

COMMISSION

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

**Planning Commission Agenda
Regular Meeting
Fort Lupton City Hall – 130 S. McKinley Ave.*
Thursday, December 9, 2021
6:00 P.M.**

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

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

Call to Order – Roll Call

Approval of Agenda

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

- a. Approval of the Minutes of the November 18, 2021 Meeting

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

Action Items

- a. **P2021-026 Equipmentsshare.com, Inc. Fort Lupton CO Site Plan and Special Use Permit**
- b. **P2021-027 The Flats at Lupton Village PUD Sketch Plat**
- c. **Continuance of the SB Weakland Investments Amended Site Plan**

Discussion Items

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

Future Business

- a. Planning Commission Meeting on Thursday, January 6, 2022 at 6:00 PM
- b. Planning Commission Meeting on Thursday, January 13, 2022 at 6:00 PM

Adjourn

Virtual Meeting Instructions

Planning Commission Meeting

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<https://global.gotomeeting.com/join/247460885>

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Access Code: 247-460-885

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 18, 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, November 18, 2021.

Chair Mike Simone called the meeting to order at 6:00 p.m.

ROLL CALL

Board Members Present: Chair Mike Simone, Kathy Kvasnicka, Thomas Meyers and Paul Weber.

City Staff Present: Planning Director Todd Hodges, Planner Maria Lancto and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF AGENDA

Kathy Kvasnicka moved to approve the agenda and Paul Weber seconded.

CONSENT AGENDA

Paul Weber moved to approve the consent agenda and Thomas Meyers seconded.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

P2021-026 SB Weakland Investments Amended Site Plan

Planning Director Todd Hodges stated that the applicants are requesting a continuance in order to discuss changes to the property; staff is recommending a continuance to December 9, 2021. The applicants and their representative were present to answer any questions.

Chadwin Cox, representative to both applicants, stated that applicant's Scott Weakland and Al Mezarina are requesting a continuance due to the area that was planned for the operations is not currently large enough. Mr. Weakland was present in person and was in agreement with the continuance request. Mr. Cox asked that Mr. Mezarina, who was attending virtually, verbally confirm the request for continuance as well.

Mr. Mezarina stated that due to a turn of events they are back in negotiations for additional land and the MAXAR team will be considering a new proposal from Mr. Weakland, therefore they are requesting a continuance in hopes to move forward once the site meets the needs of the project.

Chair Simone opened the public comment portion of the hearing, hearing none he closed public comment.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 18, 2021**

There were no questions from the board on this item.

Paul Weber motioned to continue this item to December 9, 2021 at 6:00pm. Kathy Kvasnicka seconded.

DISCUSSION ITEMS

Chair Simone requested that Member Paul Weber Chairman the remainder of the meeting.

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 December 9, 2021 at 6:00pm

ADJOURNMENT

Chair Weber adjourned the meeting at 6:14 PM.

Submitted by

Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

Mike Simone, Chair

RESOLUTION NO. P2021-xxx

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE EQUIPMENTSHARE.COM INC. FORT LUPTON CO SITE PLAN AND SPECIAL USE PERMIT FOR THE OPERATION OF A HEAVY EQUIPMENT RENTAL BUSINESS WITH ABOVEGROUND FUEL TANK ON A PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on December 9, 2021, for the purpose of reviewing EquipmentShare.com, Inc.'s application for a site plan and special use permit for the operation of a heavy equipment rental business with aboveground fuel tank; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the site plan and special use permit conform 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.

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 EquipmentShare.com, Inc. Fort Lupton CO Site Plan and Special Use Permit, conditional upon the following:

- I. Prior to recording the site plan map:
 - A. The title of the map shall include Project No. LUP2021-0030 & Plan Nos. SPR2021-0010 and SUP2021-0006.
 - B. Any redline comments provided by staff shall be made to the site plan map.
 - C. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
 - D. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.
 - E. Applicant shall provide written acknowledgement of the comments from the Fort Lupton Fire Protection District.
 - F. Weld County Department of Public Health & Environment?

- G. Applicant shall provide written acknowledgement of the comments from the Building Official.
- H. Applicant shall provide an estimated timeline for the three phases of development. Landscaping and privacy fence shall be implemented in Phase One.
- I. Applicant shall provide and depict parking spaces on the site plan.
- J. Applicant shall submit details of the proposed privacy fence to the Planning Department for review and approval.
- K. Applicant shall provide a statement addressing question 2 on the special use permit application which asks the applicant to state any impacts to surrounding properties as it relates to the following areas: noise, dust, odor, safety, traffic, and light.
- L. The following notes shall be placed on the site plan map:
 - 1. Lighting on the site shall be maintained so that light is directed downwards and shall not spill onto adjacent properties.
 - 2. Dead and dying landscape material shall be replaced at the earliest reasonable date.
 - 3. The site shall maintain compliance with all applicable local, state and federal permits.
 - 4. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the special use permit.

II. Prior to the release of building permits:

- A. The final approved Mylar shall be submitted to the Planning Department for recording.
- B. Prior to any phase two building permits being release, applicant shall provide evidence that the landscaping plan has been implemented.

III. Applicant shall complete the above conditions of approval and provide a Mylar of the site plan within 180 days of City Council approval.

DONE THIS 9TH DAY OF DECEMBER, 2021, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**EQUIPMENTSHARE.COM, INC. FORT LUPTON CO SITE PLAN & SPECIAL USE PERMIT
STAFF REPORT
Project No. LUP2021-0030 & Plan No. SPR2021-0010 & SUP2021-0006**

PROJECT DESCRIPTION

Project No.: LUP2021-0030 / Plan No.: SPR2021-0010 & SUP2021-0006

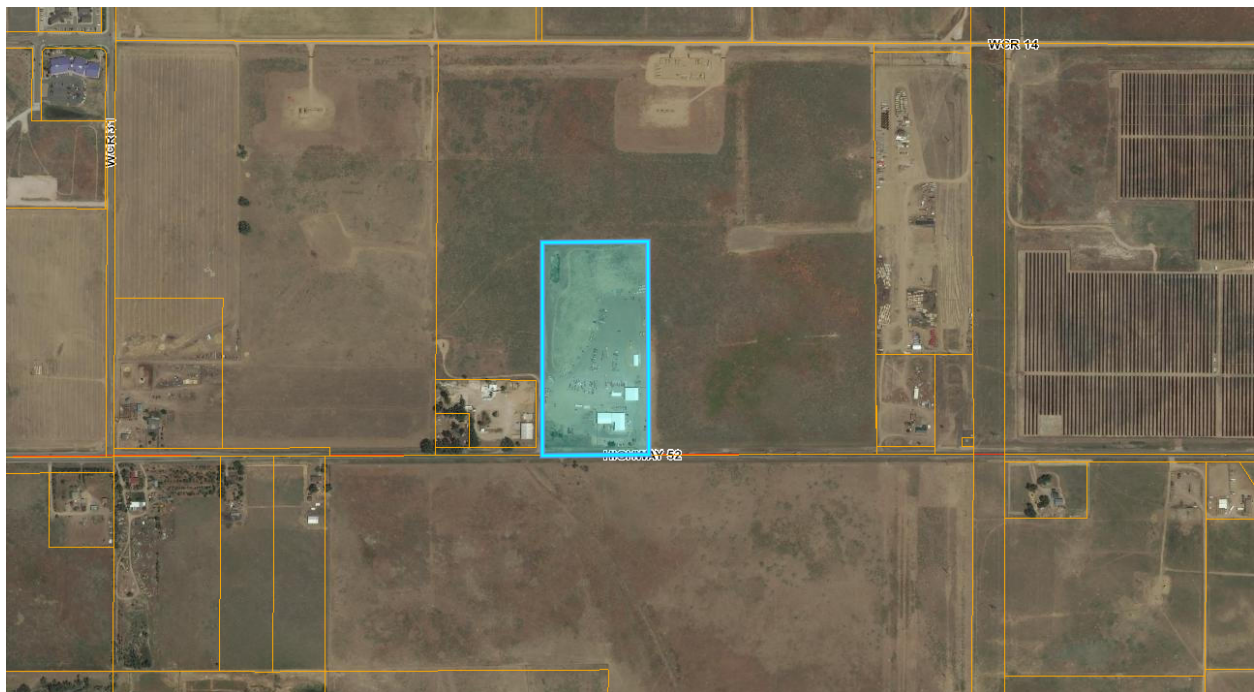
Project Name: Equipmentshare.com, Inc. Fort Lupton CO Site Plan & Special Use Permit

Owner's Name: EquipmentShare.com, Inc. ("Applicant")

Representative: Josh Siebert, Modus Studio, PLLC

Location of Request:

The site that is the subject of this application is located approximately 0.50 miles east of County Road 31 and north and adjacent to Highway 52 in Fort Lupton, Colorado ("Property"). The Property address is 15549 Highway 52, and is located in the Northeast Quarter of Section 3, Township 1 North, Range 66 West of the Sixth Principal Meridian, Fort Lupton, Colorado.



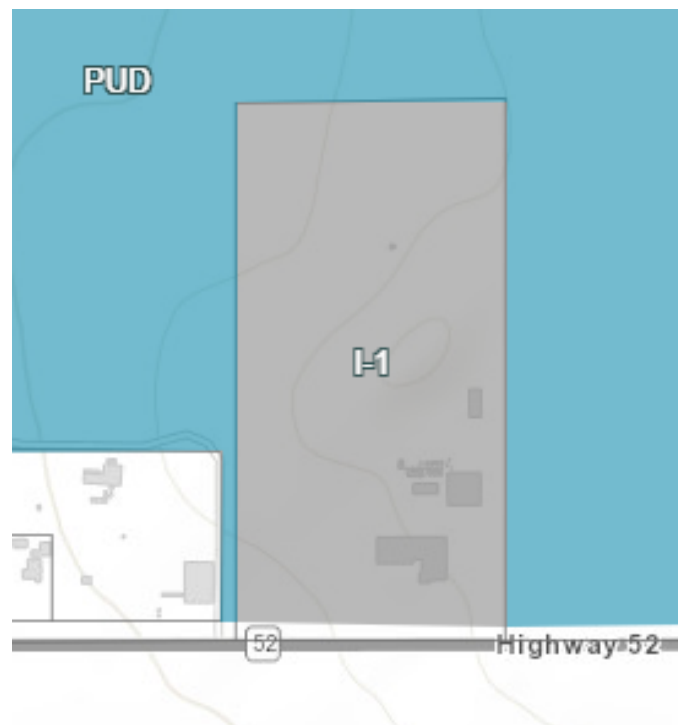
Nature of Request:

The Applicants have submitted a request for a site plan to operate an equipment rental company, with operations to include renting, delivering and servicing of rental equipment. There are three phases planned. Phase one includes occupation of the existing buildings and addition of an above ground fuel

island and wash bay. The above ground fuel island requires a special use permit. Phase two will include upgrades to some of the site surface treatments. Phase three will include the addition of an equipment storage building and interior work on one of the existing buildings.

Operating hours are 7:00 AM to 5:00 PM Monday through Friday. There will be 29 employees, and 30-40 customer vehicle trips are anticipated. There will be 1-2 deliveries per week, 1-2 semi-tractor trailer haul trucks per day, and an additional 1-2 semi-tractor trailer haul trucks on Saturdays.

The property is surrounded by Weld County Agricultural zoning to the south and Weld County I-3 Zoning along the southern portion of the western boundary. All other property boundaries are shared with PUD zoning, which would allow for I-1, C-1, C-2, R-1, R-2, and R-O zoning, although is currently undeveloped.



Site Size: The Property is 20.0 acres, more or less.

Zone District: I-1 Light Industrial.

Proposed Use: Heavy equipment rental company with an aboveground fuel tank.

Existing Use: Vacant industrial

Hearing Dates: Planning Commission – December 9, 2021 at 6:00 PM; and
City Council – December 21, 2021 at 7:00 PM

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

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

SUMMARY OF PREVIOUS APPLICATIONS

The Property was annexed as part of the Aqua-Hot annexation in 2013. A site plan known as the Concord site plan was also submitted at that time. A new site plan was submitted in 2013 known as the Macbain site plan, however was never finalized. This site plan and special use permit will replace all pre-existing site plans.

APPLICATION PROCESS

The Applicant is requesting a site plan approval for a heavy equipment rental business.

After required public notice of a site plan, 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 separately approve, approve with conditions or deny the site plan and 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 site plan, referral agency comments, Planning Commission recommendation and any public testimony, and shall separately 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.

The Applicant is also submitting a request for a special use permit for an aboveground fuel tank. 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 was published in the Fort Lupton Press on November 24, 2021.

Notice of the public hearings were posted on November 11, 2021 at the Property, which is at least fifteen (15) days prior to the hearings, as required by the Zoning Regulations.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on November 23, 2021.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the I-1 Light Industrial Zone District. Storage and warehousing facilities, indoor and outdoor, are permitted in the I-1 Light Industrial Zone District; provided that all outside storage is screened in accordance with these regulations. The applicant is proposing a six-foot sheet metal-sided fence for the Property in order to meet this requirement. Auto, truck, boat, trailer and farm equipment sales, services and repairs are also permitted within the I-1 zone district.

The following uses are specifically listed as requiring a special use permit in the I-2 Heavy Industrial Zone District:

- Aboveground storage tanks for liquefied petroleum gas, subject to all state and local codes and approval of the Fire Marshal and Building Official.

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.

The aboveground storage tanks require a special use permit, however the remaining proposed uses are a use by right. Therefore the criteria identified under Section 16-7(d) of the Code to evaluate a special use permit request will be reviewed for the tanks only. The tanks must be evaluated for the following criteria:

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 anticipates commercial, light and heavy industrial uses in this area. The proposed aboveground storage tanks support the proposed manufacturing use, which is consistent with the Comprehensive Plan, which is further detailed later in the staff report under a separate heading.

2. The special use shall not substantially alter the character of the district or the neighborhood.

Staff Comment: The Property is surrounded by PUD zoning which permits industrial and commercial land uses. Agricultural land is also adjacent to the property. The aboveground storage tanks will have minimal impact.

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: According to the project narrative provided by the Applicants, and the submitted traffic report, traffic for the operations will be minimal and will not greatly impact adjacent uses or present hazardous conditions. CDOT has reviewed the traffic study.

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: As a condition of approval the applicant has been asked to directly state any foreseeable impacts these areas.

5. The term of the special use permit and any reporting and inspection requirements as might be reasonably necessary to ensure compliance with conditions of approval may also be specified by the City Council.

Staff Comment: A special use permit is non-transferable, and therefore if a new owner were to occupy the Property the aboveground storage tanks would no longer be permitted unless a new application were submitted and approved. The remaining existing operations would be permitted to continue, because 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 Fort Lupton Comprehensive Plan designates this area for Commercial Transition and Light Industrial & Office land uses. The Commercial Transition designation identifies potential growth areas for commercial development outside the municipal boundaries or primary commercial districts of Fort Lupton. These areas should support gradual, long-term commercial investment outward from the City's urban core, including incremental transitioning of agricultural uses to commercial development. The light industrial & Office designation allows for a mix of light industrial such as food and beverage, clothing, furniture, art-ware, etc., and office uses, intended to act as a buffer between heavy industrial and lower intensity residential or commercial uses. As such, these areas should be prioritized for office development and, where appropriate, formalized business parks should be encouraged. Heavy industrial and high intensity operations should be prohibited.

The proposed use also conforms to the designated land use type and zoning.

REFERRALS

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

Building Inspector	City Attorney	GIS Specialist
Police Chief	Public Works Director	Fort Lupton Fire Protection District
CDOT	United Power	Comcast
CenturyLink	Xcel Energy	Weld County Department of Planning
Weld County Dept. of Public Health & Env.	NCWCD	

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



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: EquipmentShare.Com, Inc.
Company: EquipmentShare.Com, Inc.
Phone: 303-718-0642 Email: ashley.wolfe@equipmentshare.com
Address: 5710 Bull Run Drive, Columbia, MO 65201-2860
Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Josh Siebert
Company: modus studio, pllc
Phone: 479-455-5577 Email: josh@modusstudio.com
Address: 15 N. Church Ave Suite 102, Fayetteville, AR 72701
Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Ashely Wolfe
Billing Company: EquipmentShare.Com, Inc.
Phone: 303-718-0642 Email: ashley.wolfe@equipmentshare.com
Address: 15549 E. Hwy 52, Fort Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 15549 E. Hwy 52, Fort Lupton, CO 80621
Parcel Number: 147103000068
Existing Zone Classification: I-1 Proposed Zone Classification: I-1
Water Type: Municipal Name: well
Sewage Type: Septic Tank 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 DESCRIPTIONProject Name: Equipment Share

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

Interior renovation of existing two story metal building. Addition of new metal building to
house and wash equipment. Addition of above ground fuel station on site for refueling fleet
equipment. Addition of gravel site covering.

E. REQUIRED DOCUMENTS

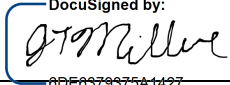
For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide 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: Josh SiebertDate: 8/2/21**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: 

DocuSigned by:

8DE0379375A1427...
Date: 8/10/2021**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

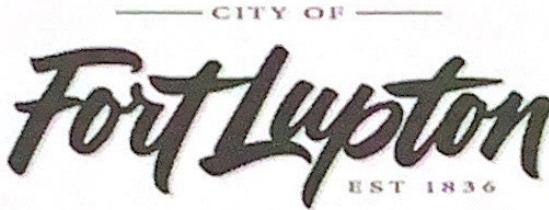
Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

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.



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): EquipmentShare.Com, Inc. Phone: 303-718-0642

Address: 5710 Bull Run Drive, Columbia, MO 65201-2860

Applicant (if different from owner): Ashley Wolfe, General Manager

Address: 15549 E. Hwy 52, Fort Lupton, CO 80621

Home Phone: 303-718-0642 Cell Phone: _____

Address or location of Property for which Special Use Permit is being requested:

15549 E. Hwy 52, Fort Lupton, CO 80621

Legal Description 15035-F PT NE4 3-1-66 BEG AT CEN OF SEC THENCE N0D08"E 1320' THENCE E660' S0D08"W 1320' THENCE W660' TO BEG

Current Zoning: I-1

Reason for Request:

Addition of above ground fuel station on site for refueling fleet equipment.

Please answer the following questions in detail.

1. What is the proposed use?

Equipment Rental Company

2. How will the proposed use impact the surrounding properties as it relates to the following areas:

Noise

Dust

Odor

Safety

Traffic

Light

3. What are the proposed hours of operation?

0700 to 1700 Monday through Friday

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?

n/a

5. If this application is for a daycare, how many children will you be caring for?

n/a

6. If this application is for an assisted living facility, how many units will you have in the facility?

n/a

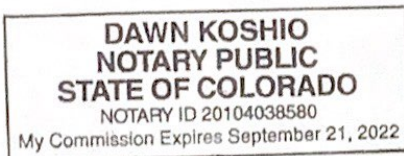
7. How many employees will work at the proposed facility?

29

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): Ashley Wolfe Date: 9/30/21

State of Colorado County of Weld
Signed before me on this 30th day
of September, 2021 by Ashley Wolfe
Notary Public Dawn Koshio
Address 810 1st St, Fort Lupton, CO 80621
My Commission Expires 09/21/2022



15549 E Highway 52 - project description

Equipment Share is an equipment rental company with twenty nine employees at this location. Typical business operations include renting, delivering and servicing of rental equipment. Number of customers anticipated are 30-40 passenger vehicles per day from 7am to 5pm Monday through Friday. 1-2 deliveries per week from 7am to 5pm Monday through Friday. 10 semi tractor trailer haul trucks per day from 7am to 5pm Monday through Friday. 1-2 semi tractor trailer haul trucks per day from 7am to 5pm Saturday. Operating hours are 7am to 5pm Monday through Friday.

Phasing of development is currently proposed in three phases. The first includes the addition of an above ground fuel island and a wash bay. The second phase upgrades some of the site surface treatments, drainage and landscape. The third phase will include the addition of an equipment storage building and an interior finish out of one of the existing buildings. These phases are shown on sheet C4 of the civil drawings included with this application.

Water requirements for the site and future buildings are provided by an on site well.

No new signs have been added to the building or property. A new Equipmentsshare sign and its applicability will be addressed during the permit review separate from the site plan review.

Washing of equipment is being done as sparingly as possible. When washing is unavoidable a secondary containment system on location captures all water and material that may be washed off the piece of equipment. This system is maintained by Titan Solutions, a company that specializes in secondary containment systems. In the event that the secondary containment becomes full, the material, generally dirty and mud, is removed and disposed of at Pawnee Waste in Grover Colorado. Pawnee Waste is an approved landfill for material that may be contaminated. Pawnee Waste is dedicated to responsible waste management that meets an industry need while protecting the environment. Their operations plans and designs are rigorous, meticulous and committed to exceeding regulatory standards. We have used Pawnee Waste once. Our wash system was inspected during a hazardous waste compliance

evaluation inspection on 08/04/2021 by Colorado Hazardous Waste Management Division and was determined to not be producing hazardous waste.

No new exterior lighting is currently proposed. Proposed additional structures as shown on the site plan are a future phase and building plans and elevations will be submitted with the building permit application.

ADMINISTRATIVE SITE PLAN CONSTRUCTION DOCUMENTS
FOR
15549 EAST HIGHWAY 52, FORT LUPTON, COLORADO

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

OCTOBER 2021

VERTICAL DATUM:

BENCHMARK: NGS U 260 RESET
ELEVATION = 4893.9 (NAVD 88 DATUM)

HORIZONTAL DATUM:

COLORADO STATE PLANE COORDINATES NAD 83(2007) DATUM. HORIZONTAL CONTROL BASED UPON TRIMBLE VRS NETWORK

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION:

ASSUMING THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3, T.1N., R.66W., AS BEARING NORTH 00°30'27" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2551.23 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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

SURVEY NOTES:

1. THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.999729365 (1.000270708) ABOUT THE ORIGIN 0,0.

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.

3. ALL PROJECT CONTROL LISTED HEREIN IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.



OWNER:

EQUIPMENTSHARE.COM, INC.
5710 BULL RUN DRIVE
COLUMBIA, MISSOURI 65201-2860

ARCHITECT:

MODUS STUDIO
MATT POE
15 NORTH CHURCH AVENUE #102
FAYETTEVILLE, ARKANSAS 72701
(479) 455-5577
MATT@MODUSSTUDIO.COM

CIVIL ENGINEER:

KEEFE CIVIL
MEGAN KEEFE, PE
3125 CROCKETT STREET
FORT COLLINS, COLORADO 80526
(970) 215-6808
MEG@KEEFECIVIL.COM

SURVEYOR:

KING SURVEYORS
CHRIS DEPAULIS, PLS
650 EAST GARDEN DRIVE
WINDSOR, COLORADO 80501
(970) 686-5011
CHRISD@KINGSURVEYORS.COM

CITY PLANNING DEPARTMENT:

TODD HODGES
PLANNING DIRECTOR
CELL: 303-994-3174
THODGES@FORTLUPTONCO.GOV
ALYSSA KNUTSON, AICP
PLANNER II
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MARIA LANCTO
PLANNER I
DIRECT: 720-466-6107
MLANCTO@FORTLUPTONCO.GOV

PUBLIC WORKS DEPARTMENT:

ROY VESTAL
PUBLIC WORKS DIRECTOR / CITY
ENGINEER
DIRECT: 720-466-6109
RVESTAL@FORTLUPTONCO.GOV

BUILDING DEPARTMENT:

KELLY DYKSTRA
DEPUTY BUILDING OFFICIAL
PROCEDURE INC.
OFFICE: 970-305-3161
EMAIL@PROCEDUREINC.NET

SHANNON DEVRIES
PLANNING TECH
DIRECT: 720-466-6104
SDEVRIES@FORTLUPTONCO.GOV

FORT LUPTON FIRE PROTECTION

DISTRICT:

TAW TAMLIN
FIRE MARSHAL
OFFICE: 303-857-4603
TTAMLIN@FTLUPTONFIRE.COM

PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NE ¼ OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 08 MINUTES 53 SECONDS EAST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NE ¼, A DISTANCE OF 1320.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NE ¼ OF SECTION 3, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 53 SECONDS WEST PARALLEL WITH SAID WEST LINE A DISTANCE OF 1320 FEET TO SAID SOUTH LINE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT EQUIPMENTSHARE.COM, INC., BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 2021.

STATE OF COLORADO,)

) SS

COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS DAY OF _____, 2021.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 2021.

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 2021.

CITY ADMINISTRATOR'S APPROVAL

APPROVED THIS ____ DAY OF _____, 2021.

CITY ADMINISTRATOR

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED THIS ____ DAY OF _____, 2021, 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 [ORDINANCE/RESOLUTION] NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE ____ DAY OF _____, A.D., 2021 AND THAT THE MAYOR OF THE CITY OF FORT LUPTON, AS AUTHORIZED BY SAID [ORDINANCE/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)

Sheet Number	Sheet Title
C1	COVER SHEET
C2	GENERAL NOTES AND DETAILS
C3	DEMOLITION PLAN
C4	PHASING PLAN
C5	OVERALL SITE PLAN
C6	OVERALL GRADING AND EROSION CONTROL PLAN
C7	DETAILED GRADING PLAN
C8	CULVERT PLAN AND PROFILE
C9	EROSION CONTROL PLAN NOTES AND DETAILS
C10	HISTORIC DRAINAGE EXHIBIT
C11	DEVELOPED DRAINAGE EXHIBIT



FOR REVIEW ONLY

KEEFE CIVIL, INC
3125 CROCKETT STREET
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MEG@KEEFECIVIL.COM



15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

COVER SHEET

FORT LUPTON, COLORADO

SHEET

C1 OF 11





GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH CURRENT CITY OF FORT LUTPON STANDARDS AND SPECIFICATIONS, AS WELL AS ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. ALL CONTRACTORS UTILIZING THESE PLANS ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF COLORADO CODE TITLE 9, ARTICLE 1.5, AS AMENDED, CONCERNING THE PROTECTION OF EXISTING UNDERGROUND FACILITIES FROM DAMAGE DUE TO EXCAVATIONS. THE LOCATION OF EXISTING UTILITIES AND FACILITIES SHOWN ARE BASED ON INFORMATION AVAILABLE, AND COMPLETENESS IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER AT 811 TWO DAYS IN ADVANCE OF STARTING WORK, AS REQUIRED BY COLORADO CODE.
3. EXISTING CONDITIONS ARE SHOWN BASED ON FIELD SURVEYS COMPLETED BY KING SURVEYORS, INC. AND PROVIDED TO EQUIPMENTSHARE.COM IN ELECTRONIC FORMAT IN 2012, 2018, AND 2021.
4. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND FACILITIES PRIOR TO STARTING WORK. HAND EXCAVATION MAY BE REQUIRED. WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANIES WHOSE FACILITIES ARE IN THE PROXIMITY OF THE WORK.
5. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING ALL DIMENSIONS AND INVERTS PRIOR TO THE START OF THE WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY VARIATIONS BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR TO ANY EXISTING IMPROVEMENTS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL MAINTAIN AND PROTECT VEHICULAR AND PEDESTRIAN TRAFFIC IN PROXIMITY OF THE WORK.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SUBMITTAL APPROVALS PRIOR TO THE BEGINNING OF WORK.
9. ALL UTILITY DESIGN LOCATIONS REFER TO CENTERLINE OF UTILITY, UNLESS OTHERWISE NOTED ON THE PLANS.
10. SEE SHEET C1 FOR SURVEY BENCHMARK AND CONTROL INFORMATION.

DEMOLITION & RESTORATION NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS IN A LAWFUL MANNER.
2. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS ADJACENT TO THE PROJECT LIMITS AND ALL EXISTING IMPROVEMENTS DESIGNATED TO REMAIN WITHIN THE PROJECT LIMITS.
3. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING TREES, INCLUDING THE ROOT STRUCTURE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR TO ANY EXISTING IMPROVEMENTS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES TO A MINIMUM OF THEIR ORIGINAL CONDITION.
5. THE CONTRACTOR SHALL RESTORE ANY EXISTING VEGETATION AND/OR SURFACE IMPROVEMENTS BEYOND THE PROJECT LIMITS DISTURBED OR DAMAGED DURING CONSTRUCTION.
6. NATURAL LANDSCAPE AREAS SHALL BE RESEEDDED WITH AN APPROVED NATIVE GRASS SEED MIX PROVIDED BY THE CLIENT.

INSPECTION & TESTING NOTES

CONSTRUCTION INSPECTION AND TESTING SHALL CONFORM TO CDOT STANDARDS UNLESS OTHERWISE SPECIFIED WITHIN THE GEOTECHNICAL REPORT PROVIDED BY OWNER. IT IS THE OWNER'S OBLIGATION TO OBTAIN AN INDEPENDENT LABORATORY FOR TESTING. MATERIAL TESTING PROCEDURES AND FREQUENCIES SHALL CONFORM TO THE SPECIFICATIONS SET FORTH IN THE GEOTECHNICAL REPORT.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS (BUILDINGS, PARKING LOTS, LANDSCAPE AREAS, ETC.) FROM DAMAGE AND EROSION. ALL DISTURBED AREAS OFF-SITE SHALL BE RESTORED TO A MINIMUM OF THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL COORDINATE DRY UTILITY LOCATIONS WITH PROVIDER AGENCY.
3. ALL DIMENSIONS ARE FROM FLOWLINE (OF CURB & GUTTER), PROPERTY LINE, WALL, OR TO THE CENTERLINES OF MANHOLES, INLETS AND UTILITY LINES UNLESS NOTED OTHERWISE.

STORMWATER MANAGEMENT NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS, INCLUDING A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT [CDPHE] CONSTRUCTION DISCHARGE PERMIT, IF REQUIRED, PRIOR TO STARTING ANY CONSTRUCTION.
2. SEE SHEETS C4-C6 FOR DETAILED STORMWATER MANAGEMENT NOTES, LAYOUT, AND DETAILS.
3. ALL TEMPORARY EROSION CONTROL FACILITIES SHALL BE INSTALLED BEFORE ANY OTHER CONSTRUCTION ACTIVITIES TAKE PLACE.
4. PAVING AND LANDSCAPING SHALL BE COMPLETED AS SOON AS PRACTICAL TO CONTROL EROSION AND LIMIT SEDIMENT TRANSPORT.
5. UNCONTAINED WASTE THAT MAY BLOW, WASH, OR OTHERWISE BE RELEASED FROM THE SITE IS PROHIBITED.
6. READY-MIXED CONCRETE, OR ANY MATERIALS RESULTING FROM THE CLEANING OF VEHICLES OR EQUIPMENT CONTAINING, USED IN TRANSPORTING OR APPLICATION OF READY-MIXED CONCRETE, SHALL BE CONTAINED ON THE SITE FOR PROPER DISPOSAL.
7. BMPs SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF SEDIMENT FROM THE CONSTRUCTION SITE. VEHICLE TRACKING CONTROL SHALL BE INSTALLED AT DESIGNATED SITE ENTRANCE. ANY SEDIMENT TRACKED ONTO THE ADJACENT PARKING AREA OR PUBLIC ROADWAYS SHALL BE CLEANED AND REMOVED.
8. ANY DISTURBANCE TO TEMPORARY AND PERMANENT BMP'S SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS.
9. FUGITIVE DUST EMISSIONS RESULTING FROM CONSTRUCTION ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AT THE TIME OF GRADING AS DEFINED BY THE CDPHE.
10. TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR REUSE.
11. SOIL STABILIZATION MEASURES (SEEDING, ETC.) SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR 60 DAYS OR MORE.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, WHICHEVER OCCURS FIRST.

EARTHWORK & GRADING NOTES

1. ALL PROJECT EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PROJECT GEOTECHNICAL REPORT "GEOTECHNICAL SUBSURFACE EXPLORATION ADDENDUM REPORT NO. 1 - PROPOSED SANJEL FORT LUPTON FACILITY - 12 SILO/HOPPER SLAB PHASE" PREPARED BY EARTH ENGINEERING CONSULTANTS, INC. PROJECT # 1122051, DATED NOVEMBER 12, 2013.
2. ALL SPOT ELEVATIONS ARE FLOWLINE OF CURB AND GUTTER OR TOP OF PAVING UNLESS OTHERWISE NOTED.
3. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROVIDE FOR ADEQUATE DRAINAGE THROUGH THE SITE DURING THE PROCESS OF EXCAVATION, GRADING, AND EMBANKMENT. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
5. LANDSCAPE SLOPES SHALL NOT EXCEED 4:1 (H:V) UNLESS OTHERWISE SHOWN ON THESE PLANS OR APPROVED BY THE OWNER/SOILS ENGINEER.
6. MATCH EXISTING GRADES AT LIMITS OF CONSTRUCTION.
7. GROUNDWATER MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES FOR THIS PROJECT. EXCAVATION DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. UNSUITABLE MATERIALS (MUCK) ENCOUNTERED IN THE SUBGRADE SHALL BE REMOVED TO THE DEPTH DIRECTED BY THE SOILS ENGINEER. THE EXCAVATED AREA SHALL BE BACKFILLED TO THE FINISHED GRADE WITH APPROVED MATERIAL. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN

SITE SPOILS/STOCKPILE NOTES

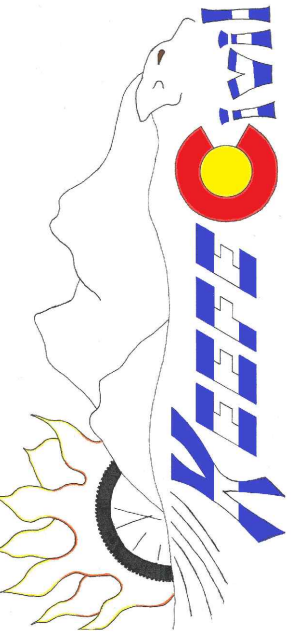
1. EXCESS SITE MATERIAL GENERATED FROM SUBGRADE PREPARATION AND RE-GRADING OPERATIONS, ETC. SHALL BE STOCKPILED ON SITE IN A CONTROLLED MANNER. THE OWNER SHALL IDENTIFY A LOCATION ON THE NORTHERN PORTION OF THE SITE FOR TEMPORARY STOCKPILING OF EXCESS MATERIAL.
2. ALL STOCKPILED MATERIAL ON SITE SHALL BE STABILIZED AND PROTECTED FROM EROSION IN ACCORDANCE WITH CDPHE AND CITY OF FORT LUPTON STANDARDS. SEE STORMWATER MANAGEMENT NOTES (THIS SHEET) FOR DETAILS.
3. STOCKPILE AREAS SHALL BE CLEARED OF VEGETATION AND DEBRIS PRIOR TO PLACEMENT OF STOCKPILE MATERIALS.

FENCING NOTES

THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ON THE FINAL CHAIN-LINK FENCE TYPE/SPECIFICATION AND LAYOUT. SHOP DRAWING'S AND SPECIFICATIONS SHALL BE PROVIDED TO THE OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION OF FENCING. FINAL FENCE LAYOUT SHALL BE REVIEWED IN THE FIELD WITH THE OWNER PRIOR TO CONSTRUCTION.



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GENERAL NOTES AND DETAILS

FORT LUPTON, COLORADO

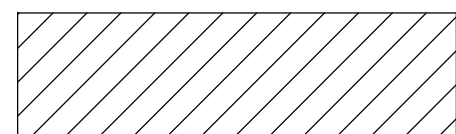
SHEET

C2 OF 11

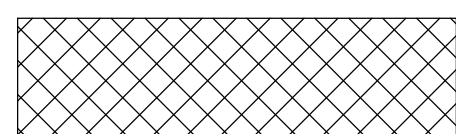


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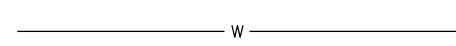
LEGEND:



ASPHALT PAVEMENT REMOVAL AREA



CONCRETE REMOVAL AREA



EXISTING WATER SERVICE



EXISTING UG GAS SERVICE



EXISTING SEWER SERVICE



EXISTING UG ELECTRICAL SERVICE



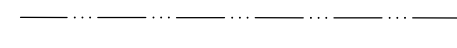
EXISTING OVERHEAD ELECTRIC LINE



EXISTING CHAIN LINK FENCE



FIBER OPTIC LOCATE



EXISTING FLOW LINE



EXISTING PIPE



EDGE OF ASPHALT



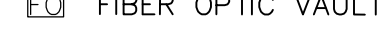
TELEPHONE LOCATE



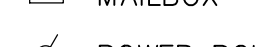
GAS METER



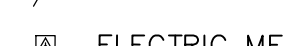
TELEPHONE PEDESTAL



FIBER OPTIC VAULT



MAILBOX



POWER POLE



ELECTRIC METER



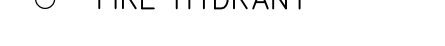
VALVE BOX



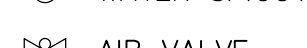
IRRIGATION VALVE



SANITARY MANHOLE



WATER SHUTOFF VALVE



FIRE HYDRANT



WATER SPIGOT



AIR VALVE



WATER METER



STEEL POST



WOOD POST



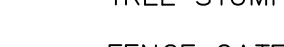
DECIDUOUS TREE



CONIFEROUS TREE



SHRUB



TREE STUMP



FENCE GATE



SIGN



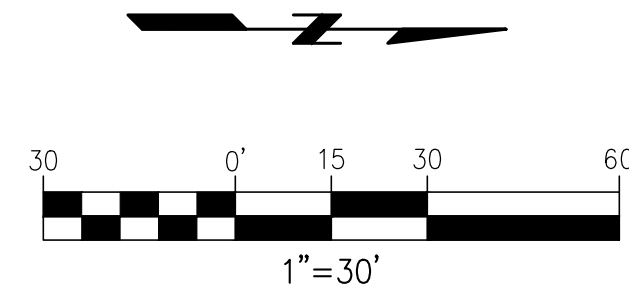
CONTROL POINT

ABBREVIATION LEGEND:

CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
EG	EXISTING GROUND
EX	EXISTING
HWY	HIGHWAY
OHE	OVERHEAD ELECTRIC
RD	ROAD
ROW	RIGHT-OF-WAY
UG	UNDERGROUND

NOTES:

- THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.9997293657 (1.000270708) ABOUT THE ORIGIN 0,0.
- ALL PROPERTY PINS, INTERSECTION MONUMENTS, AND SECTION CORNERS DISTURBED DURING CONSTRUCTION MUST BE REFERENCED AND REPLACED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.
- THIS AUTOCAD DRAWING CONTAINS INFORMATION THAT IS NOT VISIBLE ON THE PLOTTED COPY. TO OBTAIN ALL THE INFORMATION THAT IS AVAILABLE IN THIS DRAWING, ALL THE AUTOCAD LAYERS MUST BE TURNED ON AND THAWED.
- 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.
- ALL PROJECT CONTROL LISTED HEREON IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.
- ANY LOT LINES, RIGHTS OF WAY OR EASEMENTS SHOWN ARE APPROXIMATE AND ARE NOT TO BE RELIED UPON FOR FUTURE IMPROVEMENTS.



15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

DEMOLITION PLAN

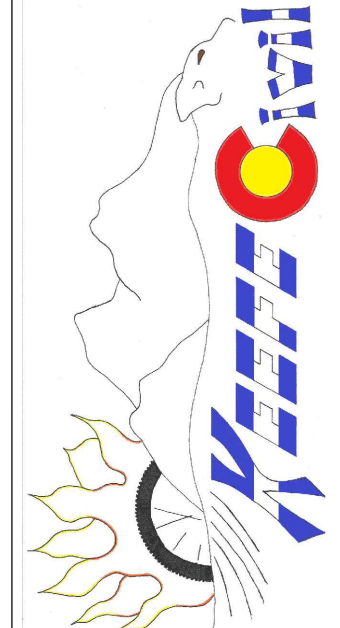
FORT LUPTON, COLORADO

SHEET

C3 OF 11



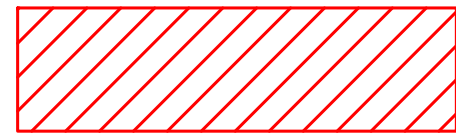
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(970) 215-6808
MEG@KEEFECIVIL.COM



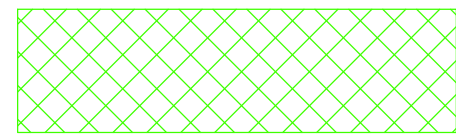
NO.	DATE	REVISIONS	BY
1	10/01/2021		MEG

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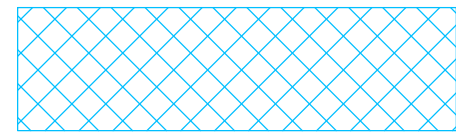
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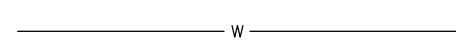
PHASE ONE



PHASE TWO



PHASE THREE



EXISTING WATER SERVICE



EXISTING UG GAS SERVICE



EXISTING SEWER SERVICE



EXISTING UG ELECTRICAL SERVICE



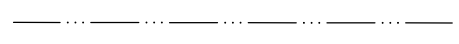
EXISTING OVERHEAD ELECTRIC LINE



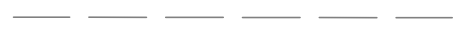
EXISTING CHAIN LINK FENCE



EXISTING BARBED WIRE FENCE



EXISTING FLOW LINE



EXISTING PIPE



EDGE OF ASPHALT



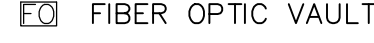
TELEPHONE LOCATE



GAS METER



TELEPHONE PEDESTAL



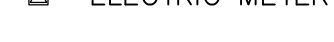
FIBER OPTIC VAULT



MAILBOX



POWER POLE



ELECTRIC METER



VALVE BOX



IRRIGATION VALVE



SANITARY MANHOLE



WATER SHUTOFF VALVE



FIRE HYDRANT



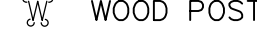
WATER SPIGOT



AIR VALVE



WATER METER



STEEL POST



WOOD POST



DECIDUOUS TREE



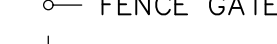
CONIFEROUS TREE



SHRUB



TREE STUMP



FENCE GATE



SIGN



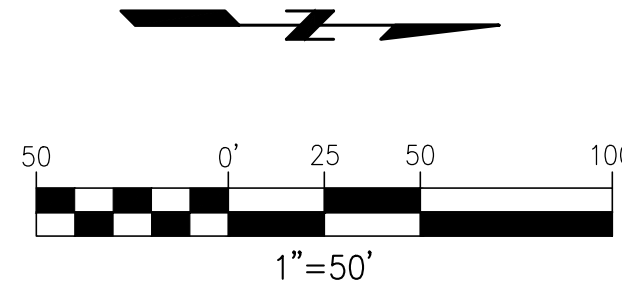
CONTROL POINT

ABBREVIATION LEGEND:

CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
EG	EXISTING GROUND
EX	EXISTING
HWY	HIGHWAY
OHE	OVERHEAD ELECTRIC
RD	ROAD
ROW	RIGHT-OF-WAY
UG	UNDERGROUND

NOTES:

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15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

SHEET

C4 OF 11

PHASING PLAN

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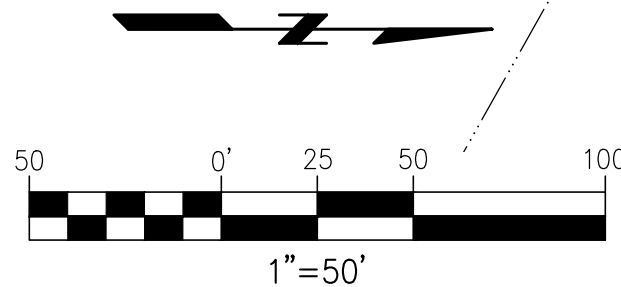


	GAS METER
	TELEPHONE PEDESTAL
	FIBER OPTIC VAULT
	MAILBOX
	POWER POLE
	ELECTRIC METER
	VALVE BOX
	IRRIGATION VALVE
	SANITARY MANHOLE
	WATER SHUTOFF VALVE
	FIRE HYDRANT
	WATER SPIGOT
	AIR VALVE
	WATER METER
	STEEL POST
	WOOD POST

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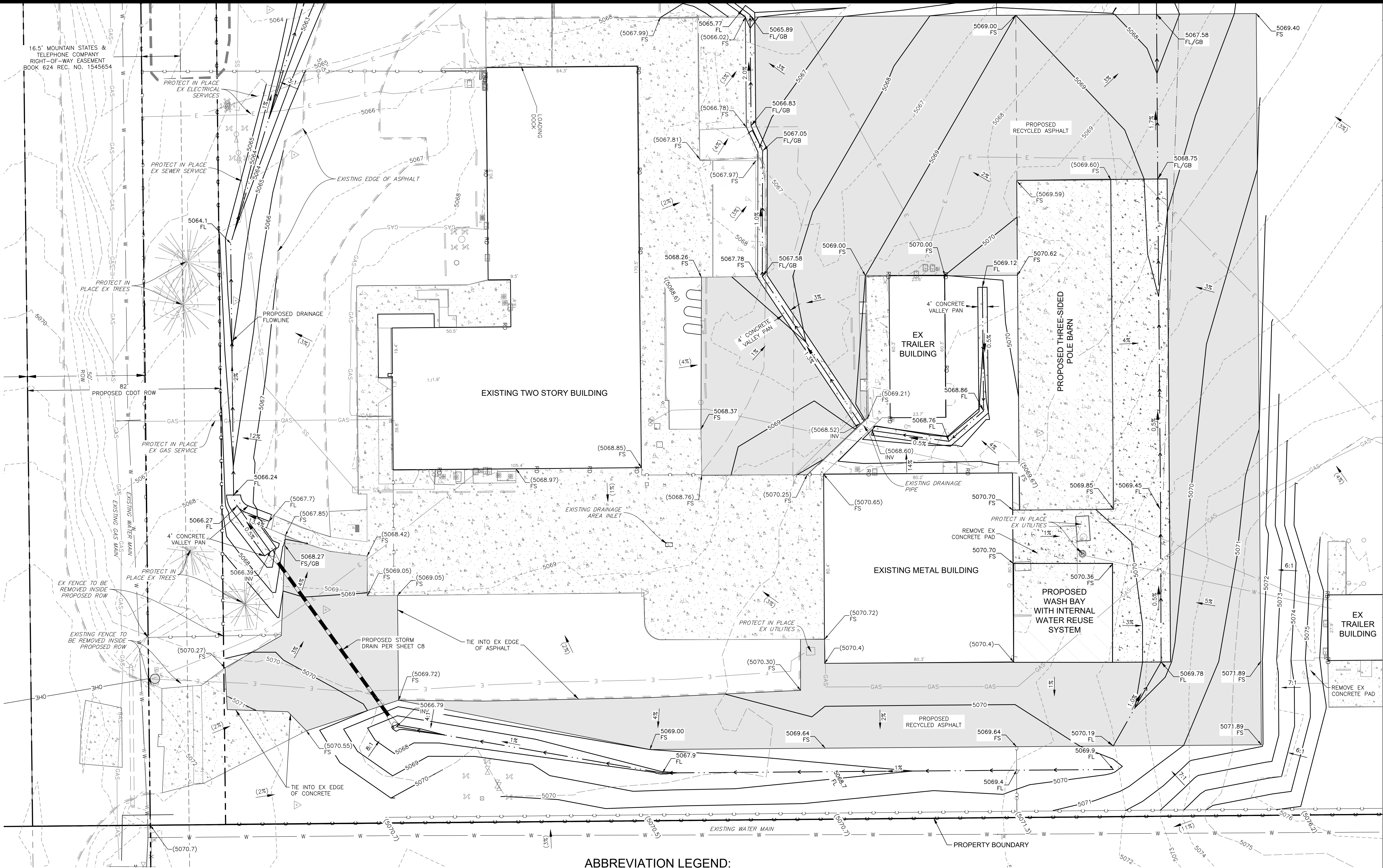
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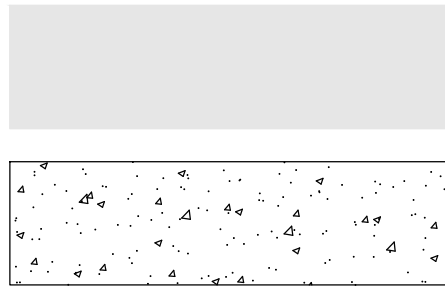


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[illegible]



LEGEND:



W
GAS
SS
E
E
OHE

PROPOSED RECYCLED ASPHALT PAVEMENT

EXISTING CONCRETE

EXISTING WATER SERVICE

EXISTING UG GAS SERVICE

EXISTING SEWER SERVICE

EXISTING UG ELECTRICAL SERVICE

PROPOSED UG ELECTRICAL SERVICE

EXISTING OVERHEAD ELECTRIC LINE

EXISTING FLOW LINE
EXISTING PIPE
EDGE OF ASPHALT
TELEPHONE LOCATE
EXISTING CHAIN LINK FENCE
PROPOSED PRIVACY FENCE

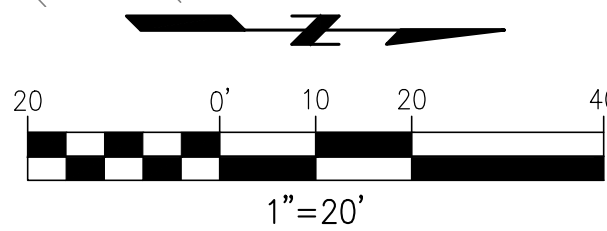
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□ TELEPHONE PEDESTAL
□ FIBER OPTIC VAULT
□ MAILBOX
⊗ POWER POLE
⊠ ELECTRIC METER
⊠ VALVE BOX
⊠ IRRIGATION VALVE
⊠ SANITARY MANHOLE
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⊠ FIRE HYDRANT
⊠ WATER SPIGOT
⊠ AIR VALVE
⊠ WATER METER

ABBREVIATION LEGEND:

CDOT
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EX
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OHE
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ROW
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COLORADO DEPARTMENT OF TRANSPORTATION
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EXISTING
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OVERHEAD ELECTRIC
ROOF DRAIN
RIGHT-OF-WAY
UNDERGROUND
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SHRUB
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DETAILED GRADING PLAN

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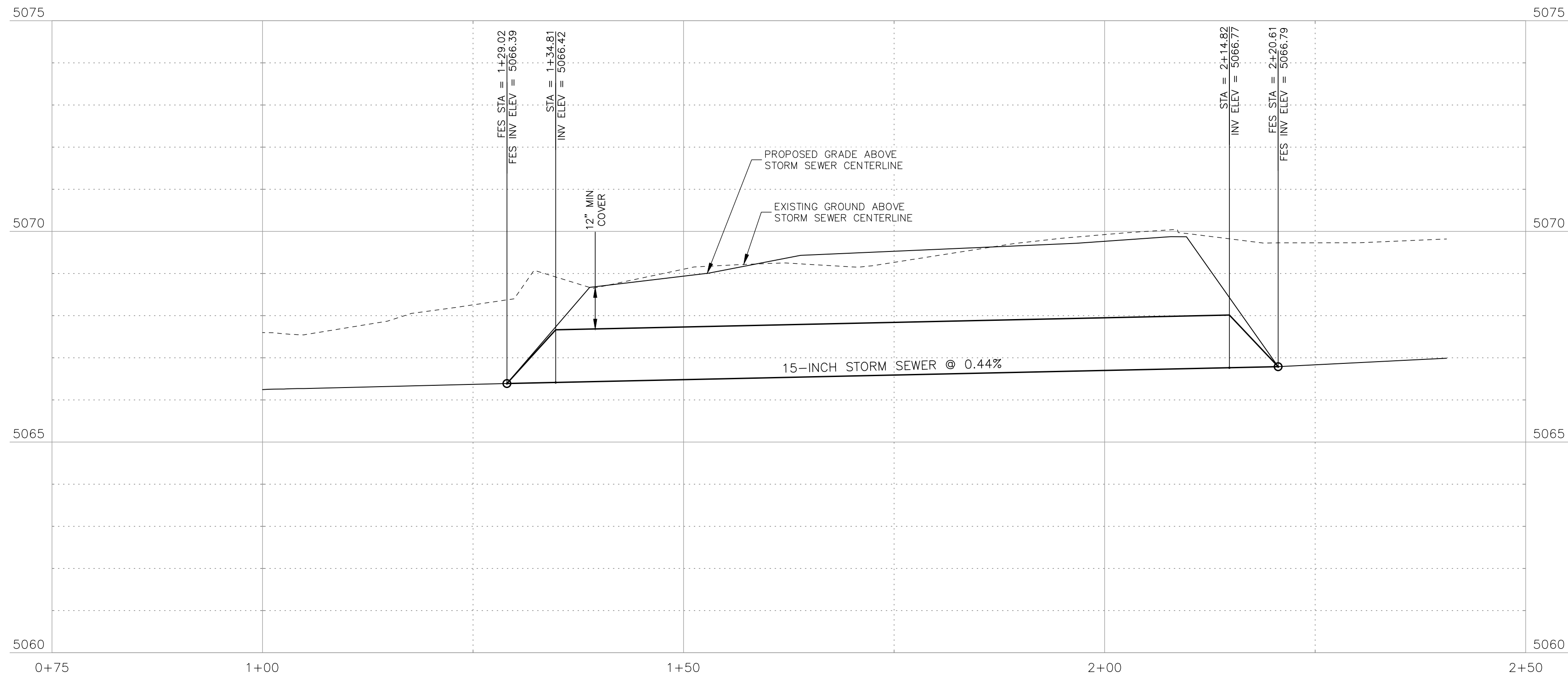
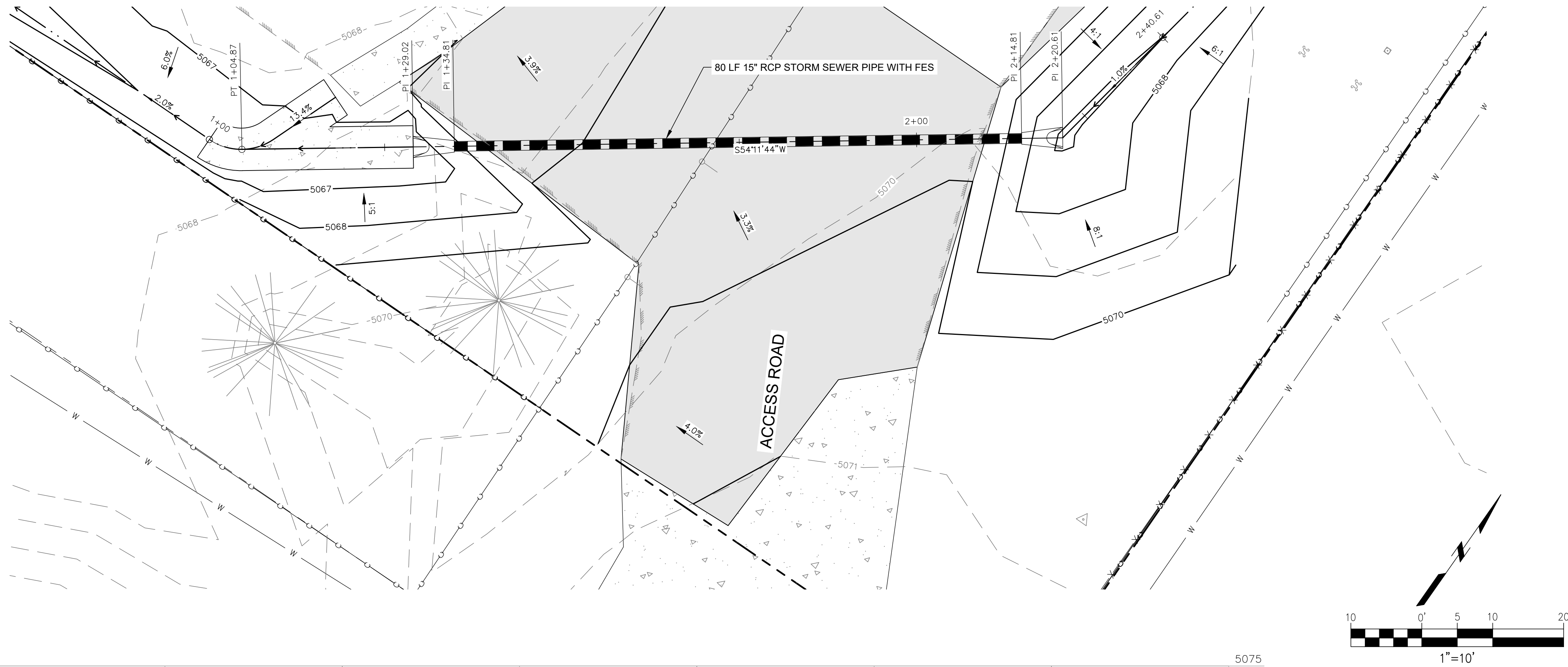
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	EXISTING CONCRETE
	EXISTING WATER SERVICE
	EXISTING UG GAS SERVICE
	EXISTING SEWER SERVICE
	EXISTING UG ELECTRICAL SERVICE
	PROPOSED UG ELECTRICAL SERVICE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING FLOW LINE
	EXISTING PIPE
	EDGE OF ASPHALT
	TELEPHONE LOCATE
	EXISTING CHAIN LINK FENCE
	PROPOSED PRIVACY FENCE

ABBREVIATION LEGEND:

CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
EG	EXISTING GROUND
EX	EXISTING
FES	FLARED END SECTION
OHE	OVERHEAD ELECTRIC
RD	ROOF DRAIN
ROW	RIGHT-OF-WAY
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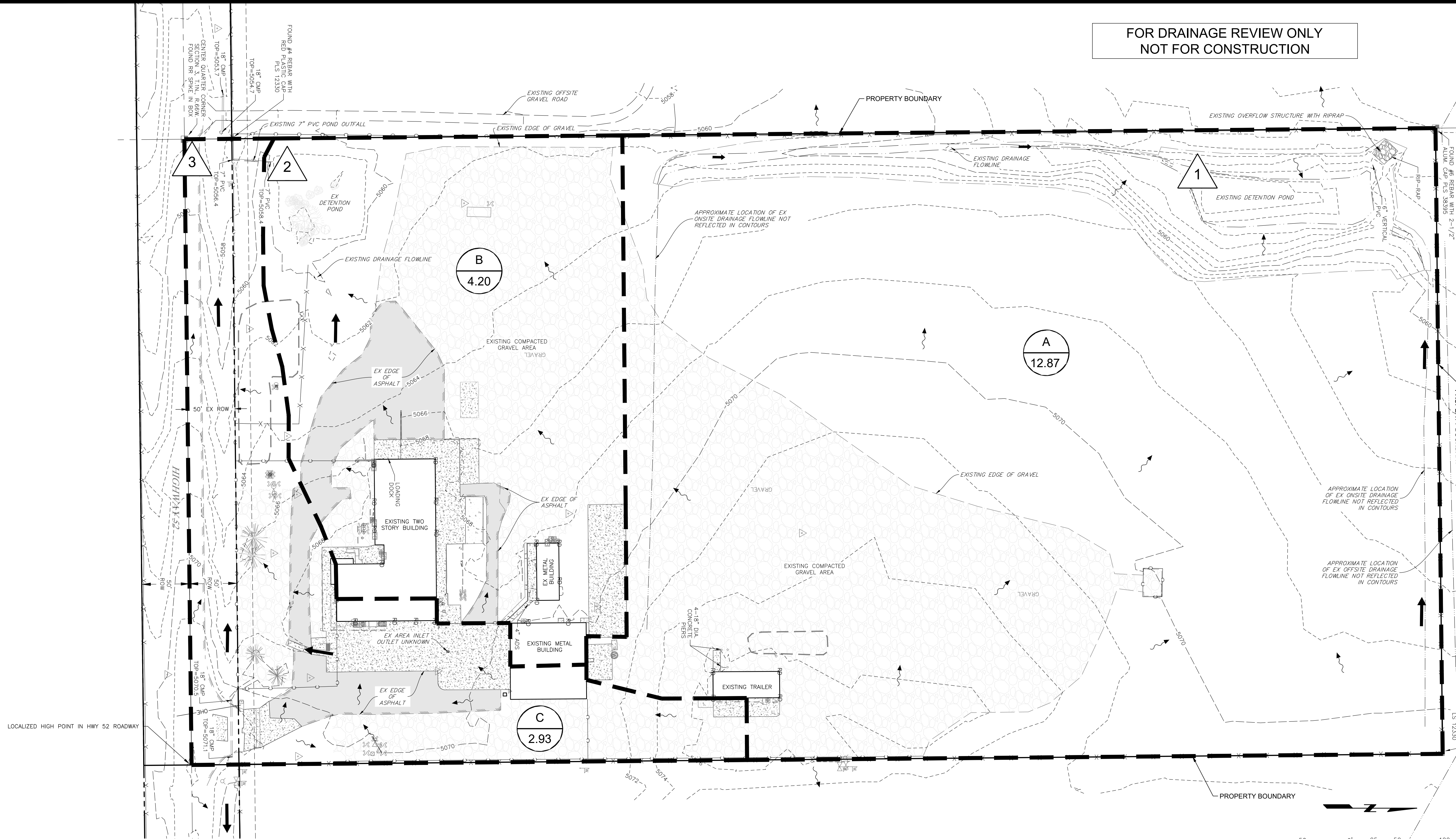
CULVERT PLAN AND PROFILE

FORT LUPTON, COLORADO

SHEET

C8 OF 11





LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING FLOW LINE
- EXISTING PIPE
- EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE

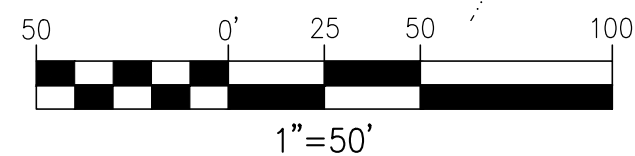
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- DRAINAGE BASIN BOUNDARY
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- DRAINAGE BASIN DESIGN POINT

ABBREVIATION LEGEND:

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- EG EXISTING GROUND
- EX EXISTING
- FO FIBER OPTIC
- OHE OVERHEAD ELECTRIC
- RD ROOF DRAIN
- ROW RIGHT-OF-WAY
- UG UNDERGROUND
- GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- MAILBOX
- POWER POLE
- ELECTRIC METER
- VALVE BOX
- IRRIGATION VALVE
- SANITARY MANHOLE
- WATER SHUTOFF VALVE
- FIRE HYDRANT
- WATER SPIGOT
- AIR VALVE
- WATER METER
- STEEL POST
- WOOD POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
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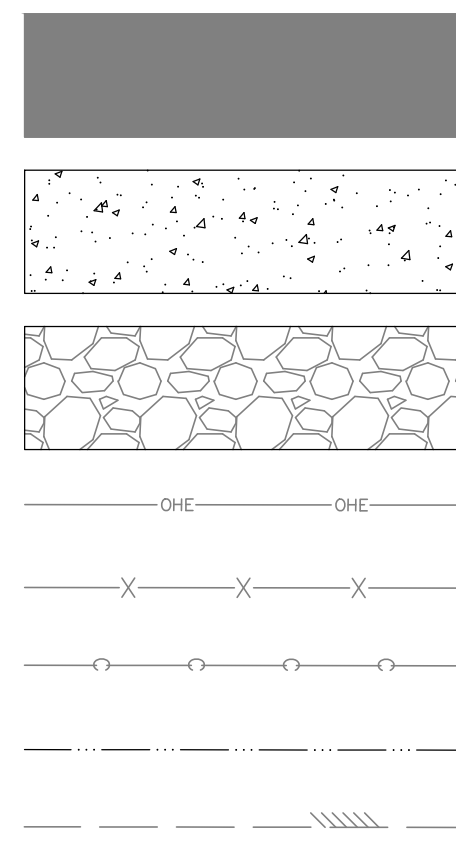
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FORT LUPTON, COLORADO

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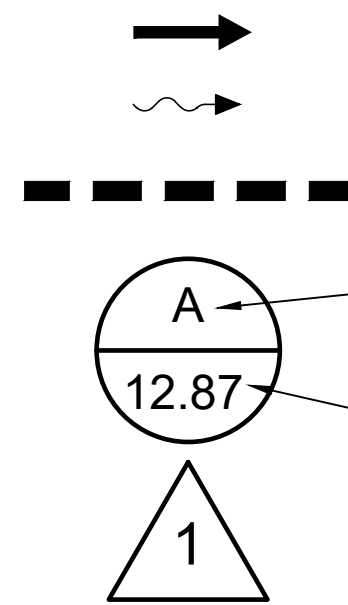
C10 OF 11



LEGEND:



- PROPOSED RECYCLED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- EXISTING OVERHEAD UTILITY
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING FLOW LINE
- EDGE OF ASPHALT



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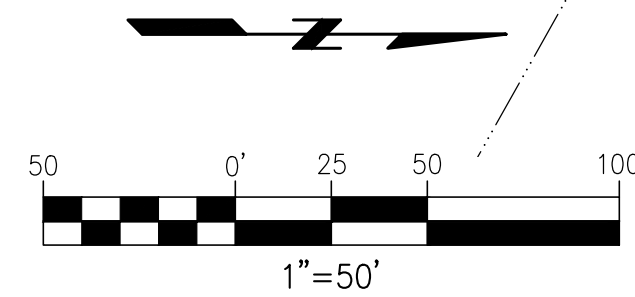
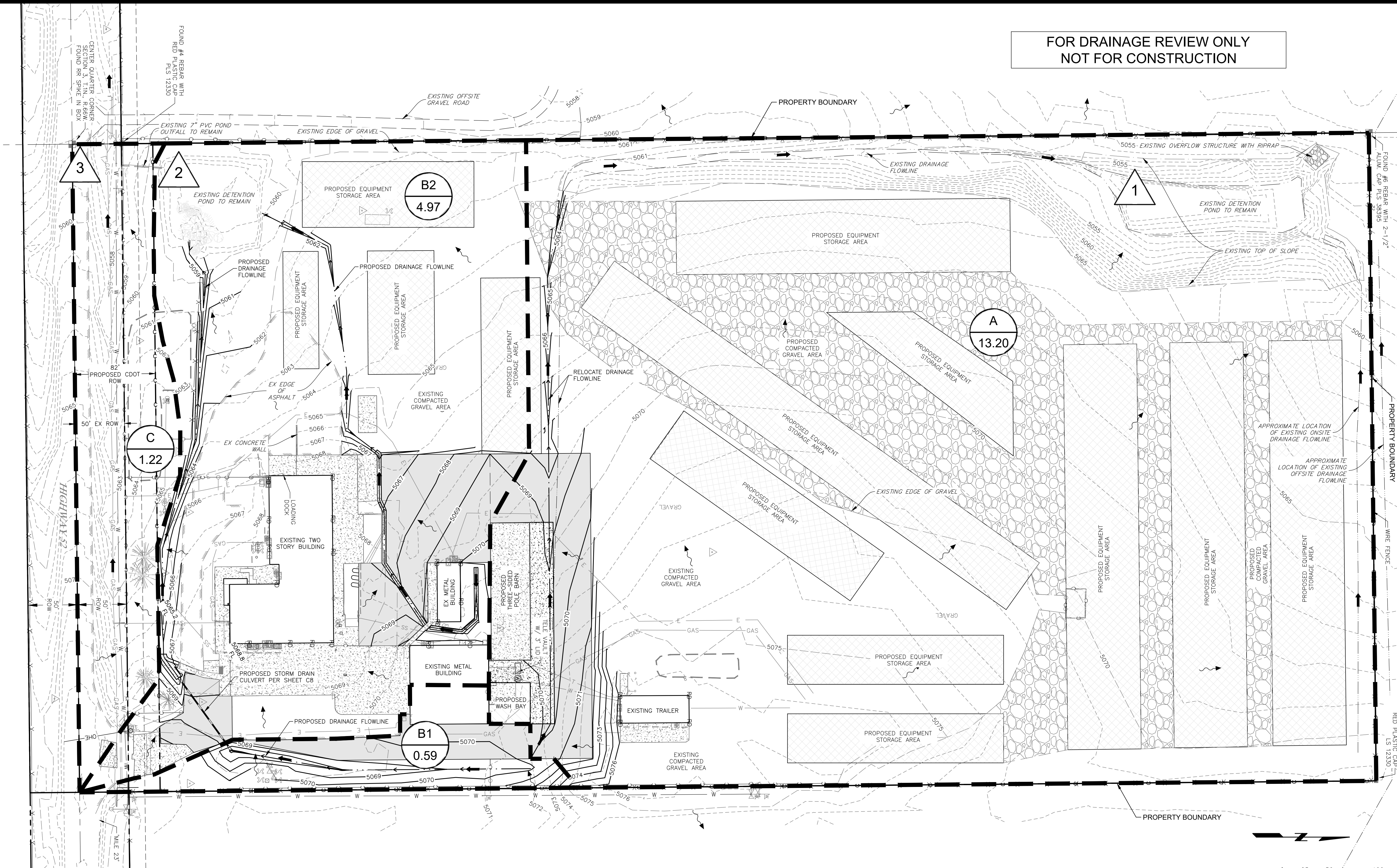
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DEVELOPED DRAINAGE EXHIBIT

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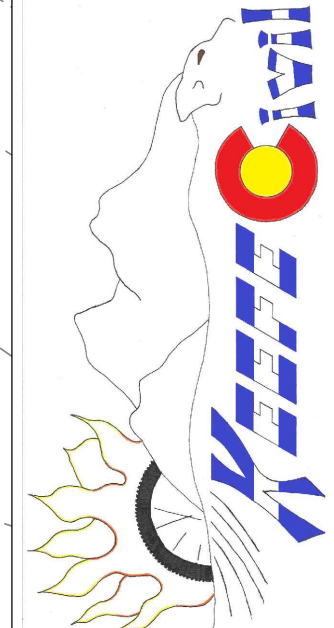
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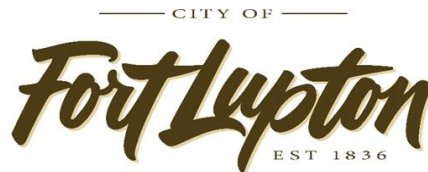
Equipment Share Phase I Drainage Report

Project location:

**15549 E State Highway 52, In the Northeast $\frac{1}{4}$ of Section 3, Township
1 North, Range 66 West of the 6th P.M., Weld County, State of
Colorado**

October 1, 2021

Submitted to:



**Public Works
130 South McKinley Avenue
Fort Lupton, Colorado 80621
Phone: 303.857.6694
Fax: 303.857.0351
www.fortluptonco.gov**

Prepared for:



**EquipmentShare.Com, Inc.
5710 Bull Run Drive
Columbia, Missouri 65201-2860**

Prepared by:



**Keefe Civil, Inc.
3125 Crockett Street
Fort Collins, Colorado 80526**

Engineer Certification:

I hereby affirm that this report and plan for the Phase I drainage design of the development, Equipment Share, was prepared by me (or under my direct supervision) in accordance with the provisions of the City of Fort Lupton Storm Drainage Design and Technical Criteria for the owners thereof. I understand that the City of Fort Lupton does not and will not assume liability for drainage facilities designed by others. I am also aware of the provisions of the City CODE as it pertains to the City's review.



Registered Professional Engineer
State of Colorado No. 39378

Developer Certification:

EquipmentShare.Com, Inc. hereby affirms that the drainage facilities for the development, Equipment Share, shall be constructed according to the design presented in this report. I understand that the City of Fort Lupton does not and will not assume liability for drainage facilities designed and/or certified by my engineer. I understand that the City of Fort Lupton reviews drainage plans but cannot, on behalf of EquipmentShare.Com, Inc. and/or their successors and/or assigns assume future liability for improper design. I am also aware of the provisions of the City CODE as it pertains to the City's review.

EquipmentShare.Com, Inc.

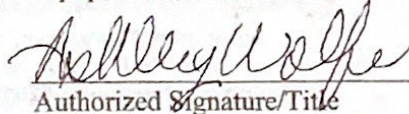
 General Manager
Authorized Signature/Title

Table of Contents

1	Introduction	1
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1.2	Description of Property	2
1.3	Proposed Site Improvements	4
2	Drainage Basins	5
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3.1	General Drainage Concepts	6
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Appendices

- A NRCS Soil Survey of Weld County**
- B 15549 East State Highway 52 Overall Grading and Erosion Control Plan**
- C National Flood Hazard Layer FIRMette**
- D 15549 East State Highway 52 Historic and Developed Drainage Exhibits**
- E Drainage Calculations**

1 Introduction

1.1 Location

The Equipment Share project (Project) is a developed 20.00-acre industrial lot located at 15549 East State Highway 52, in the Northeast $\frac{1}{4}$ of Section 3, Township 1 North, Range 66 West of the 6th P.M., Weld County, State of Colorado. The site is east of County Road 31 and west of County Road 35 (Figure 1).



Figure 1: Vicinity map

The Project is bound by Highway 52 on the south, open rangeland to the east and north, and a commercial property and open rangeland to the west (Figure 2).



Figure 2: Site location enlargement

1.2 Description of Property

The Project is a developed 20.00-acre industrial lot consisting of four buildings with asphalt paving, gravel, and concrete pads located within the southern half of the site. The remainder of the site is either used for equipment storage or is open rangeland with average native plant vegetation coverage. No irrigated landscaping exists.

No major drainage ways are conveyed across the site. There is a slight berm along the eastern boundary, which keeps upgradient stormwater flows from entering the Project, and an existing offsite drainage swale is adjacent to the northern property line, keeping offsite drainage from entering the Project (Figure 3).



Figure 3: Offsite drainage swale location north of Project

Two detention ponds were constructed with previous site improvements. Established trees and brush have grown within the detention pond boundaries. Drainage swales collect Project runoff along the northern and western property lines and direct stormwater to the northwest detention pond (Figure 4). Another onsite drainage channel directs runoff into the southwest detention pond (Figure 5).



Figure 4: Northwest detention pond



Figure 5: Southwest detention pond

Existing slopes are between 1 – 10% and elevations range from 5054 to 5076.

There are no known irrigation facilities, significant geologic features, or wetlands on site or near the property.

Per the Natural Resources Conservation Service (NRCS) Soil Survey of Weld County (Appendix A), the site is classified as Valent sand, which is considered hydrologic soil group (HSG) A. These soils (Figure 6) are anticipated to have a high infiltration rate when thoroughly wet and consist mainly of deep, well-drained to excessively drained sands or gravelly sands with a high rate of water transmission.



Figure 6: Project soils

1.3 Proposed Site Improvements

The proposed site improvements include a fuel island, wash bay building, expanding the equipment storage areas with roadbed gravel placement, recycled asphalt pavement, and a three-sided pole barn (Appendix B).

2 Drainage Basins

Based on the City of Fort Lupton (City) Figure 201, the site is outside of any major drainageway planning studies and flood hazard area delineation reports. Per the flood insurance rate map (FIRM), the lot is located outside of within Zone X. Zone X is defined as an area of minimal flood hazard and does not have a base flood elevation associated with it (Appendix C).

2.1 Existing Drainage Patterns

The southern edge and southeastern corner of the site generally drains via overland sheet flow from north to south towards the Highway 52 right-of-way. Most of the onsite buildings and a portion of the impervious areas drain via overland sheet flow and/or drainage swale towards the southwestern detention pond, which releases into the Highway 52 roadside drainage swale. The northern two-thirds of the site drains via overland sheet flow and/or drainage swale towards the northwestern detention pond, which releases west of the Project. Refer to Appendix D for Project's historic drainage exhibit.

There is a slight earthen berm along the eastern property line, which prevents offsite flows from draining onto the lot. Also, the northern property line has an offsite drainage swale, preventing offsite flows from being collected with the detention pond. No other existing drainage facilities are located on or near the site.

2.2 Proposed Site Improvements and Drainage Patterns

Reference Appendix D for Project's developed drainage exhibit. The southern edge and southeastern corner of the site generally drains via overland sheet flow from north to south towards the Highway 52 right-of-way. Most of the onsite buildings and a portion of the impervious areas drain via overland sheet flow and/or drainage swale towards the southwestern detention pond, which releases into the Highway 52 roadside drainage swale. The northern two-thirds of the site drains via overland sheet flow and/or drainage swale towards the northwestern detention pond, which releases west of the Project

3 Drainage Facility Design

Project grading and drainage design was completed based on best available information while following City of Fort Lupton Storm Drainage Design and Technical Criteria (Criteria) and Urban Drainage and Flood Control District (UDFCD 2016) criteria.

3.1 General Drainage Concepts

Project site is a small, uncomplex rural catchment basin; therefore, the Rational Method was used for design storm analysis. The Rational Method is based on the following formula.

$$Q = CIA$$

where Q is peak rate of runoff (cfs), C is runoff coefficient (unitless), I is average intensity of rainfall for a duration equal to time of concentration, t_c (inches per hour), and A is tributary area (acres).

Runoff coefficients are determined based on NRCS soil group, storm return period, and the following UDFCD Table 6-4.

Table 6-4. Runoff coefficient equations based on NRCS soil group and storm return period

NRCS Soil Group	Storm Return Period						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
A	$C_A =$ $0.84i^{1.302}$	$C_A =$ $0.86i^{1.276}$	$C_A =$ $0.87i^{1.232}$	$C_A =$ $0.88i^{1.124}$	$C_A =$ $0.85i+0.025$	$C_A =$ $0.78i+0.110$	$C_A =$ $0.65i+0.254$
B	$C_B =$ $0.84i^{1.169}$	$C_B =$ $0.86i^{1.088}$	$C_B =$ $0.81i+0.057$	$C_B =$ $0.63i+0.249$	$C_B =$ $0.56i+0.328$	$C_B =$ $0.47i+0.426$	$C_B =$ $0.37i+0.536$
C/D	$C_{C/D} =$ $0.83i^{1.122}$	$C_{C/D} =$ $0.82i+0.035$	$C_{C/D} =$ $0.74i+0.132$	$C_{C/D} =$ $0.56i+0.319$	$C_{C/D} =$ $0.49i+0.393$	$C_{C/D} =$ $0.41i+0.484$	$C_{C/D} =$ $0.32i+0.588$

where i is percent impervious (expressed as a decimal), C_A is runoff coefficient for NRCS HSG A soils (unitless), C_B is runoff coefficient for NRCS HSG B soils (unitless), and $C_{C/D}$ is runoff coefficient for NRCS HSG C and D soils (unitless).

Time of concentration is determined by adding together the initial overland time and travel time. UDFCD Equation 6-3 calculates the initial overland time.

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_o^{0.33}}$$

Where:

- t_i = overland (initial) flow time (minutes)
- C_5 = runoff coefficient for 5-year frequency (from Table 6-4)
- L_i = length of overland flow (ft)
- S_o = average slope along the overland flow path (ft/ft).

UDFCD Equation 6-4 calculates the travel time.

$$t_t = \frac{L_t}{60K\sqrt{S_o}} = \frac{L_t}{60V_t}$$

Where:

- t_t = channelized flow time (travel time, min)
- L_t = waterway length (ft)
- S_o = waterway slope (ft/ft)
- V_t = travel time velocity (ft/sec) = $K\sqrt{S_o}$
- K = NRCS conveyance factor (see Table 6-2).

The NRCS conveyance factors are determined per UDFCD Table 6-4.

Table 6-2. NRCS Conveyance factors, K

Type of Land Surface	Conveyance Factor, K
Heavy meadow	2.5
Tillage/field	5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

The average intensity of rainfall for a duration equal to computed time of concentration is based on City of Fort Lupton Time-Intensity-Frequency Curves for the Rational Method.

3.2 Effective Impervious Area

The Project's total effective impervious area will increase from 25% historically to 39% with proposed site improvements, as indicated in calculations shown below and the proposed grading and erosion control plan contained in Appendix D.

Land Use	Percent Impervious	Historic Basin A		Historic Basin B		Historic Basin C	
		Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)
Concrete and asphalt	100	1,930	1,930	35,370	35,370	38,480	38,480
Rooftop	90	1,960	1,764	15,860	14,274	5,295	4,766
Gravel (packed)	40	151,020	60,408	88,780	35,512	39,190	15,676
Undeveloped	2	405,650	8,113	42,865	857	44,750	895
Total		560,560	72,215	182,875	86,013	127,715	59,817
Percentage Impervious Area			13%		47%		47%

Land Use	Percent Impervious	Developed Basin A		Developed Basin B1		Developed Basin B2		Developed Basin C	
		Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)
Concrete and asphalt	100	7,455	7,455	0	0	58,900	58,900	11,120	11,120
Recycled asphalt	80	15,860	12,688	7,520	6,016	18,935	15,148	0	0
Rooftop	90	14,910	13,419	3,180	2,862	14,675	13,208	0	0
Gravel (packed)	40	413,015	165,206	0	0	69,075	27,630	0	0
Undeveloped	2	139,680	2,794	14,875	298	54,965	1,099	42,195	844
Total		575,060	201,562	25,575	9,176	216,550	115,985	53,315	11,964
Percentage Impervious Area			35%		36%		54%		22%

3.3 Stormwater Conveyance Concepts

Where possible, existing drainage paths have been maintained and sheet flow is allowed prior to conveyance within grass-lined swales. The driveway entrance will require a storm drain culvert, which has been designed as a 15-inch pipe at 0.44% (Appendix E).

4 Conclusions

Using City of Fort Lupton Criteria and UDFCD (2016) criteria, the proposed stormwater runoff will increase towards the two detention ponds, but it will decrease towards the Highway 52 roadside drainage channel, as indicated in the Appendix E drainage calculations and the summary table below.

Historic Summary Runoff Table			
Design Point	Contributing Area (acres)	Runoff Peak 5-year Event (cfs)	Runoff Peak 100-year Event (cfs)
1	12.87	1.73	10.96
2	4.20	4.67	12.91
3	2.93	3.12	8.63
Developed Summary Runoff Table			
Design Point	Contributing Area (acres)	Runoff Peak 5-year Event (cfs)	Runoff Peak 100-year Event (cfs)
1	13.20	7.03	22.75
2	5.56	7.50	19.71
3	1.22	0.43	1.85

With the Phase II Project drainage report, the existing detention ponds will be analyzed for their ability to release stormwater flows at historic rates.

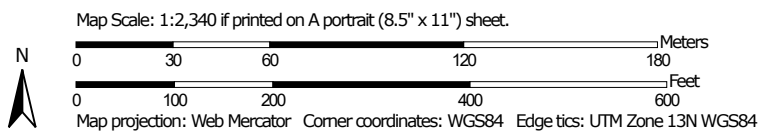
5 References

City of Fort Lupton Storm Drainage and Technical Criteria.

UDFCD. 2016. Urban Storm Drainage Criteria Manual: Volume 1. Management, Hydrology, and Hydraulics.

APPENDIX A

Hydrologic Soil Group—Weld County, Colorado, Southern Part (Equipment Share)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
Survey Area Data: Version 19, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 19, 2018—Aug 10, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
70	Valent sand, 3 to 9 percent slopes	A	20.5	100.0%
Totals for Area of Interest			20.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

APPENDIX B

APPENDIX C

National Flood Hazard Layer FIRMette

104°46'1"W 40°55'N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

- Future Conditions 1% Annual Chance Flood Hazard
Zone X
- Area with Reduced Flood Risk due to Levee. See Notes.
Zone X
- Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard
Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

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

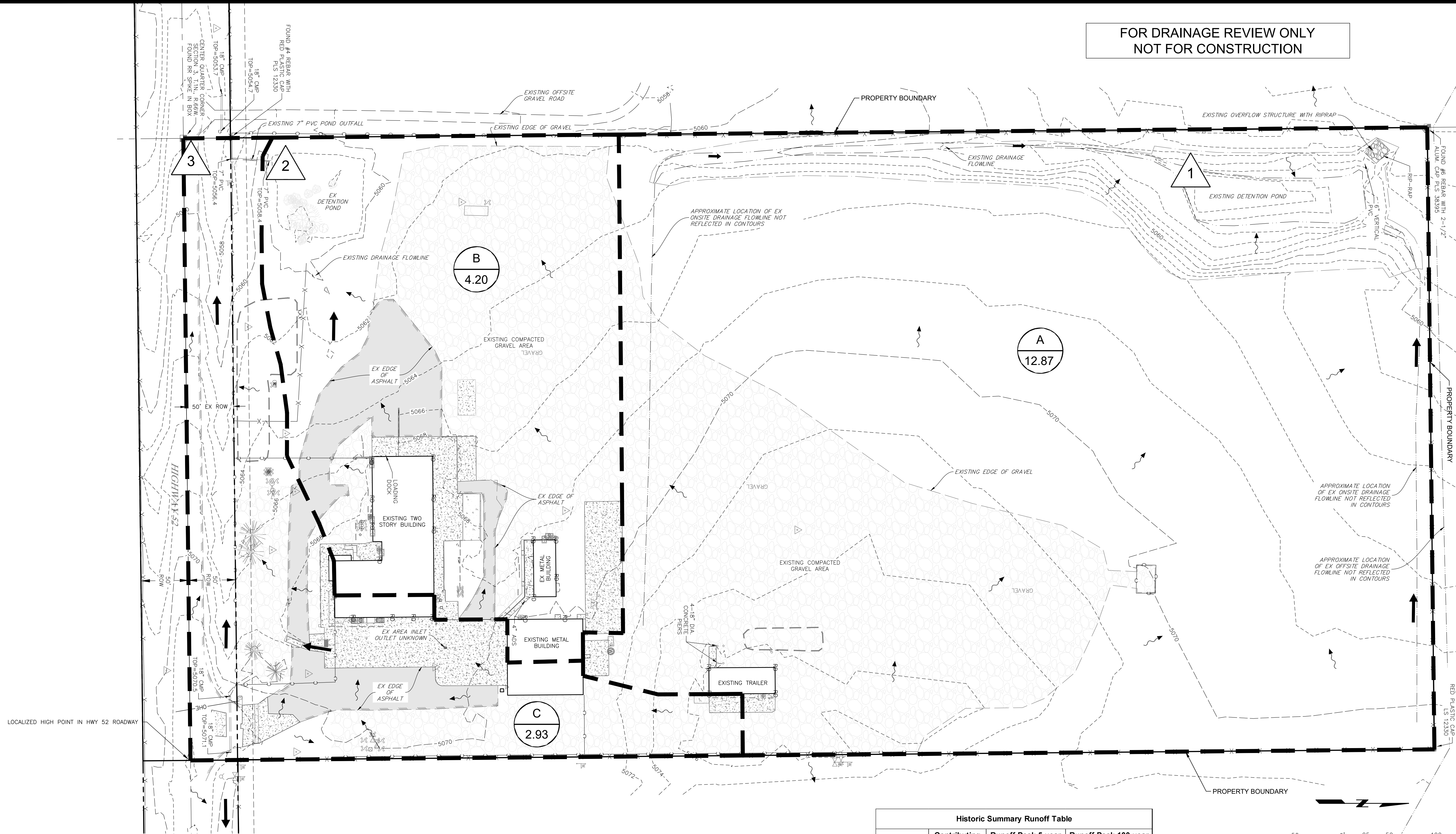
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/1/2021 at 12:12 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

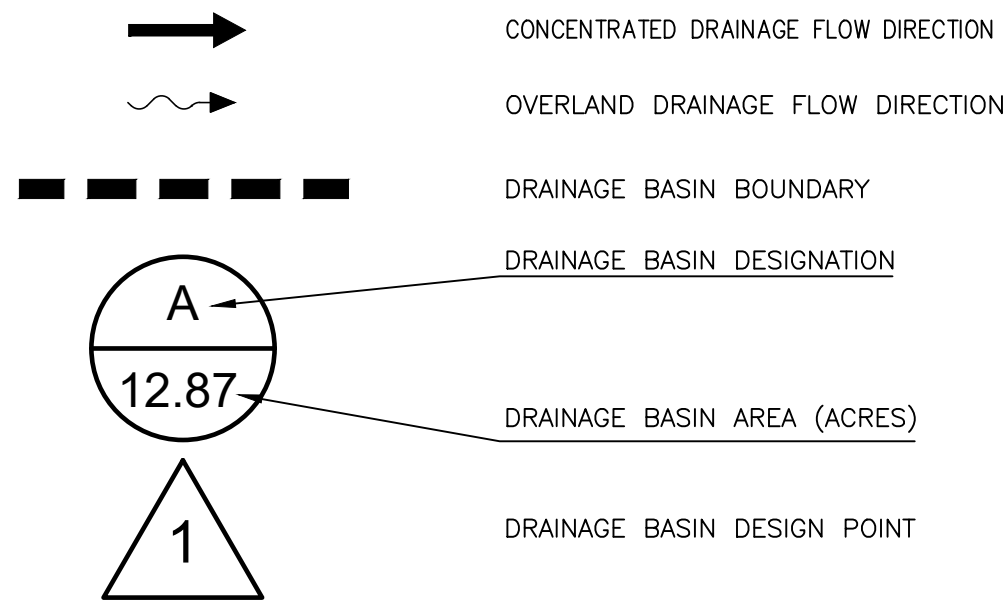


APPENDIX D



LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING FLOW LINE
- EXISTING PIPE
- EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE



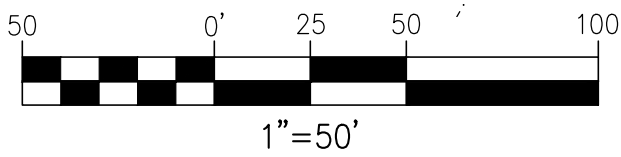
ABBREVIATION LEGEND:

- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- EG EXISTING GROUND
- EX EXISTING
- FO FIBER OPTIC
- OHE OVERHEAD ELECTRIC
- RD ROOF DRAIN
- ROW RIGHT-OF-WAY
- UG UNDERGROUND
- GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- MAILBOX
- POWER POLE
- ELECTRIC METER
- VALVE BOX
- IRRIGATION VALVE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER SPIGOT
- AIR VALVE
- WATER METER
- STEEL POST
- WOOD POST

- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- TREE STUMP
- FENCE GATE
- SIGN
- CONTROL POINT

Historic Summary Runoff Table			
Design Point	Contributing Area (acres)	Runoff Peak 5-year Event (cfs)	Runoff Peak 100-year Event (cfs)
1	12.87	1.73	10.96
2	4.20	4.67	12.91
3	2.93	3.12	8.63

- NOTES:
- THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.9997293657 (1.000270708) ABOUT THE ORIGIN 0,0.
 - ALL PROPERTY PINS, INTERSECTION MONUMENTS, AND SECTION CORNERS DISTURBED DURING CONSTRUCTION MUST BE REFERENCED AND REPLACED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.
 - THIS AUTOCAD DRAWING CONTAINS INFORMATION THAT IS NOT VISIBLE ON THE PLOTTED COPY. TO OBTAIN ALL THE INFORMATION THAT IS AVAILABLE IN THIS DRAWING, ALL THE AUTOCAD LAYERS MUST BE TURNED ON AND THAWED.
 - 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.
 - ALL PROJECT CONTROL LISTED HEREON IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.
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FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION

15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

HISTORIC DRAINAGE EXHIBIT

FORT LUPTON, COLORADO

KEEFE CIVIL, INC
3125 CROCKETT STREET
FORT COLLINS, CO 80526
(970) 215-6808
MEG@KEEFECIVIL.COM

FOR REVIEW ONLY

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

SHEET
C10 OF 11

REVISIONS

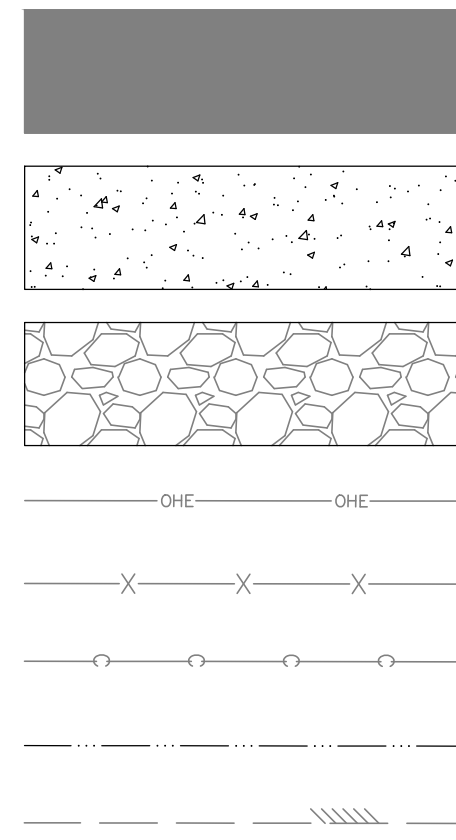
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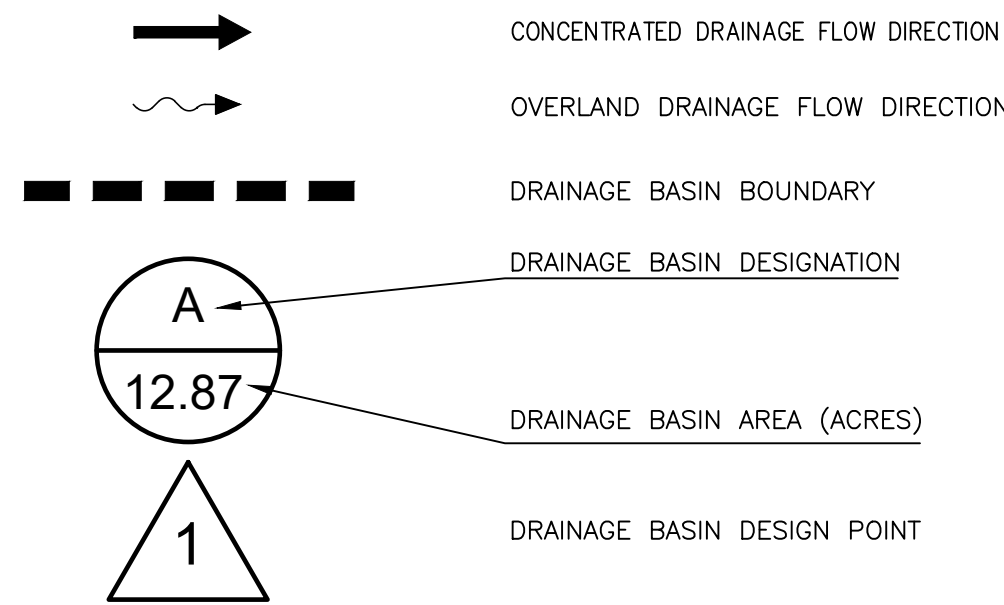
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LEGEND:



- PROPOSED RECYCLED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- EXISTING OVERHEAD UTILITY
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING FLOW LINE
- EDGE OF ASPHALT



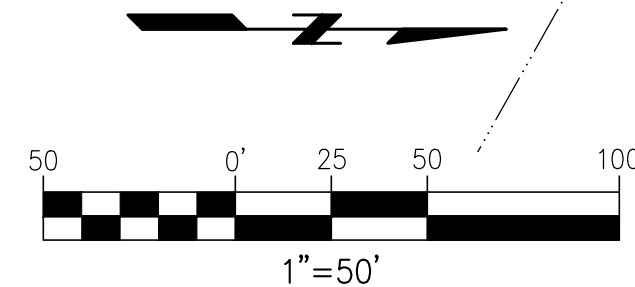
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- OHE OVERHEAD ELECTRIC
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- ROW RIGHT-OF-WAY
- UG UNDERGROUND

- △ GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- MAILBOX
- POWER POLE
- ⊗ ELECTRIC METER
- ⊕ VALVE BOX
- ⊗ IRRIGATION VALVE
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- ⊗ WATER SPIGOT
- ⊗ AIR VALVE
- ⊗ WATER METER
- ⊗ STEEL POST
- ⊗ WOOD POST
- ⊗ DECIDUOUS TREE
- ⊗ CONIFEROUS TREE
- ⊗ SHRUB
- ⊗ TREE STUMP
- ⊗ FENCE GATE
- ⊗ SIGN
- ⊗ CONTROL POINT

Developed Summary Runoff Table			
Design Point	Contributing Area (acres)	Runoff Peak 5-year Event (cfs)	Runoff Peak 100-year Event (cfs)
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3	1.22	0.43	1.85

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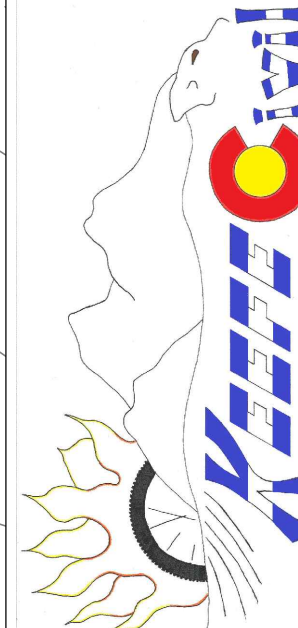
FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION

15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

DEVELOPED DRAINAGE EXHIBIT

FORT LUPTON, COLORADO

KEEFE CIVIL, INC
3125 CROCKETT STREET
FORT COLLINS, CO 80526
(970) 215-6808
MEG@KEEFECIVIL.COM



FOR REVIEW ONLY

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C11 OF 11

APPENDIX E

Percent Impervious Calculations 15549 E Highway 52, Fort Lupton, CO

Land Use	Percent Impervious	Historic Basin A		Historic Basin B		Historic Basin C	
		Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)
Concrete and asphalt	100	1,930	1,930	35,370	35,370	38,480	38,480
Rooftop	90	1,960	1,764	15,860	14,274	5,295	4,766
Gravel (packed)	40	151,020	60,408	88,780	35,512	39,190	15,676
Undeveloped	2	405,650	8,113	42,865	857	44,750	895
Total		560,560	72,215	182,875	86,013	127,715	59,817
Percentage Impervious Area			13%		47%		47%

Land Use	Percent Impervious	Developed Basin A		Developed Basin B1		Developed Basin B2		Developed Basin C	
		Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)
Concrete and asphalt	100	7,455	7,455	0	0	58,900	58,900	11,120	11,120
Recycled asphalt	80	15,860	12,688	7,520	6,016	18,935	15,148	0	0
Rooftop	90	14,910	13,419	3,180	2,862	14,675	13,208	0	0
Gravel (packed)	40	413,015	165,206	0	0	69,075	27,630	0	0
Undeveloped	2	139,680	2,794	14,875	298	54,965	1,099	42,195	844
Total		575,060	201,562	25,575	9,176	216,550	115,985	53,315	11,964
Percentage Impervious Area			35%		36%		54%		22%

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

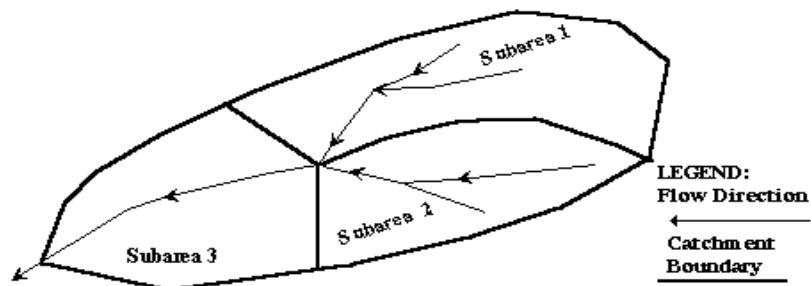
Designer: M. Keefe

Company: Keefe Civil

Date: 9/30/2021

Project: Equipment Share

Location: 15549 East Hwy 52, Ft Lupton, CO



Subcatchment
Name
Developed B

Cells of this color are for required user-input

Cells of this color are for optional override values

Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
B1	0.59	A	36.0	0.22	0.23	0.25	0.28	0.33	0.39	0.49
B2	4.97	A	54.0	0.38	0.39	0.41	0.44	0.49	0.53	0.60
Total Area (ac)	5.56	Area-Weighted C		0.36	0.38	0.39	0.43	0.47	0.52	0.59
		Area-Weighted Override C		0.36	0.38	0.39	0.43	0.47	0.52	0.59

Length-Weighted Slope Calculations

Version 2.00 released May 2017

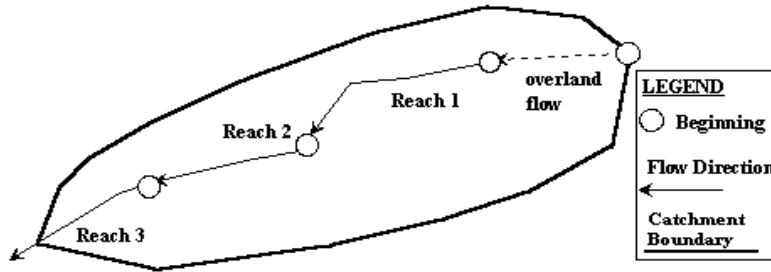
Designer: M. Keefe

Company: Keefe Civil

Date: 9/30/2021

Project: Equipment Share

Location: 15549 East Hwy 52, Ft Lupton, CO



Subcatchment Name	Percent Imperviousness (%)
Developed B	52

OVERLAND FLOW

Reach ID	Overland Flow Length L_i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S_i (ft/ft)
B1	45.00			0.020
B2	80.00			0.045
Total Overland Length (ft)		Length-Weighted Slope (ft/ft)		0.036

CHANNELIZED FLOW

Reach ID	Channelized Flow Length L_i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S_i (ft/ft)
B1	80.00			0.010
B2	155.00			0.019
Total Channelized Length (ft)		Length-Weighted Slope (ft/ft)		0.016

Reach-Weighted Time of Concentration Calculations

Version 2.00 released May 2017

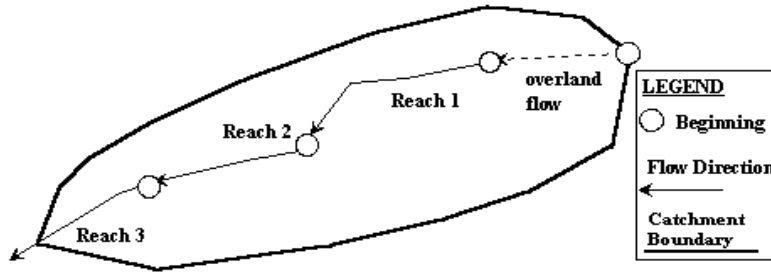
Designer: M. Keefe

Company: Keefe Civil

Date: 9/30/2021

Project: Equipment Share

Location: 15549 East Hwy 52, Ft Lupton, CO



Subcatchment Name	Percent Imperviousness (%)
Developed B1 & B2	52

OVERLAND FLOW

Reach ID	Overland Flow Length L_i (ft)	Overland Flow Slope S_i (ft/ft)	5-yr Runoff Coefficient, C_s	Overland Flow Time t_i (min)
B1	45.00	0.020	0.23	8.38
B2	80.00	0.045	0.39	6.98
Weighted Totals	125.00	0.036	Total t_i (min)	15.36

CHANNELIZED FLOW

Reach ID	Channelized Flow Length L_i (ft)	Channelized Flow Slope S_i (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Time t_i (min)
B1	290.00	0.010	15	3.22
B2	380.00	0.019	15	3.06
Weighted Totals	670.00	0.015	Total t_i (min)	6.29

Computed t_c (min)	21.65
Regional t_c (min)	22.74
Selected t_c (min)	21.65

Designer: M. Keefe
Company: Keefe Civil
Date: 9/30/2021
Project: Equipment Share
Location: 15549 East Hwy 52, Ft Lupton, CO

Version 2.00 released May 2017

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

$$t_i = \frac{0.395(1.1 - C_s)\sqrt{L_i}}{S_i^{0.33}}$$
$$t_t = \frac{L_t}{60K\sqrt{S_t}} = \frac{L_t}{60V_t}$$

Computed $t_c = t_i + t_t$

Regional $t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$

$t_{\text{minimum}} = 5$ (urban)
 $t_{\text{minimum}} = 10$ (non-urban)

Selected $t_c = \max\{t_{\text{minimum}}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$

Select UDFCD location for NOAA Atlas 14 Rainfall Depths from the pulldown list OR enter your own depths obtained from the NOAA website (click this link)

1-hour rainfall depth, P1 (in) =

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1.00	1.42	1.68		2.35	2.71	

Rainfall Intensity Equation Coefficients =

a	b	c
28.50	10.00	0.786

$I(in/hr) = \frac{a * P_1}{(b + t_c)^c}$

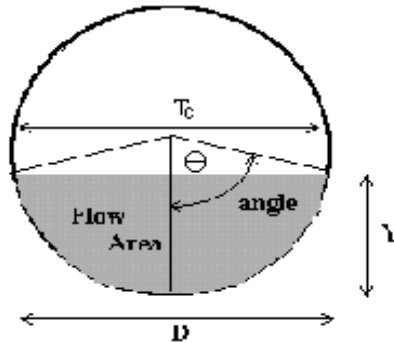
$Q(cfs) = CIA$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time				Channelized (Travel) Flow Time							Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)											
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L _i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S _i (ft/ft)	Overland Flow Time t _i (min)	Channelized Flow Length L _i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S _i (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V _i (ft/sec)	Channelized Flow Time t _i (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr				
Historic A	12.87	A	13	0.06	0.06	0.07	0.09	0.14	0.21	0.34		350	5076	5069	0.020		27.85	800	5069	5054	0.019	10	1.37	9.74		37.58	32.79		32.79	1.49	2.11	2.50		3.50	4.03		1.13	1.73	2.27		6.12	10.96	
Historic B	4.20	A	47	0.31	0.33	0.34	0.38	0.43	0.48	0.56		160	5068	5062	0.038		11.39	170	5062	5059	0.018	10	1.33	2.13		13.52	19.38		13.52	2.38	3.38	4.00		5.60	6.45		3.14	4.67	5.79		10.02	12.91	
Historic C	2.93	A	47	0.31	0.33	0.34	0.38	0.43	0.48	0.56		130	5069	5065	0.031		10.96	460	5065	5057	0.017	15	1.98	3.88		14.84	21.74		14.84	2.28	3.24	3.83		5.36	6.18		2.10	3.12	3.87		6.70	8.63	
Developed A	13.20	A	35	0.21	0.23	0.24	0.27	0.32	0.38	0.48		400	5076	5065	0.028		22.61	730	5065	5054	0.015	10	1.23	9.91		32.53	27.18		27.18	1.66	2.36	2.79		3.91	4.50		4.70	7.03	8.83		16.70	22.75	
Developed B1	0.59	A	36	0.22	0.23	0.25	0.28	0.33	0.39	0.49		45			0.020		8.35	290	5070	5067	0.010	15	1.50	3.22		11.57	23.32		11.57	2.55	3.62	4.28		5.99	6.91		0.33	0.50	0.63		1.18	1.59	
Dev B1 & B2	5.56	A	52	0.36	0.37	0.39	0.42	0.47	0.52	0.59		125			0.036		9.61	235			0.016	15	1.90	2.06		11.67	19.06		11.67	2.54	3.61	4.27		5.97	6.88		5.06	7.50	9.25		15.57	19.71	
Developed C	1.22	A	22	0.12	0.12	0.14	0.16	0.21	0.28	0.40		155	5070	5066	0.026		16.03	300	5066	5060	0.020	10	1.41	3.54		19.57	25.19		19.57	1.99	2.83	3.34		4.68	5.39		0.28	0.43	0.55		1.21	1.85	

CIRCULAR CONDUIT FLOW (Normal & Critical Depth Computation)

Project: **Equipment Share**

Pipe ID: **Drive Entrance Culvert**



Design Information (Input)

Pipe Invert Slope	$S_o =$	0.0044	ft/ft
Pipe Manning's n-value	$n =$	0.0150	
Pipe Diameter	$D =$	15.00	inches
Design discharge	$Q =$	1.59	cfs

Full-flow Capacity (Calculated)

Full-flow area	$A_f =$	1.23	sq ft
Full-flow wetted perimeter	$P_f =$	3.93	ft
Half Central Angle	$\theta =$	3.14	radians
Full-flow capacity	$Q_f =$	3.72	cfs

Calculation of Normal Flow Condition

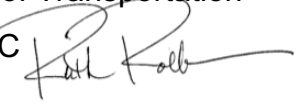
Half Central Angle ($0 < \theta < 3.14$)	$\theta =$	1.48	radians
Flow area	$A_n =$	0.55	sq ft
Top width	$T_n =$	1.25	ft
Wetted perimeter	$P_n =$	1.85	ft
Flow depth	$Y_n =$	0.57	ft
Flow velocity	$V_n =$	2.91	fps
Discharge	$Q_n =$	1.59	cfs
Percent Full Flow	$\text{Flow} =$	42.7%	of full flow
Normal Depth Froude Number	$Fr_n =$	0.78	subcritical

Calculation of Critical Flow Condition

Half Central Angle ($0 < \theta_c < 3.14$)	$\theta_c =$	1.37	radians
Critical flow area	$A_c =$	0.46	sq ft
Critical top width	$T_c =$	1.22	ft
Critical flow depth	$Y_c =$	0.50	ft
Critical flow velocity	$V_c =$	3.47	fps
Critical Depth Froude Number	$Fr_c =$	1.00	

MEMORANDUM

To: Roy Vestal, City of Fort Lupton
Tim Bilobran, Colorado Department of Transportation

From: Ruth Rollins, PE, Rollins Consult LLC 

Date: August 30, 2021

Subject: Transportation Analysis Equipment Share – Fort Lupton

The following memorandum provides an analysis of the upgrades to the existing Equipment Share business located at 15549 E State Highway (SH) 52 in Fort Lupton, Colorado. The Equipment Share business rents construction related equipment.

SH 52 is classified as a Non-Rural Arterial (NRB) highway by CDOT. It is a two-lane east-west facility with a narrow paved shoulder. The speed limit is posted at 65 mph. This memo provides the following:

- Project Description
- Existing peak hour traffic volumes
- Trip Generation
- Need for Auxiliary Lanes
- Conclusion

PROJECT DESCRIPTION

The location of the Equipment Share business is shown on Figure 1. The proposed site plan is provided on Figure 2. The project includes: a wash bay, a fuel pad, a building to house scissor lifts, and renovations to the existing 2 story main office building. There is currently 277,500 square feet of equipment storage on the site. The proposed scissor lift building is 5,600 square feet. This new storage area represents a 2 percent increase in storage. The main office building will not increase in size.

Figure 1 – Project Location

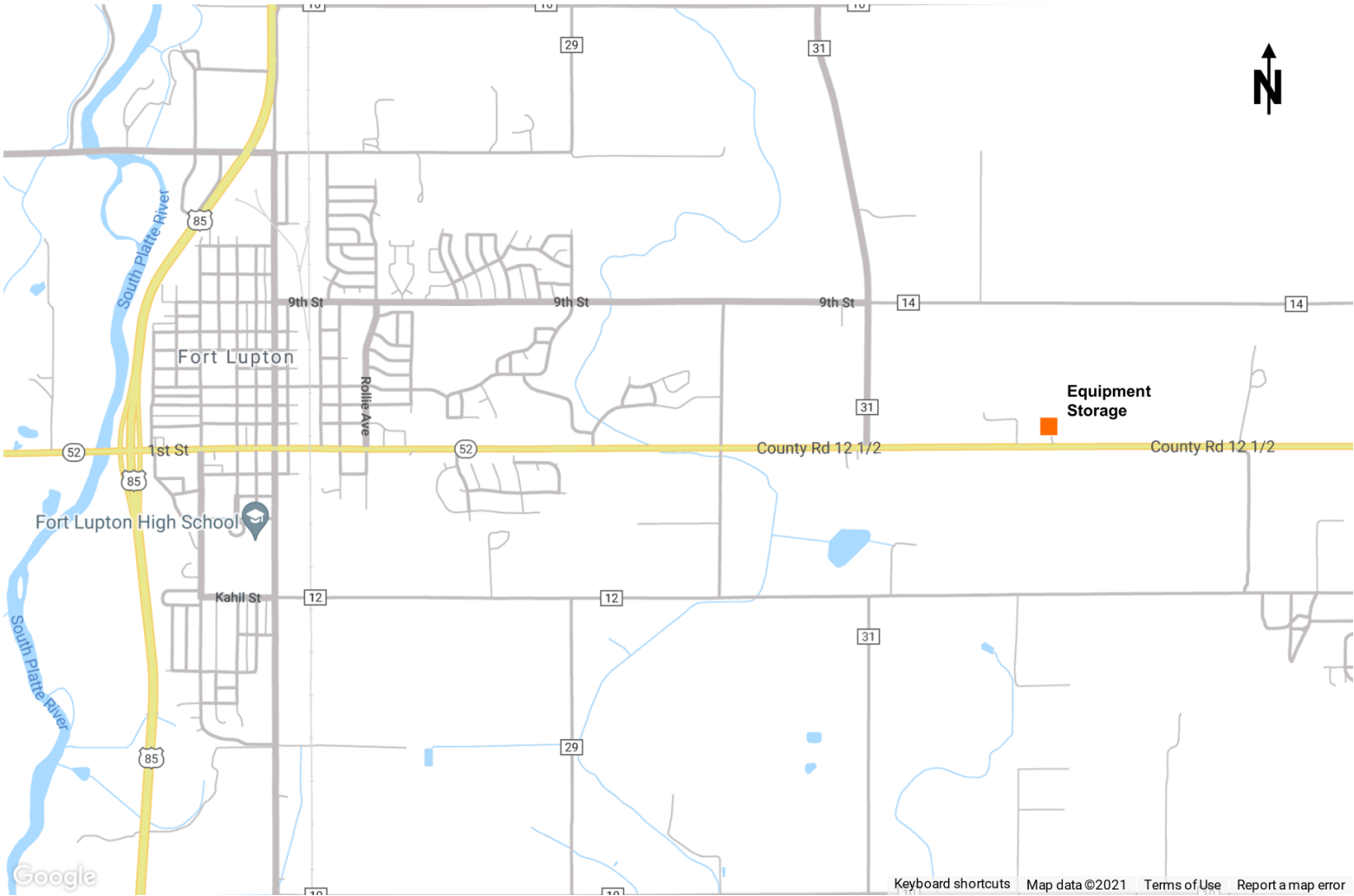
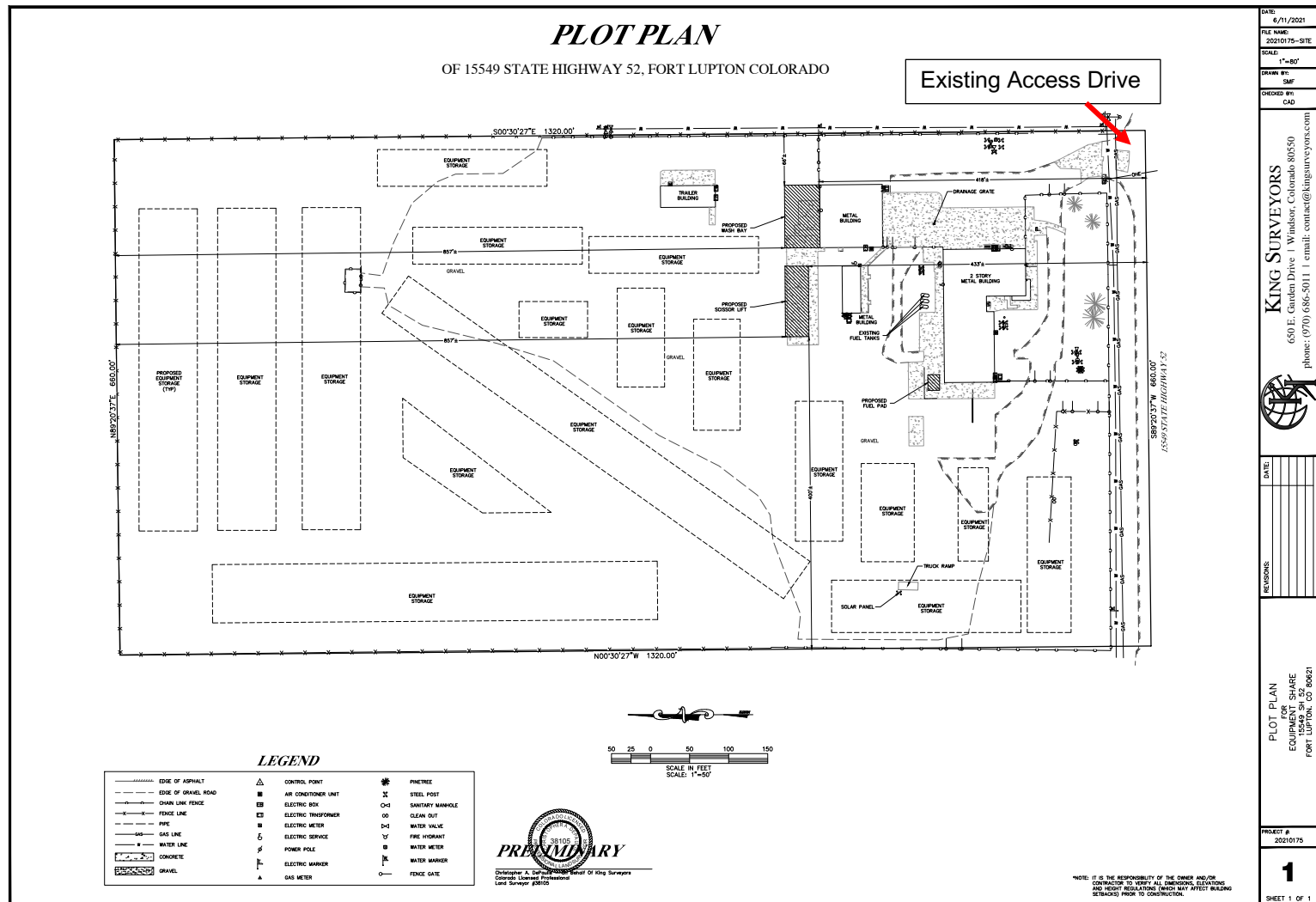


Figure 2 – Site Plan



EXISTING PEAK HOUR TRAFFIC

Peak hour traffic counts were conducted on Tuesday, August 24, 2021. The counts were performed in the morning from 7:00 to 9:00 AM and in the afternoon from 4:00 to 6:00 PM. The results of the counts are provided in Attachment A. During the morning peak hour, 3 vehicles were inbound and 2 outbound. During the afternoon peak hour 4 vehicles entered the site and 11 exited.

Due to the nature of the business, some of the vehicles were heavy vehicles, 50 percent during the morning and 18 percent during the afternoon peak hour.

TRIP GENERATION

The current trip generation of the site was determined based on the existing count data. This data was factored such that the heavy vehicles were converted to passenger car equivalents. Based on information from *TRB Circular 212*, 1980, the passenger car equivalent factor for a truck is 2.0. This factor was applied the existing driveway counts. The resulting trip generation is shown below in Table 1.

Table 1 - Existing Trip Generation

Land Use	Size	Units	AM			PM		
			IN	Out	Total	IN	Out	Total
Equipment Share	277.5	KSF	4	3	7	4	14	18

As shown in the table, with passenger car equivalents accounted for, the existing Equipment Share business generates 7 morning and 18 afternoon peak hour trips. The proposed increase in storage space of 5,600 square feet would have a negligible impact (less than one trip) on these peak hour trips.

AUXILIARY LANES

The access driveway counts (factored to account for passenger car equivalents) were compared to the requirements for auxiliary lanes for a NRB facility. The *State Highway Access Code*, March 2002, provides the following criteria for auxiliary lanes:

(a) A left turn lane with storage length plus taper is required for any access with a projected peak hour left ingress turning volume greater than 25 vph. If the posted speed is greater than 40 mph, a deceleration lane and taper is required for any access with a projected peak hour left ingress turning volume greater than 10 vph. The taper length will be included within the deceleration length.

(b) A right turn lane with storage length plus taper is required for any access with a projected peak hour right ingress turning volume greater than 50 vph. If the posted speed is greater than 40

mph, a right turn deceleration lane and taper is required for any access with a projected peak hour right ingress turning volume greater than 25 vph. The taper length will be included within the deceleration length.

(c) The issuing authority or Department may require an auxiliary lane when it is specifically identified and documented that the lane is necessary to prevent or correct an operational or safety condition or as determined by subsection 3.5.

(d) An acceleration lane is generally not required except as may be determined by subsection 3.5.

The peak hour traffic volumes at the access drive do not satisfy the volume criteria for auxiliary lanes.

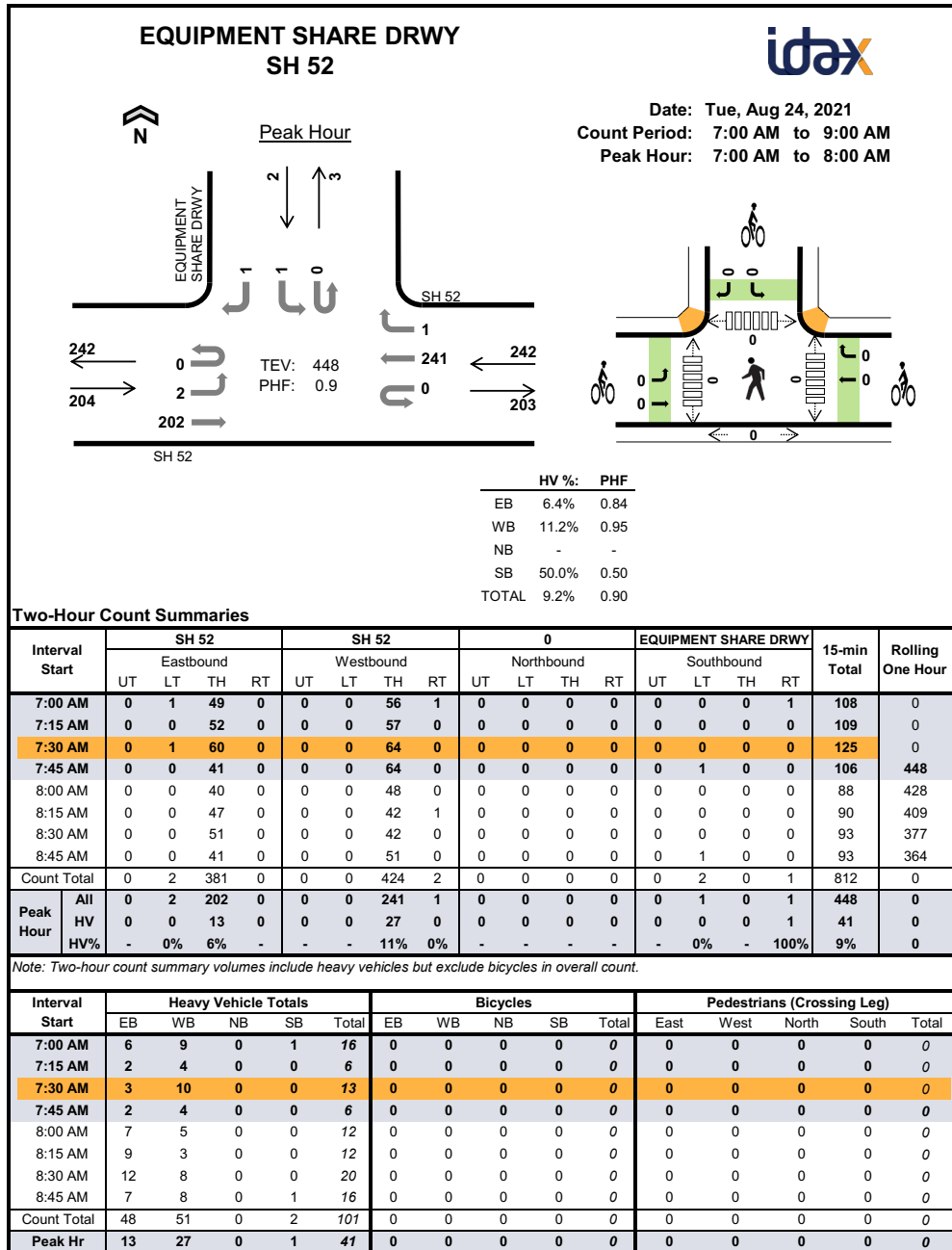
CONCLUSIONS

The proposed improvements to the existing Equipment Share business will result in a negligible increase in peak hour traffic at their current driveway. No auxiliary lanes are anticipated to be necessary. Traffic is projected to increase by an insignificant amount which is less than the 20 percent threshold for a new state highway access permit. A permit is not anticipated to be necessary.

Roy and Tim, if you have any additional questions, please feel free to contact me.

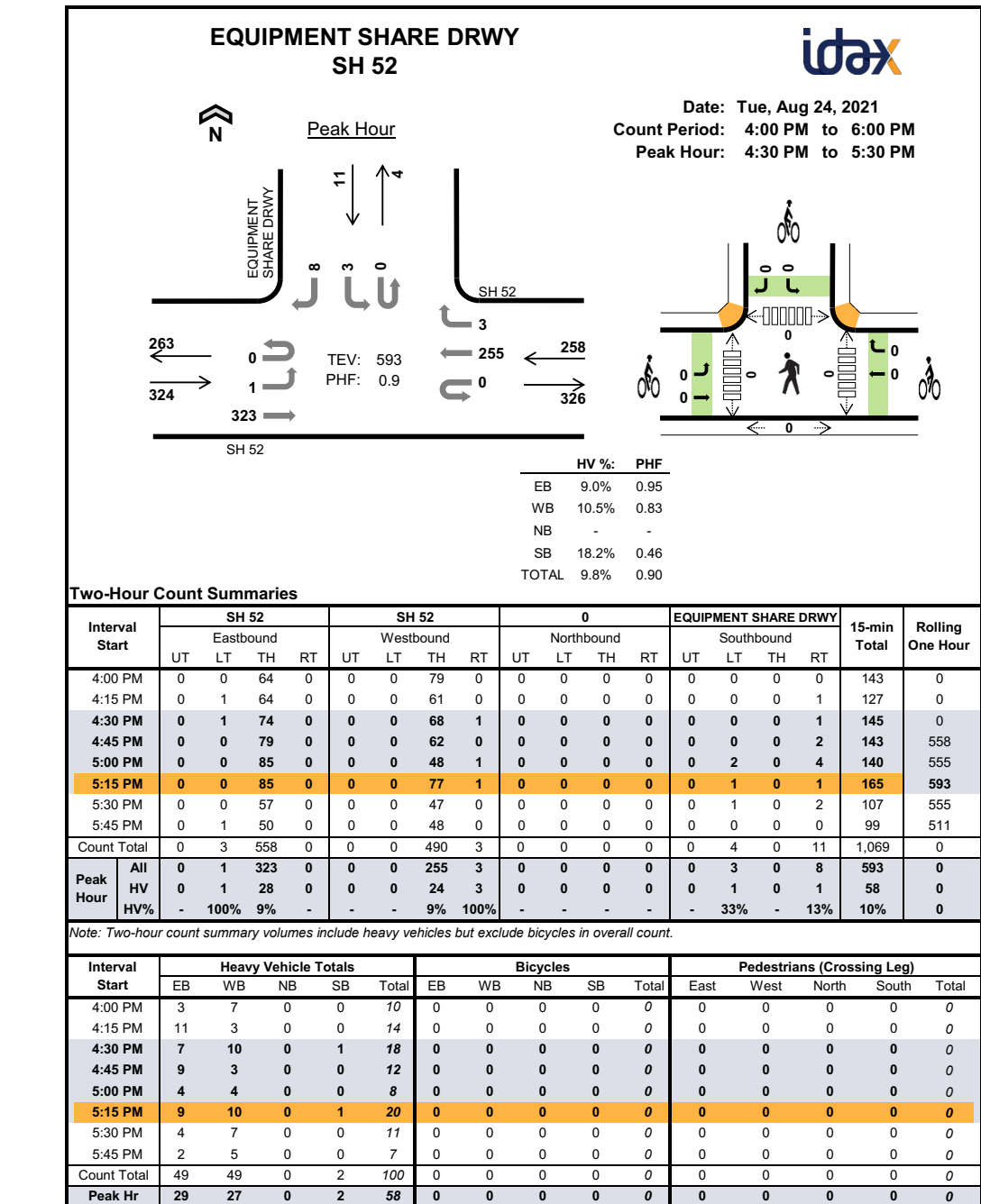
Appendix A – Peak Hour Traffic Counts

www.idaxdata.com



Project Manager: (415) 310-6469

project.manager.ca@idaxdata.com



Project Manager: (415) 310-6469

project.manager.ca@idaxdata.com

Magaly Morales-Tejada

From: Jose Gonzalez
Sent: Tuesday, November 9, 2021 1:23 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030

After reding the project description, Building has the following comments:

Building permits are required for both, Fuel Island and Wash Bay, and must comply with adopted codes at the time of submittal.

Thank you

Jose Gonzalez

Building Official

970-217-3871

www.procodeinc.net



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From: Magaly Morales-Tejada
Sent: Monday, November 8, 2021 3:31 PM
Cc: Maria Lancto; Todd Hodges ; Alyssa Knutson
Subject: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030

Good Afternoon

The documentation located at the following link is submitted to you for review and recommendation for a site plan and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/633>.

Any comments you consider relevant to this request would be appreciated. Please reply by **November 29, 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, December 9, 2021 at 6:00 PM; and
- City Council: Tuesday, December 21, 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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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: 12/1/2021

Project name: Equipment Share Site Plan & Special Use Permit

Project address: 15549 Hwy 52, Fort Lupton, CO

FLFPD Project # R2021-0038

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the submitted referral for **Equipment Share** located at **15549 Hwy 52.**, Fort Lupton, CO. 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, the City Council of Fort Lupton and the Weld County Commissioners. The following requirements shall be met prior to construction.

(The Fort Lupton Fire Protection District is currently in the process to adopt the 2018 International Code set. Estimated effective date is January 14, 2022)

Specific Requirements

1. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the fire code official and obtain the required permit. *2012 IFC, 105.1.1*
 - a. *The Above Ground Fuel Tank project still has items that need to be addressed and turned in.*
 - b. *Construction of new buildings and/or remodel of existing buildings requires plan submittals for review.*
2. Application for a permit required by this code shall be made to the fire code official in such form and detail as prescribed by the fire code official. Applications for permits shall be accompanied by such plans as prescribed by the fire code official. *2012 IFC, 105.2*
 - a. *Directions for submitting for plan reviews, Fee Schedule, and Plan Review Application can be found at <https://fortluptonfire.org/contractors/>*

Magaly Morales-Tejada

From: Jake Freier
Sent: Friday, November 19, 2021 4:04 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030

I'm fine with this application.

Thanks,
Jake



From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, November 8, 2021 3:31 PM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030

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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

Maria Lancto

From: Lauren Light <llight@weldgov.com>
Sent: Wednesday, November 10, 2021 3:22 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030
Attachments: USR15-0075 Gerrad shop maintenance wash bay fuel station.docx
Follow Up Flag: Follow up
Flag Status: Flagged

I have attached a document for a similar operation in the County. Let me know if you have any questions.

Lauren Light, M.B.S.
Program Manager/Environmental Planner, Environmental Health Services
Weld County Department of Public Health & Environment
1555 N. 17th Ave.
Greeley, CO 80631
llight@weldgov.com
970-400-2211 (office)



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From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, November 8, 2021 3:31 PM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030

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Good Afternoon

The documentation located at the following link is submitted to you for review and recommendation for a site plan and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/633>.

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The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, December 9, 2021 at 6:00 PM; and
- City Council: Tuesday, December 21, 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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MEMORANDUM

TO: Diana Aungst, Planning Services
FROM: Lauren Light, Environmental Health
SUBJECT: USR15-0075
DATE: December 17, 2015

Environmental Health Services has reviewed this proposal for a Site Specific Development Plan and Use by Special Review Permit for any use permitted as a use by right, an accessory use, or a use by special review in the commercial or industrial zone districts (construction business with an office, maintenance shop, warehouse, outdoor wash bay, fueling station and outdoor storage) in the A (Agricultural) Zone District).

The application indicates there are approximately 150 employees but only about 50 use the site on a regular basis. A portable toilet and bottled water can be used for employees who are on site for 2 consecutive hours or less. A septic system will be installed for office use and Left Hand Water District will supply water. There will be a wash bay, maintenance shop and fuel storage.

We recommend that the following requirements be incorporated into the permit as development standards:

1. All liquid and solid wastes (as defined in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.) shall be stored and removed for final disposal in a manner that protects against surface and groundwater contamination.
2. No permanent disposal of wastes shall be permitted at this site. This is not meant to include those wastes specifically excluded from the definition of a solid waste in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.
3. Waste materials shall be handled, stored, and disposed in a manner that controls fugitive dust, fugitive particulate emissions, blowing debris, and other potential nuisance conditions. The applicant shall operate in accordance with Chapter 14, Article 1 of the Weld County Code.
4. Fugitive dust should attempt to be confined on the property. Uses on the property should comply with the Colorado Air Quality Commission's air quality regulations.

5. The facility shall adhere to the maximum permissible noise levels allowed in the Residential Zone as delineated in 25-12-103 C.R.S.
6. Adequate drinking, hand washing and toilet facilities shall be provided for employees, at all times. For employees on site for less than 2 consecutive hours a day portable toilets and bottled water are acceptable. Records of maintenance and proper disposal for portable toilets shall be retained on a quarterly basis and available for review by the Weld County Department of Public Health and Environment. Portable toilets shall be serviced by a cleaner licensed in Weld County and shall contain hand sanitizers.
7. Sewage disposal for the facility shall be by septic system. Any septic system located on the property must comply with all provisions of the Weld County Code, pertaining to On-site Wastewater Treatment Systems. A permanent, adequate water supply shall be provided for drinking and sanitary purposes.
8. Process wastewater (such as floor drain wastes) shall be captured in a watertight vault and hauled off for proper disposal. Records of installation, maintenance, and proper disposal shall be retained.
9. Any vehicle or equipment washing areas shall capture all effluent and prevent discharges in accordance with the Rules and Regulations of the Water Quality Control Commission, and the Environmental Protection Agency.
10. All potentially hazardous chemicals must be handled in a safe manner in accordance with product labeling. All chemicals must be stored secure, on an impervious surface, and in accordance with manufacturer's recommendations.
11. The facility shall comply with all provisions of the State Underground and Above Ground Storage Tank Regulations.
12. The operation shall comply with all applicable rules and regulations of State and Federal agencies and the Weld County Code.



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Megan Keefe (Keefe Civil)
From: Roy Vestal
Date: November 30, 2021
Subject: Equipment Share Site Plan & Special Use Permit LUP2021-0030
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. Utilities

Existing water service = 1 ½ "(Account 66-03000-02)

Any additional services to new buildings will require separate taps.

¾" service Com Plant investment fee = \$7,533.00

CBT water shares = 1.3 = \$78,000

a. Water - Chapter 3

- i. City water system is located in Hwy 52 currently extended into this site.
- ii. Proposed well use for wash bay and irrigation is acceptable.
- iii. Transfer of the well to the City is not required.

b. Sanitary Sewer - Chapter 4

- i. The City's sanitary sewer main has not been extended to this area at this time.
- ii. Future extensions to the City system to serve this property are contingent with meeting the requirements of Municipal Code Chapter 13, Article I. Infrastructure needed to serve the property is required to be constructed by the property owner.

2. Site Plan

- a. Any proposed or future gate along Highway 52 must be located far enough away from the roadway to allow room for the largest truck to park out of the street to open gate.

3. Drainage

- a. Phase 1 Drainage Study is acceptable as submitted. The Final Drainage Study needs to include detention volume and release rate calculations.
- b. Verification of existing volume and required improvements will be required.

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.

5. Traffic Control - Chapter 8

- a. The Traffic Memo as submitted is acceptable.
- b. Be advised, this access point on Highway 52 is designated as 23.07-N in the soon to be approved PEL/ACP being done by CDOT. This access point is noted as an existing full movement access to be removed. The access to the west of this property, located near the southwest corner of the property, is designated as 22.96-N as no action - existing full movement. Future highway improvements will preclude use of the existing access. A joint access from the west side is encouraged with the adjacent property owner.

Final approval of drawings does not infer the drawings are error free. The City shall have full authority to review and approve all submittals and construction for compliance with these DESIGN STANDARDS and CONSTRUCTION SPECIFICATIONS. An approval or acceptance by the City does not relieve the owner, engineer, designer, or contractor from responsibility for ensuring that the calculations, plans, specifications, construction, and record drawings are in compliance with these DESIGN STANDARDS. Any approval or acceptance by the City shall not result in any liability to the City or its employees for any claim, suit, loss, damage, or injury resulting from the use or implementation of the approved documents. Nothing in these DESIGN STANDARDS shall be construed to circumvent any sections of the City of Fort Lupton Code or sub codes, pertaining to responsibility for reports, studies, designs, and construction.



Your Touchstone Energy® Cooperative 

November 18, 2021

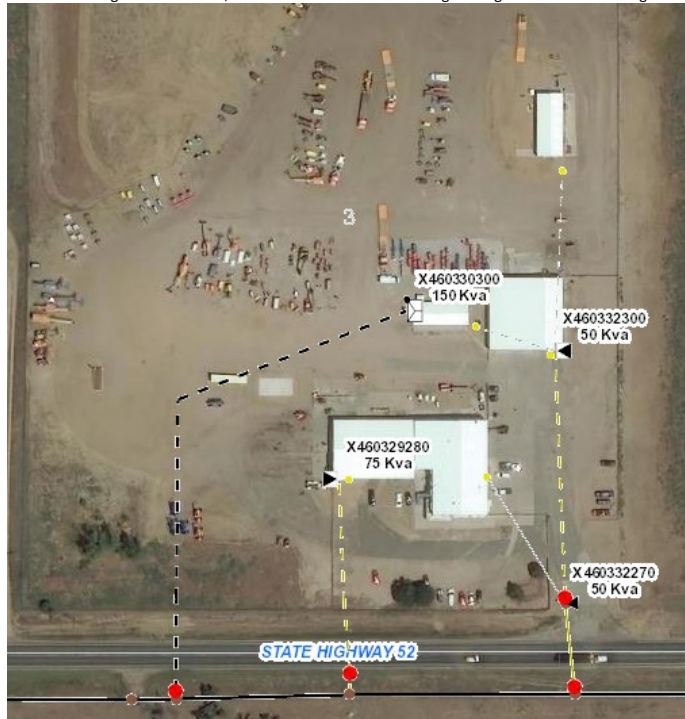
Fort Lupton Planning Department
130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Re: Equipment Share Site Plan & Special Use Permit

Dear Magaly Morales-Tejada:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Equipment Share Site Plan & Special Use Permit. After review of the information, we have the following comments:

- We have existing lines in the area, so we need to make sure nothing is being built over the existing underground lines:



- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracts on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.

Please have the property owner/developer/contractor submit an application for new electric service, any modification to existing facilities including relocation and/or removal along with CAD data 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 instrument. Obtaining easements via a separate instrument 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 would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. 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

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 23rd day of November 2021, a true and correct copy of the foregoing Notice of Public Hearings and Map for the Equipment Share Site Plan and Special Use Permit was sent via U.S. Mail, postage pre-paid, to the following addresses:

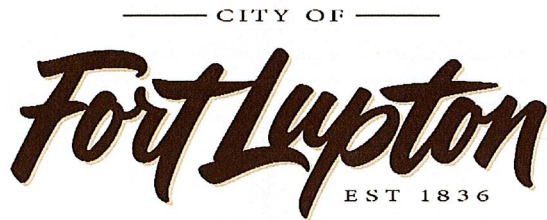
BURKHARDT FAMILY TRUST
15047 HIGHWAY 52
FORT LUPTON, CO 80621

CHRISTINE D METZGER
4395 DOVER ST
WHEAT RIDGE, CO 80033

HIGHWAY 52 PARTNERSHIP
1540 MAIN ST
STE 218/303
WINDSOR, CO 80550



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a site plan and special use permit known as the Equipmentsshare.com, Inc. Fort Lupton CO Site Plan and Special Use Permit located at 15549 Highway 52 in Fort Lupton, Colorado in the 'I-1' Light Industrial Zone District pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearing is to be held before the Planning Commission on Thursday, December 9, 2021, at 6:00 P.M., and before the City Council on Tuesday, December 21, 2021, at 7:00 P.M. or as soon as possible thereafter.

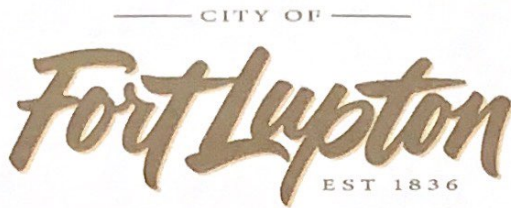
The public hearing shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that there are City Hall closures due to COVID-19 at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov

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: EQUIPMENT
SHARE SITE PLAN & SPECIAL USE PERMIT**

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NE ¼ OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 08 MINUTES 53 SECONDS EAST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NE ¼, A DISTANCE OF 1320.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NE ¼ OF SECTION 3, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 53 SECONDS WEST PARALLEL WITH SAID WEST LINE A DISTANCE OF 1320 FEET TO SAID SOUTH LINE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING



Planning & Building

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Sign Posting Affidavit

Equipment Share Site Plan & Special Use Permit

Project No. LUP2021-0030 / Plan Nos. SPR2021-0010 & SUP2021-0006



Facing HWY 52

I, Ashley Wolfe hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 11 day of November, 2021.

Ashley Wolfe
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Ashley Wolfe, this 12th day of November, 2021. Witness my hand and seal.

My commission expires 09/21/2022.

Dawn Lea Koshio

Notary Public

**DAWN KOSHIO
NOTARY PUBLIC
STATE OF COLORADO**

NOTARY ID 20104038580

My Commission Expires September 21, 2022

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

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ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 08 MINUTES 53 SECONDS EAST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$, A DISTANCE OF 1320.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NE $\frac{1}{4}$ OF SECTION 3, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 53 SECONDS WEST PARALLEL WITH SAID WEST LINE A DISTANCE OF 1320 FEET TO SAID SOUTH LINE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

Legal Notice No. FLP469

First Publication: November 24, 2021

Last Publication: November 24, 2021

Publisher: Fort Lupton Press

RESOLUTION NO. P2021-027

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE FLATS AT LUPTON VILLAGE PUD SKETCH PLAT TO CREATE A SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION WITH COMMERCIAL LOT LOCATED IN 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.

WHEREAS, the Planning Commission held a public meeting on December 9, 2021, for the purpose of reviewing the Flats at Lupton Village PUD Sketch Plat; and

WHEREAS, the PUD Sketch Plat proposes to subdivide a property for a single family attached residential subdivision consisting of 125 dwelling units and to include a commercial component; and

WHEREAS, after review of the application for a PUD Sketch Plat, and consideration of staff comments, applicant's presentation, and any public input, the Planning Commission finds the request for the Flats at Lupton Village PUD Sketch 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 Flats at Lupton Village PUD Sketch 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 submittal of a PUD Preliminary Plat:

- A. The title of the PUD Sketch Plat map shall be updated to include the Project No. LUP2021-0029 & Plan No. SPL2021-0001.
- B. Any redline comments provided by City staff shall be made to the PUD sketch plat.
- C. Applicant shall submit a pre-application meeting request and meet with City staff to determine requirements of the next submittal.

II. As a part of the PUD Preliminary Plat submittal:

- A. Applicant shall adequately address the referral comments from Public Service Company of Colorado dba Xcel Energy.
- B. Applicant shall adequately address the referral comments from the Fort Lupton Fire Protection District.
- C. Applicant shall adequately address the referral comments from United Power.
- D. Applicant shall address the Fort Lupton Parks and Trails Plan, specifically the Fort Lupton Trail along County Road 12 and sidewalks on S. Denver Avenue.
- E. Applicant shall provide description of any deviations from residential design standards and regular zone district requirements, including setbacks, lot sizes & dimensions, height, lot coverage, parking, landscaping, fencing, etc.
- F. Applicant shall provide a landscape plan detailing plant species and costs. Any proposed signage should be included in the landscaping plan.
- G. Applicant shall address the visual quality of the side units along S. Denver Avenue through landscaping and architecture.
- H. Applicant shall provide side elevations of each building type.
- I. Applicant shall indicate that they are meeting open space requirements.

DONE THIS 9th DAY OF DECEMBER, 2021 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

**THE FLATS AT LUPTON VILLAGE PUD SKETCH PLAT
PROJECT NO. LUP2021-0029/ PLAN NO. SPL2021-0001**

PROJECT DESCRIPTION

Project No.: LUP2021-0029/ Plan No. SPL2021-0001

Project name: The Flats and Lupton Village PUD Sketch Plat*

Owner's Name: Fort Lupton Commercial, General Partnership, LLP

Applicant's Name: Baessler Development, LLC ("Applicant")

Location of Request:

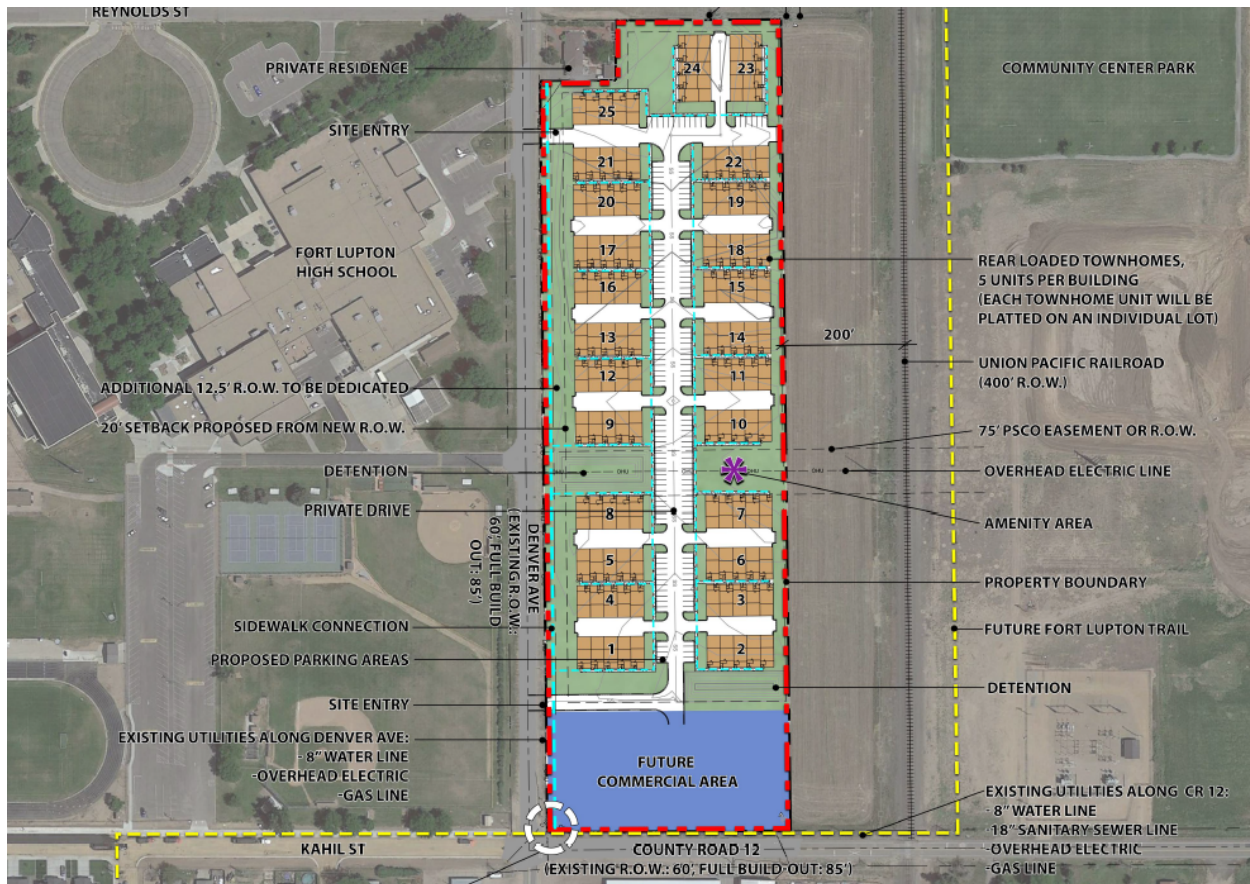
The site consists of a parcel of land at the northeast corner of the intersection of S. Denver Avenue and County Road 12 (the "Property"). The Property is located in Part of the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for a PUD sketch plan which will include 125 attached single family residential town home units as well as a commercial area in southern portion of the site. An amenity area is also proposed as well as a trail connection to the Fort Lupton Trail.

*The term sketch plan and sketch plat are used interchangeably throughout this staff report.



Site Size: 12.17 acres, more or less.

Zone District: Currently zoned C-1 General Commercial. The applicants will be requesting a change of zone to the PUD zone district with a Preliminary Plat submittal.

Proposed Use: 125 town homes units and a future commercial area.

Existing Use: Vacant/agricultural.

Hearing Dates: Planning Commission – December 9, 2021 at 6:00 PM; and
City Council – December 21, 2021, 2020 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 annexation of this property was recorded in 1980. To the best of staff's knowledge, no applications have been submitted for development of this site.

APPLICATION PROCESS

The Planning Commission's review of the PUD sketch plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the applicants and staff. After the project has been presented, and public input and staff comments have

been considered, the Planning Commission shall make a recommendation to the City Council to approve, approve with conditions or deny the PUD sketch plan.

NOTIFICATION REQUIREMENTS

All notification requirements were met, including mailing notice to property owners within 500 feet of the site.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant has submitted a request for a PUD sketch plan for a single family attached subdivision with a commercial component to the south. An amenity area and trail connection are also proposed. The applicants will be looking a change of zone to the PUD zone district with their next submittal.

Pursuant to the Fort Lupton Municipal Code Section 16-45, a sketch PUD plan is an initial review of a proposed Planned Unit Development and is processed per Section 17-21 of the Code. The sketch PUD plan phase is required prior to submitting a preliminary PUD plan and final PUD plan. The sketch PUD plan should generally define the layout of streets, lots and location of any public uses, such as schools and parks, and proposed zoning classifications.

The intent of the sketch PUD plan is to provide a general concept that describes the applicant's development vision and plan for a proposed PUD. The sketch PUD plan gives the City an opportunity to describe the community's vision to the applicant, provides basic information to the City that will affect the planning and design of the site, and gives the applicant an opportunity to hear comments and concerns from the public prior to proceeding with detailed project design. A sketch PUD plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Map designates this area as Single-Family Detached land use. This designation allows for neighborhoods of predominantly single family detached homes on individual lots. This can consist of a variety of development types, including higher density homes within the City's urban core and planned subdivisions within residential growth areas. In addition to single family units, these neighborhoods may include scattered single family attached and multi-family housing options, as well as public and semi-public uses. Given market demand, single family neighborhoods are likely to remain the primary residential designation within Fort Lupton and should see considerable growth in the future.

The proposed development is for single family attached housing. It is staff's opinion that this may serve a better transition from the approved single family attached housing located east of this site to the school which is directly west of the site. A comprehensive plan amendment may be necessary with the preliminary plat submittal.

REFERRALS

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

Buildings / Grounds Manager	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
Weld County School District RE-8	Weld County GIS	NCWCD
Fulton Ditch Company		

RECOMMENDATION

Staff recommends conditional approval of the Flats at Lupton Village PUD Sketch Plat. Conditions are listed on the proposed Resolution provided to Planning Commission.

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



Planning & Building

 130 S. McKinley Avenue
 Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

1) Property Owner Name: FORT LUPTON COMMERCIAL, GENERAL PARTNERSHIP, L.L.P.Company: BY: REALTY FUNDING SOURCE, LLC, as Partnership Managerby and through William J. Johannmeier, on behalf of JMeier, Inc. Managing MemberPhone: 970-566-7300Email: Fred@cbanoco.comAddress: 1540 Main Street, Ste. 218/303, Windsor CO 80550Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐2) Representative Name: Melissa WheelerCompany: Baessler Development, LLCPhone: 970-412-2153Email: mwheeler@baesslerhomes.comAddress: 3780 W. 10th St, Unit 200, Greeley CO 80634Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐3) Billing Contact (where invoices should be directed to): Melissa WheelerBilling Company: Baessler Development, LLCPhone: 970-412-2153Email: mwheeler@baesslerhomes.comAddress: 3780 W. 10th St, Unit 200, Greeley CO 80634

B. SITE DESCRIPTION

Site Address: TBDParcel Number: 147105000034Existing Zone Classification: C-1Proposed Zone Classification: PUDWater Type: MunicipalName: City of Fort LuptonSewage Type: MunicipalDistrict 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: Flats at Lupton Village

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. Initial sketch plat
contemplates 125 units total. South end of property would remain commercial.

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 Wulu Date: 11/1/21

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: William J. Johanningsmeier Date: 11-1-2021
Fort Lupton Commercial General Partnership, L.L.P.
By: Realty Funding Source, LLC as Partnership Manager
By & Through William J. Johanningsmeier, on behalf of J.Moore, Inc. Managing Member

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.

The Flats at Lupton Village

Sketch Plat - Project Narrative

October 29, 2021

1. Team

Developer/Applicant

Andrew Gerk
Baessler Development, LLC
3780 W. 10th Street
Greeley, CO 80634
P: 970-573-7033

Civil Engineer

Jeremy Goetsch
LandOne Engineering
361 71st Street
Greeley, CO 80634
P: 970-443-9547

Landscape Architect

Katy Thompson
Ripley Design Inc.
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
P: 970-224-5828

2. Location and Existing Conditions

The proposed development site is a vacant 12.15-acre property located northeast of the Denver Avenue and County Road 12 intersection. Across Denver Avenue to the west is Fort Lupton High School and to the east is the Union Pacific Railroad. Immediately to the north lies a vacant private parcel, and to the south across County Road 12 is a Weld County School District support building.

3. Proposed Land Uses

The project will include the development of single-family attached lots over the majority of the property. There will be a smaller tract at the southern end which will be developed as commercial at some point in the future. The single-family attached portion of the development will consist of approximately 25 buildings with a maximum of 125 dwelling units constructed on the property. The end units will have 3-bedrooms and the internal units will have 2-bedrooms for a maximum of 300 bedrooms anticipated. All units will have a 2-car garage accessed from the back of the building. Two points of access are proposed to come off Denver Ave., with a central driveway running north to south through the property. It is anticipated that a PUD and Preliminary Plat will be submitted for this property following the Sketch Plat process.



4. Relationship to the Comprehensive Plan

The Comprehensive Plan identifies this property as part of the Core Neighborhood Framework Plan, which supports higher density neighborhoods with a focus on walkability. The proposed development supports this vision by developing the property with a residential townhome product that will have a density of approximately 9-10 dwelling units per gross acre. The location of the development will be within walking and biking distance to several key destinations and amenities including the Fort Lupton High School (less than 100' away), the Fort Lupton Recreation Department and Community Center Park (about ½ mile away), and several restaurants and cafes which are less than 1 mile away. The project site is also conveniently located along the future Fort Lupton trail system which will help to further establish this project as a walkable community.

5. Planned Phasing

The residential portion of the project will be constructed in a single phase. The commercial tract will be developed in the future.

6. Timing of Construction

It is anticipated that construction will begin in the Spring of 2022 and will have building permit ready lots by Fall of 2022.

7. Water Supply

Water for the project will be supplied by the city via the existing 8" water line which runs along Denver Avenue.

8. Sanitary Sewer Service

There is an existing 18" sanitary sewer line which runs along County Road 12, but currently there are no sanitary services along Denver Avenue. To service this project, a new sewer line will be designed along Denver Ave.

9. Availability of Necessary Services

As part of the City of Fort Lupton planning management boundary and based on the central location of the development, adequate public services will be available to the subject parcel and no burdens on public services are anticipated.



The following public services will be utilized for this property:

- Law enforcement: Fort Lupton Police Department
- Fire protection: Fort Lupton Fire Department
- School district: Weld RE-8 School District
- Recreation: Fort Lupton Community Center

10. Proposed Transportation Network

Access to the site will be designed to accommodate vehicles, bikes, and pedestrians. Two points of access will be provided from Denver Avenue, a Retail Street as designated in the Comprehensive Plan. Early conversations with the City have indicated that Denver Avenue may be designated as a Major Collector street in the future. An additional 12.5' of right-of-way will be dedicated along the west side of the project in order to accommodate the expansion of Denver Avenue from a 60' right-of-way to the proposed full build-out of 85'. An additional 12.5' of right-of-way will also be dedicated along County Road 12. The improvements along these streets will include a new 10' detached sidewalk which will allow pedestrians to be able to access the surrounding destinations more easily. Within the proposed development, secondary trails will provide direct access to the public street sidewalks as well as to the future community trail that will run along County Road 12 to the south. To ensure adequate parking, each unit will have a 2-car garage, and additional guest parking will be provided along the primary driveway that runs through the property.

11. Existing Cultural, Archaeological, and Historical Resources

No significant cultural, archaeological, or historical resources have been identified on the property.

12. Commercial Mineral Deposits

A mineral search has been completed, and notices will be sent to affected parties as required by code.



13. Public Land Dedication

As mentioned above, an additional 12.5 feet of right of way will be dedicated along Denver Avenue and County Road 12 in order to better align with the City's goals to improve circulation, as outlined in the Comprehensive Plan.

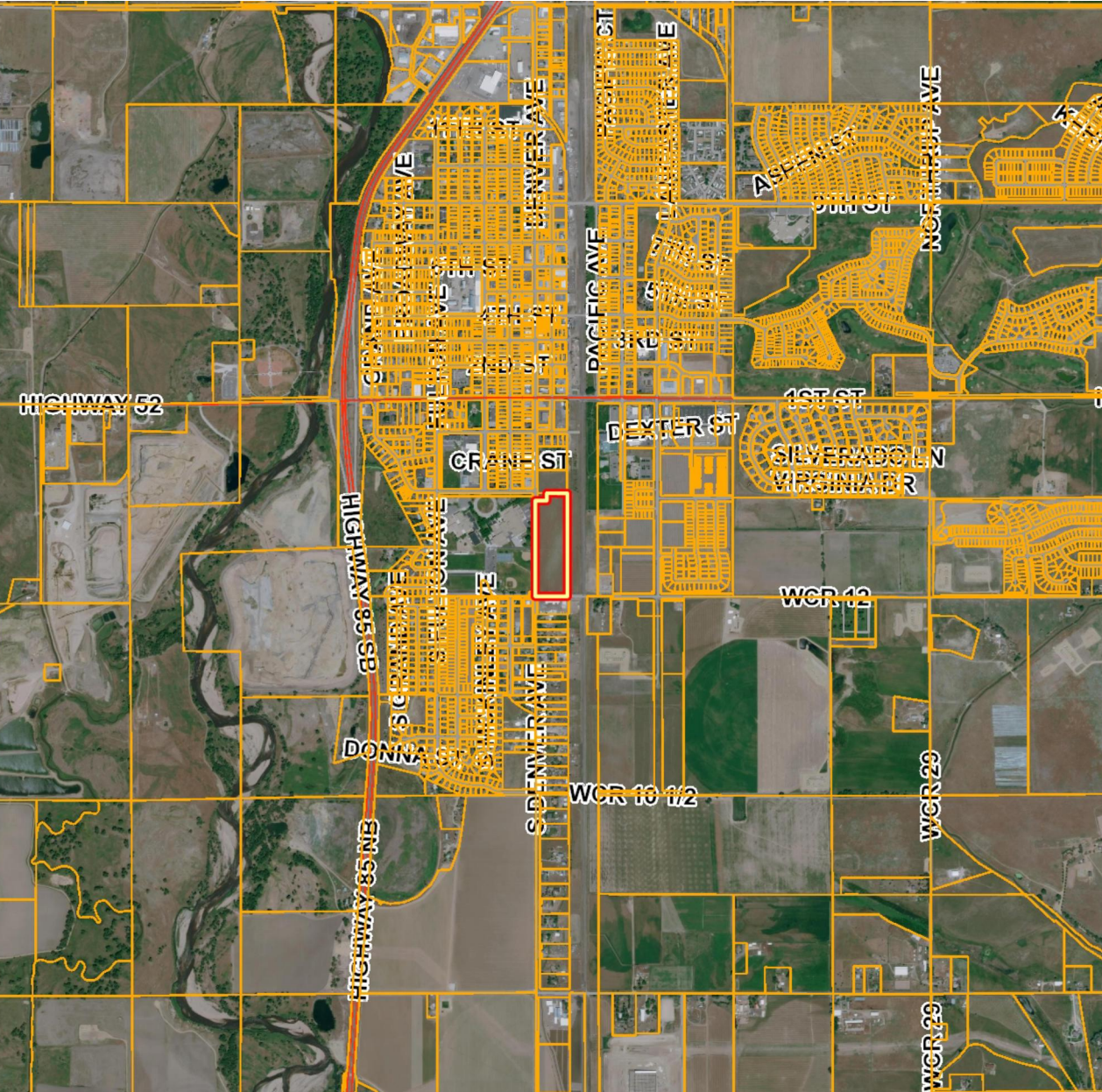
The site plan for this development will include several open space areas in the form of two detention ponds and one area designated to provide amenities to the neighborhood. Open space dedication requirements will be met once final unit counts have been determined.



THE FLATS AT LUPTON VILLAGE

SKETCH PLAT

VICINITY MAP



LEGAL DESCRIPTION

THAT PART OF THE SW 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., , DESCRIBED AS:
BEGINNING AT THE SW CORNER OF SAID SW 1/4; THENCE N 00° 00' 00" E ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 1275.75 FEET TO A POINT 1374.60 FEET SOUTH OF THE NW CORNER OF SAID SW 1/4 OF SECTION 5; THENCE N 90° 00' 00" E A DISTANCE OF 155.00 FEET; THENCE N 00° 00' 00" E PARALLEL WITH THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 100.00 FEET; THENCE N 90° 00' 00" E A DISTANCE OF 275.20 FEET TO A POINT ON THE WESTERLY ROW LINE OF THE UNION PACIFIC RAILROAD; THENCE S 00° 12' 18" E ALONG SAID WESTERLY ROW LINE A DISTANCE OF 1377.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4; THENCE N 89° 50' 05" W ALONG SAID SOUTH LINE A DISTANCE OF 435.13 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET.

LAND USE TABLE

EXISTING ZONING		C-1 GENERAL COMMERCIAL
PROPOSED ZONING		PUD
DENSITY		
GROSS		
GROSS AREA		529,309 SF (12.15 AC)
MAXIMUM DWELLING UNITS		125
GROSS DENSITY		10.29 DU/AC
HOUSING TYPE		
SINGLE-FAMILY ATTACHED		
BUILDING HEIGHT		
MAXIMUM HEIGHT		STORIES
35'		2
SETBACKS		
FRONT		20'
REAR		15'
SIDE		5'
CORNER		15'
EXTERIOR WALL MATERIALS		
STUCCO AND VENEER		MINIMUM 25%
SIDING		

THE FLATS AT LUPTON VILLAGE

SKETCH PLAT

FORT LUPTON, CO

PREPARED BY:



APPLICANT

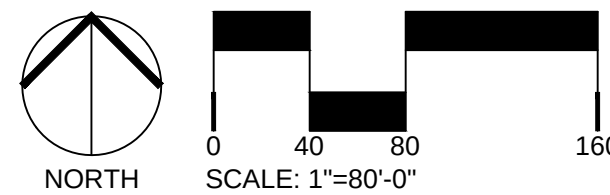
BAESSLER DEVELOPMENT, LLC.
Andrew Gerk
3780 W. 10th Street
Greeley, CO 80634
p. 970.573.7033

LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
Katy Thompson
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

CIVIL ENGINEER

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



ORIGINAL SIZE 24X36

ISSUED

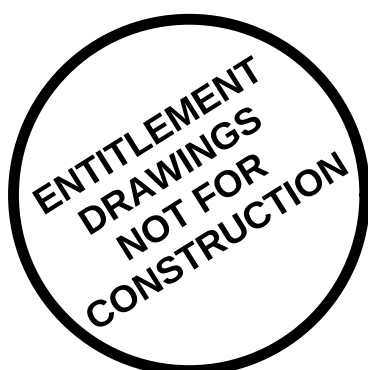
No.	DESCRIPTION	DATE
01	SKETCH PLAT	10/29/2021

REVISIONS

No.	DESCRIPTION	DATE

COVER

SEAL:

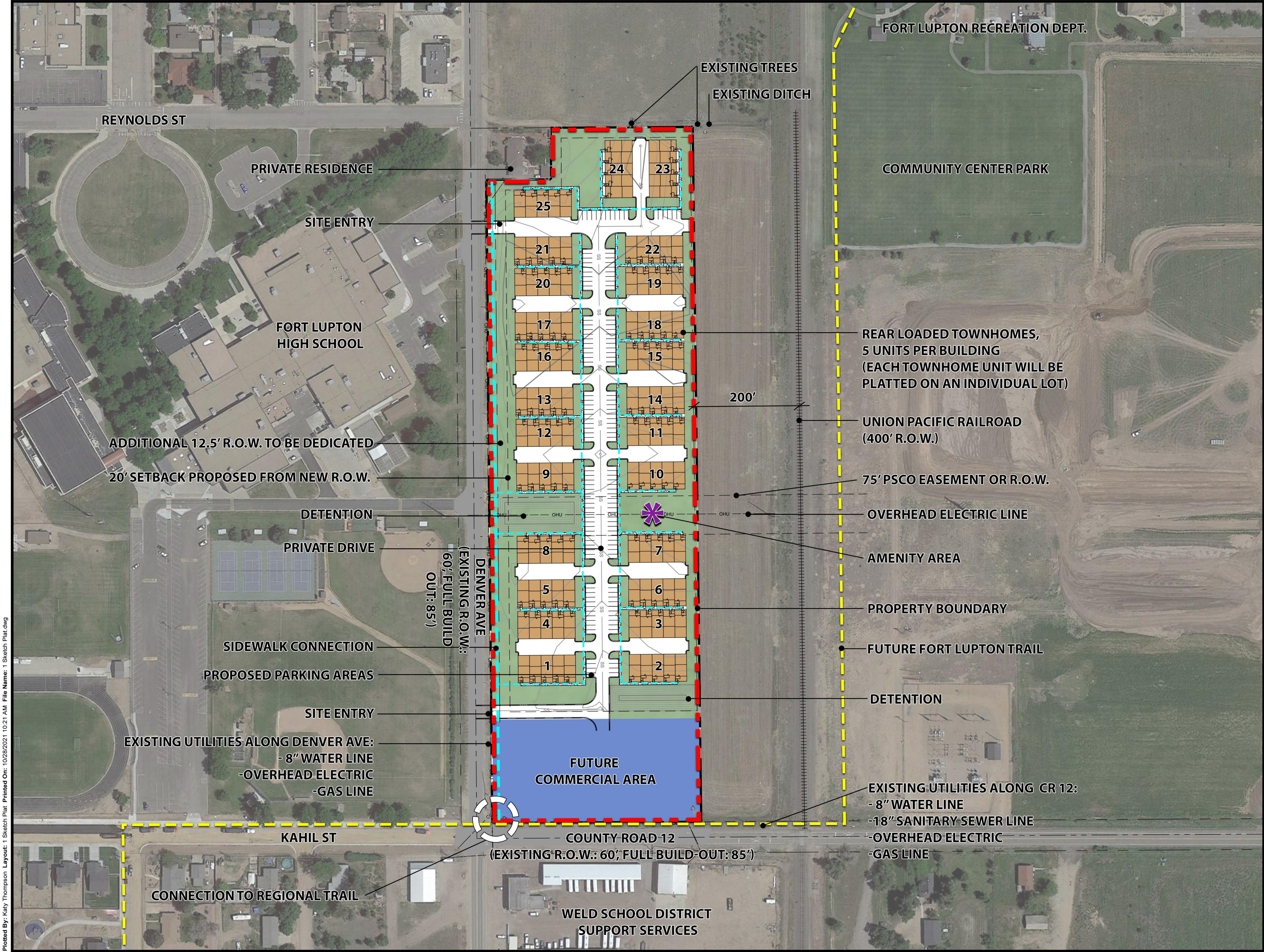


PROJECT No.:	R21-050
DRAWN BY:	KT
REVIEWED BY:	KT

DRAWING NUMBER:

1 OF 4

Plotted By: Katy Thompson Layout: 1 Sketch Plat Printed On: 10/28/2021 10:21 AM File Name: 1 Sketch Plat.dwg



THE FLATS AT LUPTON VILLAGE

SKETCH PLAT

FORT LUPTON, CO

PREPARED BY:



ripleydesign

LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave, Suite 200 Fort Collins, CO 80521
phone 970.224.5828 fax 970.225.6657 www.ripleydesign.com

APPLICANT

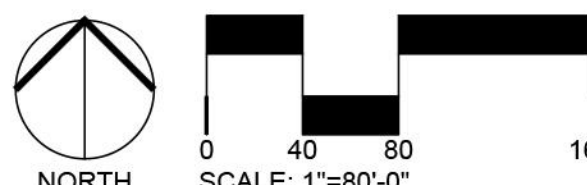
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LANDONE ENGINEERING, LLC
Jeremy Goetsch
381 71st Avenue
Greeley, CO 80634
p. 970.443.9547



NORTH
SCALE: 1"=80'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	SKETCH PLAT	10/29/2021

REVISIONS

No.	DESCRIPTION	DATE

SKETCH PLAT PLAN

SEAL:



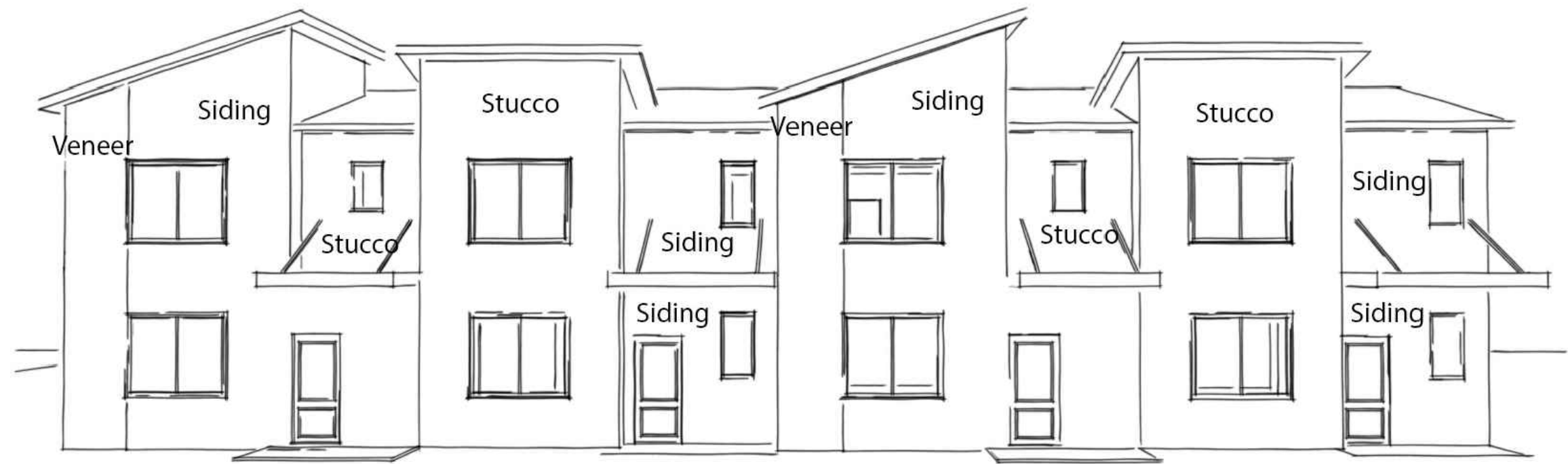
ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R21-050
DRAWN BY:	KT
REVIEWED BY:	KT
DRAWING NUMBER:	

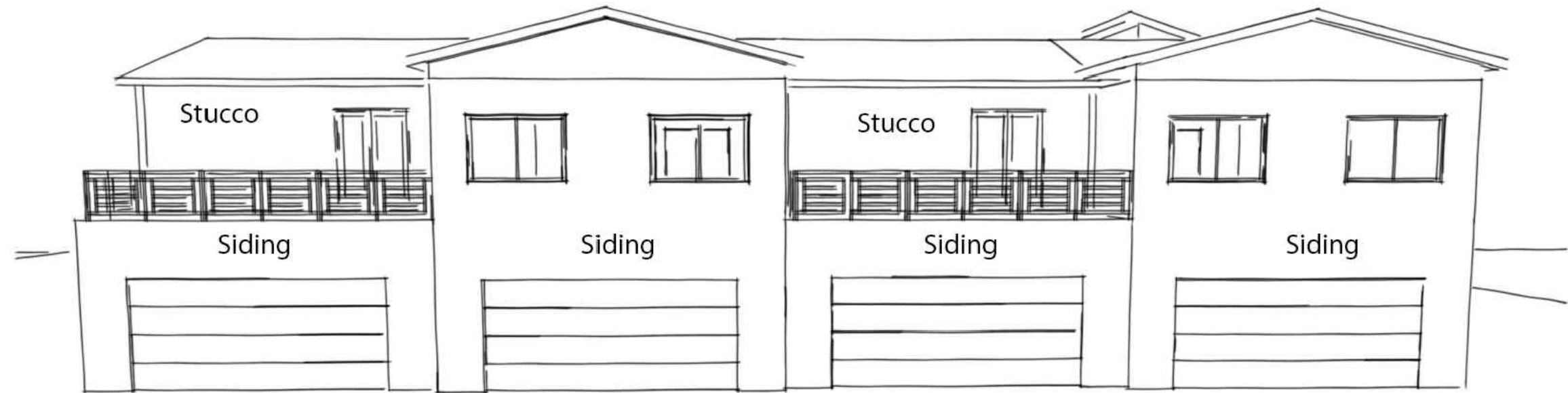
2 OF 4

Page 102 of 117

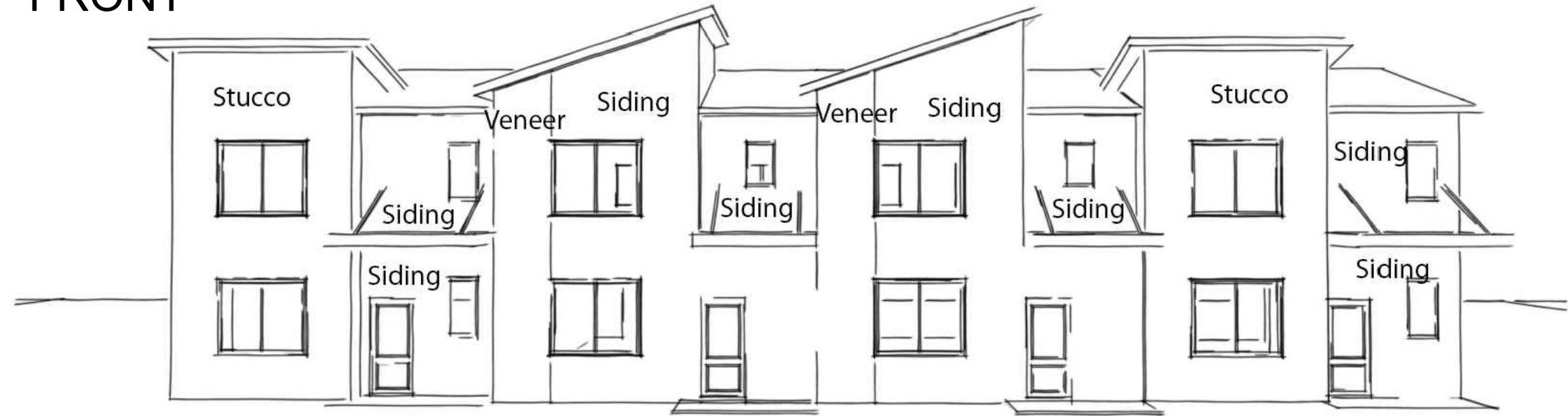
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FRONT



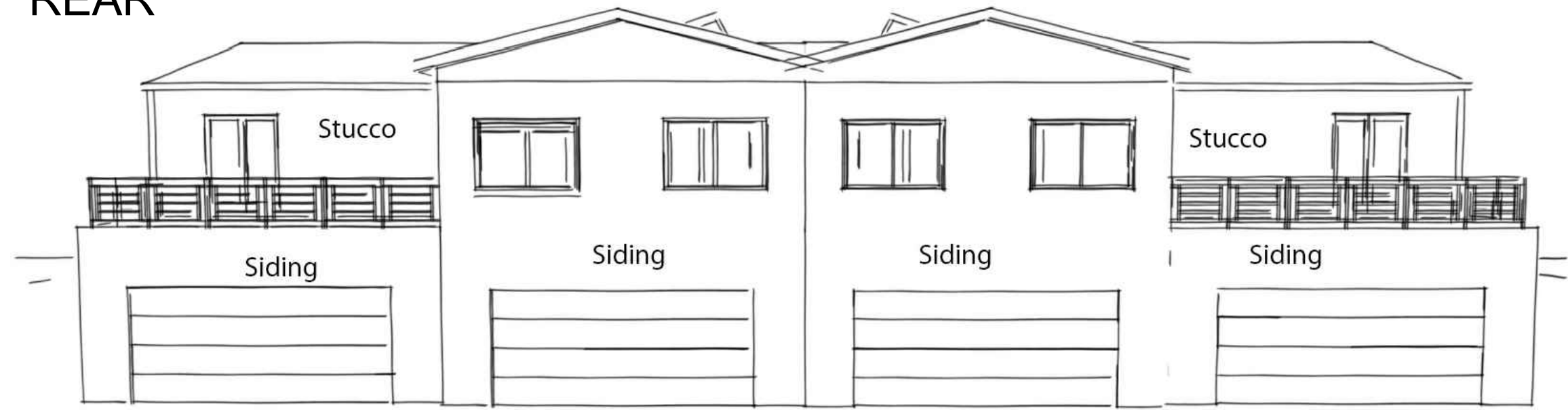
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REAR



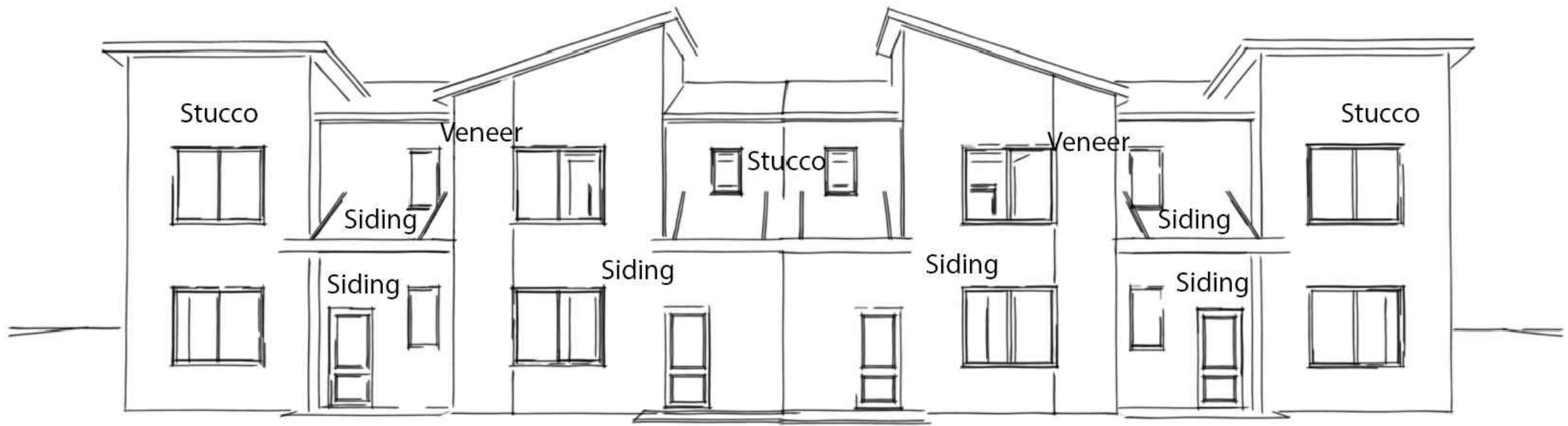
BUILDING DESIGN 3
FRONT



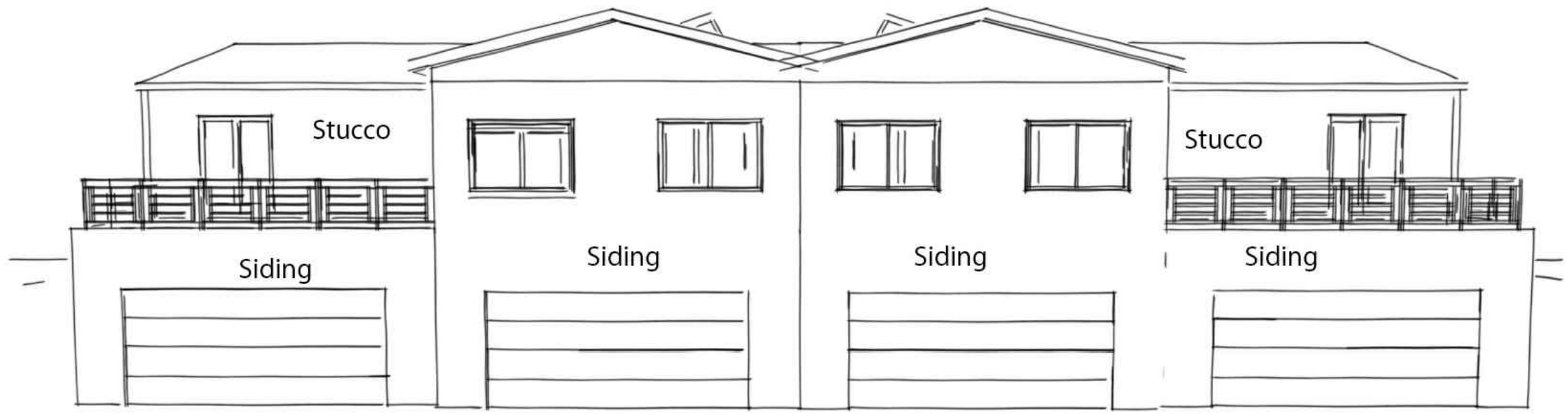
BUILDING DESIGN 3
REAR



BUILDING DESIGN 2
FRONT



BUILDING DESIGN 2
REAR



THE FLATS AT LUPTON
VILLAGE

SKETCH PLAT

FORT LUPTON, CO

PREPARED BY:



APPLICANT

BAESSLER DEVELOPMENT, LLC.
Andrew Gerk
3780 W. 10th Street
Greeley, CO 80634
p. 970.573.7033

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ORIGINAL SIZE 24X36

ISSUED

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01	SKETCH PLAT	10/29/2021

REVISIONS

No.	DESCRIPTION	DATE

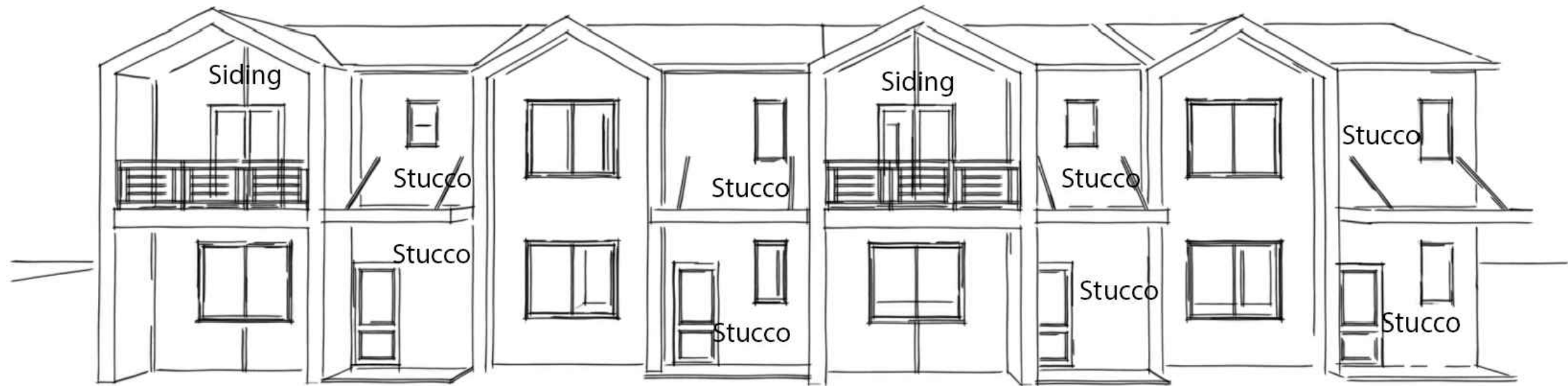
ARCHITECTURAL
ELEVATIONS

SEAL:

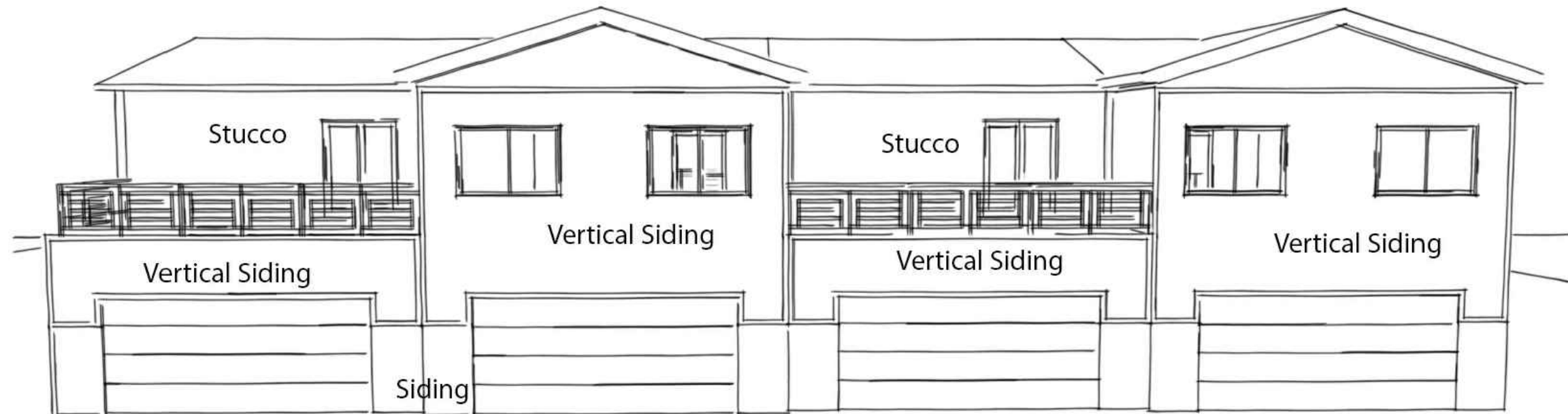


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REVIEWED BY:	KT
DRAWING NUMBER:	

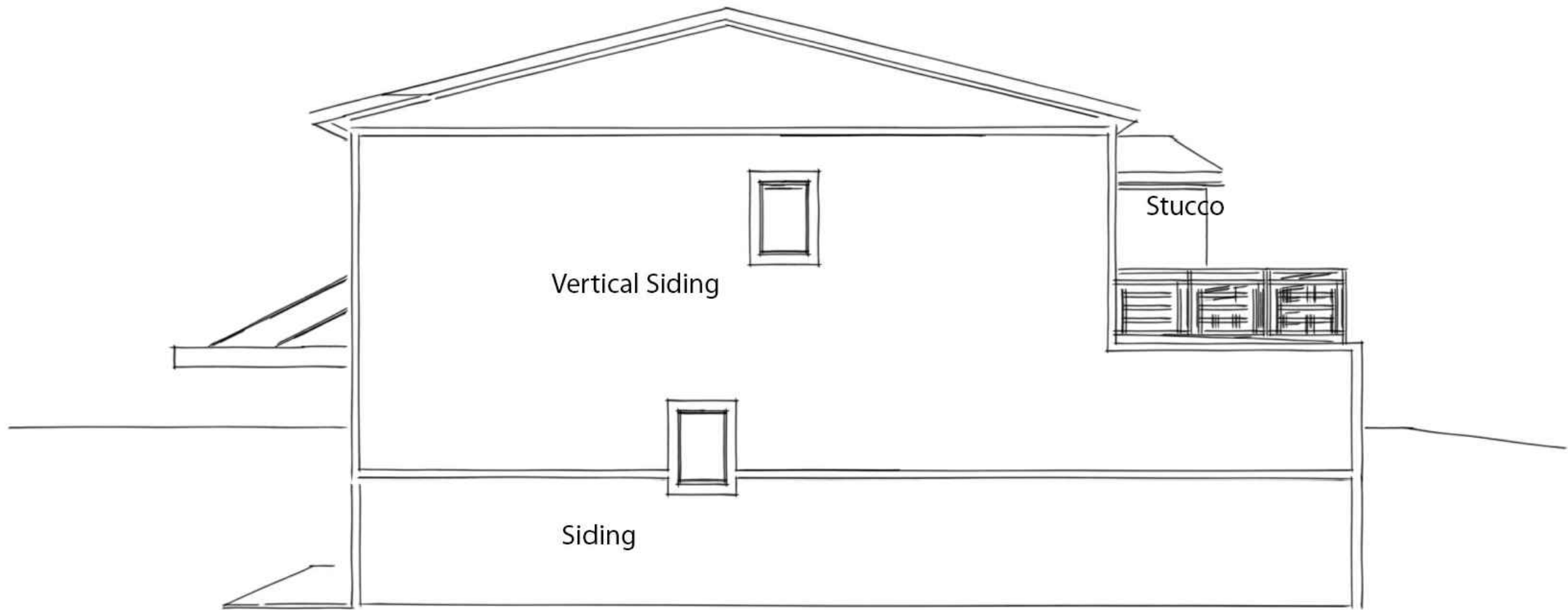
BUILDING DESIGN 4
FRONT



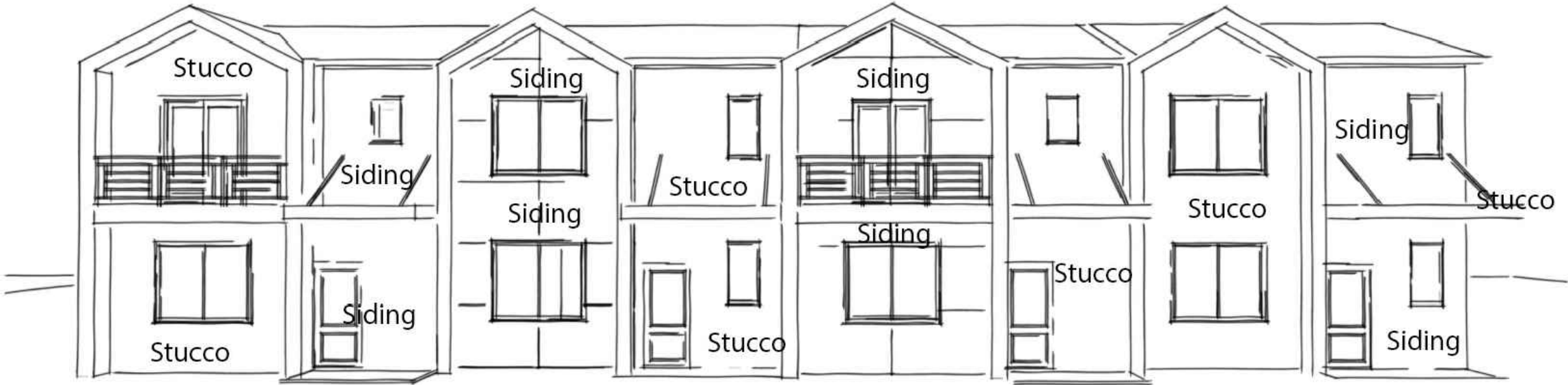
BUILDING DESIGN 4
REAR



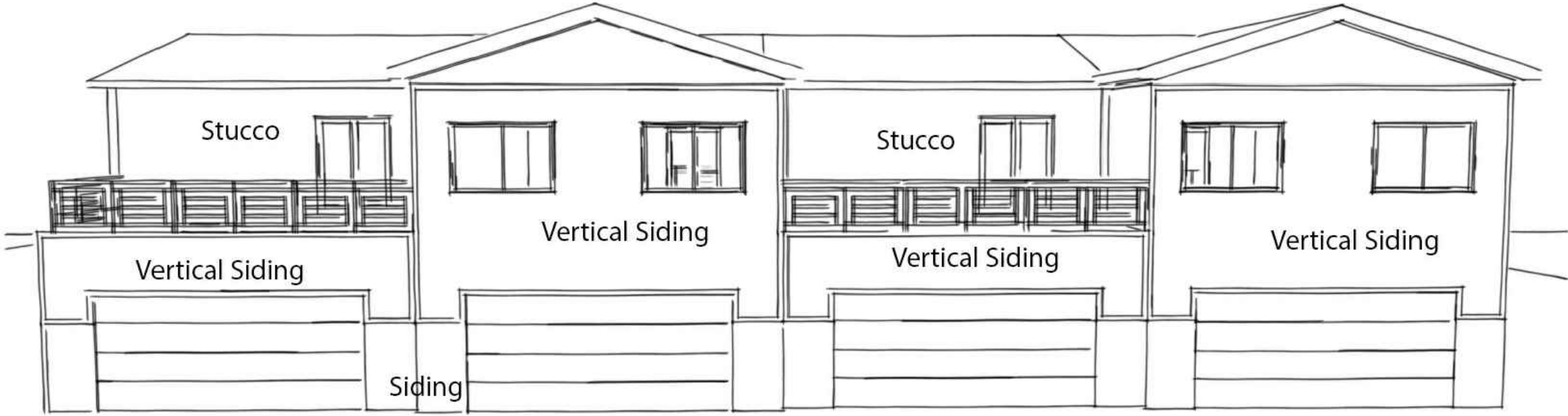
BUILDING DESIGN 4
SIDE



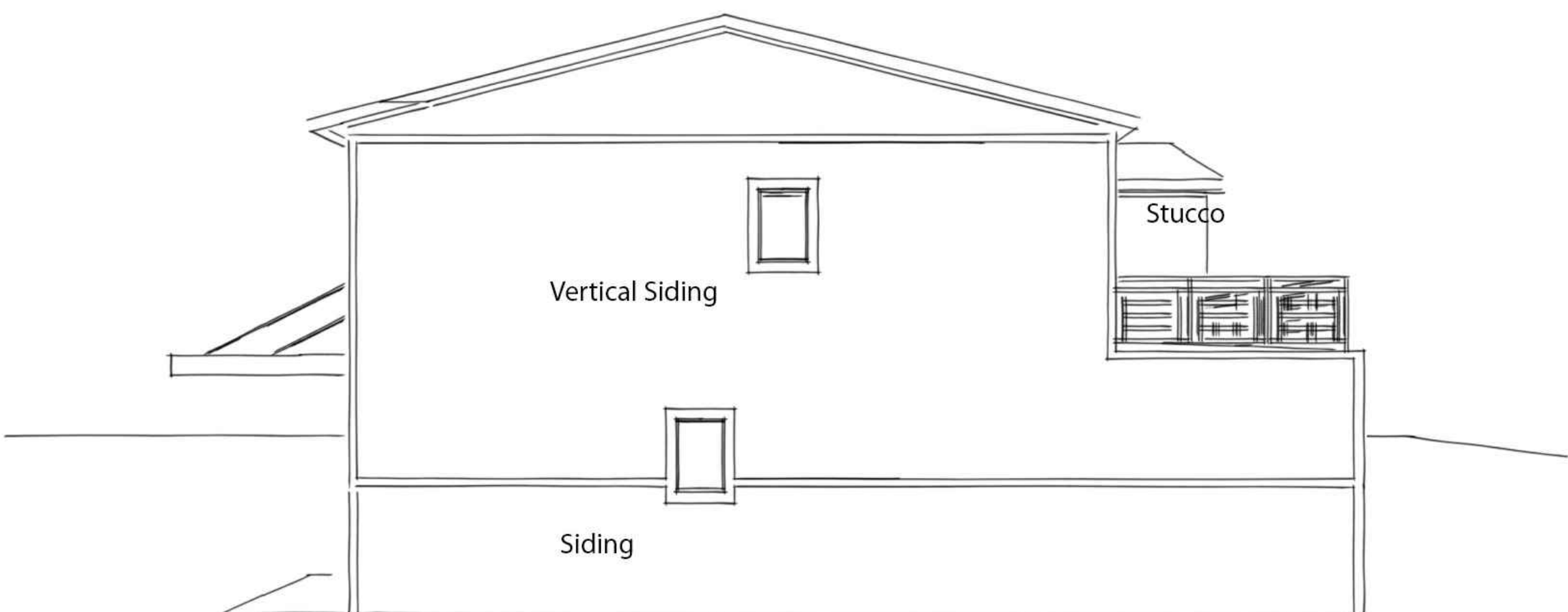
BUILDING DESIGN 5
FRONT



BUILDING DESIGN 5
REAR



BUILDING DESIGN 5
SIDE



THE FLATS AT LUPTON
VILLAGE

SKETCH PLAT

FORT LUPTON, CO
PREPARED BY:



APPLICANT

BAESSLER DEVELOPMENT, L.L.C.
Andrew Gerk
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p. 970.573.7033

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01	SKETCH PLAT	10/29/2021
REVISIONS		
No.	DESCRIPTION	DATE

ARCHITECTURAL
ELEVATIONS

SEAL:



PROJECT No.:	R21-050
DRAWN BY:	KT
REVIEWED BY:	KT
DRAWING NUMBER:	

Magaly Morales-Tejada

From: Jose Gonzalez
Sent: Tuesday, November 9, 2021 1:33 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request: The Flats at Lupton Village Sketch Plat LUP2021-0029

No concerns.

Thank you

From: Magaly Morales-Tejada
Sent: Monday, November 8, 2021 3:40 PM
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: Referral Response Request: The Flats at Lupton Village Sketch Plat LUP2021-0029

Good Afternoon

The documentation located at the following link is submitted to you for review and recommendation for a sketch plat being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/634>.

Any comments you consider relevant to this request would be appreciated. Please reply by **November 29, 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, December 9, 2021 at 6:00 PM; and
- City Council: Tuesday, December 21, 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



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

November 28, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: The Flats at Lupton Village Sketch Plat, Case # LUP2021-0029

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a PSCo License Agreement to sketch plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement via either the website at www.xcelenergy.com/rightofway or email at coloradorightofway@xcelenergy.com).

PSCo requests that 6-foot-wide dry utility easements are dedicated for natural gas distribution facilities to serve each lot. Will the gas meters be banked?

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Fort Lupton for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

PSCo also has existing natural gas distribution facilities along the west property line. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities – be sure to

contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

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



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: 12/01/2021

Project name: The Flats at Lupton Village

Project address: Parcel: **147105000034**, Fort Lupton, CO 80621

FLFPD Project # R2021-0040

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the submittal for **The Flats at Lupton Village** located at **Parcel: 147105000034**, 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, the City Council of Fort Lupton and the Weld County Commissioners. The following specific requirements and conditions shall be met prior to operations.

(The Fort Lupton Fire Protection District is currently in the process to adopt the 2018 International Code set. Estimated effective date is January 14, 2022)

Specific Requirements

1. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the fire code official and obtain the required permit. 2012 IFC, 105.1.1
2. Application for a permit required by this code shall be made to the fire code official in such form and detail as prescribed by the fire code official. Applications for permits shall be accompanied by such plans as prescribed by the fire code official. 2012 IFC, 105.2
 - a. The plan review, Fee Schedule, and Plan Review Application can be found at <https://fortluptonfire.org/contractors/>
 - b. All documents shall be electronic and sent to ttamlin@ftluptonfire.com
3. The following items shall be submitted for review prior to construction.
 - a. Site Plan showing,
 - i. Width of fire department access roads
 - ii. Hydrant Locations & Distancing
 - iii. Street lengths to dead end
 - iv. Describe how Section D107.1 below has been met.
4. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). 2012 IFC, D103.1
5. The minimum turning radius shall be determined by the fire code official. 2012 IFC, D103.3

- a. See attached document showing the minimum turning radius needed.
6. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m²) shall not be less than that specified in Table B105.1. 2012 IFC, B105.1
- a. Exception: A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic sprinkler system.
7. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. 2012 IFC, D105.1
8. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. 2021 IFC, 505.1

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

Magaly Morales-Tejada

From: Roy Vestal
Sent: Tuesday, November 30, 2021 10:56 AM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request: The Flats at Lupton Village Sketch Plat LUP2021-0029

PW has no objections and no input until the design is fleshed out.

RoyV

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



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

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, November 8, 2021 3:40 PM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: The Flats at Lupton Village Sketch Plat LUP2021-0029

Good Afternoon

The documentation located at the following link is submitted to you for review and recommendation for a sketch plat being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/634>.

Any comments you consider relevant to this request would be appreciated. Please reply by **November 29, 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, December 9, 2021 at 6:00 PM; and
- City Council: Tuesday, December 21, 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





November 18, 2021

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

Re: The Flats at Lupton Village Sketch Plat Project No. LUP2021-0029; & Plan No. SPL2021-0001

Dear Magaly Morales-Tejada:

On behalf of United Power, Inc., thank you for inviting us to review and comment on The Flats at Lupton Village Sketch Plat Project No. LUP2021-0029; & Plan No. SPL2021-0001. After review of the information, we have the following comments:

- **Front or Rear Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. Typically, with electric in the rear of the subdivision lots. We will need 8' to 10' wide dry utility easements in the rear of all lots. These utility easements will need to be on sides of lots abutting roads, and across tracts. If gas and electric will be sharing front lot distribution, we will need a 10' to 15' wide dry utility easements in the front of all lots. These utility easements will need to be on sides of lots abutting roads, and across tracts as well.
- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracts on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.
- **Tracts/Open Space/Parks** – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If Blanket utility easement(s) cannot be given, we will need a 10' to 12' wide dry utility easements along the perimeter of all tracts, along perimeter of tracts abutting roads, and through tracts between lots.
- **Streetlights** – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.

Please have the property owner/developer/contractor submit an application for new electric service, any modification to existing facilities including relocation and/or removal along with CAD data 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 instrument. Obtaining easements via a separate instrument 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 would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. 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

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 23rd day of November 2021, a true and correct copy of the foregoing Notice of Public Hearings and Map for the Flats at Lupton Village Sketch Plat was sent via U.S. Mail, postage pre-paid, to the following addresses:

CAMMIE J GABEL
6192 SAGE AVE
FIRESTONE, CO 80504

HOUSING AUTHORITY OF TOWN OF FT LUPTON
400 2ND ST
FORT LUPTON, CO 80530

R CHAVEZ CUSTOM HOMES INC
14374 COUNTY ROAD 10
FORT LUPTON, CO 80621

UNITED POWER INC
500 COOPERATIVE WAY
BRIGHTON, CO 80621

PUBLIC SERVICE COMPANY OF COLORADO
TAX SERVICES DEPT
PO BOX 1979
DENVER, CO 80201

FTL LAND ASSEMBLAGE LLP
1295 MAIN ST
UNIT 5
WINDSOR, CO 80550

SCHOOL DISTRICT No. RE-8
301 REYNOLDS ST
FORT LUPTON, CO 80621

JESUS PEINADO
243 S DENVER AVE
FORT LUPTON, CO 80621

HERBERT H WAMBOLT
1049 HOOVER AVE
FORT LUPTON, CO 80621

KATELIN B SHOCKLEY
312 PARK AVE
FORT LUPTON, CO 80621

NATHAN T CLARK
320 S PARK AVE
FORT LUPTON, CO 80621

KELLY L KESSLER
326 S PARK AVE
FORT LUPTON, CO 80621

JAMES E MEYER
328 S PARK AVE
FORT LUPTON, CO 80621

ARMANDO ESCARCEGA
3401 WATADA ST
BRIGHTON, CO 80601

ERICH HELM
315 S DENVER AVE
FORT LUPTON, CO 80621

RYAN BISHOP
311 S DENVER AVE
FORT LUPTON, CO 80621

ROBERT TORBET
305 S DENVER AVE
FORT LUPTON, CO 80621

BUSHROD WHITE
337 S PARK AVE
FORT LUPTON, CO 80621

RANDY W SEMROSKA
333 S PARK AVE
FORT LUPTON, CO 80621

NANCY MARGARET SMITH
329 S PARK AVE
FORT LUPTON, CO 80621

JORGE A ANGUINAO
321 S PARK AVE
FORT LUPTON, CO 80621

EDITH MONK
610 S PARK AVE
FORT LUPTON, CO 80621

MT CALVARY EVANGELICAL LUTHERAN
650 S PARK AVE
FORT LUPTON, CO 80621

PATRICIA L TERRY TRUST
1312 DENVER AVE
FORT LUPTON, CO 80621

TIMOTHY G DILLER
645 S PARK AVE
FORT LUPTON, CO 806521

DUSTIN R DECHANT
635 S PARK AVE
FORT LUPTON, CO 80621

JUAN HERNANDEZ
625 S PARK AVE
FORT LUPTON, CO 80621

LINDA L ALLOUR
605 ½ S PARK AVE
FORT LUPTON, CO 80621

RONALD D HANSEN
644 S DENVER AVE
FORT LUPTON, CO 80621

LAURENCE R CROSS
654 S DENVER AVE
FORT LUPTON, CO 80621

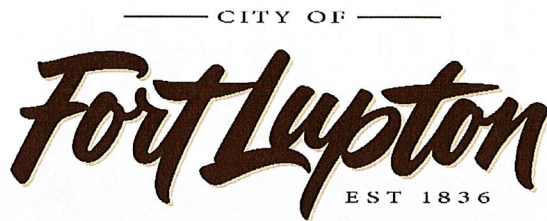
SABRINA G SPURLIN
664 S DENVER AVE
FORT LUPTON, CO 80621

MICHAEL W CERETTO
13144 COUNTY ROAD 12
FORT LUPTON, CO 80621

JUSTINE ALEXANDRA HUYNH CHEANG
11 FEDERAL BLVD
STE 5
DENVER, CO 80219



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Sketch Plat for a proposed subdivision referred to as the Flats at Lupton Village Sketch Plat, located east and adjacent to S. Denver 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 meetings are to be held before the Planning Commission on Thursday, December 9, 2021, at 6:00 P.M., and before the City Council on Tuesday, December 21, 2021, at 7:00 P.M. or as soon as possible thereafter.

The public meetings 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.

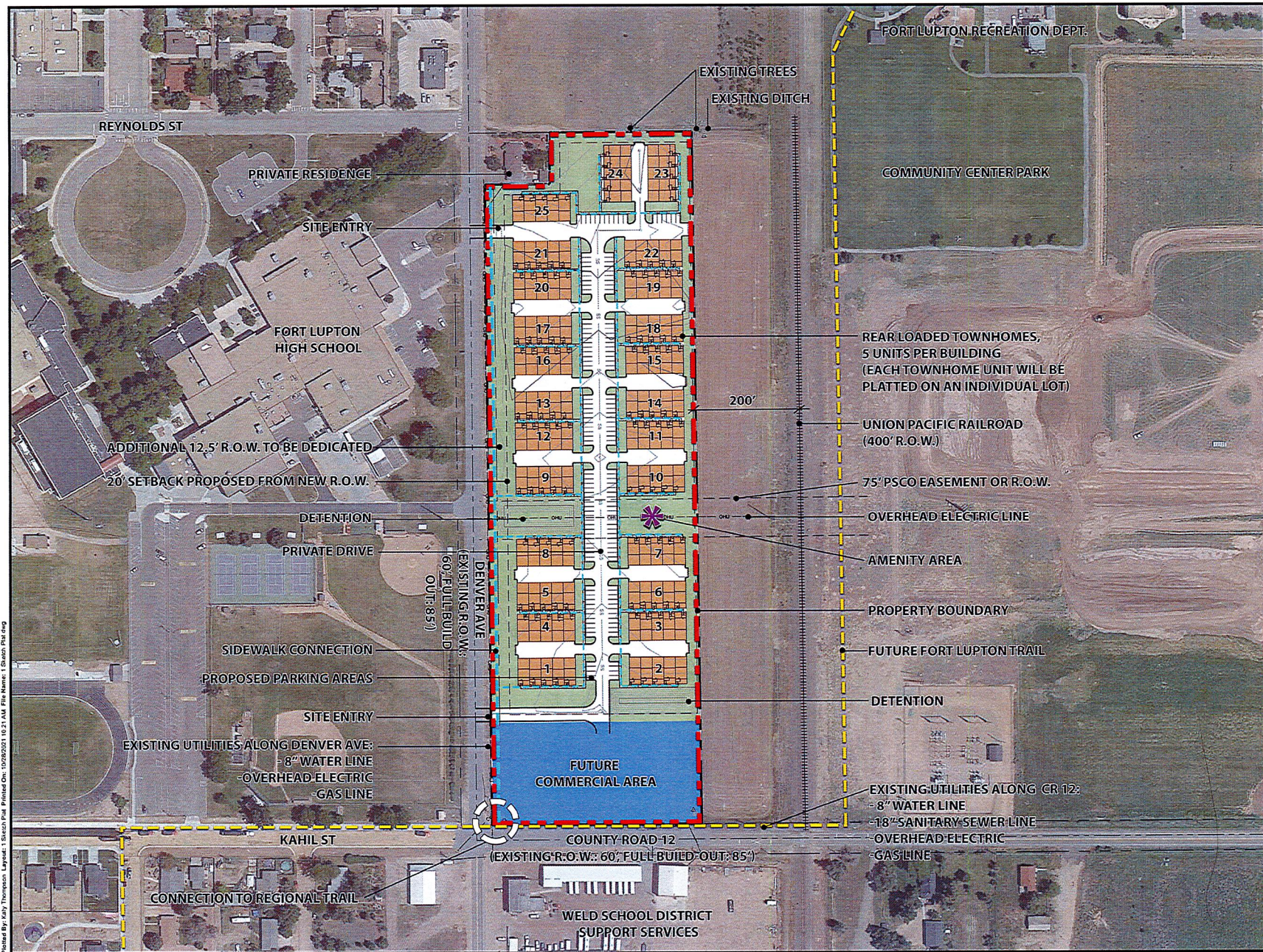
Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: THE FLATS AT LUPTON VILLAGE SKETCH PLAT

LEGAL DESCRIPTION

THAT PART OF THE SW 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS:
BEGINNING AT THE SW CORNER OF SAID SW 1/4; THENCE N 00° 00' 00" E ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 1275.75 FEET TO A POINT 1374.60 FEET SOUTH OF THE NW CORNER OF SAID SW 1/4 OF SECTION 5; THENCE N 90° 00' 00" E A DISTANCE OF 155.00 FEET; THENCE N 00° 00' 00" E PARALLEL WITH THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 100.00 FEET; THENCE N 90° 00' 00" E A DISTANCE OF 275.20 FEET TO A POINT ON THE WESTERLY ROW LINE OF THE UNION PACIFIC RAILROAD; THENCE S 00° 12' 18" E ALONG SAID WESTERLY ROW LINE A DISTANCE OF 1377.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4; THENCE N 89° 50' 05" W ALONG SAID SOUTH LINE A DISTANCE OF 435.13 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET.



THE FLATS AT LUPTON VILLAGE

SKETCH PLAT

FORT LUPTON, CO
PREPARED BY:



APPLICANT
BAESSLER DEVELOPMENT, LLC
Andrew Galt
3700 W. 10th Street
Greenway, CO 80534
p. 970.228.7003

LANDSCAPE ARCHITECT
RIPLEY DESIGN INC.
Katy Thompson
410 Canyon Ave Suite 200
Fort Collins, CO 80521
p. 970.228.5618
f. 970.228.6837

CIVIL ENGINEER
LANDONE ENGINEERING, LLC
Jeremy Cleasch
341 7th Avenue
Greenway, CO 80534
p. 970.440.9547



ORIGINAL SIZE 24X36
ISSUED
DATE 10/09/2021

REVISIONS	NO.	DESCRIPTION	DATE

SKETCH PLAT PLAN



PROJECT NO.: R24-090
DRAWN BY: KT
REVIEWED BY: KT
DRAWING NUMBER:

2 OF 4

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/FLDEVELOPMENT) AND SCROLLING DOWN TO THE ROW TITLED: THE FLATS AT LUPTON VILLAGE SKETCH PLAT