____ 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

INOUYE 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-SIX 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, 1983 AS RECEPTION NO. 02344482 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER.

2) BLANKET TRAIL EASEMENT AGREEMENT, REC. NO. 4220670

THE SAID DESCRIBED INOUYE 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 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.

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.

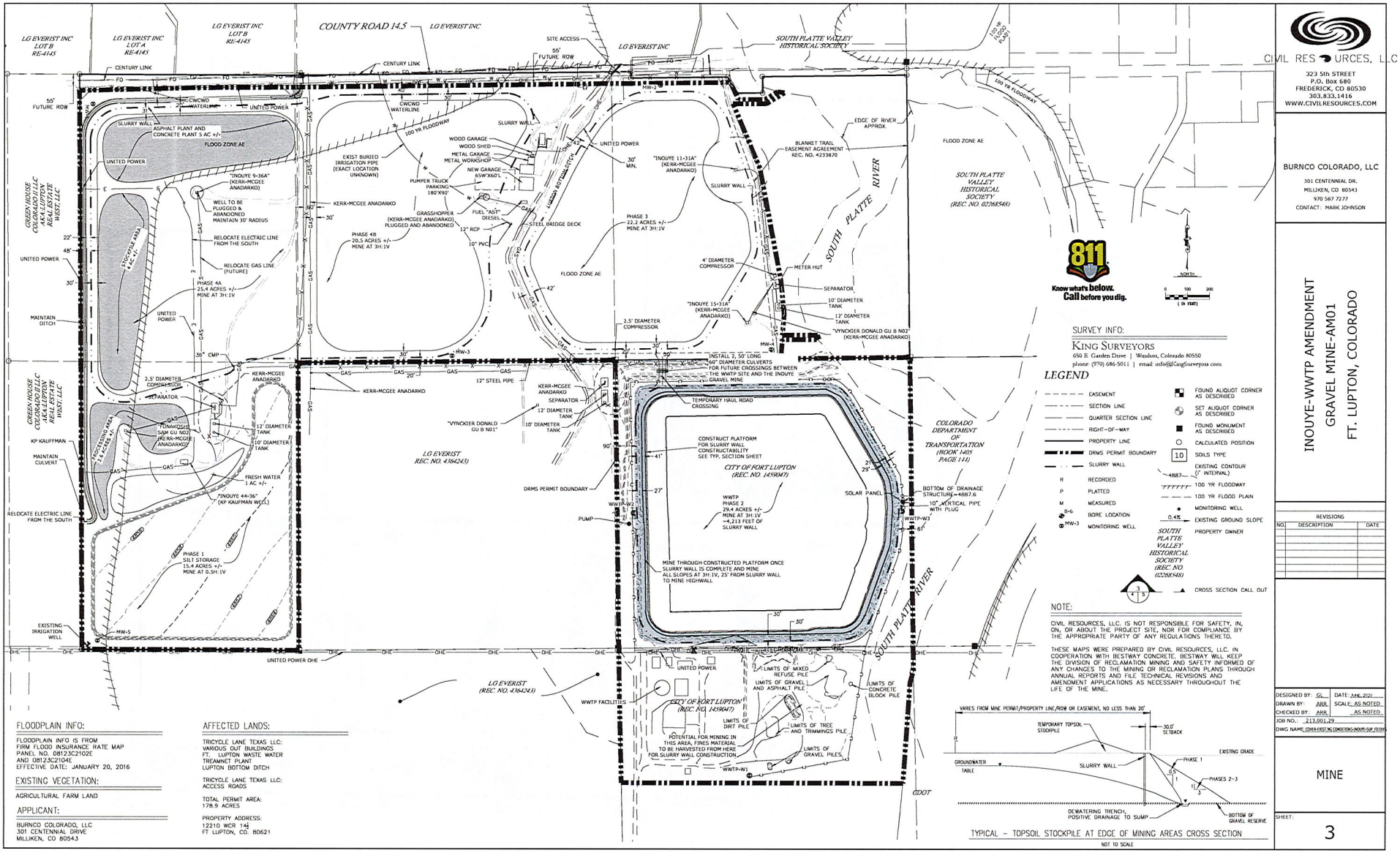
_____
MAYOR

BY: _____
CITY CLERK

(SEAL)

811 Know what's below. Call before you dig.

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



SURVEY INFO:
KING SURVEYORS
650 E Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com

LEGEND

- EASEMENT
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- DRMS PERMIT BOUNDARY
- SLURRY WALL
- R RECORDED
- P PLATTED
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- B-6 BORE LOCATION
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- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- 10 SOILS TYPE
- 4887 EXISTING CONTOUR (1' INTERVAL)
- 100 YR FLOODWAY
- 100 YR FLOOD PLAIN
- MONITORING WELL
- 0.4% EXISTING GROUND SLOPE
- PROPERTY OWNER
- 3 4 5 CROSS SECTION CALL OUT

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 THERETO.

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.

TYPICAL – TOPSOIL STOCKPILE AT EDGE OF MINING AREAS CROSS SECTION

NOT TO SCALE

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 TREAMNET PLANT
LUPTON BOTTOM DITCH

TRICYCLE LANE TEXAS LLC:
ACCESS ROADS

TOTAL PERMIT AREA:
178.9 ACRES

PROPERTY ADDRESS:
12210 WCR 14½
FT LUPTON, CO. 80621

CIVIL RESOURCES, LLC
323 5th STREET
P.O. Box 680
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303.833.1416
WWW.CIVILRESOURCES.COM

BURNCO COLORADO, LLC
301 CENTENNIAL DR.
MILLIKEN, CO 80543
970 587 7277
CONTACT: MARK JOHNSON

INOUYE-WWTP AMENDMENT GRAVEL MINE-AM01 FT. LUPTON, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: GL | DATE: JUNE, 2021
DRAWN BY: ARR | SCALE: AS NOTED
CHECKED BY: ARR | AS NOTED
JOB NO.: 213.001.29
DWG NAME: COVER-EXIST NC CONDITIONS-INOUYE-SUP.DWG

MINE

SHEET: 3

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-164

APPROVE A RESOLUTION ACCEPTING THE LUPTON VILLAGE TOWNHOMES LOT 2 BLOCK 7 PRELIMINARY PLAT

I. Agenda Date: Council Meeting – October 19, 2021

II. Attachments:

a. Proposed Resolution
b. Planning Commission Resolution
c. Planning Commission Minutes
d. Staff Report
e. Land Use Application
f. Project Description
g. Preliminary Plat Map
h. Lupton Village PUD Plan – Approved January 5, 2021
i. Construction Documents
j. Traffic Letter
k. Drainage Letter
l. Comcast Will Serve Letter
m. Xcel Will Serve Letter
n. Referral Responses
o. Legal Notifications

III. Summary Statement:

The applicant, Baessler Development, LLC, has applied for approval of a Preliminary Plat, known as the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat. A public hearing for this application was held on September 23, 2021, and Planning Commission recommended approval to City Council of the Preliminary Plat.

IV. Submitted by: _____ City Planner

V. Finance Reviewed _____ Finance Director

VI. Approved for Presentation: _____ City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

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

IX. Detail of Issue/Request:

The applicant, Baessler Development, LLC, has applied for approval of a Preliminary Plat, known as the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat. A public hearing for this application was held on September 23, 2021, and Planning Commission recommended approval to City Council of the Preliminary Plat.

The site that is the subject of the Preliminary Plat is located at the northwest corner of S. Rollie Avenue and County Road 12 (the Property). The proposed Preliminary Plat is for a single-family attached residential subdivision that will include 61 townhomes. The subdivision is 5.41 acres, more or less.

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

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

X. Legal/Political Considerations:

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

Notice of the public meetings was posted on September 7, 2021, pursuant to the Subdivision Regulations, which require the Applicant post the Property with notice of the hearings at least 15 days prior to meetings.

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

XI. Alternatives/Options:

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

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

XII. Financial Considerations:

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

XIII. Staff Recommendation:

Staff recommends conditional approval of the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING 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 recommended approval of the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat; and

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

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

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 19th DAY OF OCTOBER, 2021.

City of Fort Lupton, Colorado

_____
Zo Stieber, Mayor

Attest:

_____
Maricela Peña, City Clerk

Approved as to form:

_____
Andy Ausmus, City Attorney

RESOLUTION NO. P2021-021

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 shall provide rear elevations to City Council.

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

_____

Chairman

ATTEST:

_____

Planning Director

This resolution was approved on September 23, 2021.

Due to the addition of a condition of approval at the Planning Commission Meeting, the signatures have not been obtained on this revised resolution.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
September 23, 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, September 23, 2021.

Chair Mike Simone called the meeting to order at 6:06 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, Thomas Holton and Thomas Meyers. Also in attendance were Planning Director Todd Hodges, Planner Alyssa Knutson 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 Bush White 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. There was no public comment. Chair Simone took this time to present former commissioner Lynne Derby with a plaque in honor of her many years of service with the Planning Commission.

ACTION ITEMS

P2021-021 Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat

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Planning Director Todd Hodges presented this item. He stated that this property is located on the Southwest corner of S. Rollie Ave. and CR 12. This is an additional piece to the Lupton Village PUD development and consists of 61 units. The final plat is being reviewed concurrently and will be presented to City Council along with this preliminary plat. All referrals have been addressed and all notification requirements have been met.

Applicant, Zach Cesar, provided a brief presentation. He stated that this development is within the Lupton Village Metro District on the corner of County Road 12 and S. Rollie Ave. The proposed plat consists of 13 buildings with four & five-plex townhomes for a total 61 units with 2 car attached garages on each unit and 65 additional off-street parking spaces. The landscape coverage of the community will be 39% of the overall space. The community will be maintained by the metro district. This project will include improvements to County Road 12 and will include trails throughout the development. There have been updates to the lighting fixtures on the included materials as a new lighting fixture became available that better meets the design criteria.

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.

Member Meyers asked for clarification on condition of approval "B" on Resolution P2021-021.

Public Works Director, Roy Vestal, stated that he requested that the meters line up against the curb rather than being staggered.

Member Holton asked if there would be improvements to the railroad crossing on County Road 12 as part of this project to handle increased traffic.

Mr. Vestal stated that the lanes will be tapered in the interim but that the process with Union Pacific has begun to widen that section to four lanes.

Chair Simone requested that the applicant present rear-elevations to City Council, this was added as a condition of approval.

Member Carlos Barron moved to approve P2021-021 as amended and Bush White seconded. This motion passed unanimously.

P2021-022 Pearson Park Change of Zone

Planner Alyssa Knutson presented this item. She stated that this change of zone is for Pearson Park located on the corner of Highway 85 and Highway 52 proposes a change from I-1 to Parks & Open Space zoning. This zoning better aligns with the current use and with the City's comprehensive plan. The WWTP change of zone proposes a change from I-1 to Agricultural zoning. All notification requirements have been met.

DRAFT

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.

Member Barron asked if there would be any change to the public use allowed at Pearson Park as a result of this zoning change.

Knutson stated that the zoning does not change anything that is currently occurring at the site.

Member Bush White moved to approve P2021-022 as amended and Thomas Holton seconded. This motion passed unanimously.

P2021-023 WWTP Change of Zone

Planner Alyssa Knutson presented this item. This property is located on the north lot of the Pearson Park subdivision and is currently zoned I-1. The proposed zoning change is to Agricultural, this is the only zoning that allows gravel mining as a special use permit, which is the item being reviewed next. The comprehensive plan stated that parks should consist of open space and water storage, which directly aligns with the future proposed use. All notification requirements have been met and staff recommends approval.

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.

Member Holton asked for clarification on the rezoning of this lot before and after the proposed use is in place.

Planner Knutson stated that this would stay as agricultural if approved.

Member Bush White moved to approve P2021-023 and Kathy Kvasnicka seconded. This motion passed unanimously.

P2021-024 Inouye Gravel Mine Amended Special Use Permit

Planner Alyssa Knutson presented this item. She stated that this application is for a property located approximately 0.37 mile north of State Highway 52 and west of U.S. Highway 85 and includes the parcel that was just approved for a change of zone. Gravel mining for this piece has been previously approved and this application is an amendment to include City property. All notification requirements have been met and staff recommends approval.

Chair Simone addressed the applicant's representative, Andy Rodriguez, and asked if he understood that some members of this hearing may be appearing tonight via virtual connection and will not be appearing in-

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person. He asked if they consented to the applicable members voting on the submittal and if they voluntarily signed and submitted the written waiver and consent to proceed electronically tonight in the hybrid planning commission meeting.

Mr. Rodriguez stated yes to all questions.

Mr. Rodriguez provided a brief presentation. He stated that the property is located north of State Highway 52 and directly west and adjacent to the South Platte River. The intent is to amend the Inouye Gravel Mine special use permit and include city property into the gravel mine. The project will be a slurry wall line, about 6,000 linear feet and the intent is to extract 1.5 to 2 million tons of aggregate, move it to the existing Inouye site and reclaim the site to a water storage reservoir. This use aligns with the adjacent land uses that include gravel mining, oil & gas and agricultural use. It is expected to mine 350,000 to 500,000 tons per year in 200-25 acre sections to minimize disturbance. Truck and material will access the site through WCR 14.5. Several permits have been acquired for this project, including permits from DRMS, State Engineer, CDPHE, WQCD, EPA and Fort Lupton. The site is below grade and should have no floodplain issues; there will be no on site fuel storage. This site will be buffered and is conducive to heavy machinery operations. The miner will be regulated and will maintain site conditions with no expected disturbance to wildlife. Surrounding groundwater will not be affected, there is potential for some mounding, however the river is a natural drainage, which will facilitate keeping the groundwater level. There is potential for recreational use on the trail corridor along this project.

Chair Simone addressed the applicant, Andy Rodriguez. He asked if he felt he felt he had a full and fair opportunity to participate in tonight's public hearing

Mr. Rodriguez stated yes

Chair Simone asked if there was anything he would have liked to present that he felt he was prevented from doing.

Mr. Rodriguez stated no.

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.

Member Holton asked for clarification on the current ownership of the Inouye Mine and the WWTP site, plans for long-term private usage and whether the mineral lease includes a liner for the pit.

Applicant Robb VanderSchaaff stated that the Inouye Mine is owned by Tricycle Lane Ranches, which is a sister company of BURNO, the WWTP site is owned by the City.

Public Works Director stated that the lease does include the slurry wall liner.

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Member Holton asked for clarification on the distance of the pit from the river.

Director Vestal stated that the existing lagoons, which are about 10 feet deep, are about 50 feet from the river bottom and mining will not get any closer.

Member Meyers asked for clarification on what will drain into the river.

Director Vestal stated that the drainage that will occur into the river would be excess irrigation water due to the natural drainage path and the mining permit prevents anything else from being drained into the river.

Member Thomas Holton moved to approve P2021-024 and Carlos Barron seconded. This motion passed unanimously.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

A discussion of the Development Code Update took place.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on October 14, 2021 at 6:00pm

ADJOURNMENT

Chair Simone adjourned the meeting at 7:04 PM.

Submitted by

_____
Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

_____
Mike Simone, Chair

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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

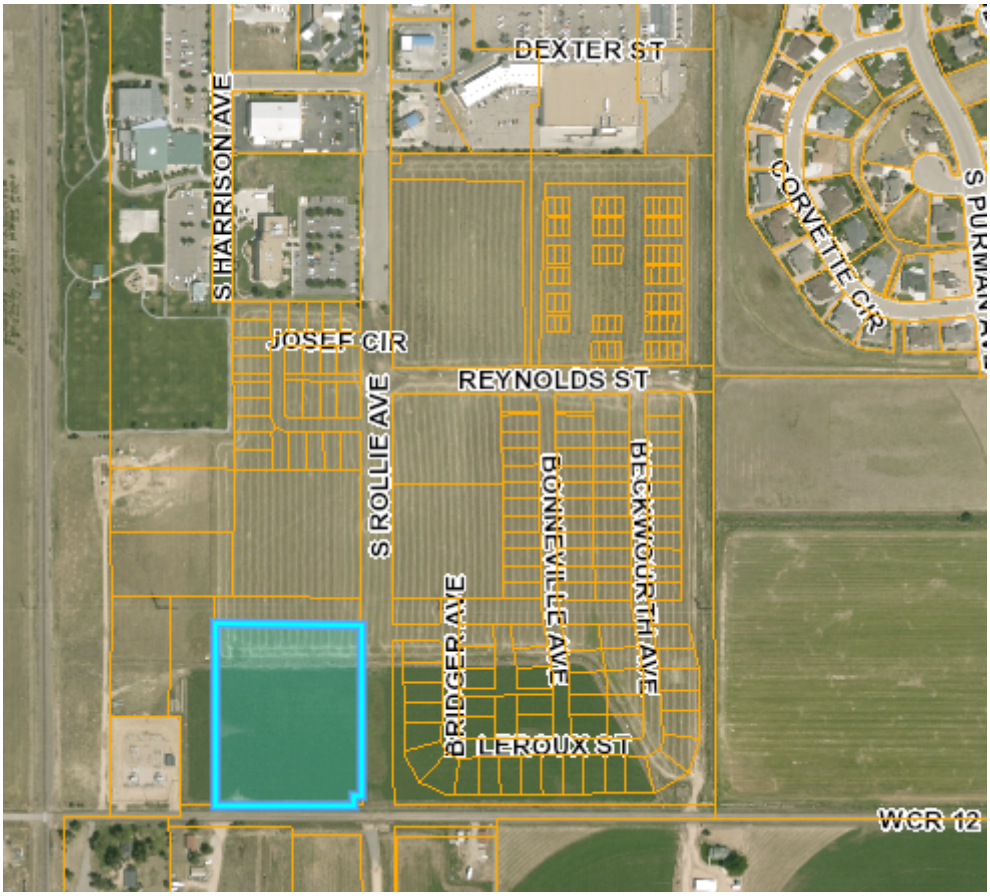
Project Name: Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat

Owner's Name: FTL Land Assemlage, LLLP

Representative: Melissa Wheeler, Baessler Development, LLC

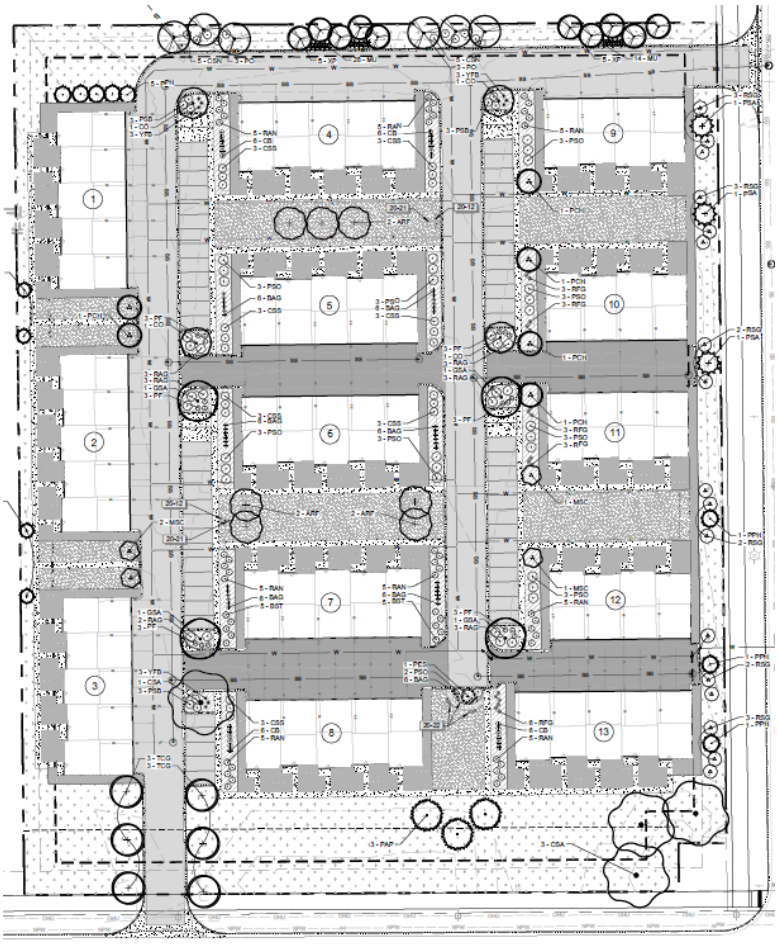
Location of Request:

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, mulit-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 will 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.

Form PLAN002

CITY OF Fort Lupton EST 1890

COME PAINT YOUR FUTURE WITH US

Planning & Building

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

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 Whell 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: Fred L Cin Manager Date: 7/22/21

By: Croci Land Holdings, LLC, Manager
By: Realty Funding Source LLC, General Partner
By: FTL Land Assemblage LLLP 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

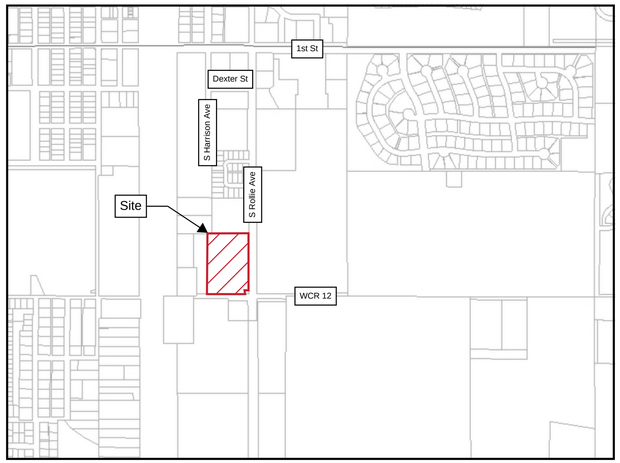
In general, the proposed subdivision is consistent and complies with City of Fort Lupton applicable zoning and comprehensive planning criteria.

Comments/Concerns:

Lupton Village Townhomes
Lot 2 Block 7 Preliminary Plat

Project No.: LUP 2021-0023 & Plan No.: PPL2021-0003

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			Revisions				
Page	Sheet Number	Sheet Title	A	B			
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
Single-Family Attached	5.41	61	11.28 units/acre	122	61	2.11 acres	39%

Land Use Design Standards					
Land Use	Setbacks (ft)				Maximum Height (ft)
	Front	Rear	Side	Corner	
Single-Family Attached	20	15	5	15	35

General PUD Notes

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

P.U.D Land Use Standards

Park and Open Space:

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.

Single-Family Attached Building Design Standards

Exterior Wall Materials

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

Legal Description

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

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

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

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

Utility Maintenance Statement

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

LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
Checked By JG
Date 10/08/2021

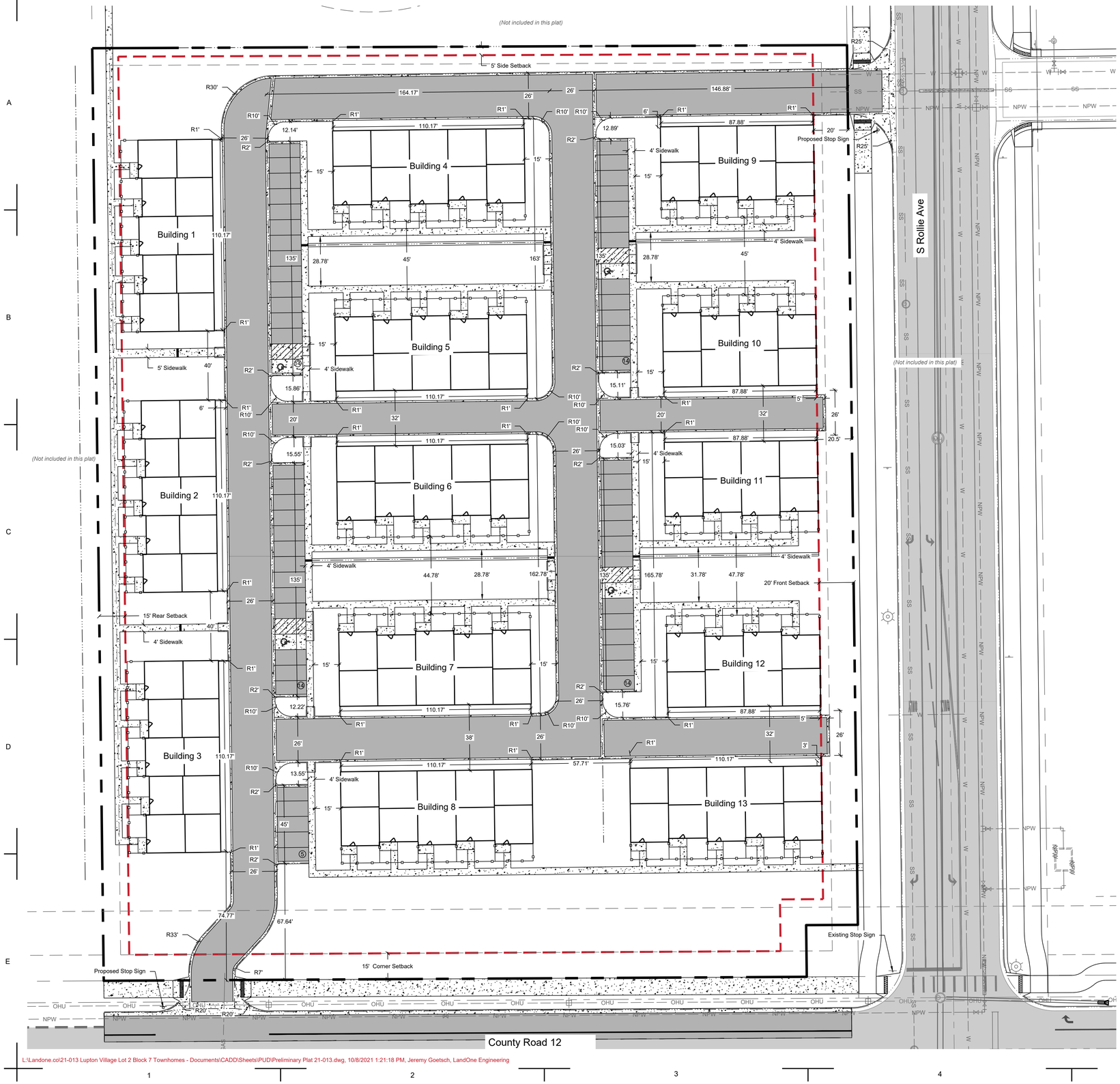
LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities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

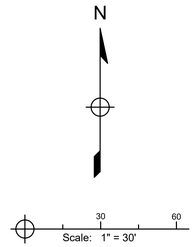
COLORADO 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

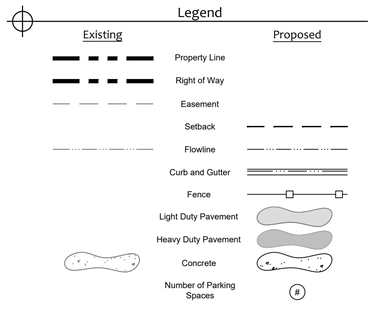
Rev. No.	Date	Revision Description
A	07/19/2021	1st Submittal to City
B	10/08/2021	2nd Submittal to City

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

Sheet C1.0







LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

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Lupton Village Townhomes
Lot 2 Block 7
Preliminary Plat
Fort Lupton, CO

Sheet C1.1

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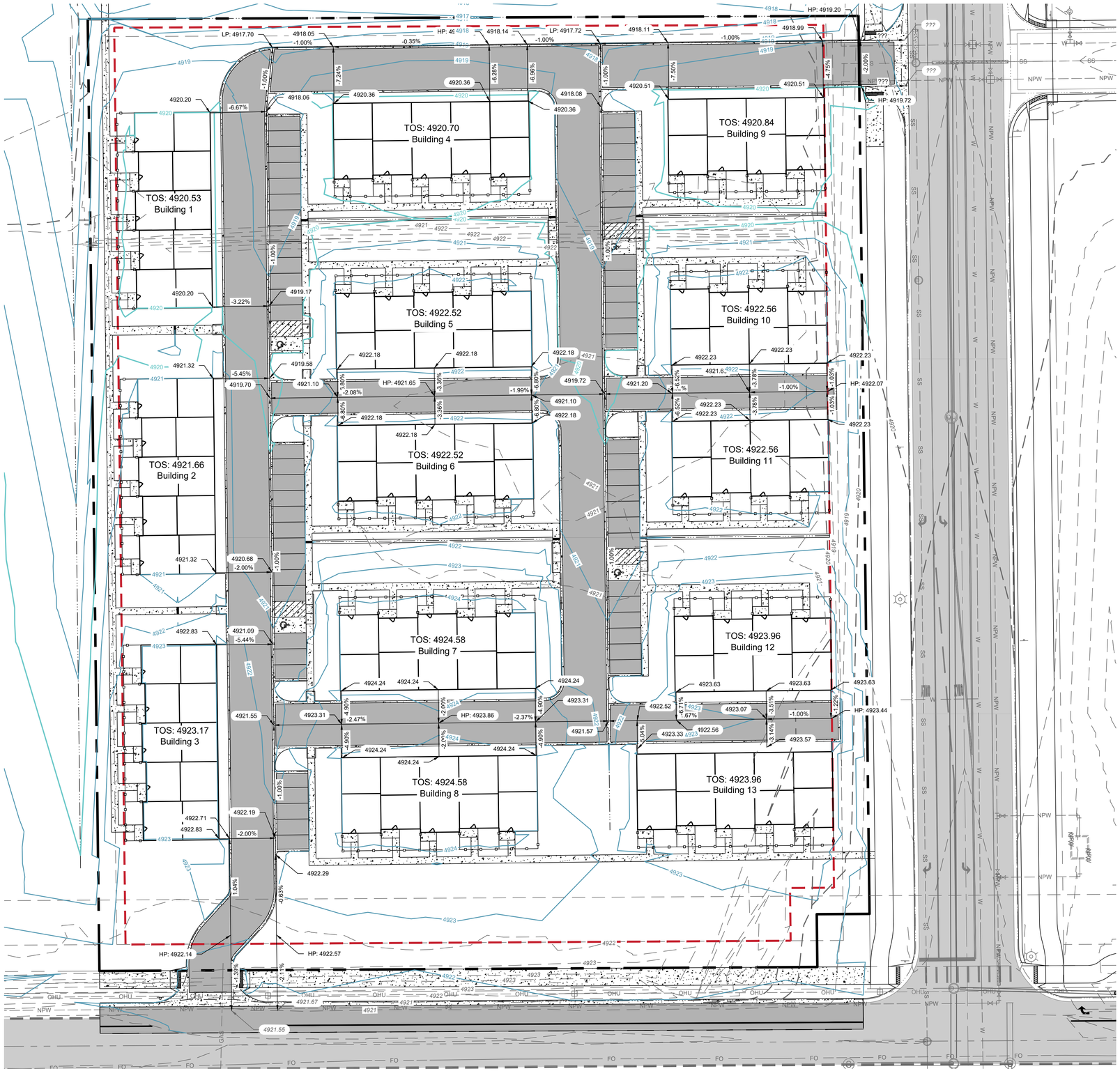

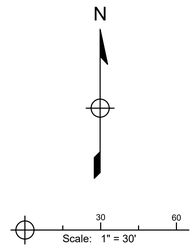

Legend

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

L:\Landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\PUD\Grading Plan 21-013.dwg, 10/8/2021 1:21:44 PM, Jeremy Goetsch, LandOne Engineering

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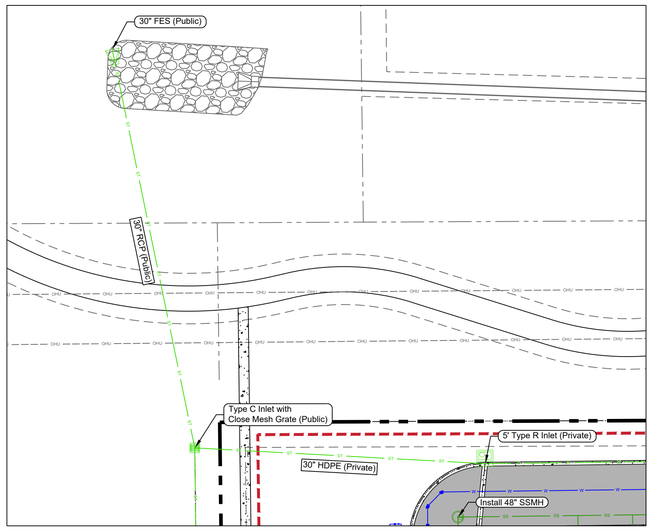
Lupton Village Townhomes
Lot 2 Block 7
Grading Plan

Fort Lupton, CO

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	



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

LandOne Engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

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

Sheet
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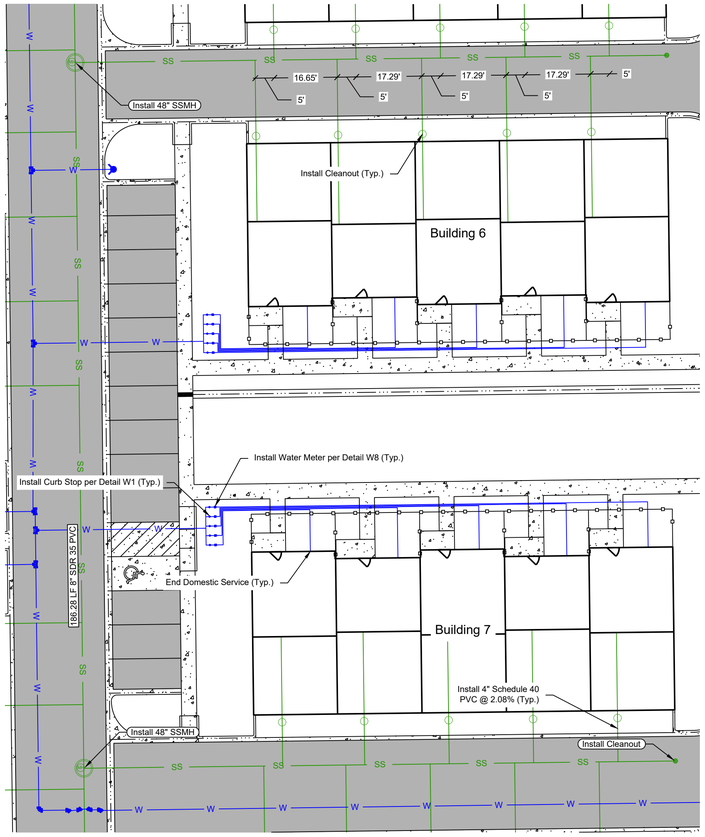
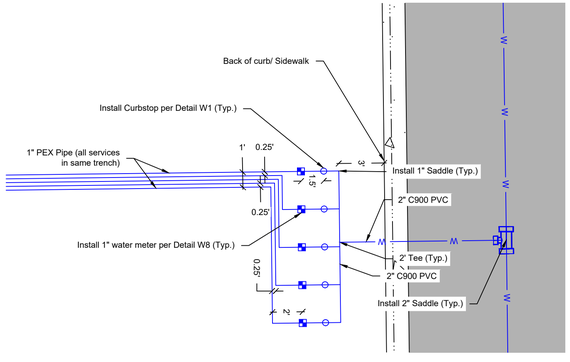
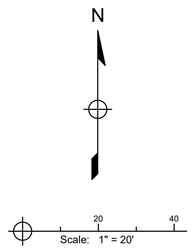
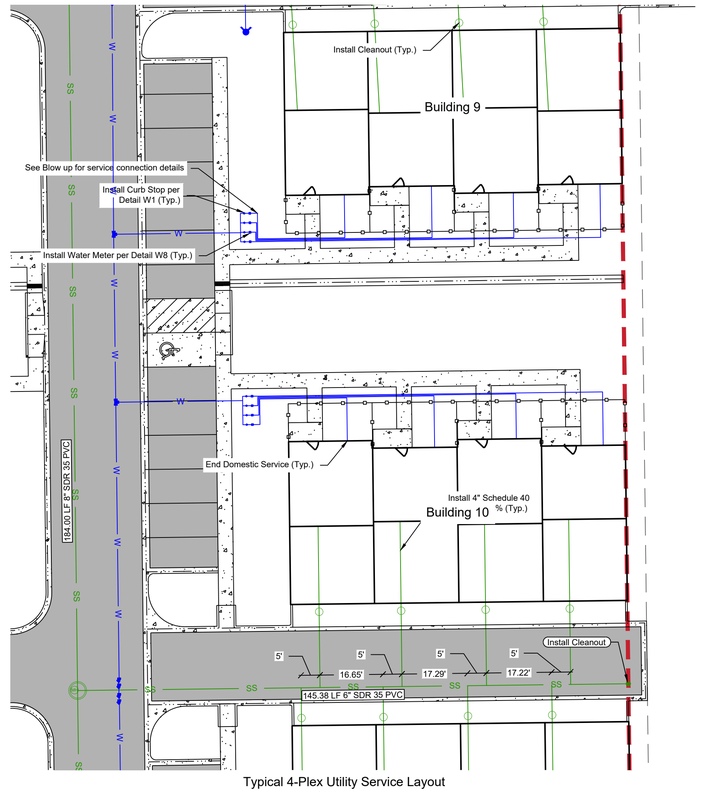


Typical 5-Plex Utility Service Layout
Scale: 1" = 20'

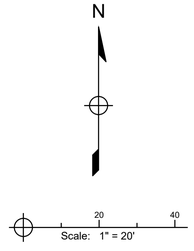


Typical Water Service Meter/Curbstop Layout
N.T.S.





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



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PRELIMINARY
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Job Number 21-013
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Lupton Village Townhomes
Lot 2 Block 7

Utility Plan
Typical Services

Fort Lupton, CO

Sheet C8.1

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

LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

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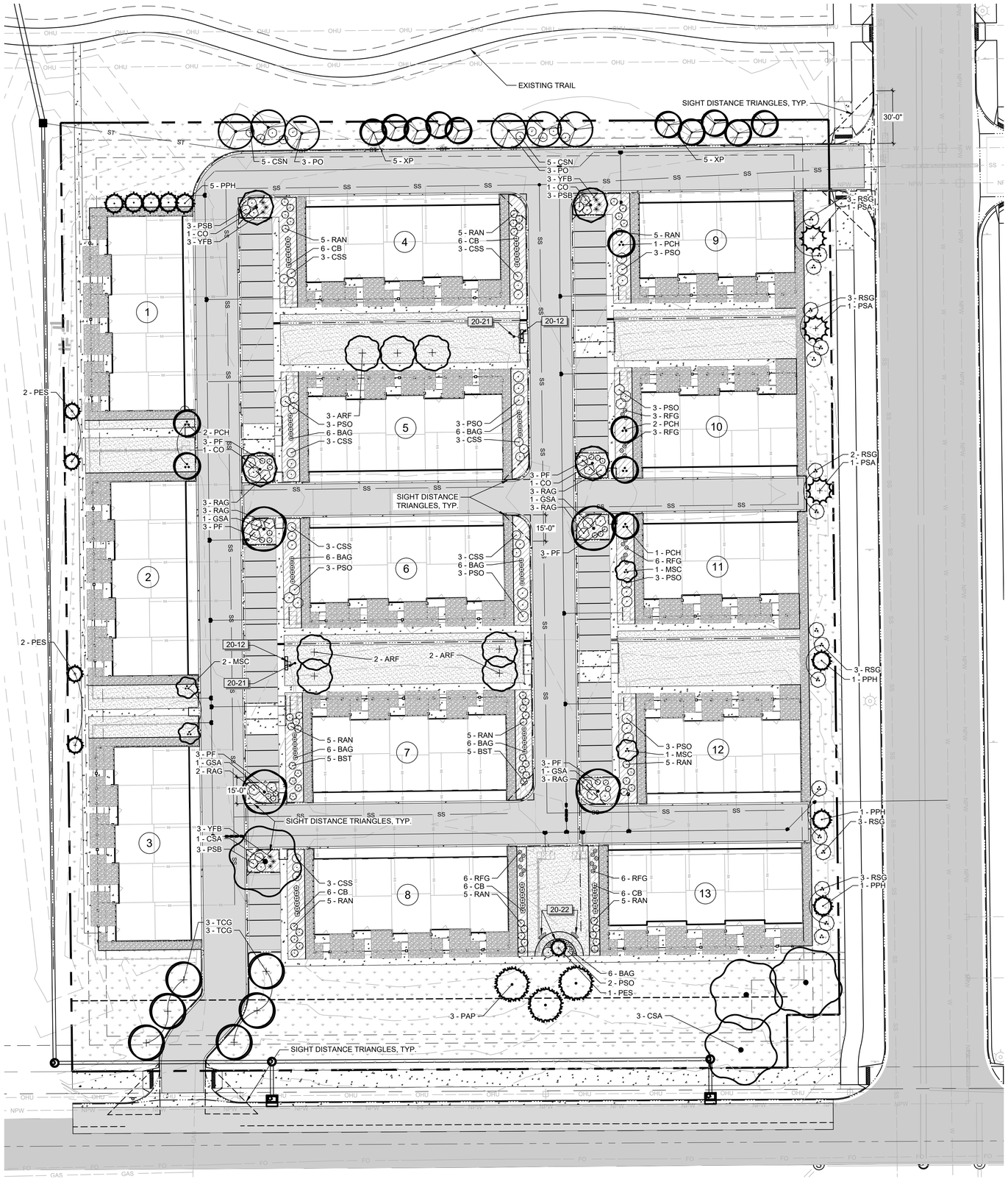
Lupton Village Townhomes
Lot 2 Block 7

Representative Elevations

Fort Lupton, CO

Sheet E1.0



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 'P0025' 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` HT
PPH	8	PICEA PUNGENS `HOOPSII` / HOOPSI SPRUCE	B & B		6` HT
PES	5	PINUS EDULIS / PINON PINE	B & B		6` HT
PSA	3	PINUS NIGRA / AUSTRIAN PINE	B & B		6` HT

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
MSC	4	MALUS X `CENTZAM` / CENTURION CRABAPPLE	B & B	1.5"	
PCH	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	CHRYSOTHAMNUS 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	45	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	30	CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS	1 GAL		

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE	
RFG	24	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN	1 GAL		

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	WOOD MULCH	12,901 SF
	IRRIGATED TURF	18,592 SF
	ROCK MULCH (2"-4")	21,462 SF
	NATIVE SEED 1	46,403 SF
	CRUSHER FINES	149 SF

SITE DEVELOPMENT SCHEDULE

SYMBOL	DESCRIPTION	QTY
20-12	MAIL BOX 12 UNIT MBU	6
20-21	PEDESTRIAN LIGHT	2
20-22	CURVED BENCH	3

LUPTON VILLAGE
LOT 2 BLOCK 7

SITE PLAN

FORT LUPTON, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

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ENGINEER

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NORTH
0 15 30 45
SCALE: 1"=30'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PUD	7/19/2021
02	CITY COMMENTS	8/3/2021
03	CITY COMMENTS	9/28/2021

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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

DRAWING NUMBER:

1 OF 2

Plotted By: Katy Thompson **Layout:** LANDSCAPE PLAN **Printed On:** 10/8/2021 8:56 AM **File Name:** L1.0 LANDSCAPE PLAN.dwg

GENERAL LANDSCAPE NOTES

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.

2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.

3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.

5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.

6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.

7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.

8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   4 FEET BETWEEN TREES AND GAS LINES

9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).

10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.

11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE

12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.

13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

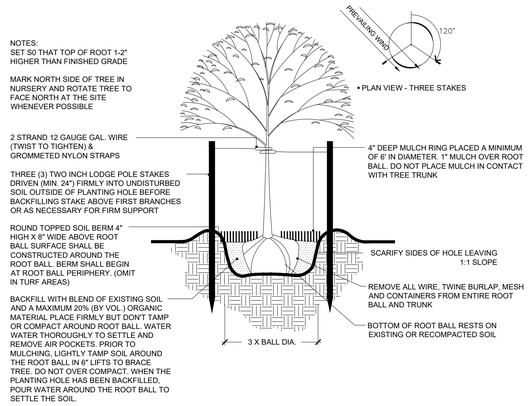
14. IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID REVEILLE OR APPROVED EQUAL.

15. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" ROLLED TOP STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.

16. STRAW / COCONUT SOIL RETENTION BLANKET SHALL BE APPLIED TO ALL SEEDED AREAS ON SLOPES GREATER THAN 3:1.

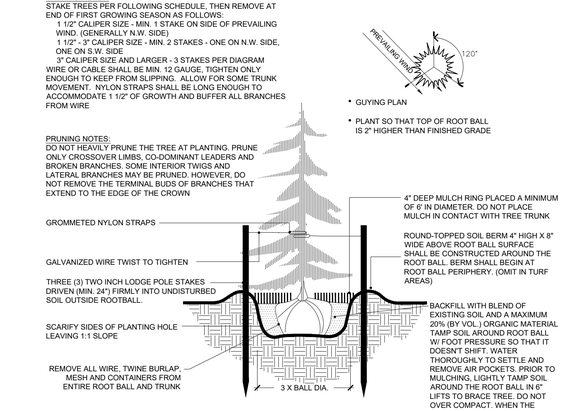
WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	19408.00	18	349,344.00
MODERATE	34169.00	10	341,690.00
LOW	44228.00	3	132684.00
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			



1 TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS L-PL2-PLA-02



2 CONIFER TREE PLANTING DETAIL - WOOD POSTS

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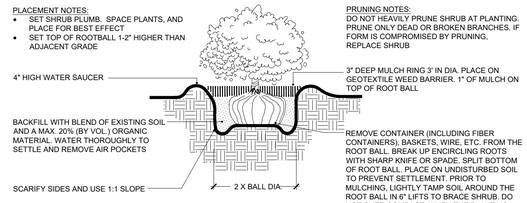
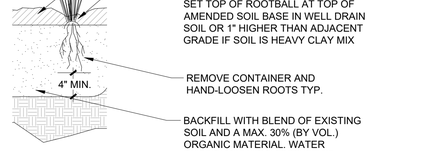


3 SHRUB PLANTING DETAIL

SCALE: NTS L-PL2-PLA-14



4 ORNAMENTAL GRASS DETAIL

NO SCALE L-PL2-PLA-19

LUPTON VILLAGE
LOT 2 BLOCK 7

SITE PLAN

FORT LUPTON, CO

PREPARED BY:

ripley design
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NORTH SCALE: 1"=10'-0" (0, 05, 10, 20)

ORIGINAL SIZE 24X36

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LANDSCAPE NOTES AND DETAILS

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ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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DRAWN BY:	SH
REVIEWED BY:	

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2 OF 2

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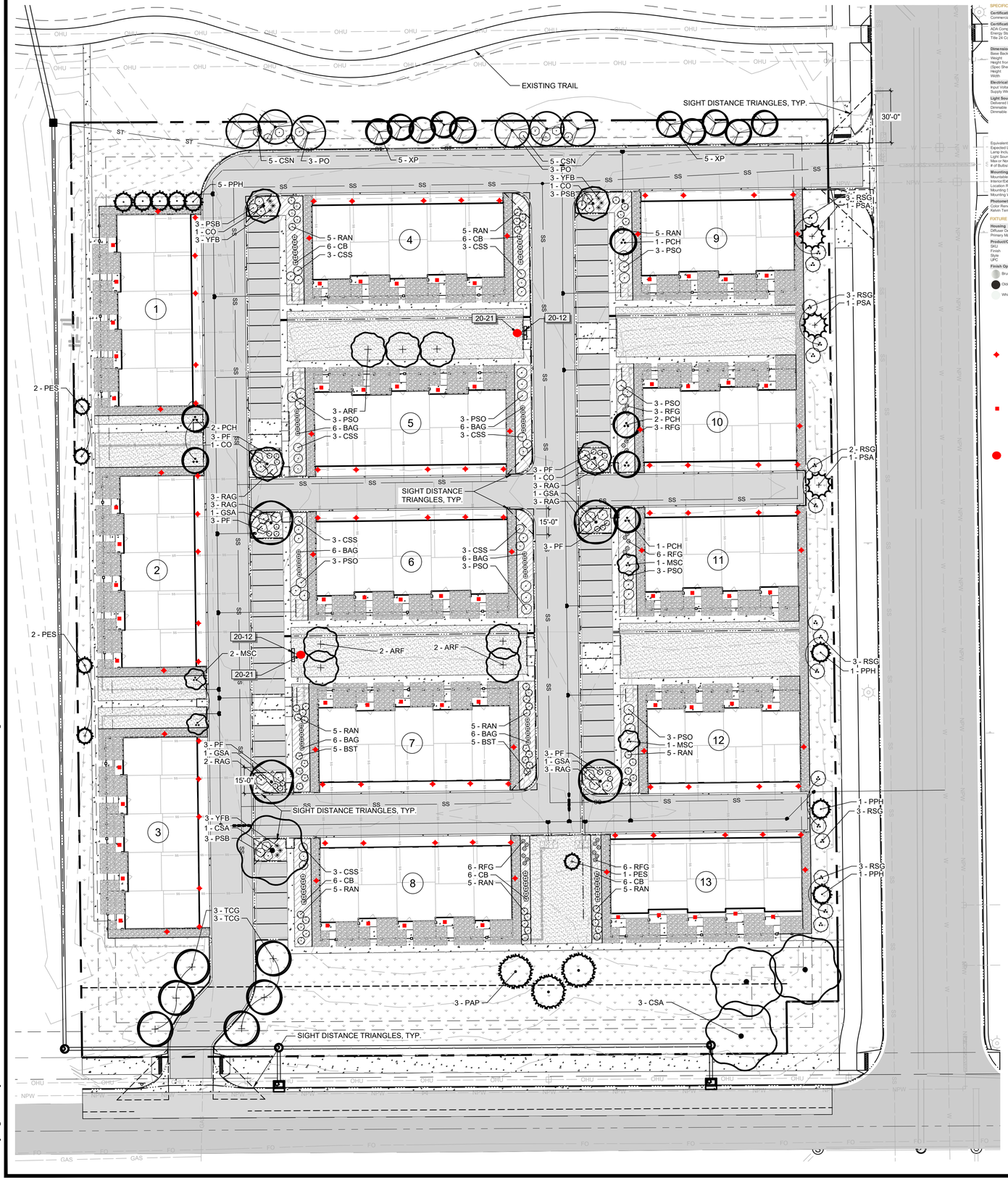

Downlight Gen II 3000K T24 LED Flush Mount White 4344BWLED30T

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SPECIFICATIONS

Certifications / Qualifications	
Commercial Grade	Yes
Certifications/Qualifications	
ADA Compliant	Yes
Energy Star	Yes
Title 24 Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	7.50 DIA
Weight	0.50 LBS
Height from center of Wall opening (Spec Sheet)	3.75"
Height	1.25"
Width	7.50"
Electrical	
Input Voltage	Single/120V
Supply Wire (Degrees)	90
Light Source	
Delivered Lumens	1000
Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage (ELV) dimmers. For more information, go to Kichler.com/pinning.
Equivalent Light Source	Incandescent
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	18.5W
# of Bulbs/LED Modules	1
Mounting/Installation	
Mountable on Wall or Ceiling	Yes
Interior/Exterior	Interior
Location Rating	Dry
Mounting Style	Flush Mount
Mounting Weight	0.50 LBS
Photometrics	
Color Rendering Index	90
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	White Polycarbonate
Primary Material	STEEL
Product/Ordering Information	
SKU	4344BWLED30T
Finish	White
Style	Other
UPC	783927531702

Finish Options

- Brushed Nickel
- Olde Bronze
- White

- Kichler Chesapeake 10.25" 1 Light Wall Light Black with a Satco S21713 Bulb, fitures on a photo Cell
- Kichler Downlight Gen II 300K T24 LED Flush Mount White
- 70W Lightpole with Luminaire and Deco Arm

Chesapeake™ 10.25" 1 Light Wall Light Black 9774BK

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SPECIFICATIONS

Certifications/Qualifications	
	www.kichler.com/warranty
Dimensions	
Base Backplate	4.50 DIA
Extension	6.25"
Weight	1.75 LBS
Height from center of Wall opening (Spec Sheet)	2.25"
Height	10.25"
Width	5.50"
Light Source	
Lamp Included	Not Included
Lamp Type	A19
Light Source	Incandescent
Max or Nominal Watt	60W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	105°
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	1.75 LBS

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Clear Beveled
Primary Material	CAST ALUMINUM
Product/Ordering Information	
SKU	9774BK
Finish	Black
Style	Traditional
UPC	783927010429

Finish Options

- Black
- Black
- White

SATCO | NUVO

Product Picture

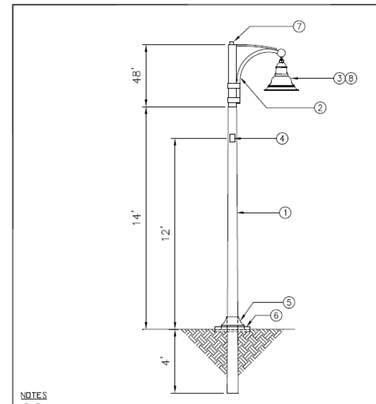
Location: Prepared By:

SATCO S21713

7.5A/18 CU,LED E26/27K/120V/4PK

Notes

General	
Status	Active
Watts	7.5
Incandescent Equivalent	60
Volts	120V
Shape	A19
Base	Medium
ANSI Base	E26
Finish	Clear
CCT (Kelvin)	2700
Temperature	Warm White
CRI	83
Lumens	800
Beam Spread	360
Dimmable	Yes - Dimmable
Hours Rated	15000
Lamp Type	Type A
Technology	LED
Electrical	
Power Factor	0.9
Operating Temperature	-20C (-4F) to a maximum of +45C (+113F)
Physical	
MOL	4
MOD	2.38
Additional Information	
Rated For Enclosed Fixture	Yes
Warranty	3 Year Limited
Compliance	
Safety Listing	cULus
Location Rating	Damp
Energy Star	Yes
ES Unique ID	ESID-2331352
California Status	Non-Compliant
Nevada Status	Lawful for sale in Nevada
RoHS Compliant	Yes
SDS Sheet	LED_Lamp



NOTES

(9)(10) INSTALL ST LT FUSE AT FEED SOURCE

ITEM	NO.	MATERIAL	ITEM	NO.	MATERIAL
1	1	Lightpole, 14' Steel	7	1	Photoelectric Cell
2	1	Bracket Arm	8	1	Lamp, Luminaire, 70 Watt MH
3	1	Luminaire, 70 Watt Cutoff Deco	9	1	Fuse, Tube-Type, 10 Amp
4	2	Receptacle, GFI Duplex	10	1	Fuseholder, In-line, # 12-8
5	1	Base, Ornamental	11	0	Cable, Sec 10/2 UF
6	1	Base Protector			

ISSUED		
APPROVAL		
APPROVAL		
DATE	BY	REVISIONS
01/08	ER	New Drawing

UNITEDPOWER
UNITED POWER, INC.
P.O. BOX 929 • BRIGHTON, CO. 80601

LIGHTPOLE WITH 70W LUMINAIRE AND DECO ARM — M26-70SBB

LUPTON VILLAGE
LOT 2 BLOCK 7

FORT LUPTON, CO

PREPARED BY:

LIGHTING PLAN

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Plotted By: Ngoc Vu **Layout:** LANDSCAPE PLAN **Printed On:** 10/7/2021 4:09 PM **File Name:** L1.0 LANDSCAPE PLAN.dwg

LUPTON VILLAGE PRELIMINARY PUD PLAT

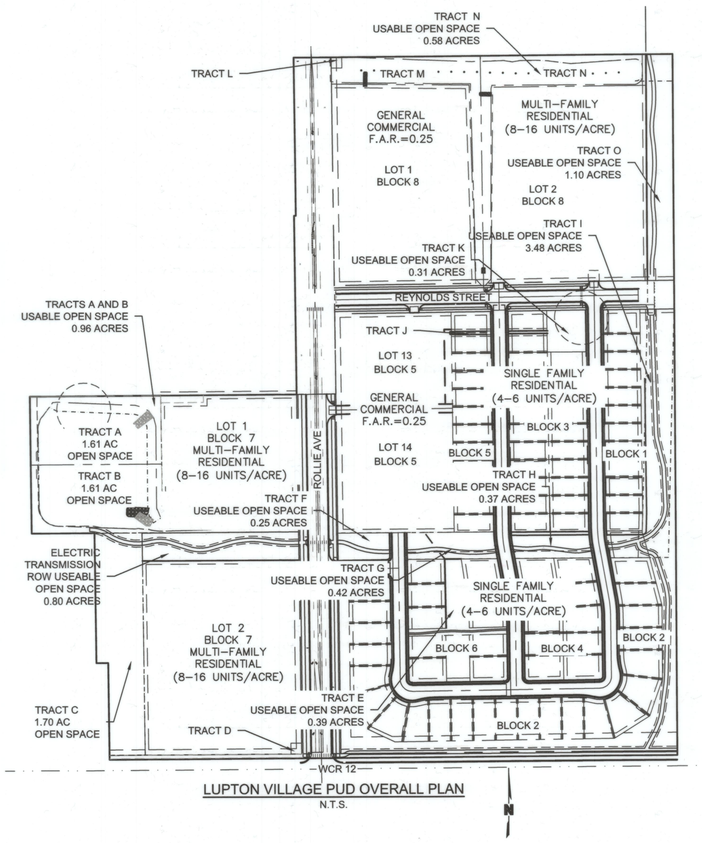
A PART OF TRACT C, FORT LUPTON COMMUNITY CENTER SUBDIVISION
BLOCK 1 AND LOT 2, BLOCK 3, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP 2020-0023 & PLAN NO. PPL 2020-0003

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	PUBLIC LAND DEDICATION			
RIGHT–OF–WAY	6.84				
TOTAL	62.10				

LAND USE DESIGN STANDARDS						
LAND USE ZONE	MINIMUM SETBACKS					MINIMUM LOT FRONTAGE WIDTH
	FRONT	REAR	SIDE	CORNER	MAX. HEIGHT	
SINGLE FAMILY RESIDENTIAL	20'	15'	5'	15'	35'	40.5'
MULTI–FAMILY RESIDENTIAL	20'	20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	GREATER OF 1/2 BUILDING HEIGHT OR 20'	PER CITY CODE	N/A
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	N/A

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



LUPTON VILLAGE PUD OVERALL PLAN
N.T.S.

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

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

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OLSSON
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PLAT NOTES:

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

P.U.D. LAND USE STANDARDS

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

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

SINGLE-FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS. NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERECTED 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.

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FAX 970.635.3709
www.olsson.com

COLORADO LICENSED 44239 RYAN BANNING PROFESSIONAL ENGINEER

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REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

COVER SHEET

LUPTON VILLAGE PRELIMINARY PUD PLAT

FORT LUPTON, CO

2021

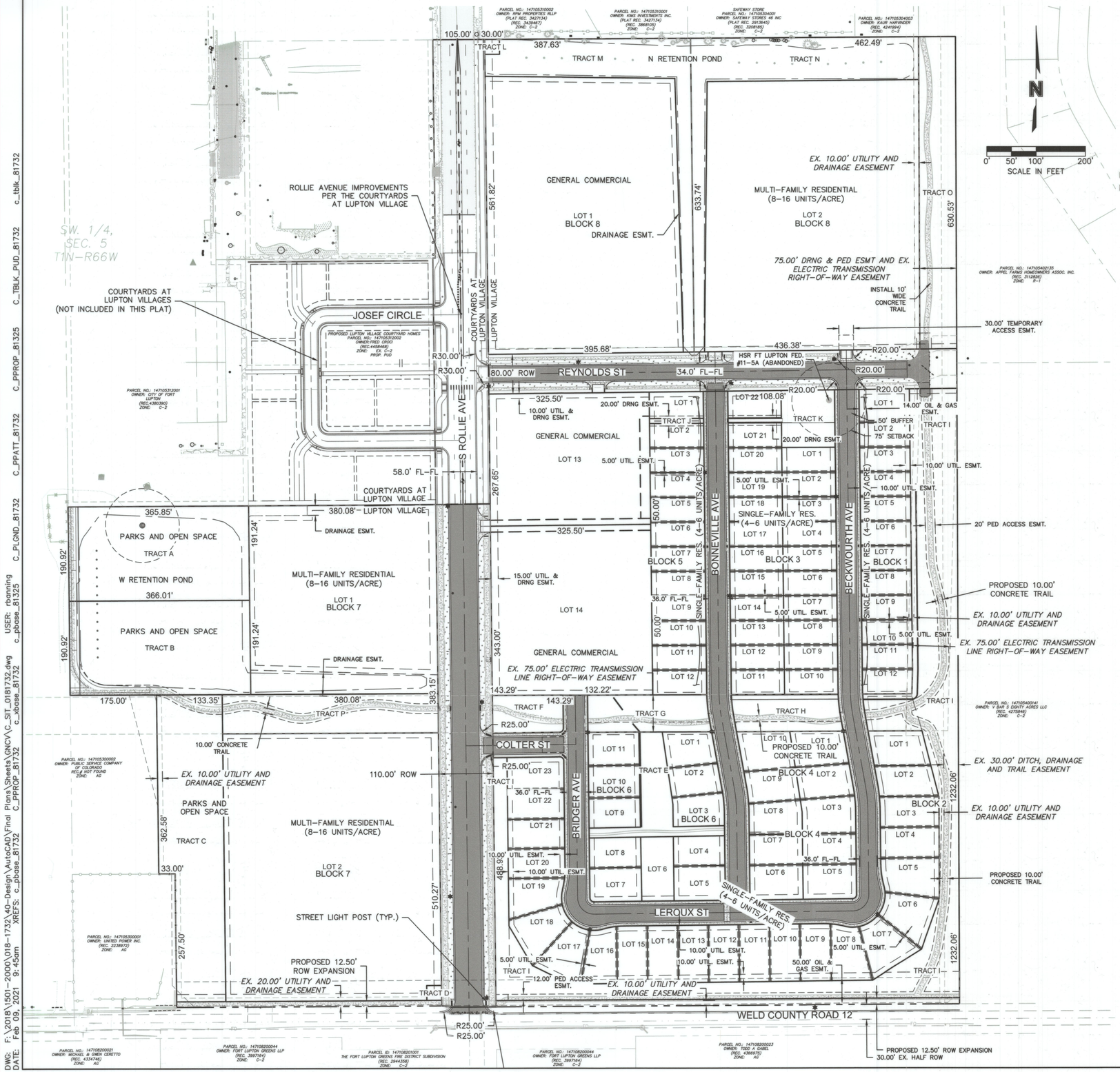
drawn by: ZD
checked by: JD
approved by: RB
QA/QC by: RB
project no.: 018-1732
drawing no.: C_COV_181732
date: 02-09-2021

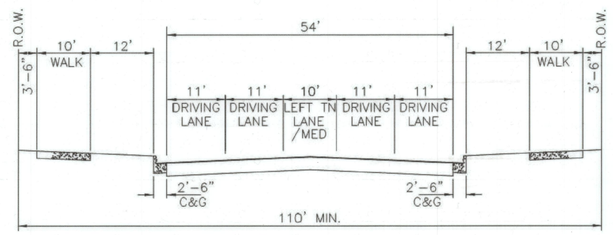
SHEET 1 OF 12

DWG: F:\2018\1501-2000\018-1732\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\PUD\C_COV_181732.dwg USER: rbanning
DATE: Feb 09, 2021 9:45am XREFS: C_PPROP_81732 C_FBASE_81732 c_pbase_81325 C_TBLK_PUD_81732 C_PPROP_81325

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

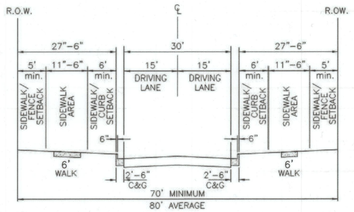




ARTERIAL

NO PARKING ALLOWED.
MEDIAN MAY BE PAINTED OR CURBED.

ROLLIE AVE TYP. SECTION
N.T.S.



- PARKING ALLOWED
- UTILIZED IN INDUSTRIAL, COMMERCIAL, MULTI-FAMILY, AND SINGLE-FAMILY RESIDENTIAL AREA'S WHERE ON-STREET PARKING IS REQUIRED.
- 80' AVERAGE RIGHT-OF-WAY (ROW) IS EXTENDED TO PROVIDE VARING FENCE ALIGNMENTS ALONG ROW LINE.

MINOR COLLECTOR

COLLECTOR ROAD TYP. SECTION
N.T.S.

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	
P-OH	OVERHEAD POWER	P-OH
	FENCE	X
	GRASS LANDSCAPING	
	CONCRETE SIDEWALK	
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	STREET LIGHT POST	✡

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REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

SITE PLAN

LUPTON VILLAGE PRELIMINARY PUD PLAT

FORT LUPTON, CO

2021

drawn by: JD
checked by: DP
approved by: RB
QA/QC by: DP
project no.: 018-1732
drawing no.: C_SIT_0181732
date: 02-09-2021

SHEET 2 OF 12

DWG: F:\2018\501-2000\018-1732\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_SIT_0181732.dwg
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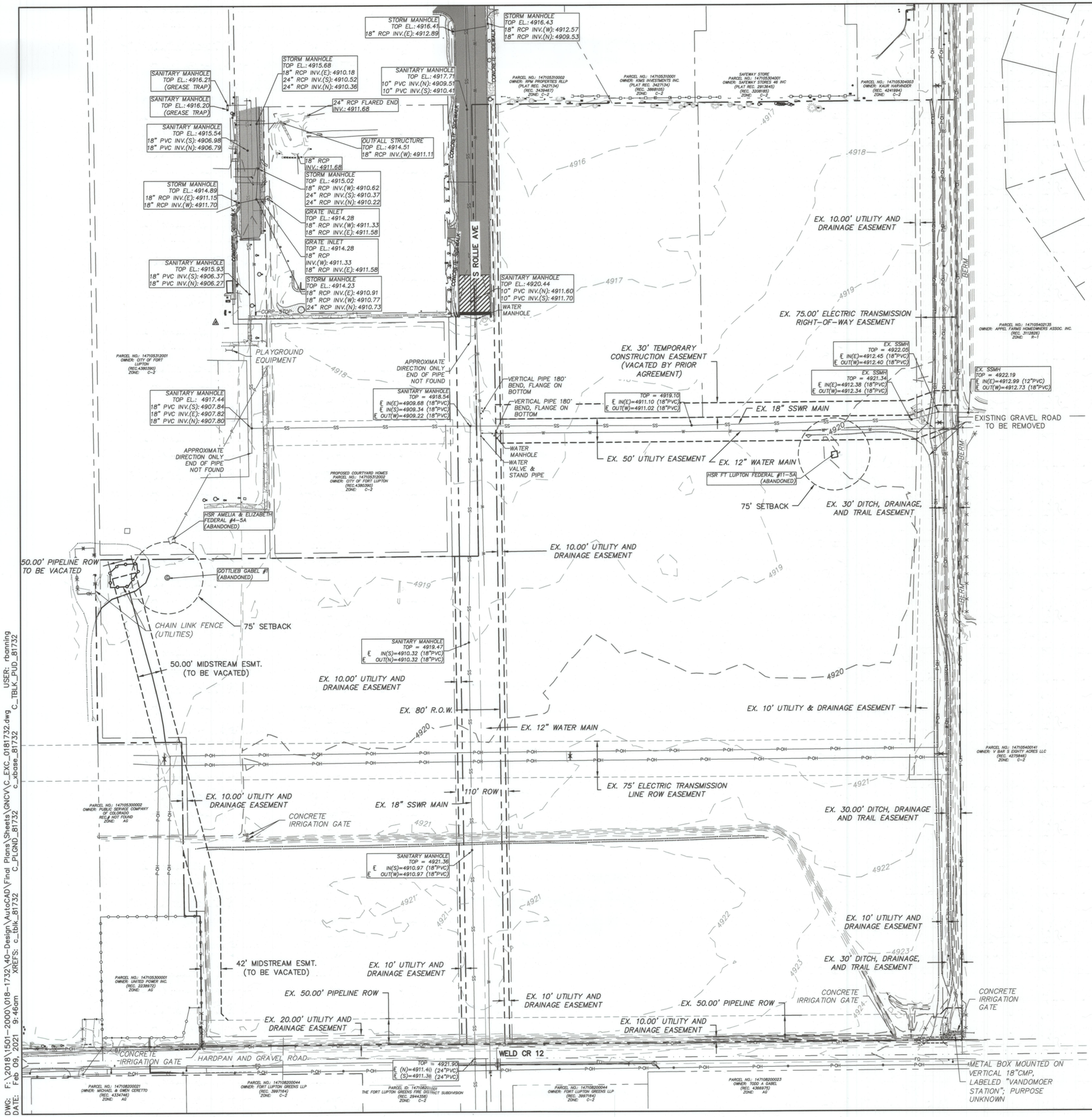

N

0' 50' 100' 200'

SCALE IN FEET

LEGEND

EXISTING		DEMO
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	EASEMENT	
	RIGHT OF WAY	
5280	MAJOR CONTOUR	
5281	MINOR CONTOUR	
	FENCE	
P-OH	OVERHEAD POWER	
P-UG	UNDERGROUND POWER	
SD	STORM SEWER	
SS	SANITARY SEWER	
	WATER MAIN	
	GRAVEL PAVEMENT	
GAS	UNDERGROUND GAS MAIN	
	BUILDING	
	ASPHALT PAVEMENT	
	CONCRETE PAVEMENT	
	RIPRAP	
	ROCK	
CV	CABLE VAULT	
E	ELECTRIC, TRANSFORMER	
FO	FIBER OPTIC PEDESTAL	
	FLARED END SECTION	
	FOUND #5 REBAR WITH BLUE CAP "LS 38175"	
	GRATED INLET	
	IRRIGATION VALVE	
S	SANITARY MANHOLE	
	SECTION CORNER	
	SIGN	
S	STORM DRAINAGE MANHOLE	
TP	TELEPHONE, PEDESTAL	
	TREE, CONIFEROUS	
	TREE, DECIDUOUS	

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REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

EXISTING CONDITIONS PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

2021

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

SHEET 3 OF 12

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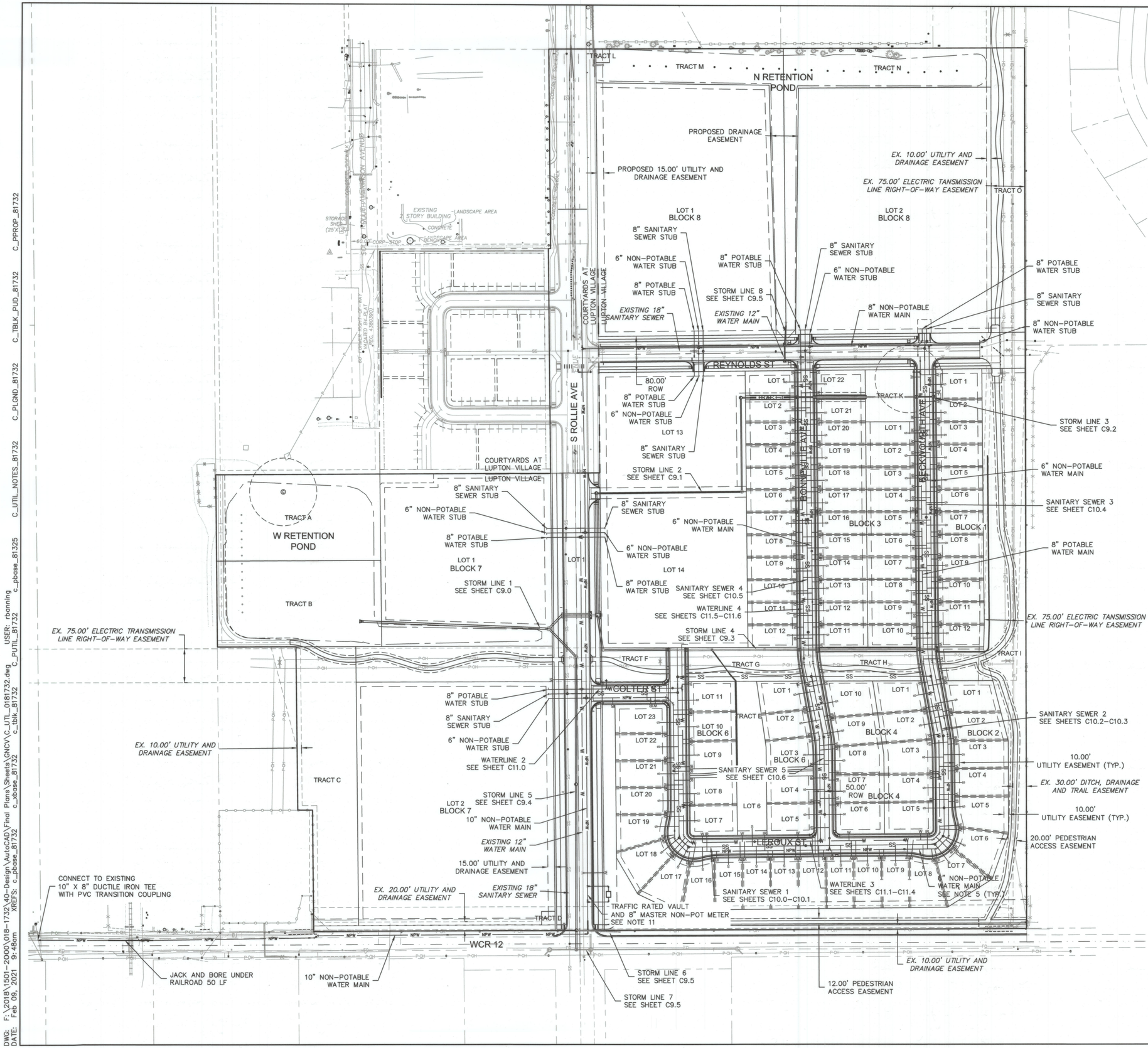

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
P—OH	OVERHEAD POWER	
P—UG	UNDERGROUND POWER	P—UG
FO	FIBER OPTIC LINE	TEL
SD	STORM SEWER	
SS	SANITARY SEWER	SS
W	WATER LINE	W
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	CURB INLET	
	SANITARY MANHOLE	
	WATER METER	
	WATER VALVE	
	WATER TEE	
	WATER BEND	
	SANITARY CLEANOUT	
TP	TELEPHONE PEDESTAL	
CV	CABLE VAULT	
	ELECTRIC TRANSFORMER	
FO	FIBER OPTIC PEDESTAL	
	RAILROAD TRACKS	
	LIGHT POLE	
	GATE VALVE	GTV
	THRUST BLOCK	TB

NOTES:
1. CONSTRUCTION OF UTILITIES SHALL COMPLY WITH SITE PLANS AND THE CITY OF FORT LUPTON STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.
2. ALL CONCRETE ENCASEMENTS SHALL BE A MINIMUM OF 10' ON CENTER OF CROSSING.
3. ALL SANITARY SERVICES SHALL BE 4" PVC CAPPED AND PLUGGED INSTALLED AT 2% SLOPE, UNLESS OTHERWISE NOTED.
4. ALL CROSSING UTILITIES REQUIRE 18 INCHES OF CLEARANCE MINIMUM, UNLESS OTHERWISE NOTED.
5. NON-POTABLE WATER MAINS SHALL BE PURPLE C900 PVC BURIED 4' DEPTH UNLESS OTHERWISE NOTED.
6. ALL FITTINGS SHALL HAVE THRUST BLOCKS SIZED ACCORDING TO DETAIL W3, W4, AND W5, SHEET C11.12.
7. WHEN THE WATER MAIN CROSSES UNDER A STORM PIPE WITH 3' OF LESS CLEARANCE, A 12" THICK LAYER OF EXTRUDED POLYSTYRENE (XPS) INSULATING FOAM SHALL BE PLACED ON THE WATER MAIN 5' ON EACH SIDE OF THE CROSSING.
8. ALL NON-POTABLE PVC MAINS SHALL BE INSTALLED WITH A TRACER WIRE (SEE DETAIL W7, SHEET C11.12).
9. ALL WATER SERVICES SHALL BE ¾" TYPE-K COPPER INSTALLED A 5' DEPTH UNLESS OTHERWISE NOTED OR AS NEEDED TO CROSS OTHER UTILITIES.
10. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, AND WATER MAINS.
11. NON-POTABLE WATER SYSTEM IS NOT INCLUDED IN THE INFRASTRUCTURE CONSTRUCTION FOR THE SUBDIVISION IMPROVEMENTS. THE SYSTEM IS DESIGNED FOR FUTURE INSTALLATION BY OTHERS.
12. SEE CONSTRUCTION PLANS FOR COURTYARDS AT LUPTON VILLAGE.

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		REVISIONS

UTILITY PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

2021

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

SHEET 4 OF 12

DWG: F:\2018\1501-2000\018-1732\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_UTL_0181732.dwg USER: rbanning
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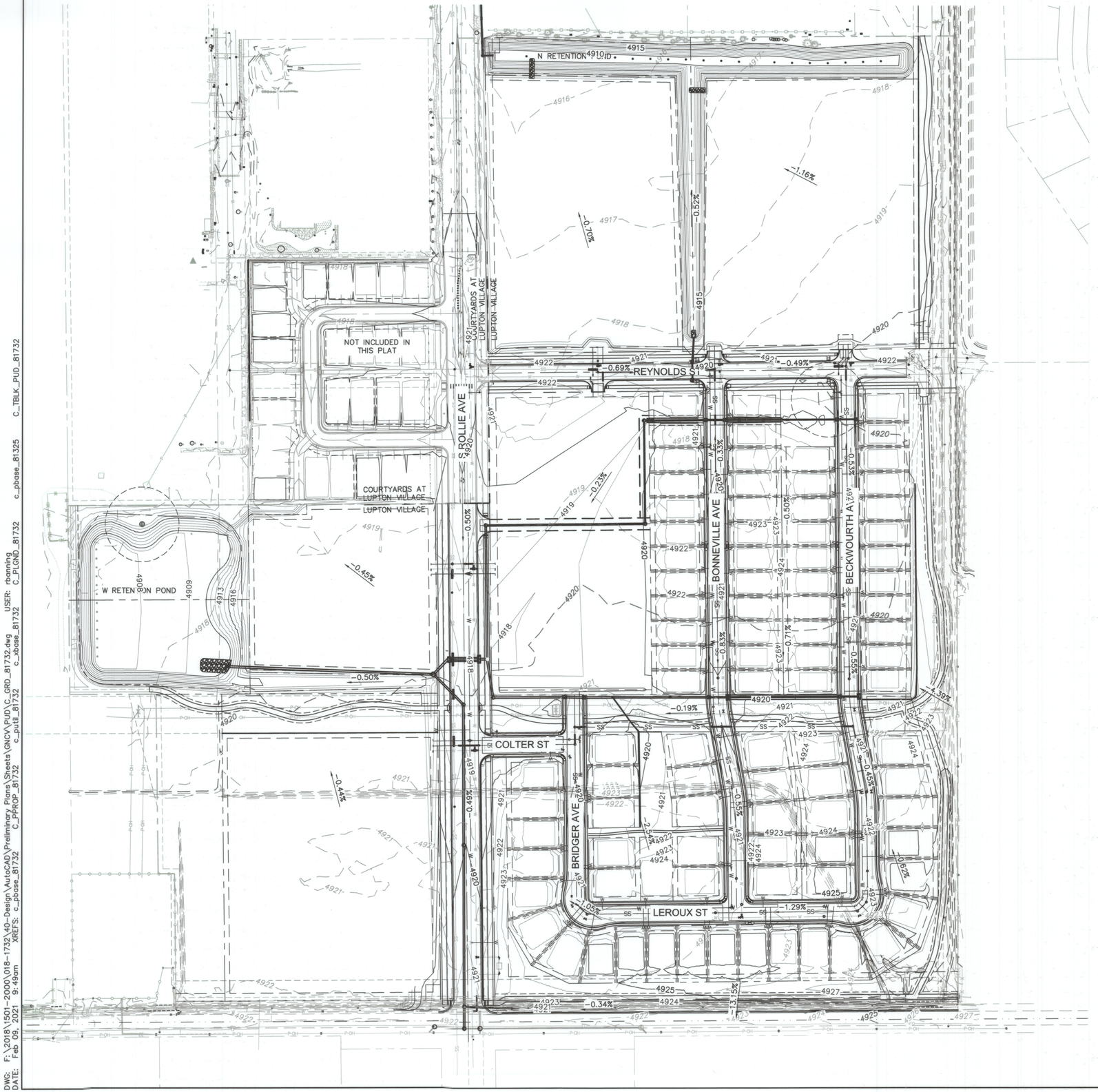

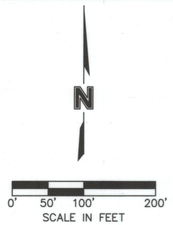

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	FLOWLINE	
	BACK OF CURB	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EDGE OF GRAVEL	
	TOP OF BERM	
	SWALE FLOWLINE	
	CONCRETE PAN	
	EASEMENT	
	SETBACK LINE	
	SUBDIVISION LINE	
5280	MAJOR CONTOUR	5280
5281	MINOR CONTOUR	5281
P-OH	OVERHEAD POWER	P-OH
P-UG	UNDERGROUND POWER	P-UG
SD	STORM SEWER	
SS	SANITARY SEWER	SS
	WATER LINE	W
	FENCE	X
	GRADE BREAK	
	FLARED END SECTION	
	STORM MANHOLE	
	GRATE INLET	
	CURB INLET	
	SANITARY MANHOLE	
	RAILROAD TRACKS	
	SPOT ELEVATION	4933.50
	STORM WATER FLOW DIRECTION	2.8%

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

2021

drawn by:	MG
checked by:	MM
approved by:	MM
QA/QC by:	MG
project no.:	018-1732
drawing no.:	C_GRD_81732
date:	02-09-2021

SHEET
5 OF 12

DWG: F:\2018\1501-2000\018-1732\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\PUD\C_GRD_81732.dwg USER: rbanning
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N RETENTION POND

DRAINAGE EASEMENT

EX. 10.00' UTILITY AND DRAINAGE EASEMENT

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

30.00' TEMPORARY ACCESS EASEMENT

S ROLLIE AVE

REYNOLDS STREET

80.00' ROW

MATCHLINE AA - SEE SHEET L1.1/7

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

PLANT SCHEDULE

	CODE QTY	BOTANICAL NAME COMMON NAME	CONTAINER CALIPER	M. HT. M. SPR.	REMARKS
SHADE TREES	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'	
	LLI 18	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	B&B 2.5" CAL.	40' 25'	
EVERGREEN TREES	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
ORNAMENTAL TREES	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'	
EVERGREEN SHRUBS	BUF 25	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	#5	12" 6'	CAN FULL
	MAQ 102	MAHONIA 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 CURL-LEAF MOUNTAIN MAHOGANY	#5	10' 6'	CAN FULL
	CSF 19	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	#5	6' 8'	CAN FULL
	RTD 12	CORNUS STOLONIFERA 'BAILEYI' 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	ARONIA MELANOCARPA 'IR. BEAUTY' BLACK CHOKEBERRY	#5	6' 4'	CAN FULL
	DBB 15	EUONYMUS 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 3/16" X 4" X 16"			BETWEEN GRASS AND MULCH

0' 15' 30' 60'
SCALE IN FEET

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Loveland, CO 80538
TEL 970.461.7733
FAX 970.635.3709
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AMY L. SCHWENNER 000 1364
02/27/2019
Original Date of Licensure 02/09/21
STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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LANDSCAPE PLAN

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

2021

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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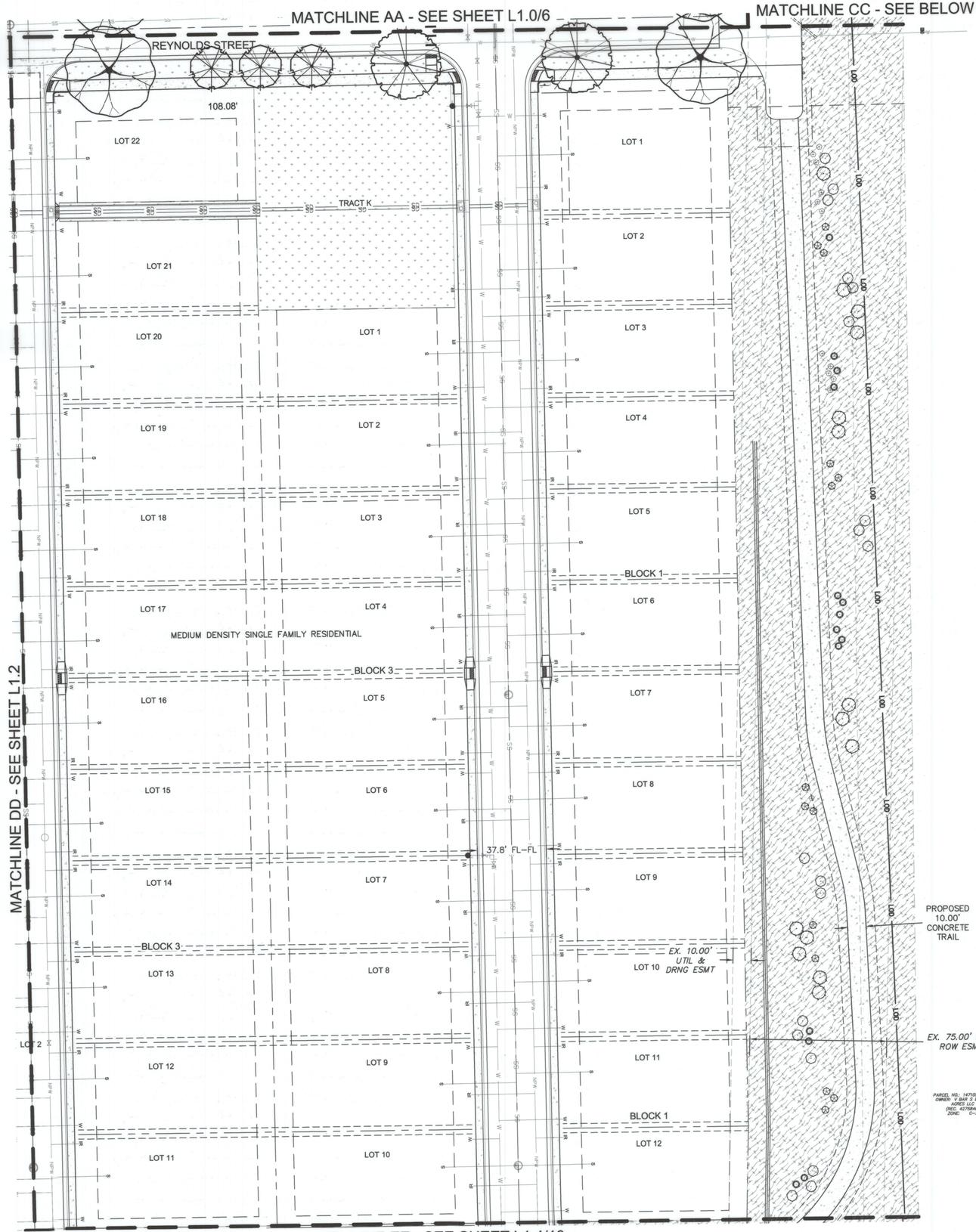

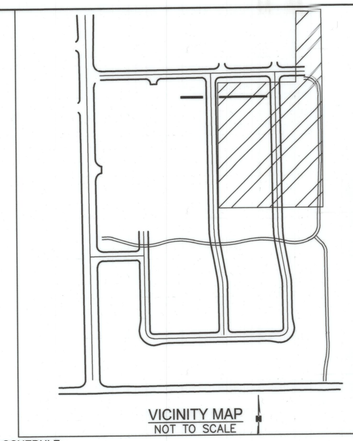

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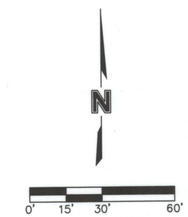

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FORT LUPTON, CO

2021

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SHEET 7 OF 12

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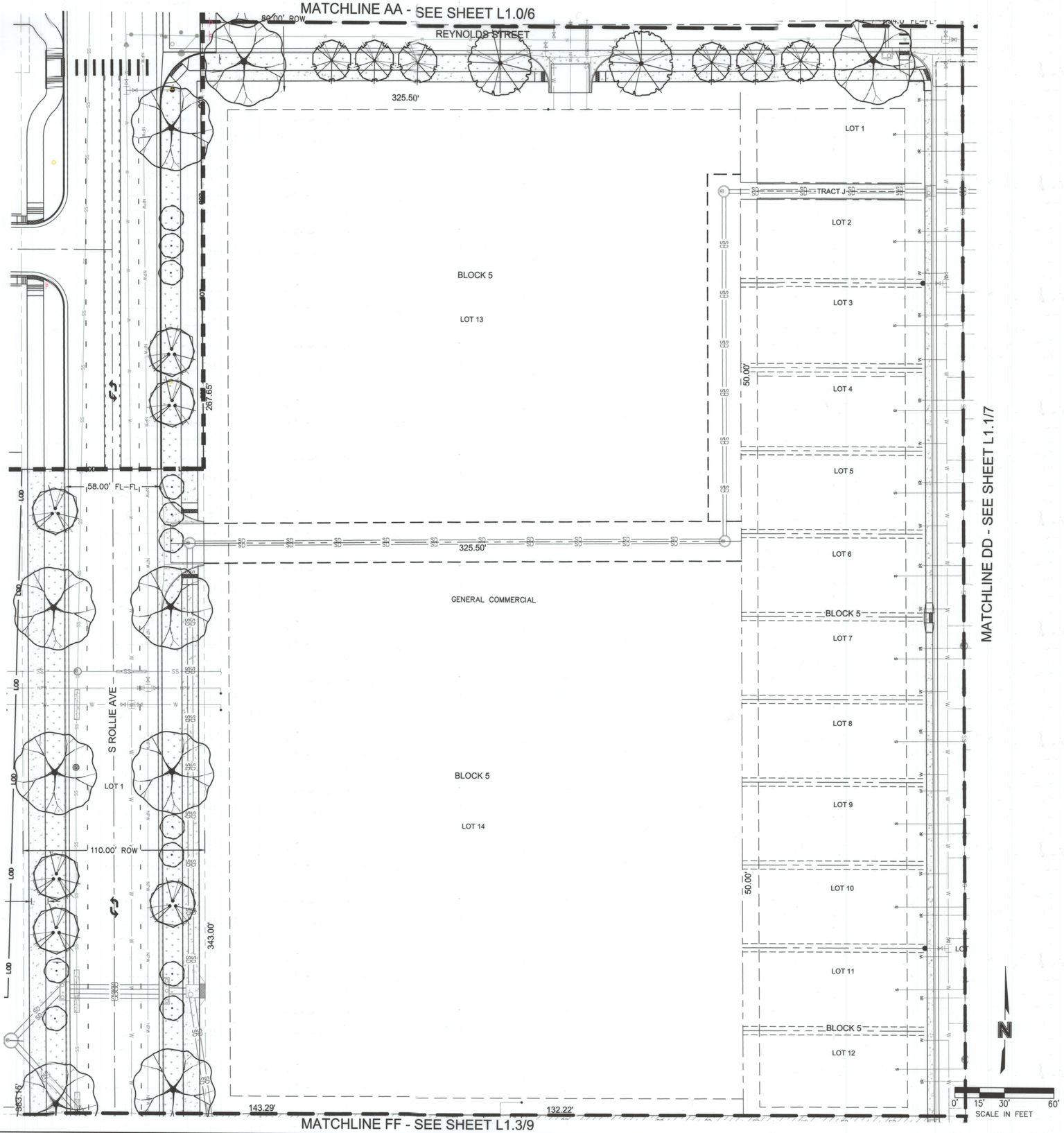

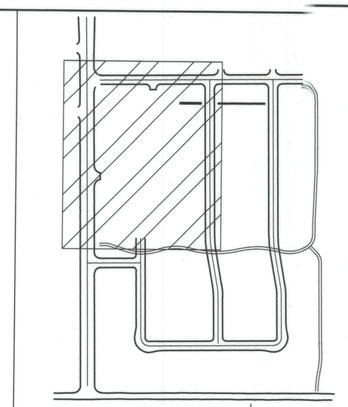

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FORT LUPTON, CO

2021

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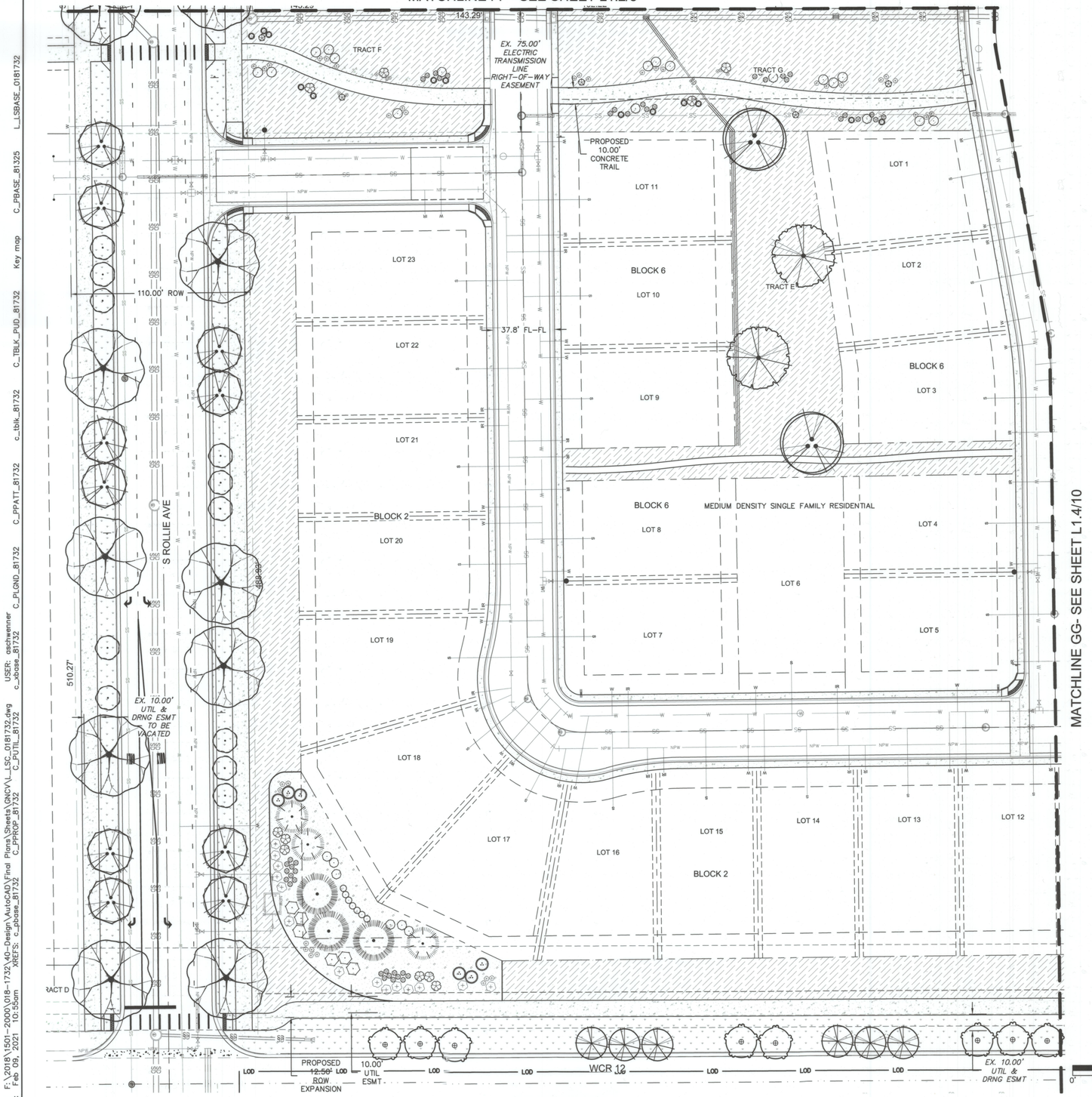

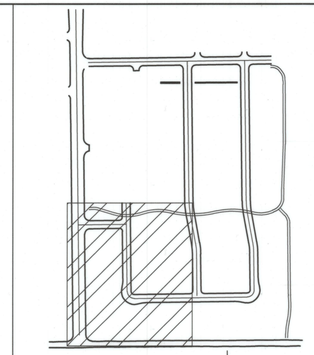

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LUPTON VILLAGE
PRELIMINARY PUD PLAT

2021

FORT LUPTON, CO

drawn by: JD
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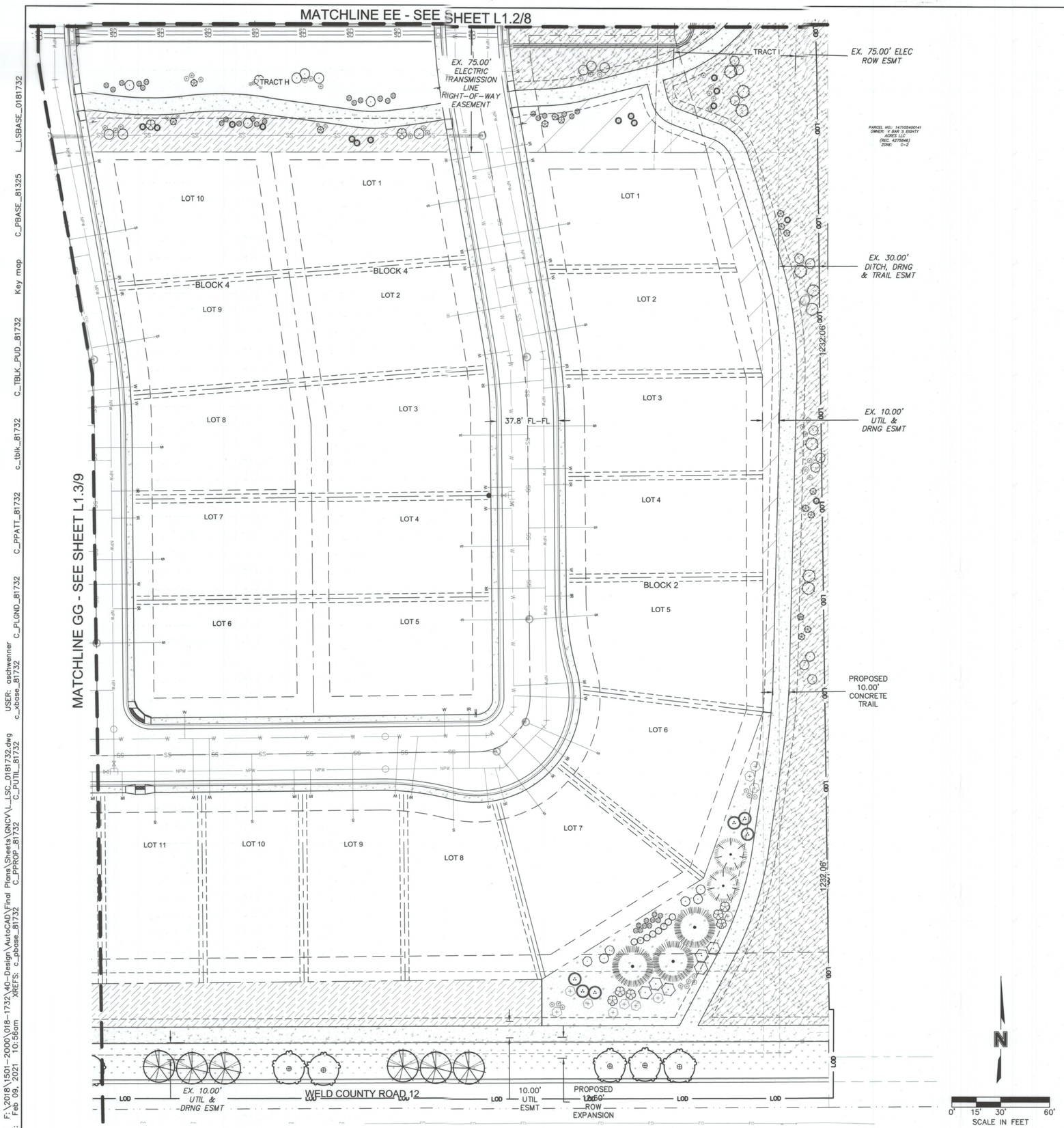

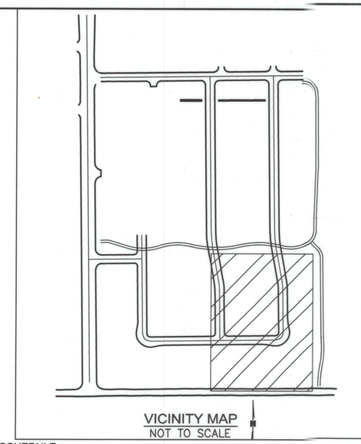

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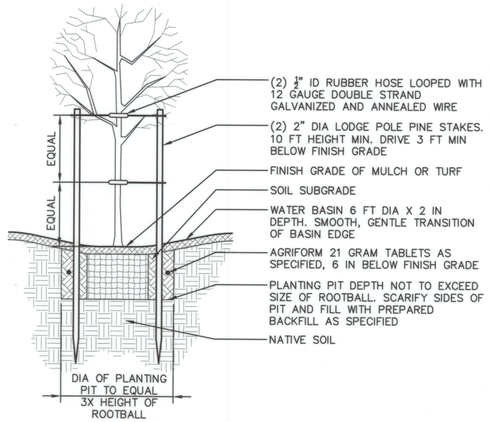
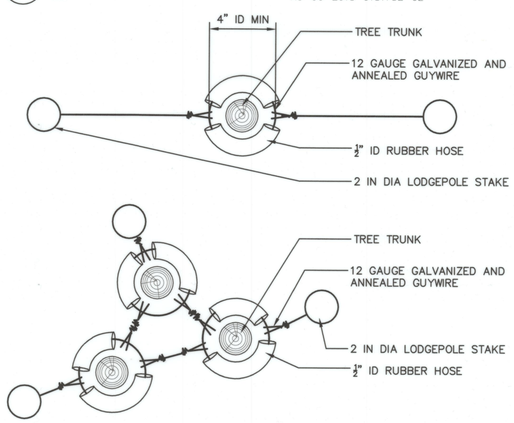
OLSSON LANDSCAPE NOTES

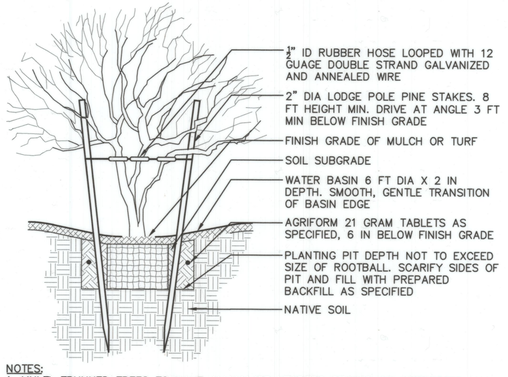
1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE COUNTY STANDARDS AND THE CITY ADDENDUMS TO THOSE STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS 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.



1 SINGLE TRUNK TREE PLANTING

NTS RS-CO-2018-0181732-02

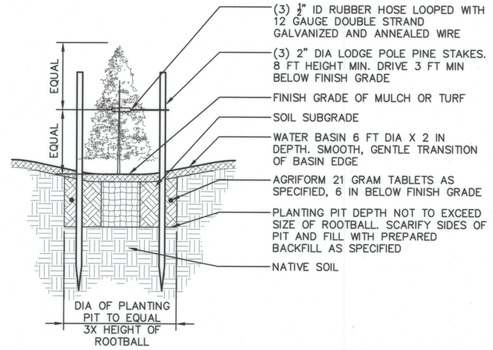




NOTES:
1. MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MIN OF 5 TIMES AROUND ITSELF.
2. 15 GAL AND 24" BOX (SMALL CALIPER) SPECIMEN TO HAVE DOUBLE TIES BETWEEN STAKES. 36" BOX AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

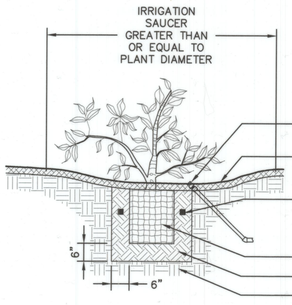
2 MULTI-TRUNK TREE PLANTING

NTS RS-CO-2018-0181732-03



3 EVERGREEN TREE PLANTING

NTS RS-CO-2018-0181732-25



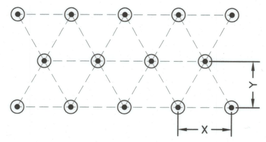
NOTES:
1. SCARIFY PERIMETER OF PLANT PITS PRIOR TO BACKFILL
2. TEST PLANT PITS FOR DRAINAGE: CONSTRUCT AN EXAMPLE IRRIGATION SAUCER FOR ENGINEER'S APPROVAL PRIOR TO PLACING MULCH

4 TREE STAKING - PLAN VIEW

NTS RS-CO-2018-0181732-04

5 SHRUB PLANTING

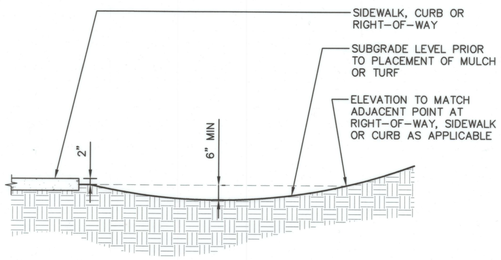
NTS RS-CO-2018-0181732-05



NOTES:
1. PLANT ALL GROUNDCOVERS ON CENTER AND IN A TRIANGLE PATTERN
2. SIZE OF PLANT MATERIAL SHALL BE AS NOTED ON PLANT SCHEDULE

6 GROUNDCOVER SPACING

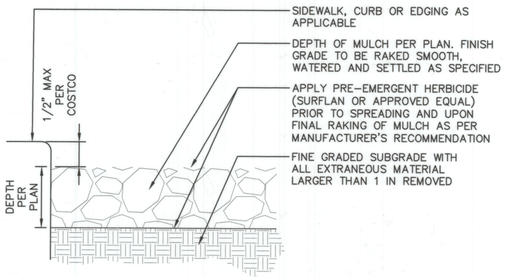
NTS RS-CO-2018-0181732-07



NOTE:
IRRIGATION SWALE TO BE APPROVED PRIOR TO PLACEMENT OF PLANTS, TURF OR MULCH

7 IRRIGATION SWALE

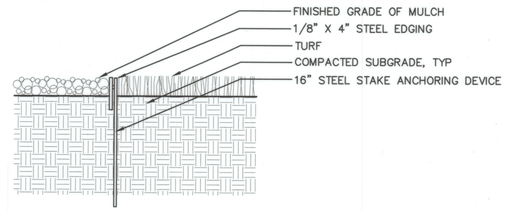
NTS RS-CO-2018-0181732-08



NOTES:
1. MULCH TYPE, SIZE AND COLOR AS NOTED IN LANDSCAPE SCHEDULE
2. CONTRACTOR TO SUBMIT MULCH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION

8 MULCH APPLICATION

NTS RS-CO-2018-0181732-09



NOTES:
1. EDGING SHALL BE FLUSH WITH FINISHED GRADE OF MULCH
2. LANDSCAPE ARCHITECT SHALL APPROVE STEEL EDGING TYPE AND ANCHOR PRIOR TO INSTALLATION

9 STEEL EDGING

NTS RS-CO-2018-0181732-24

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

AMY L. SCHWENNER 000136 02/27/2019 Original Date of Licensure 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 MEMBER UTILITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

LANDSCAPE DETAILS

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

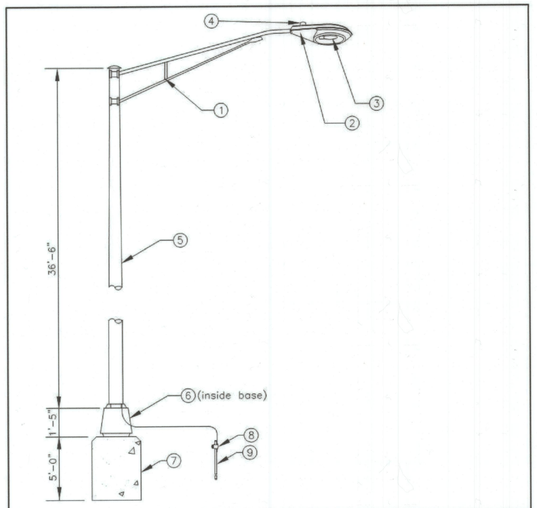
2021

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 11 OF 12

DWG: F:\2018\1501-2000\018-1732\40-Design\AutoCAD\Final Plans\Sheets\GNC\V\L_DTL_0181732.dwg
DATE: Feb 09, 2021 11:03am
USER: oschwenner
XREFS: c_tblk_81732 c_TBLK_PUD_81732

ROLLIE STREET LIGHT DETAIL



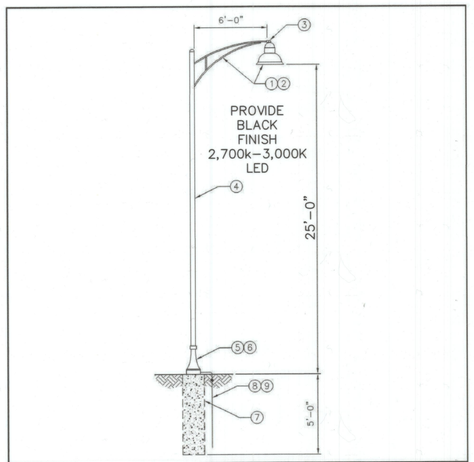
ITEM	QTY.	MATERIAL	ITEM	QTY.	MATERIAL
1	1	10' Truss Arm, with Bolts	6	1	Fuse Assembly, Sec – 10 amp
2	1	Luminaire, 250W, HPS, Flat Lens	7	1	Concrete Foundation, 11 1/2" BC
2	1	Luminaire, 250W, HPS, Drop Lens	8	1	Ground Rod
3	1	Lamp HPS, 250W.	9	1	Ground Rod Clamp
4	1	Photoelectric Eye.			
5	1	Lightpole, Aluminum 36'			

REVISIONS		
DATE	BY	DESCRIPTIONS
08/02	KWD	General Revision
12/04	BR	Added 250APD
ENG. APPROVAL:		DATE:
OPER. APPROVAL:		DATE:

UNITEDPOWER
UNITED POWER, INC.
P.O. BOX 929 • BRIGHTON, CO. 80601

DWN BY: K.Ross	250W COBRA HEAD LIGHT WITH 10' ARM ON ALUMINUM POLE	M26-250AP
ISSUED BY:		M26-250APDL
ISSE DT:		

INTERNAL/LOCAL STREET LIGHT DETAIL



ITEM	NO.	MATERIAL	ITEM	NO.	MATERIAL
1	1	Luminaire Package, 400W MH, Black	6	1	Base, Ornamental, Two-Piece, Black
2	1	Lamp, 400W, Metal Halide	7	1	Concrete Foundation, 24" x 60" x 12" B.C.
3	1	Photoelectric Cell	8	1	Ground Rod, 5/8" x 10'
4	1	Pole, 30' Steel, Black	9	1	Ground Rod Clamp
5	1	Fuse Assembly, Sec – 10 amp	10	2	Cover, Inline Fuse Holder

ISSUED	08/15/05 By B. Kench	
APPROVAL		
APPROVAL		
DATE	BY	REVISIONS

UNITEDPOWER
UNITED POWER, INC.
P.O. BOX 929 • BRIGHTON, CO. 80601

400W ORNAMENTAL LIGHT WITH 6' ARMS ON TAPERED POLE — M26-400BR

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

AMY L SCHWENNER
000 1364
02/27/2019
Original Date of Licensure 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.

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REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

LANDSCAPE DETAILS

LUPTON VILLAGE
PRELIMINARY PUD PLAT

FORT LUPTON, CO

2021

drawn by:	JD
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project no.:	018-1732
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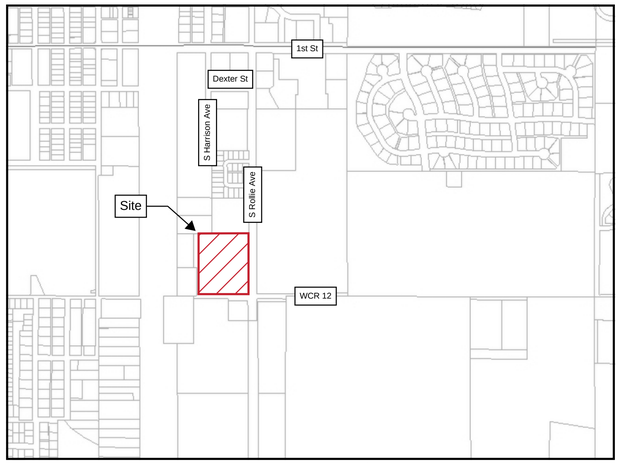
SHEET
12 OF 12

DWG: F:\2018\1501-2000\018-1732\40-Design\AutoCAD\Final Plans\Sheets\GNCV\L_DTL_0181732.dwg USER: oschwenner
DATE: Feb 09, 2021 11:02am XREFs: c_tblk_81732 c_TBLK_PUD_81732

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents



Vicinity Map
Not to Scale

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

Owner
Baessler Development, 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) 224-5828

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.

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

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.

COLORADO 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

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

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

Sheet C1.0

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

1. All property pins, intersection monuments, and section corners disturbed during construction must be referenced and replaced under the supervision of a licensed surveyor.
2. 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.
3. All project control listed hereon 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
4. 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 1.26.04 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

1. Contractor shall conform to all federal, state and local health and safety rules and regulations.
2. 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.
3. The contractor shall provide access to and from all private property adjacent to the work throughout the period of construction.
4. "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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Contractor shall maintain at least one copy of the approved plans, specifications and standards on the job site at all times.
10. Contractor is responsible for being aware of, notifying, coordinating and scheduling all inspections required for final approvals and project acceptance.
11. All work, including correction work, is subject to notification and inspection requirements.
12. 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.
13. 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.
14. 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.
15. 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.
16. Where consistent with safety and space considerations, excavated material is to be placed on the uphill side of trenches.
17. Permittee should 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.
18. 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.
19. 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.
20. 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 unpaved 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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. The owner/developer shall provide any additional dust abatement and erosion control measures deemed necessary by the City, should conditions merit them.
8. 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.
9. 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 to 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 off paved surfaces with water is prohibited.
10. 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.
11. The discharge of water containing 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

1. 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 about 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 site 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.

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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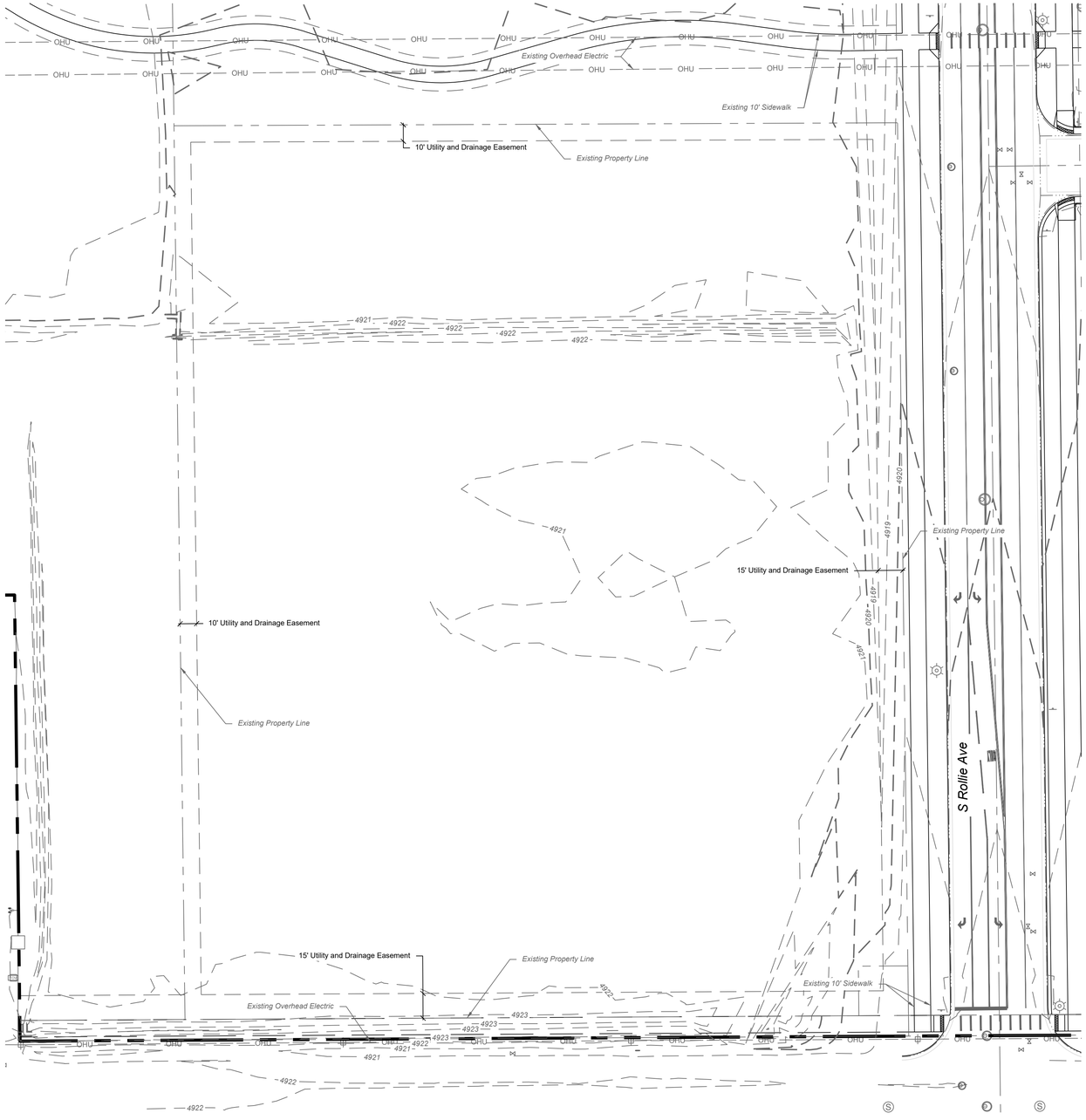
COLORADO 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

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

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

Sheet C1.1



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Scale: 1" = 40'

Legend

Existing	Proposed
Property Line	
Right of Way	
Easement	
FO	Fiber Optic
GAS	Gas
W	Potable Water
F	Fire Line
NPW	Non-Potable Water
SS	Sanitary Sewer
ST	Storm
E	Electric
4800	Major Contour
4801	Minor Contour
Flowline	

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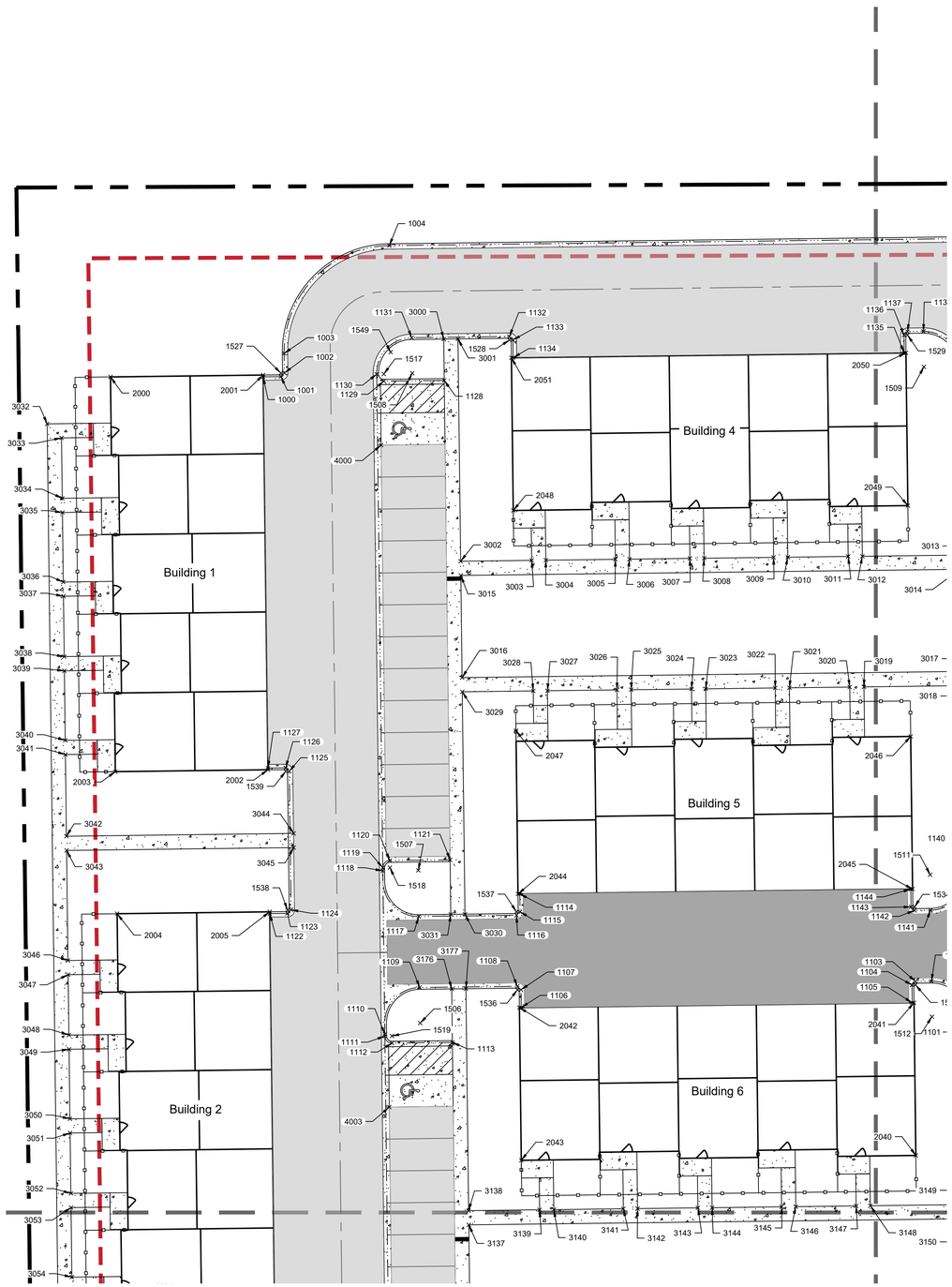
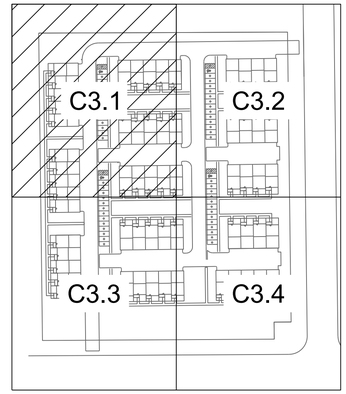
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Existing Conditions
Fort Lupton, CO

Sheet C2.1





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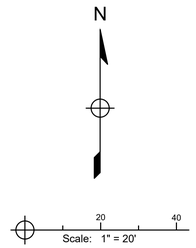

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
	Setback	
	Flowline	
	Swale Flowline	
	Curb and Gutter	
	Fence	
	Pavement	
	Concrete	

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

Sheet C3.1

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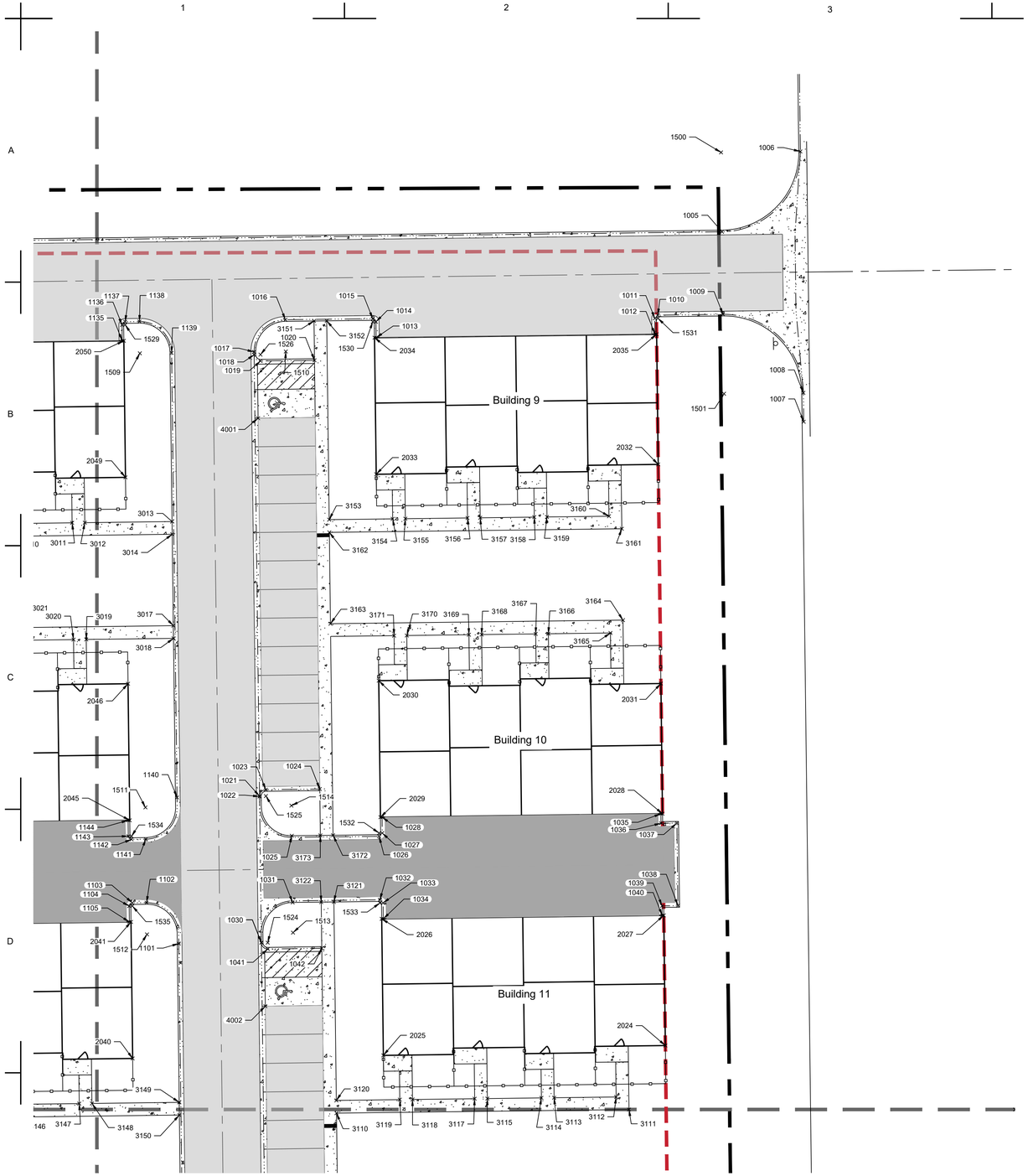

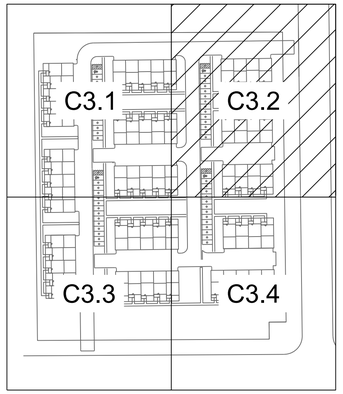

Keymap
NTS

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Scale: 1" = 20'

Legend

Existing	Proposed
Property Line	
Right of Way	
Easement	
Setback	
Flowline	
Swale Flowline	
Curb and Gutter	
Fence	
Pavement	
Concrete	

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

Sheet C3.2

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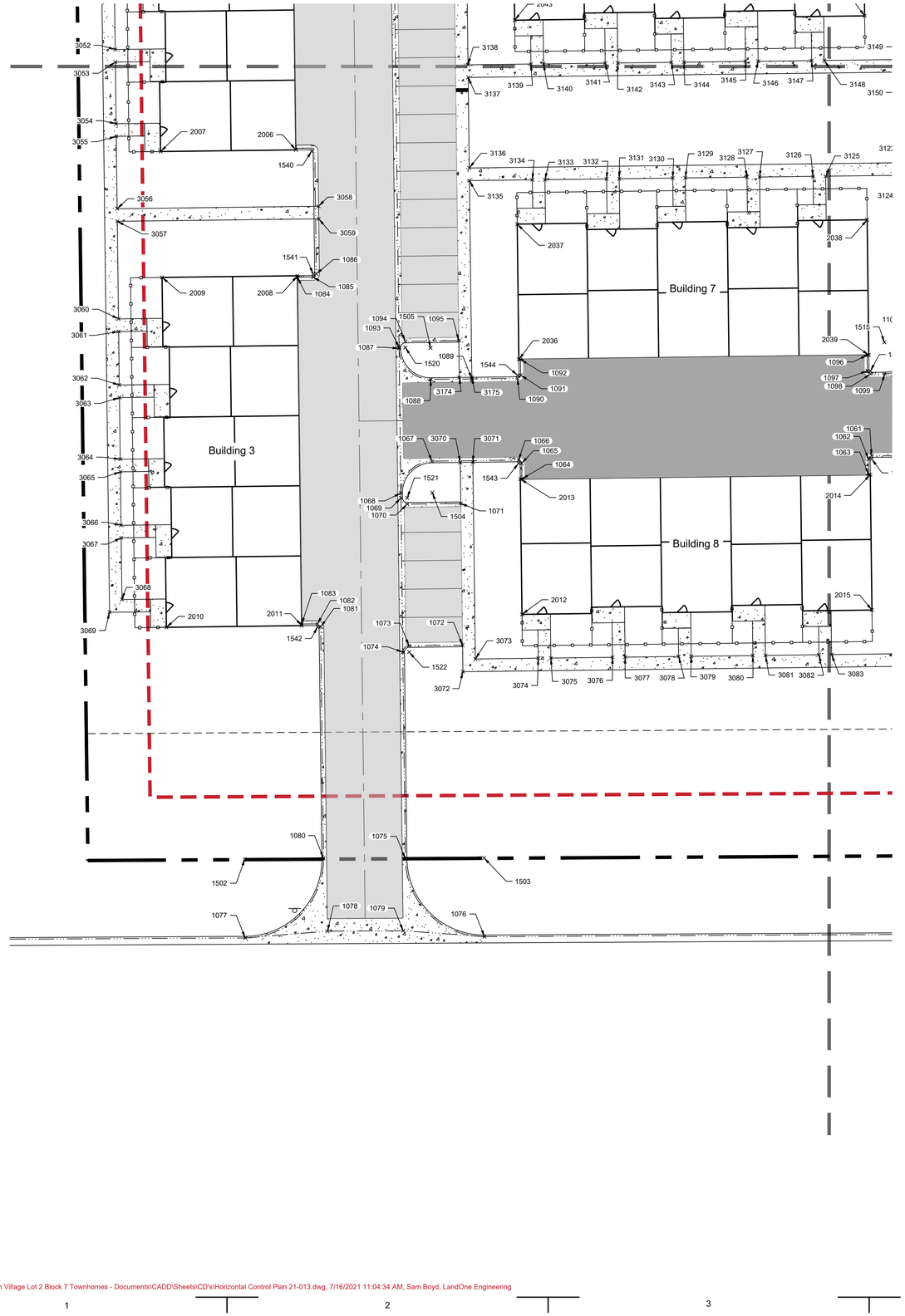

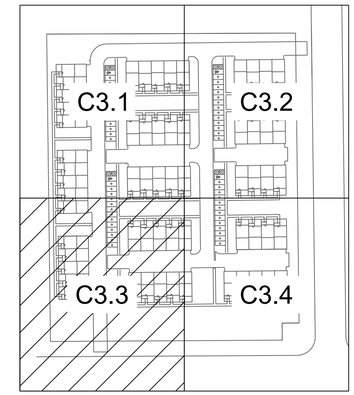

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NTS

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Scale: 1" = 20'

Legend

Existing	Proposed
Property Line	
Right of Way	
Easement	
Setback	
Flowline	
Swale Flowline	
Curb and Gutter	
Fence	
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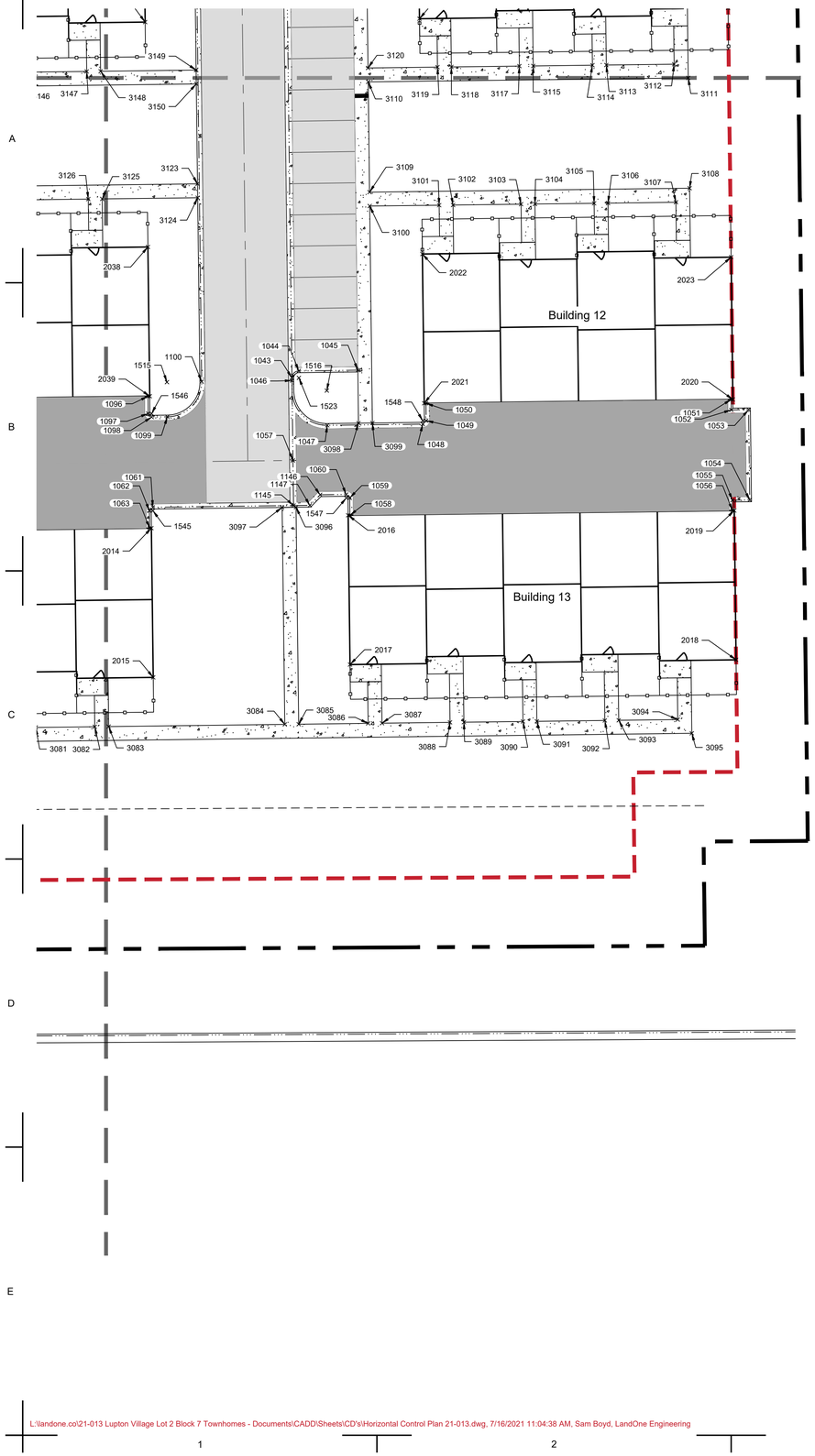
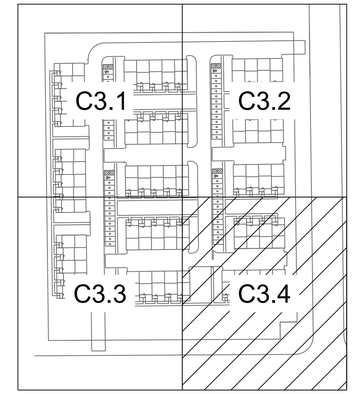
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Horizontal Control Plan
Fort Lupton, CO

Sheet C3.3





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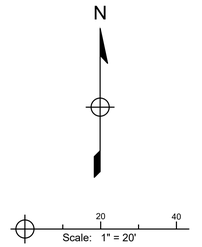

Legend

Existing	Proposed
Property Line	
Right of Way	
Easement	
Setback	
Flowline	
Swale Flowline	
Curb and Gutter	
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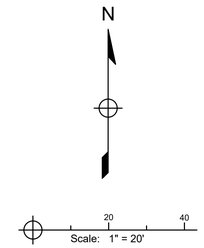
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Horizontal Control Plan
Fort Lupton, CO

Sheet C3.4



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Point #	Northing	Easting	Description
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1001	47955.22	30101.16	Flowline
1002	47956.23	30102.15	Flowline
1003	47961.73	30102.08	Flowline
1004	47992.10	30131.71	Flowline
1005	47996.21	30465.73	Flowline
1006	48021.51	30490.42	Flowline
1007	47936.39	30491.47	Flowline
1008	47945.52	30491.36	Flowline
1009	47970.21	30466.05	Flowline
1010	47969.96	30445.55	Flowline
1011	47968.95	30444.56	Flowline
1012	47963.95	30444.63	Flowline
1013	47962.86	30356.76	Flowline
1014	47967.86	30356.70	Flowline
1015	47968.85	30355.68	Flowline
1016	47968.51	30328.19	Flowline
1017	47958.39	30318.31	Flowline
1018	47957.50	30318.32	Flowline
1019	47955.53	30320.34	Flowline

Point Table			
Point #	Northing	Easting	Description
1020	47955.74	30337.34	Flowline
1021	47818.52	30320.03	Flowline
1022	47818.40	30320.03	Flowline
1023	47820.54	30322.01	Flowline
1024	47820.75	30339.01	Flowline
1025	47806.03	30330.19	Flowline
1026	47805.86	30357.69	Flowline
1027	47806.88	30358.68	Flowline
1028	47811.88	30358.62	Flowline
1029	47772.41	30320.60	Flowline
1030	47772.34	30320.60	Flowline
1031	47785.03	30330.44	Flowline
1032	47785.87	30357.94	Flowline
1033	47784.88	30358.95	Flowline
1034	47779.88	30359.01	Flowline
1035	47812.96	30446.48	Flowline
1036	47809.96	30446.52	Flowline
1037	47810.02	30451.52	Flowline
1038	47784.02	30451.84	Flowline
1039	47783.96	30446.84	Flowline

Point Table			
Point #	Northing	Easting	Description
1040	47780.96	30446.88	Flowline
1041	47770.37	30322.63	Flowline
1042	47770.62	30339.62	Flowline
1043	47633.40	30322.31	Flowline
1044	47635.43	30324.29	Flowline
1045	47635.63	30341.29	Flowline
1046	47632.64	30322.32	Flowline
1047	47619.76	30332.48	Flowline
1048	47620.10	30359.98	Flowline
1049	47621.11	30360.97	Flowline
1050	47626.11	30360.90	Flowline
1051	47627.19	30448.77	Flowline
1052	47624.20	30448.81	Flowline
1053	47624.26	30453.81	Flowline
1054	47598.26	30454.13	Flowline
1055	47598.20	30449.13	Flowline
1056	47595.20	30449.17	Flowline
1057	47609.64	30322.60	Flowline
1058	47593.84	30339.01	Flowline
1059	47598.84	30338.95	Flowline

Point Table			
Point #	Northing	Easting	Description
1060	47599.83	30337.93	Flowline
1061	47596.14	30282.27	Flowline
1062	47595.13	30281.28	Flowline
1063	47590.13	30281.34	Flowline
1064	47588.77	30171.18	Flowline
1065	47593.77	30171.12	Flowline
1066	47594.76	30170.11	Flowline
1067	47594.42	30142.61	Flowline
1068	47584.30	30132.73	Flowline
1069	47582.75	30132.75	Flowline
1070	47580.78	30134.78	Flowline
1071	47580.99	30151.78	Flowline
1072	47535.99	30152.33	Flowline
1073	47535.78	30135.33	Flowline
1074	47533.76	30133.36	Flowline
1075	47468.08	30134.17	Flowline
1076	47443.39	30159.30	Flowline
1077	47442.98	30083.30	Flowline
1078	47445.12	30109.45	Flowline
1079	47445.25	30133.45	Flowline

Point Table			
Point #	Northing	Easting	Description
1080	47468.29	30108.16	Flowline
1081	47541.76	30107.26	Flowline
1082	47542.75	30106.24	Flowline
1083	47542.69	30101.24	Flowline
1084	47652.84	30099.89	Flowline
1085	47652.91	30104.89	Flowline
1086	47653.92	30105.88	Flowline
1087	47630.30	30132.17	Flowline
1088	47620.42	30142.29	Flowline
1089	47620.58	30155.29	Flowline
1090	47620.76	30169.79	Flowline
1091	47621.77	30170.78	Flowline
1092	47626.77	30170.71	Flowline
1093	47630.52	30132.17	Flowline
1094	47632.55	30134.14	Flowline
1095	47632.75	30151.14	Flowline
1096	47628.13	30280.87	Flowline
1097	47623.13	30280.90	Flowline
1098	47622.14	30281.91	Flowline
1099	47622.20	30286.45	Flowline

Point Table			
Point #	Northing	Easting	Description
1100	47632.32	30296.32	Flowline
1101	47772.09	30294.60	Flowline
1102	47784.96	30284.44	Flowline
1103	47784.91	30279.94	Flowline
1104	47783.89	30278.95	Flowline
1105	47778.89	30279.02	Flowline
1106	47777.54	30168.86	Flowline
1107	47782.54	30168.80	Flowline
1108	47783.52	30167.78	Flowline
1109	47783.19	30140.29	Flowline
1110	47770.06	30130.45	Flowline
1111	47769.51	30130.45	Flowline
1112	47767.54	30132.48	Flowline
1113	47767.74	30149.48	Flowline
1114	47809.53	30168.46	Flowline
1115	47804.53	30168.53	Flowline
1116	47803.52	30167.54	Flowline
1117	47803.18	30140.04	Flowline
1118	47816.06	30129.88	Flowline
1119	47816.92	30129.87	Flowline

Point Table			
Point #	Northing	Easting	Description
1120	47818.94	30131.85	Flowline
1121	47819.15	30148.84	Flowline
1122	47804.00	30098.03	Flowline
1123	47804.06	30103.03	Flowline
1124	47805.07	30104.01	Flowline
1125	47844.07	30103.53	Flowline
1126	47845.06	30102.52	Flowline
1127	47845.00	30097.52	Flowline
1128	47954.14	30147.18	Flowline
1129	47953.93	30130.18	Flowline
1130	47955.91	30128.16	Flowline
1131	47966.17	30138.03	Flowline
1132	47966.51	30165.53	Flowline
1133	47965.52	30166.54	Flowline
1134	47960.52	30166.60	Flowline
1135	47961.88	30276.76	Flowline
1136	47966.88	30276.70	Flowline
1137	47967.89	30277.69	Flowline
1138	47967.95	30282.19	Flowline
1139	47958.07	30292.31	Flowline

Point Table			
Point #	Northing	Easting	Description
1140	47818.08	30294.03	Flowline
1141	47804.96	30284.20	Flowline
1142	47804.90	30279.70	Flowline
1143	47805.89	30278.68	Flowline
1144	47810.89	30278.62	Flowline
1145	47596.64	30322.76	Flowline
1146	47599.74	30330.44	Flowline
1147	47596.70	30327.47	Flowline
1500	48021.21	30465.42	Flowline CP 25' Radius
1501	47945.21	30466.36	Flowline CP 25' Radius
1502	47467.98	30083.16	Flowline CP 25' Radius
1503	47468.39	30159.16	Flowline CP 25' Radius
1504	47584.42	30142.73	Flowline CP 10' Radius
1505	47630.42	30142.17	Flowline CP 10' Radius
1506	47773.19	30140.41	Flowline CP 10' Radius
1507	47816.18	30139.88	Flowline CP 10' Radius
1508	47956.17	30138.16	Flowline CP 10' Radius
1509	47957.95	30282.31	Flowline CP 10' Radius
1510	47958.51	30328.31	Flowline CP 10' Radius
1511	47814.96	30284.07	Flowline CP 10' Radius

Point Table			
Point #	Northing	Easting	Description
1512	47774.96	30284.57	Flowline CP 10' Radius
1513	47775.53	30330.56	Flowline CP 10' Radius
1514	47815.53	30330.07	Flowline CP 10' Radius
1515	47632.20	30286.32	Flowline CP 10' Radius
1516	47629.76	30332.36	Flowline CP 10' Radius
1517	47955.93	30130.16	Flowline CP 2' Radius
1518	47816.94	30131.87	Flowline CP 2' Radius
1519	47769.54	30132.45	Flowline CP 2' Radius
1520	47630.55	30134.17	Flowline CP 2' Radius
1521	47582.78	30134.75	Flowline CP 2' Radius
1522	47533.78	30135.36	Flowline CP 2' Radius
1523	47633.43	30324.31	Flowline CP 2' Radius
1524	47772.37	30322.60	Flowline CP 2' Radius
1525	47818.54	30322.03	Flowline CP 2' Radius
1526	47957.53	30320.32	Flowline CP 2' Radius
1527	47956.22	30101.15	Flowline CP 1" Radius
1528	47965.51	30165.54	Flowline CP 1" Radius
1529	47966.89	30277.70	Flowline CP 1" Radius
1530	47967.85	30355.70	Flowline CP 1" Radius
1531	47968.96	30445.56	Flowline CP 1" Radius

Point Table			
Point #	Northing	Easting	Description
1532	47806.86	30357.68	Flowline CP 1" Radius
1533	47784.87	30357.95	Flowline CP 1" Radius
1534	47805.90	30279.68	Flowline CP 1" Radius
1535	47783.91	30279.95	Flowline CP 1" Radius
1536	47782.52	30167.80	Flowline CP 1" Radius
1537	47804.52	30167.53	Flowline CP 1" Radius
1538	47805.06	30103.01	Flowline CP 1" Radius
1539	47844.06	30102.53	Flowline CP 1" Radius
1540	47692.90	30104.40	Flowline CP 1" Radius
1541	47653.91	30104.88	Flowline CP 1" Radius
1542	47541.75	30106.26	Flowline CP 1" Radius
1543	47593.76	30170.12	Flowline CP 1" Radius
1544	47621.76	30169.78	Flowline CP 1" Radius
1545	47595.14	30282.28	Flowline CP 1" Radius
1546	47623.14	30281.90	Flowline CP 1" Radius
1547	47598.83	30337.95	Flowline CP 1" Radius
1548	47621.10	30359.97	Flowline CP 1" Radius
1549	47962.10	30132.08	Flowline CP 30' Radius
2000	47955.13	30053.16	Building Corner
2001	47955.65	30096.16	Building Corner

Point Table			
Point #	Northing	Easting	Description
2002	47844.50	30097.53	Building Corner
2003	47843.97	30054.53	Building Corner
2004	47803.97	30055.02	Building Corner
2005	47804.50	30098.02	Building Corner
2006	47693.34	30099.39	Building Corner
2007	47692.81	30056.39	Building Corner
2008	47653.34	30099.88	Building Corner
2009	47652.81	30056.89	Building Corner
2010	47541.66	30058.25	Building Corner
2011	47542.19	30101.25	Building Corner
2012	47545.77	30171.21	Building Corner
2013	47588.77	30170.68	Building Corner
2014	47590.14	30281.84	Building Corner
2015	47547.14	30282.37	Building Corner
2016	47593.83	30338.51	Building Corner
2017	47550.84	30339.04	Building Corner
2018	47552.21	30450.20	Building Corner
2019	47595.20	30449.67	Building Corner
2020	47627.20	30449.27	Building Corner
2021	47626.11	30360.40	Building Corner

Point Table			
Point #	Northing	Easting	Description
2022	47669.10	30359.87	Building Corner
2023	47668.20	30448.77	Building Corner
2024	47739.97	30447.88	Building Corner
2025	47736.88	30359.04	Building Corner
2026	47779.87	30358.51	Building Corner
2027	47780.97	30447.38	Building Corner
2028	47812.96	30446.98	Building Corner
2029	47811.87	30358.12	Building Corner
2030	47854.87	30357.59	Building Corner
2031	47853.96	30446.48	Building Corner
2032	47922.96	30445.63	Building Corner
2033	47919.86	30356.79	Building Corner
2034	47962.86	30356.26	Building Corner
2035	47963.95	30445.13	Building Corner
2036	47626.76	30170.21	Building Corner
2037	47669.76	30169.69	Building Corner
2038	47671.13	30280.84	Building Corner
2039	47628.13	30281.37	Building Corner
2040	47735.90	30280.05	Building Corner
2041	47778.90	30279.52	Building Corner

LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY
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Job Number 21-013
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Date 07/19/2021

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COLORADO 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

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

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

Sheet C3.5

Point Table			
Point #	Northing	Easting	Description
2042	47777.53	30168.36	Building Corner
2043	47734.53	30168.89	Building Corner
2044	47809.53	30167.96	Building Corner
2045	47810.90	30279.12	Building Corner
2046	47853.89	30278.59	Building Corner
2047	47855.52	30167.40	Building Corner
2048	47917.52	30166.63	Building Corner
2049	47918.89	30277.79	Building Corner
2050	47961.89	30277.26	Building Corner
2051	47960.52	30166.10	Building Corner
3000	47965.78	30147.04	Sidewalk
3001	47965.83	30151.04	Sidewalk
3002	47903.22	30151.81	Sidewalk
3003	47903.47	30171.81	Sidewalk
3004	47903.52	30175.81	Sidewalk
3005	47903.76	30195.39	Sidewalk
3006	47903.81	30199.39	Sidewalk
3007	47904.02	30216.39	Sidewalk
3008	47904.07	30220.39	Sidewalk
3009	47904.31	30239.97	Sidewalk

Point Table			
Point #	Northing	Easting	Description
3010	47904.36	30243.97	Sidewalk
3011	47904.57	30260.97	Sidewalk
3012	47904.62	30264.97	Sidewalk
3013	47904.96	30292.47	Sidewalk
3014	47900.96	30292.51	Sidewalk
3015	47899.23	30151.86	Sidewalk
3016	47870.45	30152.21	Sidewalk
3017	47872.18	30292.87	Sidewalk
3018	47868.18	30292.92	Sidewalk
3019	47867.84	30265.42	Sidewalk
3020	47867.79	30261.42	Sidewalk
3021	47867.59	30244.42	Sidewalk
3022	47867.54	30240.42	Sidewalk
3023	47867.29	30220.84	Sidewalk
3024	47867.25	30216.84	Sidewalk
3025	47867.04	30199.84	Sidewalk
3026	47866.99	30195.84	Sidewalk
3027	47866.75	30176.26	Sidewalk
3028	47866.70	30172.26	Sidewalk
3029	47866.45	30152.26	Sidewalk

Point Table			
Point #	Northing	Easting	Description
3030	47803.84	30153.03	Sidewalk
3031	47803.79	30149.03	Sidewalk
3032	47941.90	30035.32	Sidewalk
3033	47937.95	30039.37	Sidewalk
3034	47920.96	30039.58	Sidewalk
3035	47916.96	30039.63	Sidewalk
3036	47897.37	30039.87	Sidewalk
3037	47893.37	30039.92	Sidewalk
3038	47876.38	30040.13	Sidewalk
3039	47872.38	30040.18	Sidewalk
3040	47852.79	30040.42	Sidewalk
3041	47848.79	30040.47	Sidewalk
3042	47825.80	30040.75	Sidewalk
3043	47821.80	30040.80	Sidewalk
3044	47826.58	30104.77	Sidewalk
3045	47822.58	30104.77	Sidewalk
3046	47790.80	30041.19	Sidewalk
3047	47786.80	30041.23	Sidewalk
3048	47769.80	30041.44	Sidewalk
3049	47765.80	30041.49	Sidewalk

Point Table			
Point #	Northing	Easting	Description
3050	47746.22	30041.73	Sidewalk
3051	47742.22	30041.78	Sidewalk
3052	47725.22	30041.99	Sidewalk
3053	47721.22	30042.04	Sidewalk
3054	47701.64	30042.28	Sidewalk
3055	47697.64	30042.33	Sidewalk
3056	47674.64	30042.62	Sidewalk
3057	47670.64	30042.66	Sidewalk
3058	47675.43	30106.61	Sidewalk
3059	47671.43	30106.66	Sidewalk
3060	47639.64	30043.05	Sidewalk
3061	47635.64	30043.10	Sidewalk
3062	47618.64	30043.31	Sidewalk
3063	47614.65	30043.35	Sidewalk
3064	47595.06	30043.60	Sidewalk
3065	47591.06	30043.64	Sidewalk
3066	47574.06	30043.85	Sidewalk
3067	47570.07	30043.90	Sidewalk
3068	47550.48	30044.14	Sidewalk
3069	47546.43	30040.19	Sidewalk

Point Table			
Point #	Northing	Easting	Description
3070	47594.03	30151.62	Sidewalk
3071	47594.08	30155.62	Sidewalk
3072	47527.54	30152.44	Sidewalk
3073	47531.59	30156.39	Sidewalk
3074	47531.83	30176.38	Sidewalk
3075	47531.88	30180.38	Sidewalk
3076	47532.12	30199.97	Sidewalk
3077	47532.17	30203.97	Sidewalk
3078	47532.38	30220.96	Sidewalk
3079	47532.43	30224.96	Sidewalk
3080	47532.67	30244.55	Sidewalk
3081	47532.72	30248.55	Sidewalk
3082	47532.93	30265.54	Sidewalk
3083	47532.98	30269.54	Sidewalk
3084	47533.61	30320.25	Sidewalk
3085	47533.65	30324.25	Sidewalk
3086	47533.90	30344.25	Sidewalk
3087	47533.95	30348.25	Sidewalk
3088	47534.19	30367.83	Sidewalk
3089	47534.24	30371.83	Sidewalk

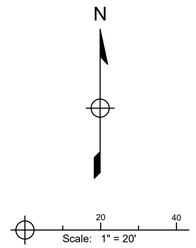
Point Table			
Point #	Northing	Easting	Description
3090	47534.45	30388.83	Sidewalk
3091	47534.50	30392.83	Sidewalk
3092	47534.74	30412.41	Sidewalk
3093	47534.79	30416.41	Sidewalk
3094	47535.00	30433.41	Sidewalk
3095	47531.05	30437.46	Sidewalk
3096	47596.15	30323.48	Sidewalk
3097	47596.10	30319.48	Sidewalk
3098	47620.37	30341.47	Sidewalk
3099	47620.42	30345.47	Sidewalk
3100	47682.92	30344.70	Sidewalk
3101	47683.16	30364.70	Sidewalk
3102	47683.21	30368.70	Sidewalk
3103	47683.45	30388.28	Sidewalk
3104	47683.50	30392.28	Sidewalk
3105	47683.71	30409.32	Sidewalk
3106	47683.76	30413.32	Sidewalk
3107	47684.00	30432.86	Sidewalk
3108	47688.05	30436.81	Sidewalk
3109	47686.92	30344.65	Sidewalk

Point Table			
Point #	Northing	Easting	Description
3110	47718.69	30344.26	Sidewalk
3111	47719.83	30436.42	Sidewalk
3112	47723.78	30432.37	Sidewalk
3113	47723.54	30412.83	Sidewalk
3114	47723.49	30408.83	Sidewalk
3115	47723.28	30391.79	Sidewalk
3116	47719.83	30558.05	Sidewalk
3117	47723.23	30387.79	Sidewalk
3118	47722.99	30368.21	Sidewalk
3119	47722.94	30364.21	Sidewalk
3120	47722.69	30344.21	Sidewalk
3121	47785.19	30343.44	Sidewalk
3122	47785.14	30339.44	Sidewalk
3123	47689.31	30295.12	Sidewalk
3124	47685.31	30295.17	Sidewalk
3125	47684.97	30267.67	Sidewalk
3126	47684.92	30263.67	Sidewalk
3127	47684.71	30246.67	Sidewalk
3128	47684.66	30242.67	Sidewalk
3129	47684.42	30223.09	Sidewalk

Point Table			
Point #	Northing	Easting	Description
3130	47684.37	30219.09	Sidewalk
3131	47684.16	30202.09	Sidewalk
3132	47684.11	30198.09	Sidewalk
3133	47683.87	30178.51	Sidewalk
3134	47683.82	30174.51	Sidewalk
3135	47683.58	30154.51	Sidewalk
3136	47687.58	30154.46	Sidewalk
3137	47716.35	30154.11	Sidewalk
3138	47720.35	30154.06	Sidewalk
3139	47720.60	30174.06	Sidewalk
3140	47720.65	30178.06	Sidewalk
3141	47720.89	30197.64	Sidewalk
3142	47720.94	30201.64	Sidewalk
3143	47721.15	30218.64	Sidewalk
3144	47721.20	30222.64	Sidewalk
3145	47721.44	30242.22	Sidewalk
3146	47721.49	30246.22	Sidewalk
3147	47721.69	30263.22	Sidewalk
3148	47721.74	30267.22	Sidewalk
3149	47722.08	30294.72	Sidewalk

Point Table			
Point #	Northing	Easting	Description
3150	47718.08	30294.77	Sidewalk
3151	47968.12	30337.19	Sidewalk
3152	47968.17	30341.19	Sidewalk
3153	47905.57	30341.96	Sidewalk
3154	47905.81	30361.96	Sidewalk
3155	47905.86	30365.96	Sidewalk
3156	47906.10	30385.54	Sidewalk
3157	47906.15	30389.54	Sidewalk
3158	47906.36	30406.58	Sidewalk
3159	47906.41	30410.58	Sidewalk
3160	47906.65	30430.12	Sidewalk
3161	47902.70	30434.17	Sidewalk
3162	47901.57	30342.01	Sidewalk
3163	47872.79	30342.36	Sidewalk
3164	47873.93	30434.52	Sidewalk
3165	47869.88	30430.57	Sidewalk
3166	47869.64	30411.03	Sidewalk
3167	47869.59	30407.03	Sidewalk
3168	47869.38	30389.99	Sidewalk
3169	47869.33	30385.99	Sidewalk

Point Table			
Point #	Northing	Easting	Description
3170	47869.09	30366.41	Sidewalk
3171	47869.04	30362.41	Sidewalk
3172	47806.19	30343.19	Sidewalk
3173	47806.14	30339.19	Sidewalk
3174	47621.03	30151.28	Sidewalk
3175	47621.08	30155.28	Sidewalk
3176	47782.80	30149.29	Sidewalk
3177	47782.85	30153.29	Sidewalk
4000	47935.92	30129.40	Edge of Concrete
4001	47937.52	30319.57	Edge of Concrete
4002	47752.35	30321.85	Edge of Concrete
4003	47749.52	30131.70	Edge of Concrete



LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

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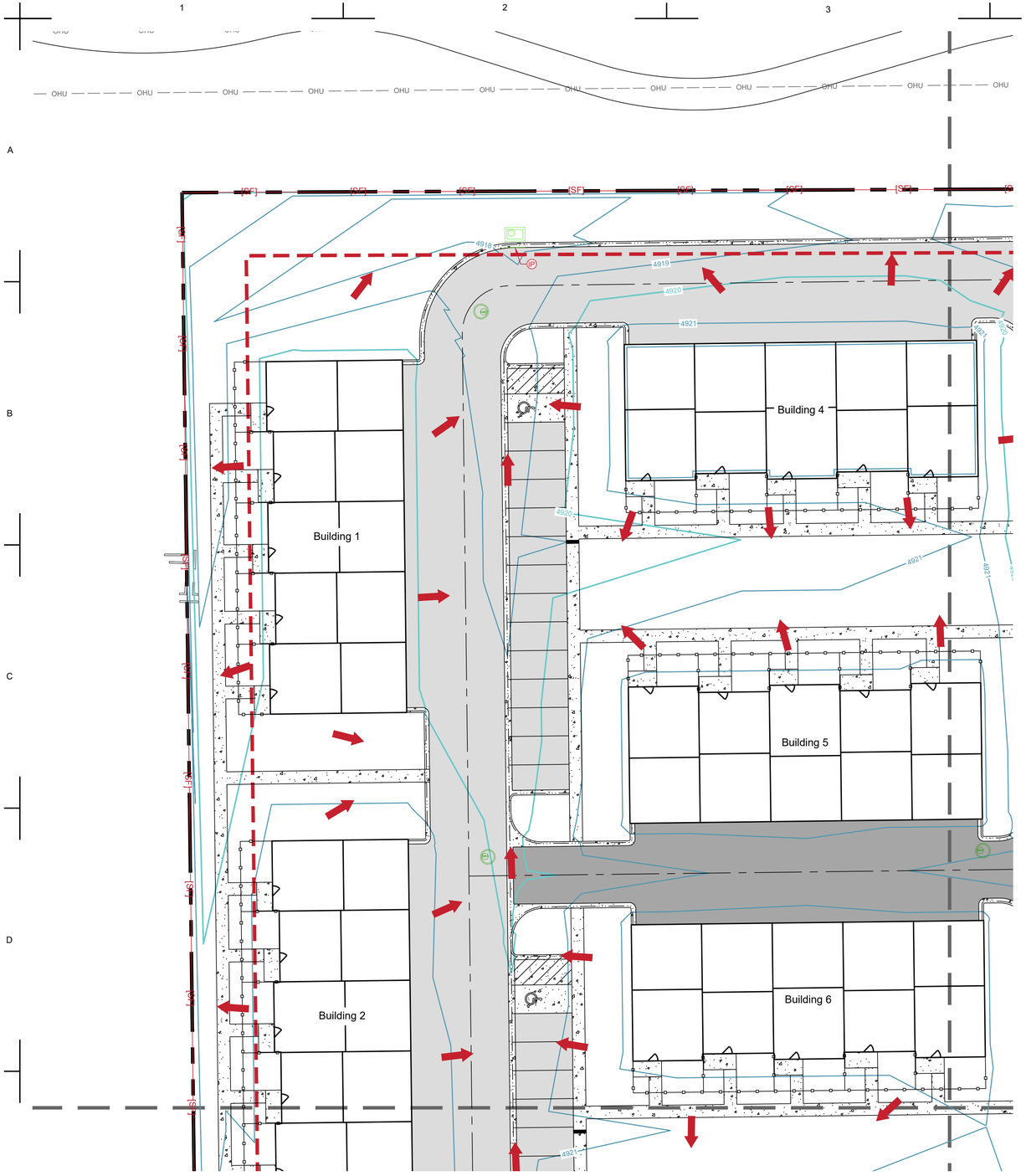
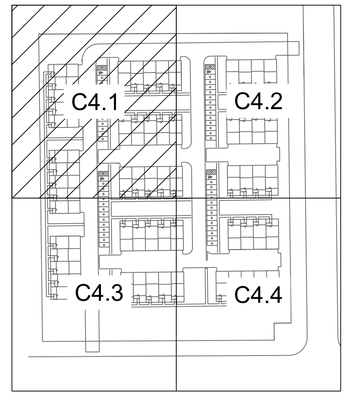
0	07/19/2021	1st Submittal to City

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

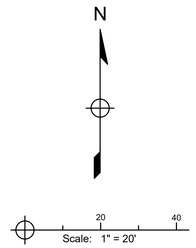
Sheet C3.6

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\CD's\Horizontal Control Plan 21-013.dwg, 7/16/2021 11:04:46 AM, Sam Boyd, LandOne Engineering





Keymap
NTS



Legend

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

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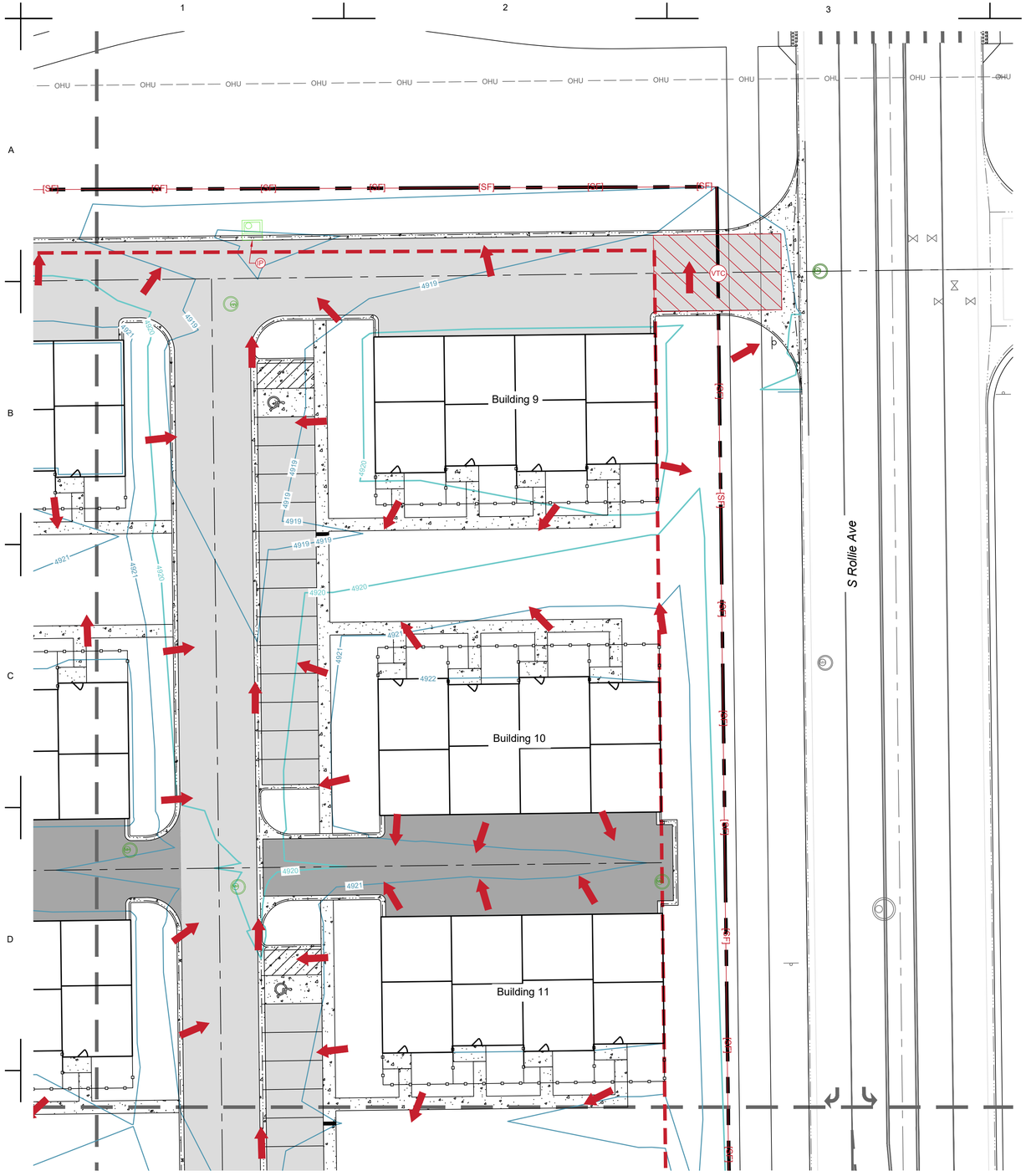
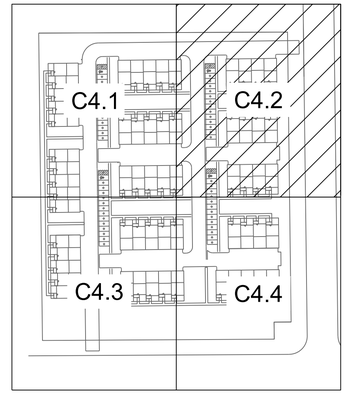
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Erosion and Sediment Control Plan
Fort Lupton, CO

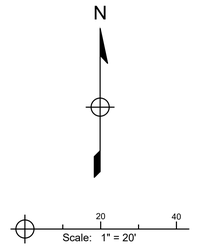
Sheet C4.1

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\CD's\Erosion and Sediment Control Plan 21-013.dwg, 7/16/2021 11:05:11 AM, Sam Boyd, LandOne Engineering





Keymap
NTS



Legend

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

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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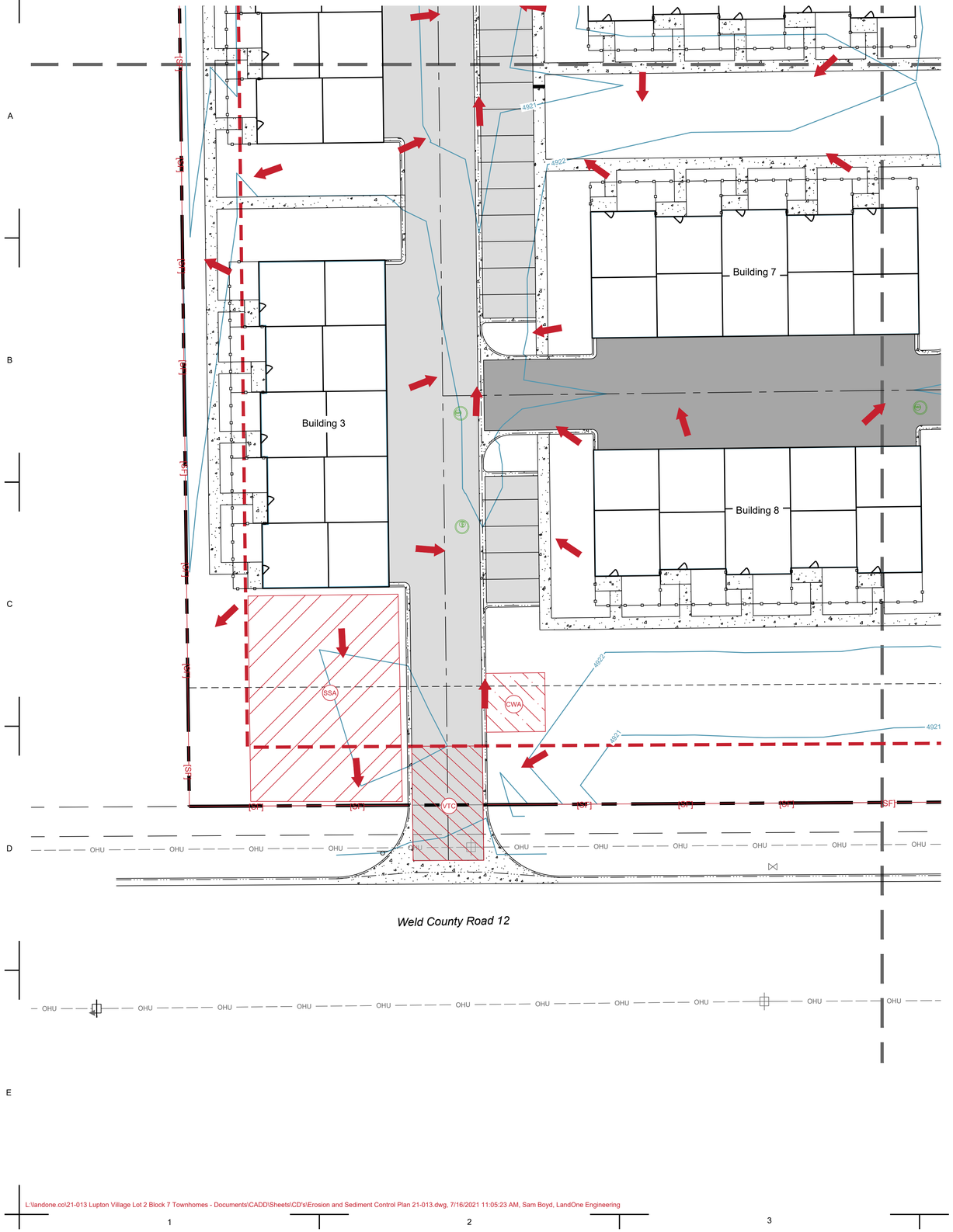
COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

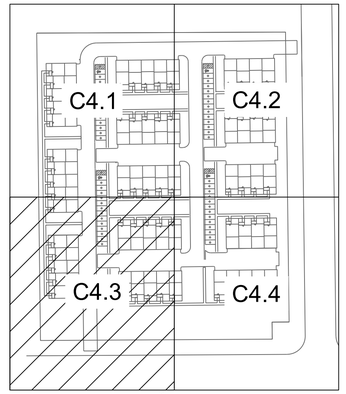
Rev. No.	Date	Revision Description
0	07/19/2021	1st Submittal to City

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

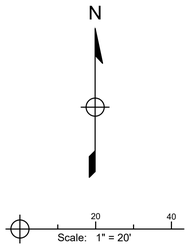
Sheet C4.2

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\CD's\Erosion and Sediment Control Plan 21-013.dwg, 7/16/2021 11:05:17 AM, Sam Boyd, LandOne Engineering





Keymap
NTS



Legend

Existing	Proposed
Property Line	
Right of Way	
Easement	
4800 Major Contour	4800
4801 Minor Contour	4801
Flowline	
Curb and Gutter	
Fence	
Limits of Disturbance	
Pavement	
Light Duty Pavement	
Heavy Duty Pavement	
Concrete	
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	
Flow Arrow	

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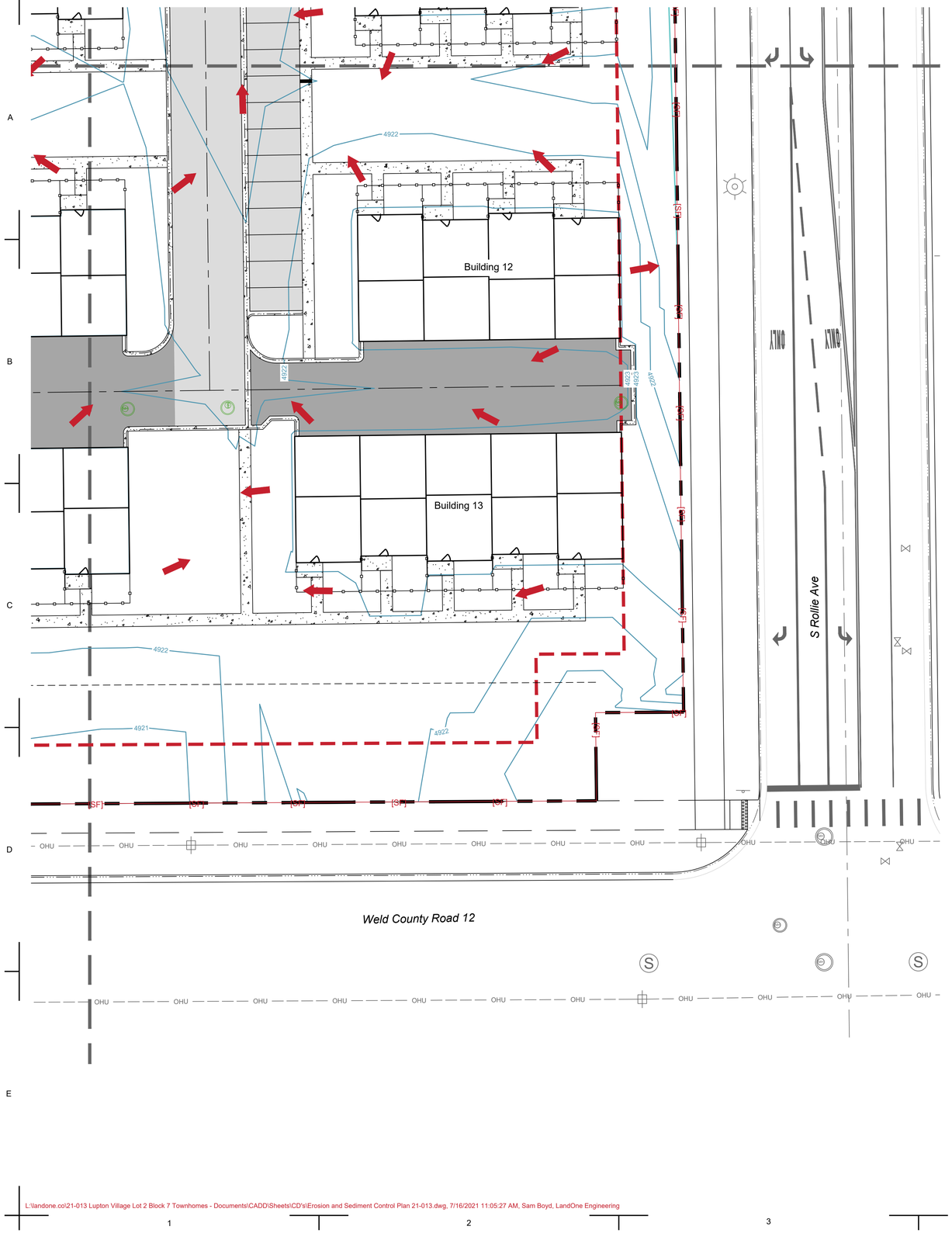
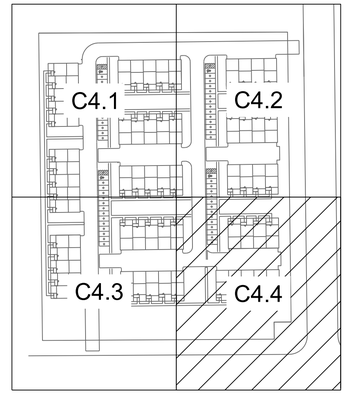
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Erosion and Sediment Control Plan
Fort Lupton, CO

Sheet C4.3





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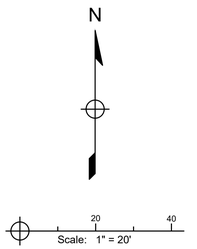

Legend

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

LandOne Engineering
361 71st Avenue, Suite 100
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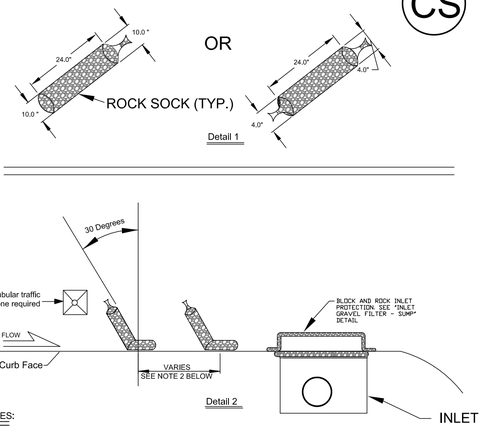
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Erosion and Sediment Control Plan
Fort Lupton, CO

Sheet C4.4

CS

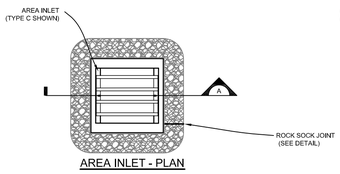


NOTES:

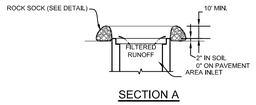
1) SOCKS WILL BE USED UPGRADIENT OF THE INLET AND FLUSH WITH THE CURB.
2) NO LESS THAN TWO 10 INCH DIAMETER SOCKS MUST BE USED IN SEQUENCE, SPACED NO MORE THAN FIVE FEET APART. NO LESS THAN SIX SOCKS SHALL BE USED IF THE 4 INCH SOCK IS USED, ALSO SPACED AT NO MORE THAN 5 FEET APART.
3) ALIGN AT 30 DEGREES FROM PERPENDICULAR, OPPOSITE THE DIRECTION OF FLOW (SEE DETAIL 2.
4) EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE CITY.

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	ON GRADE INLET PROTECTION	EC 6
		DATE: 8/15/14

IP



AREA INLET - PLAN



SECTION A

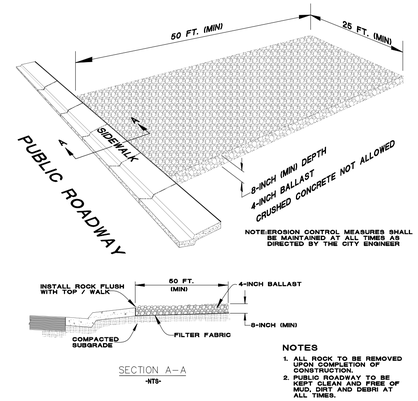
INLET PROTECTION INSTALLATION NOTES

1. INLET PROTECTION AFTER INLET CONSTRUCTION OF AFTER PAVEMENT SHALL BE INSTALLED WITHIN 48 HOUR AFTER INLET CONSTRUCTION OR PAVING IS COMPLETED.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

INLET PROTECTION MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT INLET PROTECTION WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. INSPECT MORE FREQUENTLY DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS. REPAIRS AS NEEDED.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE CITY APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
4. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY .

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	AREA INLET PROTECTION USING GRAVEL FILTER	EC 7
		DATE: 8/15/14

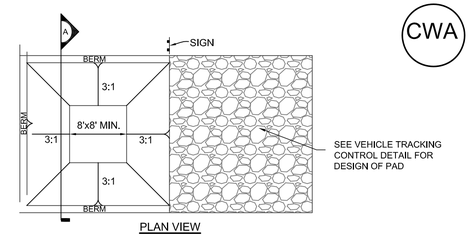


NOTES

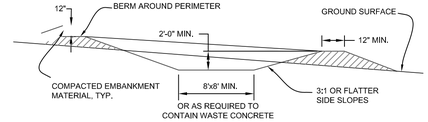
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRI AT ALL TIMES.

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	VEHICLE TRACKING PAD	EC 8
		DATE: 8/15/14

CWA



PLAN VIEW



SECTION A

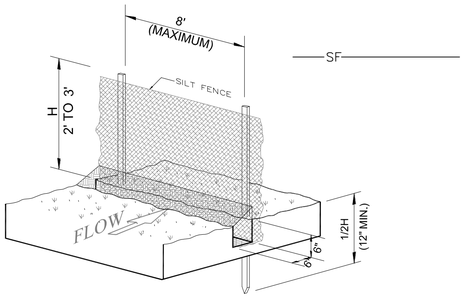
CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASHOUT AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT ARE TO OPERATORS OF CONCRETE TRCUYKS AND PUMP RIGS.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

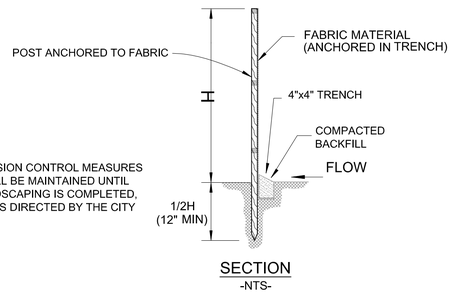
1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AND APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, DRILL SEED AND CRIMP MULCH, OR OTHERWISE STABILZE IN A MANNER APPROVED BY THE CITY.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.
5. PORTABLE ROLLOFF TYPE OF CONCRETE WASHOUT FACILITIES WILL ALSO BE ALLOWED.

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CONCRETE WASHOUT AREA	EC 9
		DATE: 8/15/14



SILT FENCE INSTALLATION

-NTS-

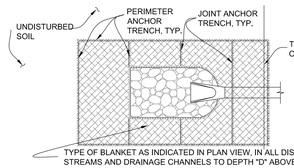


SECTION

-NTS-

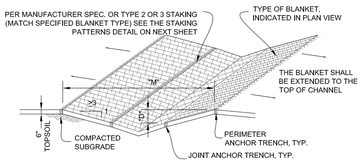
CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	SILT FENCE	EC 15
		DATE: 8/15/14

ECB

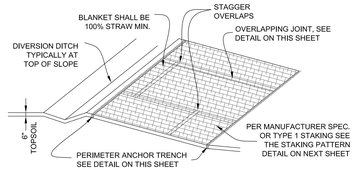


TYPE OF BLANKET AS INDICATED IN PLAN VIEW, IN ALL DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS TO DEPTH "D" ABOVE CHANNEL INVERT. BLANKET SHALL GENERALLY BE ORIENTED PARALLEL TO FLOW DIRECTION. STAKING PATTERN SHALL MATCH BLANKET TYPE.

AT PIPE OUTLET AREAS OF STREAMS AND DRAINAGE CHANNELS - DETAIL A

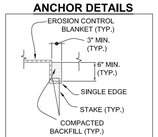


IN DIVERSION DITCH OR SMALL DITCH DRAINAGE WAY - DETAIL B

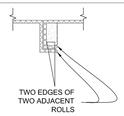


OUTSIDE OF STREAMS AND DRAINAGE CHANNELS - DETAIL C

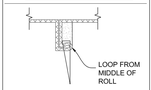
ANCHOR DETAILS



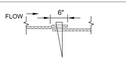
PERIMETER ANCHOR TRENCH



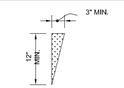
JOINT ANCHOR TRENCH



INTERMEDIATE ANCHOR TRENCH



OVERLAPPING JOINT



WOOD STAKE DETAIL

MINIMUM THICKNESS 1" USE 2x4 MATERIAL FOR STAKES

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	EROSION BLANKET DETAILS	EC 17
		DATE: 8/15/14

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

LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY NOT FOR CONSTRUCTION

Job Number 21-013
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Construction Documents
Erosion and Sediment Control Details
Fort Lupton, CO

Sheet C4.5

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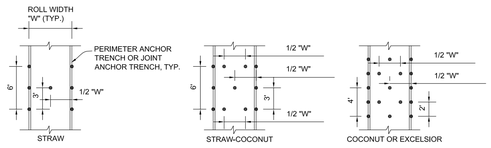
ECB



STAKING PATTERNS

SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. IF NO MANUFACTURER'S SPECIFICATION IS AVAILABLE USE THE ACCEPTABLE STAKING PATTERN (AS SHOWN ABOVE)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR;
   - LOCATION OF PERIMETER OF EROSION CONTROL BLANKET.
   - TYPE OF BLANKET (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   - AREA "A" IN SQUARE YARDS OF EACH TYPE OF BLANKET.
2. ALL EROSION CONTROL BLANKETS AND NETTING SHALL BE MADE OF 100% NATURAL AND BIODEGRADABLE MATERIAL; NO PLASTIC OR OTHER SYNTHETIC MATERIAL, EVEN IF PHOTO DEGRADABLE, SHALL BE ALLOWED.
3. IN AREAS WHERE EROSION CONTROL BLANKET IS SHOWN ON THE PLANS, THE DEVELOPER SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING BELOW THE SEEDING AND MULCHING, SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO BLANKET INSTALLATION AND THE BLANKET SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. PERIMETER ANCHOR TRENCH SHALL BE USED AT OUTSIDE PERIMETER OF ALL BLANKET AREAS.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL BLANKETS EXCEPT STRAW, WHICH MAY USE AN OVERLAPPING JOINT.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF THE ROLL LENGTH FOR COCONUT AND EXCELSIOR BLANKETS.
7. THE OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER FOR BLANKETS ON SLOPES.
8. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKET SHALL CONFORM TO TABLE 7.1.
9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKET SHALL BE RESEEDED AND MULCHED.
10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM ONES SHOWN HERE

TABLE 7.1 - EROSION CONTROL BLANKET TYPE

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	NETTING MIN.
STRAW*	-	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR			100%	DOUBLE/NATURAL

* FOR OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

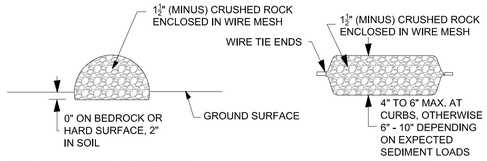
EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT EROSION CONTROL BLANKETS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS DIRECTED TO BE REMOVED BY THE CITY.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REINSTALLED. ANY SUBGRADE AREAS BELOW THE BLANKET THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

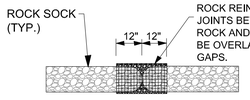
CITY OF FortLupton EST 1836 COME PAINT YOUR FUTURE WITH US

DESIGN STANDARDS	STANDARD DRAWING
EROSION BLANKET INSTALLATION AND MAINTENANCE NOTES	EC 18
	DATE: 8/15/14

RS



ROCK SOCK SECTION ROCK SOCK PLAN



ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1½" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO THE ENDS OF THE ROCK REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12 - INCH OVERLAP) TO AVOID GAPS.

ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
11/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FORLOCATION OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 11/2 " (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (11/2" MINUS).
3. WIRE MESH SHALL BE FABRICATED OD 10 GAGE POULTRY MESH OR EQUIVALENT WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48".
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

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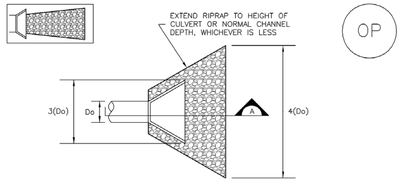
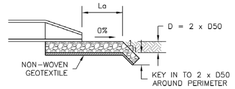
DESIGN STANDARDS	STANDARD DRAWING
ROCK SOCK DETAIL	EC 19
	DATE: 8/15/14

EC-8 Temporary Outlet Protection (TOP)

OP



TEMPORARY OUTLET PROTECTION PLAN



SECTION A

TABLE OP-1. TEMPORARY OUTLET PROTECTION SIZING TABLE

PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, La (FT)	RIPRAP D50 DIAMETER MIN (INCHES)
8	2.5 5	5 10	4 6
12	5 10	10 13	4 6
18	10 20 30 40	10 16 23 26	6 9 12 16
24	30 40 50 60	16 26 26 30	9 9 12 16

OP-1. TEMPORARY OUTLET PROTECTION

Temporary Outlet Protection (TOP) EC-8

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF OUTLET PROTECTION.
   -DIMENSIONS OF OUTLET PROTECTION.
2. DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.
3. TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM AURORA, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)

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Rev. No.	Date	Revision Description
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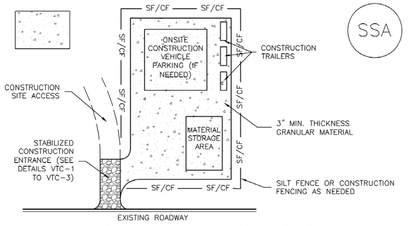
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Erosion and Sediment Control Details
Fort Lupton, CO

Sheet C4.6

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

Construction Phasing/Sequencing (CP) SM-1

Table CP-1. Typical Phased BMP Installation for Construction Projects

Project Phase	BMPs
Pre-disturbance, Site Access	▪ Install sediment controls downgradient of access point (on paved streets this may consist of inlet protection). ▪ Establish vehicle tracking control at entrances to paved streets. Fence as needed. ▪ Use construction fencing to define the boundaries of the project and limit access to areas of the site that are not to be disturbed. **Note: it may be necessary to protect inlets in the general vicinity of the site, even if not downgradient, if there is a possibility that sediment tracked from the site could contribute to the inlets.**
Site Clearing and Grubbing	▪ Install perimeter controls as needed on downgradient perimeter of site (silt fence, wattles, etc). ▪ Limit disturbance to those areas planned for disturbance and protect undisturbed areas within the site (construction fence, flagging, etc). ▪ Preserve vegetative buffer at site perimeter. ▪ Create stabilized staging area. ▪ Locate portable toilets on flat surfaces away from drainage paths. Stake in areas susceptible to high winds. ▪ Construct concrete washout area and provide signage. ▪ Establish waste disposal areas. ▪ Install sediment basins. ▪ Create dirt perimeter berms and/or brush barriers during grubbing and clearing. ▪ Separate and stockpile topsoil, leave roughened and/or cover. ▪ Protect stockpiles with perimeter control BMPs. Stockpiles should be located away from drainage paths and should be accessed from the upgradient side so that perimeter controls can remain in place on the downgradient side. Use erosion control blankets, temporary seeding, and/or mulch for stockpiles that will be inactive for an extended period. ▪ Leave disturbed area of site in a roughened condition to limit erosion. Consider temporary revegetation for areas of the site that have been disturbed but that will be inactive for an extended period. ▪ Water to minimize dust but not to the point that watering creates runoff.

SM-1 Construction Phasing/Sequencing (CP)

Project Phase	BMPs
Utility And Infrastructure Installation	**In Addition to the Above BMPs:** ▪ Close trench as soon as possible (generally at the end of the day). ▪ Use rough-cut street control or apply road base for streets that will not be promptly paved. ▪ Provide inlet protection as streets are paved and inlets are constructed. ▪ Protect and repair BMPs, as necessary. ▪ Perform street sweeping as needed.
Building Construction	**In Addition to the Above BMPs:** ▪ Implement materials management and good housekeeping practices for home building activities. ▪ Use perimeter controls for temporary stockpiles from foundation excavations. ▪ For lots adjacent to streets, lot-line perimeter controls may be necessary at the back of curb.
Final Grading	**In Addition to the Above BMPs:** ▪ Remove excess or waste materials. ▪ Remove stored materials.
Final Stabilization	**In Addition to the Above BMPs:** ▪ Seed and mulch/tackify. ▪ Seed and install blankets on steep slopes. ▪ Remove all temporary BMPs when site has reached final stabilization.

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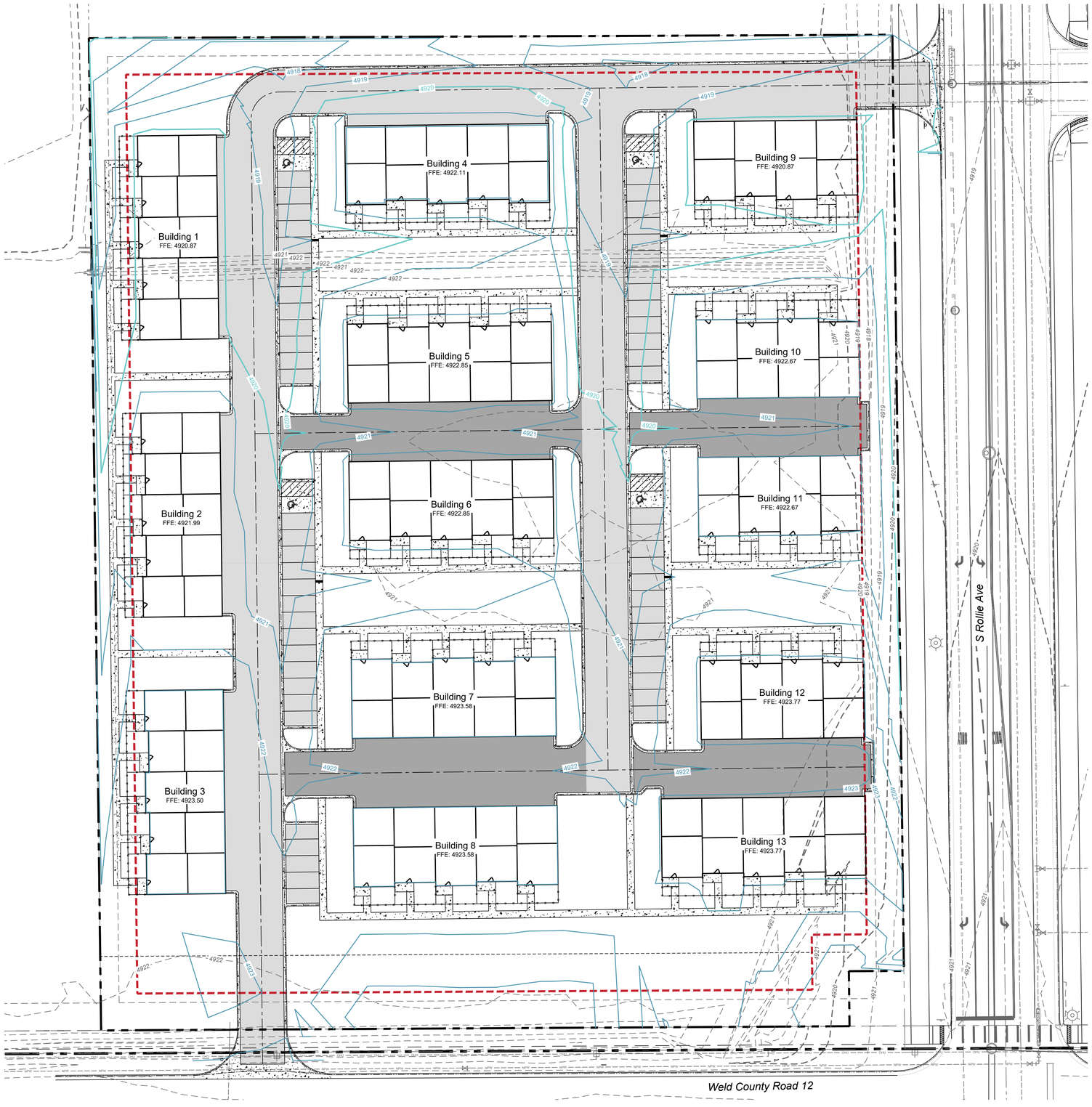

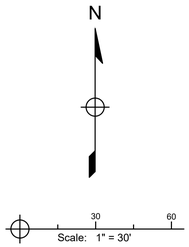

Legend

Existing	Proposed
Property Line	
Right of Way	
Easement	
4800 Major Contour	4800
4801 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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Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Overall Grading Plan
Fort Lupton, CO

Sheet C6.0

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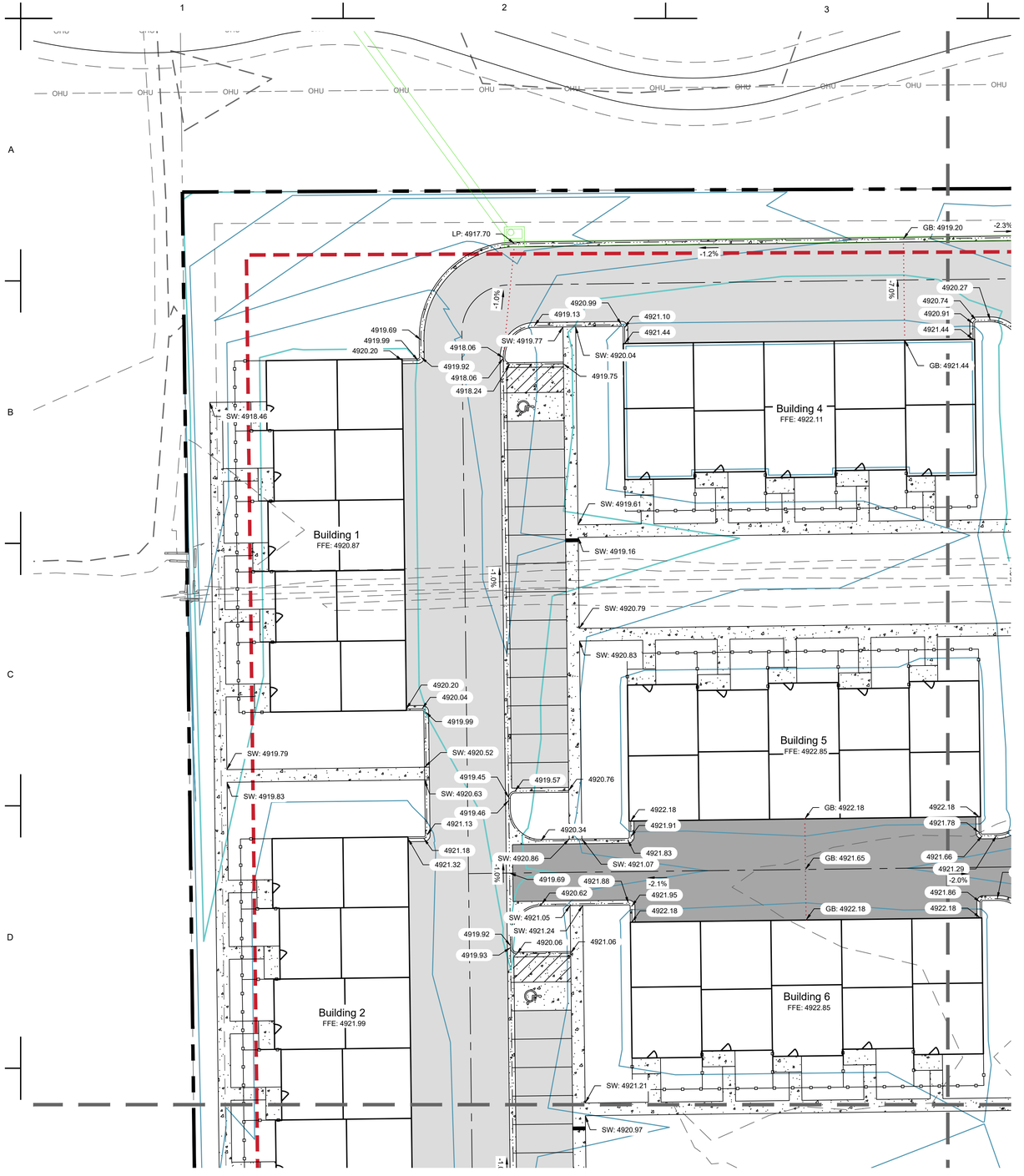

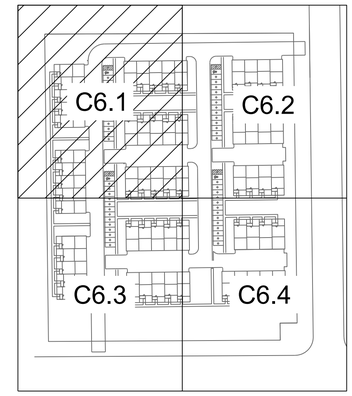

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Scale: 1" = 20'

Legend

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

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

Sheet C6.1

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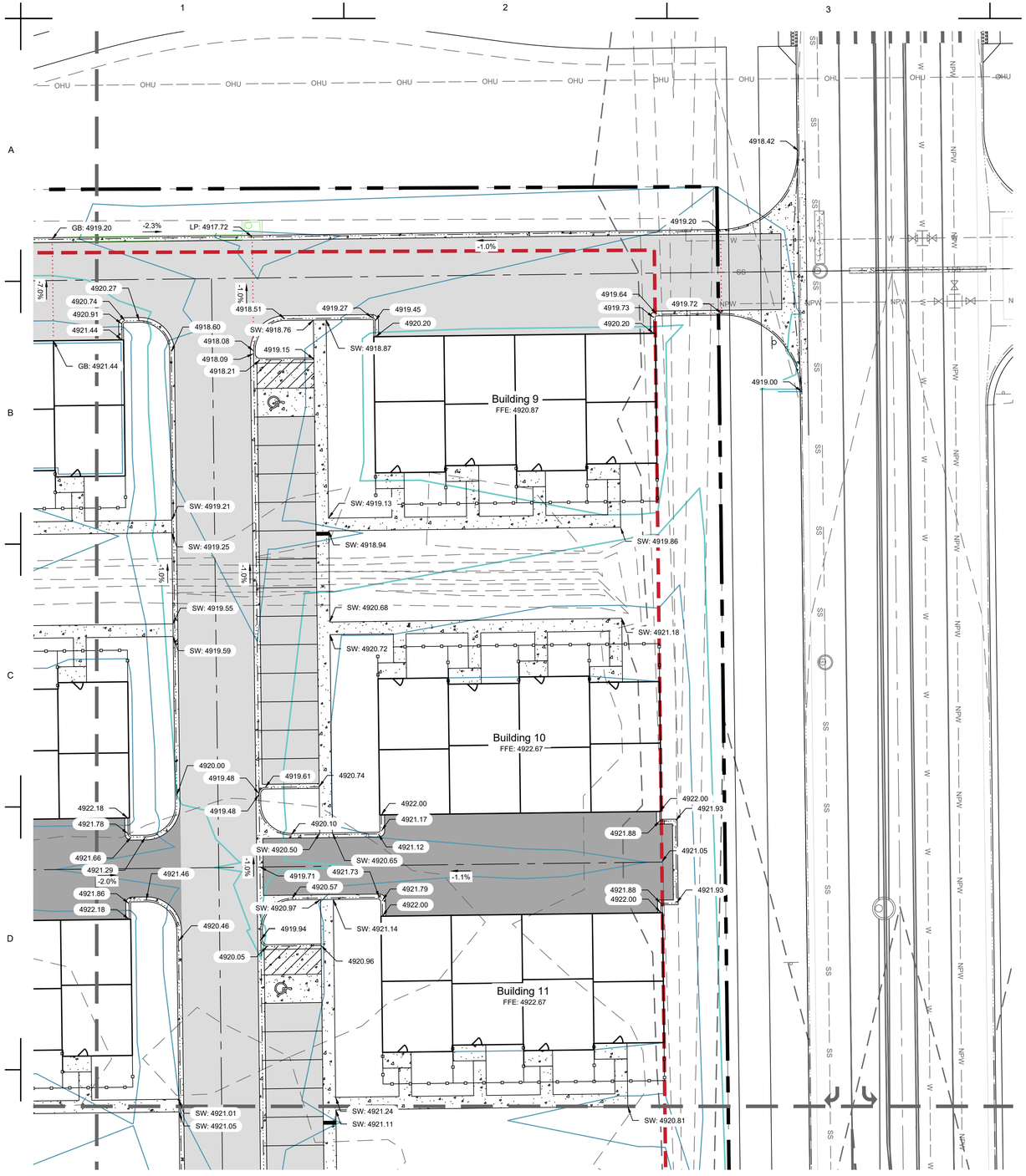

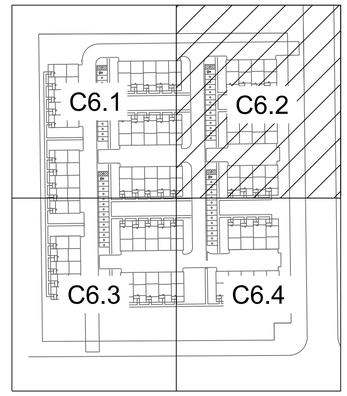

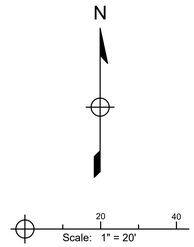

Legend

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

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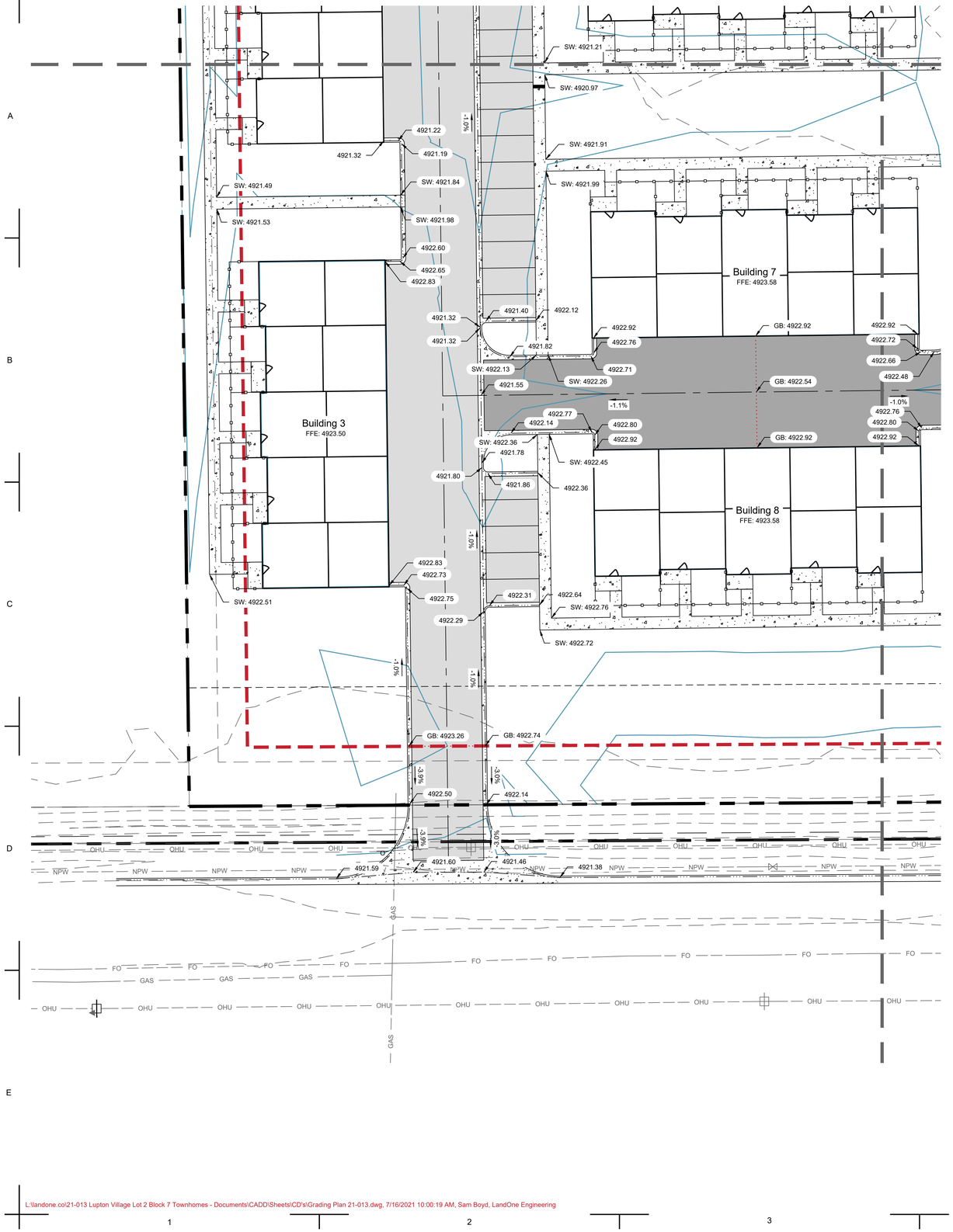
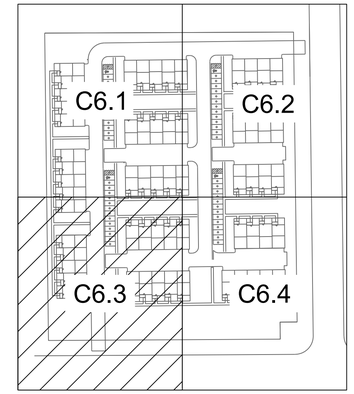
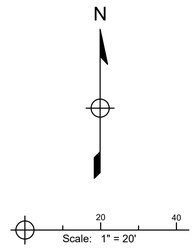
Grading Plan
Fort Lupton, CO

Sheet C6.2







Legend

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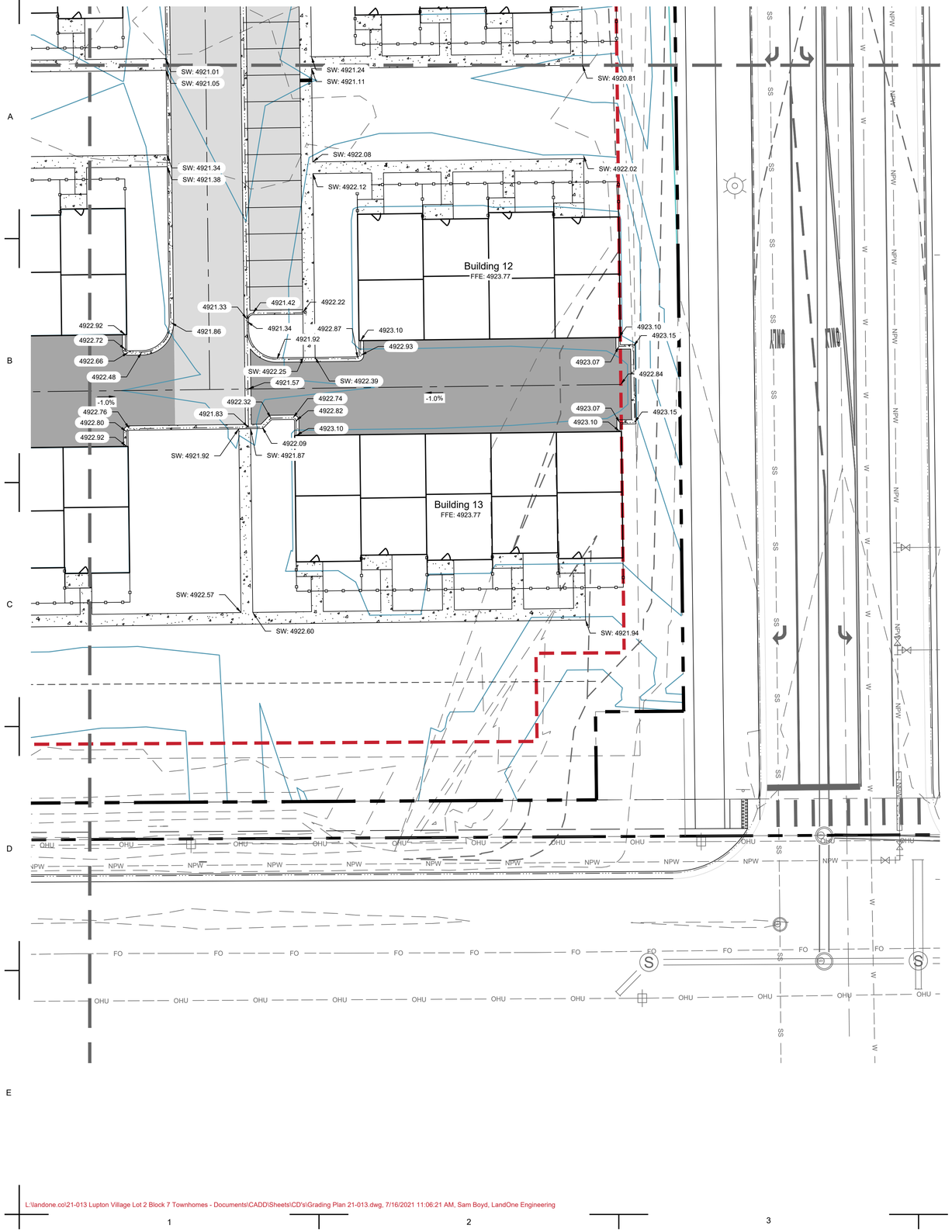

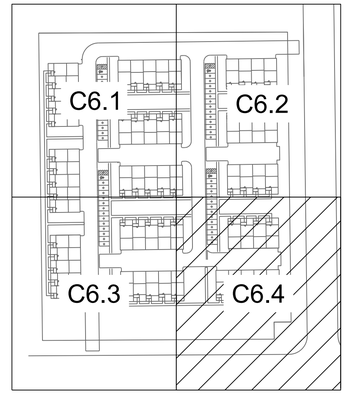

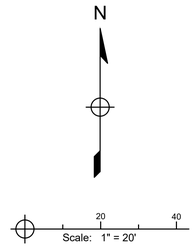

Legend

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

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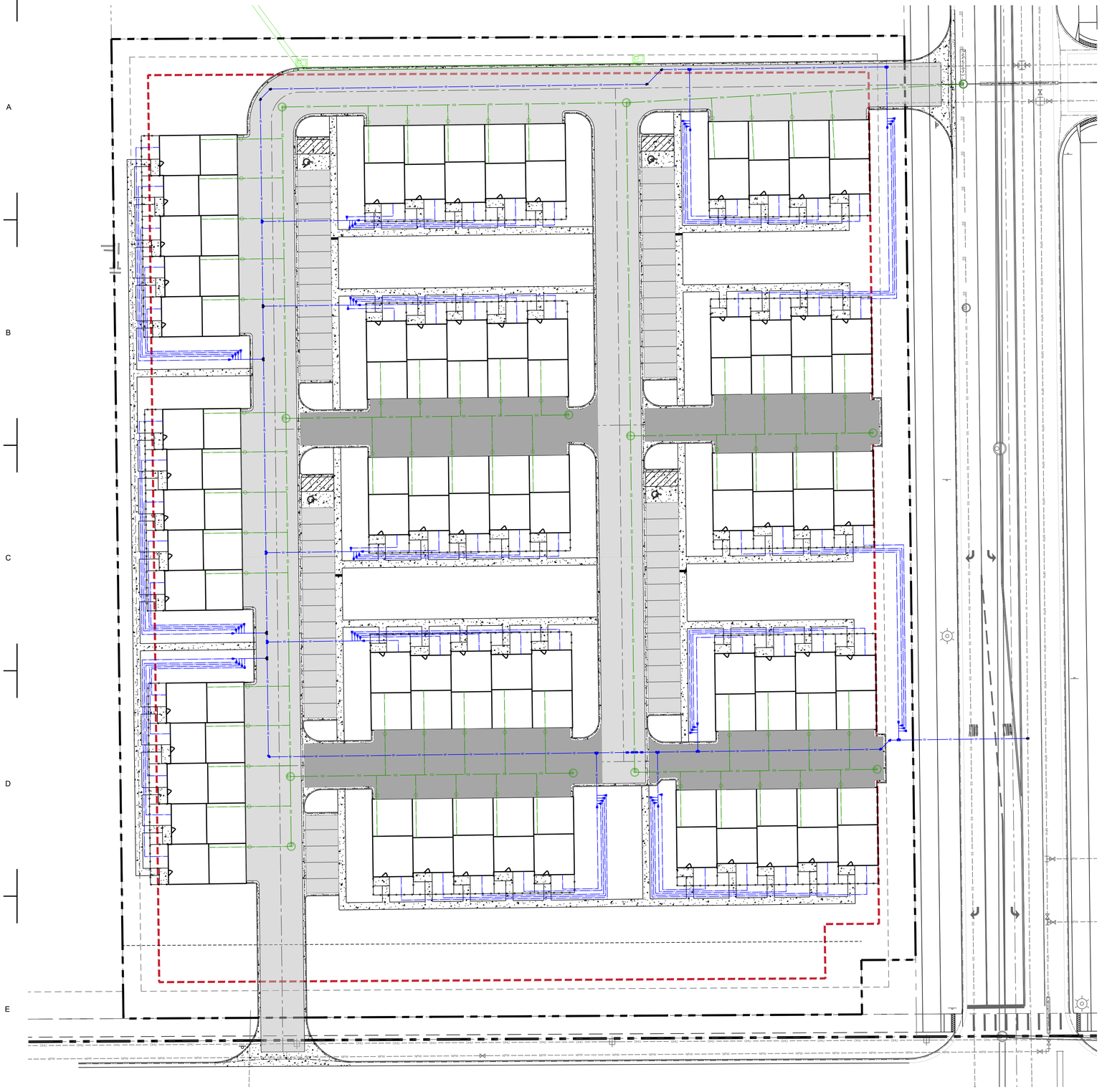
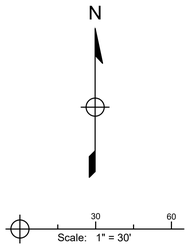
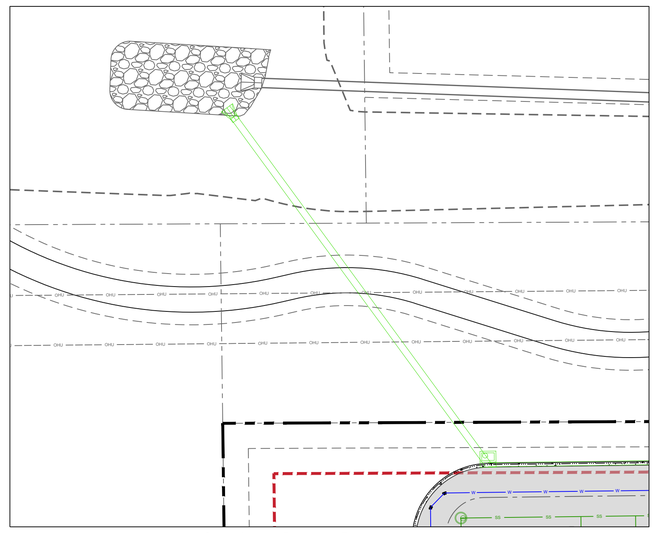




Legend

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'

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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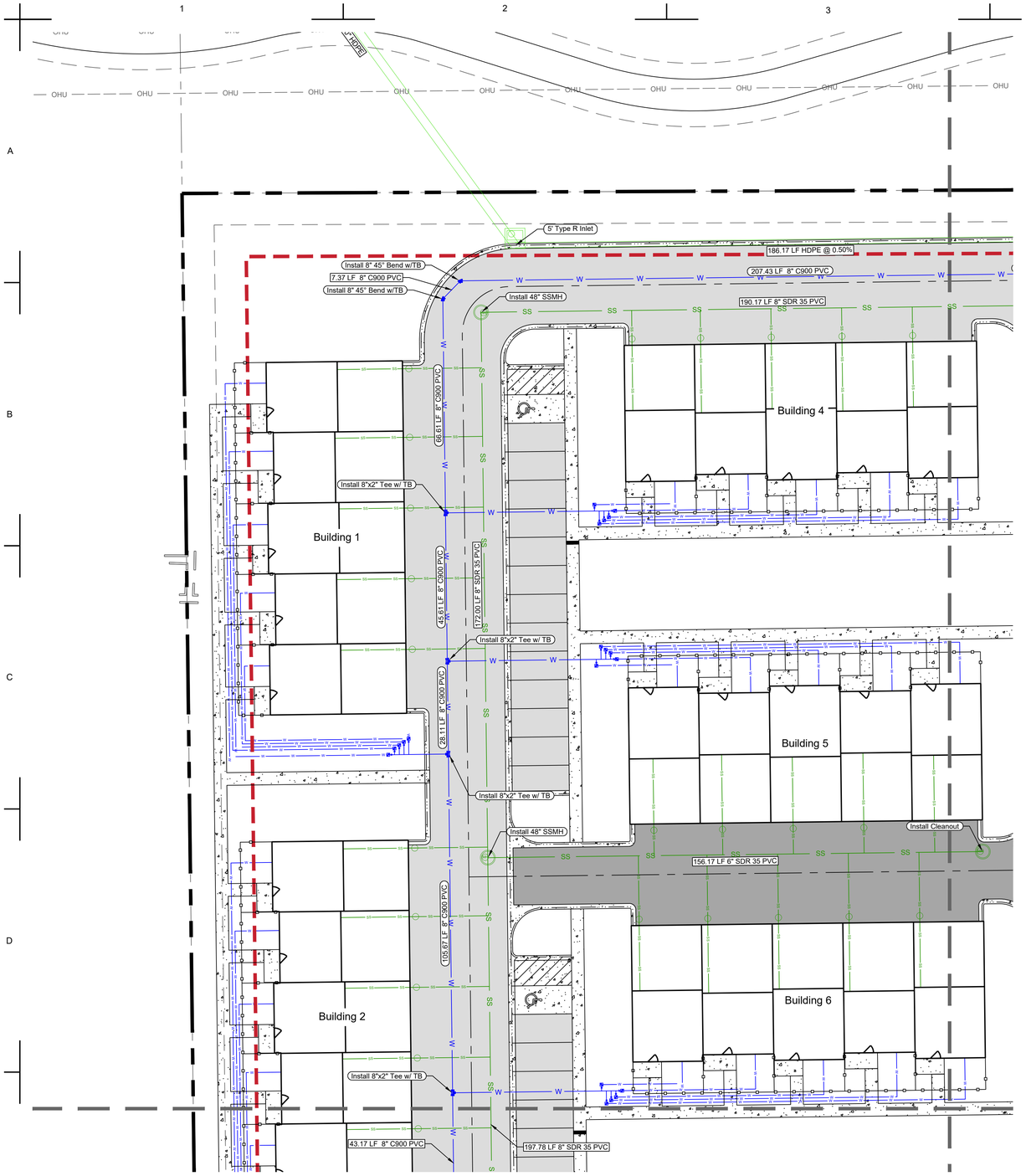
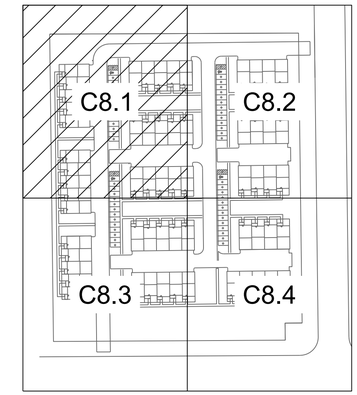
COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

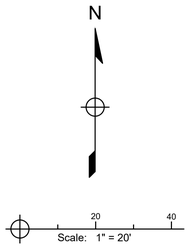
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Overall Utility Plan
Fort Lupton, CO

Sheet C8.0



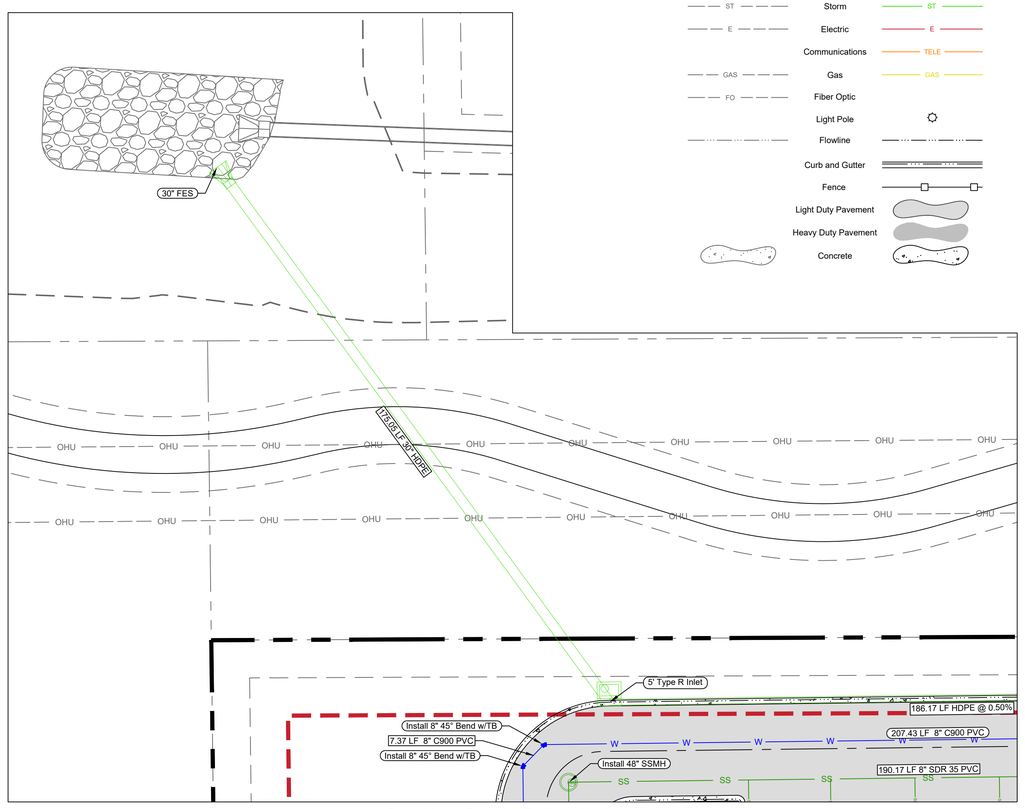


Keymap
N.T.S.



Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	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" = 20'

LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number 21-013
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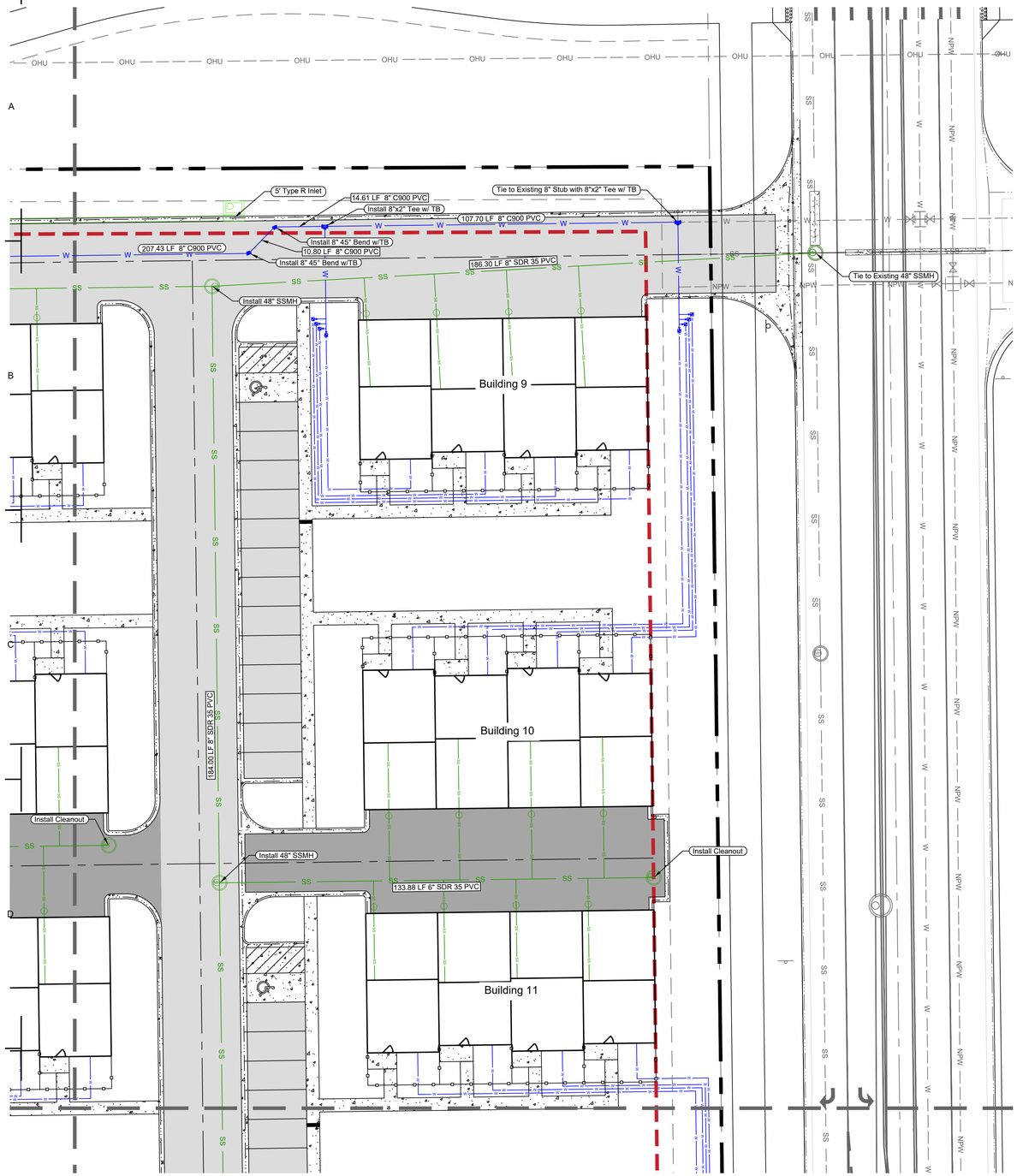
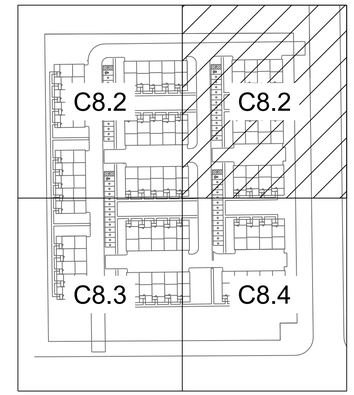
Rev. No.	Date	Revision Description
0	07/19/2021	1st Submittal to City

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

Sheet C8.1





Keymap
N.T.S.

N

Scale: 1" = 20'

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	Concrete	

LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

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Rev. No.	Date	Revision Description
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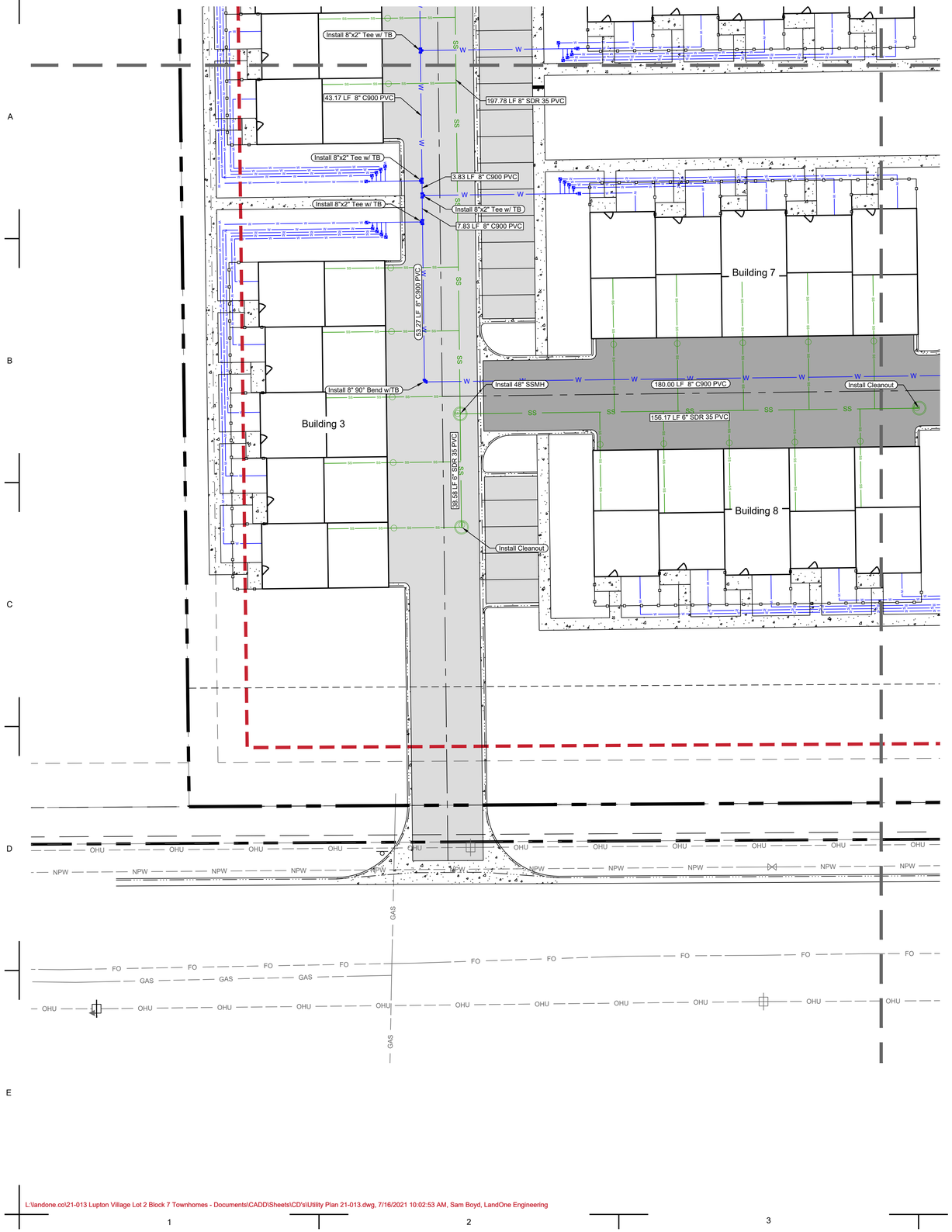
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents

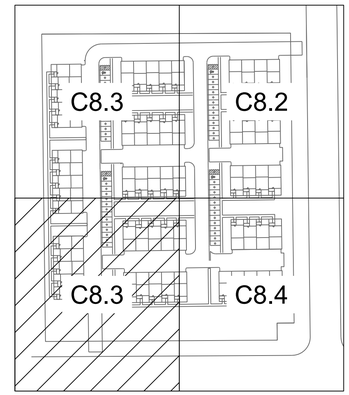
Utility Plan

Fort Lupton, CO

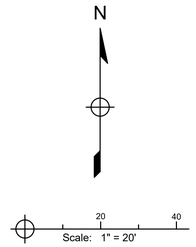
Sheet
C8.2

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\CD's\Utility Plan 21-013.dwg, 7/16/2021 10:02:48 AM, Sam Boyd, LandOne Engineering





Keymap
N.T.S.



Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	Concrete	

LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

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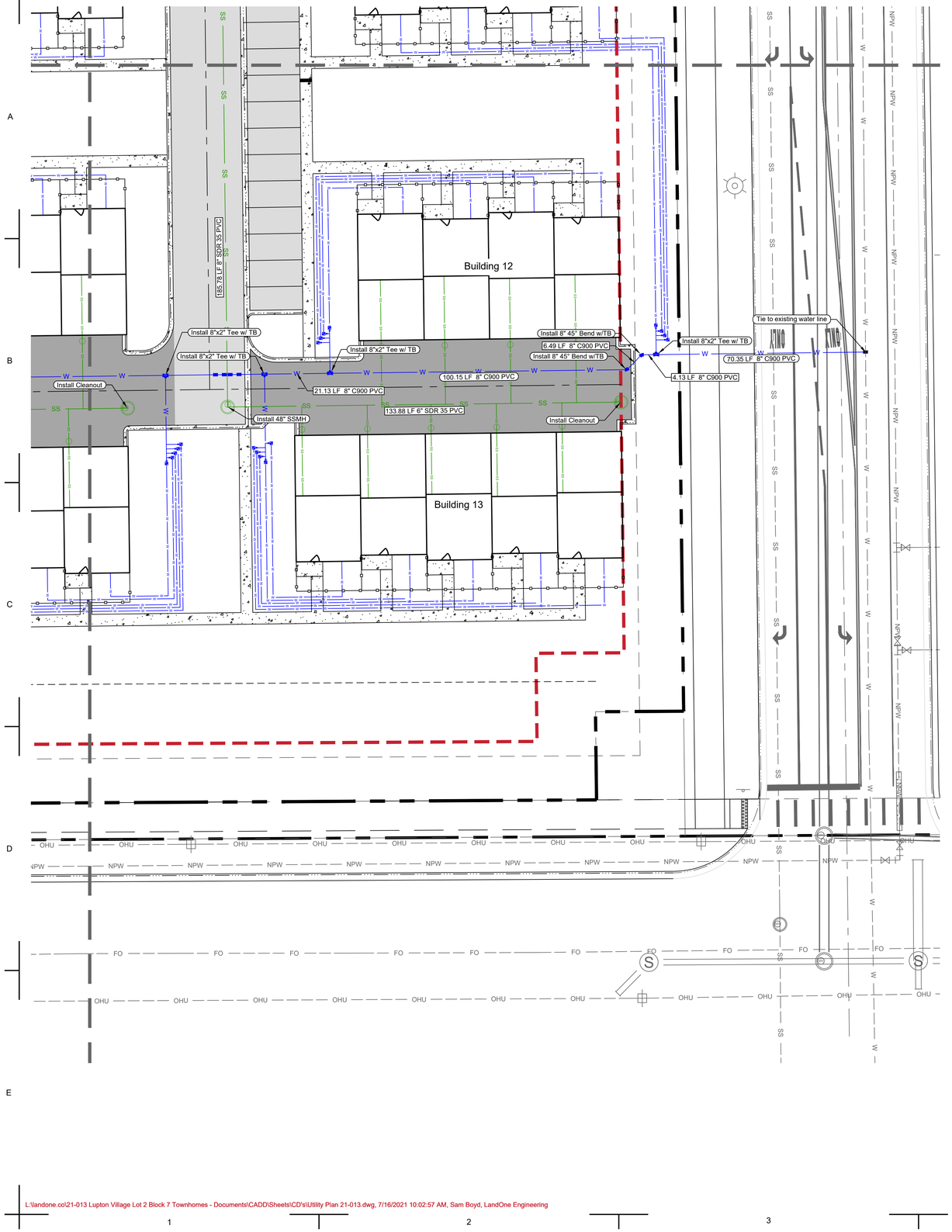
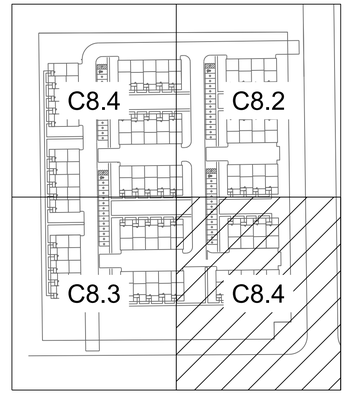
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Utility Plan
Fort Lupton, CO

Sheet C8.3





Keymap
N.T.S.

N

Scale: 1" = 20'

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	Concrete	

LANDONE engineering
361 71st Avenue, Suite 100
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Job Number 21-013
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Date 07/19/2021

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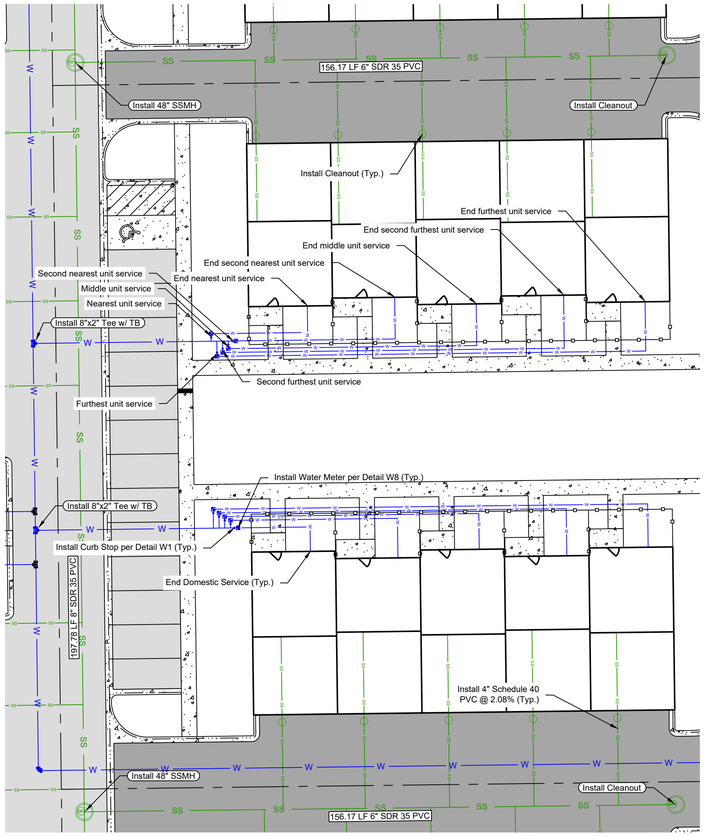
COLORADO 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

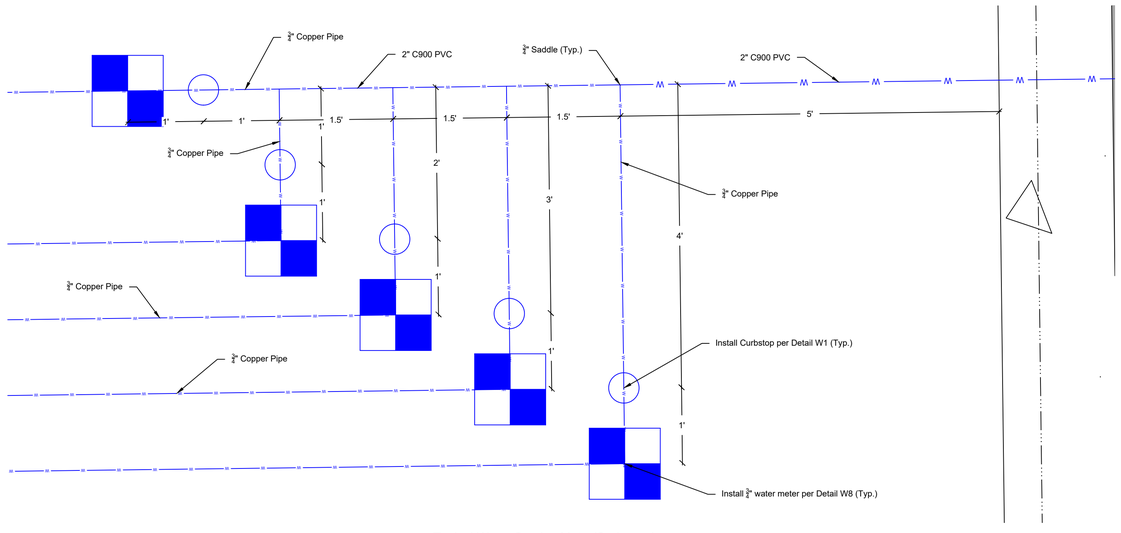
Rev. No.	Date	Revision Description
0	07/19/2021	1st Submittal to City

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

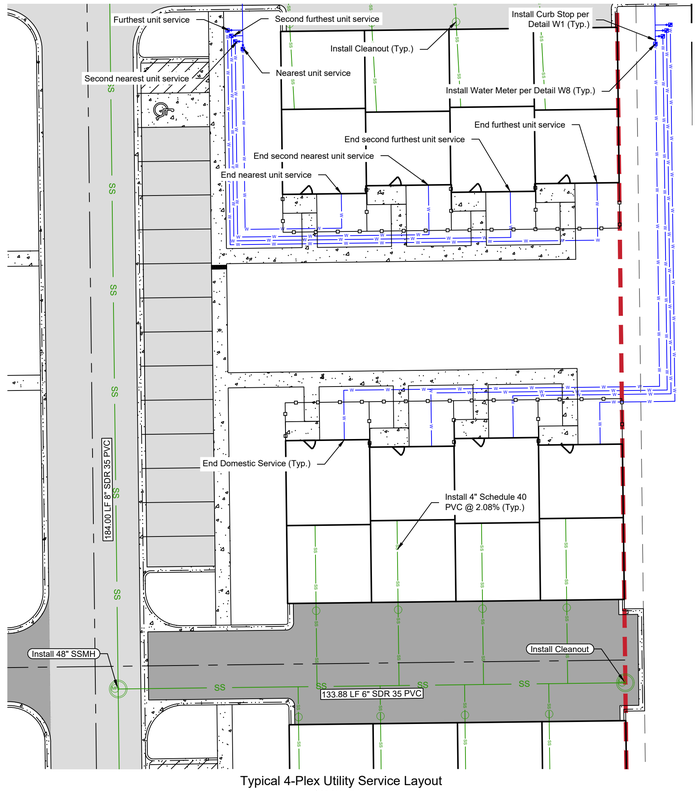
Sheet C8.4



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'

N

20 40
Scale: 1" = 20'

LandOne Engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

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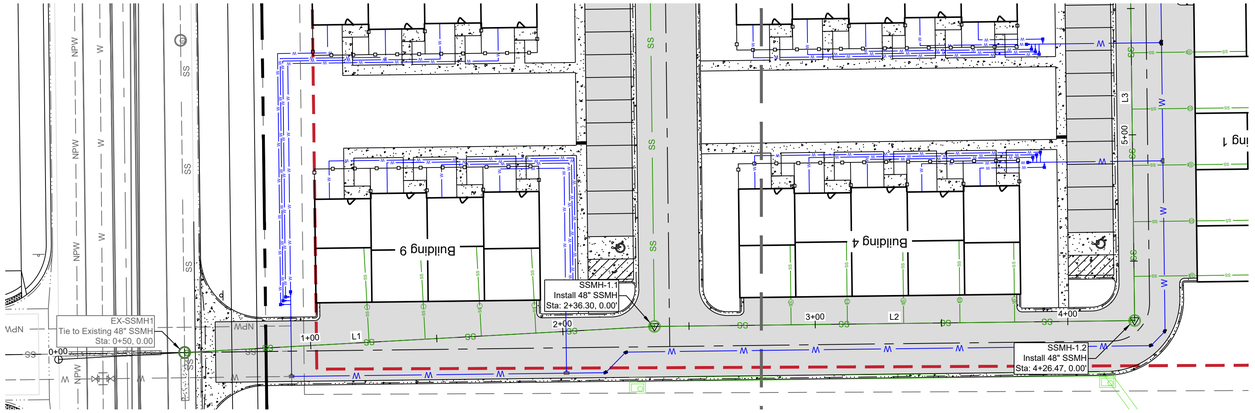
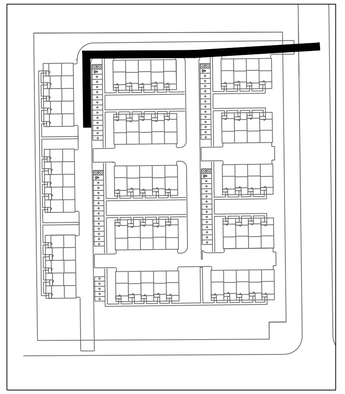
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Typical Utility Services
Fort Lupton, CO

Sheet C8.5



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



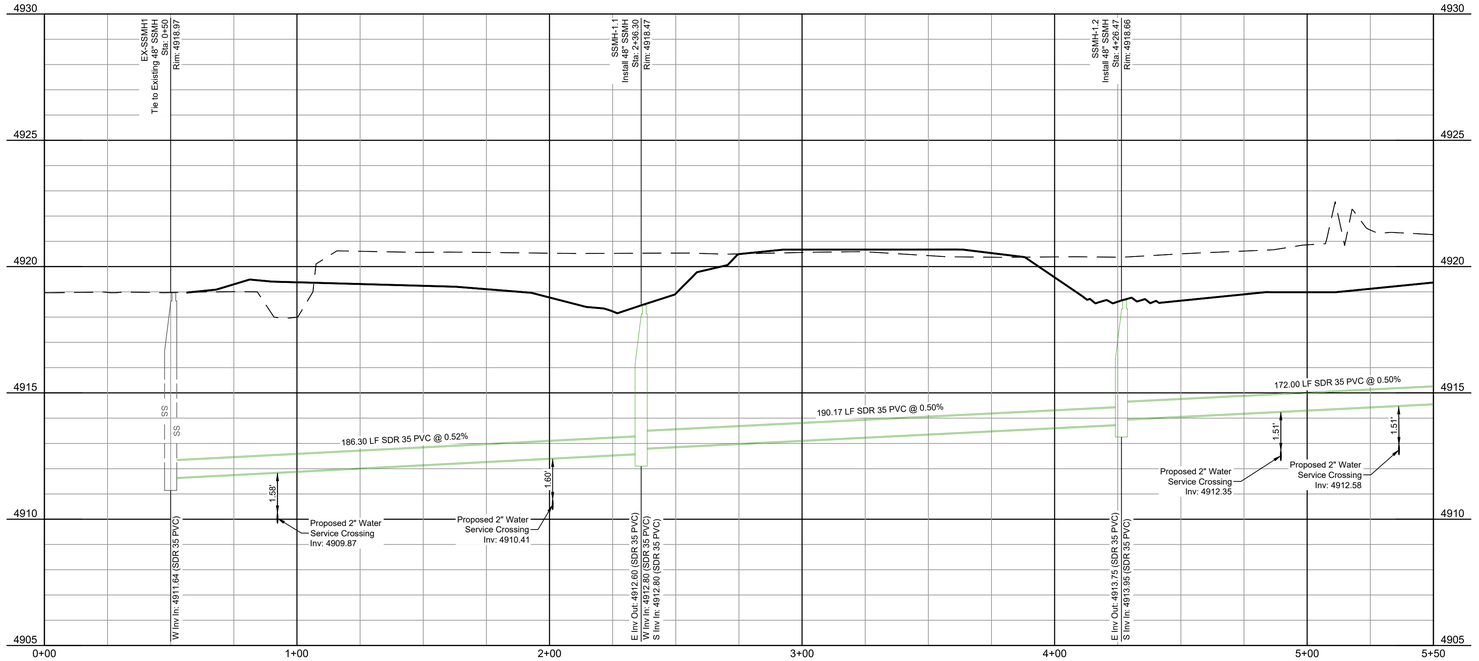
Keymap
N.T.S.

Sanitary Sewer Notes:

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

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	Concrete	



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

LANDONE engineering
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Greeley, CO 80634

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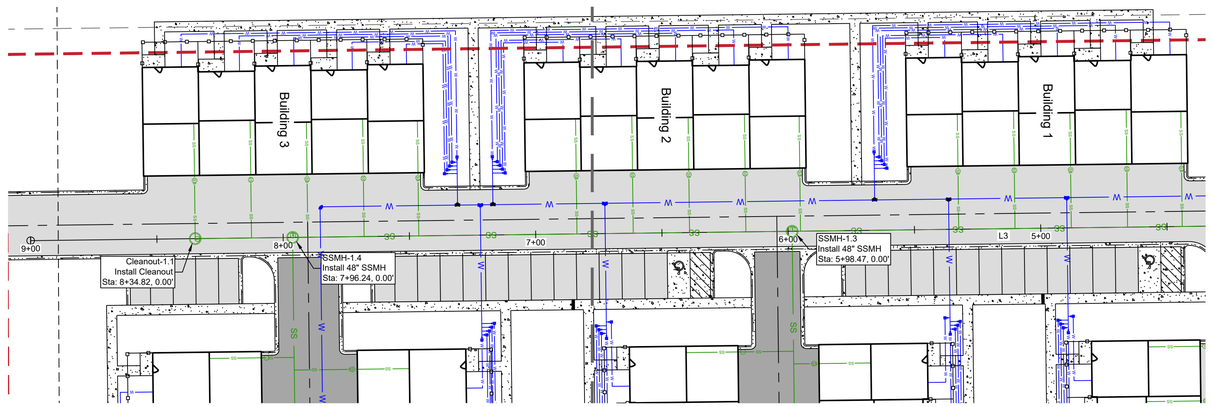
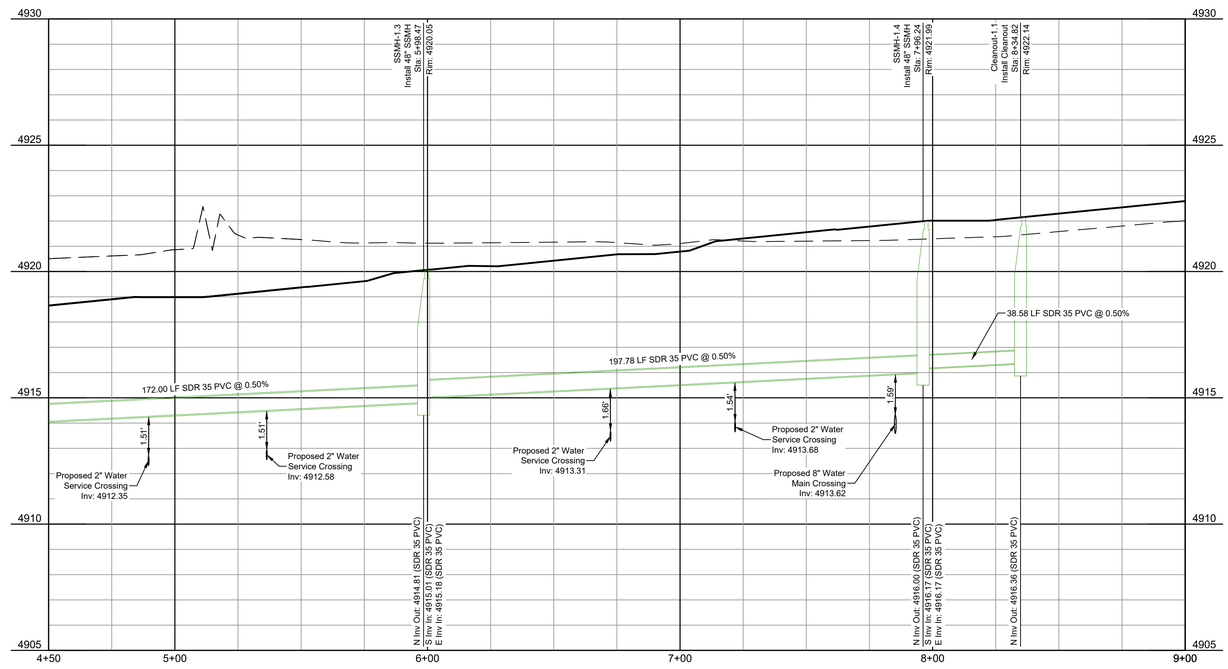
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Sanitary Sewer Plan and Profile
Fort Lupton, CO

Sheet C9.1



North West Sanitary Sewer Plan

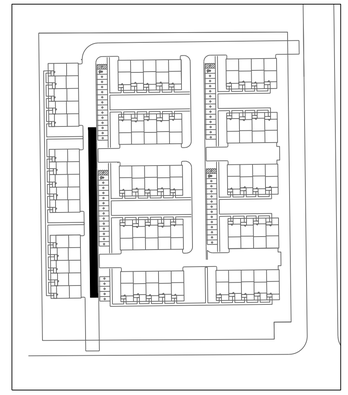
Scale: 1" = 30'



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	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	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

LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY
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CONSTRUCTION

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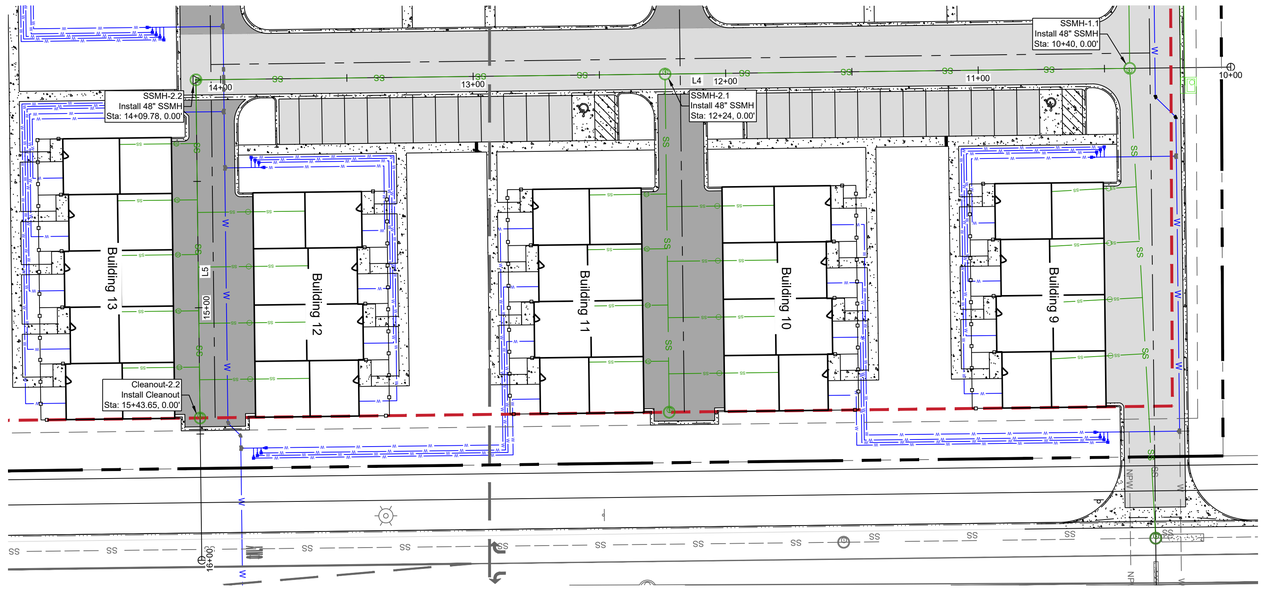
Rev. No.	Date	Revision Description
0	07/19/2021	1st Submittal to City

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents

Sanitary Sewer Plan and Profile

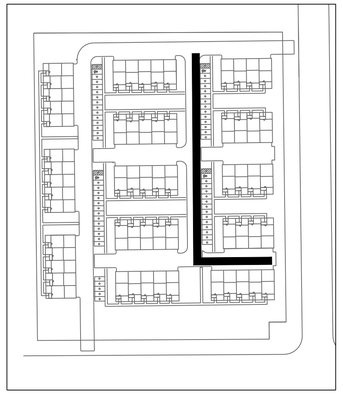
Fort Lupton, CO

Sheet C9.2



East Sanitary Sewer Plan

Scale: 1" = 30'



Keymap

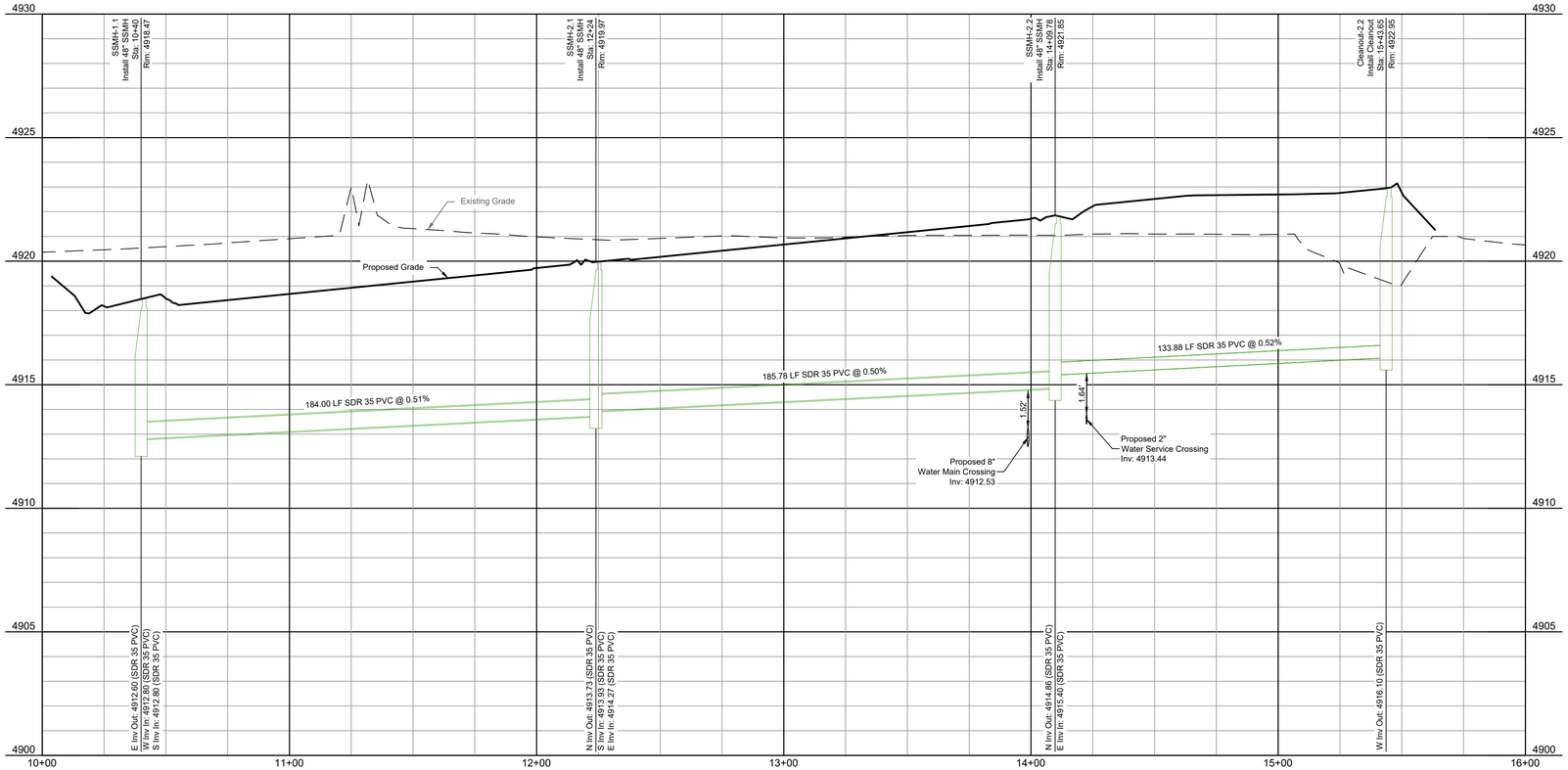
N.T.S.

Sanitary Sewer Notes:

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

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	Concrete	



East Sanitary Sewer Profile

H: 1" = 30'

V: 1"=3'

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

LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY
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CONSTRUCTION

Job Number: 21-013
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Date: 07/19/2021

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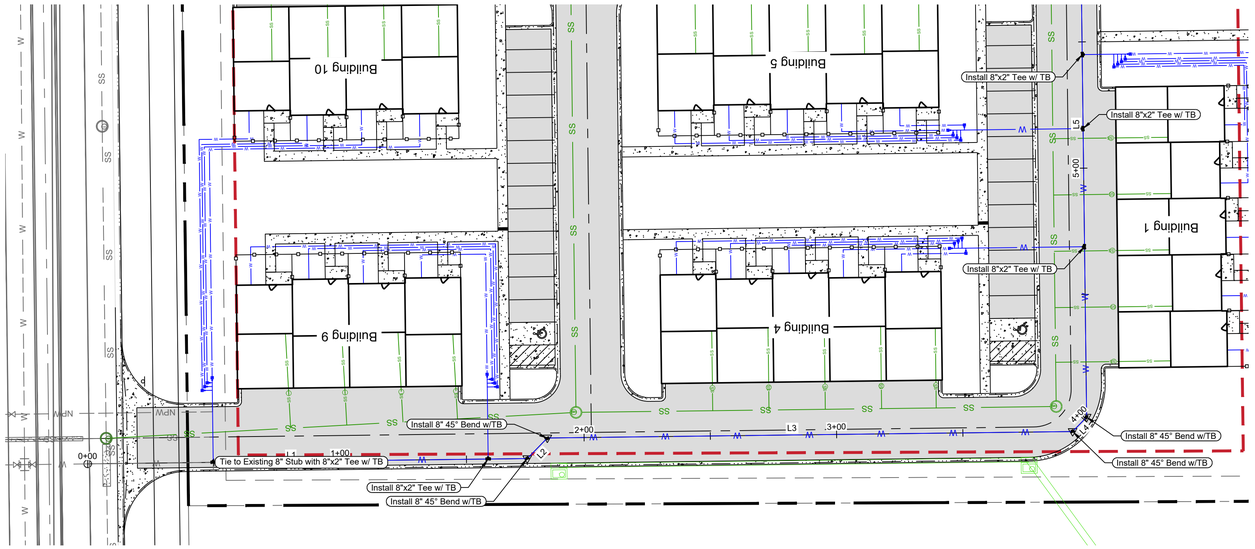
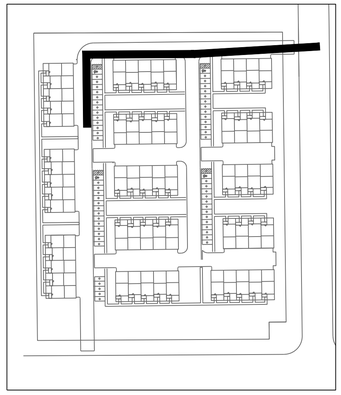
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Sanitary Sewer Plan and Profile
Fort Lupton, CO

Sheet
C9.3



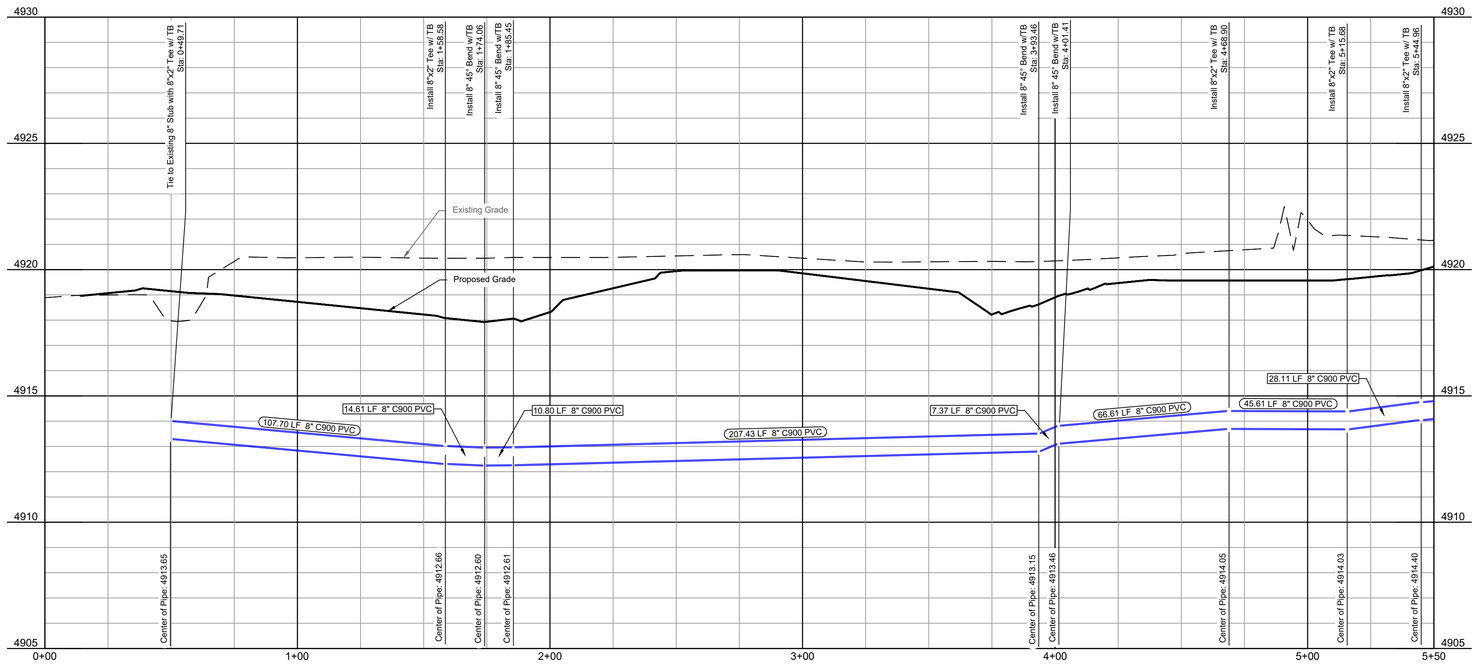
Water Main Loop Plan
Scale: 1" = 30'



Keymap
N.T.S.

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	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

LandOne Engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY
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Job Number 21-013
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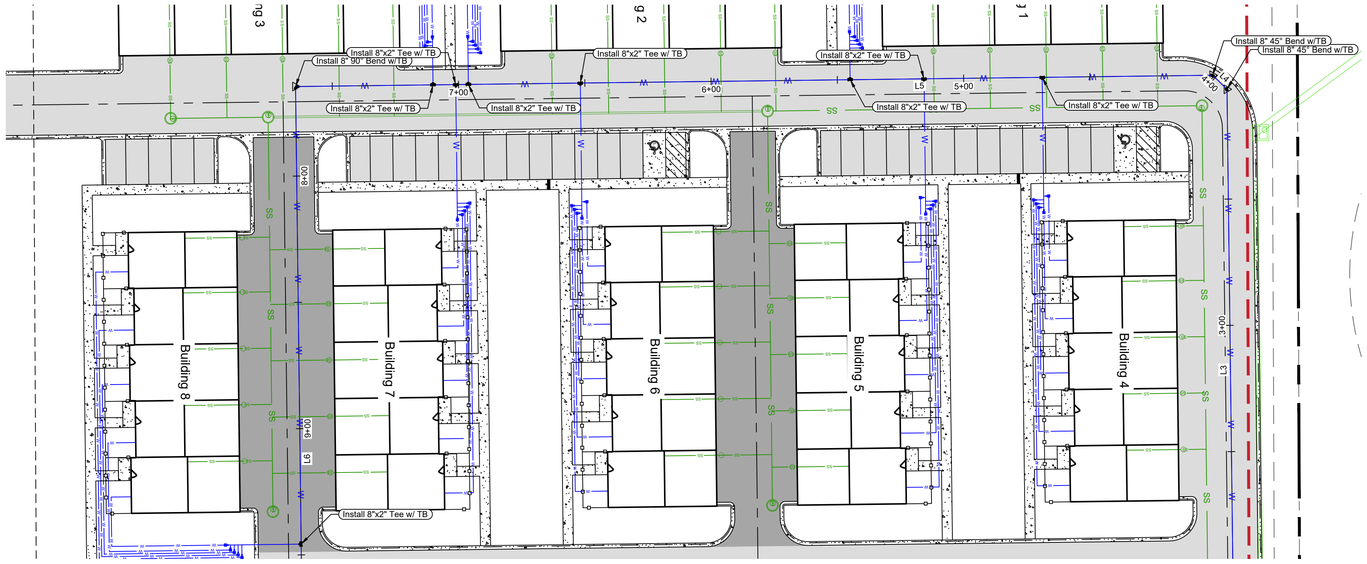
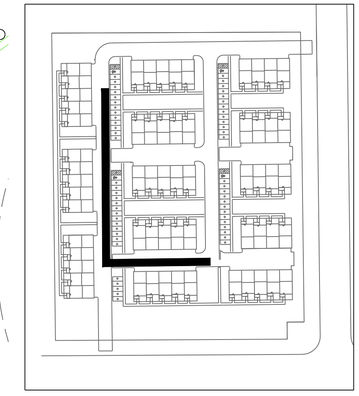
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Potable Water Plan and Profile
Fort Lupton, CO

Sheet C10.1

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\CD's\Potable Water Plan and Profile 21-013.dwg, 7/16/2021 10:06:28 AM, Sam Boyd, LandOne Engineering



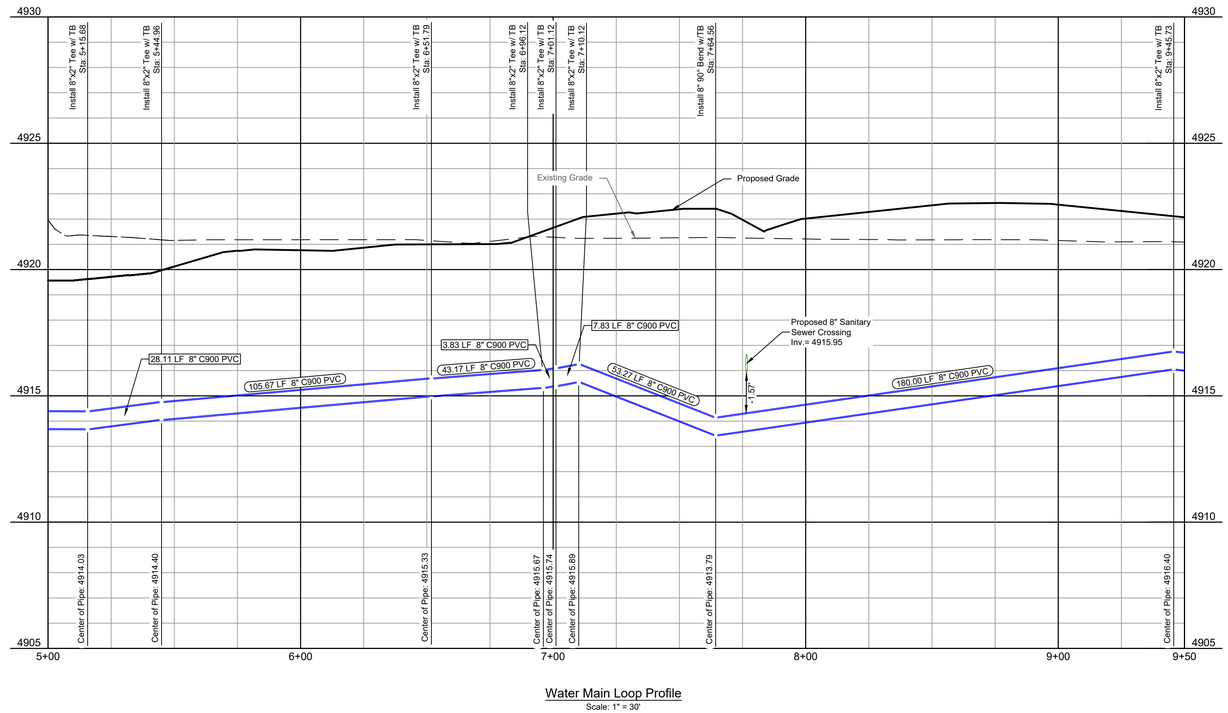
Water Main Loop Plan
Scale: 1" = 30'



Keymap
N.T.S.

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	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
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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
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LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

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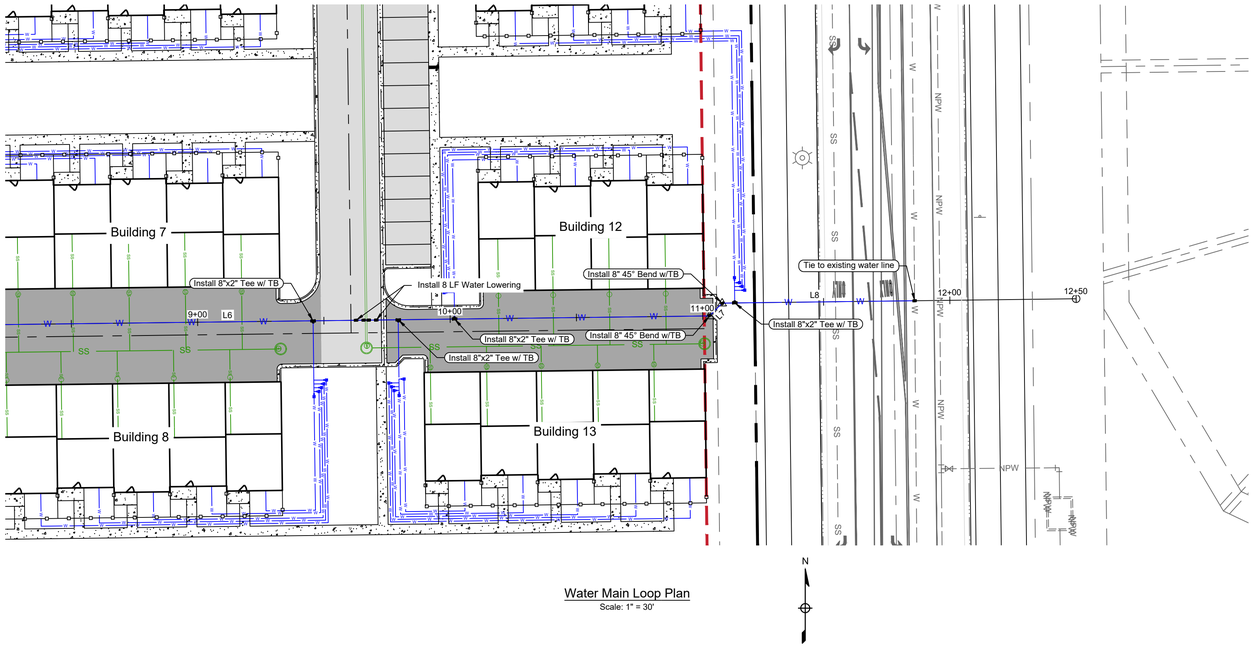
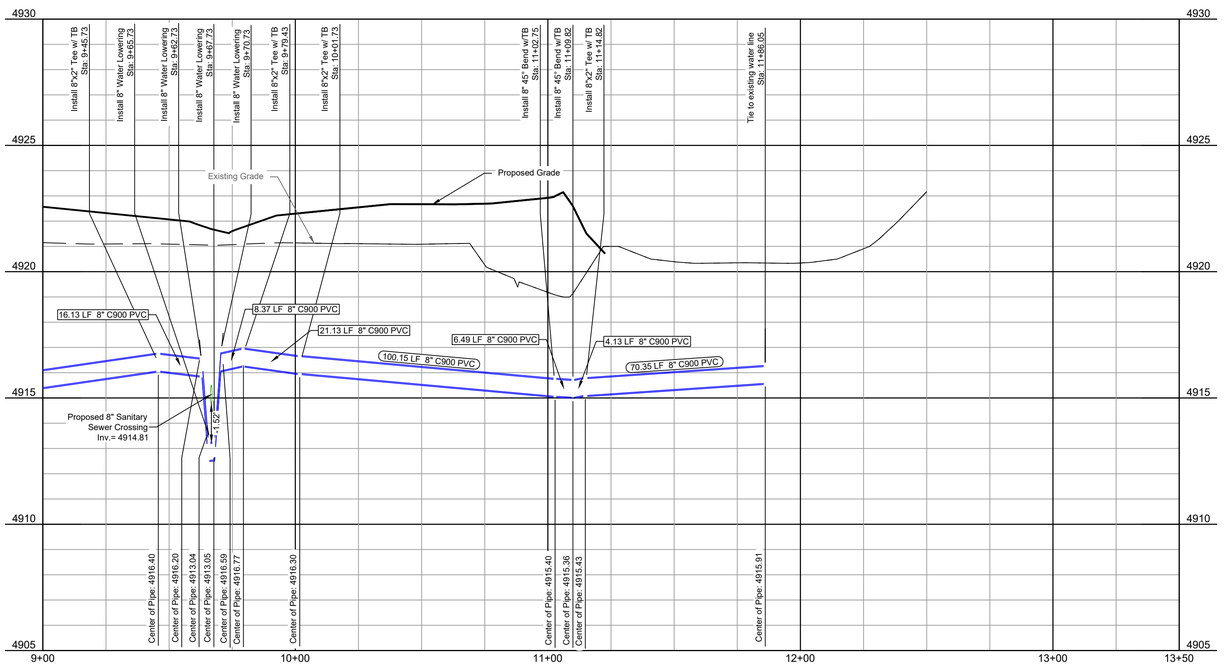
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Potable Water Plan and Profile
Fort Lupton, CO

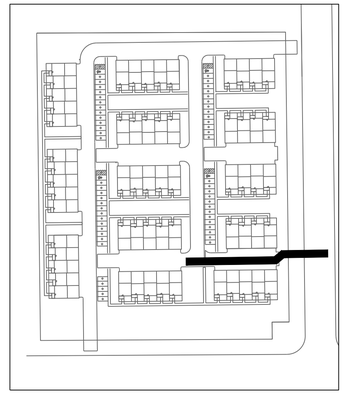
Sheet C10.2



Water Main Loop Plan
Scale: 1" = 30'



Water Main Loop Profile
Scale: 1" = 30'



Keymap
N.T.S.

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
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	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	Concrete	

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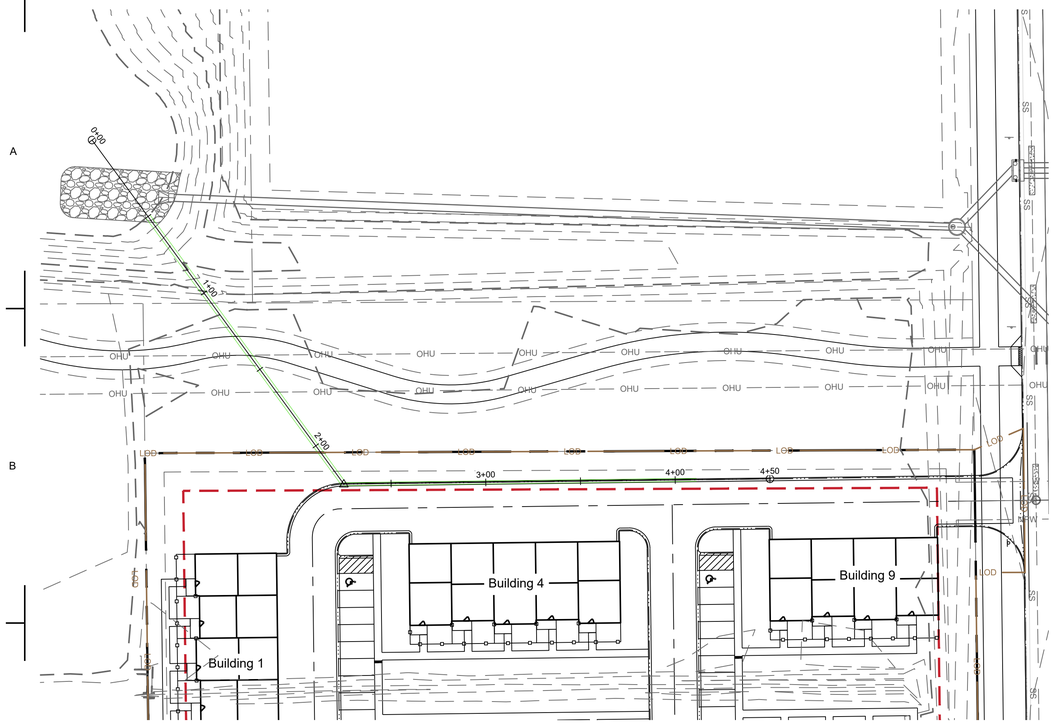
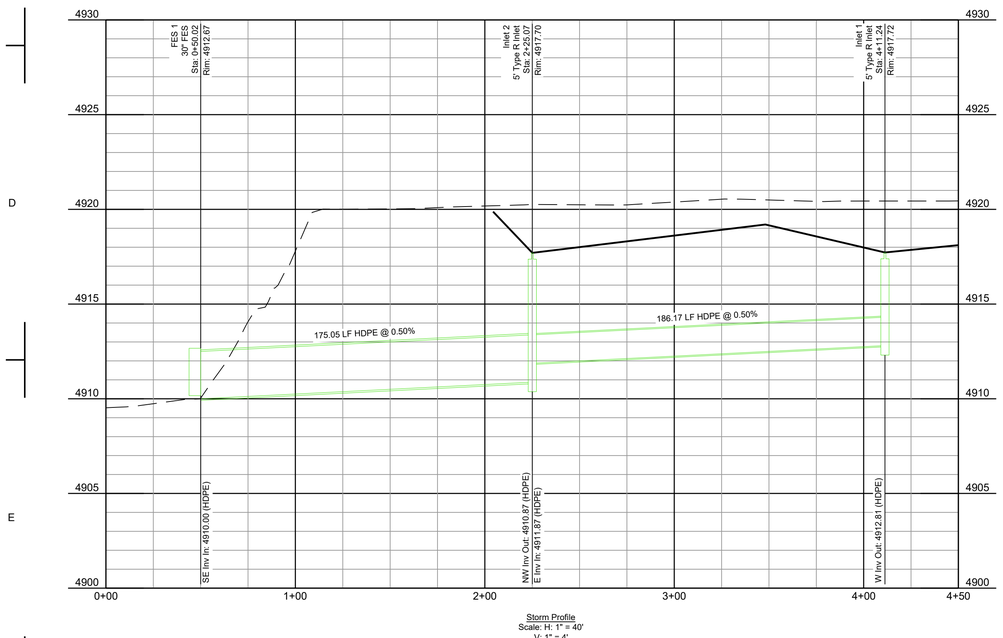
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Potable Water Plan and Profile
Fort Lupton, CO

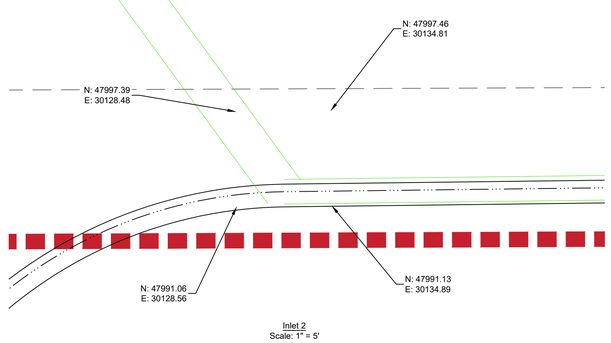
Sheet C10.3



Storm Plan
Scale: 1" = 40'

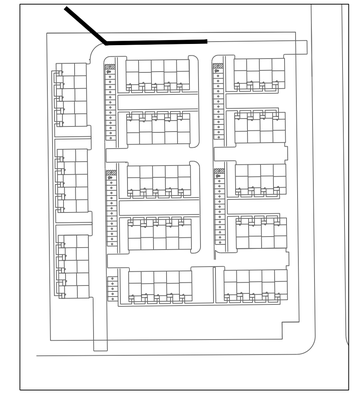


Storm Profile
Scale: H: 1" = 40'
V: 1" = 4'

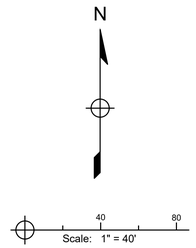


Inlet 2
Scale: 1" = 5'

Inlet 1
Scale: 1" = 5'



Keymap
N.T.S.



Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
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	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	Concrete	

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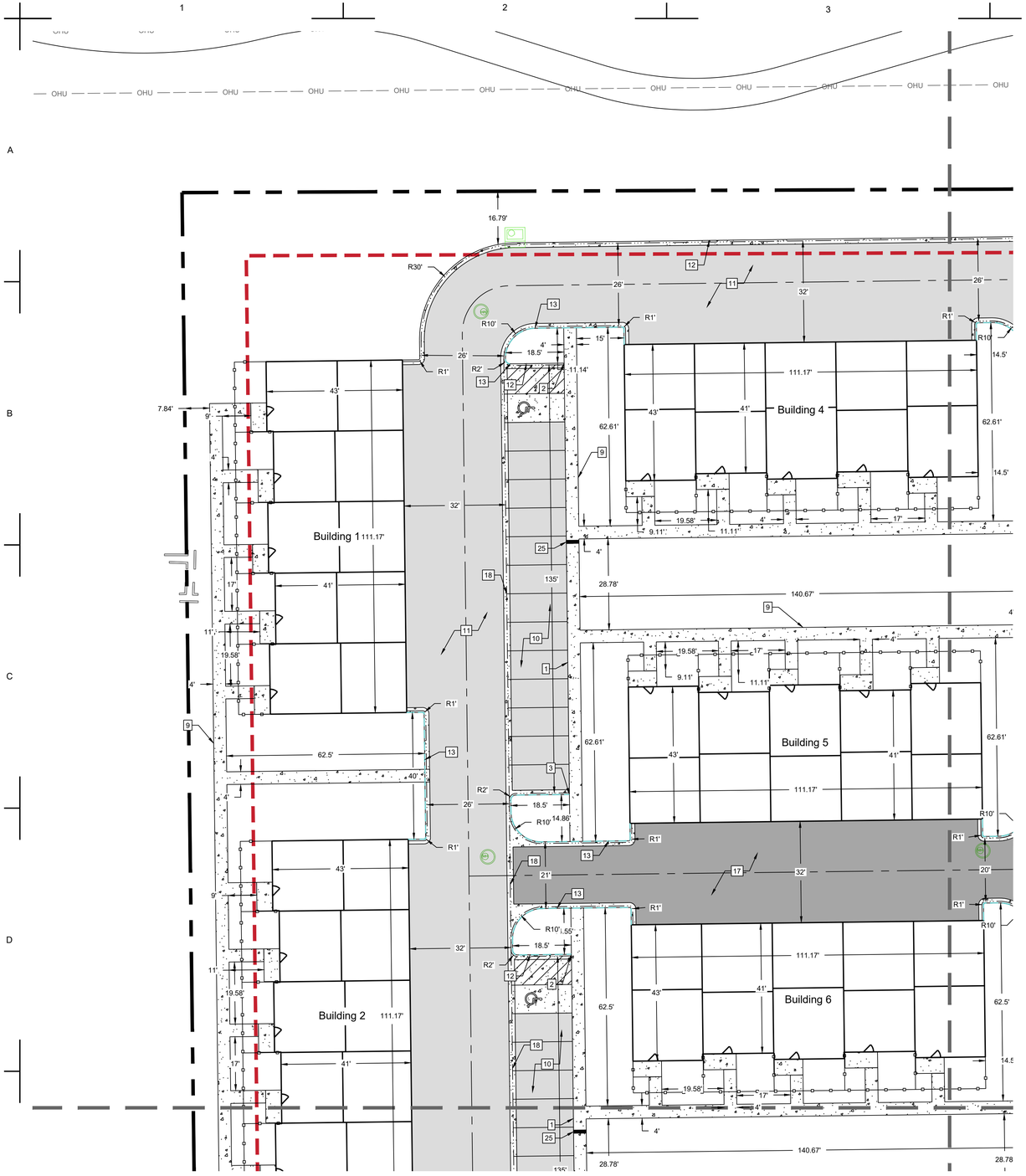
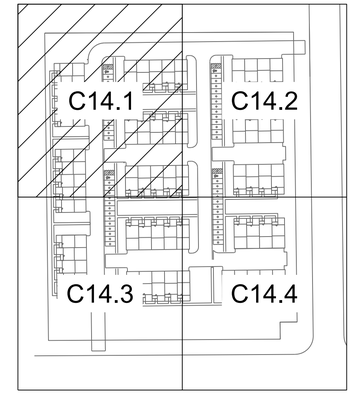
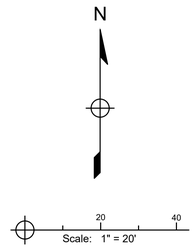
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Storm Plan & Profile
Fort Lupton, CO

Sheet C12.1





Keymap
NTS



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

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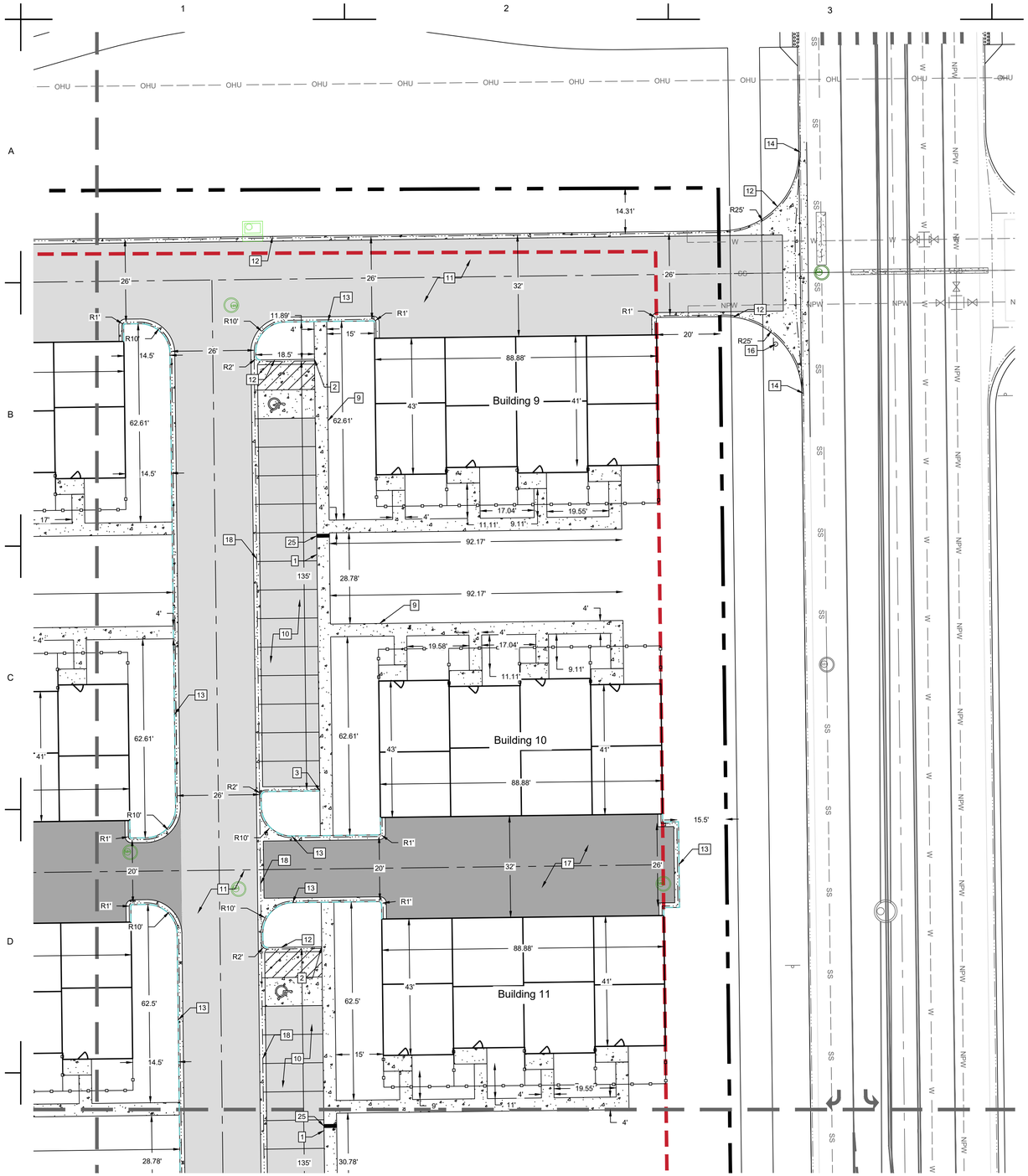
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Paving Plan
Fort Lupton, CO

Sheet C14.1



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18. Install concrete pan. See Concrete Pan Detail L1-4.
19. Install handicap sign. See ADA Parking Detail L1-2.
20. Removed
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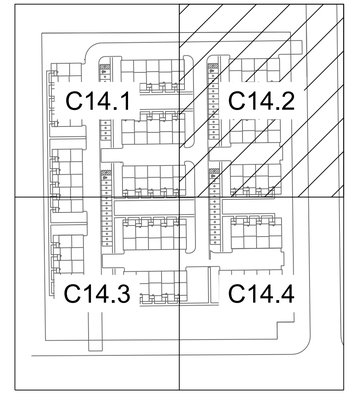
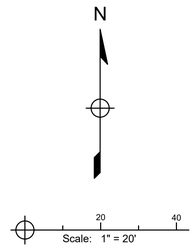
22. Install Crosswalk Striping per MUTCD Standards.
23. Install handicap ramp. See Lateral Handicap Ramp Detail L1-12
24. Removed
25. Install 12" drainage chase in sidewalk. See detail L1-11.



Keymap
NTS



Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
	Flowline	
	Curb and Gutter	
	Pavement	
	Light Duty Pavement	
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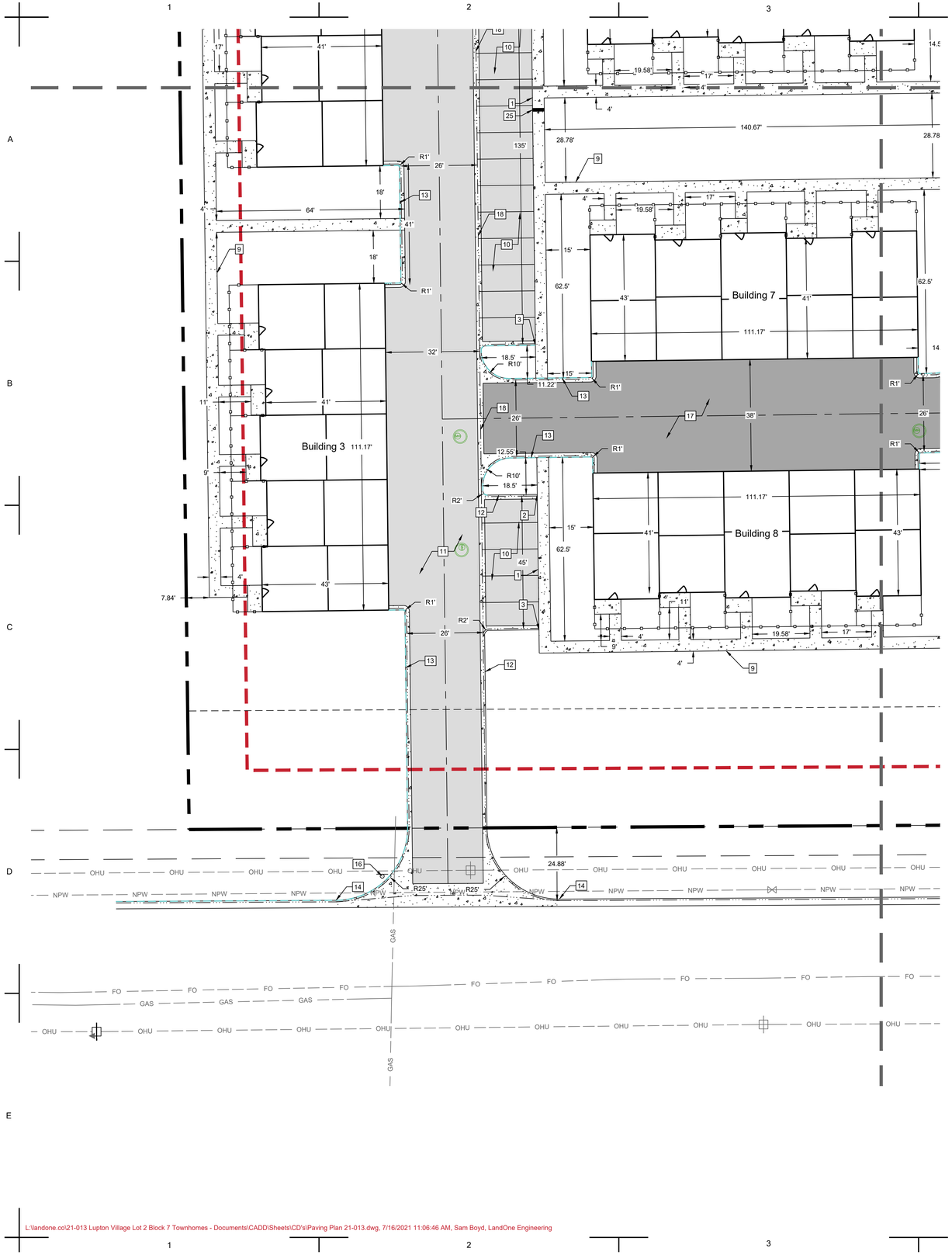
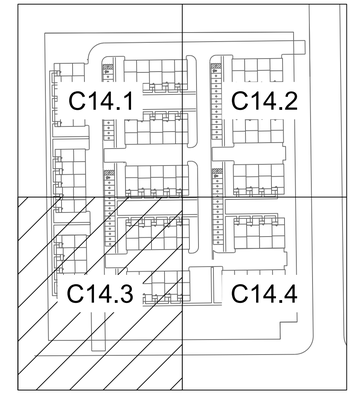
Construction Documents
Paving Plan
Fort Lupton, CO

Sheet C14.2





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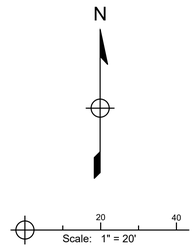

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16. Install Stop sign. See Sign Post Detail L1-44.
17. Install Concrete Driveway
18. Install concrete pan. See Concrete Pan Detail L1-4.
19. Install handicap sign. See ADA Parking Detail L1-2.
20. Removed
21. Install Stop Bar per MUTCD Standards.
22. 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.

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Existing		Proposed
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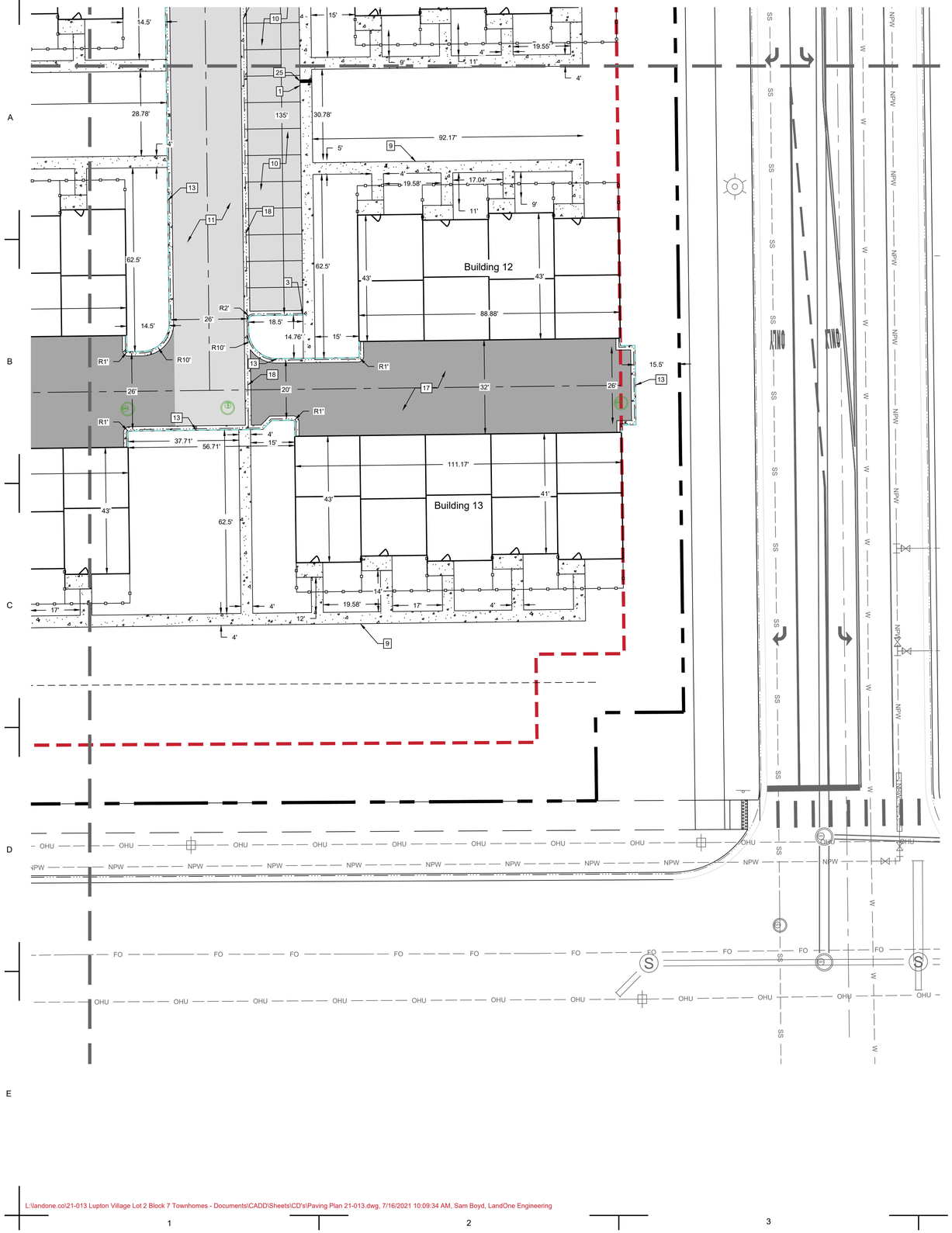
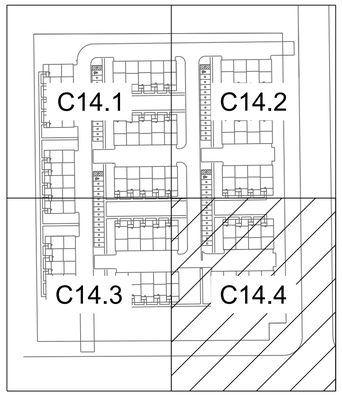
Paving Plan
Fort Lupton, CO

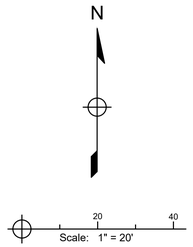
Sheet C14.3

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\CD's\Paving Plan 21-013.dwg, 7/16/2021 11:06:46 AM, Sam Boyd, LandOne Engineering





Keymap
NTS



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

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

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.

COLORADO 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

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

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

Sheet C14.4

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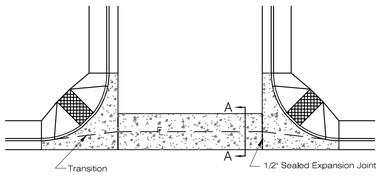
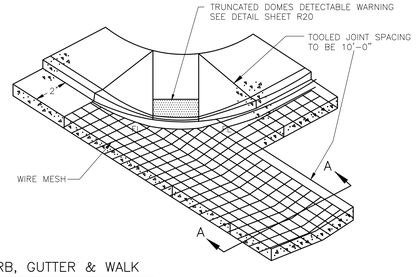
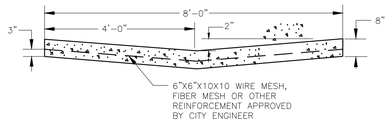


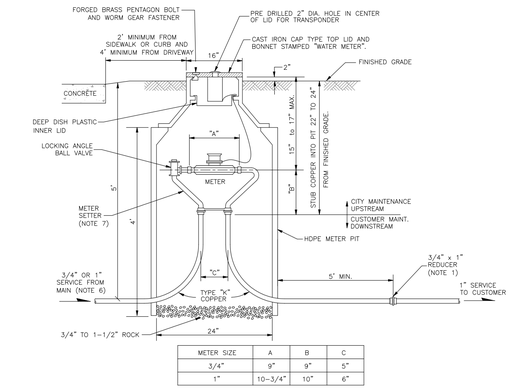


CURB, GUTTER & WALK



SECTION A–A

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	SIDEWALK RAMP WITH CROSS PAN	R11
		DATE: 3/15/17



METER SIZE	A	B	C
3/4"	9"	9"	5"
1"	10-3/4"	10"	6"

NOTES:

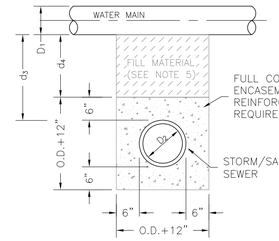
1. UPSIZING OF SERVICE PIPES AFTER THE METER REQUIRES THE APPROVAL OF THE BUILDING DEPARTMENT. FOR SERVICE PIPES UPSIZED FROM 3/4" TO 1", A REDUCER SHALL BE INSTALLED AS SHOWN ON THIS DETAIL.
2. ONLY COMPRESSION FITTINGS WILL BE ALLOWED ON COPPER SERVICE PIPES. FOR APPROVED MANUFACTURERS AND MODEL NUMBERS OF FITTINGS, REFER TO CHAPTER 3 OF THE CITY STANDARDS.
3. THIS DETAIL IS NOT INTENDED FOR INSTALLATION IN STREETS, DRIVEWAYS, OR CONCRETE AREAS.
4. METER PIT SHALL NE LOCATED IN A SOD OR MULCH AREA WITH A 10' MIN. WIDTH UTILITY EASEMENT. NO TREES, SHRUBS, OR STRUCTURES SHALL BE LOCATED IN THE EASEMENT.
5. SERVICE LINES TO THE METER PIT SHALL BE INSTALLED PERPENDICULAR TO THE WATER MAIN.
6. FOR 3/4" RESIDENTIAL METER INSTALLATIONS, NEWLY INSTALLED SERVICE LINES FROM MAIN SHALL BE 1". EXISTING 3/4" SERVICE LINES MUST BE REVIEWED AND APPROVED FOR CONFORMANCE WITH RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIREMENTS.
7. PROPER METER SETTERS SHALL BE INSTALLED TO ACCOMMODATE SERVICE LINE SIZES FROM MAIN AND TO CUSTOMER. REFER TO SECTION 3.63.08 OF THE CITY WATER SYSTEM STANDARDS FOR ACCEPTABLE SETTER MODEL NUMBERS.

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	3/4" & 1" DOMESTIC METER SETS	W8
		DATE: 8/15/14

GENERAL NOTES

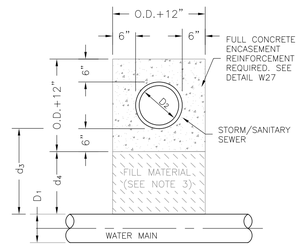
1. NOT FOR INSTALLATION IN ROADWAYS, DRIVEWAYS, PARKING AREAS, SIDEWALKS, OR CONCRETE. EDGE OF METER PIT LID SHALL NOT BE CLOSER THAN 4' FROM EDGE OF DRIVEWAY.
2. IF SURFACE IS NOT TO OFFICIAL GRADE WHEN THE METER IS INSTALLED, THE OWNER MUST RAISE OR LOWER THE PIT, METER SETTER AND ALL OTHER APPURTENANCES TO THE FINAL APPROVED GRADE.
3. METER SHALL BE SET WITHIN PUBLIC R.O.W OR PUBLIC EASEMENT.
4. NO CONCRETE FLOOR TO BE LAID IN METER PIT.
5. METER PIT SHALL BE CONSTRUCTED OF MODIFIED HI-DENSITY POLYETHELENE.
6. ADJUSTMENT RINGS SHALL BE 2", 3", 4" OR 6" IN HEIGHT AND SHALL BE INSERTED ABOVE THE POLYETHYLENE METER PIT.
7. FOR WATER SERVICE LINES 1" AND LARGER: IF THE METER PIT IS NOT INSTALLED WITHIN THE PUBLIC R.O.W. THEN A CURB STOP AND BOX SHALL BE INSTALLED WITHIN THE PUBLIC R.O.W.

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	3/4" & 1" METER NOTES	W9
		DATE: 8/15/14



STORM OR SANITARY SEWER CROSSING UNDER WATER MAIN

IF d_3 >18" AN ENCASEMENT IS NOT REQUIRED



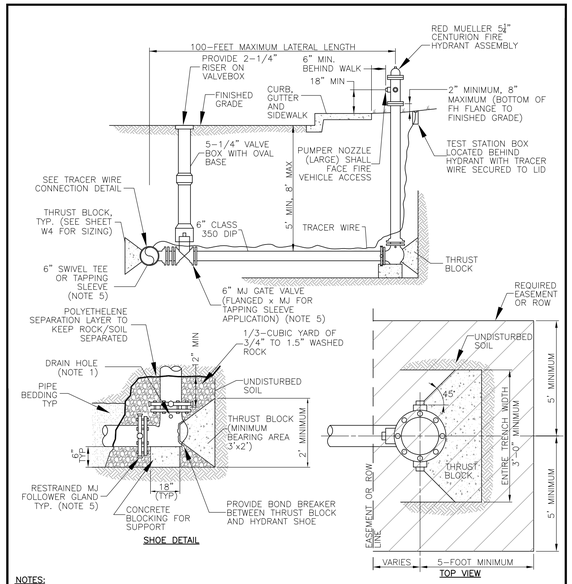
NOTES:

1. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING.
2. LENGTH OF ENCASEMENT SHALL EXTEND AT LEAST 9-FEET EACH SIDE OF WATER MAIN.
3. FILLER MATERIAL BETWEEN CONDUITS TO BE APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF $d_4 \leq 6"$. COMPACTED BACKFILL, IF $d_4 > 6"$.
4. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT
5. A REINFORCED ENCASEMENT IS REQUIRED FOR ALL CONDUITS CROSSING OVER WATERMAINS BUT ENCASEMENTS ARE NOT REQUIRED TO BE REINFORCED IF CROSSING UNDER WATERMAINS.

STORM OR SANITARY SEWER CROSSING OVER TOP OF WATER MAIN

REINFORCED ENCASEMENT REQUIRED REGARDLESS OF DIMENSION d_3

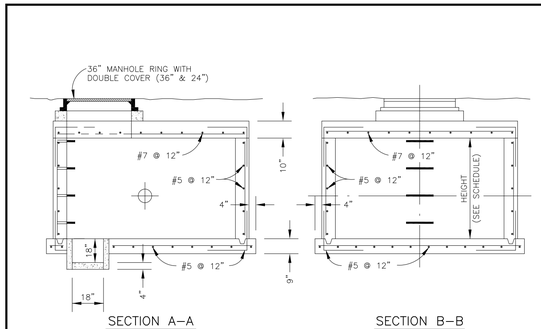
CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	ENCASEMENT FOR CONDUIT CROSSING	W26
		DATE: 8/15/14



NOTES:

1. ALL FITTINGS, DI PIPE, AND HYDRANT BARREL SHALL BE POLYETHYLENE WRAPPED PER AWWA C-105. PROVIDE PERFORATION AT HYDRANT DRAIN HOLES.
2. PRIOR TO PUTTING INTO SERVICE THE FOLLOWING SHALL BE PERFORMED: NOZZLE THREADS SHALL BE GREASED, OIL RESERVOIR SHALL BE FILLED, AND HYDRANTS SHALL BE BRUSH PAINTED FIRE ENGINE RED (#7407).
3. THE ENTIRE PIPING ASSEMBLY (HYDRANT SHOE TO CONNECTION AT MAIN) SHALL BE FULLY RESTRAINED.

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	FIRE HYDRANT INSTALLATION DETAIL	W2
		DATE: 8/15/14



SECTION A–A SECTION B–B

METER VAULT–INSIDE DIMENSION SCHEDULE

METER SIZE	LENGTH	WIDTH	HEIGHT	WALL THICKNESS
3"	8'-0"	7'-0"	7'-0"	8"
4"	10'-0"	7-0"	7'-0"	8"
6"	12'-0"	9'-0"	7'-0"	8"
8"	12'-0"	9'-0"	7'-0"	8"
12"	12'-0"	10'-0"	8'-0"	8"

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	TYPICAL METER VAULT	W12
		DATE: 8/15/14

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	C9.1-C9.5	Fort Lupton
Single Sanitary Sewer Clean Out	L1-6	C8.5	LandOne
Sanitary Sewer Manhole Lid	SS12	C9.1-C9.5	Fort Lupton
Sanitary Sewer Standard Manhole	SS1	C9.1-C9.5	Fort Lupton
Typical Pipe Bedding	SS6	C9.1-C9.5	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

LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY NOT FOR CONSTRUCTION

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Checked By JG
Date 07/19/2021

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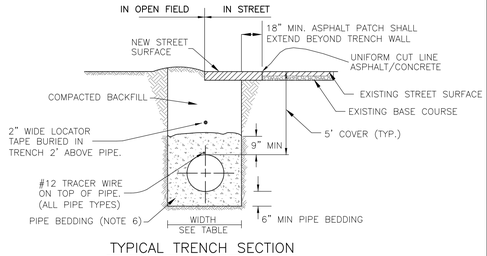
Rev. No.	Date	Revision Description
0	07/19/2021	1st Submittal to City

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

Sheet C20.0



TYPICAL TRENCH SECTION

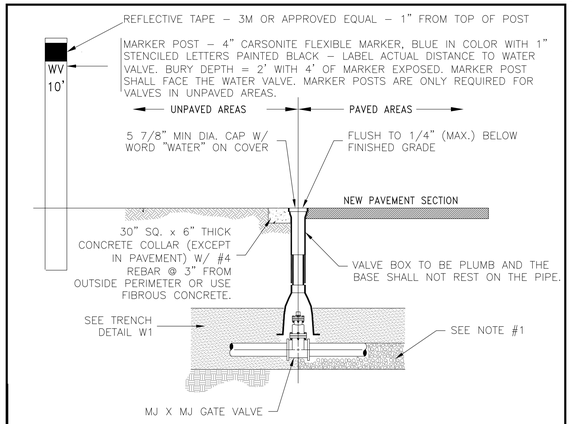
TRENCH WIDTH

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	4'-0"	5'-0"

NOTES:

1. TRENCHES 5 FT DEEP OR GREATER REQUIRE A "PROTECTIVE SYSTEM" AS DEFINED BY OSHA. TRENCHES 20 FT DEEP OR GREATER REQUIRE THAT THE PROTECTIVE SYSTEM BE DESIGN BY A REGISTERED PROFESSIONAL ENGINEER.
2. OSHA'S STANDARDS REQUIRE THAT TRENCHES BE INSPECTED DAILY AND AS CONDITIONS CHANGE BY A "COMPETENT PERSON" (AS DEFINED BY OSHA) PRIOR TO WORKER ENTRY TO ENSURE ELIMINATION OF EXCAVATION HAZARDS. FOR ADDITIONAL INFORMATION REGARDING OSHA REQUIREMENTS CALL 1-800-321-OSHA.
3. MINIMUM COVER OVER PIPE TO BE BELOW OFFICIAL STREET GRADE.
4. FOR PIPE BEDDING REQUIREMENTS REFER TO CHAPTER 9 OF THE STANDARDS AND SPECIFICATIONS.
5. PIPE BEDDING SHALL BE PLACED AGAINST UNDISTURBED SOIL IN THE TRENCH BOTTOM, HOWEVER, WHERE ADVERSE SOIL IS ENCOUNTERED IN THE TRENCH BOTTOM, SOIL SHALL BE REMOVED AND TRENCH STABILIZATION MATERIAL SHALL BE PLACED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.

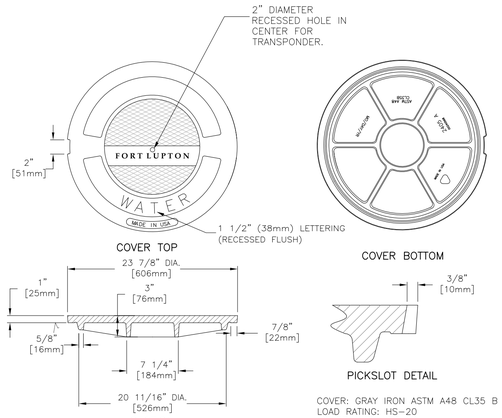
CITY OF FORT LUPTON	DESIGN STANDARDS	STANDARD DRAWING
COME PAINT YOUR FUTURE WITH US	TYPICAL TRENCH SECTION PIPE PROTECTION	W1
		DATE: 8/15/14



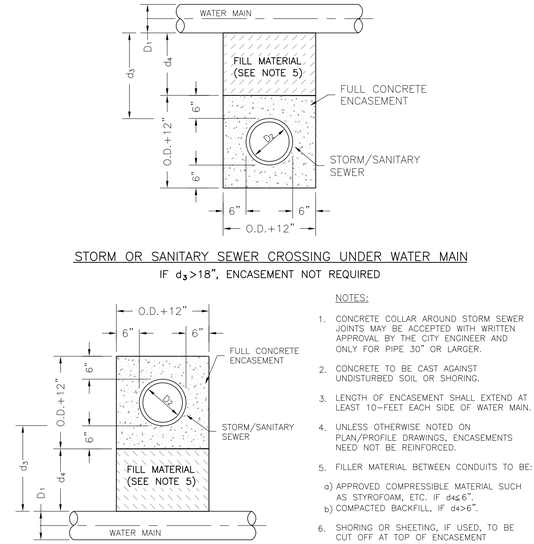
NOTES:

1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE CITY ENGINEER MAY REQUIRE 3/4" CRUSHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT.
2. VALVES SHALL NOT BE PLACED IN CONCRETE SIDEWALKS, CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.
3. OPERATING NUTS OR EXTENSIONS SHALL NOT BE SET CLOSER THAN TWO (2) FEET FROM FINAL GRADE. IF THE OPERATING NUT IS DEEPER THAN FIVE (5) FEET FROM FINAL GRADE, PROVIDE A 1 1/4" EXTENSION SHAFT W/ CENTERING RING. OPERATOR EXTENSIONS SHALL BE CONNECTED TO THE VALVE OPERATOR NUT USING A PIN. THE EXTENSION SHAFT SHALL INCLUDE A 1/4" THICK TRASH RING LOCATED 6" BELOW THE NON-RISING PORTION OF THE VALVE BOX. THE DIAMETER OF THE TRASH RING SHALL BE 1/8" LESS THAN THE INSIDE DIAMETER OF THE VALVE BOX.
4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 MIL).
5. CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA.
6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

CITY OF FORT LUPTON	DESIGN STANDARDS	STANDARD DRAWING
COME PAINT YOUR FUTURE WITH US	VALVE BOX	W1
		DATE: 8/15/14



CITY OF FORT LUPTON	DESIGN STANDARDS	STANDARD DRAWING
COME PAINT YOUR FUTURE WITH US	WATER VAULT LID	W24
		DATE: 8/15/14



STORM OR SANITARY SEWER CROSSING UNDER WATER MAIN

IF d_3>18", ENCASEMENT NOT REQUIRED

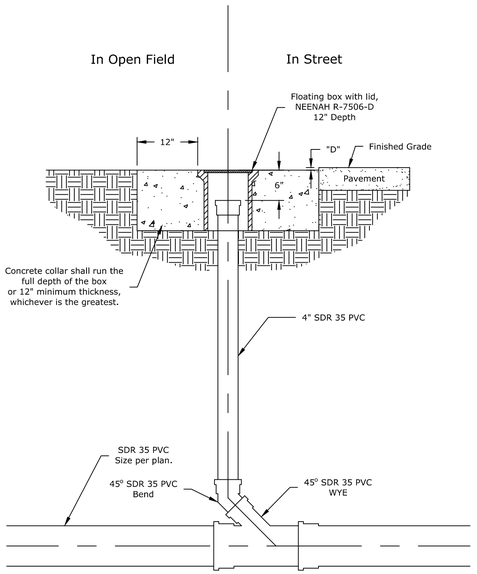
NOTES:

1. CONCRETE COLLAR AROUND STORM SEWER JOINTS MAY BE ACCEPTED WITH WRITTEN APPROVAL BY THE CITY ENGINEER AND ONLY FOR PIPE 30" OR LARGER.
2. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING.
3. LENGTH OF ENCASEMENT SHALL EXTEND AT LEAST 10-FEET EACH SIDE OF WATER MAIN.
4. UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, ENCASEMENTS NEED NOT BE REINFORCED.
5. FILLER MATERIAL BETWEEN CONDUITS TO BE:
   a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF d4≤6".
   b) COMPACTED BACKFILL, IF d4>6".
6. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT

STORM OR SANITARY SEWER CROSSING OVER TOP OF WATER MAIN

ENCASEMENT REQUIRED REGARDLESS OF DIMENSION d_3
(SEE NOTE 1 FOR SPECIAL CASES)

CITY OF FORT LUPTON	DESIGN STANDARDS	STANDARD DRAWING
COME PAINT YOUR FUTURE WITH US	ENCASEMENT FOR CONDUIT CROSSING	SS11
		DATE: 8/15/14



Notes:

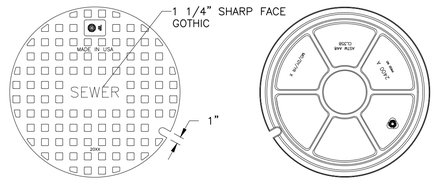
1. "D" = 1/2" for pavement overlays, surface treatments, pavement reconstruction or new construction.
2. Concrete shall be CDOT Class B.

Single Sanitary Sewer Clean Out
Detail L1-6

February 15, 2018 Not to Scale

LANDONE engineering

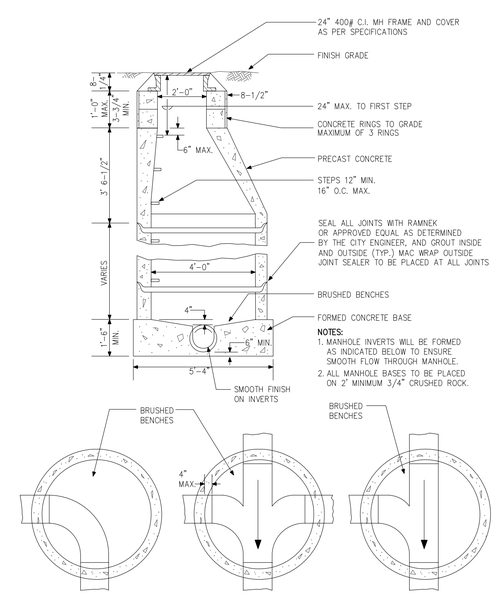
2400A Cover



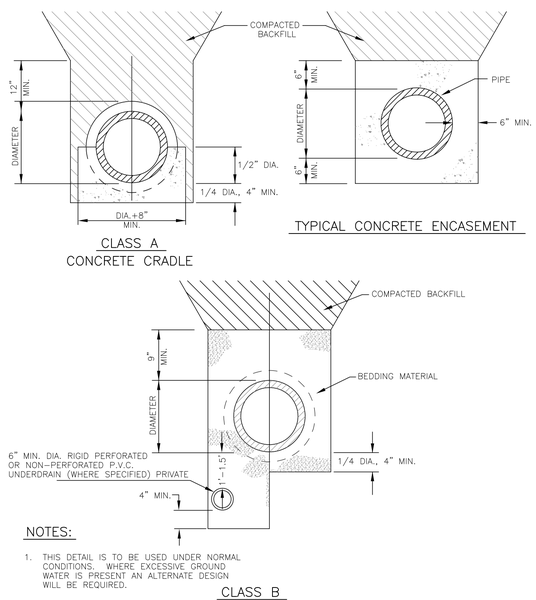
Product Number
00240023
Design Features
-Materials
Gray Iron (CL35B)
-Design Load
Heavy Duty
-Coating
Undipped
-√ Designates Machined Surface

Certification
- ASTM A48
-Country of Origin:USA

CITY OF FORT LUPTON	DESIGN STANDARDS	STANDARD DRAWING
COME PAINT YOUR FUTURE WITH US	SANITARY SEWER MANHOLE LID	SS12
		DATE: 5/04/2017



CITY OF FORT LUPTON	DESIGN STANDARDS	STANDARD DRAWING
COME PAINT YOUR FUTURE WITH US	SANITARY SEWER STANDARD MANHOLE	SS1
		DATE: 8/15/14



CITY OF FORT LUPTON	DESIGN STANDARDS	STANDARD DRAWING
COME PAINT YOUR FUTURE WITH US	TYPICAL PIPE BEDDING	SS6
		DATE: 8/15/14

LANDONE engineering
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Greeley, CO 80634

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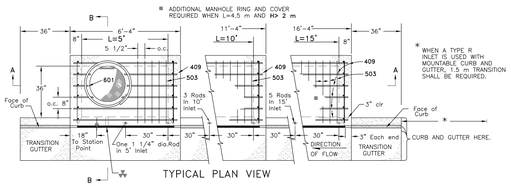
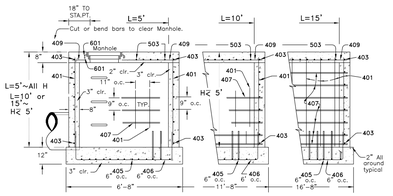
Construction Documents
Details
Fort Lupton, CO

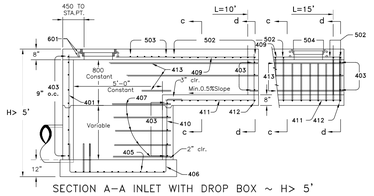
Sheet C20.1



TYPICAL PLAN VIEW



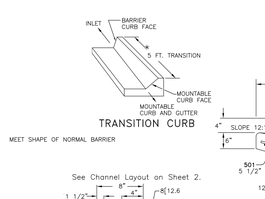
SECTION A-A REGULAR INLET



SECTION A-A INLET WITH DROP BOX ~ H> 5'

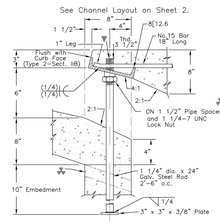
(1 OF 4)

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST5
		DATE: 8/15/14

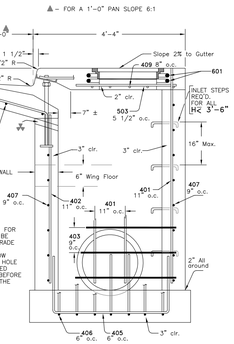


TRANSITION CURB

MEET SHAPE OF NORMAL BARRIER

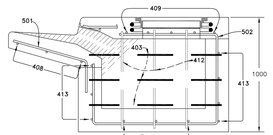


CURB FACE ASSEMBLY, PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE



SECTION B-B
TYPICAL END VIEW

NOTE: MANHOLE RING & COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.



(DOTTED BARS ARE IN SECTION d-d)

SECTIONS c-c & d-d

(2 OF 4)

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST6
		DATE: 8/15/14

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	DIA (in)	O.C. SPACING (in)	TYPE	ALL INLETS L= 5' NO. REQ'D.	ALL INLETS L= 5' LENGTH (ft-in)	INLETS, H ≥ 5' L= 10' NO. REQ'D.	INLETS, H ≥ 5' L= 10' LENGTH (ft-in)	INLETS, H ≥ 5' L= 15' NO. REQ'D.	INLETS, H ≥ 5' L= 15' LENGTH (ft-in)	INLETS, H 5' L= 10' NO. REQ'D.	INLETS, H 5' L= 10' LENGTH (ft-in)	INLETS, H 5' L= 15' NO. REQ'D.	INLETS, H 5' L= 15' LENGTH (ft-in)
401		11"	II	15	*	21	*	26	*	11	*	11	*
402		11"	II	7	*	13	*	18	*	7	*	7	*
403		9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405		6"	XII	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406		6"	XIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	1/2"	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408		12"	II	3	6'-0"	3	11'-0"	3	16'-0"	3	11'-0"	3	16'-0"
409		8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410		11"	VI							3	*	3	*
411		11"	II							3	5'-2"	3	10'-2"
412		11"	II							3	2'-9"	3	2'-9"
413		9"	II							7	10'-10"	7	15'-10"
501		5 1/2"	IX	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5/8"	5 1/2"	III							11	11'-5"	17	11'-5"
503		5 1/2"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504		5 1/2"	II									5	8'-4"
601	3/4"	2 1/2"	X	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
DR[8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 ROD		4 BARS, 3 RODS		8 BARS, 5 RODS		4 BARS, 3 RODS		8 BARS, 5 RODS	

REGULAR INLETS | DROP BOX INLETS

* VARIABLE, REFER TO TABLE TWO.
@ INCLUDE 18" NO. 4 BARS (SEE CHANNEL LAYOUT DETAIL).
SEE CURB FACE ASSEMBLY ON SHEET 2, AND CHANNEL LAYOUT DETAILS ON SHEET 4.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

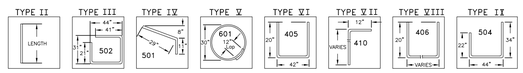
"H" (ft-in)	LENGTH (ft-in) 401	402	410	403	407	NO. REQ'D. REGULAR 403	NO. REQ'D. DROP BOX 407	L= 5' CONC. CU.YD.	L= 5' STEEL LBS.	L= 10' CONC. CU.YD.	L= 10' STEEL LBS.	L= 15' CONC. CU.YD.	L= 15' STEEL LBS.
3'~0"	2'~8"	1'~8"		10	7			3.2	285	5.3	497	7.4	706
3'~6"	3'~2"	2'~2"		11	8			3.4	305	5.7	528	7.9	747
4'~0"	3'~8"	2'~8"		12	9			3.7	326	6.0	559	8.4	786
4'~6"	4'~2"	3'~2"		12	9			3.9	334	6.4	571	8.8	803
5'~0"	4'~8"	3'~8"		14	11			4.1	354	6.7	602	9.3	844
5'~6"	5'~2"	4'~2"	5'~5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'~0"	5'~8"	4'~8"	5'~11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'~6"	6'~2"	5'~2"	6'~5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'~0"	6'~8"	5'~8"	6'~11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'~6"	7'~2"	6'~2"	7'~5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'~0"	7'~8"	6'~8"	7'~11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'~6"	8'~2"	7'~2"	8'~5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'~0"	8'~8"	7'~8"	8'~11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'~6"	9'~2"	8'~2"	9'~5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'~0"	9'~8"	8'~8"	9'~11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'~6"	10'~2"	9'~2"	10'~5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'~0"	10'~8"	9'~8"	10'~11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTE: FOR L= 5', L= 10' AND L= 15'

REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE OF THE HEAVY BLACK LINE.

DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE OF THE HEAVY BLACK LINE.

STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL.

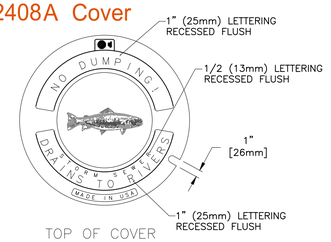


BAR BENDING DIAGRAMS ~ (Dimensions are Out-to-Out of bar)

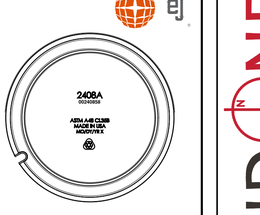
(3 OF 4)

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST7
		DATE: 8/15/14

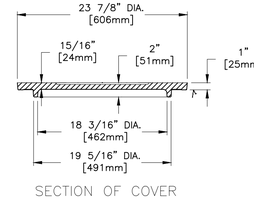
2408A Cover



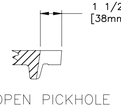
TOP OF COVER



BOTTOM OF COVER



SECTION OF COVER



OPEN PICKHOLE

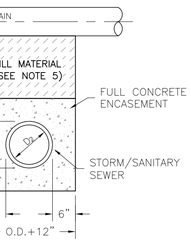
Product Number
00240858

Design Features
-Materials
Gray Iron (CL35B)
-Design Load
Heavy Duty
-Coating
Undipped
-✓Designates Machined Surface

Certification
-ASTM A48
-Country of Origin:USA

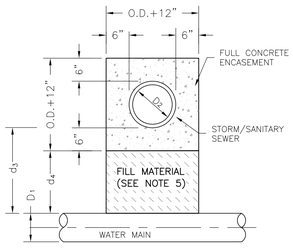
(4 OF 4)

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST8
		DATE: 5/04/2017



STORM OR SANITARY SEWER CROSSING UNDER WATER MAIN

IF d_3>18", ENCASEMENT NOT REQUIRED



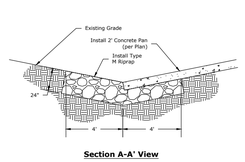
NOTES:

1. CONCRETE COLLAR AROUND STORM SEWER JOINTS MAY BE ACCEPTED WITH WRITTEN APPROVAL BY THE CITY ENGINEER AND ONLY FOR PIPE 30" OR LARGER.
2. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING.
3. LENGTH OF ENCASEMENT SHALL EXTEND AT LEAST 10-FEET EACH SIDE OF WATER MAIN.
4. UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, ENCASEMENTS NEED NOT BE REINFORCED.
5. FILLER MATERIAL BETWEEN CONDUITS TO BE:
   a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC, IF $d_4 \leq 6"$.
   b) COMPACTED BACKFILL, IF $d_4 > 6"$.
6. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT

STORM OR SANITARY SEWER CROSSING OVER TOP OF WATER MAIN

ENCASEMENT REQUIRED REGARDLESS OF DIMENSION d_3
(SEE NOTE 1 FOR SPECIAL CASES)

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	ENCASEMENT FOR CONDUIT CROSSING	ST9
		DATE: 8/15/14



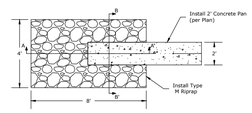


TABLE MD-7
Classification and Gradation of Ordinary Riprap

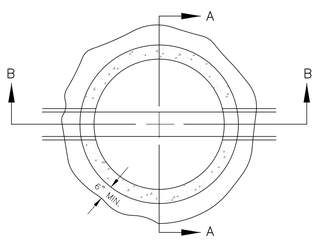
Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d_{50} (inches)*
Type VL	70-100	12	
	50-70	9	
	35-50	6	6**
	2-10	2	
Type L	70-100	15	
	50-70	12	
	35-50	9	9**
	2-10	3	
Type M	70-100	21	
	50-70	18	
	35-50	12	12**
	2-10	4	
Type H	70-100	30	
	50-70	24	
	35-50	18	18
	2-10	6	
Type VH	70-100	42	
	50-70	33	
	35-50	24	24
	2-10	9	

* d_{50} = mean particle size (intermediate dimension) by weight.

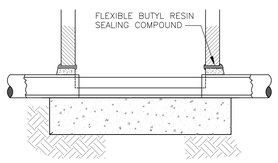
** Mix VL and L riprap with 30% (by volume) topsoil and bury it with 6+ inches of topsoil, all vibration compacted, and revegetate.

Riprap Protection
Detail L1-75

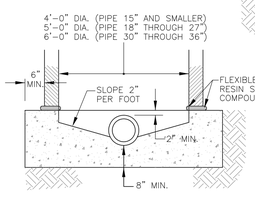
May 14, 2021 Not to Scale



PLAN



SECTION B-B

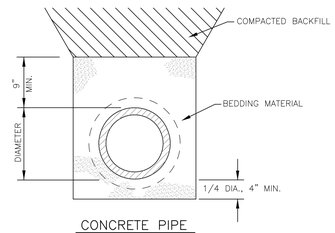


SECTION A-A

NOTES:

1. JOINTS TO BE SET IN FLEXIBLE BUTYL RESIN SEALING COMPOUND AND GROUTED WITH MORTAR INSIDE AND OUTSIDE.
2. BASES SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER WILL EXCEED 15 FT. REINFORCING TO BE APPROVED BY CITY ENGINEER.
3. SQUARE BASES ARE ACCEPTABLE.
4. FOR PIPE 36" AND LARGER, OR WHERE CONDITIONS SUCH AS MULTIPLE PIPES WARRANT, A CONCRETE BOX BASE WILL BE REQUIRED. (SEE CDOT STANDARD DRAWING M-604-20)

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	STANDARD MANHOLE BASE	ST1
		DATE: 8/15/14



CONCRETE PIPE

NOTES:

1. THIS DETAIL IS TO BE USED UNDER NORMAL CONDITIONS. WHERE EXCESSIVE GROUND WATER IS PRESENT AN ALTERNATE DESIGN WILL BE REQUIRED.

CITY OF Fort Lupton EST 1836 COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	TYPICAL PIPE BEDDING	ST4
		DATE: 8/15/14

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

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.

COLORADO 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

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

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

Sheet C20.2

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\CD's\Cover Sheet 21-013.dwg, 7/16/2021 11:18:56 AM, Sam Boyd, LandOne Engineering

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.

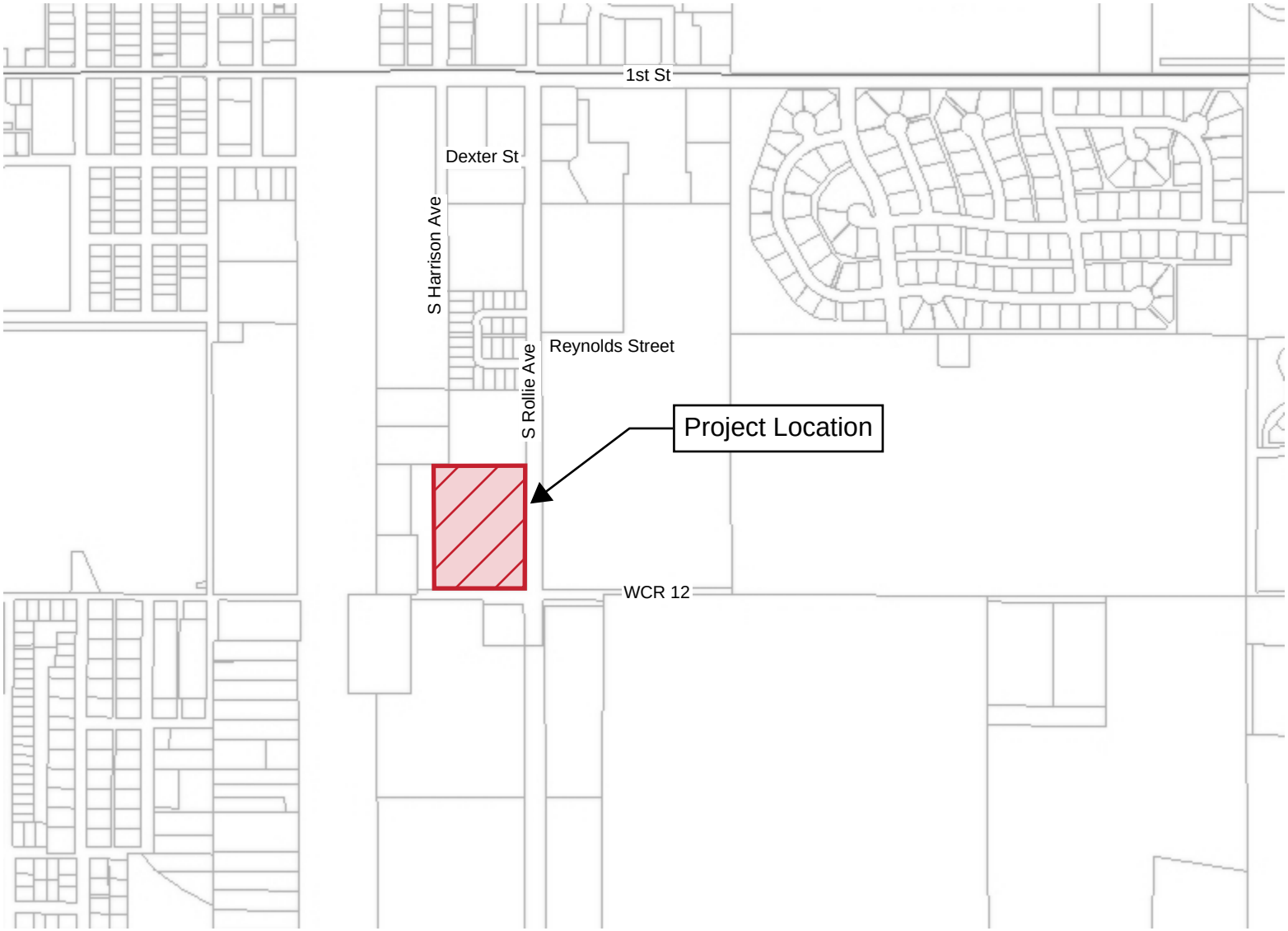
The following information is provided for reference:

- 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

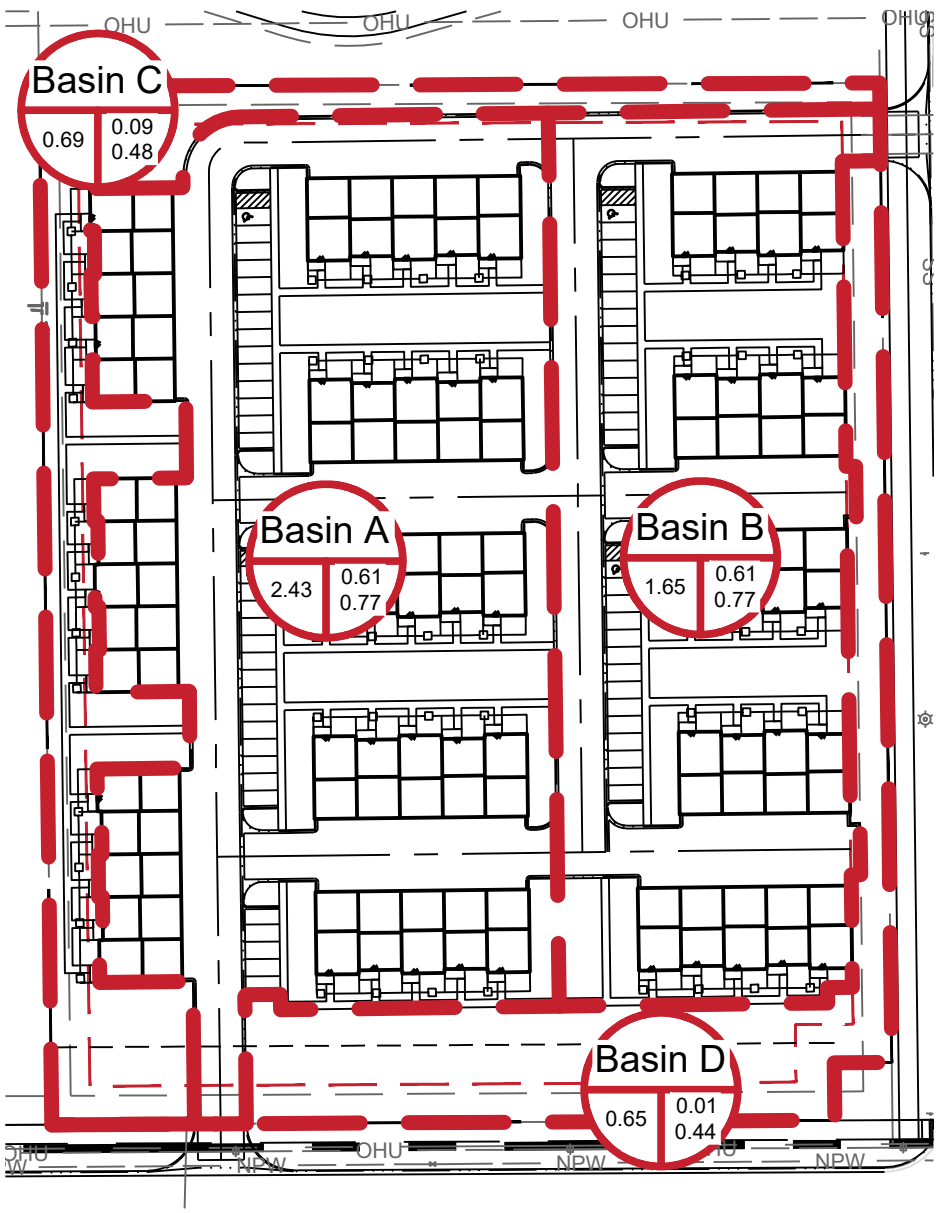
Jeremy Goetsch, PE
Project Engineer
Enclosures



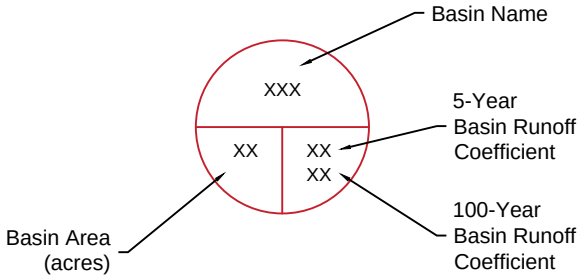
Lot 2 Block 7 -
Lupton Village Townhomes

Exhibit A - Vicinity Map

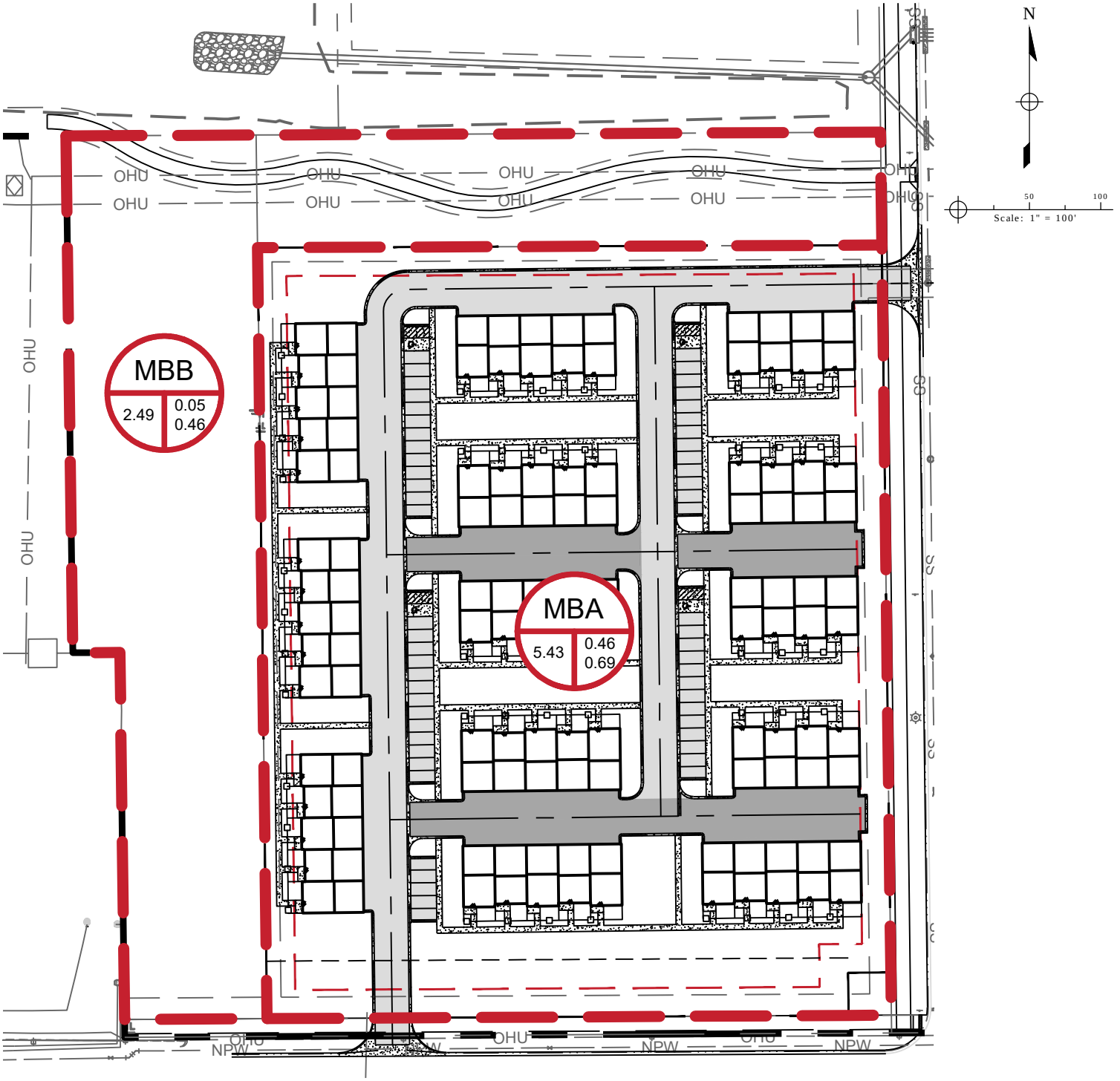
LANDONE engineering
970-632-2311



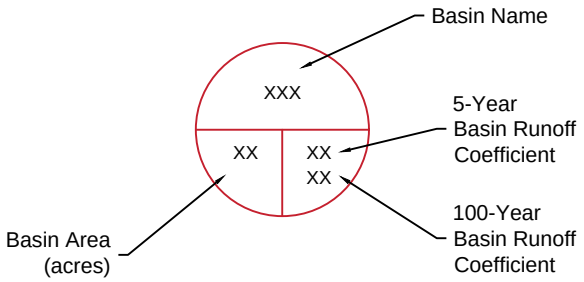
Peak Flow Analysis (cfs)		
Basin	Minor Event (5-yr)	Major Event (100-yr)
A	3.64	9.71
B	2.45	6.52
C	0.11	1.29
D	0.02	1.2
Proposed Total	6.22	18.72



Lot 2 Block 7 - Lupton Village Townhomes	Exhibit B - Proposed Site Peak Flow Analysis	LAND ONE engineering



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



Lot 2 Block 7 - Lupton Village Townhomes	Exhibit C - Proposed Basins	LAND ONE engineering

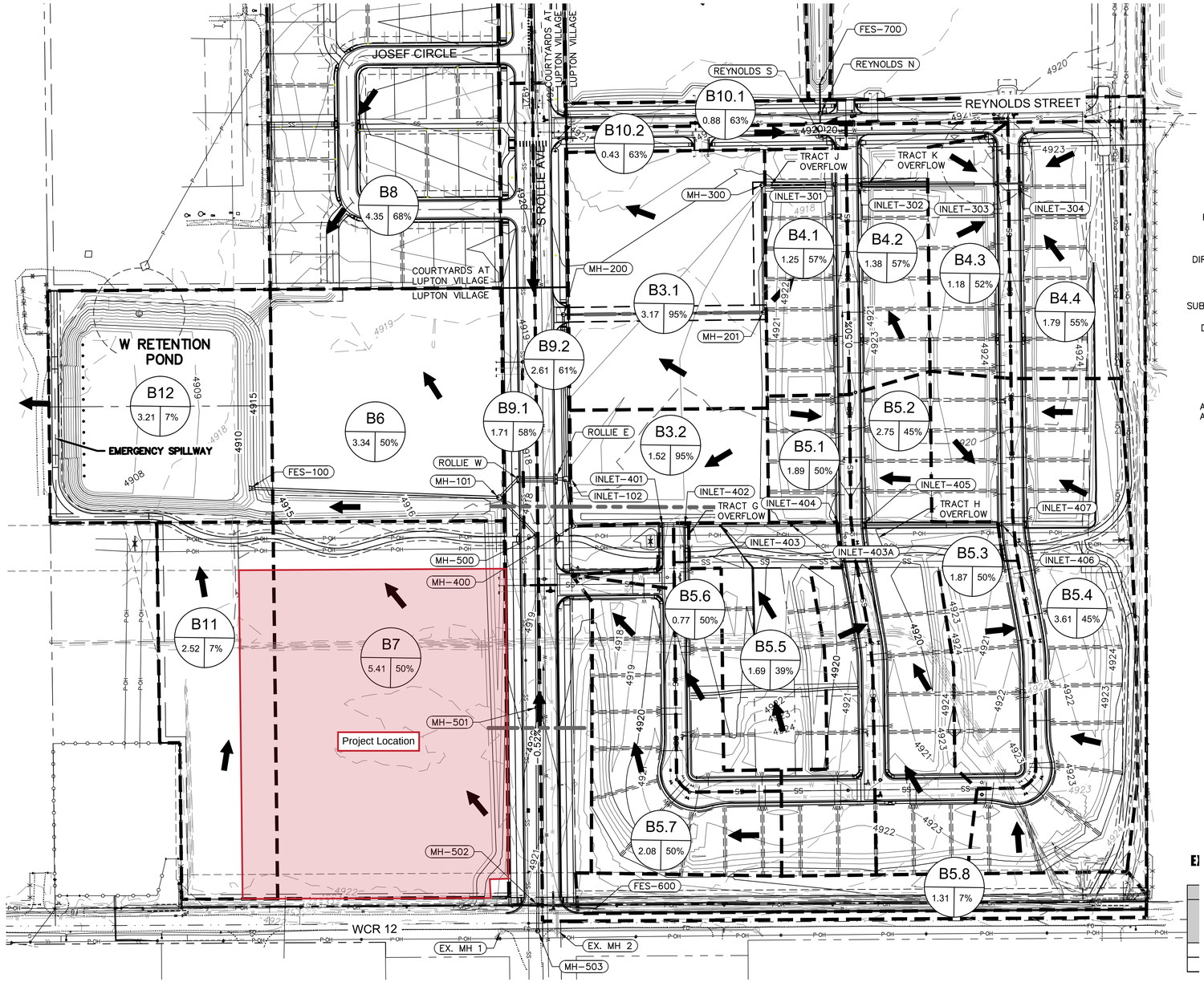
DEVELOPED BASIN RUNOFF CALCULATIONS

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

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



0' 50' 100' 200'
SCALE IN FEET

LEGEND

PROPERTY LINE
CONTOURS 5750
DIRECTION OF FLOW
100-YR WSEL
SUB-BASIN BOUNDARY
DESIGN POINT 1
BASIN B 1.25 X% % IMPERVIOUSNESS
AREA IN ACRES

DEVELOPED BASIN RUNOFF CALCULATIONS

Basin Characteristics						Intensities		Sub-basin	
Basin Name	Description	Area (acres)	C5	C100	Tc* (min)	I5 (in/hr)	I 100 (in/hr)	Q 5-yr (cfs)	Q 100-yr (cfs)
B1	Tract D - Commercial	5.16	0.87	0.89	10.76	3.77	7.21	16.92	33.13
B2	Tract E - MF	6.55	0.58	0.75	14.51	3.34	6.39	12.63	31.26
B3.1	Block 5 - North Commercial	3.17	0.87	0.89	11.05	3.73	7.14	10.29	20.16
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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
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B5.7	SF Block 2	2.08	0.50	0.70	25.96	2.52	4.81	2.62	6.99
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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
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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
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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

LANDONE engineering
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.

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.

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 though 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

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

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.

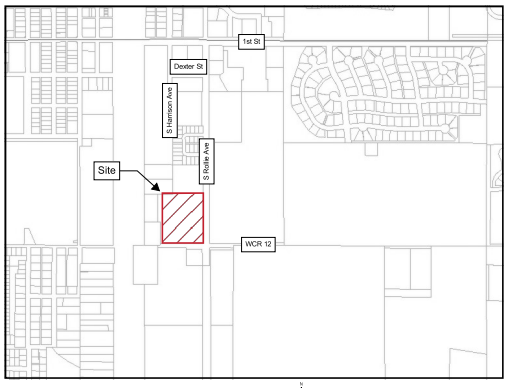
08/17/2021 3:00:56 PM

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



Vicinity Map
Not to Scale

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

Owner
Baessler Development, 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) 224-5828

Agency Contacts

Planning
Alyssa Knutson
Planner II and FLURA Staff Liason
130 S. McKinley Ave.
Fort Lupton, CO 80621
(303)857-8694

Engineering
Roy Vestal
Public Works Director/City Engineer
130 S. McKinley Ave.
Fort Lupton, CO 80621
(720)466-8109

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.

LandOne Engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY
NOT FOR
CONSTRUCTION

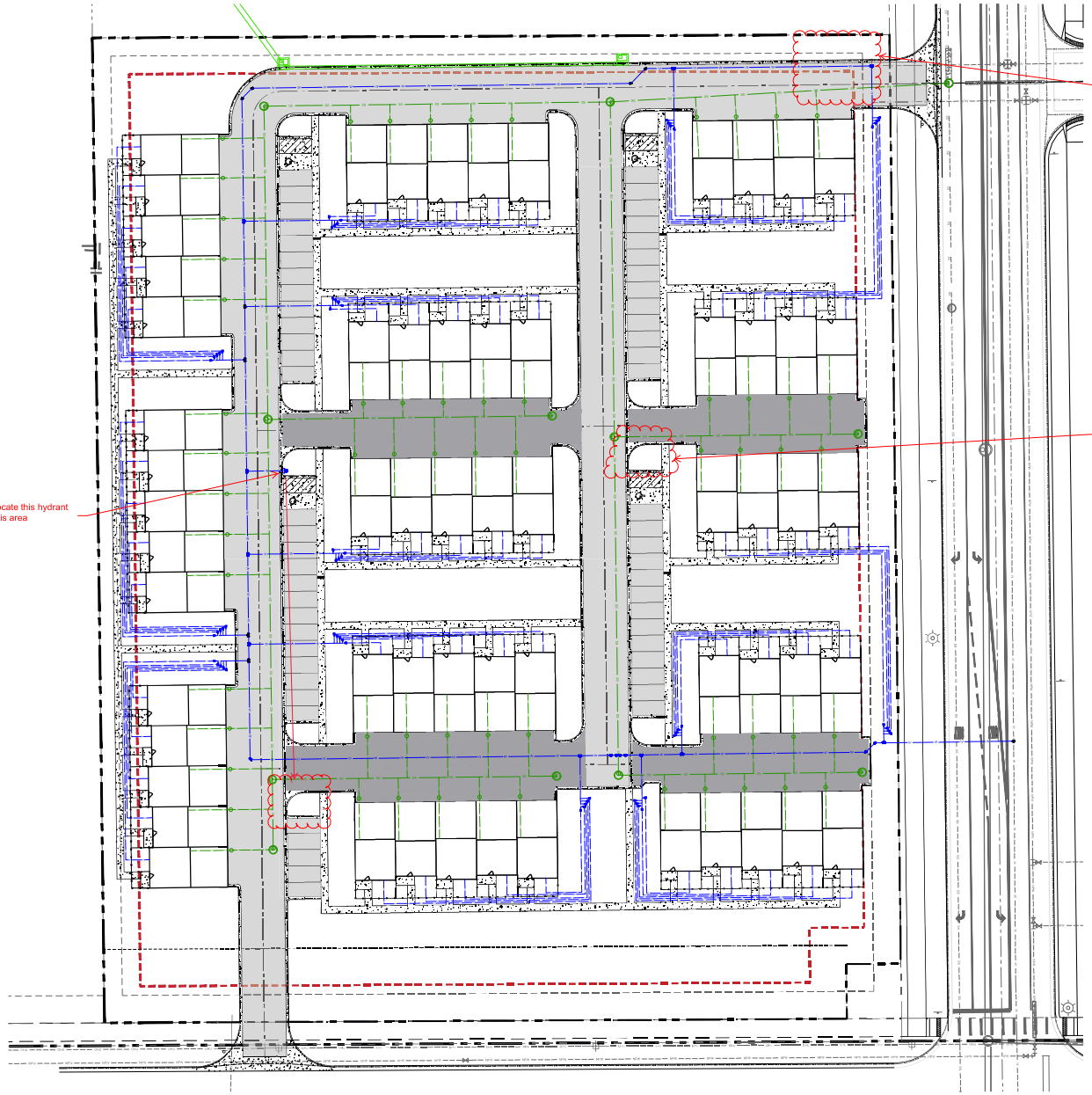
Job Number 21-013
Checked By JG
Date 07/19/2021

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

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

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

Sheet C1.0

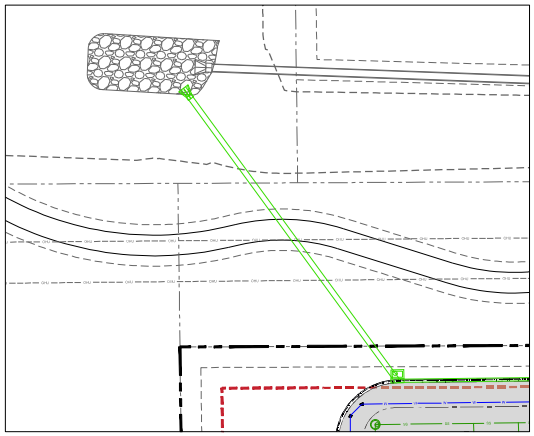


N

Scale: 1" = 30'

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'

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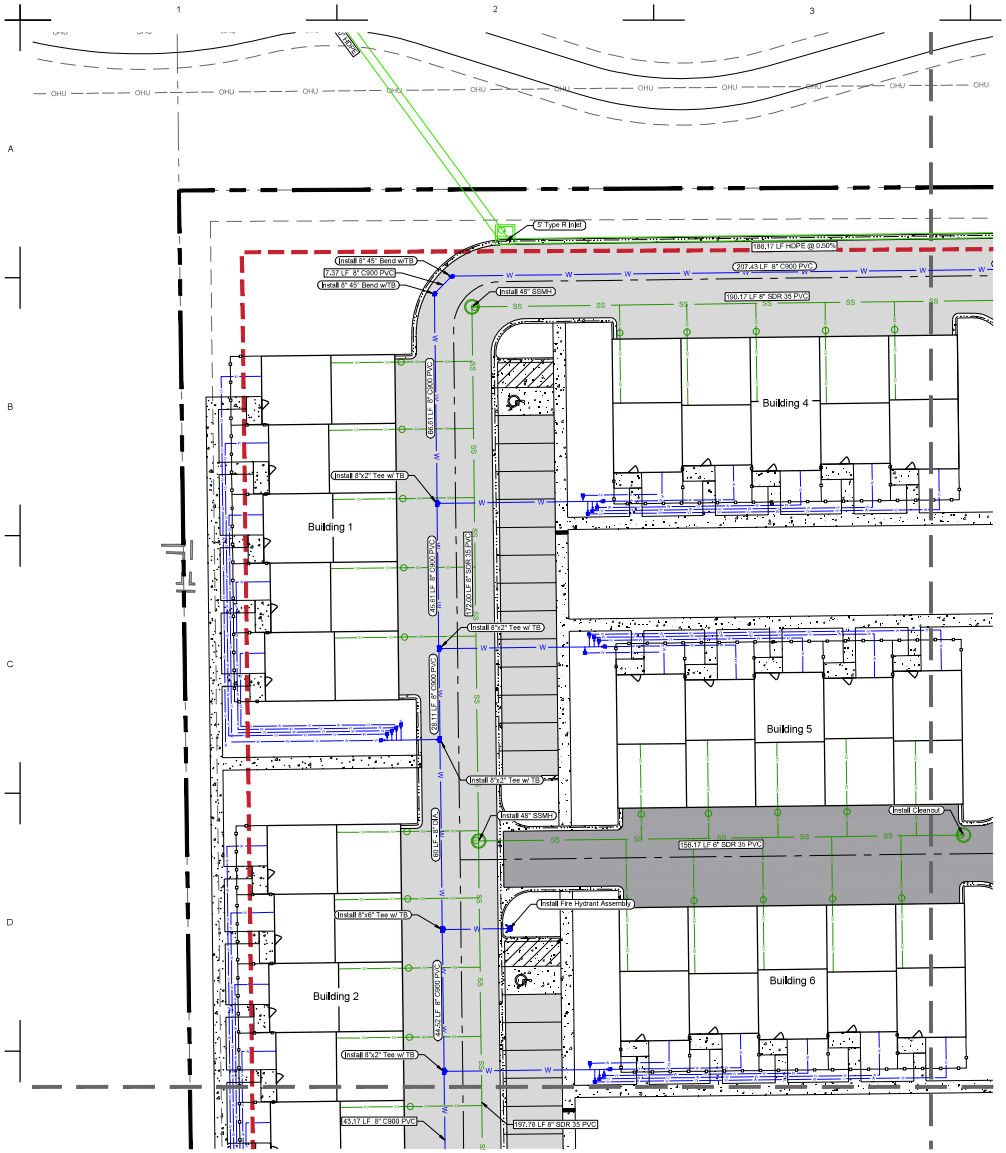
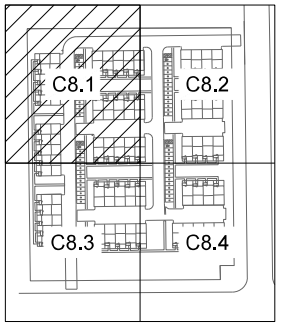
Rev. No.	Date	Revision Description
0	07/19/2021	1st Submittal to City

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

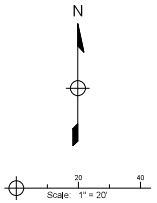
Sheet C8.0

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\CD's\Overall Utility Plan 21-013.dwg, 8/16/2021 6:27:27 PM, Sam Boyd, LandOne Engineering



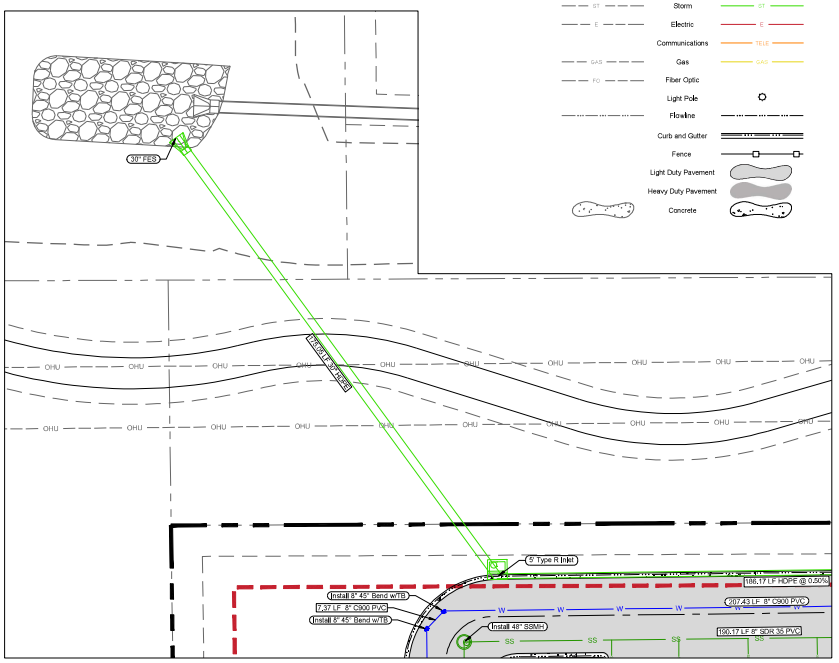


Keymap
N.T.S.



Legend

Existing	Proposed
Property Line	
Right of Way	
Easement	
Potable Water	W
Water Meter	
Sanitary Sewer	SS
Storm	ST
Electric	E
Communications	TELE
Gas	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" = 20'

LandOne Engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY
NOT FOR
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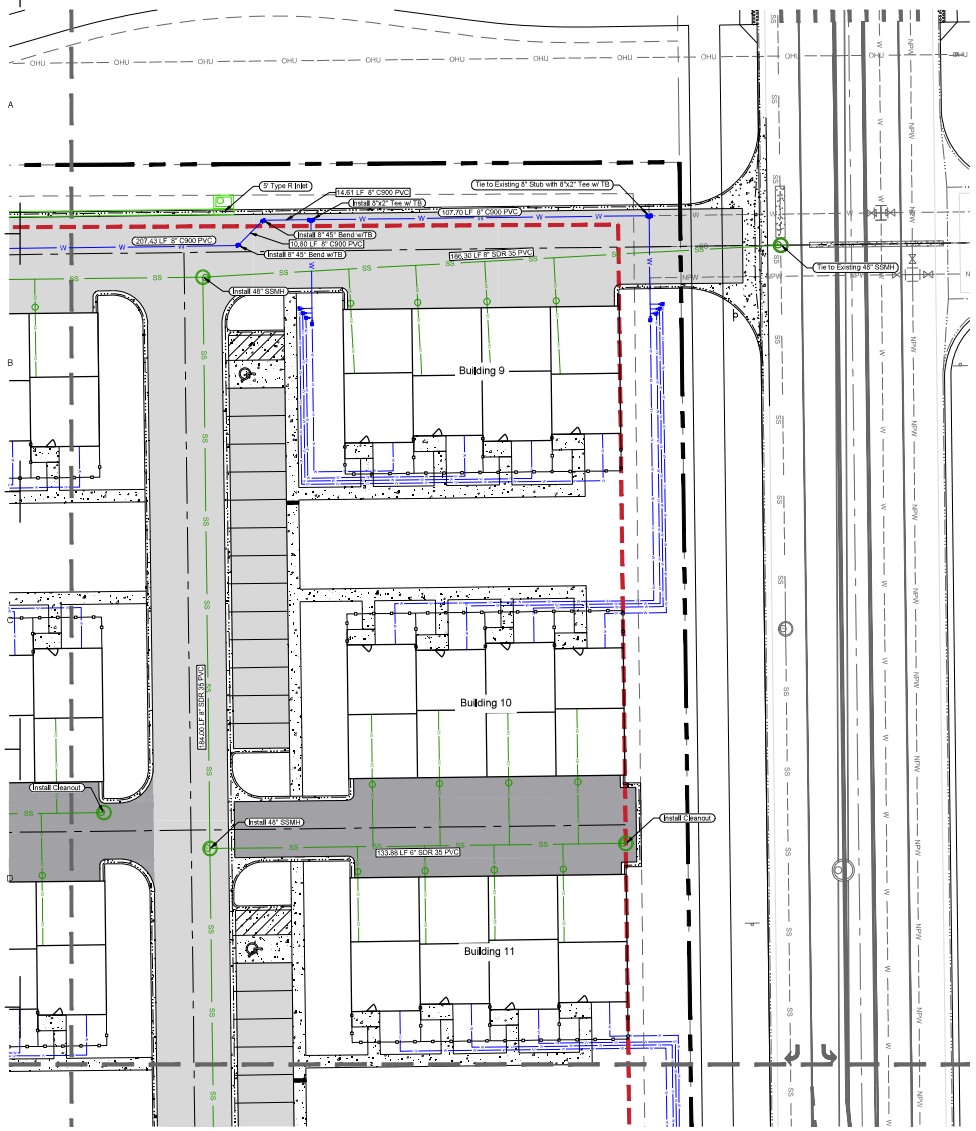
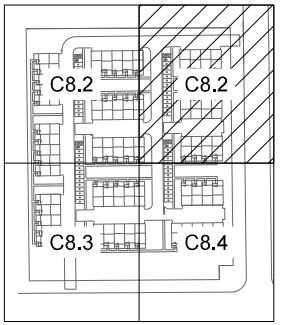
Rev. No.	Date
0	07/19/2021

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

Sheet
C8.1





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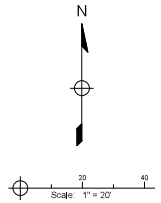

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
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COLORADO 811

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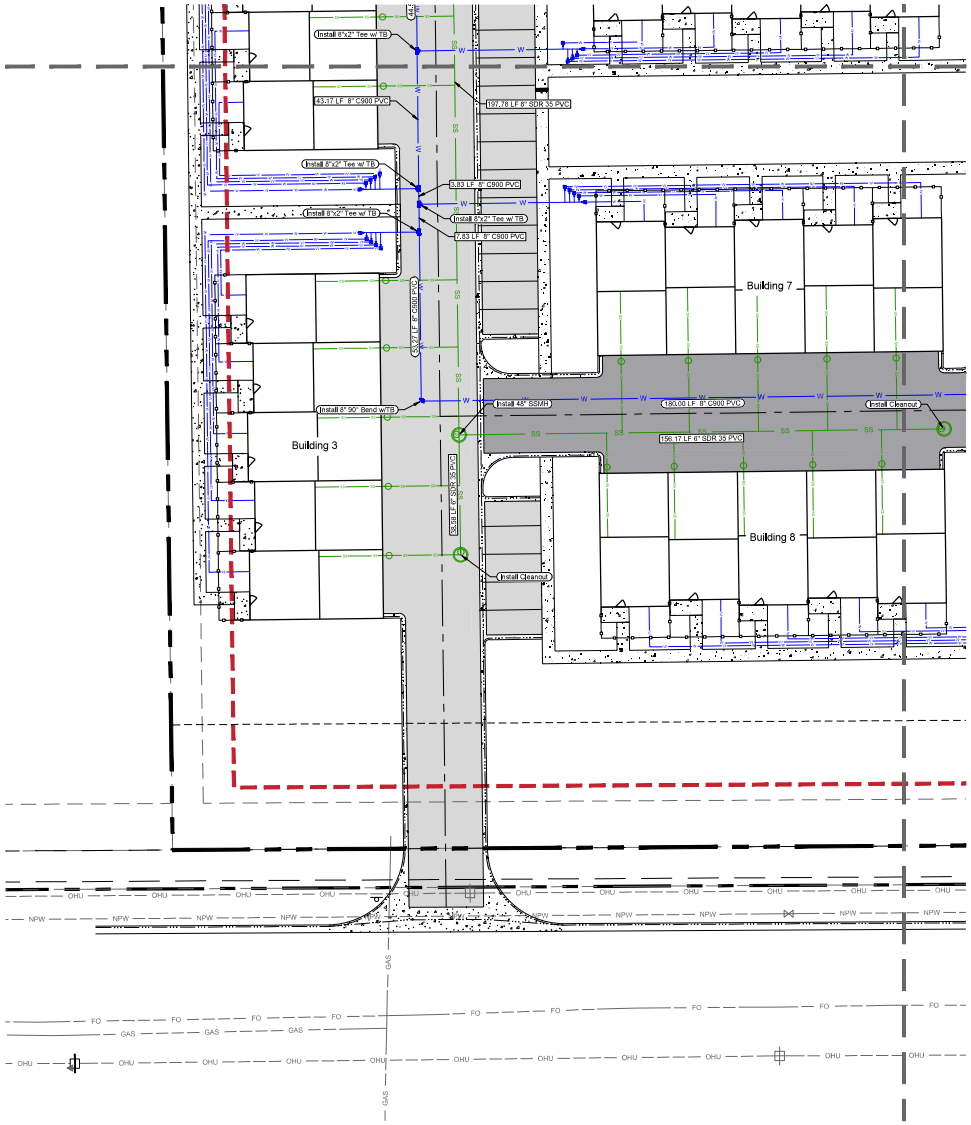
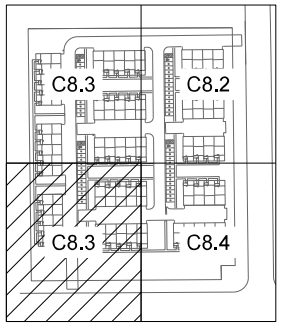
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Utility Plan
Fort Lupton, CO

Sheet C8.2





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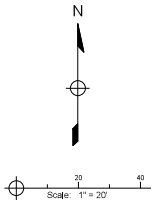

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
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GAS	Gas	GAS
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Utility Plan
Fort Lupton, CO

Sheet
C8.3

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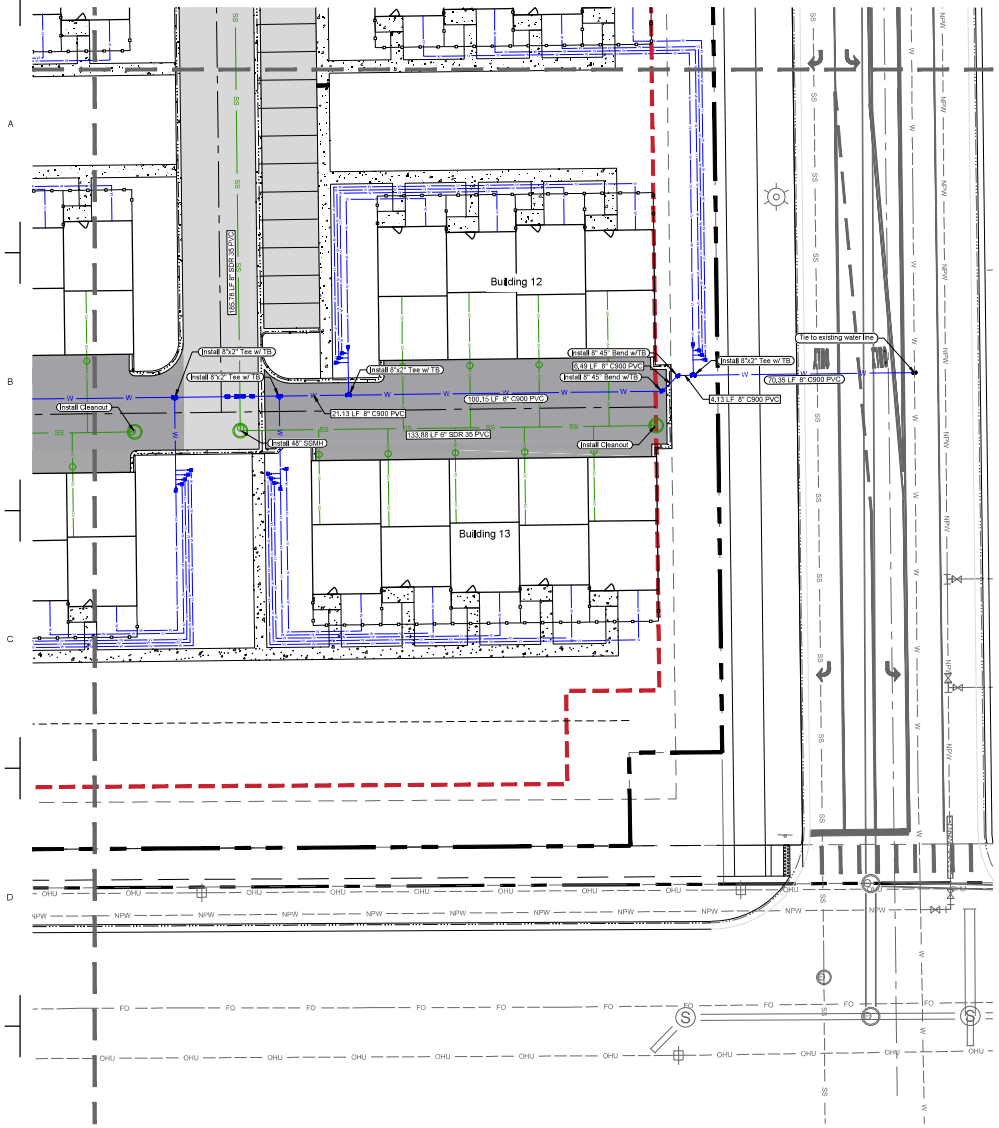

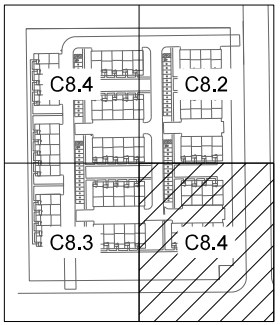

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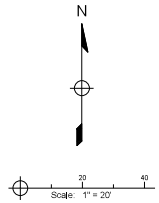

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
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GAS	Gas	GAS
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C8.4

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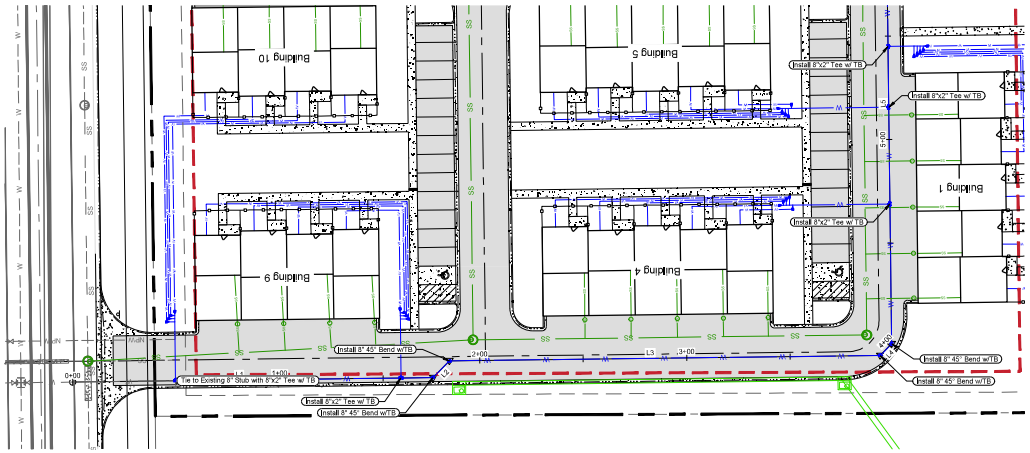
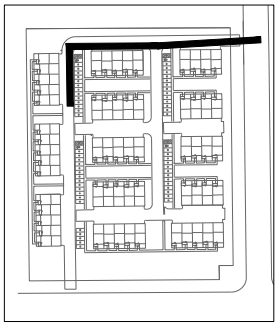


Water Main Loop Plan
Scale: 1" = 30'



Keymap
N.T.S.

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
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	Light Pole	
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	Fence	
	Light Duty Pavement	
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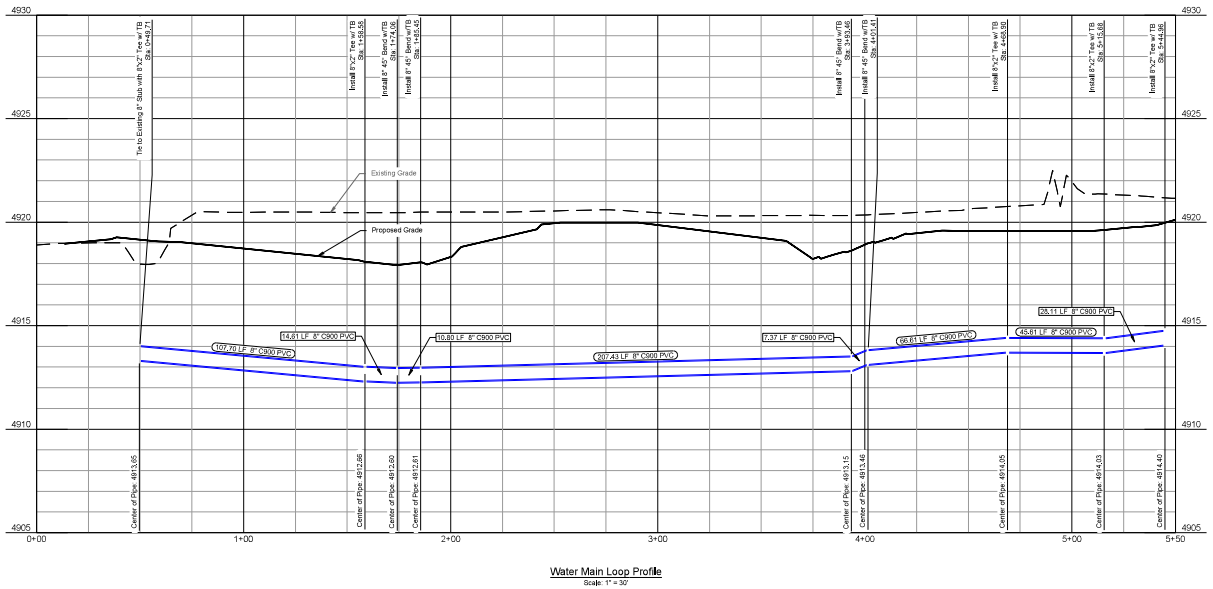
	Concrete	



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

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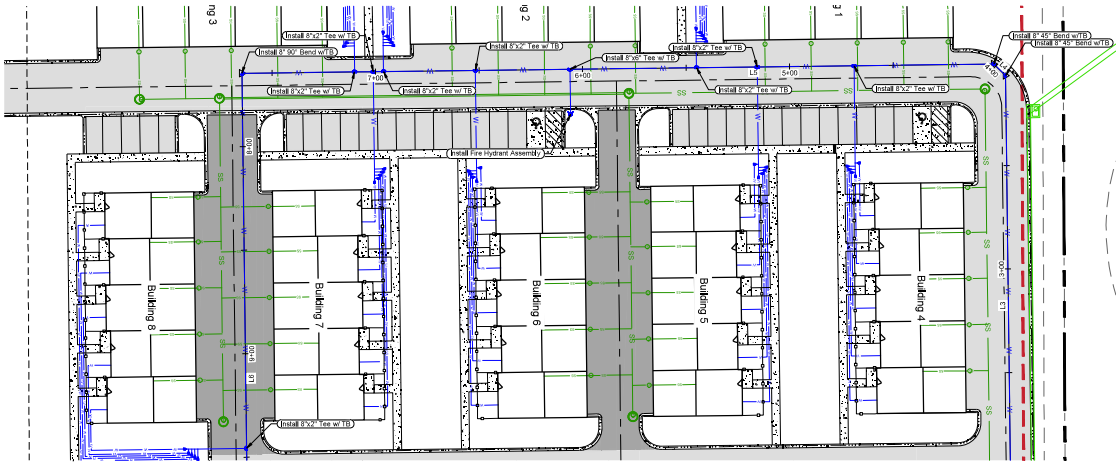
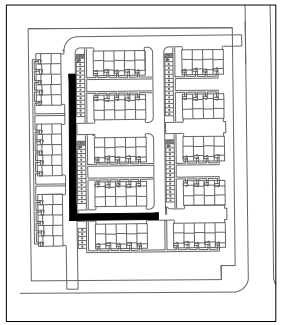
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Potable Water Plan and Profile
Fort Lupton, CO

Sheet
C10.1



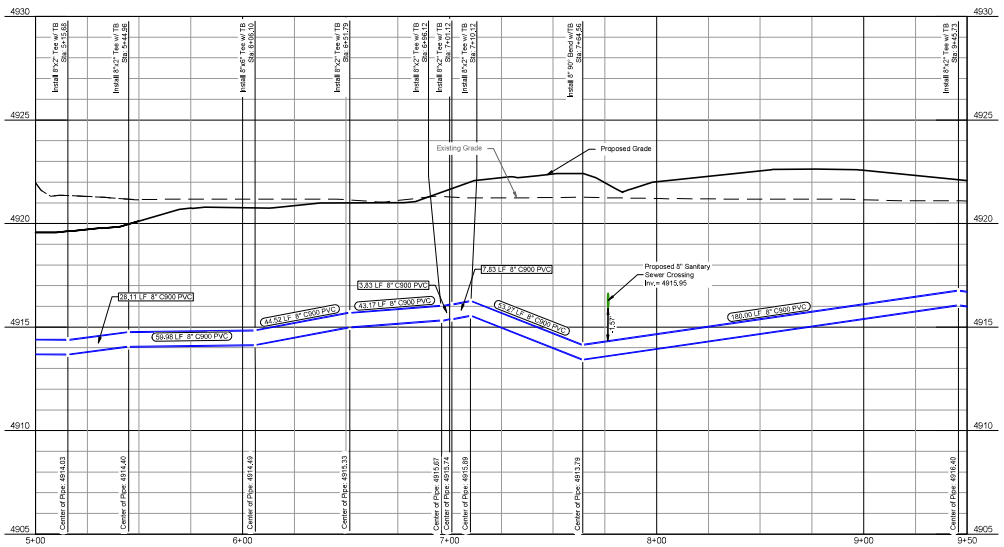
Water Main Loop Plan
Scale: 1" = 30'



Keymap
N.T.S.

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	Concrete	



Water Main Loop Profile
Scale: 1" = 30'

Alignment Lines					
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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
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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

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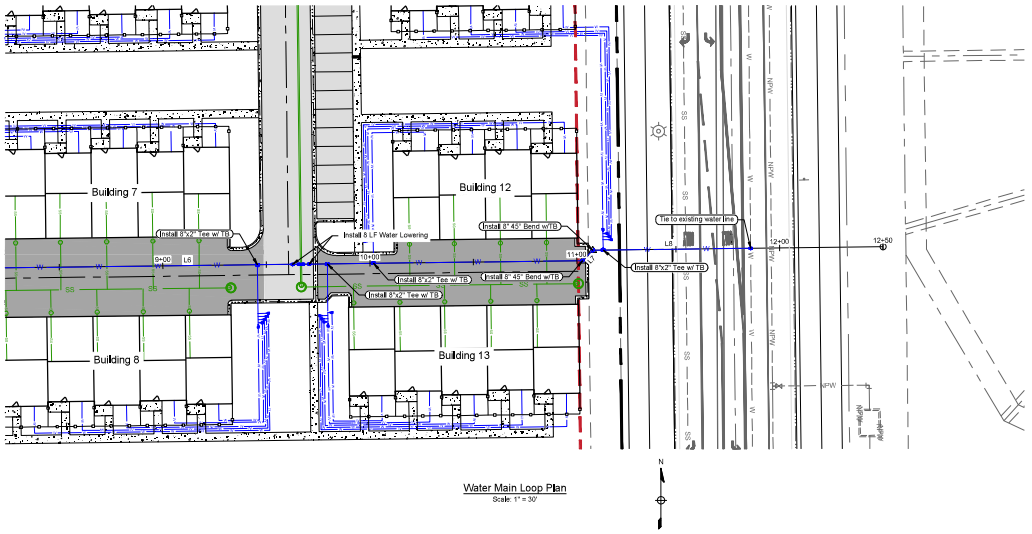
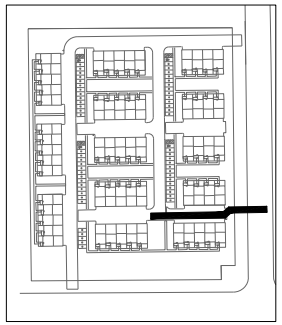
Sheet
C10.2



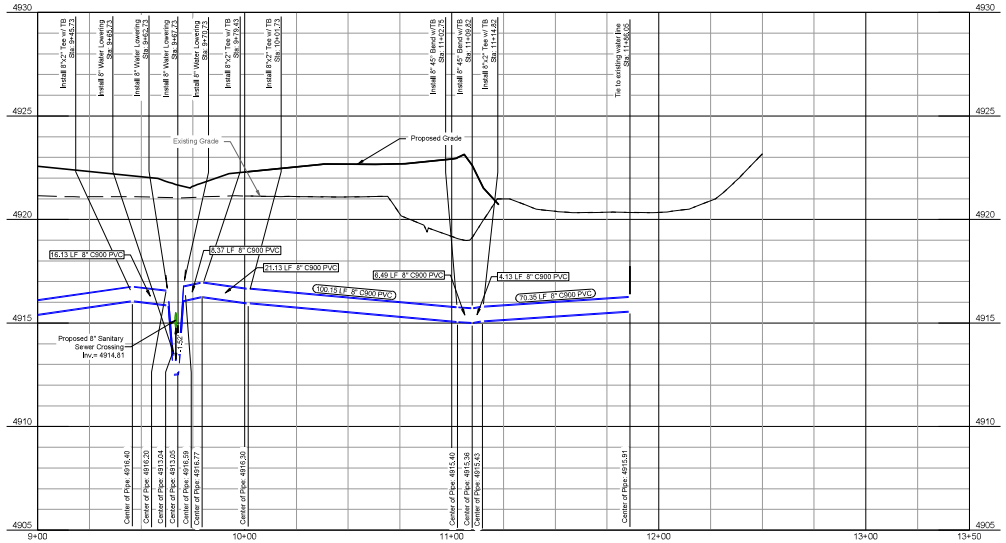
Water Main Loop Plan
Scale: 1" = 30'



Keymap
N.T.S.

Legend

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



Water Main Loop Profile
Scale: 1" = 30'

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Line ID #	Station Range	Start Coord.	End Coord.	Direction	Length (ft)
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L8	11+09.82 12+50	N: 47621.30 E: 30456.50	N: 47623.02 E: 30596.66	N89°17'40"E	140.18

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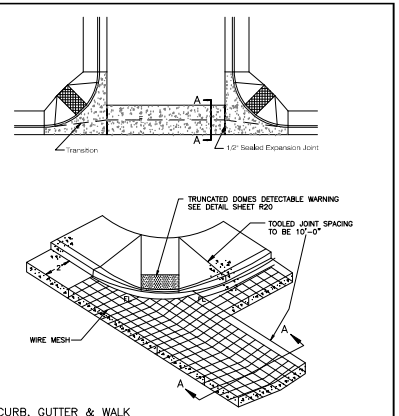
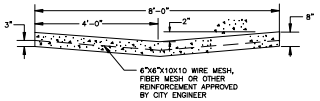
Fort Lupton, CO

Sheet
C10.3

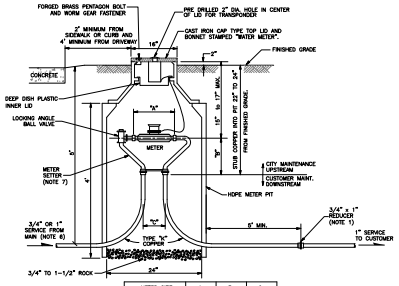


CURB, GUTTER & WALK



SECTION A–A

DESIGN STANDARDS	STANDARD DRAWING
SIDEWALK RAMP WITH CROSS PAN	R11
	DATE: 3/15/17



METER SIZE	A	B	C
3/4"	9"	9"	5"
1"	10–3/4"	10"	6"

NOTES:

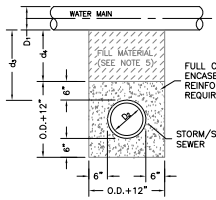
1. UPSIZING OF SERVICE PIPES AFTER THE METER REQUIRES THE APPROVAL OF THE BUILDING DEPARTMENT. FOR SERVICE PIPES UPSIZED FROM 3/4" TO 1", A REDUCER SHALL BE INSTALLED AS SHOWN ON THIS DETAIL.
2. ONLY COMPRESSION FITTINGS WILL BE ALLOWED ON COPPER SERVICE PIPES. FOR APPROVED MANUFACTURERS AND MODEL NUMBERS OF FITTINGS, REFER TO CHAPTER 3 OF THE CITY STANDARDS.
3. THIS DETAIL IS NOT INTENDED FOR INSTALLATION IN STREETS, DRIVEWAYS, OR CONCRETE AREAS.
4. METER PIT SHALL NE LOCATED IN A SOD OR MULCH AREA WITH A 10' MIN. WIDTH UTILITY EASEMENT. NO TREES, SHRUBS, OR STRUCTURES SHALL BE LOCATED IN THE EASEMENT.
5. SERVICE LINES TO THE METER PIT SHALL BE INSTALLED PERPENDICULAR TO THE WATER MAIN.
6. FOR 3/4" RESIDENTIAL METER INSTALLATIONS, NEWLY INSTALLED SERVICE LINES FROM MAIN SHALL BE 1". EXISTING 3/4" SERVICE LINES MUST BE REVIEWED AND APPROVED FOR CONFORMANCE WITH RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIREMENTS.
7. PROPER METER SETTERS SHALL BE INSTALLED TO ACCOMMODATE SERVICE LINE SIZES FROM MAIN AND TO CUSTOMER. REFER TO SECTION 3.63.08 OF THE CITY WATER SYSTEM STANDARDS FOR ACCEPTABLE SETTER MODEL NUMBERS.

DESIGN STANDARDS	STANDARD DRAWING
3/4" & 1" DOMESTIC METER SETS	W8
	DATE: 8/15/14

GENERAL NOTES

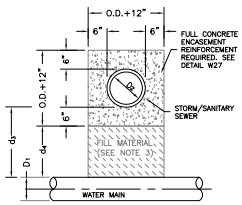
1. NOT FOR INSTALLATION IN ROADWAYS, DRIVEWAYS, PARKING AREAS, SIDEWALKS, OR CONCRETE. EDGE OF METER PIT LID SHALL NOT BE CLOSER THAN 4' FROM EDGE OF DRIVEWAY.
2. IF SURFACE IS NOT TO OFFICIAL GRADE WHEN THE METER IS INSTALLED, THE OWNER MUST RAISE OR LOWER THE PIT, METER SETTER AND ALL OTHER APPURTENANCES TO THE FINAL APPROVED GRADE.
3. METER SHALL BE SET WITHIN PUBLIC R.O.W OR PUBLIC EASEMENT.
4. NO CONCRETE FLOOR TO BE LAID IN METER PIT.
5. METER PIT SHALL BE CONSTRUCTED OF MODIFIED HI–DENSITY POLYETHELENE.
6. ADJUSTMENT RINGS SHALL BE 2", 3", 4" OR 6" IN HEIGHT AND SHALL BE INSERTED ABOVE THE POLYETHYLENE METER PIT.
7. FOR WATER SERVICE LINES 1" AND LARGER: IF THE METER PIT IS NOT INSTALLED WITHIN THE PUBLIC R.O.W. THEN A CURB STOP AND BOX SHALL BE INSTALLED WITHIN THE PUBLIC R.O.W.

DESIGN STANDARDS	STANDARD DRAWING
3/4" & 1" METER NOTES	W9
	DATE: 8/15/14



STORM OR SANITARY SEWER CROSSING UNDER WATER MAIN

IF d_3 >18" AN ENCASEMENT IS NOT REQUIRED



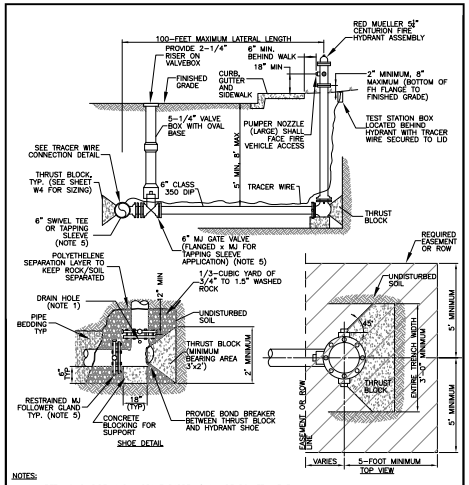
NOTES:

1. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING.
2. LENGTH OF ENCASEMENT SHALL EXTEND AT LEAST 9–FEET EACH SIDE OF WATER MAIN.
3. FILLER MATERIAL BETWEEN CONDUITS TO BE APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF d_4<6". COMPACTED BACKFILL, IF d_4>6".
4. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT
5. A REINFORCED ENCASEMENT IS REQUIRED FOR ALL CONDUITS CROSSING OVER WATERMAINS BUT ENCASEMENTS ARE NOT REQUIRED TO BE REINFORCED IF CROSSING UNDER WATERMAINS.

STORM OR SANITARY SEWER CROSSING OVER TOP OF WATER MAIN

REINFORCED ENCASEMENT REQUIRED REGARDLESS OF DIMENSION d_3

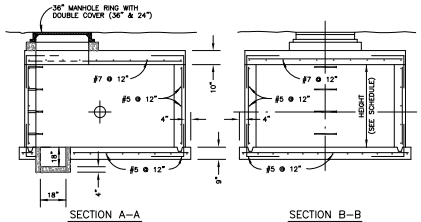
DESIGN STANDARDS	STANDARD DRAWING
ENCASEMENT FOR CONDUIT CROSSING	W26
	DATE: 8/15/14



NOTES:

1. ALL FITTINGS, DI PIPE, AND HYDRANT BARREL SHALL BE POLYETHYLENE WRAPPED PER AWWA C–105. PROVIDE PERFORATION AT HYDRANT DRAIN HOLES.
2. PRIOR TO PUTTING INTO SERVICE THE FOLLOWING SHALL BE PERFORMED: NOZZLE THREADS SHALL BE GREASED, OIL RESERVOIR SHALL BE FILLED, AND HYDRANTS SHALL BE BRUSH PAINTED FIRE ENGINE RED (#7407).
3. THE ENTIRE PIPING ASSEMBLY (HYDRANT SHOE TO CONNECTION AT MAIN) SHALL BE FULLY RESTRAINED.

DESIGN STANDARDS	STANDARD DRAWING
FIRE HYDRANT INSTALLATION DETAIL	W2
	DATE: 8/15/14



METER VAULT–INSIDE DIMENSION SCHEDULE

METER SIZE	LENGTH	WIDTH	HEIGHT	WALL THICKNESS
3"	8'–0"	7'–0"	7'–0"	8"
4"	10'–0"	7–0"	7'–0"	8"
6"	12'–0"	9'–0"	7'–0"	8"
8"	12'–0"	9'–0"	7'–0"	8"
12"	12'–0"	10'–0"	8'–0"	8"

DESIGN STANDARDS	STANDARD DRAWING
TYPICAL METER VAULT	W12
	DATE: 8/15/14

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	C8.2	Fort Lupton
3/4" & 1" Meter Notes	W9	C8.2	Fort Lupton
Encasement for Conduit Crossing	W26	C15.1-15.3	Fort Lupton
Fire Hydrant Installation Detail	W2	C15.1-15.3	Fort Lupton
Typical Meter Vault	W12	C8.2	Fort Lupton
Typical Trench Section Pipe Protection	W1	C15.1-15.3	Fort Lupton
Valve Box	W1	C8.2	Fort Lupton
Water Vault Lid	W24	C8.2	Fort Lupton
Sanitary Sewer Details			
Encasement for Conduit Crossing	SS11	C8.1-C8.2	Fort Lupton
Single Sanitary Sewer Clean Out	LM3	C8.5	LandOne
Sanitary Sewer Manhole Lid	SS12	C8.1-C8.2	Fort Lupton
Sanitary Sewer Standard Manhole	SS1	C8.1-C8.2	Fort Lupton
Typical Pipe Bedding	SS6	C8.1-C8.2	Fort Lupton
Stormwater Details			
Curb Inlet Type R	ST5	C15.1	Fort Lupton
Curb Inlet Type R	ST6	C15.1	Fort Lupton
Curb Inlet Type R	ST7	C15.1	Fort Lupton
Curb Inlet Type R	ST8	C15.1	Fort Lupton
Standard Manhole Base	ST1	C15.1	Fort Lupton
Typical Pipe Bedding	ST4	C15.1	Fort Lupton

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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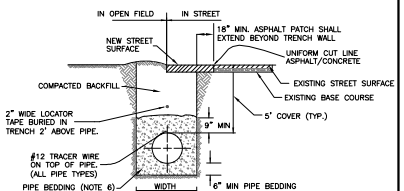
COLORADO 811 UTILITY NOTIFICATION CENTER, INC.

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

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

Sheet C20.0



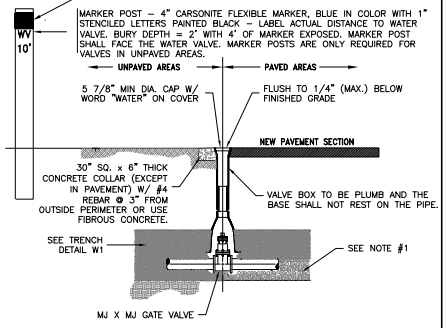
TYPICAL TRENCH SECTION

TRENCH WIDTH

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	4'-0"	5'-0"

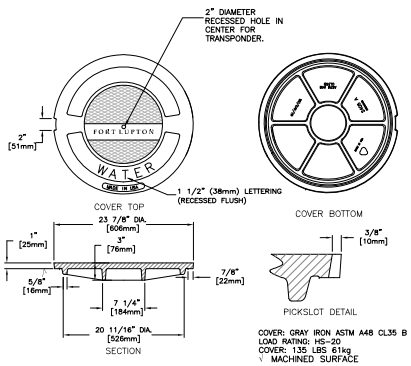
NOTES:
1. TRENCHES 5 FT DEEP OR GREATER REQUIRE A "PROTECTIVE SYSTEM" AS DEFINED BY OSHA. TRENCHES 20 FT DEEP OR GREATER REQUIRE THAT THE PROTECTIVE SYSTEM BE DESIGN BY A REGISTERED PROFESSIONAL ENGINEER.
2. OSHA'S STANDARDS REQUIRE THAT TRENCHES BE INSPECTED DAILY AND AS CONDITIONS CHANGE BY A "COMPETENT PERSON" (AS DEFINED BY OSHA) PRIOR TO WORKER ENTRY TO ENSURE ELIMINATION OF EXCAVATION HAZARDS. FOR ADDITIONAL INFORMATION REGARDING OSHA REQUIREMENTS CALL 1-800-321-OSHA.
3. MINIMUM COVER OVER PIPE TO BE BELOW OFFICIAL STREET GRADE.
4. FOR PIPE BEDDING REQUIREMENTS REFER TO CHAPTER 9 OF THE STANDARDS AND SPECIFICATIONS.
5. PIPE BEDDING SHALL BE PLACED AGAINST UNDISTURBED SOIL IN THE TRENCH BOTTOM, HOWEVER, WHERE ADVERSE SOIL IS ENCOUNTERED IN THE TRENCH BOTTOM, SOIL SHALL BE REMOVED AND TRENCH STABILIZATION MATERIAL SHALL BE PLACED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.

DESIGN STANDARDS	STANDARD DRAWING
TYPICAL TRENCH SECTION PIPE PROTECTION	W1
	DATE: 8/15/14

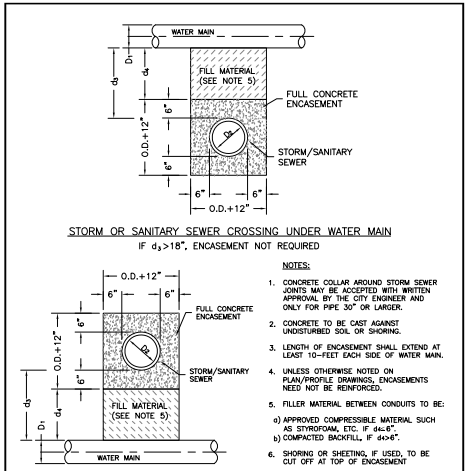


NOTES:
1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE CITY ENGINEER MAY REQUIRE 3/4" CRUSHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT.
2. VALVES SHALL NOT BE PLACED IN CONCRETE SIDEWALKS, CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.
3. OPERATING NUTS OR EXTENSIONS SHALL NOT BE SET CLOSER THAN TWO (2) FEET FROM FINAL GRADE. IF THE OPERATING NUT IS DEEPER THAN FIVE (5) FEET FROM FINAL GRADE, PROVIDE A 1 1/4" EXTENSION SHAFT W/ CENTERING RING. OPERATOR EXTENSIONS SHALL BE CONNECTED TO THE VALVE OPERATOR NUT USING A PIN. THE EXTENSION SHAFT SHALL INCLUDE A 1/4" THICK TRASH RING LOCATED 6" BELOW THE NON-RISING PORTION OF THE VALVE BOX. THE DIAMETER OF THE TRASH RING SHALL BE 1/8" LESS THAN THE INSIDE DIAMETER OF THE VALVE BOX.
4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 MIL).
5. CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA.
6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

DESIGN STANDARDS	STANDARD DRAWING
VALVE BOX	W1
	DATE: 8/15/14

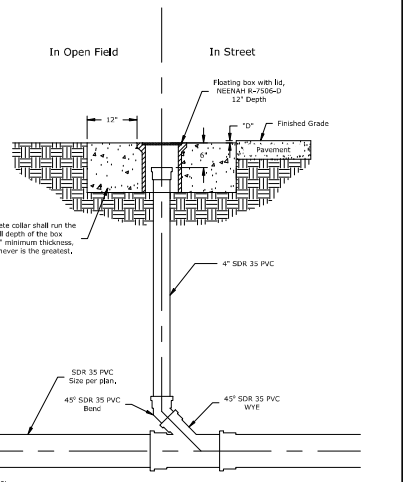


DESIGN STANDARDS	STANDARD DRAWING
WATER VAULT LID	W24
	DATE: 8/15/14



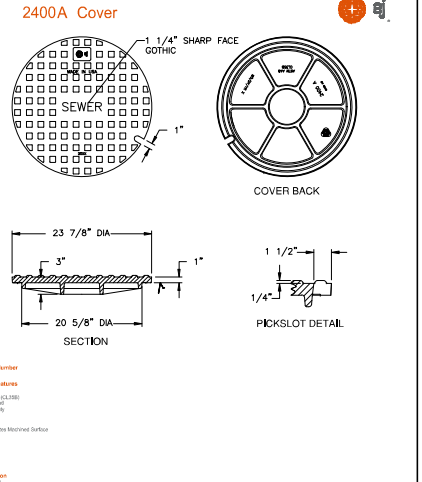
NOTES:
1. CONCRETE COLLAR AROUND STORM SEWER JOINTS MAY BE ACCEPTED WITH WRITTEN APPROVAL BY THE CITY ENGINEER AND ONLY FOR PIPE 30" OR LARGER.
2. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING.
3. LENGTH OF ENCASEMENT SHALL EXTEND AT LEAST 10-FEET EACH SIDE OF WATER MAIN.
4. UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, ENCASEMENTS NEED NOT BE REINFORCED.
5. FILLER MATERIAL BETWEEN CONDUITS TO BE:
   a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF d4<6".
   b) COMPACTED BACKFILL, IF d4>6".
6. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT

DESIGN STANDARDS	STANDARD DRAWING
ENCASEMENT FOR CONDUIT CROSSING	SS11
	DATE: 8/15/14

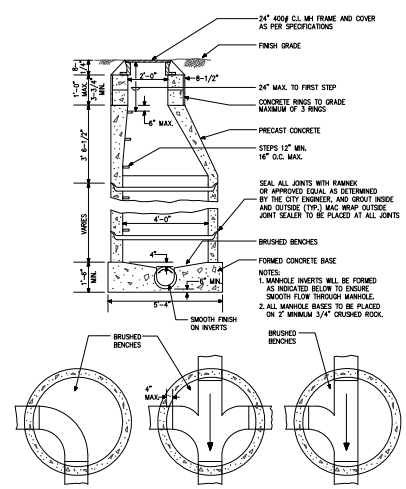


Notes:
1. "D" = 1/2" for pavement overlays, surface treatments, pavement reconstruction or new construction.
2. Concrete shall be CDOT Class B.

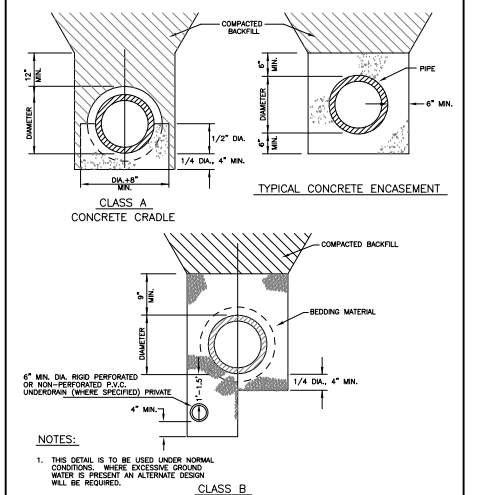
Single Sanitary Sewer Clean Out
Detail L1-6
February 15, 2018 Not to Scale



DESIGN STANDARDS	STANDARD DRAWING
SANITARY SEWER MANHOLE LID	SS12
	DATE: 5/04/2017



DESIGN STANDARDS	STANDARD DRAWING
SANITARY SEWER STANDARD MANHOLE	SS1
	DATE: 8/15/14



NOTES:
1. THIS DETAIL IS TO BE USED UNDER NORMAL CONDITIONS. WHERE EXCESSIVE GROUND WATER IS PRESENT AN ALTERNATE DESIGN WILL BE REQUIRED.

DESIGN STANDARDS	STANDARD DRAWING
TYPICAL PIPE BEDDING	SS6
	DATE: 8/15/14

LANDONE engineering
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Greeley, CO 80634

PRELIMINARY NOT FOR CONSTRUCTION

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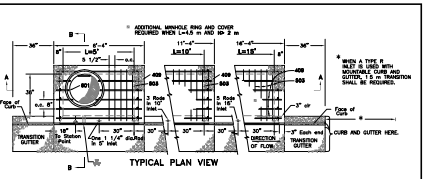
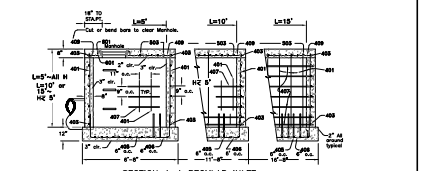
Revision Description

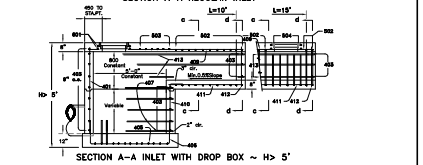
Rev. No.	Date	Revision Description
1	07/19/2021	1st Submittal to City

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

Sheet C20.1

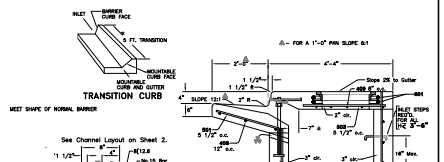


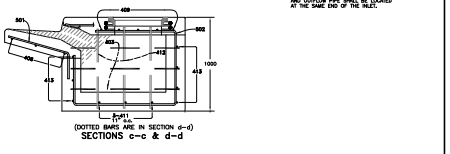




(1 OF 4)

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST5
		DATE: 8/15/14





(2 OF 4)

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST6
		DATE: 8/15/14

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	DIA (in)	O.C. SPACING (in)	TYPE	ALL INLETS Ln = 4' NO. REQ'D.	ALL INLETS Ln = 4' LENGTH (ft-in)	INLETS, H ≤ 5' Ln 10' NO. REQ'D.	INLETS, H ≤ 5' Ln 10' LENGTH (ft-in)	INLETS, H ≤ 5' Ln 18' NO. REQ'D.	INLETS, H ≤ 5' Ln 18' LENGTH (ft-in)	INLETS, H > 5' Ln 10' NO. REQ'D.	INLETS, H > 5' Ln 10' LENGTH (ft-in)	INLETS, H > 5' Ln 18' NO. REQ'D.	INLETS, H > 5' Ln 18' LENGTH (ft-in)
401		11"	II	10	*	21	*	28	*	11	*	13	*
402		11"	II	7	*	13	*	18	*	7	*	9	*
403		9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405		6"	III	11	6'-10"	21	6'-10"	31	8'-10"	11	6'-10"	11	6'-10"
406		6"	III	7	9'-10"	7	13'-10"	7	18'-10"	7	9'-10"	7	13'-10"
407	1/2"	6"	II	*	8'-10"	*	10'-10"	*	18'-10"	*	8'-10"	*	8'-10"
408		12"	II	3	8'-0"	3	11'-0"	3	16'-0"	3	11'-0"	3	16'-0"
409		6"	II	6	9'-10"	6	10'-10"	6	18'-10"	6	10'-10"	6	18'-10"
410		11"	II							3	3'-4"	3	5'-4"
411		11"	II							3	3'-4"	3	10'-4"
415		11"	II							3	3'-4"	3	5'-4"
		9"	II							7	10'-10"	7	15'-10"
501	5	1/2"	III	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5/8"	5	1/2"	III							11	11'-8"	17	11'-8"
503		5	1/2"	II	5	3'-8"	16	3'-8"	27	3'-8"	6	3'-8"	6	3'-8"
504		5	1/2"	II									5	8'-4"
601	3/4"	2	1/2"	II	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
DIE 6.5					1	10'-10"	1	15'-10"	1	10'-10"	1	10'-10"	1	15'-10"
					2 BARS, 1 ROD		8 BARS, 5 RODS				4 BARS, 3 RODS		8 BARS, 5 RODS

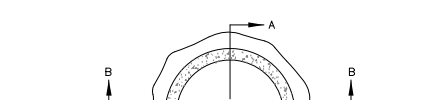
* MANHOLE, REFER TO TABLE TWO.
@ INCLUDE 18" NO. 4 BARS (ONE CHANNEL LAYOUT DETAIL).
REGULAR INLETS
DROP BOX INLETS
SEE CURB FACE ASSEMBLY ON SHEET 2 AND 2ND CHANNEL LAYOUT DETAIL ON SHEET 3.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

"H" (ft-in)	LENGTH (ft-in) a	b	c	d	No. REQ'D. 401	402	410	403	407	409	Ln 3' CONC. CU.YDS.	Ln 3' STEEL LBS.	Ln 10' CONC. CU.YDS.	Ln 10' STEEL LBS.	Ln 18' CONC. CU.YDS.	Ln 18' STEEL LBS.
3'-0"	2'-8 1/2"				10	7					3.2	385	5.3	497	7.4	708
3'-6"	3'-2 1/2"				10	7					3.4	395	5.7	528	7.9	757
4'-0"	3'-8 1/2"				12	9					3.7	336	6.0	559	8.4	786
4'-6"	4'-2 1/2"				12	9					3.8	324	6.4	671	8.9	803
5'-0"	4'-8 1/2"				14	11					4.1	354	6.7	602	9.3	844
5'-6"	5'-2 1/2"	9"	9"		14	13	15	8			4.4	379	6.9	607	7.1	1004
6'-0"	5'-8 1/2"	9"	11"		18	13	16	8			4.8	383	6.5	616	7.6	880
6'-6"	6'-2 1/2"	9"	11"		18	15	18	8			4.8	402	6.4	637	7.7	1004
7'-0"	6'-8 1/2"	9"	11"		20	17	19	10			5.0	423	6.5	654	8.0	897
7'-6"	7'-2 1/2"	9"	11"		20	19	20	12			5.3	430	6.9	664	8.3	907
8'-0"	7'-8 1/2"	9"	11"		22	21	22	12			5.5	451	7.1	694	8.7	927
8'-6"	8'-2 1/2"	9"	11"		24	21	23	14			6.7	471	7.3	702	8.7	944
9'-0"	8'-8 1/2"	9"	11"		24	23	24	14			6.9	479	7.5	711	9.0	954
9'-6"	9'-2 1/2"	9"	11"		26	23	26	16			6.2	499	7.8	733	9.3	974
10'-0"	9'-8 1/2"	9"	11"		28	25	27	18			6.4	520	8.0	749	9.4	992
10'-6"	10'-2 1/2"	9"	11"		28	25	28	18			6.7	527	8.3	759	9.7	1001
11'-0"	10'-8 1/2"	9"	11"		30	27	30	20			6.8	547	8.5	779	9.9	1023

NOTE: For Ln 5', Ln 10' AND Ln 18' REGULAR INLETS: SOIL QUANTITIES NEEDED ARE OUTSIDE OF THE HEAVY BLACK LINE. DROP BOX INLETS: SOIL QUANTITIES NEEDED ARE INSIDE OF THE HEAVY BLACK LINE.

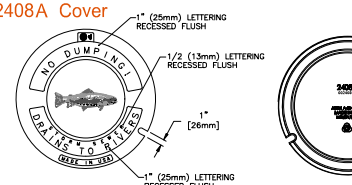
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL.

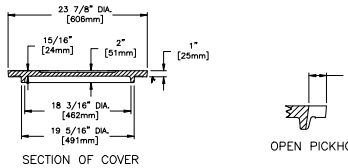


(3 OF 4)

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST7
		DATE: 8/15/14

2408A Cover

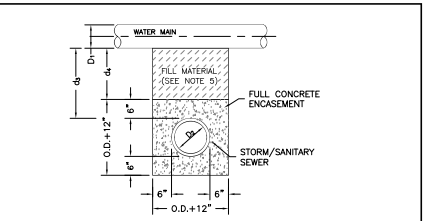




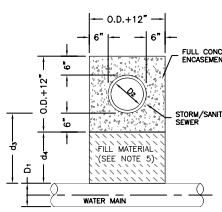
Product Number
00240858
Design Features
•Materials
Gray Iron (CL35B)
•Design Load
Heavy Duty
•Coating
Uncoated
•√Designates Machined Surface
Certification
• ASTM A48
•Country of Origin: USA

(4 OF 4)

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST8
		DATE: 5/04/2017



STORM OR SANITARY SEWER CROSSING UNDER WATER MAIN
IF $d_3 > 18"$, ENCASEMENT NOT REQUIRED



NOTES:

1. CONCRETE COLLAR AROUND STORM SEWER JOINTS MAY BE ACCEPTED WITH WRITTEN APPROVAL BY THE CITY ENGINEER AND ONLY FOR PIPE 30" OR LARGER.
2. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING.
3. LENGTH OF ENCASEMENT SHALL EXTEND AT LEAST 10–FEET EACH SIDE OF WATER MAIN.
4. UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, ENCASEMENTS NEED NOT BE REINFORCED.
5. FILLER MATERIAL BETWEEN CONDUITS TO BE:
   a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF $d_4 \leq 6"$.
   b) COMPACTED BACKFILL, IF $d_4 > 6"$.
6. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT

STORM OR SANITARY SEWER CROSSING OVER TOP OF WATER MAIN
ENCASEMENT REQUIRED REGARDLESS OF DIMENSION d_3
(SEE NOTE 1 FOR SPECIAL CASES)

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	ENCASEMENT FOR CONDUIT CROSSING	ST9
		DATE: 8/15/14

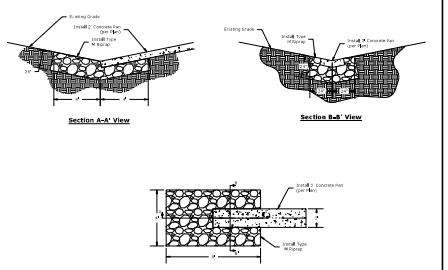


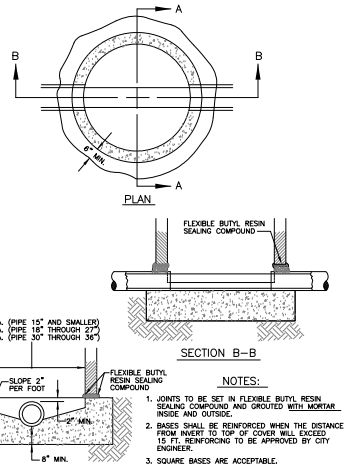
TABLE MD-7
Classification and Gradation of Ordinary Riprap

Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimension (inches)	d_{50} (inches)*
Type VL	70-100	12	6"
	50-70	9	
	35-50	6	
	2-10	2	
Type L	70-100	18	9"
	50-70	12	
	35-50	9	
	2-10	3	
Type M	70-100	21	12"
	50-70	18	
	35-50	12	
	2-10	4	
Type H	70-100	30	18
	50-70	24	
	35-50	18	
	2-10	6	
Type VH	70-100	42	24
	50-70	33	
	35-50	24	
	2-10	9	

* d_{50} = mean particle size (intermediate dimension) by weight.
** Mix VL and L riprap with 30% (by volume) topsoil and bury it with 6+ inches of topsoil, all vibration compacted, and revegetable.

Riprap Protection
Detail L1-75
May 14, 2021
Not to Scale

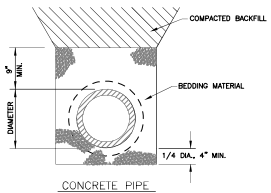
LANDONE engineering



NOTES:

1. JOINTS TO BE SET IN FLEXIBLE BUTYL RESIN SEALING COMPOUND AND GROUTED WITH MORTAR INSIDE AND OUTSIDE.
2. BASES SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER WILL EXCEED 15 FT. REINFORCING TO BE APPROVED BY CITY ENGINEER.
3. SQUARE BASES ARE ACCEPTABLE.
4. FOR PIPE 36" AND LARGER, OR WHERE CONDITIONS SUCH AS MULTIPLE PIPES WARRANT, A CONCRETE BOX BASE WILL BE REQUIRED. (SEE CDOT STANDARD DRAWING M-604-20)

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	STANDARD MANHOLE BASE	ST1
		DATE: 8/15/14



NOTES:

1. THIS DETAIL IS TO BE USED UNDER NORMAL CONDITIONS. WHERE EXCESSIVE GROUND WATER IS PRESENT AN ALTERNATE DESIGN WILL BE REQUIRED.

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	TYPICAL PIPE BEDDING	ST4
		DATE: 8/15/14

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

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.

COLORADO 811 UTILITY NOTIFICATION CENTER

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

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

Sheet
C20.2

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\CD's\Cover Sheet 21-013.dwg, 8/16/2021 6:46:52 PM, Sam Boyd, LandOne Engineering

CITY OF Fort Lupton EST 1836

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:

- [x] Buildings/Grounds Manager
- [x] City Attorney
- [x] Police Chief
- [ ] City Administrator
- [ ] City Clerk
- [x] Public Works Director
- [x] Building Inspector
- [x] Recreation Manager
- [x] Golf Course Manager
- [x] OMI
- [x] GIS Specialist
- [ ] Finance Director

OUTSIDE DISTRIBUTION:

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

If you have comments, please respond by: 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

CITY OF
Fort Lupton
EST 1836

Public Works

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

MEMO

To: Todd Hodges
Alyssa Knutson

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

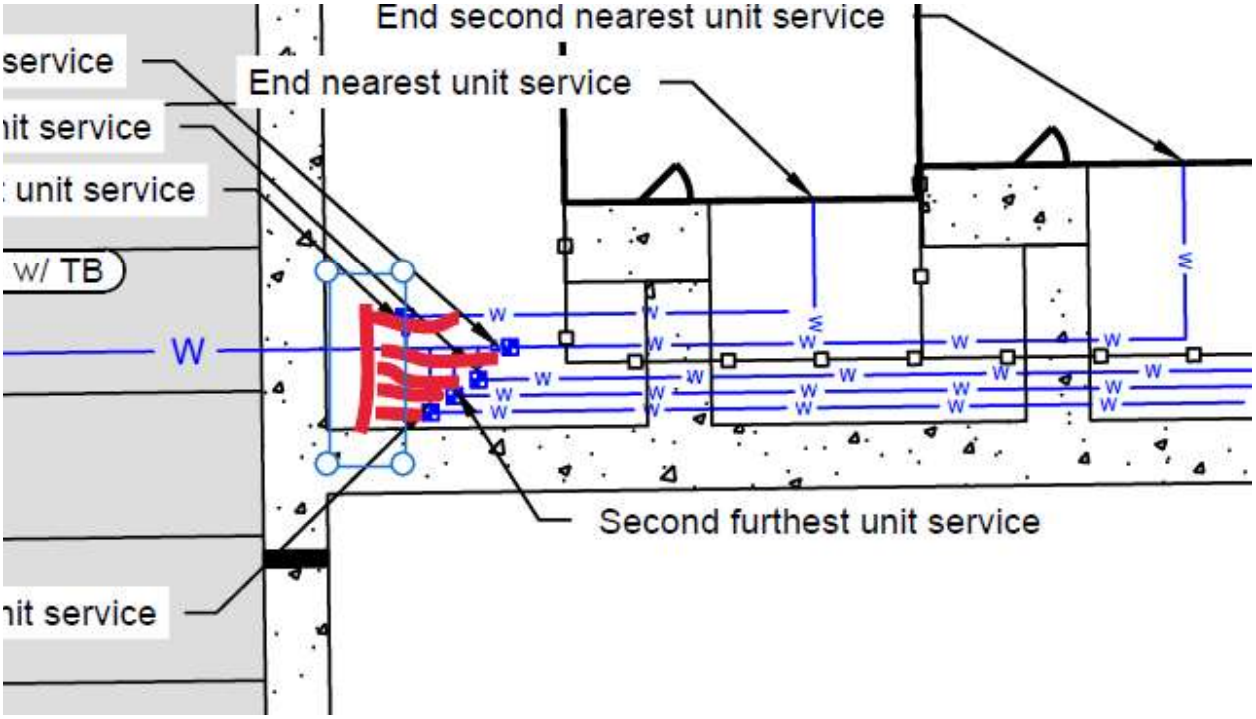
a. Water - Chapter 3

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

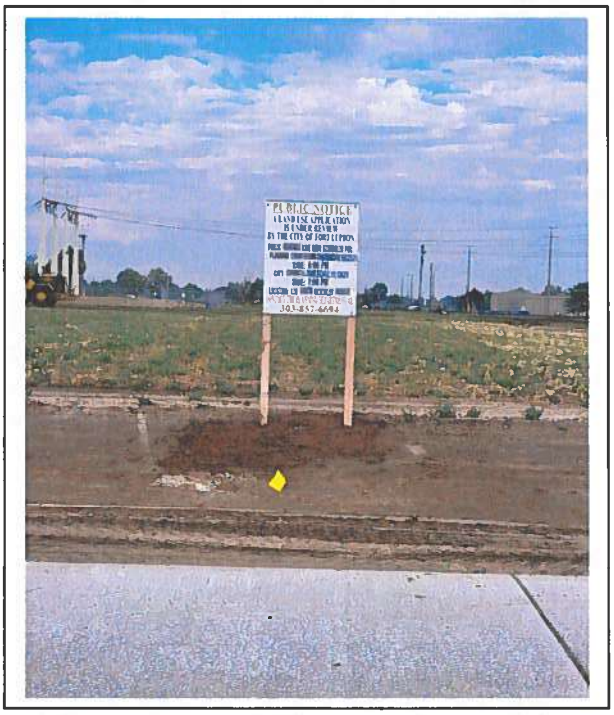
CITY OF
Fort Lupton
EST 1836

Planning & Building

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

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

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

(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

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

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 86TH AVE
ARVADA, CO 80003

LUPTON VILLAGE LAND DEVELOPERS LLC
3780 W 10TH 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

CITY OF
Fort Lupton
EST 1836

Planning & Building

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

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

ALL INTERESTED PERSONS MAY ATTEND.

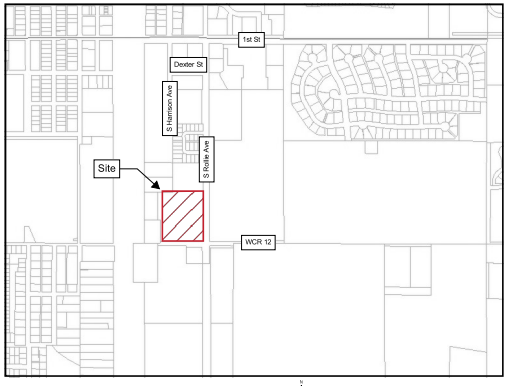
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: LUPTON VILLAGE TOWNHOMES PRELIMINARY AND FINAL PLAT FILING NO.3

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



Vicinity Map
Not to Scale

Sheet List Table		
Page	Sheet Number	Sheet Title
1	C1.0	Cover Sheet
2	C1.1	Preliminary Plat
3	C5.0	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

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

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

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

Utility Maintenance Statement

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

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

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

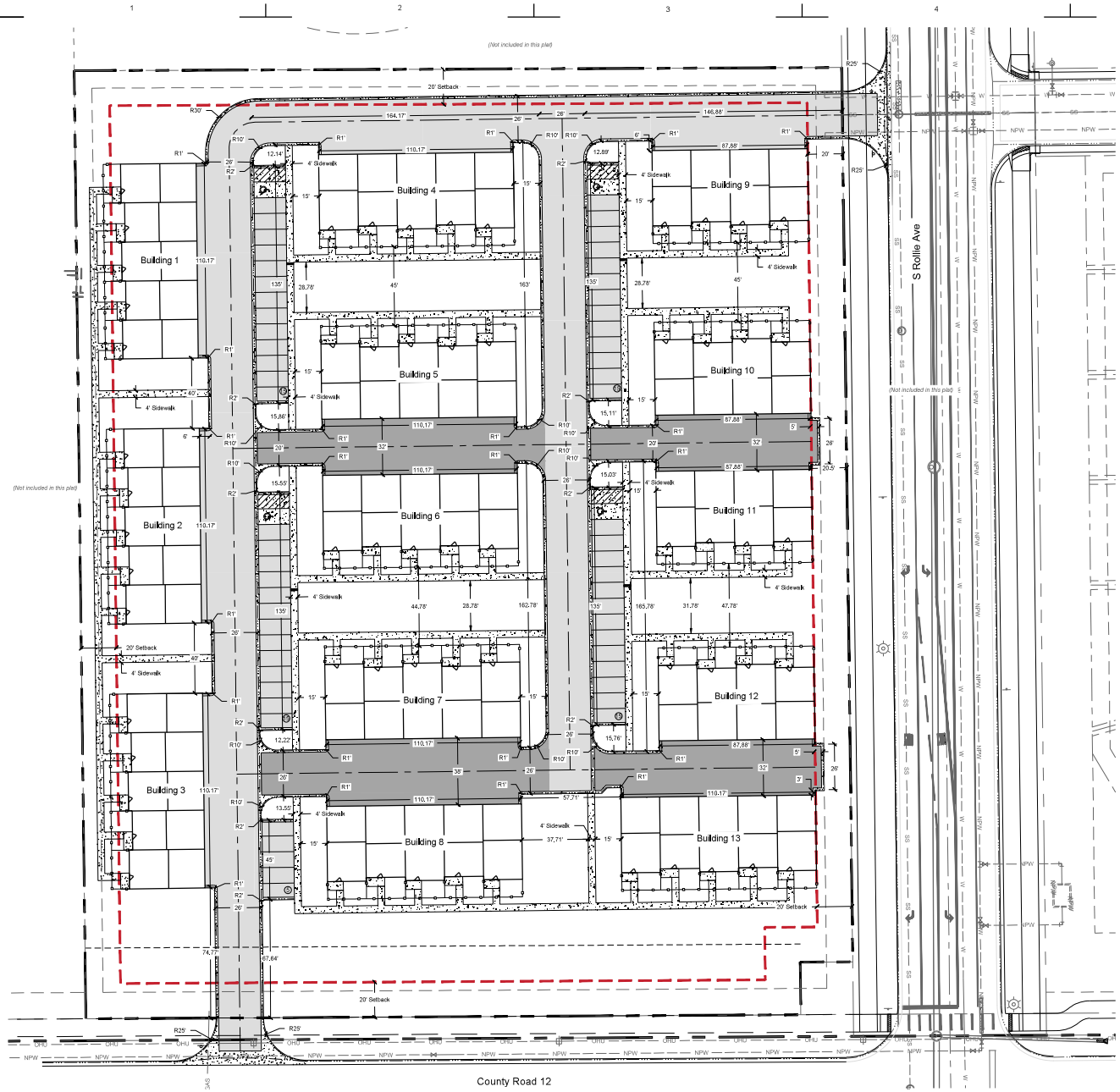
LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities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

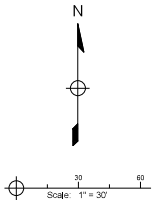
Revision Description
1st Submittal to City

Rev. No.	Date
0	07/19/2021

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

Sheet C1.0





Legend

Existing	Proposed
Property Line	
Right of Way	
Easement	
Setback	
Flowline	
Curb and Gutter	
Fence	
Light Duty Pavement	
Heavy Duty Pavement	
Concrete	
Number of Parking Spaces	(#)

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\PUD\Preliminary Plat 21-013.dwg, 7/16/2021 11:51:56 AM, Sam Boyd, LandOne Engineering

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

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.

COLORADO 811 UTILITY NOTIFICATION CENTER, INC.

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

Lupton Village Townhomes
Lot 2 Block 7
Preliminary Plat
Fort Lupton, CO

Sheet
C1.1

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 _____)
)ss
COUNTY OF _____)

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 _____ are all of the mortgagees and holders of liens upon the property, and each and all hereby consent to this Plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.

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

STATE OF _____)
)ss
COUNTY OF _____)

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

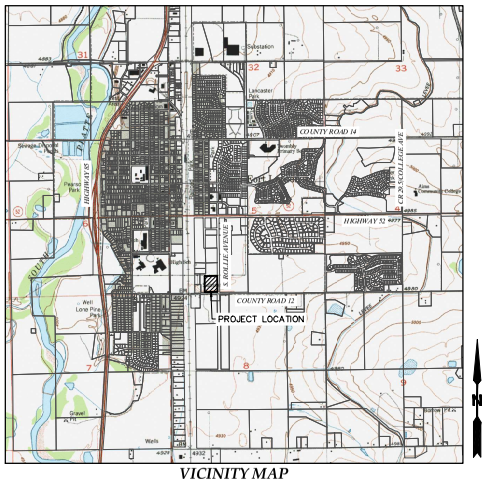
Approved this _____day of _____, 20_____.

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
Phone: (970)443-2311
Jeremy Goetsch, PE

SURVEYOR:
Lat40°, Inc.
6250 W. 10th Street, Unit 2
Greeley, CO 80634
Phone: (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

1. Field survey completed October 14, 2020.

2. 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".

3. 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:	FILE NAME:	DRAWN BY:	CHECKED BY:	SCALE:	PROJECT #:
7/19/2021	2020116SUB2_L2B7	JA	JSA	AS NOTED	2020116

REVISIONS:	DATE:

LUPTON VILLAGE SECOND FILING
FOR
LANDONE ENGINEERING
361 71ST AVENUE
GREELEY, CO 80634

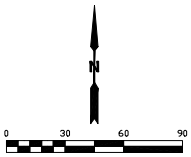
1
SHEET 1 OF 2

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. Allee–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:	FILE NAME:	DRAWN BY:	CHECKED BY:	SCALE:	PROJECT #:
7/19/2021	2020116SUB2_L2B7	JA	JSA	AS NOTED	2020116

REVISIONS:	DATE:

LUPTON VILLAGE THIRD FILING
FOR
LANDONE ENGINEERING
361 71ST AVENUE
GREELEY, CO 80634

2
SHEET 2 OF 2

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-165

APPROVE A RESOLUTION ACCEPTING THE FINAL PLAT OF THE LUPTON VILLAGE PUD THIRD FILING.

I. **Agenda Date:** Council Meeting – October 19, 2021

II. **Attachments:**

a. Proposed Resolution
b. Planning Commission Minutes (for reference)
c. Staff Report
d. Land Use Application
e. Project Description
f. Final Plat Map
h. Traffic Letter
i. Drainage Letter
k. Referral Responses

III. **Summary Statement:**

The applicant, Baessler Development, LLC, has applied for approval of a Final Plat, known as the Lupton Village PUD Third Filing. The proposed Final Plat is for a single-family attached residential subdivision to include 61 townhomes. The Property that is the subject of the Final Plat is located approximately at the northwest corner of S. Rollie Avenue and County Road 12 (the Property).

IV. **Submitted by:** _____ City Planner

V. **Finance Reviewed** _____ Finance Director

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

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

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

IX. Detail of Issue/Request:

The applicant, Baessler Development, LLC, has applied for approval of a Final Plat, known as the Lupton Village PUD Third Filing. The proposed Final Plat is for a single-family attached residential subdivision to include 61 townhomes. The Property that is the subject of the Final Plat is located approximately at the northwest corner of S. Rollie Avenue and County Road 12 (the Property).

The applicant submitted a concurrent request for the Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat for this property that was reviewed by City Council at a separate public hearing. The PUD Plan was approved by City Council on January 5, 2021.

X. Legal/Political Considerations:

This final plat is being reviewed under the final plat provisions of the code in the Subdivision Regulations. Section 17-23 states that a final plat is to be reviewed by City Council, and does not require Planning Commission review. The Code requires that a subdivision improvements agreement be submitted by the applicant for review by the City Attorney and City Council. A subdivision improvements was previously approved for this property associated with the overall Lupton Village PUD. The Public Works Director has requested the Applicant work with the City on an additional agreement based on this project. This has been made a condition of approval.

This is the final step in the major subdivision process. The first step is approval of a sketch plat (reviewed and approved on August 5, 2019). The second step is approval of the preliminary plat (reviewed concurrently).

Notifications are not required for a final plat; however, referral agencies were provided with the submittal documents for review. All referral comments received are enclosed with this Action Memorandum.

XI. Alternatives/Options:

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

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

XII. Financial Considerations:

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

XIII. Staff Recommendation:

Staff recommends conditional approval of the Lupton Village PUD Third Filing.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE FINAL PLAT OF THE LUPTON VILLAGE PUD THIRD FILING 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, Baessler Development, LLC ("Applicant") has applied for approval of the Final Plat of the Lupton Village PUD Third Filing for a single-family attached residential subdivision; and

WHEREAS, the Fort Lupton City Council held a public hearing on October 19, 2021, for the purpose of reviewing the Lupton Village PUD Third Filing; and

WHEREAS, after review of the application for a Final Plat, and consideration of staff comments, Applicant's presentation, and any public input, the City Council finds that the Final Plat is in conformance with the Colorado Revised Statutes, City codes and policies, and Comprehensive Plan adopted by the City; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, all referral comments and any citizen input in response to this application. Based upon review of the applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, an analysis of referral comments and facts presented on this date, the City Council hereby recommends approval of the Lupton Village PUD Third Filing located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado with the following conditions:

I. Prior to recording of the Final Plat:

A. The title of the Final Plat shall be updated to include the Project No. LUP2021-0023 and Plan No. FPL2021-0003.

B. Any redline comments provided by City staff shall be made to the Final Plat.

C. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.

D. Applicant shall provide written acknowledgement of the comments from United Power.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 19th DAY OF OCTOBER, 2021.

City of Fort Lupton, Colorado

_____

Zo Stieber, Mayor

Attest:

_____

Maricela Peña, City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
September 23, 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, September 23, 2021.

Chair Mike Simone called the meeting to order at 6:06 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, Thomas Holton and Thomas Meyers. Also in attendance were Planning Director Todd Hodges, Planner Alyssa Knutson 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 Bush White 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. There was no public comment. Chair Simone took this time to present former commissioner Lynne Derby with a plaque in honor of her many years of service with the Planning Commission.

ACTION ITEMS

P2021-021 Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat

DRAFT

Planning Director Todd Hodges presented this item. He stated that this property is located on the Southwest corner of S. Rollie Ave. and CR 12. This is an additional piece to the Lupton Village PUD development and consists of 61 units. The final plat is being reviewed concurrently and will be presented to City Council along with this preliminary plat. All referrals have been addressed and all notification requirements have been met.

Applicant, Zach Cesar, provided a brief presentation. He stated that this development is within the Lupton Village Metro District on the corner of County Road 12 and S. Rollie Ave. The proposed plat consists of 13 buildings with four & five-plex townhomes for a total 61 units with 2 car attached garages on each unit and 65 additional off-street parking spaces. The landscape coverage of the community will be 39% of the overall space. The community will be maintained by the metro district. This project will include improvements to County Road 12 and will include trails throughout the development. There have been updates to the lighting fixtures on the included materials as a new lighting fixture became available that better meets the design criteria.

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.

Member Meyers asked for clarification on condition of approval "B" on Resolution P2021-021.

Public Works Director, Roy Vestal, stated that he requested that the meters line up against the curb rather than being staggered.

Member Holton asked if there would be improvements to the railroad crossing on County Road 12 as part of this project to handle increased traffic.

Mr. Vestal stated that the lanes will be tapered in the interim but that the process with Union Pacific has begun to widen that section to four lanes.

Chair Simone requested that the applicant present rear-elevations to City Council, this was added as a condition of approval.

Member Carlos Barron moved to approve P2021-021 as amended and Bush White seconded. This motion passed unanimously.

P2021-022 Pearson Park Change of Zone

Planner Alyssa Knutson presented this item. She stated that this change of zone is for Pearson Park located on the corner of Highway 85 and Highway 52 proposes a change from I-1 to Parks & Open Space zoning. This zoning better aligns with the current use and with the City's comprehensive plan. The WWTP change of zone proposes a change from I-1 to Agricultural zoning. All notification requirements have been met.

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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.

Member Barron asked if there would be any change to the public use allowed at Pearson Park as a result of this zoning change.

Knutson stated that the zoning does not change anything that is currently occurring at the site.

Member Bush White moved to approve P2021-022 as amended and Thomas Holton seconded. This motion passed unanimously.

P2021-023 WWTP Change of Zone

Planner Alyssa Knutson presented this item. This property is located on the north lot of the Pearson Park subdivision and is currently zoned I-1. The proposed zoning change is to Agricultural, this is the only zoning that allows gravel mining as a special use permit, which is the item being reviewed next. The comprehensive plan stated that parks should consist of open space and water storage, which directly aligns with the future proposed use. All notification requirements have been met and staff recommends approval.

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.

Member Holton asked for clarification on the rezoning of this lot before and after the proposed use is in place.

Planner Knutson stated that this would stay as agricultural if approved.

Member Bush White moved to approve P2021-023 and Kathy Kvasnicka seconded. This motion passed unanimously.

P2021-024 Inouye Gravel Mine Amended Special Use Permit

Planner Alyssa Knutson presented this item. She stated that this application is for a property located approximately 0.37 mile north of State Highway 52 and west of U.S. Highway 85 and includes the parcel that was just approved for a change of zone. Gravel mining for this piece has been previously approved and this application is an amendment to include City property. All notification requirements have been met and staff recommends approval.

Chair Simone addressed the applicant's representative, Andy Rodriguez, and asked if he understood that some members of this hearing may be appearing tonight via virtual connection and will not be appearing in-

DRAFT

person. He asked if they consented to the applicable members voting on the submittal and if they voluntarily signed and submitted the written waiver and consent to proceed electronically tonight in the hybrid planning commission meeting.

Mr. Rodriguez stated yes to all questions.

Mr. Rodriguez provided a brief presentation. He stated that the property is located north of State Highway 52 and directly west and adjacent to the South Platte River. The intent is to amend the Inouye Gravel Mine special use permit and include city property into the gravel mine. The project will be a slurry wall line, about 6,000 linear feet and the intent is to extract 1.5 to 2 million tons of aggregate, move it to the existing Inouye site and reclaim the site to a water storage reservoir. This use aligns with the adjacent land uses that include gravel mining, oil & gas and agricultural use. It is expected to mine 350,000 to 500,000 tons per year in 200-25 acre sections to minimize disturbance. Truck and material will access the site through WCR 14.5. Several permits have been acquired for this project, including permits from DRMS, State Engineer, CDPHE, WQCD, EPA and Fort Lupton. The site is below grade and should have no floodplain issues; there will be no on site fuel storage. This site will be buffered and is conducive to heavy machinery operations. The miner will be regulated and will maintain site conditions with no expected disturbance to wildlife. Surrounding groundwater will not be affected, there is potential for some mounding, however the river is a natural drainage, which will facilitate keeping the groundwater level. There is potential for recreational use on the trail corridor along this project.

Chair Simone addressed the applicant, Andy Rodriguez. He asked if he felt he felt he had a full and fair opportunity to participate in tonight's public hearing

Mr. Rodriguez stated yes

Chair Simone asked if there was anything he would have liked to present that he felt he was prevented from doing.

Mr. Rodriguez stated no.

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.

Member Holton asked for clarification on the current ownership of the Inouye Mine and the WWTP site, plans for long-term private usage and whether the mineral lease includes a liner for the pit.

Applicant Robb VanderSchaaff stated that the Inouye Mine is owned by Tricycle Lane Ranches, which is a sister company of BURNO, the WWTP site is owned by the City.

Public Works Director stated that the lease does include the slurry wall liner.

DRAFT

Member Holton asked for clarification on the distance of the pit from the river.

Director Vestal stated that the existing lagoons, which are about 10 feet deep, are about 50 feet from the river bottom and mining will not get any closer.

Member Meyers asked for clarification on what will drain into the river.

Director Vestal stated that the drainage that will occur into the river would be excess irrigation water due to the natural drainage path and the mining permit prevents anything else from being drained into the river.

Member Thomas Holton moved to approve P2021-024 and Carlos Barron seconded. This motion passed unanimously.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

A discussion of the Development Code Update took place.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on October 14, 2021 at 6:00pm

ADJOURNMENT

Chair Simone adjourned the meeting at 7:04 PM.

Submitted by

_____
Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

_____
Mike Simone, Chair

DRAFT

LUPTON VILLAGE PUD THIRD FILING FINAL PLAT STAFF REPORT
LUP2021-0023 & PLAN NO. FPL2021-0003

PROJECT DESCRIPTION

Project No.: LUP2021-0023 / Plan No. FPL2021-0003

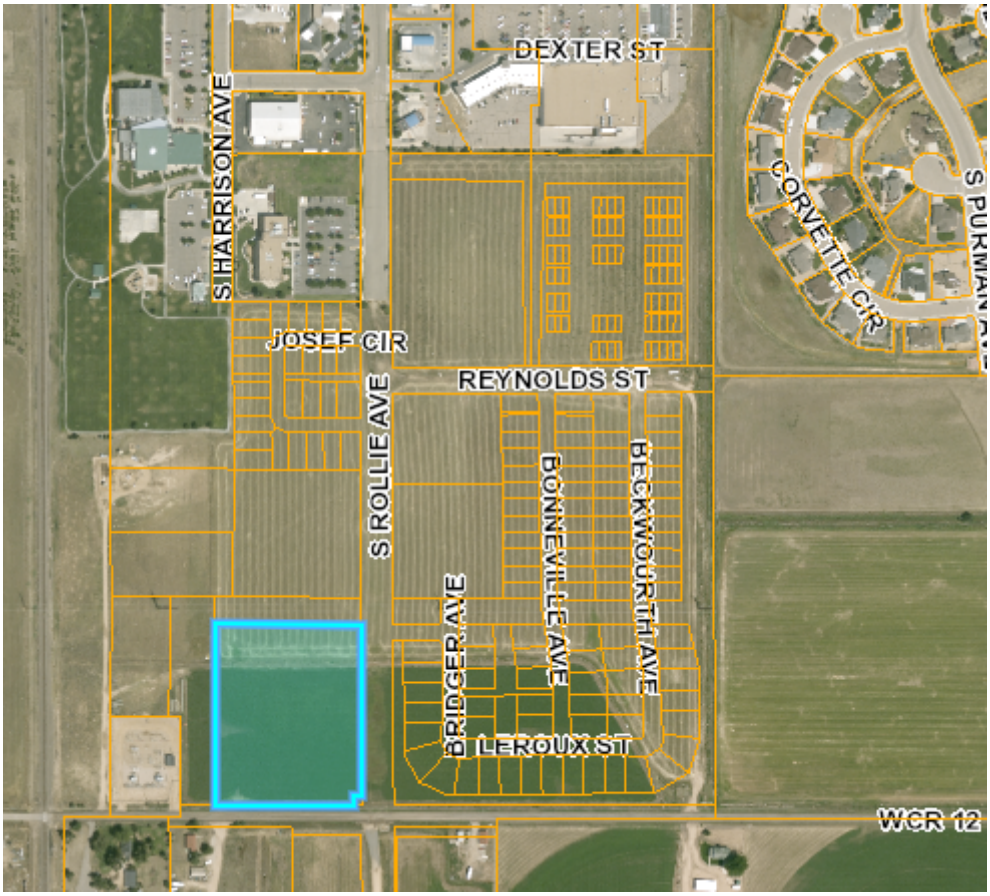
Project Name: Lupton Village PUD Third Filing Final Plat (submitted for concurrent review with Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat)

Owner's Name: FTL Land Assemlage, LLLP

Representative: Baessler Development, LLC (Applicant)

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 final 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: 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 original Fort Lupton Community Center Subdivision, which was originally platted on May 5, 2000, and has been amended twice.

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

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

The Lupton Village Townhomes Lot 2 Block 7 Preliminary Plat was submitted for concurrent review.

APPLICATION PROCESS

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

Section 17-23 states that a final plat is to be reviewed by City Council at a public meeting. A final plat does not require Planning Commission review. The Code requires that a subdivision improvements agreement be submitted by the applicant for review by the City Attorney and City Council. The Applicant is working with the Public Works Director to complete a subdivision improvements agreement.

This is the final step in the major subdivision process. The first step is approval of a sketch plat (reviewed and approved on August 5, 2019). The second step is approval of the preliminary plat (reviewed concurrently).

NOTIFICATION REQUIREMENTS

Notifications are not required for a final plat; however, referral agencies were provided with the submittal documents for review. All referral comments received are enclosed with this Action Memorandum.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

Section 16-45 – PUD Planned Unit Development District

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

   The proposed project is for a single-family attached residential subdivision. This project is one component of a larger planned development, which indicated multifamily residential uses at this location. 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, mulit-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 will 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 PUD Third Filing Final Plat. Conditions are listed under the proposed Resolution included with the Planning Commission packet.

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

Form PLAN002

CITY OF Fort Lupton EST 1890

COME PAINT YOUR FUTURE WITH US

Planning & Building

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

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 Whell 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: Fred L Cin Manager Date: 7/22/21

By: Croci Land Holdings, LLC, Manager
By: Realty Funding Source LLC, General Partner
By: FTL Land Assemblage LLLP 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:

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 _____)
)ss
COUNTY OF _____)

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 _____ are all of the mortgagees and holders of liens upon the property, and each and all hereby consent to this Plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.

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

_____

STATE OF _____)
)ss
COUNTY OF _____)

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

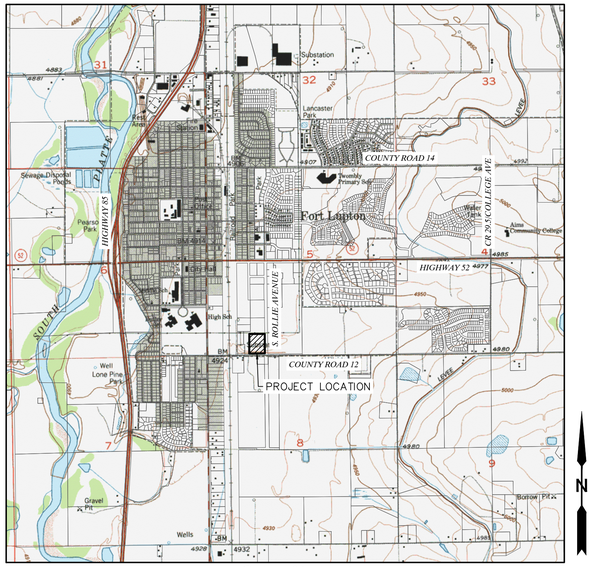
Approved this _____ day of _____, 20_____.

_____
Director of Public Works

CITY ENGINEER'S APPROVAL

Approved this _____ day of _____, 20_____.

Accepted by: _____
City Engineer



VICINITY MAP
SCALE – 1"=2000'

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

PROJECT CONTACTS

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

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

SURVEYOR'S CERTIFICATE

I, **Jason S. Allee**, a duly registered land surveyor in the State of Colorado, do hereby certify that this 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

1. Field survey completed October 14, 2020.

2. 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".

3. 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:	FILE NAME:	DRAWN BY:	CHECKED BY:	SCALE:	PROJECT #:
7/19/2021	2020116SUB2_L2B7	JA	JSA	AS NOTED	2020116

REVISIONS:	DATE:

LUPTON VILLAGE SECOND FILING
FOR
LANDONE ENGINEERING
361 71ST AVENUE
GREELEY, CO 80634

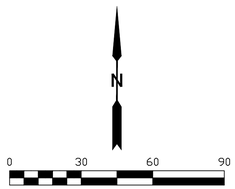
1
SHEET 1 OF 2

Final Plat of

LUPTON VILLAGE PUD THIRD FILING

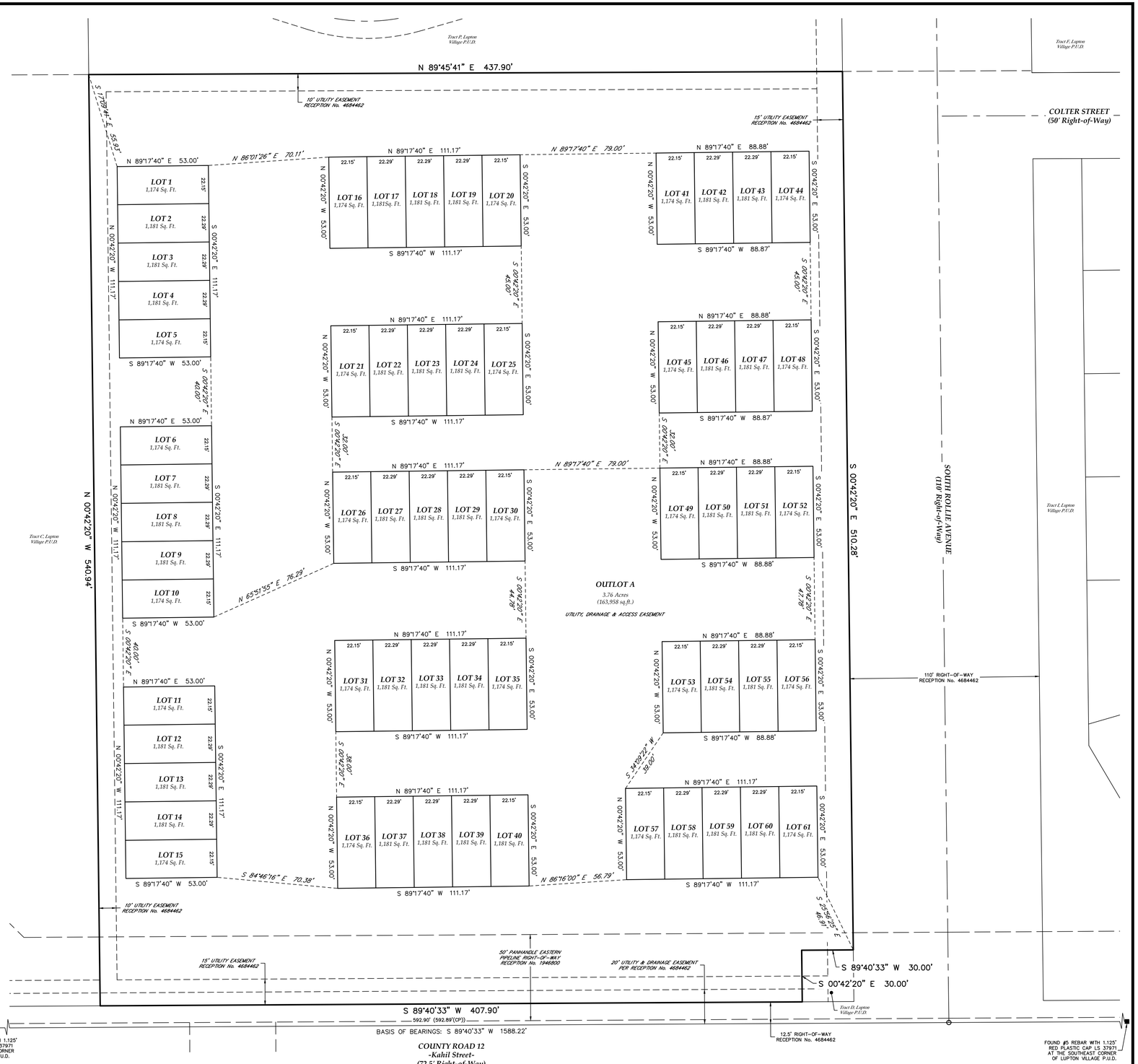
PROJECT No. LUP2021-XXXX & PLAN No. FPL2021-XXXX

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. Allee–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:	FILE NAME:	DRAWN BY:	CHECKED BY:	SCALE:	PROJECT #:
7/19/2021	2020116SUB2_L2B7	JA	JSA	AS NOTED	2020116

REVISIONS:	DATE:

LUPTON VILLAGE THIRD FILING
FOR
LANDONE ENGINEERING
361 71ST AVENUE
GREELEY, CO 80634

2

SHEET 2 OF 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.

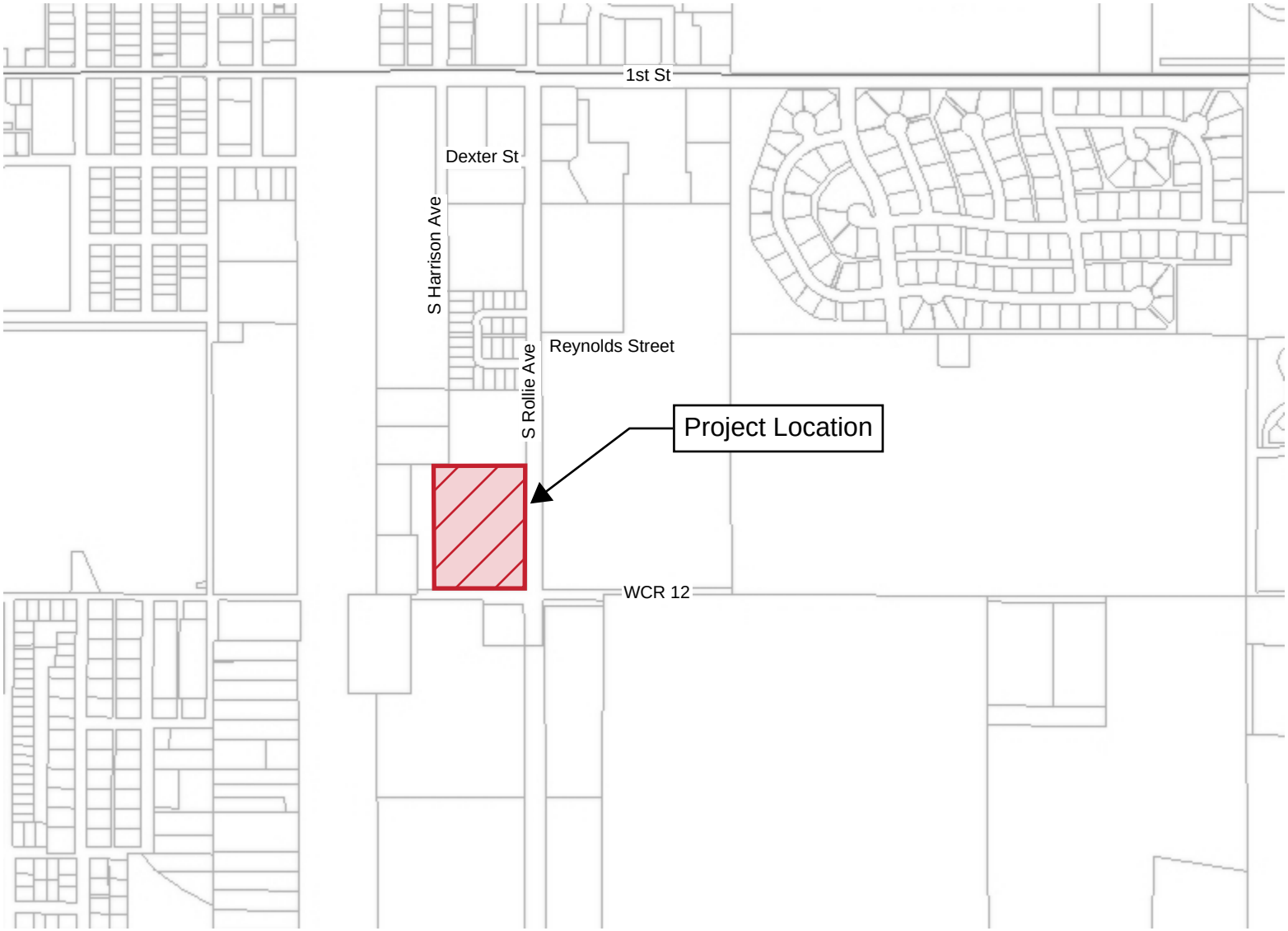
The following information is provided for reference:

- 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

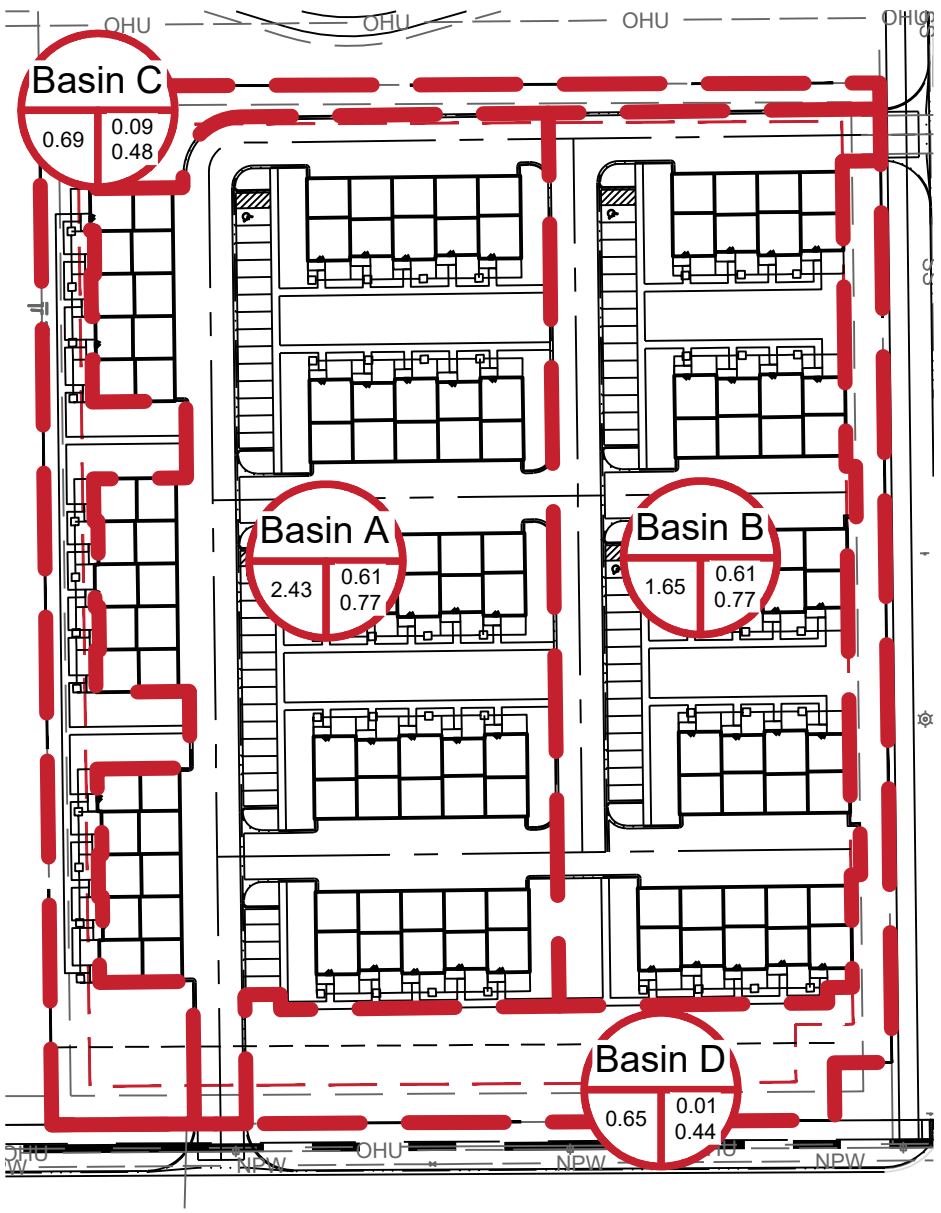
Jeremy Goetsch, PE
Project Engineer
Enclosures



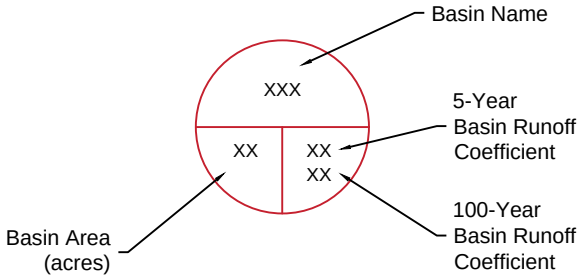
Lot 2 Block 7 -
Lupton Village Townhomes

Exhibit A - Vicinity Map

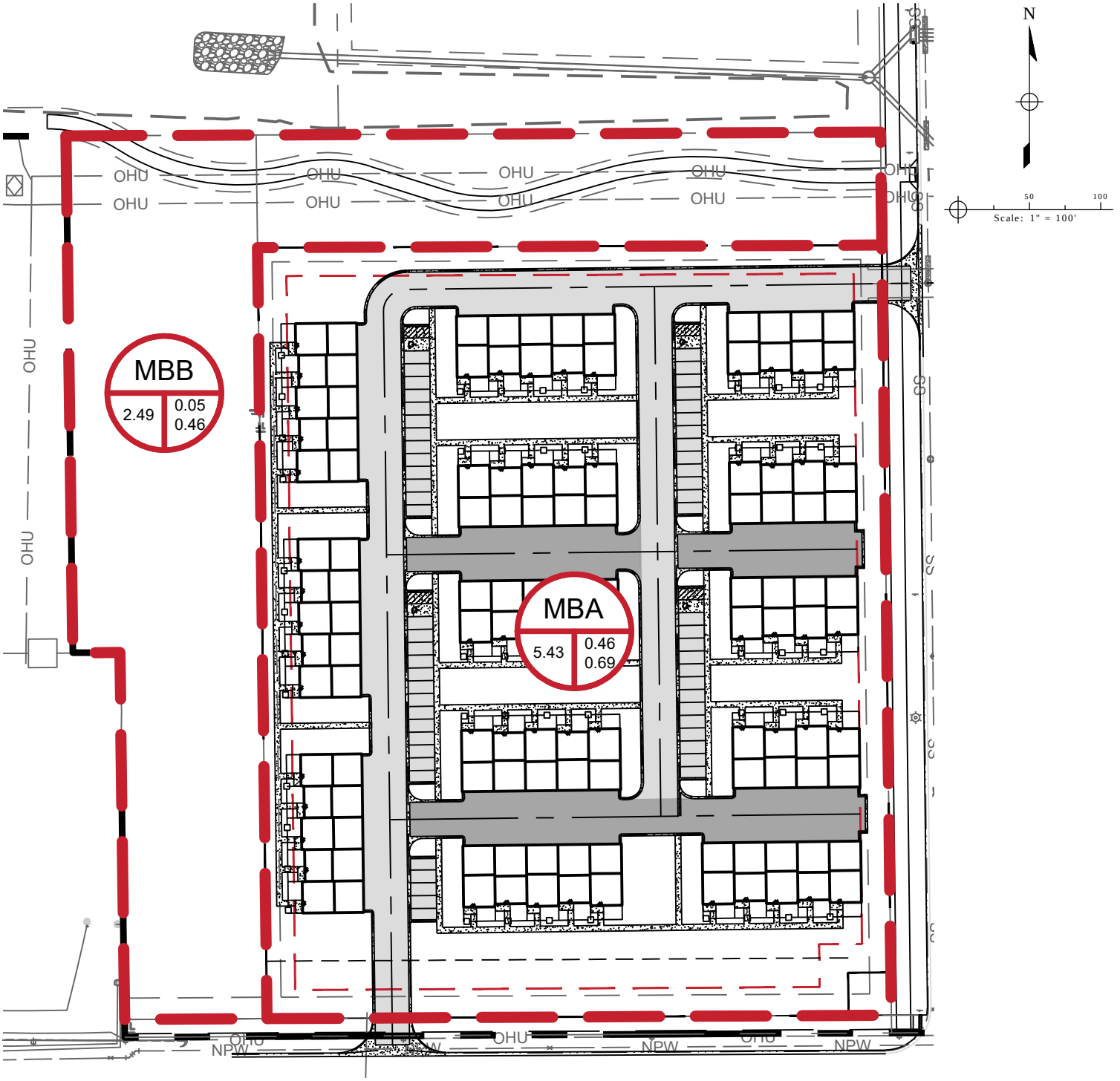
LANDONE engineering
970-632-2311



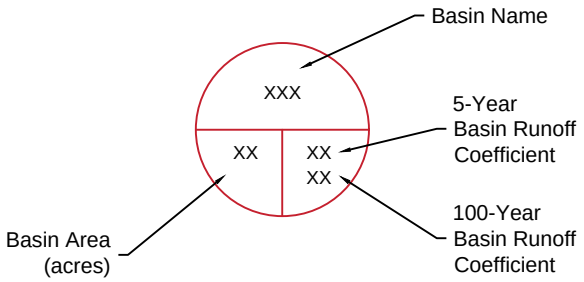
Peak Flow Analysis (cfs)		
Basin	Minor Event (5-yr)	Major Event (100-yr)
A	3.64	9.71
B	2.45	6.52
C	0.11	1.29
D	0.02	1.2
Proposed Total	6.22	18.72



Lot 2 Block 7 - Lupton Village Townhomes	Exhibit B - Proposed Site Peak Flow Analysis	LAND ONE engineering



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



Lot 2 Block 7 -
Lupton Village Townhomes

Exhibit C -
Proposed Basins

LAND ONE engineering

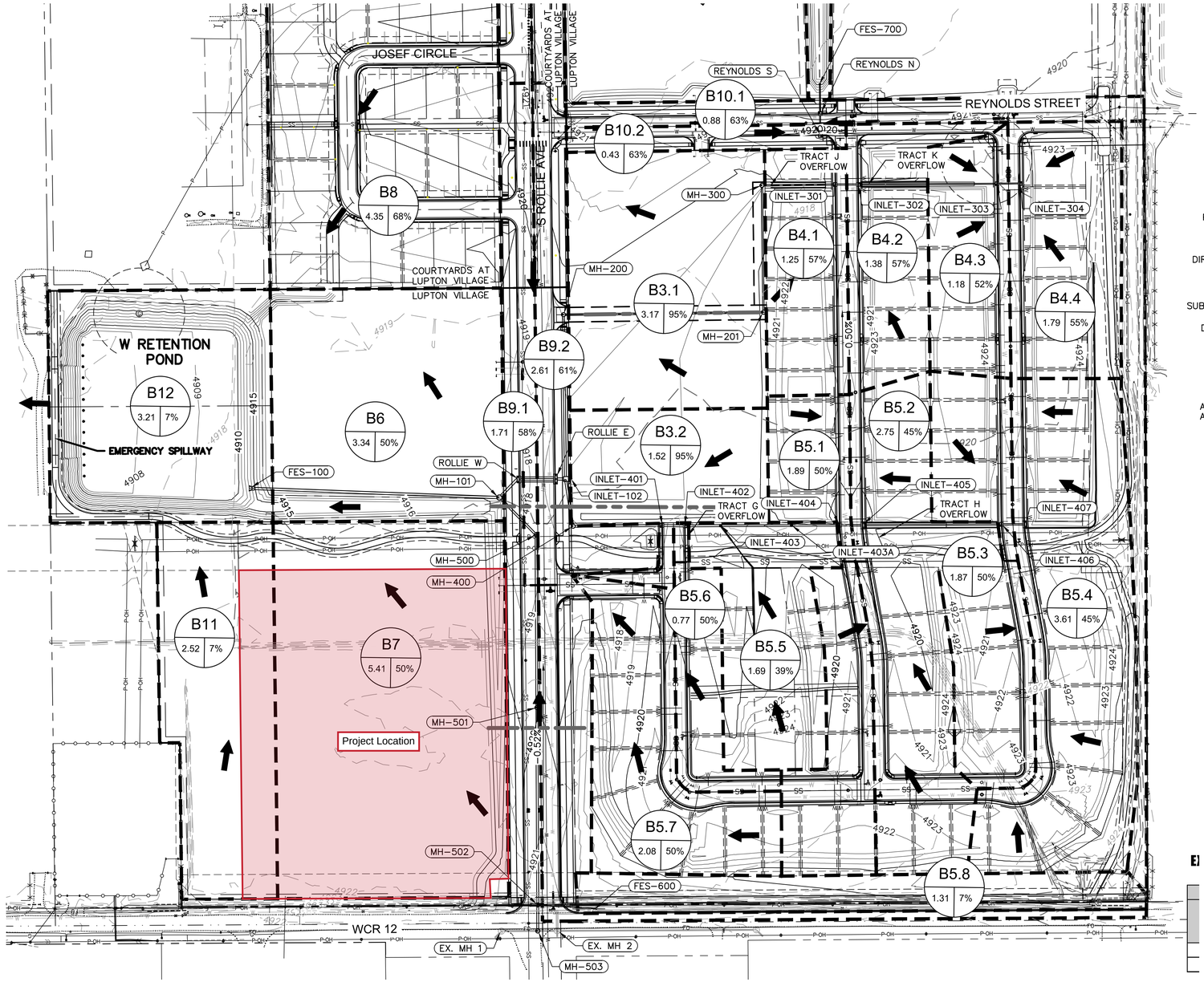
DEVELOPED BASIN RUNOFF CALCULATIONS

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

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



N

0' 50' 100' 200'
SCALE IN FEET

LEGEND

PROPERTY LINE

CONTOURS 5750

DIRECTION OF FLOW

100-YR WSEL

SUB-BASIN BOUNDARY

DESIGN POINT 1

BASIN B 1.25 X% % IMPERVIOUSNESS

AREA IN ACRES

DEVELOPED BASIN RUNOFF CALCULATIONS

Basin Characteristics						Intensities		Sub-basin	
Basin Name	Description	Area (acres)	C5	C100	Tc* (min)	I5 (in/hr)	I 100 (in/hr)	Q 5-yr (cfs)	Q 100-yr (cfs)
B1	Tract D - Commercial	5.16	0.87	0.89	10.76	3.77	7.21	16.92	33.13
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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
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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

LANDONE engineering
970-632-2311

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 though 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

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

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.

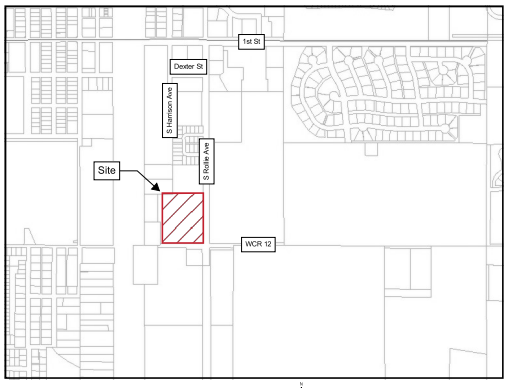
08/17/2021 3:00:56 PM

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



Vicinity Map
Not to Scale

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

Owner
Baessler Development, 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) 224-5828

Agency Contacts

Planning
Alyssa Knutson
Planner II and FLURA Staff Liason
130 S. McKinley Ave.
Fort Lupton, CO 80621
(303)857-8694

Engineering
Roy Vestal
Public Works Director/City Engineer
130 S. McKinley Ave.
Fort Lupton, CO 80621
(720)466-8109

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.

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

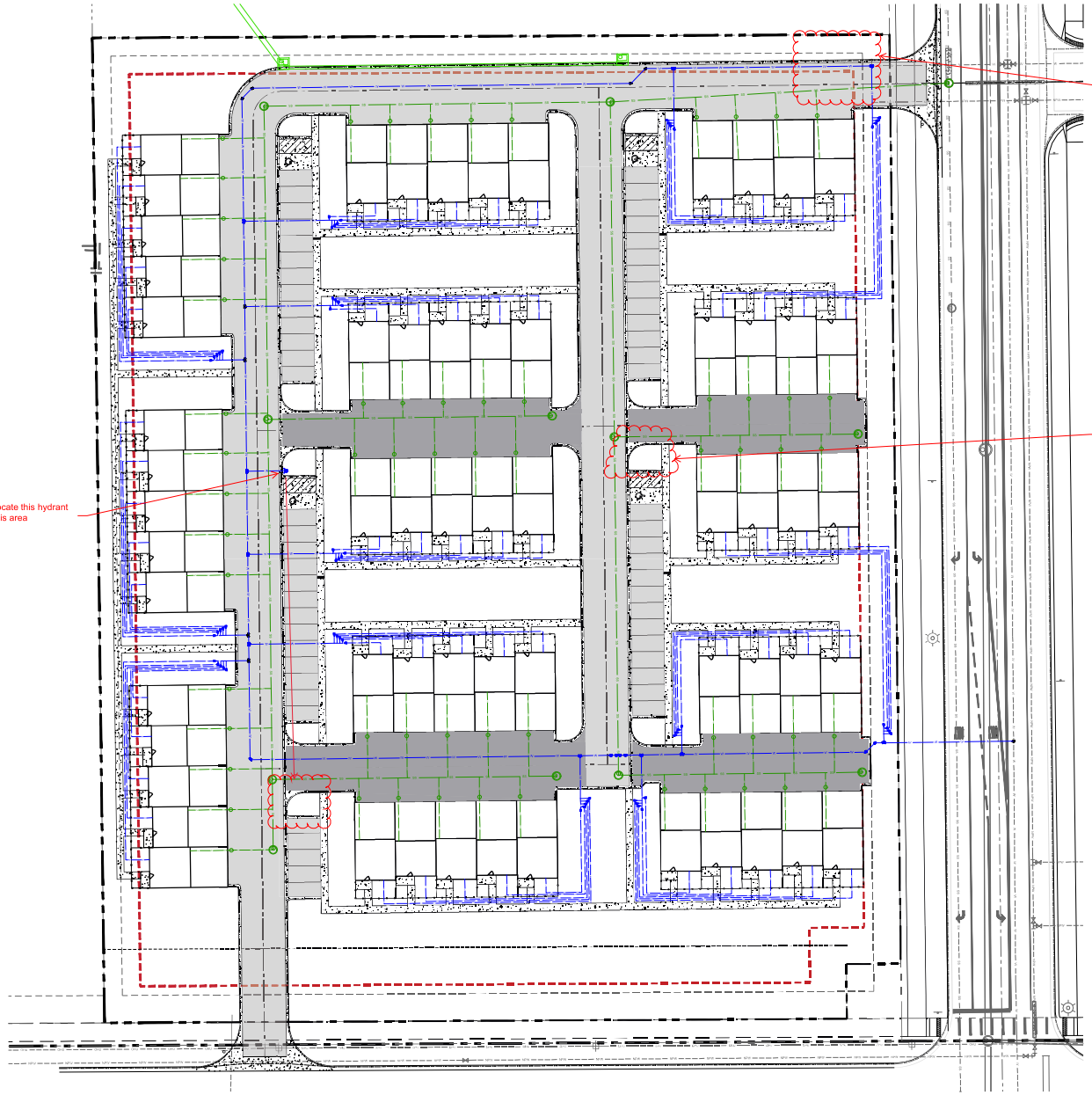
LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities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

COLORADO 811

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

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

Sheet C1.0

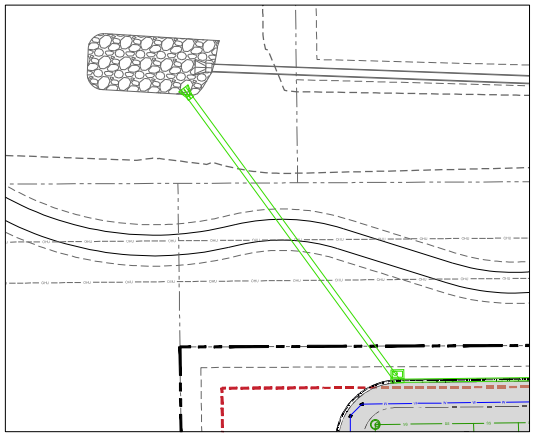


N

Scale: 1" = 30'

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'

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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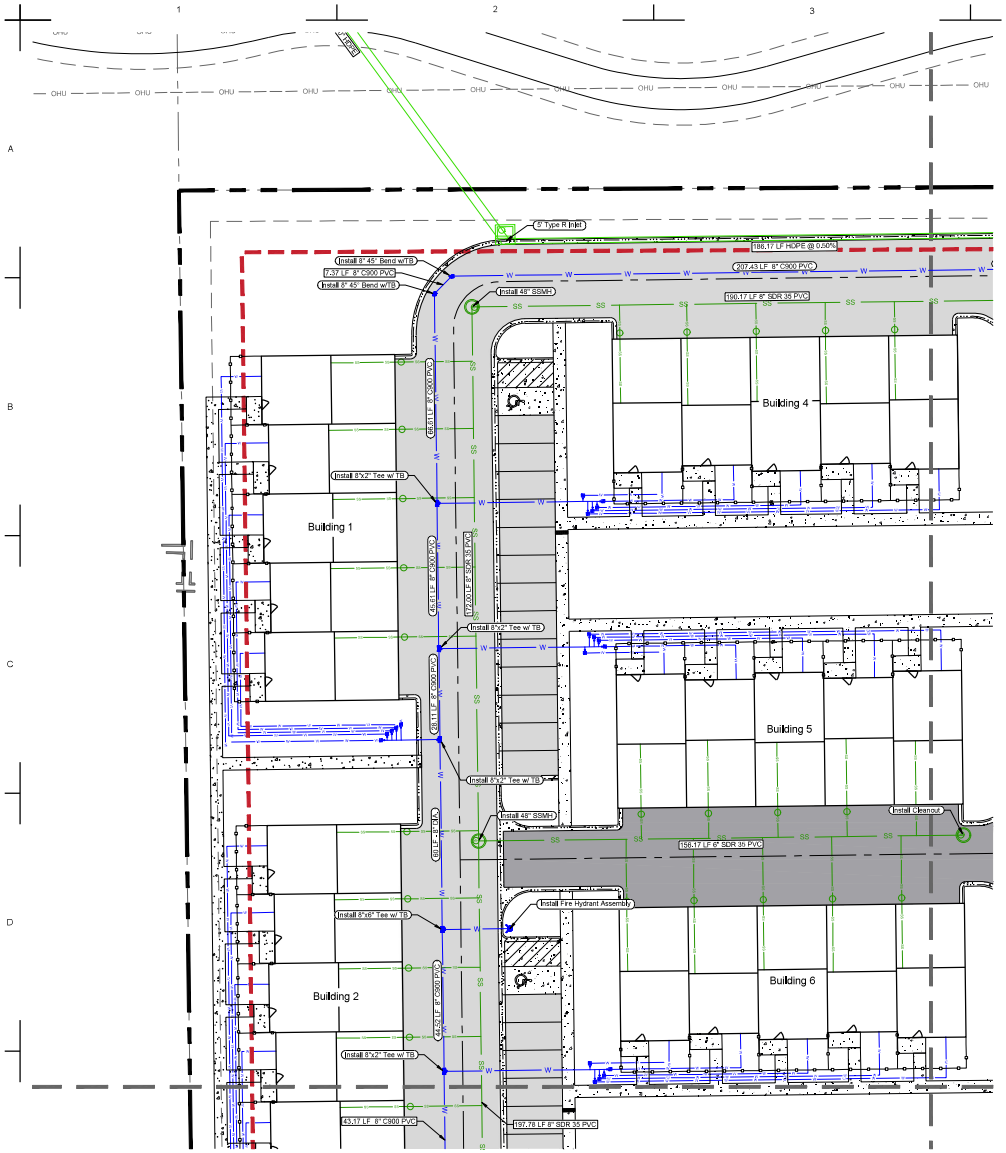
COLORADO 811

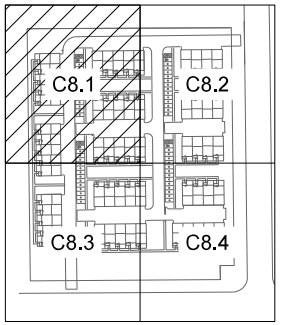
Rev. No.	Date	Revision Description
0	07/19/2021	1st Submittal to City

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

Sheet C8.0

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\CD's\Overall Utility Plan 21-013.dwg, 8/16/2021 6:27:27 PM, Sam Boyd, LandOne Engineering





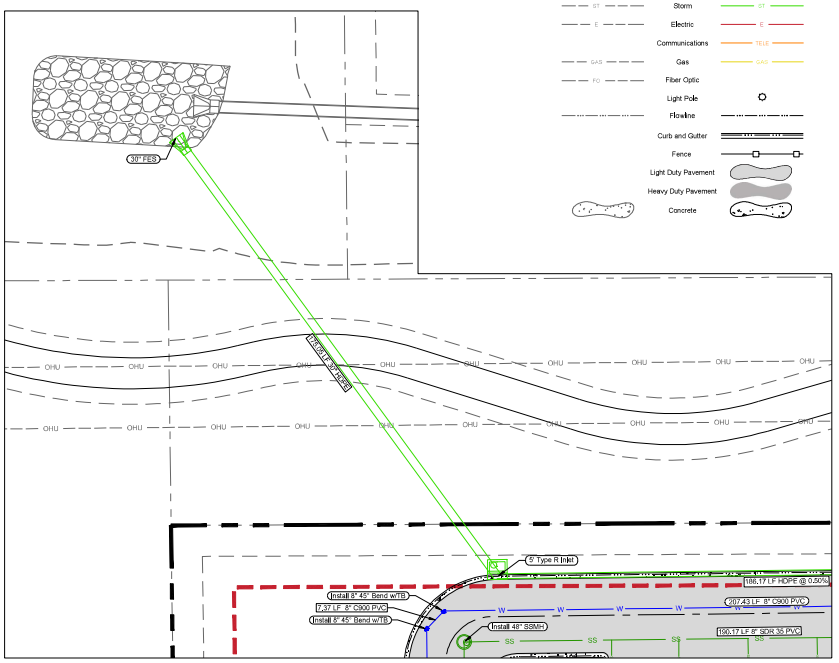
Keymap
N.T.S.

N

Scale: 1" = 20'

Legend

Existing	Proposed
Property Line	
Right of Way	
Easement	
Potable Water	W
Water Meter	
Sanitary Sewer	SS
Storm	ST
Electric	E
Communications	TELE
Gas	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" = 20'

LandOne Engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

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Colorado 811

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0	07/19/2021	1st Submittal to City

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

Sheet
C8.1

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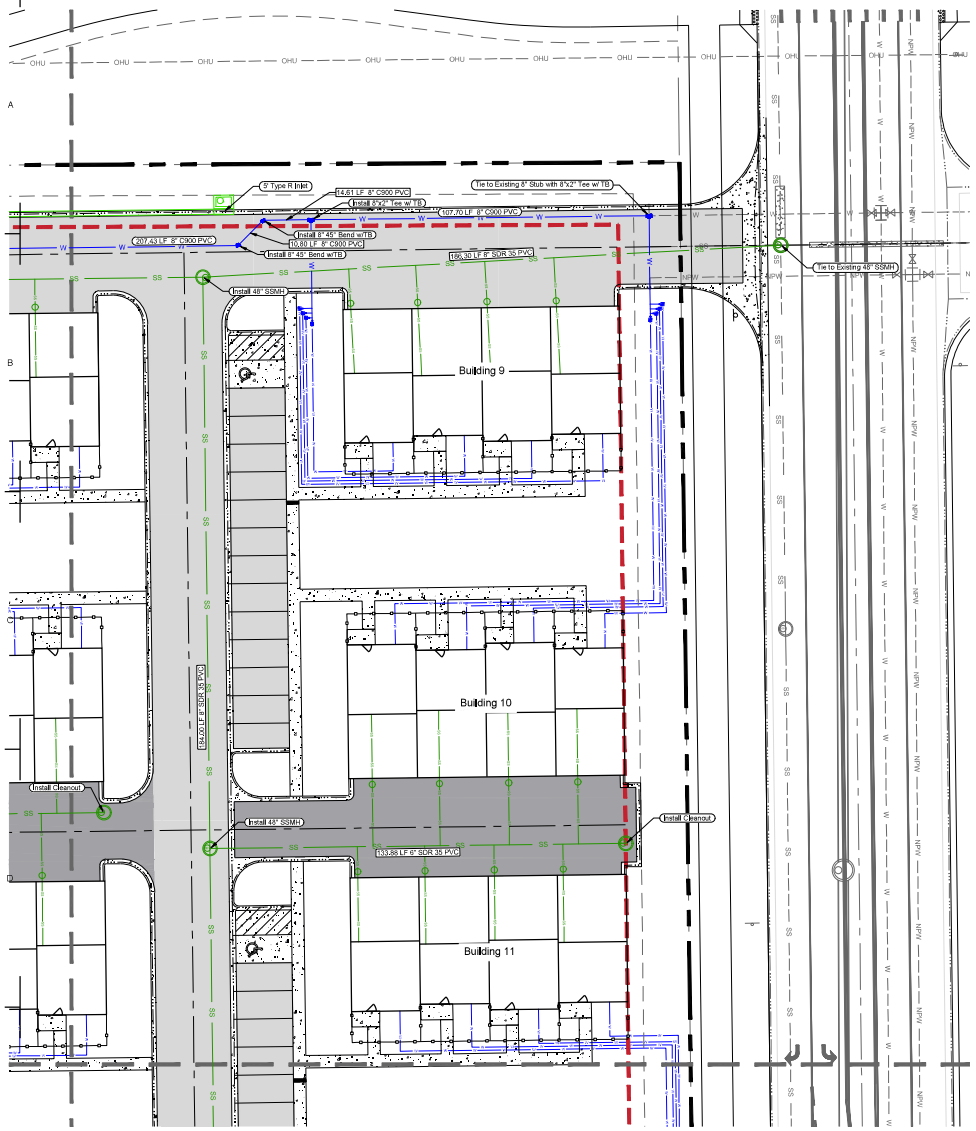
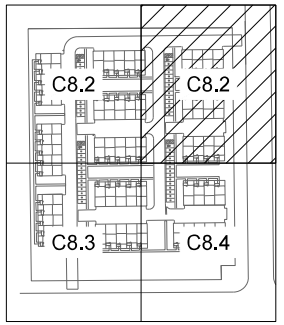
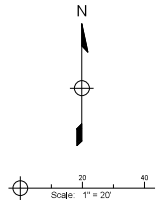




Keymap
N.T.S.



Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	Concrete	

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

Sheet C8.2

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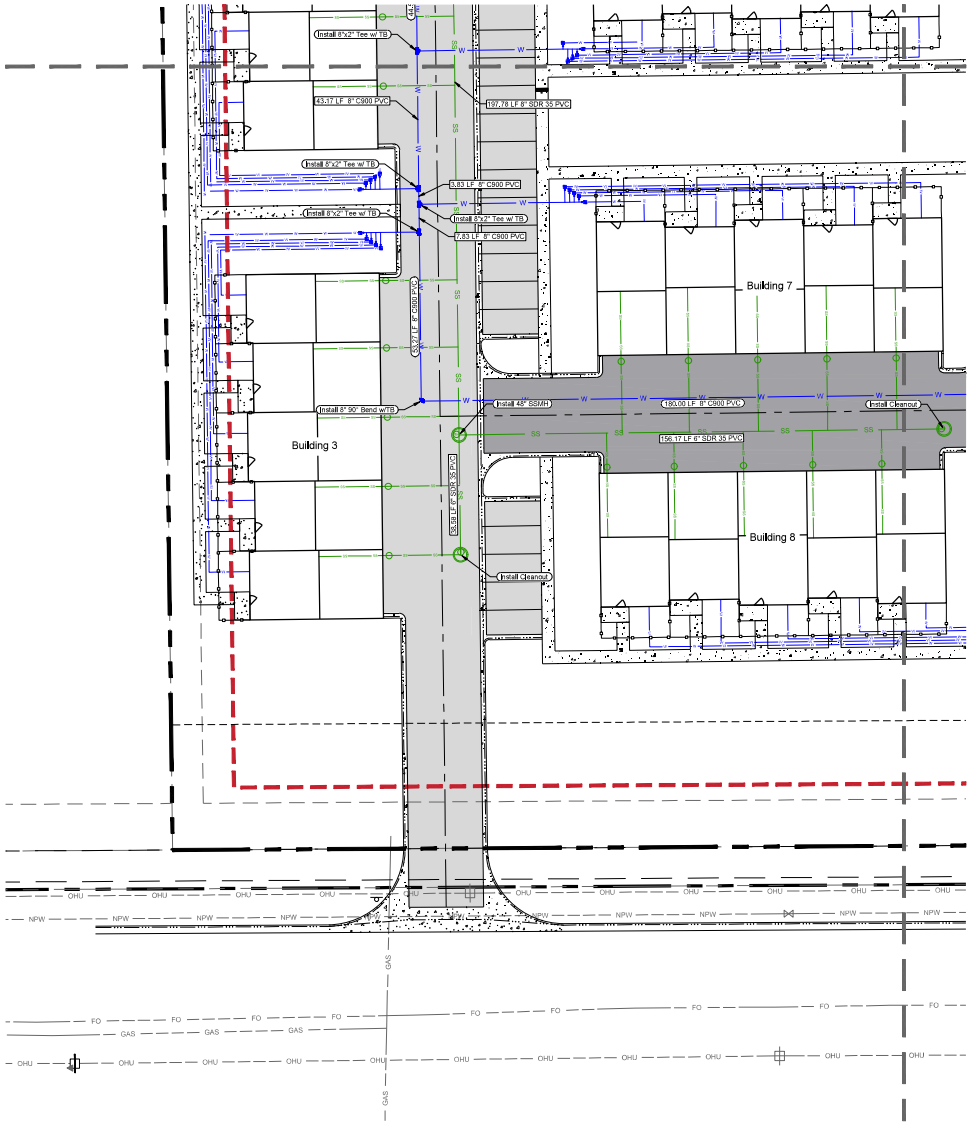

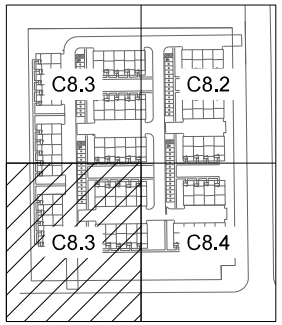

Keymap
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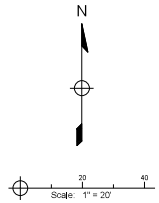

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	Concrete	

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Greeley, CO 80634

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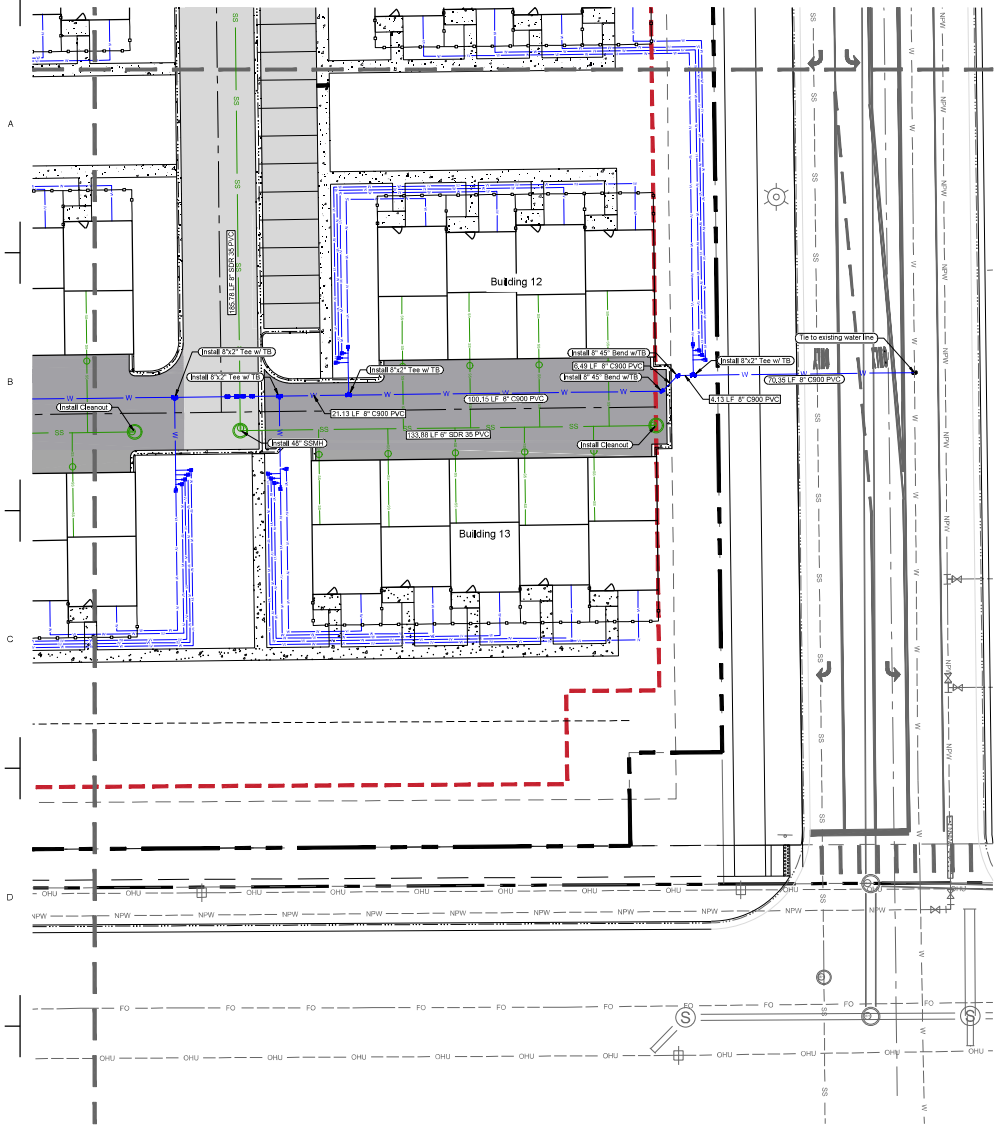
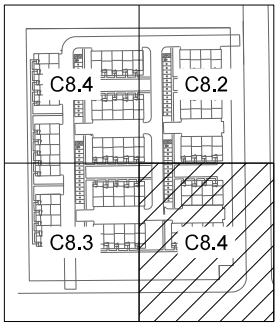
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Utility Plan
Fort Lupton, CO

Sheet
C8.3





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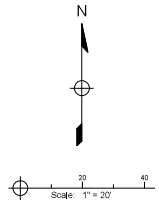

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	Concrete	

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

Sheet
C8.4

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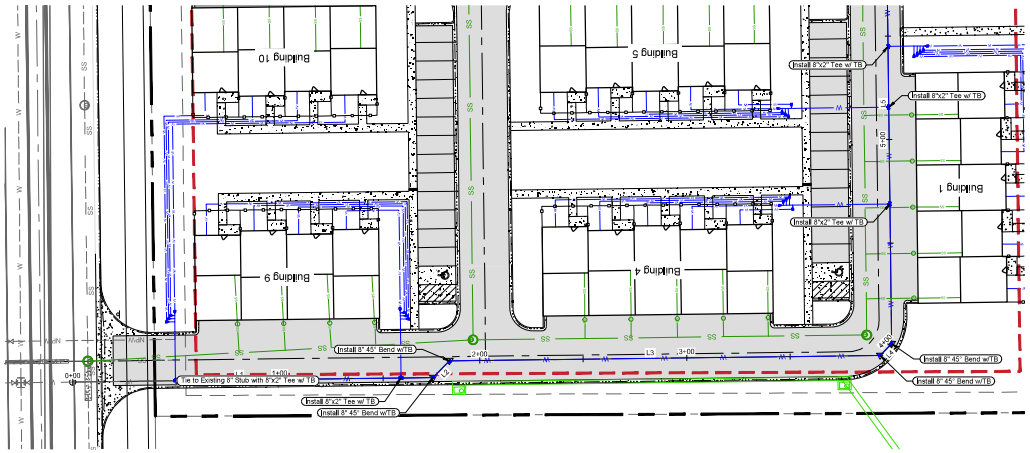
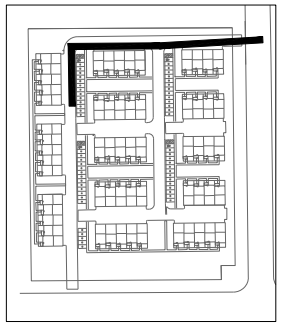


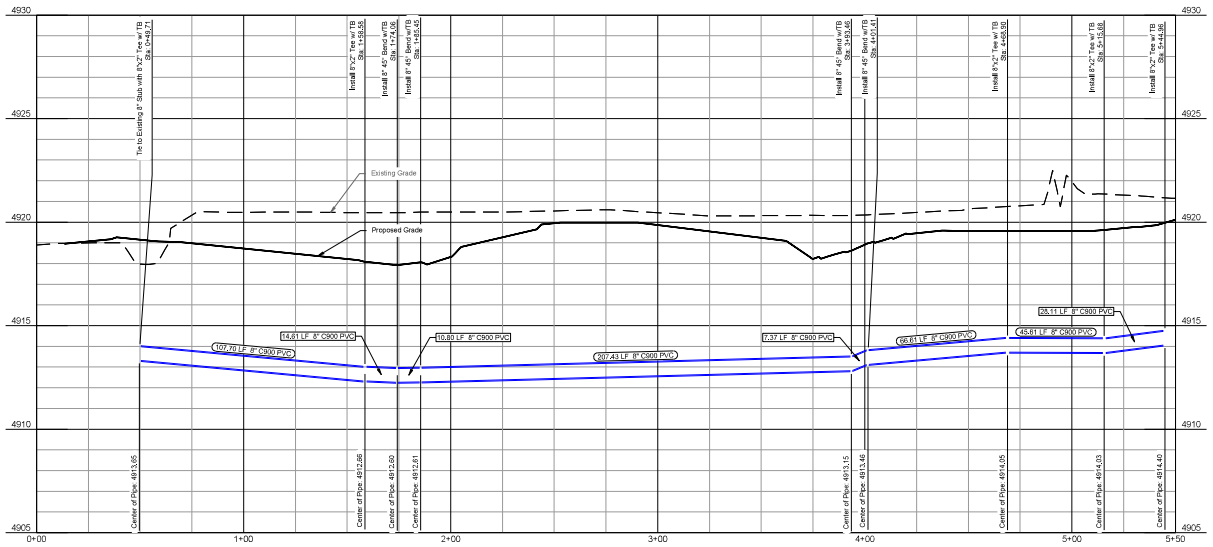
Water Main Loop Plan
Scale: 1" = 30'



Keymap
N.T.S.

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	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

LandOne Engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

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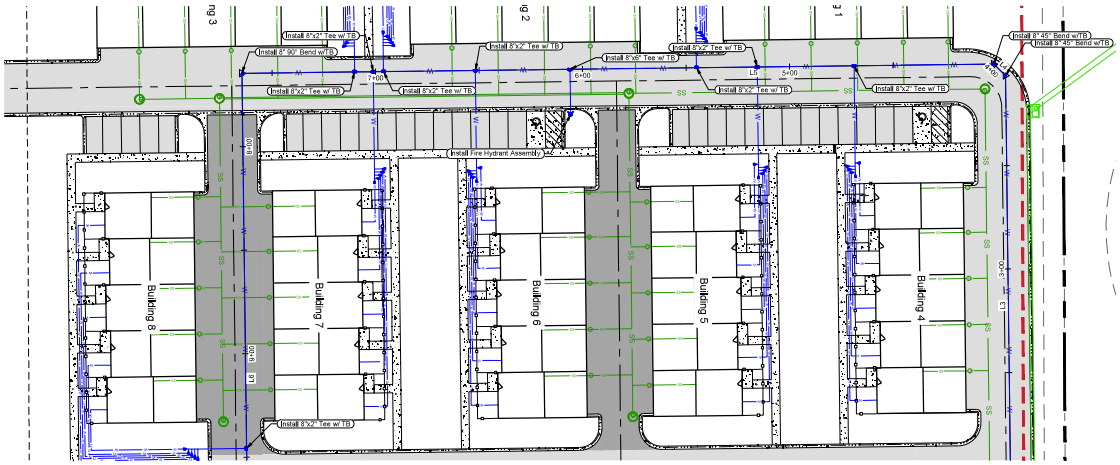
Date
07/19/2021

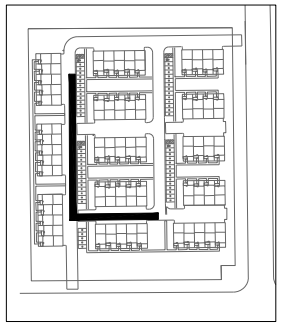
Rev. No.
0

Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Potable Water Plan and Profile
Fort Lupton, CO

Sheet
C10.1



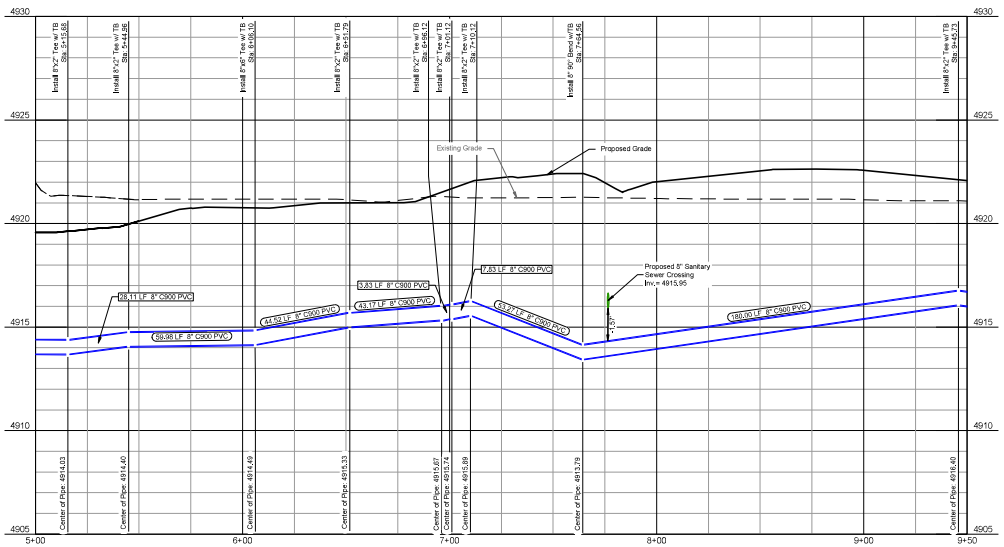
Water Main Loop Plan
Scale: 1" = 30'



Keymap
N.T.S.

Legend

Existing		Proposed
	Property Line	
	Right of Way	
	Easement	
W	Potable Water	W
	Water Meter	
SS	Sanitary Sewer	SS
ST	Storm	ST
E	Electric	E
	Communications	TELE
GAS	Gas	GAS
FO	Fiber Optic	
	Light Pole	
	Flowline	
	Curb and Gutter	
	Fence	
	Light Duty Pavement	
	Heavy Duty Pavement	
	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
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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

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07/19/2021

Rev. No.
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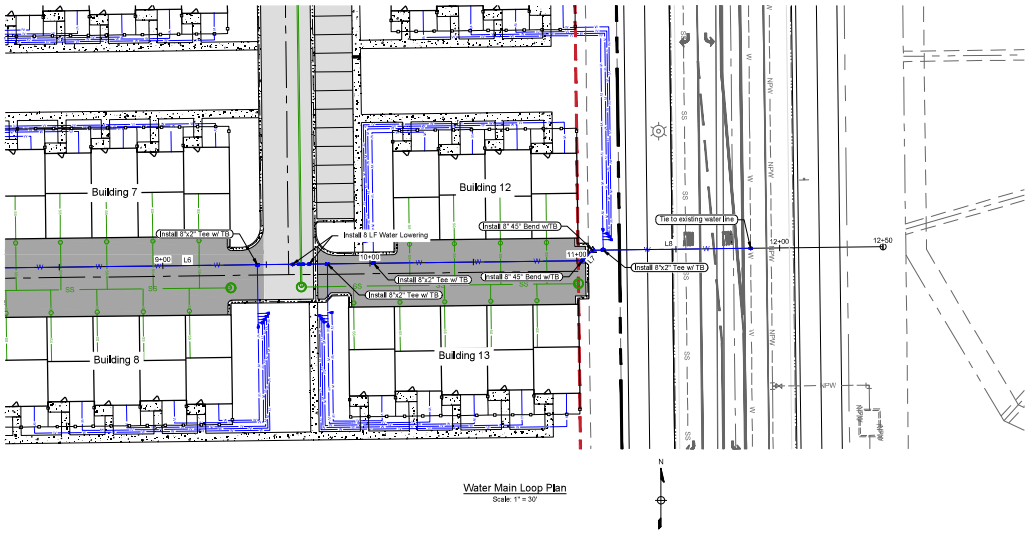
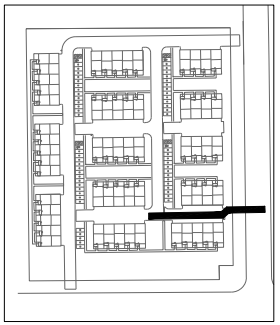
Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Potable Water Plan and Profile
Fort Lupton, CO

Sheet
C10.2



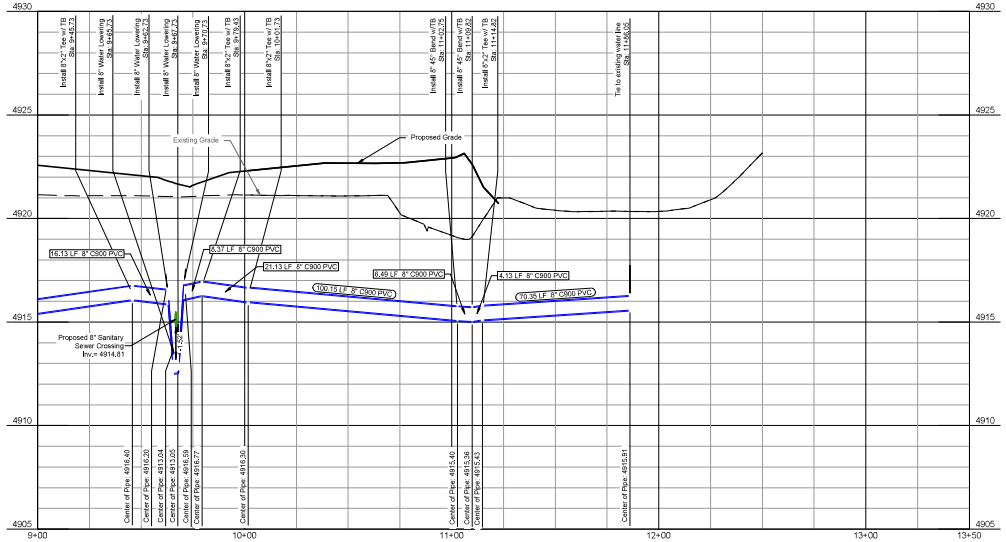
Water Main Loop Plan
Scale: 1" = 30'



Keymap
N.T.S.

Legend

Existing	Proposed
Property Line	
Right of Way	
Easement	
Potable Water	W
Water Meter	
Sanitary Sewer	SS
Storm	ST
Electric	E
Communications	TELE
Gas	GAS
Fiber Optic	
Light Pole	
Flowline	
Curb and Gutter	
Fence	
Light Duty Pavement	
Heavy Duty Pavement	
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

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Lupton Village Lot 2 Block 7 Townhomes
Construction Documents
Potable Water Plan and Profile
Fort Lupton, CO

Sheet
C10.3

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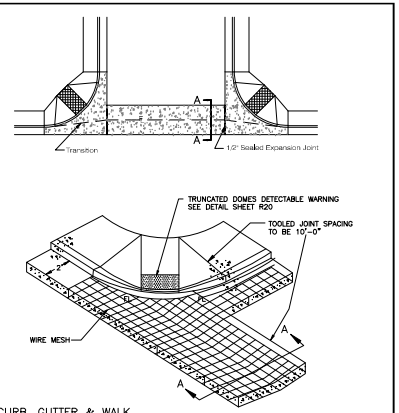
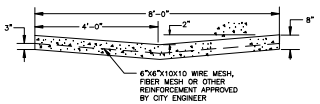
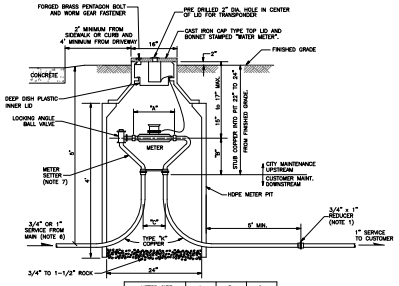


CURB, GUTTER & WALK



SECTION A–A

DESIGN STANDARDS	STANDARD DRAWING
SIDEWALK RAMP WITH CROSS PAN	R11
	DATE: 3/15/17



METER SIZE	A	B	C
3/4"	9"	9"	5"
1"	10–3/4"	10"	6"

NOTES:

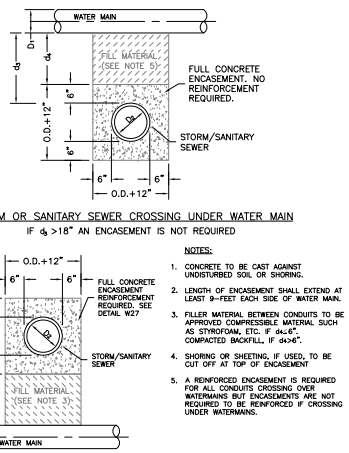
1. UPSIZING OF SERVICE PIPES AFTER THE METER REQUIRES THE APPROVAL OF THE BUILDING DEPARTMENT. FOR SERVICE PIPES UPSIZED FROM 3/4" TO 1", A REDUCER SHALL BE INSTALLED AS SHOWN ON THIS DETAIL.
2. ONLY COMPRESSION FITTINGS WILL BE ALLOWED ON COPPER SERVICE PIPES. FOR APPROVED MANUFACTURERS AND MODEL NUMBERS OF FITTINGS, REFER TO CHAPTER 3 OF THE CITY STANDARDS.
3. THIS DETAIL IS NOT INTENDED FOR INSTALLATION IN STREETS, DRIVEWAYS, OR CONCRETE AREAS.
4. METER PIT SHALL NE LOCATED IN A SOD OR MULCH AREA WITH A 10' MIN. WIDTH UTILITY EASEMENT. NO TREES, SHRUBS, OR STRUCTURES SHALL BE LOCATED IN THE EASEMENT.
5. SERVICE LINES TO THE METER PIT SHALL BE INSTALLED PERPENDICULAR TO THE WATER MAIN.
6. FOR 3/4" RESIDENTIAL METER INSTALLATIONS, NEWLY INSTALLED SERVICE LINES FROM MAIN SHALL BE 1". EXISTING 3/4" SERVICE LINES MUST BE REVIEWED AND APPROVED FOR CONFORMANCE WITH RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIREMENTS.
7. PROPER METER SETTERS SHALL BE INSTALLED TO ACCOMMODATE SERVICE LINE SIZES FROM MAIN AND TO CUSTOMER. REFER TO SECTION 3.63.08 OF THE CITY WATER SYSTEM STANDARDS FOR ACCEPTABLE SETTER MODEL NUMBERS.

DESIGN STANDARDS	STANDARD DRAWING
3/4" & 1" DOMESTIC METER SETS	W8
	DATE: 8/15/14

GENERAL NOTES

1. NOT FOR INSTALLATION IN ROADWAYS, DRIVEWAYS, PARKING AREAS, SIDEWALKS, OR CONCRETE. EDGE OF METER PIT LID SHALL NOT BE CLOSER THAN 4' FROM EDGE OF DRIVEWAY.
2. IF SURFACE IS NOT TO OFFICIAL GRADE WHEN THE METER IS INSTALLED, THE OWNER MUST RAISE OR LOWER THE PIT, METER SETTER AND ALL OTHER APPURTENANCES TO THE FINAL APPROVED GRADE.
3. METER SHALL BE SET WITHIN PUBLIC R.O.W OR PUBLIC EASEMENT.
4. NO CONCRETE FLOOR TO BE LAID IN METER PIT.
5. METER PIT SHALL BE CONSTRUCTED OF MODIFIED HI–DENSITY POLYETHELENE.
6. ADJUSTMENT RINGS SHALL BE 2", 3", 4" OR 6" IN HEIGHT AND SHALL BE INSERTED ABOVE THE POLYETHYLENE METER PIT.
7. FOR WATER SERVICE LINES 1" AND LARGER: IF THE METER PIT IS NOT INSTALLED WITHIN THE PUBLIC R.O.W. THEN A CURB STOP AND BOX SHALL BE INSTALLED WITHIN THE PUBLIC R.O.W.

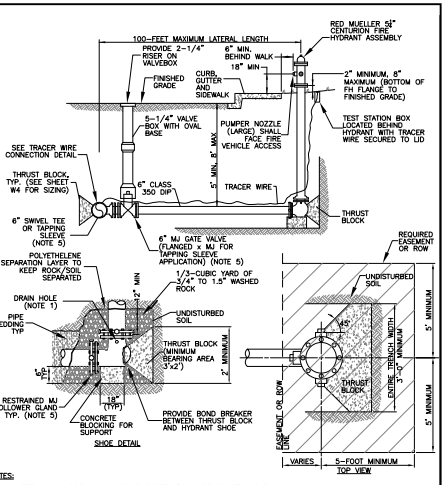
DESIGN STANDARDS	STANDARD DRAWING
3/4" & 1" METER NOTES	W9
	DATE: 8/15/14



NOTES:

1. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING.
2. LENGTH OF ENCASEMENT SHALL EXTEND AT LEAST 9–FEET EACH SIDE OF WATER MAIN.
3. FILLER MATERIAL BETWEEN CONDUITS TO BE APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF d_4≤6". COMPACTED BACKFILL, IF d_4>6".
4. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT
5. A REINFORCED ENCASEMENT IS REQUIRED FOR ALL CONDUITS CROSSING OVER WATERMAINS BUT ENCASEMENTS ARE NOT REQUIRED TO BE REINFORCED IF CROSSING UNDER WATERMAINS.

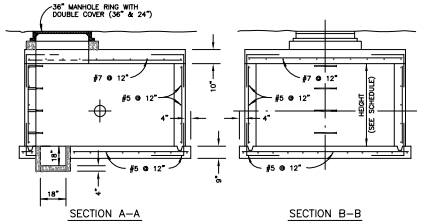
DESIGN STANDARDS	STANDARD DRAWING
ENCASEMENT FOR CONDUIT CROSSING	W26
	DATE: 8/15/14



NOTES:

1. ALL FITTINGS, DI PIPE, AND HYDRANT BARREL SHALL BE POLYETHYLENE WRAPPED PER AWWA C–105. PROVIDE PERFORATION AT HYDRANT DRAIN HOLES.
2. PRIOR TO PUTTING INTO SERVICE THE FOLLOWING SHALL BE PERFORMED: NOZZLE THREADS SHALL BE GREASED, OIL RESERVOIR SHALL BE FILLED, AND HYDRANTS SHALL BE BRUSH PAINTED FIRE ENGINE RED (#7407).
3. THE ENTIRE PIPING ASSEMBLY (HYDRANT SHOE TO CONNECTION AT MAIN) SHALL BE FULLY RESTRAINED.

DESIGN STANDARDS	STANDARD DRAWING
FIRE HYDRANT INSTALLATION DETAIL	W2
	DATE: 8/15/14



METER VAULT–INSIDE DIMENSION SCHEDULE

METER SIZE	LENGTH	WIDTH	HEIGHT	WALL THICKNESS
3"	8'–0"	7'–0"	7'–0"	8"
4"	10'–0"	7–0"	7'–0"	8"
6"	12'–0"	9'–0"	7'–0"	8"
8"	12'–0"	9'–0"	7'–0"	8"
12"	12'–0"	10'–0"	8'–0"	8"

DESIGN STANDARDS	STANDARD DRAWING
TYPICAL METER VAULT	W12
	DATE: 8/15/14

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	C8.2	Fort Lupton
3/4" & 1" Meter Notes	W9	C8.2	Fort Lupton
Encasement for Conduit Crossing	W26	C15.1-15.3	Fort Lupton
Fire Hydrant Installation Detail	W2	C15.1-15.3	Fort Lupton
Typical Meter Vault	W12	C8.2	Fort Lupton
Typical Trench Section Pipe Protection	W1	C15.1-15.3	Fort Lupton
Valve Box	W3	C8.2	Fort Lupton
Water Vault Lid	W24	C8.2	Fort Lupton
Sanitary Sewer Details			
Encasement for Conduit Crossing	SS11	C8.1-C8.2	Fort Lupton
Single Sanitary Sewer Clean Out	LM3	C8.5	LandOne
Sanitary Sewer Manhole Lid	SS12	C8.1-C8.2	Fort Lupton
Sanitary Sewer Standard Manhole	SS1	C8.1-C8.2	Fort Lupton
Typical Pipe Bedding	SS6	C8.1-C8.2	Fort Lupton
Stormwater Details			
Curb Inlet Type R	ST5	C15.1	Fort Lupton
Curb Inlet Type R	ST6	C15.1	Fort Lupton
Curb Inlet Type R	ST7	C15.1	Fort Lupton
Curb Inlet Type R	ST8	C15.1	Fort Lupton
Standard Manhole Base	ST1	C15.1	Fort Lupton
Typical Pipe Bedding	ST4	C15.1	Fort Lupton

LANDONE engineering
361 71st Avenue, Suite 100
Greeley, CO 80634

PRELIMINARY NOT FOR CONSTRUCTION

Job Number 21-013
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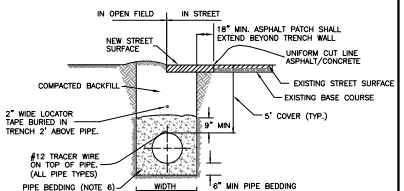
COLORADO 811 UTILITY NOTIFICATION CENTER, INC.

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

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

Sheet C20.0



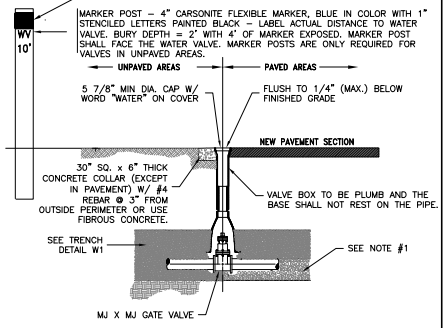
TYPICAL TRENCH SECTION

TRENCH WIDTH

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	4'-0"	5'-0"

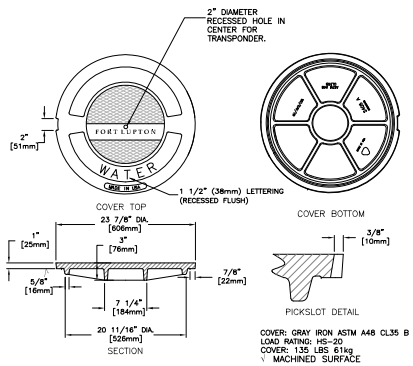
NOTES:
1. TRENCHES 5 FT DEEP OR GREATER REQUIRE A "PROTECTIVE SYSTEM" AS DEFINED BY OSHA. TRENCHES 20 FT DEEP OR GREATER REQUIRE THAT THE PROTECTIVE SYSTEM BE DESIGN BY A REGISTERED PROFESSIONAL ENGINEER.
2. OSHA'S STANDARDS REQUIRE THAT TRENCHES BE INSPECTED DAILY AND AS CONDITIONS CHANGE BY A "COMPETENT PERSON" (AS DEFINED BY OSHA) PRIOR TO WORKER ENTRY TO ENSURE ELIMINATION OF EXCAVATION HAZARDS. FOR ADDITIONAL INFORMATION REGARDING OSHA REQUIREMENTS CALL 1-800-321-OSHA.
3. MINIMUM COVER OVER PIPE TO BE BELOW OFFICIAL STREET GRADE.
4. FOR PIPE BEDDING REQUIREMENTS REFER TO CHAPTER 9 OF THE STANDARDS AND SPECIFICATIONS.
5. PIPE BEDDING SHALL BE PLACED AGAINST UNDISTURBED SOIL IN THE TRENCH BOTTOM, HOWEVER, WHERE ADVERSE SOIL IS ENCOUNTERED IN THE TRENCH BOTTOM, SOIL SHALL BE REMOVED AND TRENCH STABILIZATION MATERIAL SHALL BE PLACED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.

DESIGN STANDARDS	STANDARD DRAWING
TYPICAL TRENCH SECTION PIPE PROTECTION	W1
	DATE: 8/15/14

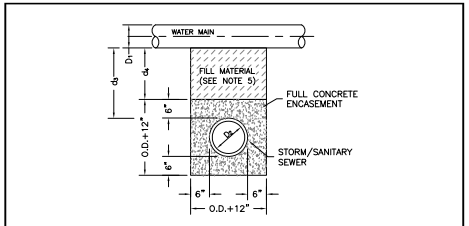


NOTES:
1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE CITY ENGINEER MAY REQUIRE 3/4" CRUSHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT.
2. VALVES SHALL NOT BE PLACED IN CONCRETE SIDEWALKS, CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.
3. OPERATING NUTS OR EXTENSIONS SHALL NOT BE SET CLOSER THAN TWO (2) FEET FROM FINAL GRADE. IF THE OPERATING NUT IS DEEPER THAN FIVE (5) FEET FROM FINAL GRADE, PROVIDE A 1 1/4" EXTENSION SHAFT W/ CENTERING RING. OPERATOR EXTENSIONS SHALL BE CONNECTED TO THE VALVE OPERATOR NUT USING A PIN. THE EXTENSION SHAFT SHALL INCLUDE A 1/4" THICK TRASH RING LOCATED 6" BELOW THE NON-RISING PORTION OF THE VALVE BOX. THE DIAMETER OF THE TRASH RING SHALL BE 1/8" LESS THAN THE INSIDE DIAMETER OF THE VALVE BOX.
4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 MIL).
5. CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA.
6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

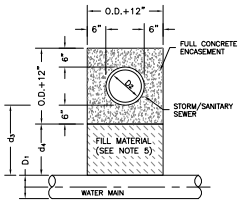
DESIGN STANDARDS	STANDARD DRAWING
VALVE BOX	W1
	DATE: 8/15/14



DESIGN STANDARDS	STANDARD DRAWING
WATER VAULT LID	W24
	DATE: 8/15/14



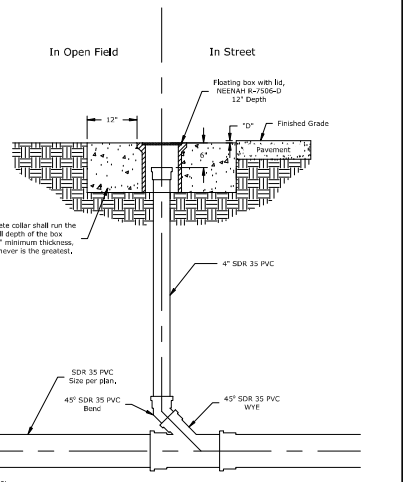
STORM OR SANITARY SEWER CROSSING UNDER WATER MAIN
IF d_3>18", ENCASEMENT NOT REQUIRED



NOTES:
1. CONCRETE COLLAR AROUND STORM SEWER JOINTS MAY BE ACCEPTED WITH WRITTEN APPROVAL BY THE CITY ENGINEER AND ONLY FOR PIPE 30" OR LARGER.
2. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING.
3. LENGTH OF ENCASEMENT SHALL EXTEND AT LEAST 10-FEET EACH SIDE OF WATER MAIN.
4. UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, ENCASEMENTS NEED NOT BE REINFORCED.
5. FILLER MATERIAL BETWEEN CONDUITS TO BE:
   a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF d_4<6".
   b) COMPACTED BACKFILL, IF d_4>6".
6. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT

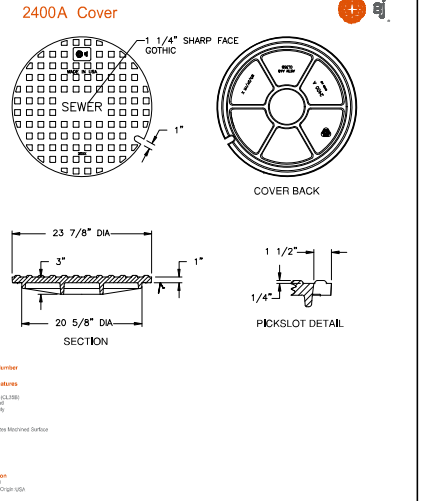
STORM OR SANITARY SEWER CROSSING OVER TOP OF WATER MAIN
ENCASEMENT REQUIRED REGARDLESS OF DIMENSION d_3
(SEE NOTE 1 FOR SPECIAL CASES)

DESIGN STANDARDS	STANDARD DRAWING
ENCASEMENT FOR CONDUIT CROSSING	SS11
	DATE: 8/15/14

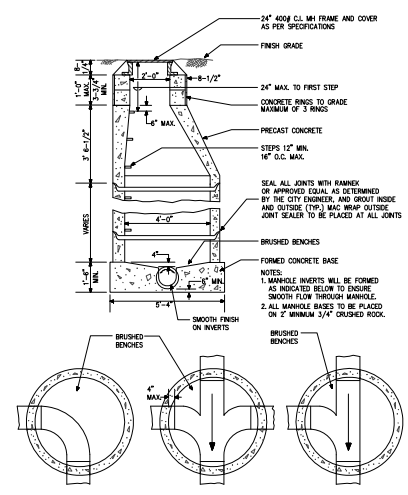


Notes:
1. "D" = 1/2" for pavement overlays, surface treatments, pavement reconstruction or new construction.
2. Concrete shall be CDOT Class B.

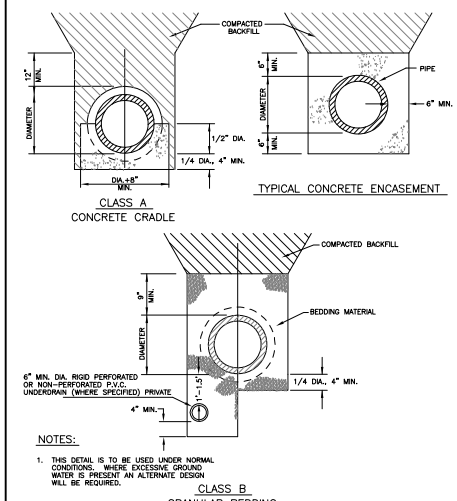
Single Sanitary Sewer Clean Out
Detail L1-6
February 15, 2018 Not to Scale



DESIGN STANDARDS	STANDARD DRAWING
SANITARY SEWER MANHOLE LID	SS12
	DATE: 5/04/2017



DESIGN STANDARDS	STANDARD DRAWING
SANITARY SEWER STANDARD MANHOLE	SS1
	DATE: 8/15/14



DESIGN STANDARDS	STANDARD DRAWING
TYPICAL PIPE BEDDING	SS6
	DATE: 8/15/14

LANDONE engineering
361 71st Avenue, Suite 100
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PRELIMINARY NOT FOR CONSTRUCTION

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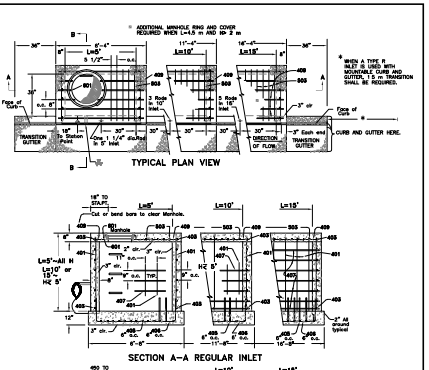
Revision Description
1st Submittal to City
Date
07/19/2021
Rev. No.
0

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

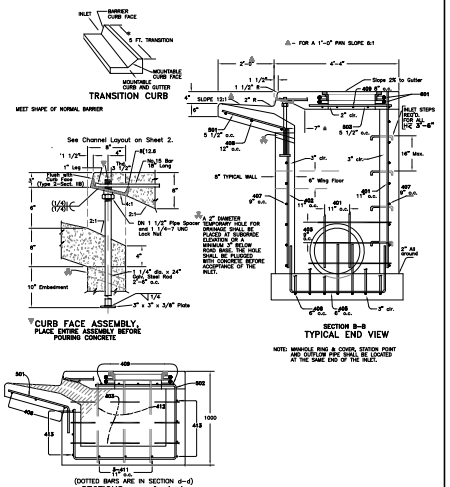
Sheet
C20.1

L:\landone.co\21-013 Lupton Village Lot 2 Block 7 Townhomes - Documents\CADD\Sheets\CD's\Cover Sheet 21-013.dwg, 8/16/2021 6:46:51 PM, Sam Boyd, LandOne Engineering



(1 OF 4)

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST5
		DATE: 8/15/14



(2 OF 4)

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST6
		DATE: 8/15/14

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	DIA (in)	O.C. SPACING (in)	TYPE	ALL INLETS Ln = 5' NO. REQ'D.	INLETS, H ≤ 5' Ln = 10' NO. REQ'D.	INLETS, H ≤ 5' Ln = 10' LENGTH (ft-in)	INLETS, H ≤ 5' Ln = 10' NO. REQ'D.	INLETS, H ≤ 5' Ln = 15' NO. REQ'D.	INLETS, H ≤ 5' Ln = 15' LENGTH (ft-in)	INLETS, H ≤ 5' Ln = 15' NO. REQ'D.	INLETS, H ≤ 5' Ln = 18' NO. REQ'D.	INLETS, H ≤ 5' Ln = 18' LENGTH (ft-in)	INLETS, H ≤ 5' Ln = 18' NO. REQ'D.
401		12"	II	10	9	21	9	11	9	11	9	13	9
402		12"	II	4	4	13	4	5	4	5	4	15	4
403		9"	II	4	4'-0"	4	4'-0"	4	4'-0"	4	4	4'-0"	4
405		6"	III	11	6'-10"	21	6'-10"	11	6'-10"	11	6'-10"	11	6'-10"
406		6"	III	7	13'-10"	7	13'-10"	7	18'-10"	7	18'-10"	7	18'-10"
407	1/2"	6"	II	9	6'-10"	9	10'-10"	9	15'-10"	9	15'-10"	9	6'-10"
408		12"	II	3	6'-0"	3	11'-0"	3	16'-0"	3	16'-0"	3	16'-0"
409		6"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	15'-10"	6	15'-10"
410		12"	II							3	3		3
411		12"	II							3	3'-4"	3	10'-4"
415		12"	II							3	3'-4"	3	3'-4"
416		9"	II							7	10'-10"	7	15'-10"
501	5	1/2"	III	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5/8"	5	1/2"	III						11	11'-4"	17	11'-4"
503		5	1/2"	II	5	3'-8"	16	3'-8"	27	3'-8"	6	3'-8"	6
504		5	1/2"	II									5
601	3/4"	3	1/2"	II	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4
SHEET					1	10'-10"	1	15'-10"	1	15'-10"	1	18'-10"	1
					2 BARS, 1 RODS		2 BARS, 0 RODS		2 BARS, 0 RODS		2 BARS, 1 RODS		2 BARS, 0 RODS

* HANDLE, REFER TO TABLE TWO.
@ INCLUDE 18" NO. 4 BARS (ONE CHANNEL LAYOUT DETAIL).
# SEE CURB FACE ASSEMBLY ON SHEET 2 AND ONE CHANNEL LAYOUT DETAIL ON SHEET 3.

REGULAR INLETS

DROP BOX INLETS

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

"H" (ft-in)	LENGTH (ft-in) a	b	c	d	No. REQ'D. 401	402	410	403	407	409	407	Ln 5' CONC. cu.yds.	Ln 5' STEEL lbs.	Ln 10' CONC. cu.yds.	Ln 10' STEEL lbs.	Ln 15' CONC. cu.yds.	Ln 15' STEEL lbs.
3'-0"	2'-8"	1'-4"			10	7						3.2	385	5.3	497	7.4	708
3'-6"	3'-2"	1'-7"			10	7						3.4	395	5.7	528	7.9	757
4'-0"	3'-8"	1'-10"			12	9						3.7	336	6.0	559	8.4	786
4'-6"	4'-2"	2'-1"			12	9						3.8	324	6.4	671	8.9	803
5'-0"	4'-8"	2'-4"			14	11						4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	2'-7"	5'-3"	2'-7"	14	13	15	8				4.4	379	6.9	607	7.1	1,000
6'-0"	5'-8"	2'-10"	5'-11"	2'-10"	16	13	16	8				4.8	383	6.5	616	7.6	660
6'-6"	6'-2"	3'-1"	6'-5"	3'-1"	16	15	18	8				4.8	402	6.4	637	7.7	1,000
7'-0"	6'-8"	3'-4"	6'-11"	3'-4"	20	17	19	10				5.0	423	6.5	654	8.0	687
7'-6"	7'-2"	3'-7"	7'-5"	3'-7"	20	19	20	10				5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	3'-10"	7'-11"	3'-10"	22	19	22	12				5.5	451	7.1	694	8.7	927
8'-6"	8'-2"	4'-1"	8'-5"	4'-1"	24	21	23	14				6.7	471	7.3	702	8.7	944
9'-0"	8'-8"	4'-4"	8'-11"	4'-4"	24	21	24	14				6.9	479	7.5	711	9.0	954
9'-6"	9'-2"	4'-7"	9'-5"	4'-7"	28	23	26	16				6.2	499	7.8	733	9.3	974
10'-0"	9'-8"	4'-10"	9'-11"	4'-10"	28	25	27	18				6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	5'-1"	10'-5"	5'-1"	28	25	28	18				6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	5'-4"	10'-11"	5'-4"	30	27	30	20				6.8	547	8.5	779	9.9	1025

NOTE: For Ln 5', Ln 10' (REGULAR INLETS) AND Ln 18' QUANTITIES ARE OUTSIDE OF THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE OF THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL.

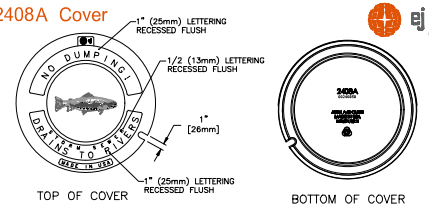
TYPE II | TYPE III | TYPE IV | TYPE V | TYPE VI | TYPE VII | TYPE VIII | TYPE IX

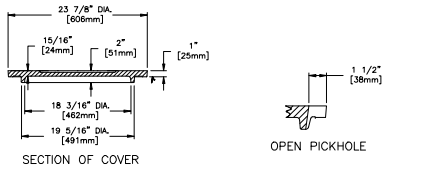
BAR BENDING DIAGRAMS ~ (Dimensions are Out-to-Out of bar)

(3 OF 4)

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST7
		DATE: 8/15/14

2408A Cover

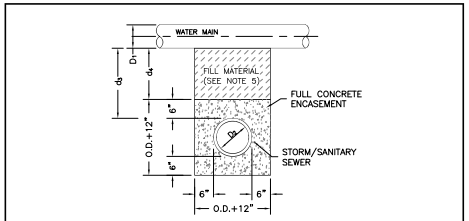


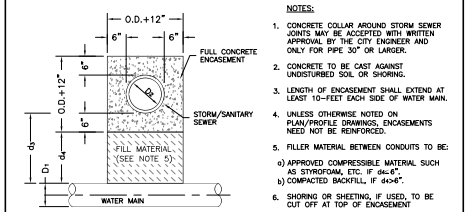


Product Number
00240858
Design Features
•Materials
Gray Iron (CL35B)
•Design Load
Heavy Duty
•Coating
Uncoated
•√Designates Machined Surface
Certification
• ASTM A48
•Country of Origin: USA

(4 OF 4)

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	CURB INLET TYPE R	ST8
		DATE: 5/04/2017





NOTES:

1. CONCRETE COLLAR AROUND STORM SEWER JOINTS MAY BE ACCEPTED WITH WRITTEN APPROVAL BY THE CITY ENGINEER AND ONLY FOR PIPE 30" OR LARGER.
2. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING.
3. LENGTH OF ENCASEMENT SHALL EXTEND AT LEAST 10–FEET EACH SIDE OF WATER MAIN.
4. UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, ENCASEMENTS NEED NOT BE REINFORCED.
5. FILLER MATERIAL BETWEEN CONDUITS TO BE:
   a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF d4≤ 6".
   b) COMPACTED BACKFILL, IF d4>6".
6. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	ENCASEMENT FOR CONDUIT CROSSING	ST9
		DATE: 8/15/14

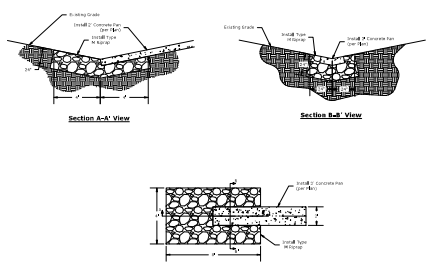


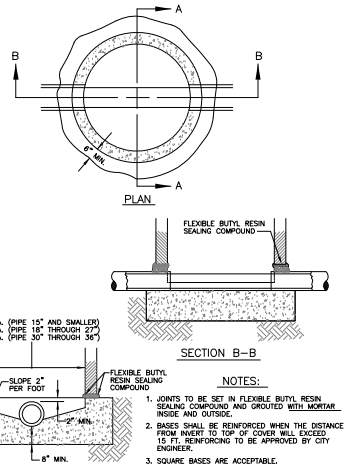
TABLE MD-7
Classification and Gradation of Ordinary Riprap

Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d_{50} (inches)*
Type VL	70-100	12	6"
	50-70	9	
	35-50	6	
	2-10	2	
Type L	70-100	18	9"
	50-70	12	
	35-50	9	
	2-10	3	
Type M	70-100	21	12"
	50-70	18	
	35-50	12	
	2-10	4	
Type H	70-100	30	18
	50-70	24	
	35-50	18	
	2-10	6	
Type VH	70-100	42	24
	50-70	33	
	35-50	24	
	2-10	9	

* d_{50} = mean particle size (intermediate dimension) by weight.
** Mix VL and L riprap with 30% (by volume) topsoil and bury it with 6+ inches of topsoil, all vibration compacted, and revegetable.

Riprap Protection
Detail L1-75
May 14, 2021
Not to Scale

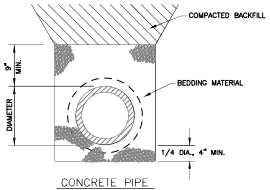
LANDONE engineering



NOTES:

1. JOINTS TO BE SET IN FLEXIBLE BUTYL RESIN SEALING COMPOUND AND GROUTED WITH MORTAR INSIDE AND OUTSIDE.
2. BASES SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER WILL EXCEED 15 FT. REINFORCING TO BE APPROVED BY CITY ENGINEER.
3. SQUARE BASES ARE ACCEPTABLE.
4. FOR PIPE 36" AND LARGER, OR WHERE CONDITIONS SUCH AS MULTIPLE PIPES WARRANT, A CONCRETE BOX BASE WILL BE REQUIRED. (SEE CDOT STANDARD DRAWING M-604-20)

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	STANDARD MANHOLE BASE	ST1
		DATE: 8/15/14



NOTES:

1. THIS DETAIL IS TO BE USED UNDER NORMAL CONDITIONS. WHERE EXCESSIVE GROUND WATER IS PRESENT AN ALTERNATE DESIGN WILL BE REQUIRED.

CITY OF Fort Lupton COME PAINT YOUR FUTURE WITH US	DESIGN STANDARDS	STANDARD DRAWING
	TYPICAL PIPE BEDDING	ST4
		DATE: 8/15/14

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

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.

COLORADO 811 Know what's below. Call before you dig.

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

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

Sheet
C20.2

CITY OF Fort Lupton EST 1836

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:

- [x] Buildings/Grounds Manager
- [x] City Attorney
- [x] Police Chief
- [ ] City Administrator
- [ ] City Clerk
- [x] Public Works Director
- [x] Building Inspector
- [x] Recreation Manager
- [x] Golf Course Manager
- [x] OMI
- [x] GIS Specialist
- [ ] Finance Director

OUTSIDE DISTRIBUTION:

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

If you have comments, please respond by: 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

CITY OF
Fort Lupton
EST 1836

Public Works

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

MEMO

To: Todd Hodges
Alyssa Knutson

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

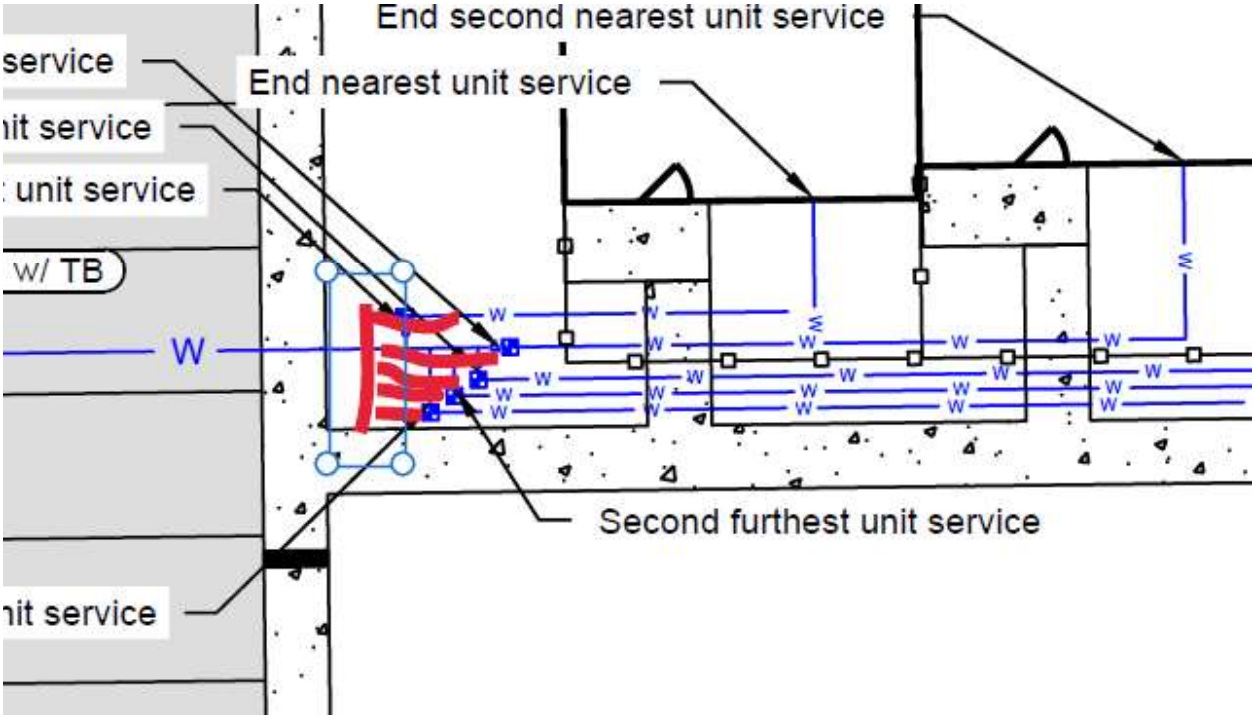
a. Water - Chapter 3

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

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-168

APRROVING RESOLUTION 2021Rxxx ESTABLISHING THE FEE SCHEDULE COLLECTED BY THE MUNICIPAL COURT

I. **Agenda Date:** Council Meeting – October 19, 2021

II. **Attachments:** a. Resolution 2021-Rxx.

III. **Summary Statement:**

Establish a Resolution to set the fees collected by the Fort Lupton Municipal Court in accordance to Section 2-155 of the Fort Lupton Municipal Code.

IV. **Submitted by:** _____
Court Administrator

V. **Finance Reviewed** _____
Finance Director

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

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

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

IX. Detail of Issue/Request:

Fort Lupton Municipal Code, Section 2-155, authorizes the Fort Lupton Municipal Court to collects fees from each Defendant that is found guilty, pleads guilty or pleads no contendere (no contest).

At the beginning of 2011, Council reviewed the fees and set them as follows:

Victim's Compensation Fund	*$5.00 per Defendant*
Police Equipment & Training	*$10.00 per Defendant*
Court Programs & Enhancements	*$5.00 per Defendant*

In 2015, Municipal Code, Section 2-155, was revised to remove the fee amounts listed in the Ordinance and set them by Resolution. This Resolution establishes the fees as approved by City Council in 2011.

X. Legal/Political Considerations:

XI. Alternatives/Options:

XII. Financial Considerations:

These are the rates charged currently. Since this is dependent on guilty pleas or verdicts from the court, the revenue is variable from year to year.

	2019	2020	2021 Year to Date
Victims Compensation	$ 8,720	$ 7,135	$ 6,710
Police Equipment	14,860	14,200	13,420
Court Programs	8,665	7,130	6,690

XIII. Staff Recommendation:

Staff recommends the approval of Resolution 2012-Rxx.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE FEES CHARGED BY THE MUNICIPAL COURT.

WHEREAS, the City of Fort Lupton Municipal Code, Section 2-155, authorizes the Municipal Court to collect fees on specific cases; and

WHEREAS, the City's Ordinance 2015-994 authorizes fees for Victim's Compensation Fund, Police Equipment and Training Fund, and Court Programs and Enhancement Fund to be set by Resolution; and

WHEREAS, The City Council periodically updates these fees; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council has reviewed the fees and establishes a fee schedule as follows:

1. Victim's Compensation Fund
    a. A fee of $5.00 is to be collected from each Defendant who is found guilty or pleads guilty or pleads nolo contendere (no contest) in the Fort Lupton Municipal Court.

2. Police Equipment and Training Fund
    a. A fee of $10.00 is to be collected from each Defendant who is found guilty or pleads guilty or pleads nolo contendere (no contest) in the Fort Lupton Municipal Court.

3. Court Diversion Programs and Court Enhancement Fund
    a. A fee of $5.00 is to be collected from each Defendant who is found guilty or pleads guilty or pleads nolo contendere (no contest) in the Fort Lupton Municipal Court.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS _____ DAY OF _____ 2021.

City of Fort Lupton, Colorado

_____
Zo Stieber, Mayor

Attest:

_____
Maricela Peña, City Clerk

Approved as to form:

_____
Andy Ausmus, City Attorney

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-169

APPROVE CONTINUATION OF INTERGOVERNMENTAL AGREEMENT WITH CDOT FOR STATE HIGHWAY MAINTENANCE

I. **Agenda Date:** Council Meeting – October 19, 2021

II. **Attachments:**
a. Proposed Resolution
b. CDOT Maintenance IGA

III. **Summary Statement:**

Approve continuation of current terms of Intergovernmental Agreement with CDOT for maintenance services on Hwy 52 and US 85B.

IV. **Submitted by:** _____
Public Works Director

V. **Finance Reviewed** _____
Finance Director

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

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

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

IX. Detail of Issue/Request:

AM 2021-146 approved on September 7, 2021 approved ratifying the Mayor's signature on the IGA with CDOT for maintenance services on Highway 52 and Denver Avenue with the intent that the area of responsibility would be changed to the current City limits (CR 21 to CR 35). Further conversation s with CDOT staff have concluded that CDOT does not intend to extend the City's responsibility to existing City limits, rather wants to leave the current extents (Pearson Park to CR 31) for the agreement

The annual payment by the state to the city will remain $9,439.50 ($725.00 / lane mile).

Executing the agreement is not required. The City is responsible for back of curb maintenance (mowing) if the agreement is not executed.

City public works is capable of performing these maintenance activities and has done so in the past. The contract agreement period is for 4.75-years.

X. Legal/Political Considerations:

None

XI. Alternatives/Options:

Acceptance and signing of the agreement is required to receive the funds.
1. *Move forward with Mayor's signing the IGA with current agreement limits*
2. *Do not execute*
3. *Insist CDOT provide the agreement with current City limits*

XII. Financial Considerations:

The City receives $9,439.50 per year under the current CDOT maintenance contract. The General Fund budget for 2022 will remain such if executed.

XIII. Staff Recommendation:

Staff recommends Council ratify the Mayor's signature on the Contract Agreement with CDOT.

RESOLUTION NO. 2021R0xx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE CITY OF FORT LUPTON AND THE COLORADO DEPARTMENT OF TRANSPORTATION.

WHEREAS, the City of Fort Lupton (hereinafter called the "Local Agency" or "Contractor") and State of Colorado Department of Transportation (hereinafter called the "State" or "CDOT") would like to enter into contract for maintenance of certain sections of highway; and

WHEREAS, Section 43-2-135(1)(i) C.R.S., as amended, requires the State to install, operate, maintain and control, at State expense, all traffic control devices on the state highway system within cities and incorporated towns; and

WHEREAS, the City of Fort Lupton and CDOT desire to enter into Contract for the Contractor to provide some or all of the certain Highway maintenance services on state highways that are the responsibility of the State under applicable law, and for the State to pay the Contractor a reasonable negotiated fixed rate for such services; and

WHEREAS, the parties also intend that the Contractor shall remain responsible to perform any services and duties on state highways that are the responsibility of the Contractor under applicable law, at its own cost; and

WHEREAS, The State and the Contractor have the authority, as provided in Sections 29-1-203, 43-1-106, 43-2-103, 43-2-104, and 43-2-144 C.R.S., as amended, and in applicable ordinance or resolution duly passed and adopted by the City of Fort Lupton, to enter into contract with the Contractor for the purpose of maintenance of traffic control devices on the state highway system as set forth.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby finds, determines and declares that this Resolution is necessary and that it serves a valid public purpose, and authorizes the execution of the intergovernmental agreement between the City and the State of Colorado Department of Transportation.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 19TH DAY OF OCTOBER 2021.

City of Fort Lupton, Colorado

_____

Zo Stieber, Mayor

Attest:

_____
Maricela Peña
City Clerk

Approved as to form:

_____
Andy Ausmus, City Attorney

(State $HWY Mtce) **Rev 10/03**
CITY OF FORT LUPTON **Region: 4 (JSW)**

CONTRACT

THIS AGREEMENT is entered into by and between CITY OF FORT LUPTON (hereinafter called the "Local Agency" or "Contractor"), and the STATE OF COLORADO acting by and through the Department of Transportation (hereinafter called the "State" or "CDOT").

RECITALS

1. Authority exists in the law and funds have been budgeted, appropriated and otherwise made available and a sufficient uncommitted balance thereof remains available for payment of project and Local Agency costs. Contract Encumbrance Amount: $0.00.
2. Required approval, clearance and coordination have been accomplished from and with appropriate agencies.
3. Section 43-2-135(1)(i) C.R.S., as amended, requires the State to install, operate, maintain and control, at State expense, all traffic control devices on the state highway system within cities and incorporated towns.
4. The parties desire to enter this Contract for the Contractor to provide some or all of the certain Highway maintenance services on state highways that are the responsibility of the State under applicable law, and for the State to pay the Contractor a reasonable negotiated fixed rate for such services.
5. The parties also intend that the Contractor shall remain responsible to perform any services and duties on state highways that are the responsibility of the Contractor under applicable law, at its own cost.
6. The State and the Contractor have the authority, as provided in Sections 29-1-203, 43-1-106, 43-2-103, 43-2-104, and 43-2-144 C.R.S., as amended, and in applicable ordinance or resolution duly passed and adopted by the Contractor, to enter into contract with the Contractor for the purpose of maintenance of traffic control devices on the state highway system as hereinafter set forth.
7. The Contractor has adequate facilities to perform the desired maintenance services on State highways within its jurisdiction.

THE PARTIES NOW AGREE THAT:

Section 1. Scope of Work

The Local Agency shall perform all Maintenance Services for the specified locations located within the Local Agency's jurisdiction and described in **Exhibit A**. Such services and highways are further detailed in Section 5.

Section 2. Order of Precedence

In the event of conflicts or inconsistencies between this Contract and its exhibits, such conflicts or inconsistencies shall be resolved by reference to the documents in the following order of priority:

1. Special Provisions contained in section 22 of this Contract
2. This Contract
3. **Exhibit A** (Scope of Work)
4. **Exhibit C** (Option Letter)
5. **Exhibit D** (Encumbrance Letter).

Section 3. Term

This contract shall be effective upon the date signed/approved by the State Controller, or designee, or on October 1, 2021, whichever is later. The term of this contract shall terminate on June 30, 2026. Provided, however, that the State's financial obligation for each subsequent, consecutive fiscal year of that term after the first fiscal year shall be subject to and contingent upon funds for each subsequent year being appropriated, budgeted, and otherwise made available therefor.

Section 4. Project Funding and Payment Provisions

A. The Local Agency has estimated the total cost of the work and is prepared to accept the state funding for the work, as may be evidenced by an appropriate ordinance or resolution duly passed and adopted by the authorized representatives of the Local Agency, which expressly authorizes the Local Agency to enter into this contract and to complete the work under the project. A copy of any such ordinance or resolution is attached hereto and incorporated herein as **Exhibit B**.

B. Subject to the terms of this Contract, for the satisfactory performance of the Maintenance Services on the Highways, as described in Section 5, the State shall pay the Local Agency on a lump sum basis, payable in monthly installments, upon receipt of the Local Agency's statements, as provided herein.

C. The Local Agency will provide Maintenance Services as described in **Exhibit A**, for **a total maximum amount of $7,079.63 for FY22 (partial) and $9,439.50 per State fiscal year (FY23 through FY26), with a maximum contract total shall not exceed the cumulative total of $44,837.63**. The negotiated rate per mile shall remain fixed for the full term of the contract, unless this rate is renegotiated in accord with the procedure set forth herein in Section 17. The total payments to the Local Agency during the term of this contract shall not exceed that maximum amount, unless this contract is amended. The Local Agency will bill the State monthly and the State will pay such bills within 45 days.

D. The State shall pay the Local Agency for the satisfactory operation and maintenance of traffic control devices under this agreement at the rates described in **Exhibit A**.

E. The statements submitted by the Local Agency for which payment is requested shall contain an adequate description of the type(s) and the quantity(ies) of the Maintenance Services performed, the date(s) of that performance, and on which specific sections of the Highways such services were performed, in accord with standard Local Agency billing standards.

F. If the Local Agency fails to satisfactorily perform the Maintenance Services or if the statement submitted by the Local Agency does not adequately document the payment requested, after notice thereof from the State, the State may deduct and retain a proportionate amount from the monthly payment, based on the above rate, for that segment or portion.

Section 5: State & Local Agency Commitments:

A. The Local Agency shall perform the Maintenance Services for the certain State Highway System locations described herein. Such services and locations are detailed in **Exhibit A**.

B. The Local Agency shall operate and maintain the highway miles as listed on **Exhibit A.** As used herein the term "maintenance services" shall mean only those maintenance services normally performed by the State to comply with its responsibility under §§43-2-102 and 43-2-135, C.R.S., as described in the State's then current "Maintenance Management Information Manual", as amended, which is incorporated herein by this reference. The Local Agency shall obtain a copy of that Manual from the State before it performs any Maintenance Services under this contract. Maintenance Services do not include reconstruction of portions of the highways destroyed by major disasters, fires, floods, or Acts of God. Provided, however, that the Local Agency shall give the State immediate notice of the existence of any such conditions on the Highways.)

1. Maintenance Services to be performed by the Local Agency, at State expense, for the Highways under this contract shall include (without limitation) the following services:
   a. Removal of snow, sanding and salting.
   b. Patching, making safe, repairing, spot reconditioning, spot stabilization and spot seal coating, including shoulders, and damage caused by ordinary washouts.
   c. Painting of bridges, of other structures, and of highway appurtenances.
   d. Warning the State's representative of any "dangerous condition" (as defined in §24-10-103(1) C.R.S., as amended), and/or repairing that condition.
   e. Inspecting State Highway signing and regulatory devices on the Highways at least weekly and notifying the State's Regional Transportation Director as soon as the Local Agency has notice of any State Highway signing and regulatory devices in need of repair.
2. Local Agency shall also continue to perform, at its own expense, all activities/duties on the Highways that Local Agency is required to perform by §43-2-135 (1) (a) and (e), C.R.S., as amended, including, but not limited to: cutting weeds and grasses within the State's right of way; fence maintenance; cleaning of roadways, including storm sewer inlets and catch basins; cleaning of ditches; and repairing of drainage structures, excluding storm sewers.

C. The Local Agency shall perform all Maintenance Services on an annual basis. The Local Agency's performance of such services shall comply with the same standards that are currently used by the State for the State's performance of such services, for similar type highways with similar use, in that year, as determined by the State. The State's Regional Transportation Director, or their representative, shall determine the then current applicable maintenance standards for the Maintenance Services. Any standards/directions provided by the State's representative to the Local Agency concerning the Maintenance Services shall be in writing. The Local Agency shall contact the State Region office and obtain those standards before the Local Agency performs such services.

D. The Local Agency shall perform the Maintenance Services in a satisfactory manner and in accordance with the terms of this contract. The State reserves the right to determine the proper quantity and quality of the

Maintenance Services performed by the Local Agency, as well as the adequacy of such services, under this contract. The State may withhold payment, if necessary, until Local Agency performs the Maintenance Services to the State's satisfaction. The State will notify the Local Agency in writing of any deficiency in the Maintenance Services. The Local Agency shall commence corrective action within 24 hours of receiving actual or constructive notice of such deficiency: a) from the State; b) from its own observation; or c) by any other means. In the event the Local Agency, for any reason, does not or cannot correct the deficiency within 24 hours, the State reserves the right to correct the deficiency and to deduct the actual cost of such work from the subsequent payments to the Local Agency, or to bill the Local Agency for such work.

Section 6. Record Keeping

The Local Agency shall maintain a complete file of all records, documents, communications, and other written materials, which pertain to the costs incurred under this contract. The Local Agency shall maintain such records for a period of three (3) years after the date of termination of this contract or final payment hereunder, whichever is later, or for such further period as may be necessary to resolve any matters which may be pending. The Local Agency shall make such materials available for inspection at all reasonable times and shall permit duly authorized agents and employees of the State and FHWA to inspect the project and to inspect, review and audit the project records.

Section 7. Termination Provisions

This contract may be terminated as follows:

A. This Contract may be terminated by either party, but only at the end of the State fiscal year (June 30), and only upon written notice thereof sent by registered, prepaid mail and received by the non-terminating party, not later than 30 calendar days before the end of that fiscal year. In that event, the State shall be responsible to pay the Local Agency only for that portion of the highway Maintenance Services actually and satisfactorily performed up to the effective date of that termination, and the Local Agency shall be responsible to provide such services up to that date, and the parties shall have no other obligations or liabilities resulting from that termination.
Notwithstanding subparagraph A above, this contract may also be terminated as follows:

B. Termination for Convenience. The State may terminate this contract at any time the State determines that the purposes of the distribution of moneys under the contract would no longer be served by completion of the project. The State shall effect such termination by giving written notice of termination to the Local Agency and specifying the effective date thereof, at least twenty (20) days before the effective date of such termination.

C. Termination for Cause. If, through any cause, the Local Agency shall fail to fulfill, in a timely and proper manner, its obligations under this contract, or if the Local Agency shall violate any of the covenants, agreements, or stipulations of this contract, the State shall thereupon have the right to terminate this contract for cause by giving written notice to the Local Agency of its intent to terminate and at least ten (10) days opportunity to cure the default or show cause why termination is otherwise not appropriate. In the event of termination, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports or other material prepared by the Local Agency under this contract shall, at the option of the State, become its property, and the Local Agency shall be entitled to receive just and equitable compensation for any services and supplies delivered and accepted. The Local Agency shall be obligated to return any payments advanced under the provisions of this contract.
Notwithstanding the above, the Local Agency shall not be relieved of liability to the State for any damages sustained by the State by virtue of any breach of the contract by the Local Agency, and the State may withhold payment to the Local Agency for the purposes of mitigating its damages until such time as the exact amount of damages due to the State from the Local Agency is determined.
If after such termination it is determined, for any reason, that the Local Agency was not in default or that the Local Agency's action/inaction was excusable, such termination shall be treated as a termination for convenience, and the rights and obligations of the parties shall be the same as if the contract had been terminated for convenience, as described herein.

D. Termination Due to Loss of Funding. The parties hereto expressly recognize that the Local Agency is to be paid, reimbursed, or otherwise compensated with federal and/or State funds which are available to the State for the purposes of contracting for the Project provided for herein, and therefore, the Local Agency expressly understands and agrees that all its rights, demands and claims to compensation arising under this contract are contingent upon availability of such funds to the State. In the event that such funds or any part thereof are not available to the State, the State may immediately terminate or amend this contract.

Section 8. Legal Authority

The Local Agency warrants that it possesses the legal authority to enter into this contract and that it has taken all actions required by its procedures, by-laws, and/or applicable law to exercise that authority, and to lawfully authorize its undersigned signatory to execute this contract and to bind the Local Agency to its terms. The person(s) executing this contract on behalf of the Local Agency warrants that such person(s) has full authorization to execute this contract.

Section 9. Representatives and Notice

The State will provide liaison with the Local Agency through the State's Region Director, Region 4, 10601 West 10th Street, Greeley, Co 80634. Said Region Director will also be responsible for coordinating the State's activities under this contract and will also issue a "Notice to Proceed" to the Local Agency for commencement of the Work. All communications relating to the day-to-day activities for the work shall be exchanged between representatives of the State's Transportation Region 4 and the Local Agency. All communication, notices, and correspondence shall be addressed to the individuals identified below. Either party may from time to time designate in writing new or substitute representatives.

If to State
CDOT Region: 4
Justin Decker, LTC Ops I
Project Manager
10601 West 10th Street
Greeley, CO 80634
(970) 350-2155

If to the Local Agency
City of Fort Lupton
Chris Cross
Public Works
130 South McKinley Avenue
Fort Lupton, CO 80621
303-857-6694

Section 10. Successors

Except as herein otherwise provided, this contract shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Section 11. Third Party Beneficiaries

It is expressly understood and agreed that the enforcement of the terms and conditions of this contract and all rights of action relating to such enforcement, shall be strictly reserved to the State and the Local Agency. Nothing contained in this contract shall give or allow any claim or right of action whatsoever by any other third person. It is the express intention of the State and the Local Agency that any such person or entity, other than the State or the Local Agency receiving services or benefits under this contract shall be deemed an incidental beneficiary only.

Section 12. Governmental Immunity

Notwithstanding any other provision of this contract to the contrary, no term or condition of this contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as now or hereafter amended. The parties understand and agree that liability for claims for injuries to persons or property arising out of negligence of the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of § 24-10-101, et seq., C.R.S., as now or hereafter amended and the risk management statutes, §§ 24-30-1501, et seq., C.R.S., as now or hereafter amended.

Section 13. Severability

To the extent that this contract may be executed and performance of the obligations of the parties may be accomplished within the intent of the contract, the terms of this contract are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof.

Section 14. Waiver

The waiver of any breach of a term, provision, or requirement of this contract shall not be construed or deemed as a waiver of any subsequent breach of such term, provision, or requirement, or of any other term, provision or requirement.

Section 15. Entire Understanding

This contract is intended as the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or effect whatsoever, unless embodied herein by writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a writing executed and approved pursuant to the State Fiscal Rules.

Section 16. Survival of Contract Terms

Notwithstanding anything herein to the contrary, the parties understand and agree that all terms and conditions of this contract and the exhibits and attachments hereto which may require continued performance, compliance or effect beyond the termination date of the contract shall survive such termination date and shall be enforceable by the State as provided herein in the event of such failure to perform or comply by the Local Agency.

Section 17. Modification and Amendment

This contract is subject to such modifications as may be required by changes in federal or State law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this contract on the effective date of such change as if fully set forth herein. Except as provided above, no modification of this contract shall be effective unless agreed to in writing by both parties in an amendment to this contract that is properly executed and approved in accordance with applicable law.

A. Amendment

Either party may suggest renegotiation of the terms of this contract, provided that the contract shall not be subject to renegotiation more often than annually, and that neither party shall be required to renegotiate. If the parties agree to change the provisions of this contract, the renegotiated terms shall not be effective until this Contract is amended/modified accordingly in writing. Provided, however, that the rates will be modified in accordance with applicable cost accounting principles and standards (including sections 24-107-101, et seq., C.R.S. and implementing regulations), and be based on an increase/decrease in the "allowable costs" of performing the Work. Any such proposed renegotiation shall not be effective unless agreed to in writing by both parties in an amendment to this contract that is properly executed and approved by the State Controller or delegee. Any such rate change will go into effect on the first day of the first month following the amendment execution date.

B. Option Letter

a. The State may increase/decrease the quantity of goods/services described in **Exhibit A** at the same unit prices (rates) originally established in the contract. The State may exercise the option by written notice to the Local Agency in a form substantially equivalent to **Exhibit C**.

b. As a result of increasing/decreasing the locations, the State may also unilaterally increase/decrease the maximum amount payable under this contract based upon the unit prices (rates) originally established in the contract and the schedule of services required, as set by the terms of this contract. The State may exercise the option by providing a fully executed option to the Local Agency, in a form substantially equivalent to **Exhibit C**, immediately upon signature of the State Controller or an authorized delegate. The Option Letter shall not be deemed valid until signed by the State Controller or an authorized delegate. Any such rate change will go into effect on the first day of the first month following the option letter execution date.

C. State Encumbrance Letter

The State may encumber the funds up to the maximum amount allowed during a given fiscal year by unilateral execution of an encumbrance letter in a form substantially equivalent to **Exhibit D**. The State shall provide a fully executed encumbrance letter to the Local Agency after execution. Delivery/performance of the goods/services shall continue at the same rate and under the same terms as established in the contract.

Section 18. Disputes

Except as otherwise provided in this contract, any dispute concerning a question of fact arising under this contract, which is not disposed of by agreement, will be decided by the Chief Engineer of the Department of Transportation. The decision of the Chief Engineer will be final and conclusive unless, within 30 calendar days after the date of receipt of a copy of such written decision, the Local Agency mails or otherwise furnishes to the State a written appeal addressed to the Executive Director of the Department of Transportation. In connection with any appeal proceeding under this clause, the Local Agency shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, the Local Agency shall proceed diligently with the performance of the contract in accordance with the Chief Engineer's decision. The decision of the Executive Director or his duly authorized representative for the determination of such appeals will be final and conclusive and

serve as final agency action. This dispute clause does not preclude consideration of questions of law in connection with decisions provided for herein. Nothing in this contract, however, shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

Section 19. Does not supersede other agreements

This contract is not intended to supersede or affect in any way any other agreement (if any) that is currently in effect between the State and the Local Agency for other "maintenance services" on State Highway rights-of-way within the jurisdiction of the Local Agency. Also, the Local Agency shall also continue to perform, at its own expense, all such activities/duties (if any) on such State Highway rights-of-ways that the Local Agency is required by applicable law to perform.

Section 20. Subcontractors

The Local Agency may subcontract for any part of the performance required under this contract, subject to the Local Agency first obtaining approval from the State for any particular subcontractor. The State understands that the Local Agency may intend to perform some or all of the services required under this contract through a subcontractor. The Local Agency agrees not to assign rights or delegate duties under this contract [or subcontract any part of the performance required under the contract] without the express, written consent of the State; which shall not be unreasonably withheld. Except as herein otherwise provided, this agreement shall inure to the benefit of and be binding only upon the parties hereto and their respective successors and assigns.

Section 21. Statewide Contract Management System

If the maximum amount payable to Local Agency under this contract is $100,000 or greater, either on the Effective Date or at any time thereafter, this **§Statewide Contract Management System** applies.
Local Agency agrees to be governed, and to abide, by the provisions of CRS §24-102-205, §24-102-206, §24-103-601, §24-103.5-101 and §24-105-102 concerning the monitoring of Local Agency performance on state contracts and inclusion of contract performance information in a statewide contract management system.
Local Agency's performance shall be subject to Evaluation and Review in accordance with the terms and conditions of this contract, State law, including CRS §24-103.5-101, and State Fiscal Rules, Policies and Guidance. Evaluation and Review of Local Agency's performance shall be part of the normal contract administration process and Local Agency's performance will be systematically recorded in the statewide contract Management System. Areas of Evaluation and Review shall include, but shall not be limited to quality, cost and timeliness. Collection of information relevant to the performance of Local Agency's obligations under this contract shall be determined by the specific requirements of such obligations and shall include factors tailored to match the requirements of Local Agency's obligations. Such performance information shall be entered into the statewide Contract Management System at intervals established herein and a final Evaluation, Review and Rating shall be rendered within 30 days of the end of the contract term. Local Agency shall be notified following each performance Evaluation and Review, and shall address or correct any identified problem in a timely manner and maintain work progress.
Should the final performance Evaluation and Review determine that Local Agency demonstrated a gross failure to meet the performance measures established hereunder, the Executive Director of the Colorado Department of Personnel and Administration (Executive Director), upon request by the Department of Transportation, and showing of good cause, may debar Local Agency and prohibit Local Agency from bidding on future contracts. Local Agency may contest the final Evaluation, Review and Rating by: **(a)** filing rebuttal statements, which may result in either removal or correction of the evaluation (CRS §24-105-102(6)), or **(b)** under CRS §24-105-102(6), exercising the debarment protest and appeal rights provided in CRS §§24-109-106, 107, 201 or 202, which may result in the reversal of the debarment and reinstatement of Local Agency, by the Executive Director, upon showing of good cause.

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Section 22. COLORADO SPECIAL PROVISIONS (COLORADO FISCAL RULE 3-3)

These Special Provisions apply to all contracts except where noted in *italics*.

A. **STATUTORY APPROVAL. §24-30-202(1), C.R.S.**

This Contract shall not be valid until it has been approved by the Colorado State Controller or designee. If this Contract is for a Major Information Technology Project, as defined in §24-37.5-102(2.6), then this Contract shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. **FUND AVAILABILITY. §24-30-202(5.5), C.R.S.**

Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. **GOVERNMENTAL IMMUNITY.**

Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. **INDEPENDENT CONTRACTOR**

Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. **Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.**

E. **COMPLIANCE WITH LAW.**

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. **CHOICE OF LAW, JURISDICTION, AND VENUE.**

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. **PROHIBITED TERMS.**

Any term included in this Contract that requires the State to indemnify or hold Contractor harmless; requires the State to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109 C.R.S. Any term included in this Contract that limits Contractor's liability that is not void under this section shall apply only in excess of any insurance to be maintained under this Contract, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Contract.

H. **SOFTWARE PIRACY PROHIBITION.**

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. **EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST. §§24-18-201 and 24-50-507, C.R.S.**

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor's services and Contractor shall not employ any person having such known interests.

J. **VENDOR OFFSET AND ERRONEOUS PAYMENTS. §§24-30-202(1) and 24-30-202.4, C.R.S.**

[*Not applicable to intergovernmental agreements*] Subject to §24-30-202.4(3.5), C.R.S., the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: **(i)** unpaid child support debts or child support arrearages; **(ii)** unpaid balances of tax, accrued interest, or other charges specified in §§39-21-101, *et seq.*, C.R.S.; **(iii)** unpaid loans due to the Student Loan Division of the Department of Higher Education; **(iv)** amounts required to be paid to the Unemployment Compensation Fund; and **(v)** other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Contractor in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Contractor by deduction from subsequent payments under this Contract, deduction from any payment due under any other contracts, grants or agreements between the State and Contractor, or by any other appropriate method for collecting debts owed to the State.

K. **PUBLIC CONTRACTS FOR SERVICES. §§8-17.5-101, *et seq.*, C.R.S.**

[Not applicable to agreements relating to the offer, issuance, or sale of securities, investment advisory services or fund management services, sponsored projects, intergovernmental agreements, or information technology services or products and services] Contractor certifies, warrants, and agrees that it does not knowingly employ or contract with an illegal alien who will perform work under this Contract and will confirm the employment eligibility of all employees who are newly hired for employment in the United States to perform work under this Contract, through participation in the E-Verify Program or the State verification program established pursuant to §8-17.5-102(5)(c), C.R.S., Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract or enter into a contract with a Subcontractor that fails to certify to Contractor that the Subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract. Contractor **(i)** shall not use E-Verify Program or the program procedures of the Colorado Department of Labor and Employment ("Department Program") to undertake pre-employment screening of job applicants while this Contract is being performed, **(ii)** shall notify the Subcontractor and the contracting State agency or institution of higher education within 3 days if Contractor has actual knowledge that a Subcontractor is employing or contracting with an illegal alien for work under this Contract, **(iii)** shall terminate the subcontract if a Subcontractor does not stop employing or contracting with the illegal alien within 3 days of receiving the notice, and **(iv)** shall comply with reasonable requests made in the course of an investigation, undertaken pursuant to §8-17.5-102(5), C.R.S., by the Colorado Department of Labor and Employment. If Contractor participates in the Department program, Contractor shall deliver to the contracting State agency, Institution of Higher Education or political subdivision, a written, notarized affirmation, affirming that Contractor has examined the legal work status of such employee, and shall comply with all of the other requirements of the Department program. If Contractor fails to comply with any requirement of this provision or §§8-17.5-101, *et seq.*, C.R.S., the contracting State agency, institution of higher education or political subdivision may terminate this Contract for breach and, if so terminated, Contractor shall be liable for damages.

L. **PUBLIC CONTRACTS WITH NATURAL PERSONS. §§24-76.5-101, *et seq*., C.R.S.**

Contractor, if a natural person eighteen (18) years of age or older, hereby swears and affirms under penalty of perjury that Contractor **(i)** is a citizen or otherwise lawfully present in the United States pursuant to federal law,

(ii) shall comply with the provisions of §§24-76.5-101, *et seq*., C.R.S., and **(iii)** has produced one form of identification required by §24-76.5-103, C.R.S. prior to the Effective Date of this Contract.

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Section 23. SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT

* Persons signing for The Local Agency hereby swear and affirm that they are authorized to act on The Local Agency's behalf and acknowledge that the State is relying on their representations to that effect.

THE LOCAL AGENCY **CITY OF FORT LUPTON** Name:_____ (print name) Title: _____ (print title) _____ *Signature Date:_____	**STATE OF COLORADO** **Jared S. Polis** **Department of Transportation** By_____ Stephen Harelson, P.E., Chief Engineer (For) Shoshana M. Lew, Executive Director Date:_____
2nd Local Agency Signature if needed Name:_____ (print name) Title: _____ (print title) _____ *Signature Date:_____	**STATE OF COLORADO** **LEGAL REVIEW** **Philip J. Weiser, Attorney General** By_____ Signature – Assistant Attorney General Date:_____

ALL AGREEMENTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State Agreements. This Agreement is not valid until signed and dated below by the State Controller or delegate. The Local Agency is not authorized to begin performance until such time. If The Local Agency begins performing prior thereto, the State of Colorado is not obligated to pay The Local Agency for such performance or for any goods and/or services provided hereunder.

STATE OF COLORADO
STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
Colorado Department of Transportation

Date:_____

Exhibit A - Scope of Work

Colorado Department of Transportation Scope of work for Maintenance performed duties by the City of Fort Lupton.

The Local Agency shall perform all "maintenance services" for the State Highway and US Highway System segments described herein, US 85E MP 0.000 to MP 1.515, SH52A MP 19.643 to MP 22.460, located within the Local Agency's jurisdiction, for a total of 4.332 center line miles which is equivalent to 13.02 lane miles, as detailed in Exhibit A, attached hereto and incorporated herein by this reference. To include current and future park-and-ride locations within the local Agencies jurisdiction. All work will be performed in accordance to standards set by the state maintenance section.

Section 43-2-102 and 103, C.R.S require the state to maintain state highways (including where such highways extend through a city or an incorporated town), and 43-2-135 describes certain specific responsibilities of the State and affected local entities (respectively) with respect to state highways that are also part of a local street system;

The parties also intend that the Local Agency shall remain responsible to perform any services and duties on state highways that are the responsibility of the Local Agency under applicable law, at its own cost;

The Local Agency has adequate facilities to perform the desired maintenance services on State highways within its jurisdiction.

US 85E
MP 0.000 to MP 1.515 — 4.56 lane miles

SH52A
MP 19.643 to MP 22.460 — 8.46 lane miles

13.02 lane miles
x $725.00 per lane mile

$9,439.50 per year payment
to The City of Ft. Lupton

$9,439.50 per year payment
x 4.75 years
$44,837.63

FLEXIBLE PAVEMENT PATCHING/ MINOR REPAIRS
Patching small areas of bituminous roadway curb and ditch to correct abrupt depressions, potholes, edge failure or surface cracking, buckling, or spalling. Includes work with the small patch machine, curb machine and planning done with motor grader. All hand patching and minor curb and gutter repair of bituminous material to be shown under this activity.

RIGID PAVEMENT PATCIDNG/ MINOR REPAIRS
Patching small areas of concrete roadway, curb and ditch to correct abrupt depressions, potholes, edge failure or surface cracking, buckling, or spalling. Includes patching of P.C.C. pavement with bituminous concrete. All hand patching and minor curb and gutter repair of concrete material to be shown under this activity.

CRACK SEALING FLEXIBLE PAVEMENT- HAND
Deterioration of bituminous pavement due to excessive cracking and spalling. Cleaning and filling cracks in roadway surface with crack filler material to prevent spalling and entry of water and debris.

CRACK & JOINT SEALING RIGID PAVEMENT-HAND
Deterioration of concrete pavement due to excessive cracking, spalling and joint failure. Cleaning and filling cracks and joints in roadway surface with crack and joint filler material to prevent spalling and e of water and debris. Includes routing joints, and replacement of backer rods and joints.

BASE STABILIZATION AND REPAIR
Removal and replacement of base and surface material using premixed bituminous material and/or required base material to correct severe cracking, upheavals, and base failures. Includes raising and leveling concrete slabs by mud jacking.

FENCE, GATE, CATTLEGUARD CLEANING & MAINTENANCE
Repair, replace or install fence, cattle guards and gates located on or within the Right-of-Way limits. Clean dirt, vegetation or debris from fence line. Also includes any fence taken down and not replaced (with landowner consent, if applicable).

SINGLE POST SIGN - INSTALLATION, MAINTENANCE & REPLACEMENT
Install, replace or repair signs and signpost damaged by accident, vandalism or deterioration. Includes single-posted outdoor advertising sign, mailbox repair, and all breakaway features on signs. Report to this Activity when new signs are being installed where none previously existed or when removing single-posted outdoor advertising signs.

MULTI POST SIGN - INSTALLATION, MAINTENANCE & REPLACEMENT
Install, replace or repair signs and signpost damaged by accident, vandalism or deterioration. Includes two or more posted outdoor advertising sign, mailbox repair, and all breakaway features on signs. Report to this Activity when new signs are being installed where none previously existed or when removing multi-posted outdoor advertising signs.

DELINEATOR, REFERENCE POST INSTALLATION, MAINTENANCE & REPLACEMENT
Install, straighten, paint, clean or replace delineator posts, reflectors, or reference posts to maintain desired traffic control. Includes the posts for delineators and reference posts (mile marker posts) and guardrail and median barrier delineation.

METAL GUARD RAIL MAINTENANCE, INSTALLATION, STRAIGHTENING
New installation, repair, replace, clean or remove rail sections, SRT or Safety end treatments, post and hardware damaged by accident, vandalism or normal deterioration. Includes damaged metal guardrail with straightening machine.

CONCRETE GUARDRAIL MAINTENANCE & INSTALLATION
Repair, installation and maintenance of all concrete guardrail.

BRIDGE / STRUCTURE PAINTING
Painting of all structural members and railings to prevent deterioration. This will include the preparation for painting. Also includes painting done to cover graffiti.

SNOW REMOVAL & TRACTION APPLICATION (SANDING, DEICERS)

Removing snow, ice and slush from the roadway, shoulders and ramps; plowing or blading with trucks or graders to keep roads open and reduce weather related hazardous driving conditions, including the application of chemicals and abrasives to continuous sections or roadway or isolated spots.

EXHIBIT B – LOCAL AGENCY RESOLUTION

LOCAL AGENCY ORDINANCE or RESOLUTION

(if applicable)

EXHIBIT C - SAMPLE OPTION LETTER

SAMPLE IGA OPTION LETTER

Highway or Traffic Maintenance

(This option has been created by the Office of the State Controller for CDOT use only)

Date:	State Fiscal Year:	Option Letter No.	Routing #

Vendor name:

1) SUBJECT:

Change in the amount of goods within current term.

2) REQUIRED PROVISIONS:

In accordance with Section 17 of contract routing number insert FY, agency code & routing #, between the State of Colorado, Department of Transportation, and insert Local Agency name the state hereby exercises the option to an increase/decrease in the amount of goods/services at the same rate(s) specified in Exhibit A.

The amount of the current Fiscal Year contract value (encumbrance) is increased/decreased by $ amount of change to satisfy services/goods ordered under the contract for the current fiscal year insert fiscal year. The Contract Encumbrance Amount in Recital 1 is hereby modified to $amount of new annual encumbrance, and Section 4, B, 1 shall also be modified to show the annual not to exceed amount to $amount of new annual encumbrance and the Contract (five-year term) not to exceed amount shall be modified to $amount of the new five-year maximum.

The total contract value to include all previous amendments, option letters, etc. is $insert accumulated/total encumbrance amount.

3) EFFECTIVE DATE:

The effective date of this Option Letter is upon approval of the State Controller or delegate, whichever is later.

APPROVALS:

State of Colorado:
JARED S. POLIS, GOVERNOR

By: _____ Date: _____
Stephen Harelson, P.E., Chief Engineer, Colorado Department of Transportation

ALL CONTRACTS MUST BE APPROVED BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State Contracts. This Contract is not valid until signed and dated below by the State Controller or delegate. Local Agency is not authorized to begin performance until such time. If Local Agency begins performing prior thereto, the State of Colorado is not obligated to pay Local Agency for such performance or for any goods and/or services provided hereunder.

State Controller
Robert Jaros, CPA, MBA, JD

By: _____

Date: _____

Form date: August 16, 2013

EXHIBIT D – SAMPLE ENCUMBRANCE LETTER

ENCUMBRANCE LETTER

Date:	**State Fiscal Year:**	**Encumbrance Letter No.**	**Routing #:**
		Orig. IGA:	**PO:**

1) **Encumber fiscal year funding in the contract.**

2) **PROVISIONS**: In accordance with Section 4 and Exhibit C of the original Contract routing number Orig Routing # between the State of Colorado, Department of Transportation**,** and Contractor's Name, covering the term July 1, Year through June 30, Year, the State hereby encumbers funds for the goods/services specified in the contract for fiscal year **.**

   The amount to be encumbered by this Encumbrance Letter is $amount of change. The Total contract (encumbrance) amount, including all previous amendments, option letters, etc. is $Insert New $ Amt.

3) **EFFECTIVE DATE**. The effective date of this Encumbrance Letter is upon approval of the State Controller.

STATE OF COLORADO
Jared S. Polis, GOVERNOR
Department of Transportation

By: _____
Stephen Harelson, P.E., Chief Engineer
(For) Shoshana M. Lew, Executive Director

Date: _____

ALL CONTRACTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State Contracts. This Contract is not valid until signed and dated below by the State Controller or delegate. Contractor is not authorized to begin performance until such time. If Contractor begins performing prior thereto, the State of Colorado is not obligated to pay Contractor for such performance or for any goods and/or services provided hereunder.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
Department of Transportation

Date: _____

CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2021-170

AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT TO LEASE 100 ACRE FEET EQUIVALENT COLORADO BIG THOMPSON WATER UNITS TO PLATTE RIVER POWER AUTHORITY

I. Agenda Date: Council Meeting – October 19, 2021

II. Attachments: a. Agreement with Platte River Power Authority.

III. Summary Statement:

PRPA is in need of the C-BT water to collateralize their Windy Gap water use in case the Windy Gap water does not yield in 2022. The Parties anticipate that with an initial assumption of a 50% quota, it would require a minimum of 200 C-BT units to yield 100 acre feet in Water Year 2022. Once Northern sets the 2022 C-BT quota (in April 2022) a true up would occur to the 100 acre feet and excess C-BT units would transferred back. The City does have the additional C-BT at this point to lease out. PRPA will pay $100 per acre foot for an amount totaling $10,000.

IV. Submitted by: _____
City Administrator

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

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

IX. Detail of Issue/Request:

PRPA is in need of the C-BT water to collateralize their Windy Gap water use in case the Windy Gap water does not yield in 2022. The Parties anticipate that with an initial assumption of a 50% quota, it would require a minimum of 200 C-BT units to yield 100 acre feet in Water Year 2022. Once Northern sets the 2022 C-BT quota (in April 2022) a true up would occur to the 100 acre feet and excess C-BT units would transferred back. The City does have the additional C-BT at this point to lease out. PRPA will pay $100 per acre foot for an amount totaling $10,000.

X. Legal/Political Considerations:

Matthew Poznanovic has been involved during the writing of this agreement and approves of its final form.

XI. Alternatives/Options:

- *Approve a different amount*
- *Do not approve*

XII. Financial Considerations:

The City leases its excess CBT annually. This would be additional revenue in the Utility Fund.

XIII. Staff Recommendation:

Staff recommends authorization by the Mayor to execute the agreement with Platte River Power Authority to lease CBT shares of water.

AGREEMENT TO LEASE WATER

This Agreement to Lease Water ("LEASE") is by and between the City of Fort Lupton, a Colorado statutory city, acting by and through its Utility Enterprise (the "City") and Platte River Power Authority, a political subdivision of the State of Colorado ("Platte River"), collectively referred to as "the Parties."

RECITALS

A. The City is an Allottee of 3,167 Units of Colorado-Big Thompson project water ("C-BT units") through a contract with the Northern Colorado Water Conservancy District ("Northern"); and

B. Platte River wishes to lease C-BT units for its operational needs during the period from November 1, 2021 through October 31, 2022 ("Water Year 2022"); and

C. The City has determined that it has surplus C-BT units for Water Year 2022 sufficient to yield 100 acre feet, and therefore Platte River has requested a lease of sufficient C-BT units currently allocated to City to yield 100 acre feet in Water Year 2022; and

D. As of the date of this Lease, Northern has not yet determined the quota for Water Year 2022, and it is therefore not yet known how many C-BT units will be required to yield 100 acre feet in Water Year 2022; and

E. The Parties anticipate that with an initial assumption of a 50% quota, it would require a minimum of 200 C-BT units to yield 100 acre feet in Water Year 2022.

NOW THEREFORE, for and in consideration of the mutual promises and covenants of the Parties, and other good and valuable consideration, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. The City hereby leases to Platte River sufficient C-BT units allotted to the City for the Water Year 2022 to yield 100 acre feet of water.
2. The lease rate will be $100 per acre foot, for a total lease payment of $10,000, which will be payable in check or certified funds promptly following the effective date of this Lease, as payment in full for the lease of sufficient C-BT units allotted to the City for the Water Year 2022 to yield 100 acre feet of water .
3. Platte River will be responsible for compliance with Northern's rules, regulations and policies regarding subleasing of C-BT units. The City will fully cooperate with Platte River to obtain necessary approvals, if any, under Northern's rules, regulations and policies.
4. Platte River will use the leased C-BT units as collateral for Northern's "in lieu" process in accordance with all applicable rules, regulations, and guidelines set forth by Northern or its Municipal Subdistrict. The C-BT units leased to Platte River are for the exclusive use of Platte River and may not be leased or conveyed to others for first use except by written permission from the City.
5. The delivery point of water leased to Platte River under this Lease will be delivery features owned and operated by Northern. Platte River may designate one or more specific delivery points provided the delivery points conform to Northern's rules, regulations, and guidelines

for the delivery of such water. Platte River will bear any water losses or reduction in yield associated with conveyance of the water from the delivery point to any location where Platte River may use the water.

6. The City makes no warranties concerning either the quality of the leased water or the purposes for which the leased water is suitable.

7. This Lease represents the complete agreement of the Parties concerning its subject matter and may not be modified or amended except by a written instrument that specifically references this Lease and is signed by the Parties through their duly authorized representatives.

8. The terms and provisions of this Lease are binding upon the Parties, their successors and assigns.

9. This Lease is effective on the date shown below and will continue through October 31, 2022.

DATED October _____, 2021.

PLATTE RIVER POWER AUTHORITY

By: _____
Jason Frisbie, General Manager/CEO

CITY OF FORT LUPTON, acting by and through its Utility Enterprise

By: _____
Zo Stieber, Mayor

ATTEST:

By: _____
Maricela Pena, City Clerk

Approved as to form:

_____
General Counsel

Upcoming Events

October 1-31, 2021	Scarecrow Contest
October 26, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
October 30, 2021	Pumpkin Fest & Haunted Hay Ride
October 31, 2021	Trick or Treat Street, Downtown Fort Lupton, 4-6:00 p.m.
November 2, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
November 9, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
November 16, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
November 5-19, 2021	Art Show at the Library