

COMMISSION

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

**Planning Commission Agenda
Regular Meeting
Fort Lupton City Hall – 130 S. McKinley Ave.*
Thursday, February 10, 2022
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 January 13, 2022 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. **P2022-003 Hope Grayson Site Plan**
- b. **P2022-004 Future Land Use Map Amendment**
- c. **P2022-005 Sagebrush Apartments Change of Zone**
- d. **P2022-006 Sagebrush Apartments Site Plan and PUD Plan**

Discussion Items

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

Future Business

- a. Planning Commission Meeting on Thursday, February 24, 2022 at 6:00 PM

Adjourn

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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
January 13, 2022**

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, January 13, 2022.

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

ROLL CALL

Board Members Present: Chair Mike Simone, Kathy Kvasnicka, and Member Paul Weber. Member Thomas Holton participated remotely via GoToMeeting. Vice-Chair Bush White arrived at 6:01 PM

City Staff Present: Planning Director Todd Hodges, Planner Maria Lancto and Planning Technician Magaly Morales-Tejada. Planner Alyssa Knutson participated remotely via GoToMeeting.

Chair Simone gave the following advisement:

Tonight's meeting shall be a hybrid meeting so as to ensure the health and safety of the general public and the City of Fort Lupton City Council, Planning Commission and staff.

The intent and purpose of the virtual appearance option is to allow the City to be innovative in providing the general public the most meaningful access possible in light of the current challenges present as a result of the Covid-19 pandemic.

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

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

PUBLIC COMMENT

Jan Martin, resident in the Coyote Creek subdivision, stated that she would like to know the City's plans for inner road improvements in the Coyote Creek development.

ACTION ITEMS

P2022-002 Coyote Creek PUD Filing No. 4 Preliminary Plat

Planner Maria Lancto presented this item, she stated that this site is located northwest of the Coyote Creek Golf Course and south and adjacent of Twombly Elementary. The proposal includes 59 single family detached residential lots and will include a central open space area with a tot lot. The site is zoned PUD and was master planned as part of the Coyote Creek PUD Master Plan, which identifies this area as multi-family, however the map notes allow for lower densities, therefore this proposal is in line with the overall master plan. All notification requirements have been met and the applicants will provide a brief presentation.

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Chair Simone asked applicant, Ken Merritt, if he understood that some members of the Planning Commission are appearing tonight via virtual connection and are not appearing in-person, if he consented to said members voting on his submittal, even though said members are not present in person, if he has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically and if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Mr. Merritt answered yes to all questions.

Mr. Merritt stated that the property is located in the Northwest corner of the "Fort Lupton Residential Development Plan", south of Twombly Elementary and east of residential development. The Coyote Creek Golf Course lies east and south of this property, Coyote Creek Filing No.1 is also south of the property. This property was originally identified as 193 multi-family residential units; however, this proposal is for 59 single family residential units, therefore is in better compatibility with the surrounding land uses and considerably decreases the density. There will be two entries into this development, the primary entrance being on 4th St and the other on the north end of the property via Twombly road. There will be 2 different lot sizes throughout the property, the density of the development is approximately 3.5 units per acres and there is 17% or 2.5 acres of open space in the center of the development, which will hold a park with a tot lot. The builder for this development will be Challenger Homes and there will be a variety of homes both two-story and single-story homes.

Chair Simone asked Mr. Merritt if he felt that he had a full and fair opportunity to present all application materials to the commission tonight.

Mr. Merritt stated yes.

Chair Simone opened up the public comment portion of the hearing.

Cheryl Loskota, a resident of the Coyote Creek Subdivision, asked when the residential properties were established on the golf course? What will the City do to protect properties from golfers? What the distance from the school to the fence lines on the homes along Twombly road are and if it's possible to add a green belt between those properties and the school? What is the total height of the tallest home?

Jan Martin, a resident of the Coyote Creek Subdivision, asked if the Planning Commission has ever considered that piece of property for an extension to the school and what the commission has done to plan for more schools for the continued growth of the City?

Chair Simone, responded to Ms. Martins question, stating that the school board is separate from the Planning Commission and from his previous experience on the school board, this specific property would most likely not be the most viable option for more school growth.

Planning Director Hodges added that this is a private property that has been planned as a residential development, however if the school had any interest in the property they could have approached the property owner.

Jan Martin added that she is also concerned about the increase in traffic by the school with one of the entrances being behind the school.

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Mike Loskota, at 1837 Homestead Dr, stated that they did not receive a letter regarding this project, and only saw the public notice signs on the property. He expressed disappointment that his Spanish speaking neighbors did not receive a notice in Spanish. He stated that the Coyote Creek HOA has stated that the HOA would be responsible for the new addition. Mr. Loskota added that when they purchased their home a \$20,000 premium was paid for unobstructed view to the West of his home.

Planning Director Hodges stated that this property was already platted and planned for taller multi-family units when they purchased their home and the city cannot control the unfortunate premium that was charged by the builder.

Jan Martin, asked if there was any truth to a statement made by the builder for the previous Filing 3 which had incentive of paying an additional \$9,000 and the homeowner would not have an outside water bill.

Director Hodges explained that that specific concern is not in the purview of the planning commission and would not be part of this hearing.

Jan Martin asked if the builder for this filing would have any incentives similar to those mentioned?

With no further questions, Chair Simone closed the public comment portion of the hearing.

Applicant Ken Merritt answered some of the questions. He stated that the lots along the southern boundary of the school do back right up to the property line and are technically directly adjacent to the school property with no landscape buffer, there is a bit of an elevation difference along with a chain link fence on the school property. He stated that, as shown on the aerial view of the area, approximately 40% of the school property is still undeveloped. With regards to traffic concerns, a transportation impact analysis was conducted and it was determined that most of the traffic would come through 4th St. rather than the school road.

Mr. Merritt added that the Master Plan has been in place since 2002 and the property was originally planned to be 3-story multi-family units, however they felt as though single-family homes would be a more compatible use. Mr. Merritt stated that this property will use non-potable water for irrigation purposes.

Chair Simone opened up the hearing to Planning Commissioner's comments.

Chair Simone asked staff what the buffer is for mailing notifications to neighbors, if the school district was notified and if they responded?

Planner Lancto stated that the buffer is 500 feet and the school was notified but no response was received. Ms. Lancto pulled up the 500' buffer shown on the County's map and it was established that Mr. Loskota was not within the 500 feet which is why he did not receive a mailing.

Member Holton asked for clarification on the property lines of the homes next to school and if they would be directly adjacent to the chain link fence

Mr. Merritt stated that those rear lot lines of the development are concurrent with the norther boundary of property which is adjoined with the school lot line and there will be no buffer.

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Member Holton asked if there are plans on improvements to the existing chain link fence if no buffer will exist.

Mr. Merritt stated that the intent is to have an approximately 42" rail fence along the property and homeowners have the option to add individual side fences. There is no allowance in the current submittal for a 5' screening fence. The plan for the northern properties is to have a trail way into the school for residents to walk their children to school.

Member Holton asked if there is planned pedestrian access onto the school property?

Mr. Merritt stated that is the intent.

Planning Director Hodges asked that a condition of approval be added based on these comments that the developer follow up directly with the school administration to address any concerns with the fencing and the proposed pedestrian access.

Member Weber asked what the space between the homes on the West end of the property and the ditch will look like.

Mr. Merritt stated that directly behind those lots is an existing 20-foot utility easement, those bordering lots will be concurrent with the easement and will have a rail fence.

Member Weber asked if the HOA will maintain the open space within the development?

Mr. Merritt stated that it will be maintained by the HOA and not-potable water will be used to maintain this area.

Member White asked if there have been any direct conversations with the school district regarding a potential increase in students and if any plans are in place to improve the fencing between the properties.

Mr. Merritt stated that at this point there had not been any direct conversations, however as previously mentioned and as added to the conditions of approval, they will reach out to the school directly and address any concerns that may come up.

Director Hodges added that he has met and will continue to meet with the school district's administration to work together to address future city growth and the impacts to the schools.

Member Holton asked if these conversations are going through the School Board of with the superintendent?

Planner Lancto stated that referrals are sent directly to Superintendent Kaylor.

Member Kvasnicka stated that she would like to see a screening or separation between the school and the lots that abut the school property.

Chair Simone stated that he would like to see more 4-sided architecture on the buildings.

Lee Eisenheim, with Challenger Homes, stated that there are actually requirements within the city for separation on the rear walls and it is a standard for Challenger Homes to provide 4-sided architecture and all of the homes will have some sort of differentiation.

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Chair Simone asked if the builder will provide some sort of enhancement to the homes to protect from golfers.

Mr. Eisenheim stated that Challenger Homes aims to be transparent with buyers about the concerns on a golf course, due to liability issues they do not provide enhancement as part of the contract however they do provide buyers with contacts for options to add stronger windows, golf balls screens and other enhancements.

With no further comments, Member White moved to approve P2022-002 as amended with the added condition of approval. It was seconded by Member Weber. Motion passed unanimously.

Continuance of Sagebrush Apartments Site Plan

Planner Lancto stated that staff is requesting a continuance due to the Comprehensive Plan Amendment portion of this application not being properly noticed.

Member White motioned to continue this hearing to February 10, 2022. Kathy Kvasnicka seconded. Motion passed unanimously.

Withdrawal of SB Weakland Investments Amended Site Plan

The applicants for this project have chosen to withdraw this application.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

A discussion of the Development Code Update took place.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on February 10, 2022 at 6:00 PM.

ADJOURNMENT

Chair Simone adjourned the meeting at 6:53 PM.

Submitted by

Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission

Mike Simone, Chair

RESOLUTION NO. P2022-???

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE HOPE GRAYSON SITE PLAN FOR TWO GENERAL COMMERCIAL BUILDINGS LOCATED IN THE NORTHWEST HALF OF SECTION 5, 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 February 10, 2022, for the purpose of reviewing Hope Grayson Properties, LLC's application for a site plan for two general commercial buildings including a dental clinic; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the site plan conforms to Colorado Revised Statutes and City codes and policies therein, and

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

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 Sagebrush Apartments Site Plan, conditional upon the following:

- I. Prior to recording the site plan map:
 - A. The title of the map shall include Project No. LUP2021-0033 & Plan No. SPR2022-0001.
 - B. Any redline comments provided by staff shall be made to the site plan map.
 - C. Applicant shall provide written acknowledgement of the comments from the Fort Lupton Fire Protection District.
 - D. Applicant shall provide written acknowledgement of the comments from the Public Works Director.
 - E. Applicant shall provide written acknowledgement of the comments from the GIS Specialist.
 - F. Applicant shall provide written evidence that the comments from United Power have been adequately addressed including making the appropriate changes to the site plan map.
 - G. 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 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 site plan.
4. The property shall be maintained to the curb, or roadway if no curb exists.
5. Any proposed signage shall be submitted to the City for review and permitting.

II. Prior to the release of building permits for Phase I:

- A. One set of mylars for the Hope Grayson Site Plan shall be submitted for recording.

III. Prior to occupancy of the Phase II Building:

- A. Applicant shall submit a request for a pre-application meeting to discuss the proposed use of the north building.

DONE THIS 10th DAY OF FEBRUARY, 2022, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**HOPE GRAYSON SITE PLAN
STAFF REPORT
PROJECT NO. LUP2021-0033 / PLAN NO. SPR2022-0001**

PROJECT DESCRIPTION

Project No.: LUP2021-0033 / Plan No. SPR2022-0001

Project Name: Hope Grayson Site Plan

Owner: Juan Ramirez and Denise Tolmich with Hope Grayson properties, LLC

Representative: Anna Fluckey with McCauley Constructors

Location of Request:

The site is located in the Northwest Half of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado. It is located near the northeast corner of Copper Place and State Highway 52 (First Street) ("Property").



Nature of Request:

The Applicant has submitted a site plan application. The site will include two general commercial buildings totaling approximately 10,000 square feet. The south building will be used for a dental office, and the north building is planned for a future phase and does not have a specific user at this time.

The dental clinic is anticipated to have two to three employees, and the proposed business hours are 8:00 AM to 5:00 PM. These items may change as the dental clinic accumulates more patients.

Site Size: The Property is 0.817 acre, more or less.

Zone District: 'C-1' General Commercial District.

Proposed Use: Dental Clinic in south building (phase 1); general commercial business in north building (phase 2).

Existing Use: Vacant.

Hearing Dates: Planning Commission – February 10, 2022 at 6:00 PM; and
City Council – March 1, 2022 at 7:00 PM.

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

Staff Recommendation: Approval with conditions listed in the proposed resolution.

APPLICATION PROCESS

The Applicant is requesting approval of a site plan. The site plan application is processed under [Section 16-170](#) of the Fort Lupton Municipal Code ("Code"), which states that site plans are required as follows:

- 1) Site plans are required as a step in the building permit review process for multi-family, commercial or industrial development.
- 2) Site plans are required for development which, in the opinion of the Planning Department, would have an adverse environmental impact upon the surrounding area or would have a major community land use impact.
- 3) To change an approved site plan when the change involves additional land use, including but not limited to:
 - a. Additional buildings.
 - b. Increase in the size of any building as shown on an approved site plan by more than ten percent (10%) over such approved building size.
 - c. Outside storage and/or display.
 - d. Vacation or dedication of easements or rights-of-way.

After required public notice of the site plan 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 site plan. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the application, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve,

conditionally approve, continue for additional information or for further study or deny the application based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton press January 20, 2022.

Notice of the public hearings were posted on the Property on January 25, 2022, pursuant to the Zoning Regulations, which require the Applicant post the Property with notice of the hearings at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on January 25, 2022.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the 'C-1' General Commercial Zone District, which permits the new development of retail business stores and shops subject to the site plan review and approval procedures set forth under Section 16-170 of the Fort Lupton Municipal Code (the "Code"). A site plan review requires a public hearing before Planning Commission and City Council. The intent of the site plan review is to promote orderly and sound development standards as they apply to the City and enhance and protect the community's natural as well as man-made environments.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for general commercial land uses. This designation allows for commercial businesses that offer residents basic goods and services. This supports a range of development styles, including stand-alone businesses on smaller properties as well as commercial shopping centers with multiple tenants. Primarily located along the City's major corridors, expansion of general commercial will offer residents greater shopping options within Fort Lupton and contribute to increased local commerce. In addition to commercial, these areas can include small office buildings, medical practices, and public and semi-public uses.

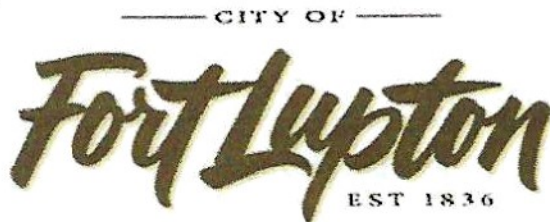
The property is surrounded by uses that are similar or compatible to the proposed use. The proposed use also conforms to the designated land use type and zoning.

REFERRALS

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

Buildings / Grounds Manager	Building Inspector	OMI
City Attorney	GIS Specialist	Police Chief
Public Works Director	Finance Director	Fort Lupton Fire Protection District
CDOT	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster
NCWCD	Fulton Ditch Company	

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



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351
www.fortluptonco.gov

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Juan Ramirez and Denise Tolmich – (Ramirez)
 Company: Hope Grayson properties, LLC
 Phone: 303.906.8335 Email: denise@ram-cotrucking.com
 Address: 15497 County Road 10
 Preferred method of contact? Email: ☐ Phone: ☐ Mail: ☐
- 2) Representative Name: Anna Fluckey - Director of Design-Build
 Company: McCauley Constructors
 Phone: 970-686-6300 Email: anna.fluckey@mccauleyconstructors.com
 Address: 650 Innovation Circle, PO Box 200, Windsor, CO 80550
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Denise Tolmich – (Ramirez)
 Billing Company: Hope Grayson properties, LLC
 Phone: 303.906.8335 Email: denise@ram-cotrucking.com
 Address: Ft. Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 110 Copper Place, Ft. Lupton, Colorado, 80
 Parcel Number: 147105249006
 Existing Zone Classification: C-1 Proposed Zone Classification: C-1
 Water Type: Municipal Name: City of Ft Lupton
 Sewage Type: Municipal District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

D. PROJECT DESCRIPTIONProject Name: HOPE GRAYSON

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

Development of approx 10,000 sf general commercial space with associated parking, landscaping and utilities, divided into two buildings. Located on Lot 6, Vincent's 3rd Filing Second Amended Subdivision (1st St and Copper Pt).

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: Anna Fluckey Digitally signed by Anna Fluckey
DN: C=US, E=anna.fluckey@reconleyconstructions.com, CN=Anna
Fluckey
Date: 2021.12.09 13:46:10-0700 Date: 12/9/21

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: *Heaven Smith* Date: 12.9.2021

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.

December 2021

**PROJECT NARRATIVE FOR ADMINISTRATIVE SITE PLAN APPLICATION
HOPE GRAYSON – LOT 6, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED
SUBDIVISION – 110 COPPER PLACE – CITY OF FT. LUPTON, COLORADO**

Project Description:

Hope Grayson (Project) is a proposed commercial development located on Lot 6, Vincent's East Addition 3rd Filing Second Amended Subdivision, or 110 Copper Place. The Project is applying for Administrative Site Plan Application. Lot 6 is currently under plat lot line adjustment process, which will increase Lot 6 area with a portion of the eastern adjacent Lot 7. After lot line amendment Lot 6 will be a total area of 0.817 acres (35,585 SF).

The Project is located at the northeast corner of Copper Place and State Highway 52. The current zoning for the project is C-1 General Commercial and the Project will be a developed use allowed by the current zoning code (Dental, Commercial, Retail, etc). North of the project is undeveloped C-1 zoned lots which are anticipated to be developed in the future. South of the Project is State Highway 52. West of the Project is Copper Place and an existing 7-11 gas station. East of the Project is an undeveloped lot (Lot 7) C-1 zoned for future development.

A 15' and 25' utility easements exist along the south border of the property and the building is located north of these easements. A 10' electrical utility easement exists on the west border of the site and the development is planned to accommodate these easements. A 30' access and utility easement exists on the north border and will be constructed as part of access drive to the site. A 50' building setback along SH 52, a 25' building setback along Copper Place, and 10' side/rear setback along the east and north borders of the site.

Utilities are available for use on site and will be utilized for the development. Water and sewer utilities are provided by the City of Ft. Lupton. Water meter will be tapped into the existing water main within Copper Place. An existing sanitary sewer stub exists at the southwest corner of Lot 6 and will serve the south building. A new water meter/fire line connection to the existing water main within Copper Place will occur when the north building (phase 2) is constructed, sometime in the future. Sanitary sewer connection for the south building will be constructed in the future when the north building (phase 2) develops. The included Utility Plan details the differences between phase 1 and phase 2 and limits of work for each phase. The Project is served by a regional stormwater pond and water quality and detention volume is provided off property, northwest of the Project.

Land Use:

The parcel is identified in the Land Development Code Update with a General Commercial (C-1) Zoning. The project is compatible with existing and proposed development in the area and the dental, retail, commercial use is in conformance with the C-1 zoning, therefore no zoning changes are proposed for the Project. The project site will contain two buildings, approximately 10,000 sq ft total. It is anticipated the project will be phased with the south building constructed as part of Phase 1, and the north building constructed in the future. The north building pad will remain in the interim as a seeded/stabilized building pad with proper erosion control until development of Phase 2 occurs.

Architecture Concept:

The proposed 4,598 SF structure will be a wood framed, 1-Story, fully sprinkled building which would accommodate the Hope Grayson Dental Clinic (3,548 SF) and one future lease/expansion space (1,050 SF). The west area will be for the dental clinic and the east end is intended for a lease or future dental

expansion space containing 1,050 SF. The entire core and shell along with the dental clinic will be completed at the same time. The lease space will be built as core and shell space with the tenant finish permitted separately and the build-out will be completed later.

The exterior elevations will be constructed with finishes that complement the existing adjacent buildings. Exterior finishes will be primarily EIFS stucco and synthetic stone along with metal and canvas awning accents. The exterior doors and windows will be bronze anodized aluminum frames. The west exterior door will be hollow metal painted to match adjacent stucco color.

A single pitched membrane roof is planned with scupper boxes and downspouts on the south side. The maximum building height is anticipated to be 23 feet. Mechanical equipment will be located on the rooftops and fully screened by building parapet walls.

The future north building will be constructed the same. All exterior finishes will match the primary building.

Landscape Design Concept:

Linear plantings of street trees reinforce the auto-oriented corridor, with informal groupings and masses of water-wise species promoting visual separation of vehicular and pedestrian uses. Strategic placement of plant material ensures a seamless integration with surrounding landscape, hardscape and proposed improvements, while enhancing desirable views, screening unwanted views and providing adequate sight lines for safety. Plant material is selected to complement the architecture, as well as being adaptable and tolerant to site conditions.

Pedestrian and Vehicle Circulation:

The Project is conveniently accessed from Copper Place directly across from the existing 7-11 access on the west side of Copper Place. An access is located to the north off a future constructed access road, and the north access road will be constructed along the ~295' north border of the site. Pedestrian access will start at the existing 10' sidewalk at the south end of the site along HWY 52 and connect to a new 5' sidewalk along the west border of the site to connect to an existing accessible ramp at the northwest corner of the site. A new 5' sidewalk running east-west along the north border of the site will be constructed to continue east-west pedestrian access connection for the shopping center. Trash/recycling enclosure is located at the north end of the site for trash vehicle receptacle access and to keep the trash location desirable for tenants and customers.

Parking Requirements:

The Project is proposing approximately 10,000 sq ft of commercial/retail space, and the parking ratio for this use is 1 parking space per 500 sq ft building area. Total required parking = 20 spaces, at 10,000 sf building area. Total parking on the Project is 23 spaces, including 2 accessible parking spaces, therefore the Project meets the parking requirements of the city.

HOPE GRAYSON - SITE DEVELOPMENT PLAN - CASE NUMBER: SDP__-_____
LOT 6, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
110 COPPER PLACE, CITY OF FT. LUPTON, COLORADO

PROJECT INTENT:
DEVELOPMENT OF 0.817 ACRES (LOT 6) INCLUDING APPROX 10,000 SQ FT COMMERCIAL BUILDING AREA, SPLIT INTO TWO BUILDINGS. PROJECT DEVELOPMENT WILL BE PHASED (PHASE 1 AND 2). SEE SITE PLAN FOR MORE DETAIL.

DEVELOPER/OWNER:
HOPE GRAYSON PROPERTIES, LLC
15497 COUNTY ROAD 10
FT. LUPTON, COLORADO 80261
CONTACT: JUAN RAMIREZ & DENISE TOLMICH - (RAMIREZ)
303.906.8335
DENISE@RAM-COTRUCKING.COM

CONTRACTOR:
MCCAULEY CONSTRUCTORS, INC.
650 INNOVATION CIRCLE
PO BOX 200
WINDSOR, COLORADO 80550
CONTACT: ANNA FLUCKEY
970.686.6300
ANNA.FLUCKEY@MCCAULEYCONSTRUCTORS.COM

CIVIL ENGINEER:
COLORADO LAND ENGINEERING, LTD.
6834 S UNIVERSITY BLVD #150
CENTENNIAL, COLORADO 80122
CONTACT: ZANE ROSS, PE, LEED AP
970.270.6218
ZROSS@COLOLANDENG.COM

ARCHITECT:
HAUSER ARCHITECTS, P.C.
3780 EAST 15TH STREET, SUITE 201
LOVELAND, COLORADO 80538
CONTACT: BJ DEFORGE
970.669.8220
BJ@HAUSERARCHITECTSPC.COM

LANDSCAPE ARCHITECT:
FRONTERRA - TFG DESIGN, LLC
PO BOX 178
LOVELAND, COLORADO 80539
CONTACT: JOSH MCCARN, PLA
970.235.1039
JOSH@FRONTERRA.DESIGN

SURVEYOR:
KING SURVEYORS
650 EAST GARDEN DRIVE
WINDSOR, COLORADO 80550
CONTACT: PAUL GROVES, PLs
970.686.5011
PAULG@KINGSURVEYORS.COM

UTILITY CONTACTS:

FIRE DEPARTMENT
FT. LUPTON FIRE PROTECTION DISTRICT
1121 DENVER AVENUE
FT. LUPTON, COLORADO 80261
303-857-4603

NATURAL GAS
XCEL ENERGY
1123 WEST 3RD AVE
DENVER, COLORADO 80223
800.895.4999

ELECTRIC
UNITED POWER
500 COOPERATIVE WAY
BRIGHTON, COLORADO 80603
303.637.1300

TELE
CENTURYLINK
866.963.6665

CABLE
COMCAST
800.934.6489

WATER, SANITARY AND STORM SEWER
CITY OF FT LUPTON PUBLIC WORKS
130 S. MCKINLEY AVENUE
FORT LUPTON, COLORADO 80621
303.857-6694



SCALE: NOT TO SCALE

VICINITY MAP

SHEET INDEX

SHEET NO:	SHEET NAME
C1.0	COVER SHEET
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
A1	EXTERIOR ELEVATIONS - SOUTH BLDG
A2	EXTERIOR ELEVATIONS - SOUTH BLDG
A3	SITE DETAILS
A4	EXTERIOR ELEVATIONS - NORTH BLDG
A5	EXTERIOR ELEVATIONS - NORTH BLDG
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES AND DETAILS
L1.3	LANDSCAPE SPECIFICATIONS

SITE DATA:

PARCEL ID:147105249006

PROPERTY AREA: 0.817 ACRES

PARKING REQUIRED: 1 SPACE PER 500 SQ FT BUILDING AREA
9,200 SF (APPROX) / 500 SF = 19 PARKING SPACES REQUIRED

PARKING PROVIDED: 21 - 9'X18 PARKING SPACES
2 - 8'X18' VAN ACCESSIBLE PARKING SPACES

FLOODPLAIN STATEMENT:

FLOODZONE BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X". AREAS BEING OUTSIDE OF THE 500 YEAR FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08123C2110E WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

PROJECT BENCHMARK:
TBD

PROJECT BASIS OF BEARINGS:
(REFERENCED FROM KING SURVEYORS ALTA DATED 7/8/2021)

GPS DERIVED BEARINGS BASED ON A BEARING OF N00°16'10"W ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07).

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NW 1/2 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., MORE PARTICULARY DESCRIBED AS FOLLOWS:
LOT 6, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT HOPE GRAYSON PROPERTIES, LLC, 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 _____, 20____.

OWNER SIGNATURE _____

STATE OF _____)

_____) ss

COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

BY _____

ON THIS _____ DAY OF _____, 20____.

AS _____ WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CITY ENGINEER'S APPROVAL:

APPROVED THIS ____ DAY OF _____, 20____.

CITY ENGINEER _____

CITY WATER AND SEWER DEPARTMENT APPROVAL:

APPROVED THIS ____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS _____

CITY ADMINISTRATOR'S APPROVAL:

APPROVED THIS ____ DAY OF _____, 20____.

CITY ADMINISTRATOR _____

PLANNING COMMISSION RECOMMEDNATION:

RECOMMENDED THIS ____ DAY OF _____, 20____.

BY RESOLUTION NO. _____.

CHAIRPERSON, FORT LUPTON PLANNING COMMISSION _____

MAYOR'S CERTIFICATE:

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

MAYOR, CITY OF FORT LUPTON _____

ATTEST:

CITY CLERK _____ (SEAL)



REVISION	DESCRIPTION	DATE	ADMINISTRATIVE	SITE	PLAN	SUBMITTAL
1		12/15/21				

HOPE GRAYSON
SITE DEVELOPMENT PLAN
LOT 6 - VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
CITY OF FT. LUPTON, COLORADO

SEAL

SCALE H: N/A
V: N/A

JOB No. CLE1105

COVER SHEET

C1.0

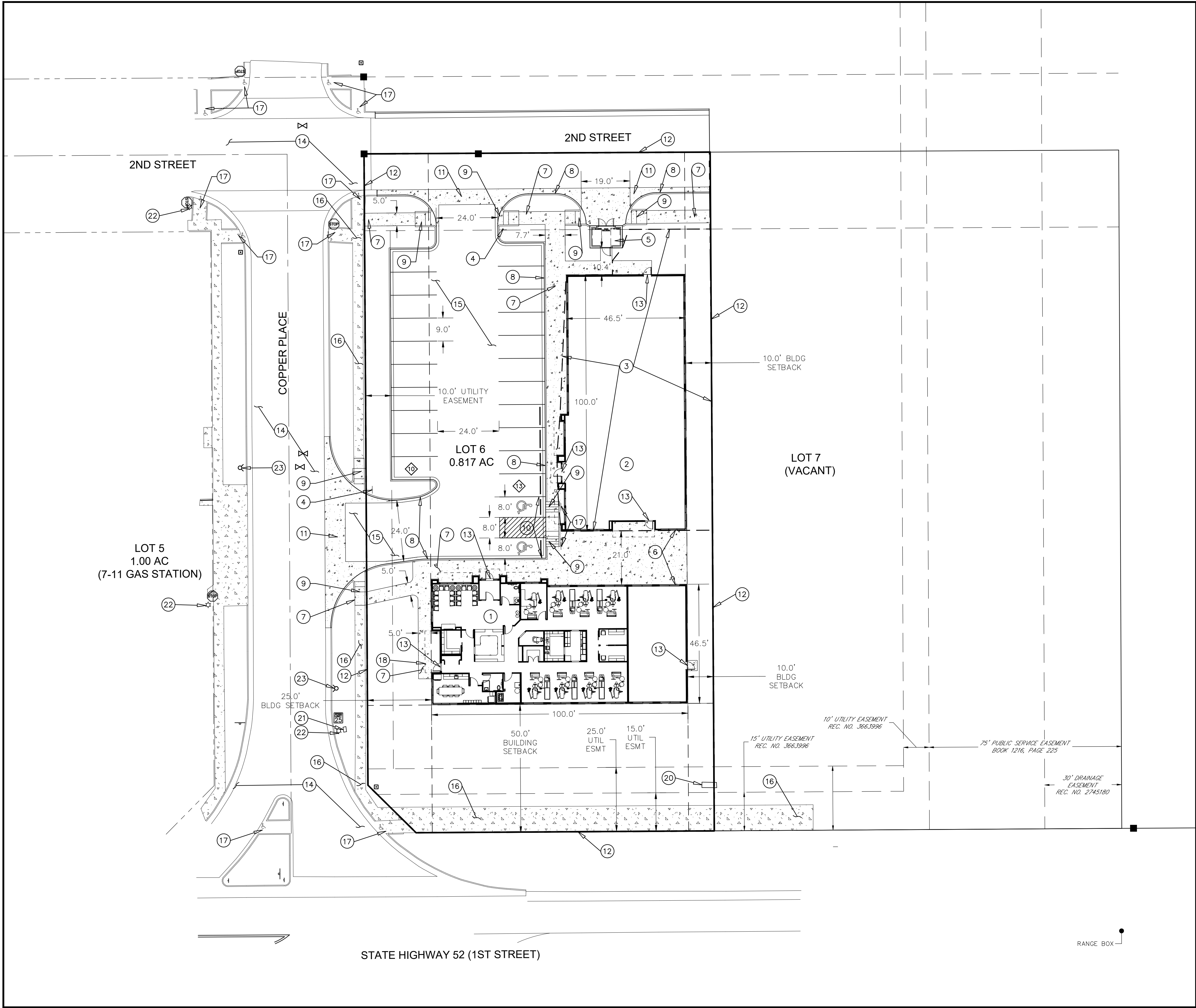
HOPE GRAYSON - SITE DEVELOPMENT PLAN - CASE NUMBER: SDP__-_____
LOT 6, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
110 COPPER PLACE, CITY OF FT. LUPTON, COLORADO



REVISION	DATE	DESCRIPTION
1	12/15/21	ADMINISTRATIVE SITE PLAN SUBMITTAL

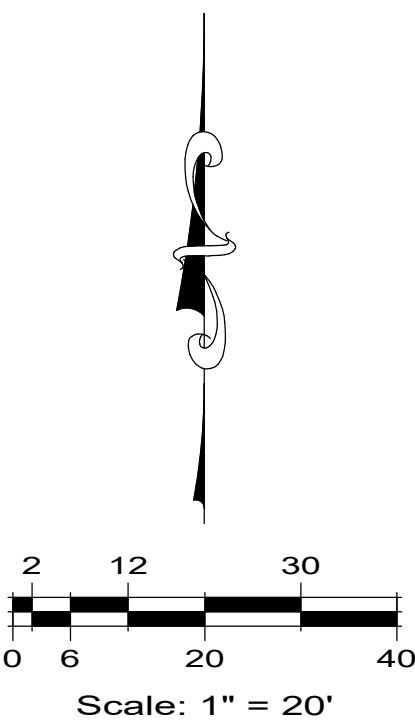
HOPE GRAYSON
SITE DEVELOPMENT PLAN
LOT 6 - VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
CITY OF FT. LUPTON, COLORADO

SEAL
SCALE H: 1"=20' V: N/A
JOB No. CLE1105
SITE PLAN
C2.0



LEGEND	
—E—	ELECTRICAL LINE
—FO—	FIBER-OPTIC LINE
—G—	GAS LINE
—STS—	STORM SEWER LINE
—W—	WATER LINE
—00—	CONTOUR LINE
—F—	FENCE LINE
—R—	RAILING
—GR—	GUARD RAIL RAILING
○	ACCESS PLATE
•	BOLLARD
○	CLEANOUT
□	COMMUNICATIONS PEDESTAL
⊞	ELECTRICAL METER
⊞	ELECTRIC TRANSFORMER
△	FIRE HYDRANT
△	GAS METER
⊙	IRRIGATION VALVE
⊞	LIGHT POLE (DIRECTIONAL)
○	MANHOLE
▽	SIGN
⊞	STREET LIGHT
⊞	WATER METER
⊞	WATER VALVE

- SITE SCHEDULE NOTES:
- 1 PROPOSED 4,598 SF BUILDING (PHASE 1)
 - 2 PROPOSED 4,598 SF BUILDING (PHASE 2)
 - 3 PHASE 2 DEVELOPMENT (FUTURE)
 - 4 PROPOSED STOP SIGN R1-1
 - 5 PROPOSED TRASH ENCLOSURE
 - 6 PROPOSED CONCRETE PATIO/PLAZA
 - 7 PROPOSED SIDEWALK
 - 8 PROPOSED CURB AND GUTTER
 - 9 PROPOSED ADA RAMP
 - 10 PROPOSED ADA PARKING
 - 11 PROPOSED 6' CONCRETE CROSSSPAN WITH CURB RETURN
 - 12 PROPOSED PROPERTY LINE
 - 13 PROPOSED ENTRY DOOR
 - 14 EX ASPHALT TO REMAIN
 - 15 PROPOSED ASPHALT PAVING
 - 16 EX SIDEWALK TO REMAIN
 - 17 EX ADA RAMP TO REMAIN
 - 18 PROPOSED ACCESSIBLE PARKING SIGN (VAN ACCESSIBLE)
 - 19 PROPOSED PARKING WHEEL STOP
 - 20 EXISTING TRANSFORMER TO REMAIN
 - 21 EXISTING TELEPHONE PEDESTAL TO REMAIN
 - 22 EXISTING STREET LIGHT POLE TO REMAIN
 - 23 EXISTING FIRE HYDRANT TO REMAIN



1 SITE PLAN
SCALE: 1" = 20'

McCauley
CONSTRUCTORS



REVISIONS		DATE
1	ADMINISTRATIVE SITE PLAN SUBMITTAL	12/15/21

LOT 6 - VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
CITY OF FT. LUPTON, COLORADO

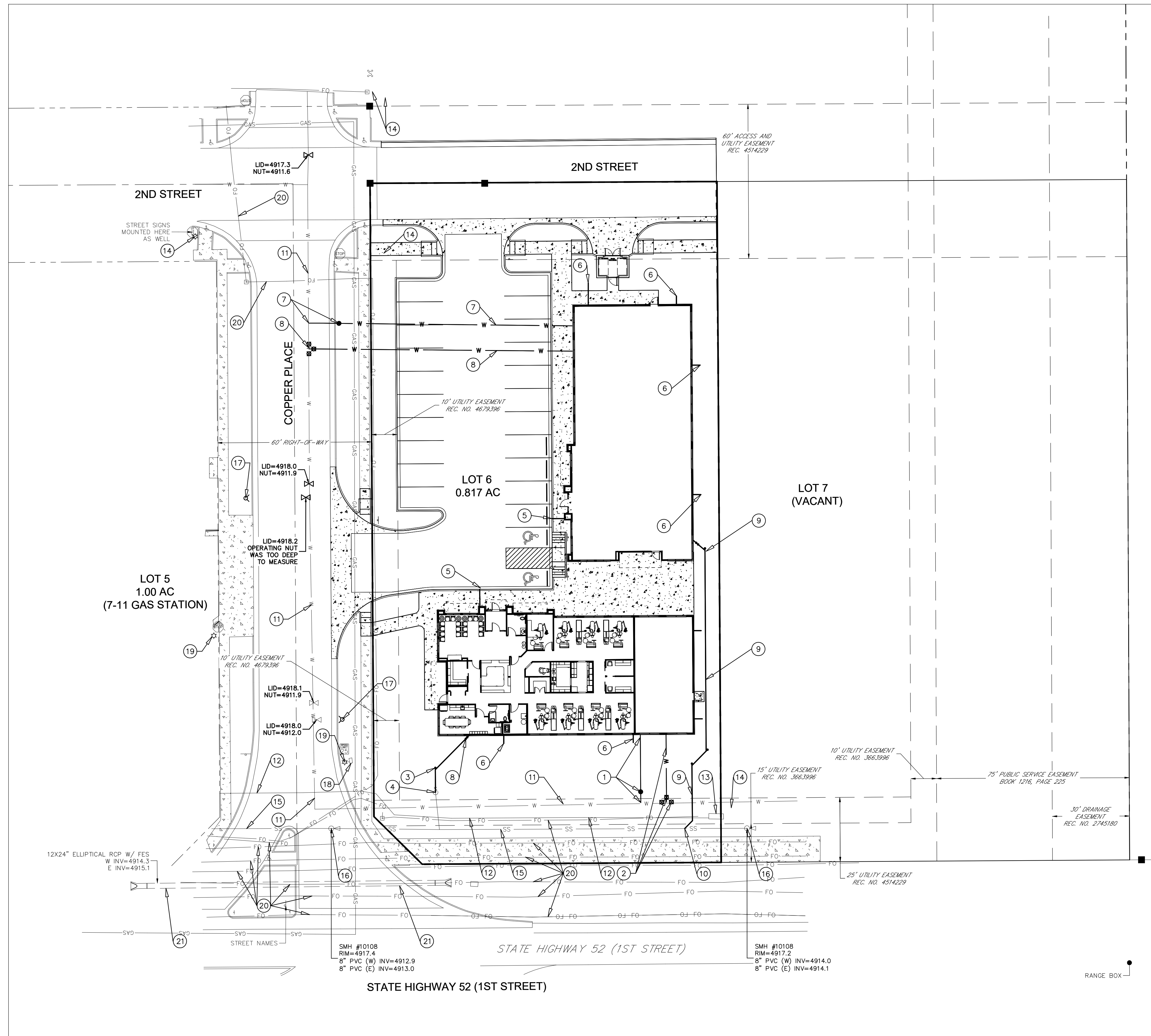
AL

SCALE H: 1"=20'
V: N/A

JOB No. CLE1104

UTILITY PLAN

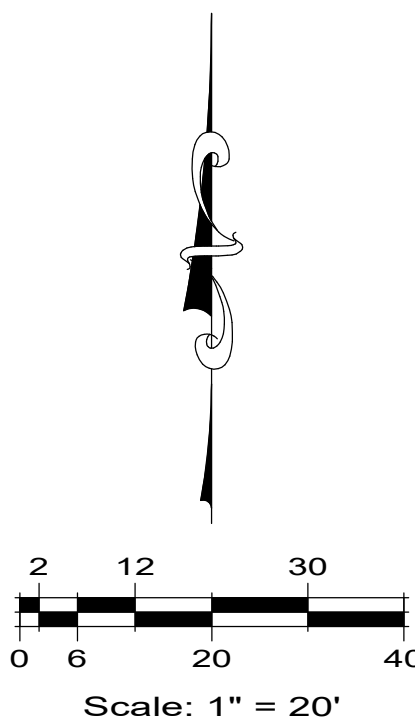
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- # LEGEND
- | | |
|---|--------------------------|
|  | ELECTRICAL LINE |
|  | FIBER-OPTIC LINE |
|  | GAS LINE |
|  | STORM SEWER LINE |
|  | WATER LINE |
|  | CONTOUR LINE |
|  | FENCE LINE |
|  | RAILING |
|  | GUARD RAIL RAILING |
|  | ACCESS PLATE |
|  | BOLLARD |
|  | CLEANOUT |
|  | COMMUNICATIONS PEDESTAL |
|  | ELECTRICAL METER |
|  | ELECTRIC TRANSFORMER |
|  | FIRE HYDRANT |
|  | GAS METER |
|  | IRRIGATION VALVE |
|  | LIGHT POLE (DIRECTIONAL) |
|  | MANHOLE |
|  | SIGN |
|  | STREET LIGHT |
|  | WATER METER |
|  | WATER VALVE |

UTILITY SCHEDULE NOTES:

- | | |
|----|---|
| 1 | PROPOSED 1" TYPE K CU WATER LINE, CORP STOP, CURB VALVE, WATER METER (PHASE 1) |
| 2 | PROPOSED 4" DIP FIRE WATER SUPPLY LINE WITH GV (3), SADDLE TAP SLEEVE (PHASE 1) |
| 3 | PROPOSED 6" SDR-35 PVC SANITARY SEWER SERVICE LINE SLOPED @ 2.1% (PHASE 1) |
| 4 | CONNECT PROPOSED SANITARY SEWER SERVICE LINE TO EXISTING SEWER MH (PHASE 1) |
| 5 | PROPOSED ROOF DRAIN DAYLIGHT TO CURB |
| 6 | PROPOSED ROOF DRAIN DAYLIGHT TO LANDSCAPE |
| 7 | PROPOSED 1" TYPE K CU WATER LINE, CORP STOP, CURB VALVE, WATER METER (PHASE 2) |
| 8 | PROPOSED 4" DIP FIRE WATER SUPPLY LINE WITH GV (3), SADDLE TAP SLEEVE (PHASE 2) |
| 9 | PROPOSED 6" SDR-35 PVC SANITARY SEWER SERVICE LINE SLOPED @ 2.1% (PHASE 2) |
| 10 | PROPOSED SANITARY SEWER CONNECTION TO SEWER MAIN, TAP PER CITY REGS (PHASE 2) |
| 11 | EXISTING WATER MAIN TO REMAIN |
| 12 | EXISTING ELECTRIC LINE TO REMAIN |
| 13 | EXISTING ELECTRICAL TRANSFORMER TO REMAIN |
| 14 | EXISTING CONDUIT EXITS GROUND |
| 15 | EXISTING SANITARY SEWER MAIN TO REMAIN |
| 16 | EXISTING SANITARY SEWER MANHOLE TO REMAIN |
| 17 | EXISTING FIRE HYDRANT TO REMAIN |
| 18 | EXISTING TELEPHONE PEDESTAL TO REMAIN |
| 19 | EXISTING LIGHT POLE TO REMAIN |
| 20 | EXISTING FIBER OPTIC LINE TO REMAIN |
| 21 | EXISTING STORM SEWER LINE TO REMAIN |



2 UTILITY PLAN

SCALE: 1" = 20'

McCauley
CONSTRUCTORS

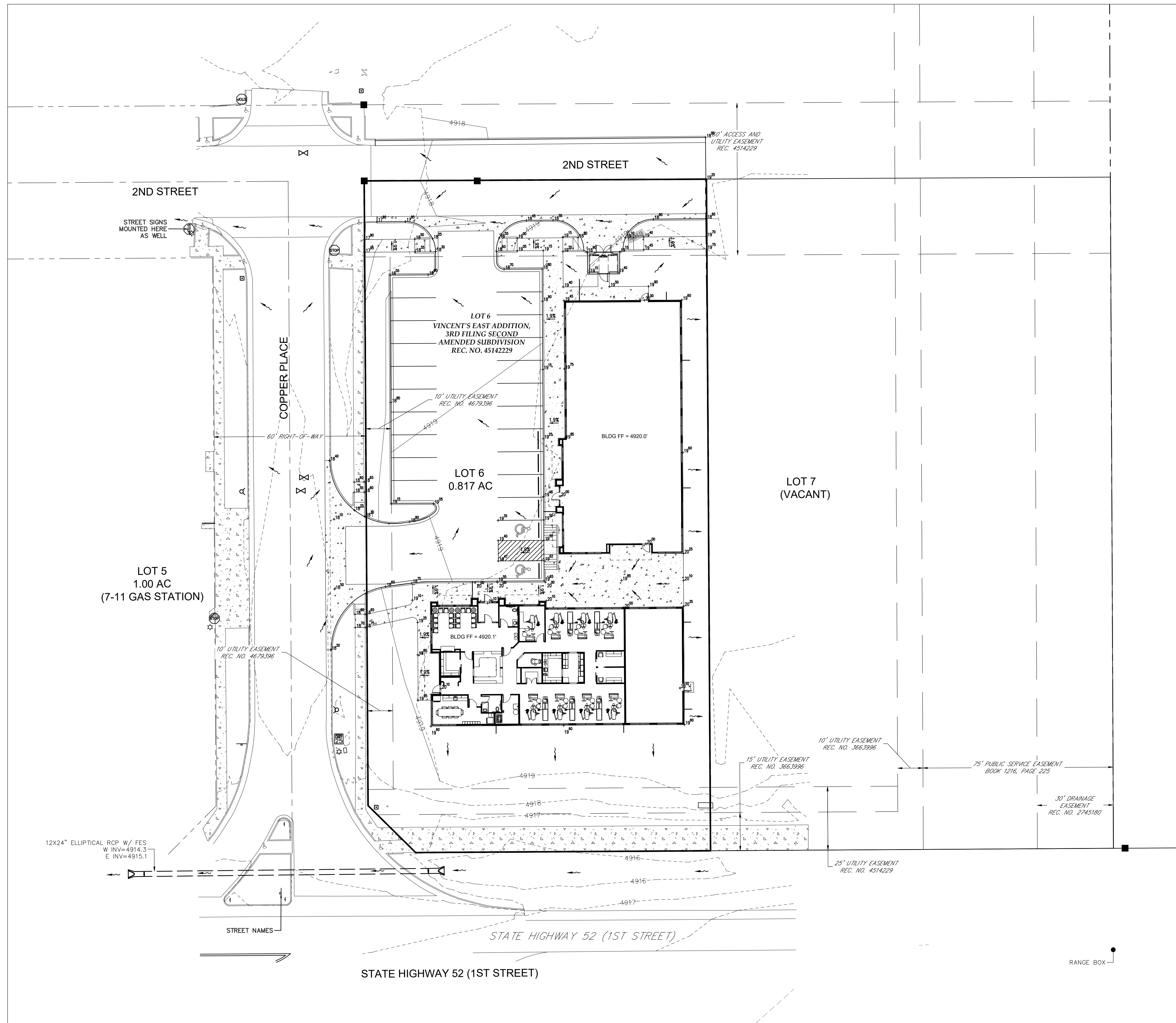


REVISION	DESCRIPTION	DATE
1	ADMINISTRATIVE SITE PLAN SUBMITTAL	12/15/21

LOT 6 - VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
CITY OF FT. LUPTON, COLORADO

AL

SCALE H: 1"=20'
V: N/A
JOB No. CLE1104
GRADING PLAN
C4.0



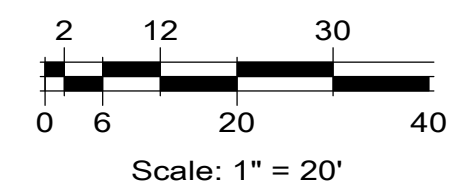
	ELECTRICAL LINE
	FIBER-OPTIC LINE
	GAS LINE
	STORM SEWER LINE
	WATER LINE
	CONTOUR LINE
	FENCE LINE
	RAILING
	GUARD RAIL RAILING
	ACCESS PLATE
	BOLLARD
	CLEANOUT
	COMMUNICATIONS PEDESTAL
	ELECTRICAL METER
	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	GAS METER
	IRRIGATION VALVE
	LIGHT POLE (DIRECTIONAL)
	MANHOLE
	SIGN
	STREET LIGHT
	WATER METER
	WATER VALVE

GRADING PLAN NOTES:

1. ALL SITE AND UTILITY WORK SHALL BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL AUTHORITY HAVING JURISDICTION.
2. THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED PLANS ON THE JOBSITE AT ALL TIMES.
3. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION AND DEPTH OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. THE UTILITY NOTIFICATION CENTER SHALL BE PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS WITH THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL ADJUST ALL MANHOLES, CLEANOUTS AND VALVE BOXES TO FINISHED GRADE.
7. THE CONTRACTOR SHALL REFER TO THE BUILDING AND FOUNDATION PLANS FOR EXACT DIMENSIONS OF ALL BUILDINGS AND LOCATIONS OF UTILITY CONNECTIONS.
8. ALL SIDEWALKS AND HANDICAP RAMPS ALONG ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET APPLICABLE ADA AND FHA STANDARDS. MAXIMUM CROSS SLOPE SHALL NOT EXCEED 1:50. THE MAXIMUM SLOPE OF A RAMP SHALL NOT EXCEED 1:12. ALL RAMPS SHALL BE PROVIDED WITH HANDRAILS (IF REQUIRED) AND LANDINGS IN ACCORDANCE WITH ADA AND FHA STANDARDS.
9. HANDICAP DESIGNATED PARKING SPACES SHALL COMPLY WITH THE ADA STANDARDS. SURFACE SLOPES IN HANDICAP DESIGNATED PARKING SPACES SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS.
10. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
11. SURVEY INFORMATION AND TOPOGRAPHIC CONTOURS WERE PROVIDED BY OTHERS. CALIBRE ENGINEERING, INC. CANNOT BE HELD LIABLE FOR ANY INACCURACY IN THE SURVEY INFORMATION. THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION REPORT. ALL CONCRETE, ASPHALT AND SUBGRADE SHALL BE PREPARED AND CONSTRUCTED ACCORDING TO THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE.
12. THE CONTRACTOR SHALL USE THE GEOTECHNICAL REPORT FOR SPECIFICATIONS AND DETAILS FOR PLACEMENT OF PRECAST CONCRETE SLAB BASES AND SHALL FOLLOW ANY OTHER GEOTECHNICAL RELATED ITEMS. ANY DISCREPANCY SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL INFORM THE ARCHITECT/ENGINEER OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT/ENGINEER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS HE HAS SPECIFICALLY INFORMED THE ARCHITECT/ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT/ENGINEER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
14. ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED, OR WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ENGINEER BEFORE THE AFFECTED WORK PROCEEDS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERRORS OR DETAILING; FABRICATION AND CONSTRUCTION. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS IN THE FIELD NECESSARY TO VERIFY OR SUPPLEMENT DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS AND HE SHALL VERIFY THAT ALL DIMENSIONS SHOWN ON THE SHOP DRAWINGS ARE COORDINATED WITH THE DIMENSIONS AND REQUIREMENTS OF THE CONTRACT DRAWINGS. REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OR RESPONSIBILITY FOR COMPLETING THE WORK SUCCESSFULLY IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.

3 GRADING PLAN

SCALE: 1" = 20'





MATERIAL SCHEDULE - NORTH ELEVATION



MATERIAL SCHEDULE - WEST ELEVATION



EXTERIOR ELEVATION - SOUTH FACING
1/4" = 1'-0"

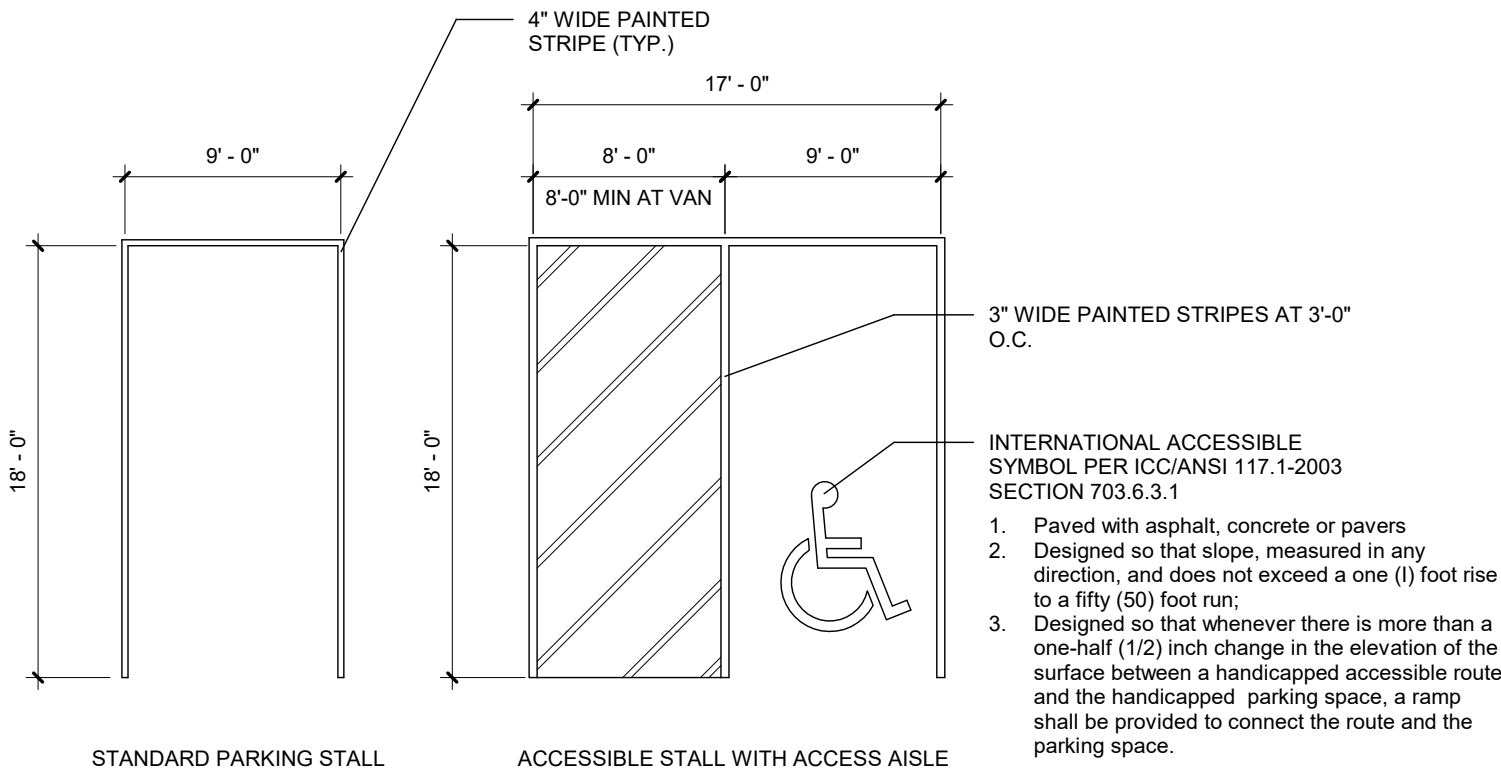
MATERIAL SCHEDULE - SOUTH ELEVATION		
MATERIAL DESCRIPTION	AREA	%
ALUMINUM STOREFRONT - COLOR: BRONZE	355 SF	100 %



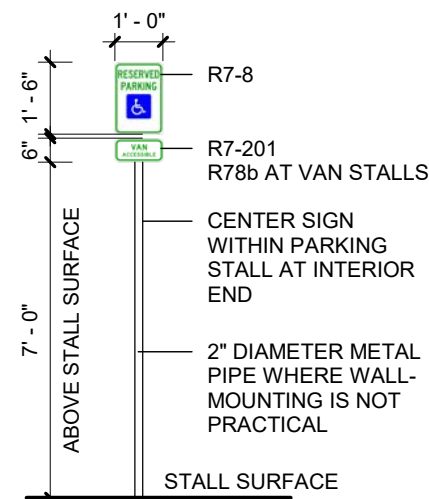
EXTERIOR ELEVATION - EAST FACING
1/4" = 1'-0"

MATERIAL SCHEDULE - EAST ELEVATION		
MATERIAL DESCRIPTION	AREA	%
SYNTHETIC STONE VENEER - BORAL, CULTURED STONE OR EQUAL COLOR: BROWNS	207 SF	19%
STUCCO - EIFS - COLOR: BEIGE	893 SF	81%

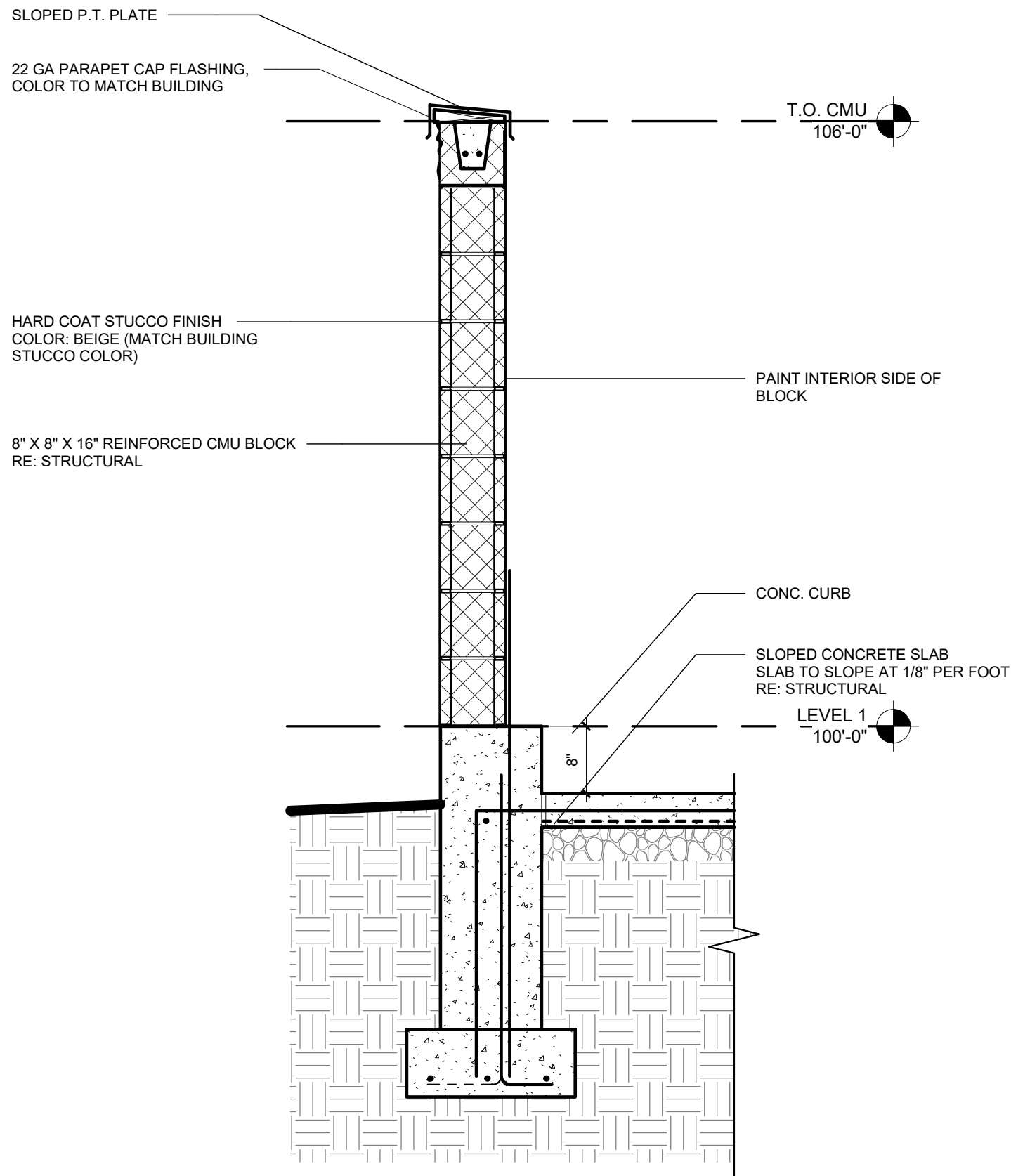
REVISIONS	DATE	DESCRIPTION
1	12.15.21	SITE DEVELOPMENT SUBMITTAL



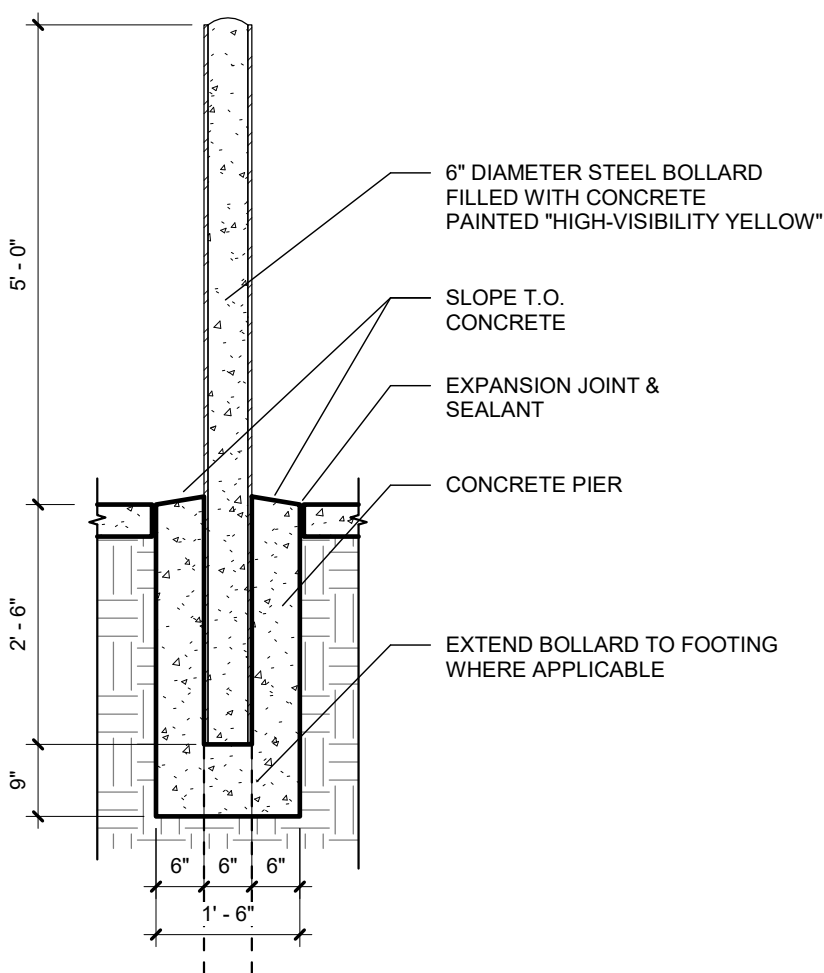
PARKING STALL STRIPING
1/8" = 1'-0"



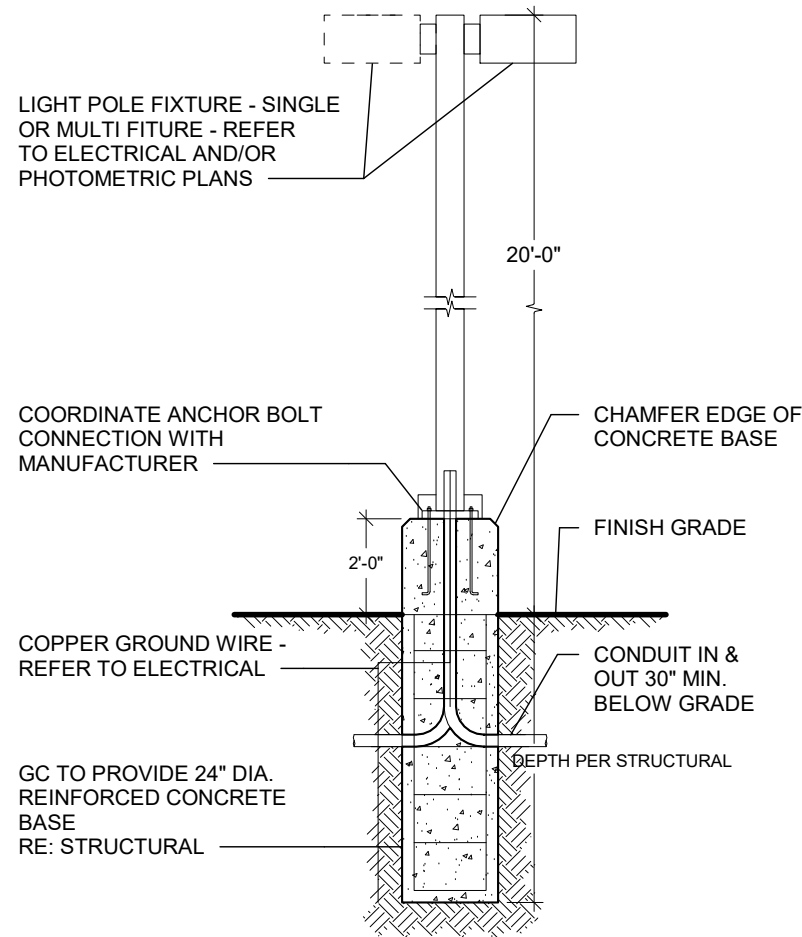
ACCESSIBLE PARKING SIGNAGE
1/4" = 1'-0"



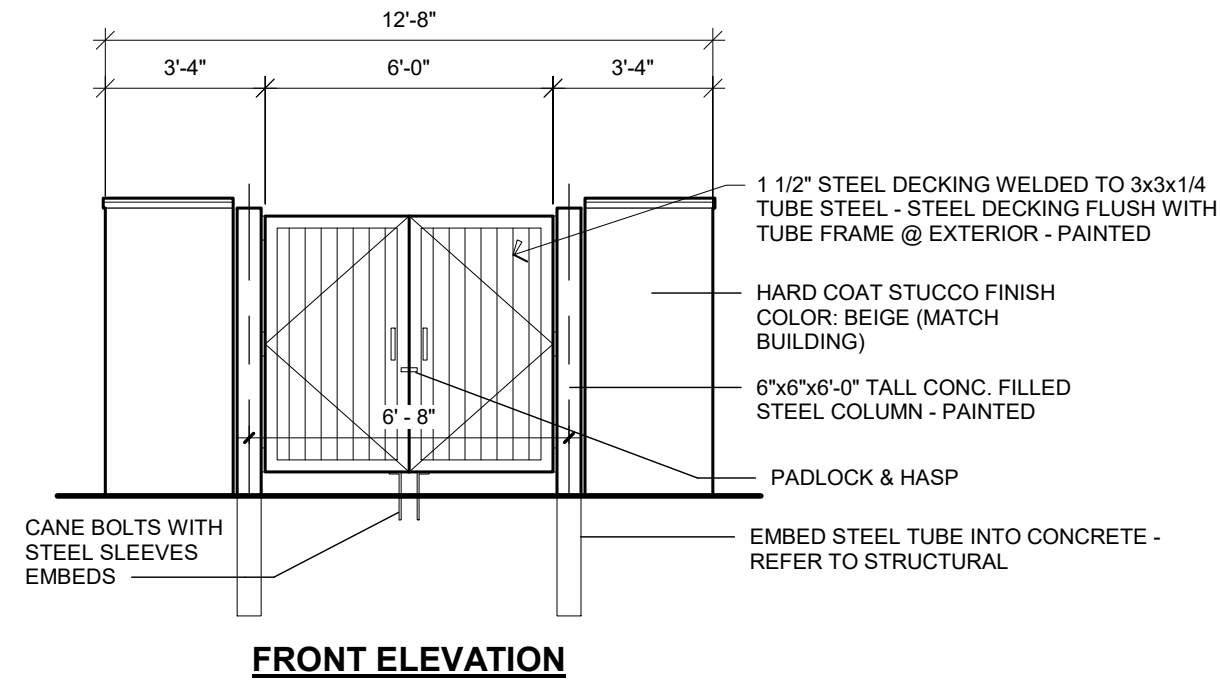
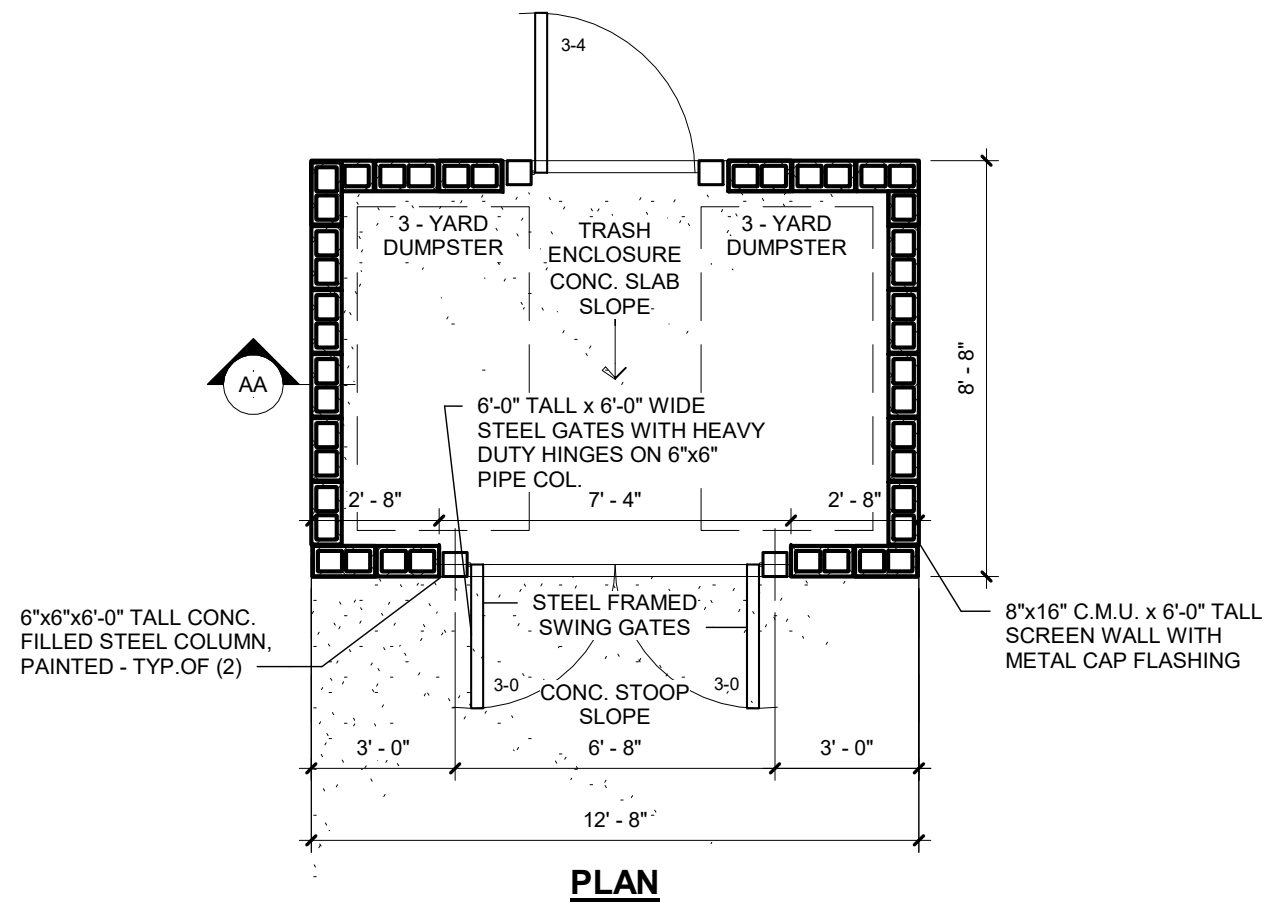
AA TRASH ENCLOSURE SECTION
3/4" = 1'-0"



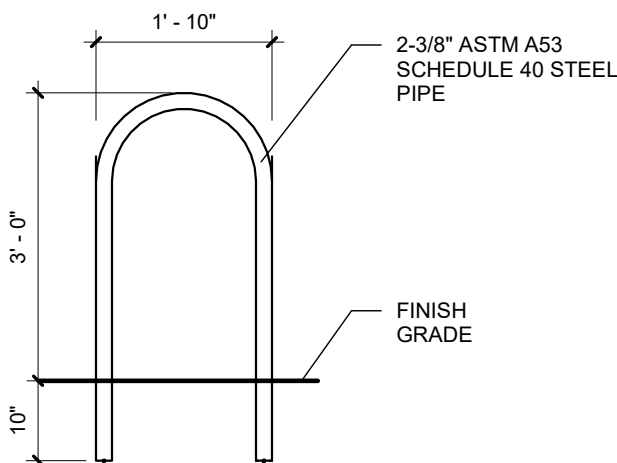
PIPE BOLLARD DETAIL
1/2" = 1'-0"



PARKING LOT LIGHT DETAIL
1/4" = 1'-0"



TRASH ENCLOSURE PLAN AND ELEVATION
1/4" = 1'-0"



BIKE RACK DETAIL
1/2" = 1'-0"

McGowan
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HOPE GRAYSON
DENTAL CLINIC

110 COPPER PLACE, FORT LUPTON, CO, 80621

SITE DETAILS

REVISIONS	DATE	DESCRIPTION
1	12.15.21	SITE DEVELOPMENT SUBMITTAL

SHEET

A3



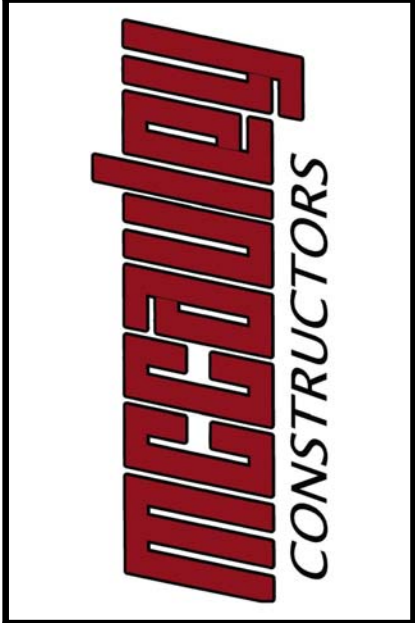
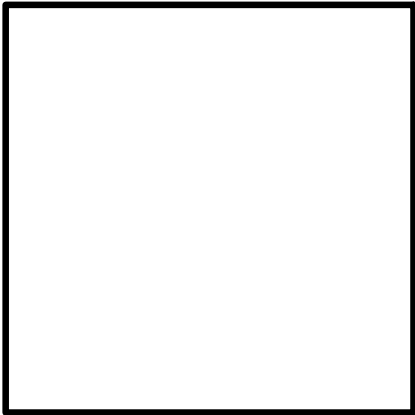
FRONT ELEVATION - WEST FACING
1/4" = 1'-0"

MATERIAL SCHEDULE - WEST - ELEVATION		
MATERIAL DESCRIPTION	AREA	%
ALUMINUM STOREFRONT - COLOR: BRONZE	413 SF	23%
STUCCO - EIFS - COLOR: BEIGE	1063 SF	58%
SYNTHETIC STONE VENEER - BORAL, CULTURED STONE OR EQUAL COLOR: BROWNS	344 SF	19%



EXTERIOR ELEVATION - SOUTH FACING
1/4" = 1'-0"

MATERIAL SCHEDULE - SOUTH - ELEVATION		
MATERIAL DESCRIPTION	AREA	%
ALUMINUM STOREFRONT - COLOR: BRONZE	174 SF	17%
STUCCO - EIFS - COLOR: BEIGE	460 SF	45%
SYNTHETIC STONE VENEER - BORAL, CULTURED STONE OR EQUAL COLOR: BROWNS	395 SF	38%



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FUTURE BUILDING
MULTI-TENANT

COPPER PLACE, FORT LUPTON, CO, 80621

EXTERIOR ELEVATIONS

REVISIONS	
1	SITE DEVELOPMENT SUBMITTAL 12.15.21

SHEET

A4



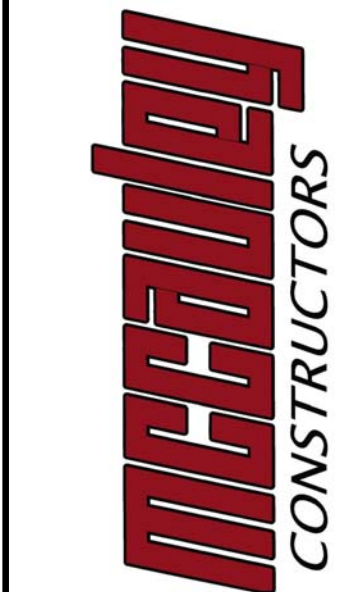
EXTERIOR ELEVATION - EAST FACING
1/4" = 1'-0"

MATERIAL SCHEDULE - EAST - ELEVATION		
MATERIAL DESCRIPTION	AREA	%
ALUMINUM STOREFRONT - COLOR: BRONZE	355 SF	100 %



EXTERIOR ELEVATION - NORTH FACING
1/4" = 1'-0"

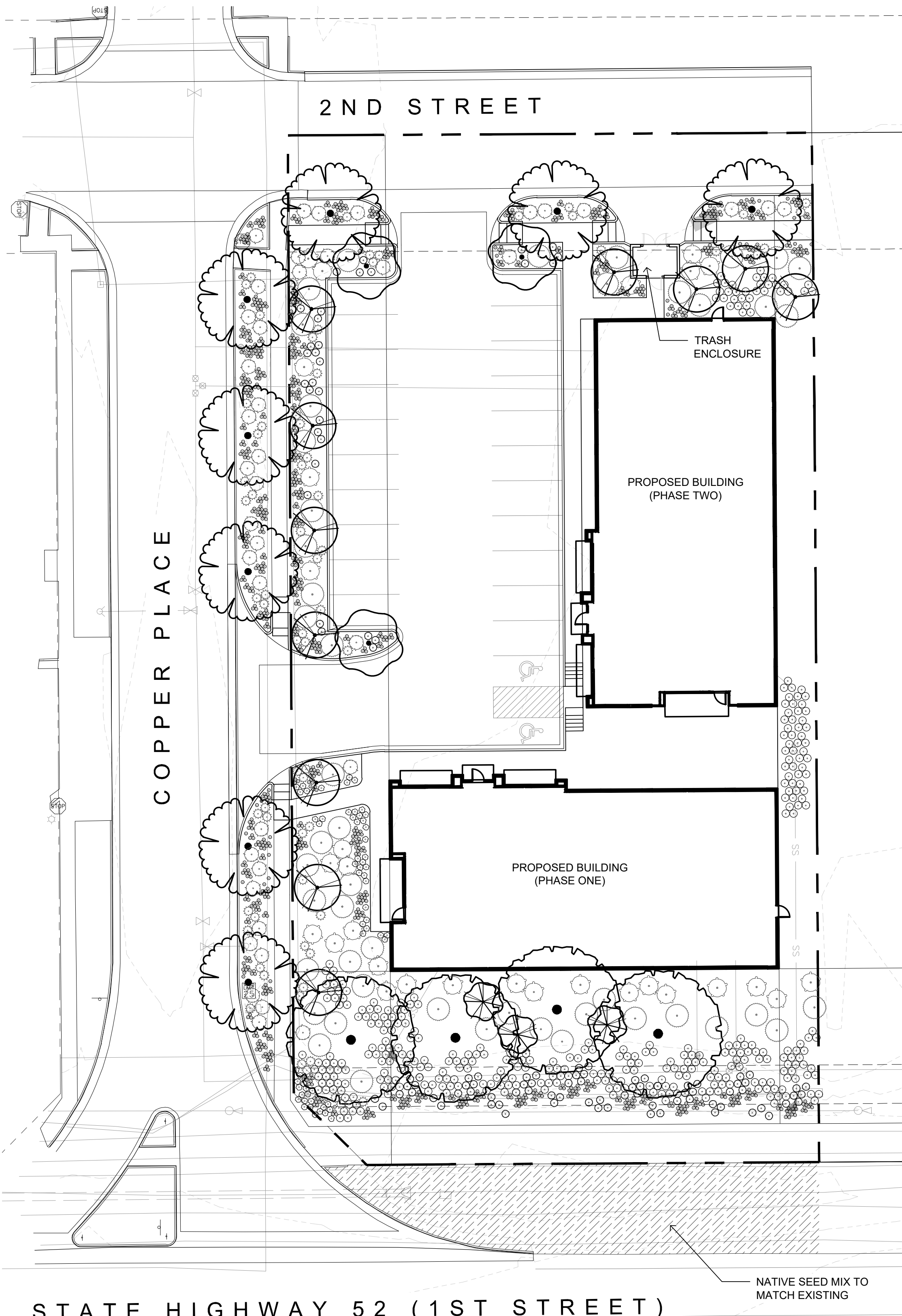
MATERIAL SCHEDULE - NORTH - ELEVATION		
MATERIAL DESCRIPTION	AREA	%
SYNTHETIC STONE VENEER - BORAL, CULTURED STONE OR EQUAL COLOR: BROWNS	207 SF	19%
STUCCO - EIFS - COLOR: BEIGE	893 SF	81%



FUTURE BUILDING MULTI-TENANT	COPPER PLACE, FORT LUPTON, CO, 80621	
	EXTERIOR ELEVATIONS	

REVISIONS	
1	SITE DEVELOPMENT SUBMITTAL 12.15.21

SHEET
A5



PLANT SCHEDULE

Large Trees	Quantity	Diversity	Botanical	Common	Size	Container	Water Use Range
	3	20%	Acer gradidentatum 'Highland Park'	Highland Park Bigtooth Maple	2" Cal.	B&B	Low
	8	53%	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honey Locust	2" Cal.	B&B	Low
	4	27%	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	Low
	15	100%					
Small Trees	Quantity	Diversity	Botanical	Common	Size	Container	Water Use Range
	11	79%	Amelanchier laevis 'Spring Flurry'	Spring Flurry Serviceberry	6' Ht.	B&B	Low
	3	21%	Malus x 'David'	David Crabapple	6' Ht.	B&B	Low
	14	100%					
Shrubs	Quantity	Diversity	Botanical	Common	Size	Container	Water Use Range
	29	16%	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal	Pot	Low
	41	22%	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	Low
	48	26%	Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Scotch Pine	5 gal	Pot	Low
	69	37%	Yucca glauca	Soapweed Yucca	5 gal	Pot	Very Low
	187	100%					
Ornamental Grasses & Perennials	Quantity	Diversity	Botanical	Common	Size	Container	Water Use Range
	351		Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass	1 gal	Pot	Low
	1,060		Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	1 gal	Pot	Low
	103		Salvia pachyphylla	Mojave Sage	1 gal	Pot	Low
	59		Veronica liwanensis	Turkish Veronica	1 gal	Pot	Low
	1573						
Seed & Sod	Quantity	Diversity	Botanical	Common	Size	Container	Water Use Range
	2,549		Native Seed Mix (To Match Existing)		Seed	SF	Low
	2,549						

SITE LANDSCAPE COMPLIANCE

STREET TREES

Specifications	Required	Provided
Frontage (LF)	535	
Large Trees*	16	8
*Deficiencies due to utility and driveway conflicts.		

PARKING LOT

Specifications	Required	Provided
Parking Lot Islands	3	
Parking Spaces	23	
Parking Lot Perimeter	193	
Large Trees*	1	8
Shrubs	1	65
*Deficiencies due to utility and driveway conflicts.		

NORTH BOUNDARY

Specifications	Required	Provided
Lot Frontage (LF)	135	
Building Frontage (LF)	100	
Large Trees	0	0
Small Trees	1	4
Evergreens	0	0
Shrubs	1	20

WEST BOUNDARY

Specifications	Required	Provided
Lot Frontage (LF)	265	
Building Frontage (LF)	150	
Large Trees	0	0
Small Trees	1	7
Evergreens	0	0
Shrubs	1	30

SOUTH BOUNDARY

Specifications	Required	Provided
Lot Frontage (LF)	135	
Building Frontage (LF)	100	
Large Trees	1	4
Small Trees*	1	4
Evergreens	0	0
Shrubs	1	20

*Deficiencies due to utility and driveway conflicts.

SITE LANDSCAPE CALCULATIONS

Specifications	Required	Provided	Total Deficiency
Large Trees	28	15	(13)
Small Trees	15	14	(1)
Evergreens	0	0	-
Shrubs	135	135	-

*Additional shrubs, ornamental grasses and perennials have been included throughout the site to count towards tree deficiencies.



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OWNER:

HOPE GRAYSON
LOT 6, VINCENT'S EAST ADDITION 3RD FILING SECOND
AMENDED SUBDIVISION
SITE DEVELOPMENT PLAN

110 COPPER PLACE
FORT LUPTON, COLORADO 80621
WELD COUNTY COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 279-2102FL
DATE: 2021.12.13
PHASE: SDP

REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

L1.1

SHEET 1 OF 3



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1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT. TO ACHIEVE A MORE NATURAL LANDSCAPE CHARACTER, ALL TREES & LARGE SHRUBS OF THE SAME VARIETY SHALL BE INSTALLED IN A RANGE OF SIZES, WHILE STILL MEETING THE MINIMUM SIZE REQUIREMENTS OUTLINED IN THE PLANT SCHEDULE.
2. ALL PLANTING BED EDGES ADJACENT TO TURF AREAS SHALL BE EDGED WITH STEEL EDGING PER INCLUDED SPECIFICATIONS.
3. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT LUPTON WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE TOWN WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL AND INCLUDE AN AUTOMATIC RAIN SENSOR.
4. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
5. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY OF FORT LUPTON STANDARDS. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN CITY OF FORT LUPTON MUNICIPAL CODE.
6. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
7. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
8. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
9. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
 - 10 FEET BETWEEN TREES AND PUBLIC WATER AND SANITARY SEWER MAIN LINES
 - 5 FEET BETWEEN TREES AND PUBLIC WATER AND SANITARY SEWER SERVICE LINES.
 - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY SEWER LINES
 - 4 FEET BETWEEN TREES AND GAS LINES
10. ALL STREET TREES SHALL BE PLACED A MINIMUM TEN (10) FEET AWAY FROM THE EDGES OF DRIVEWAYS, SIDEWALKS AND ALLEYS.
11. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT LUPTON. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
12. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
13. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES WITH WASHED RIVER COBBLE AND SHREDDED MULCH (SEE ADJACENT DETAIL) WITH A WEED BARRIER UNDERLAY.
15. TREE CANOPIES SHALL NOT CONFLICT WITH STREET LIGHTS.

EVERGREEN TREES

1. GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 2½" CAL. AS SHOWN.
2. IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH. FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.
3. GUY EVERGREEN TREES IN 3 PLACES AT 45 DEGREE ANGLE SLIGHTLY TAUT ONLY TO ALLOW SOME MOVEMENT. USE NYLON STRAPS (NOT HOSES) WITH METAL GROMMETS.

Labels for Evergreen Trees diagram:

- FLAGGING
- SET TOP OF ROOTBALL 4" ABOVE LOWEST ADJACENT GRADE. REMOVE TOP 2/3 OF WIRE BASKET AND BURLAP.
- WOOD MULCH (4" DEPTH).
- 6" DEPTH AMENDED SOIL
- BACKFILL PIT WITH EXCAVATED SOIL

DECIDUOUS TREES

Labels for Deciduous Trees diagram:

- PROTECTIVE RUBBER CAPS ON POSTS.
- WRAP TREES TO FIRST BRANCH IN THE FALL. IF PLANTED IN THE SPRING DO NOT WRAP.
- REMOVE TOP 3/4 OF WIRE BASKET AND BURLAP. SET TREE ON COMPACTED SUBGRADE WITH TOP OF ROOTBALL 3" ABOVE LOWEST ADJACENT GRADE.
- 4" DEPTH WOOD MULCH AT BASE OF TREE. 30" DIA. MULCH RING IN LAWN AREAS.
- 6" DEPTH AMENDED SOIL. NO SPECIAL BACKFILL MIX.
- EXISTING SUBGRADE

SHRUBS

Labels for Shrubs diagram:

- 18" MIN.
- NO WEED BARRIER FABRIC
- LAWN
- SHRUB BED FINISHED GRADE
- 6" DEPTH AMENDED SOIL
- EXISTING SUBGRADE
- 2X ROOT BALL DIA. SCARIFY SIDES AND BOTTOM.

ORNAMENTAL GRASSES

Labels for Ornamental Grasses diagram:

- WOOD MULCH (4" DEPTH)
- 12" O.C.
- TRIANGULATE GRASSES

NOTE: DO NOT INSTALL ANY WEED BARRIER FABRIC.



OWNER:

**HOPE GRAYSON
LOT 6, VINCENT'S EAST ADDITION 3RD FILING SECOND
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SITE DEVELOPMENT PLAN**

110 COPPER PLACE
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PROJECT INFORMATION:
PROJECT NUMBER: 279-2102FL
DATE: 2021.12.13
PHASE: SDP

REVISIONS:

SHEET TITLE:
**LANDSCAPE NOTES &
DETAILS**

SHEET NUMBER:

L1.2

SHEET **2** OF **3**

LANDSCAPE SPECIFICATIONS

MATERIALS:

1. WEED BARRIER: WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER BENEATH COBBLE MULCH AREAS.
2. COBBLE MULCH: SEE DETAIL SHEET L1.2. SUBMIT SAMPLE.
3. EDGING: ALL BEDS ADJACENT TO TURF AREAS TO BE EDGED WITH STEEL EDGING: STEEL HEADER 1/8" MIN. THICKNESS X 4" DEPTH, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES. 1" X 24" SIZE STRAP STEEL STAKES OR EQUAL. SUBMIT SAMPLE.
4. WOOD MULCH: DOUBLE SHREDDED WOOD MULCH; POLE PEELINGS FROM CEDAR TREES ONLY. MULCH SHALL BE DARK BROWN IN COLOR AND FINELY SHREDDED. MULCH SHALL BE FREE FROM NOXIOUS WEED SEED AND FOREIGN MATERIAL HARMFUL TO PLANT LIFE. CHIPPER CHIPS, PINE POLE PEELINGS OR OTHER ANGULAR BARK CHIPS ARE NOT ACCEPTABLE. SUBMIT SAMPLE.
5. TREE STAKES: 8-FOOT LONG, 2-INCH DIAMETER PRESSURE TREATED LODGE POLE PINE STAKES (OR METAL "T" POSTS AS ALLOWED BY LANDSCAPE ARCHITECT. APPROVAL REQUIRED PRIOR TO INSTALLATION.)
6. GUY ANCHORS: 24-INCH LONG METAL "T" POSTS.
7. GUYING AND STAKING WIRE: GALVANIZED IRON OR STEEL 12-GUAGE WIRE.
8. WEBBING: 2-INCH NYLON WEBBING OR RUBBERIZED CLOTH.
9. TREE WRAP: 4-INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.
10. SAFETY CAPS: INDUSTRY STANDARD (FOR METAL "T" POST ONLY)
11. COMPOST: A TOTALLY ORGANIC PRODUCT THAT HAS BEEN AEROBICALLY AND NATURALLY PROCESSED WITHOUT THE ADDITION OF COARSE WOOD CHIPS, IN SUCH A MANNER AS TO MAINTAIN A CONSISTENT TEMPERATURE OF 140 DEGREES FAHRENHEIT OR GREATER FOR A PERIOD OF TIME SUFFICIENT TO CREATE THE FOLLOWING CHARACTERISTICS MEASURED BY DRY WEIGHT: MAXIMUM ALLOWABLE ORGANIC MATTER: 60% ORGANIC MATTER TO NITROGEN RATIO: 25:1 TO 30:1; PH: 7 TO 8 PHSALTS: 2.0 TO 3.0 MMHOS; LESS THAN 25% INORGANIC MATTER; LESS THEN 1% SOIL, DIRT OR SAND; MAXIMUM PARTICLE SIZE OF ½ INCH DIAMETER. ERADICATION OF ALL HARMFUL WEED SEEDS, PATHOGENS AND BACTERIA; A NON-OFFENSIVE EARTHLY SMELL.
12. FERTILIZER: FERTILIZER FOR TURF SHALL BE COMMERCIAL TYPE, OF UNIFORM COMPOSITION, FREE FLOWING, AND CONFORMING TO APPLICABLE STATE AND FEDERAL LAWS. SUBMIT MANUFACTURER'S GUARANTEED ANALYSIS. FORMULATED FERTILIZER ANALYSIS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND SHALL BE BASED UPON RECOMMENDATIONS MADE BY SOIL LAB. CONTRACTOR SHALL SUBMIT SOIL SAMPLE TO SOIL LAB FOR ANALYSIS AND FERTILIZER RECOMMENDATIONS.

IF SOIL TYPES ARE SIMILAR IN STRUCTURE, THE CONTRACTOR MAY USE A CONSISTENT FORMULATED FERTILIZER FOR THE ENTIRE SITE AREA. HOWEVER, IF SOIL STRUCTURES ARE VASTLY DIFFERENT, A FORMULATED FERTILIZER FOR EACH SPECIFIC SITE AREA WILL BE REQUIRED.

FERTILIZER FOR TREE AND SHRUB, BACKFILL MIX, AND GROUND COVER AREAS SHALL BE OSMOCOTE SIERRABLEN, 9 MONTH SLOW-RELEASE FERTILIZER.

13. BLUEGRASS SOD: BLUEGRASS SOD SHALL CONTAIN THE FOLLOWING SEED MIX OR ALTERNATIVE AS APPROVED BY THE CITY OF FORT LUPTON:

Turfgrass sod shall be the BTF-Texas Mix from Bittersweet Turf Farms

- 33% SPF30 Texas/Kentucky Hybrid Bluegrass
34% Solar Green Texas/Kentucky Hybrid Bluegrass
33% Bandera Texas/Kentucky Hybrid Bluegrass

SOD SHALL BE A MINIMUM OF ¼ INCH THICK, HARVESTED IN ROLLS FERTILIZED TWO TO THREE WEEKS BEFORE CUTTING, AND SHALL BE CUT NOT MORE THAN ONE DAY PRIOR TO PLANTING. SOD SHALL BE ONE YEAR OLD, MINIMUM, GROWN UNDER INTENSIVE CARE AND CULTIVATION TO PRODUCE A THICK, EVEN STAND OF GRASS. NATIVE SEED MIX A: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

14. NATIVE SEEDED AREAS SHALL BE SEEDED WITH THE FOLLOWING BLEND OR ALTERNATIVE AS APPROVED BY THE CITY OF FORT LUPTON:

NATIVE SEED AREA SHALL BE SEEDED WITH SHORTGRASS PRAIRIE NATIVE SEED MIXTURE. BE SURE TO OVERSEED ANY SWALES OR MOIST AREAS WITHIN THIS SEEDING TYPE WITH THE MOIST SWALE SEED MIXTURE:

SHORTGRASS PRAIRIE NATIVE SEED MIX: SEEDING RATE: Irrigated 30.75 lbs/acre				
COMMON NAME	SCIENTIFIC NAME	VARIETY	SEED RATE (PLS LBS/ACRE)	
Buffalo grass	Buchloe dactyloides	Native, Bison or Texoka	14	
Blue grama	Chondrosium gracile	Lovington, Alma, Native or Hachita	12	
Sand dropseed	Sporobolus cryptandrus	Common	4	
Fringed sage	Artemisia frigida	Common	0.0625	
Purple prairie clover	Dalea purpurea	Common	0.25	
Gayfeather	Liatriis punctata	Common	0.25	
Tansy aster	Machaeranthera tanacetifolia	Common	0.1875	

15. NATIVE SEED MIX B: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15. NATIVE SEEDED AREAS SHALL BE SEEDED WITH THE FOLLOWING BLEND OR ALTERNATIVE AS APPROVED BY THE CITY OF FORT LUPTON:

Native seed area shall be seeded with MOIST SWALE SEED MIXTURE:

MOIST SWALE SEED MIX: SEEDING RATE: Irrigated 15.35 lbs/acre				
COMMON NAME	SCIENTIFIC NAME	VARIETY	SEED RATE (PLS LBS/ACRE)	
Woolly sedge	Carex lanuginosa	Native	0.5	
Nebraska sedge	Carex nebrascensis	Native	0.1	
Blue grama	Chondrosium gracile	Lovington, Alma, Native or Hachita	1.5	
Buffalo grass	Buchloe dactyliodes	Native, Bison or Texoka	0.5	
Inland saltgrass	Distichlis stricta	Native	0.5	
Baltic rush	Juncus balticus	Native	0.1	
Prairie cordgrass	Spartina pectinata	Native	1	
Alkali sacaton	Sporobolus airoides	Native	3	
Switchgrass	Panicum virgatum	Blackwell	3	
Western wheatgrass	Pascopyrum smithii	Ariiba or Rosana	5	
Aster	Aster laevis		0.05	
Yarrow	Achillea millefolium	Western	0.05	
Prairie coneflower	Ratibida columnifera		0.05	

16. TREES, SHRUBS, AND GROUND COVERS: PLANT MATERIALS SHALL BE A FIRST-CLASS REPRESENTATIVE OF ITS SPECIES; HEALTHY, WELL BRANCHED AND WELL PROPORTIONED IN RESPECT TO HEIGHT AN WIDTH RELATIONSHIPS; FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS; AND CONFORMING TO THE REQUIREMENTS OF THE COLORADO NURSERY ACT. (SEE LANDSCAPE CONTRACTORS OF COLORADO STANDARD SPECIFICATIONS FOR APPROPRIATE SECTIONS OF THE NURSERY ACT). ALL PLANTS SHALL BE NURSERY STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1, 2, 3 OR 4. BOTANIC AND COMMON NAMES: PLANT NAMES GIVEN IN THE PLANT LIST ARE IN CONFORMANCE WITH STANDARD HORTICULTURAL PRACTICE IN THIS AREA. PLANTS ARE TO BE DELIVERED TO THE SITE WITH TAGS BEARING THE BOTANIC NAME AS INDICATED BY THE PLANT LIST.

INSTALLATION:

CLEARING. PRIOR TO ANY SOIL PREPARATION, EXISTING VEGETATION TO REMAIN AND WHICH MIGHT INTERFERE WIT THE SPECIFIED SOIL PREPARATION SHALL BE MOVED, GRUBBED, RAKED, AND THE DEBRIS REMOVED FROM THE SITE. PRIOR TO OR DURING GRADING OR TILLAGE OPERATION, THE GROUND SURFACE SHALL BE CLEARED OF MATERIALS THAT MIGHT HINDER FINAL OPERATIONS.

PREPARE ALL AREAS TO BE PLANTED AS FOLLOWS:
RIP ALL AREAS TO BE PLANTED, SEEDED AND/OR SODDED TO A MINIMUM OF 8 INCHES IN TWO DIRECTIONS USING AN AGRICULTURAL RIPPER WITH TINES SPACED AT NO GREATER THAN 18 INCHES. AREAS ADJACENT TO WALKS, STRUCTURES CURBS, ETC, WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT, SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

SOIL PREPARATION: SPREAD 3 CY/1000 SF OF COMPOST AND SUFFICIENT FERTILIZER TO MEET REQUIREMENTS OF SOIL ANALYSIS OVER ALL AREAS TO BE SEEDED, SODDED, AND/OR PLANTED W/TREES, SHRUB BED AND GROUND COVER. INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

TREE AND SHRUB PLANTING:

1. SUBSTITUTIONS. ANY PLAN SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ESTABLISHED LOCATION: STAKE TREES AND FLAG OR SET OUR ALL SHRUBS IN LOCATIONS SHOWN ON THE PLANS PRIOR TO INSTALLATION FOR REVIEW BY OWNER. THE FOLLOWING ARE MINIMUM DISTANCES THAT PLANT MATERIALS CAN BE PLACED FROM ADJACENT WALLS, FENCES OR PAVED AREAS:
LARGE SHRUBS: 4 FEET
MEDIUM SHRUBS: 2-1/2 FEET
PERENNIALS, GRASSES AND GROUND COVERS: 18 INCHES
3. PLANTING PITS:
DIG PLANTING PITS A MINIMUM OF 2 TIMES AS WIDE AS DIAMETER OF ROOT BALL OR CONTAINER, AND A DEPTH SUFFICIENT TO ALLOW TOP OF ROOT BALL AT TRUNK TO SIT A MINIMUM OF 3" ABOVE SURROUNDING GRADE FOR SHRUBS.
- INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 4 TO 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED, SEEDED AND/OR SODDED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM TILLING OPERATIONS. FLOAT DRAG TWO DIRECTIONS. REMOVE ANY ADDITIONAL STONES OVER 1-1/2 INCHES THAT HAVE COME TO THE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE GRADE THAT SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE ENGINEERING DRAWINGS. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.
SHRUBS. ROUGHEN SIDES OF THE PIT TO REMOVE ANY COMPACTING OR GLAZING. LOOSEN SOIL AT BOTTOM OF PIT TO A MINIMUM DEPTH OF SIX INCHES. MIX LOOSENED SOIL WITH SPECIFIED BACKFILL.

4. BACKFILL MATERIAL: TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX:
75% TOPSOIL BY VOLUME (SOIL EXCAVATED FROM PLANTING PITS).
25% COMPOST BY VOLUME.
THE SPECIFIED BACKFILL MATERIALS SHALL BE PRE-MIXED USING INDUSTRY ACCEPTED TECHNIQUE IN ORDER TO OBTAIN A UNIFORM, EVENLY BLENDED CONSISTENCY. FREE FROM POCKETS OF UNBLENDED MATERIAL AND CLODS OR STONES GREATER THAN TWO INCHES IN DIAMETER. BACKFILL MIX SHALL BE DELIVERED TO EACH PLANTING PIT AFTER MIXING HAS OCCURRED.

PLANTING:
1. REMOVE STOCK FROM CONTAINER. DO NOT BREAK THE ROOT BALL. A SPADE SHALL NOT BE USED. SCARIFY SIDES AND BOTTOM OF ROOT BALL.

2. PLACE BACKFILL MIX INTO PLANTING PIT TO A DEPTH SUCH THAT THE PLANT, WHEN PLANTED, WILL BE THREE INCHES ABOVE FINISH GRADE FOR DECIDUOUS TREES, FOUR TO SIX INCHES FOR CONIFEROUS TREES, AND TWO INCHES ABOVE FINISH GRADE FOR ALL SHRUBS.

3. UNTIE AND REMOVE BURLAP FROM TOP THIRD OF ROOT BALL ON BALLED AND BURLAPPED MATERIAL. REMOVE WIRE BASKETS FROM TOP AND MINIMUM OF 2/3 OF ALL SIDE OF ROOT BALL.

4. BACKFILL ONE-HALF OF PIT WITH BACKFILL MIXTURE AND WATER IN THOROUGHLY BEFORE PLACING ANY MORE BACKFILL. DO NOT WORK WET SOIL.

5. BACKFILL THE REST OF THE PLANTING PIT WITH BACKFILL MIXTURE AND TAMP TO COMPACT. WATER IN THOROUGHLY. DO NOT WORK WET SOIL.
APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER'S DIRECTION OF SIZE OF PLANT MATERIAL, BY SPREADING EVENLY OVER THE TOP OF THE ENTIRE PLANTING PIT.

6. STAKE OR GUY ALL TREES IN A TRUE VERTICAL POSITION. WRAP DECIDUOUS TREES BOTTOM TO TOP. STAPLE OR TACK IN PLACE AT TOP. WRAP APPROXIMATELY NOVEMBER 15 AND REMOVE APPROXIMATELY MAY 15.

7. IF TREES ARE PLANTED IN A SPADE DUG HOLE, THEY SHALL BE DEEP WATERED WITH A WATERING NEEDLE ANGLING FROM THE INSIDE OF THE BALL OUT THROUGH THE PERIMETER OF THE SOIL.

WEED BARRIER INSTALLATION

1. WEED BARRIER SHALL BE PLACED IN ALL SHRUB BED AREAS WHERE 5-GALLON SHRUB MATERIAL IS USED OR WHERE NOTED IN PLAN AND DETAILS. AT ALL EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, AND HEADERS, WEED BARRIER SHALL BE SECURED WITH 11-GAUGE, 6-INCH LONG STAPLES AT 18 INCHES O.C. AT ALL EDGES.

2. NO WEED BARRIER SHALL BE PLACED IN AREAS RECEIVING ONE GALLON AND SMALLER PLANT MATERIAL.

3. NO WEED BARRIER SHALL BE PLACED IN SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES PLANTED IN SODDED OR SEEDED AREAS.

STEEL HEADER CONSTRUCTION

1. LAYOUT STEEL HEADER IN LOCATIONS SHOWN ON PLANS AND RECEIVE REVIEW OF OWNER PRIOR TO INSTALLATION. LOCATE BY SCALING OFF OF PLAN. INSTALL PLUMB WITH GRADES MAINTAINING A MINIMUM CONSTANT HEIGHT FLUSH WITH ADJACENT TURF AREAS.
INSTALL USING STRAIGHT LINES AND SMOOTH CURVES. STAKE STEEL HEADER USING PINS OF TWO FEET O.C. PROVIDE DRAINAGE SLITS OR HOLES AT SUFFICIENT INTERVALS TO ALLOW EXCESS WATER TO DRAIN AWAY.

LAYING SOD

1. AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED.
2. REPLACE HARD AND SOFT AREAS.
3. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
4. KEEP SOIL BED MOIST DURING LYING OF SOD.
5. LAY SOD SMOOTHLY; EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY.
6. WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
7. ROLL SOD DIAGONALLY WITH A LIGHT ROLLER, LEVELING IRREGULARITIES AND SEALING JOINTS.
8. IN ORDER TO FACILITATE DRAINAGE, PLACE SOD FLUSH WITH PAVEMENT ON THE UPHILL SIDE OF PAVEMENT. ON THE DOWNHILL SIDE OF PAVEMENT, PLACE SOD SLIGHTLY BELOW PAVEMENT SURFACE.
9. HOLD SOD BACK FROM TREE TRUNKS AS SHOWN IN DETAILS.

SEEDING

1. TIME OF SEEDING: UNLESS OTHERWISE APPROVED, ALL TURF SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.
2. PRIOR TO SEEDING, SOIL SHALL BE TESTED AND BE AMENDED PER THE SOIL TEST RESULT'S RECOMMENDATIONS.
3. DRILL SEEDING: DRILL SEED USING A DRILL IMPLEMENT EQUIPPED WITH THE FOLLOWING PREFERABLE FEATURES:
DEPTH BANDS - TO ALLOW SEEDING AT THE PROPER DEPTH
SEED BOX AGITATOR - TO PROMOTE SEED MIXING
SEED BOX BAFFLES - TO AID IN EVEN SEED DISTRIBUTION AMONG ROWS
SEED-METERING DEVICE - TO PROMOTE EVEN SEED DISTRIBUTION WITHIN ROWS
FURROW OPENERS - TO PERMIT PROPER SEED PLACEMENT FROM SEED SPOUTS, AND
DRAG CHAINS - TO AID IN SEED COVERAGE

THE DRILL WILL BE ADJUSTED TO PLANT SEED TO THE PROPER DEPTH. THE DEPTH OF SEEDING WILL BE APPROXIMATELY 0.25 TO 0.50 INCH. DRILL ROW SPACING WILL BE SET AT APPROXIMATELY 6 TO 8 INCHES. THE DRILL WILL THEN BE TOWED ACROSS THE SEEDBED TO COMPLETE THE PLANTING OPERATION. DRILL SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEED BED PREPARATION TECHNIQUES.

4. BROADCAST SEEDING: BROADCAST SEEDING SHALL ONLY OCCUR IN AREAS INACCESSIBLE TO A DRILL SEEDER. BROADCAST SEED ONLY AFTER ALL TREES AND SHRUBS HAVE BEEN PLANTED IN THESE AREAS. BROADCAST SEEDING WILL BE ACCOMPLISHED USING HAND-OPERATION "CYCLONE-TYPE" SEEDERS OR ROTARY BROADCAST EQUIPMENT ATTACHED TO CONSTRUCTION OR RE-VEGETATION MACHINERY. ALL MACHINERY WILL BE EQUIPPED WITH METERING DEVICES. BROADCASTING BY HAND WILL BE ACCEPTABLE ON SMALL, ISOLATED SITES. WHEN BROADCAST SEEDING, PASSES WILL BE MADE OVER EACH SITE TO BE SEEDED IN A MANNER TO ENSURE AN EVEN DISTRIBUTION OF SEED. WHEN USING HOPPER TYPE EQUIPMENT, SEED SHOULD BE FREQUENTLY MIXED WITHIN THE HOPPER TO DISCOURAGE SEED SETTling AND UNEVEN PLANTING DISTRIBUTION OF SPECIES.

5. BROADCAST SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEEDBED PREPARATION TECHNIQUES. BROADCAST SEEDING SHOULD NOT BE CONDUCTED WHEN WIND VELOCITIES WOULD PROHIBIT EVEN SEED DISTRIBUTION. THE BROADCAST SEEDING RATE WILL BE TWICE THE RATE OF DRILL SEEDING.

6. HYDROSEEDING: MIX SPECIFIED SEED, FERTILIZER, AND FIBER MULCH (CONWED FIBERS HYDRO MULCH 2000 OR EQUAL) IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION.

APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED IN A ONE-STEP PROCESS. APPLY SLURRY AT A RATE SO THAT MULCH COMPONENT IS DEPOSITED AT NOT LESS THAN 2,000 LB/ACRE DRY WEIGHT, AND SEED COMPONENT IS DEPOSITED AT NOT LESS THAN THE SPECIFIED SEED-SOWING RATE.

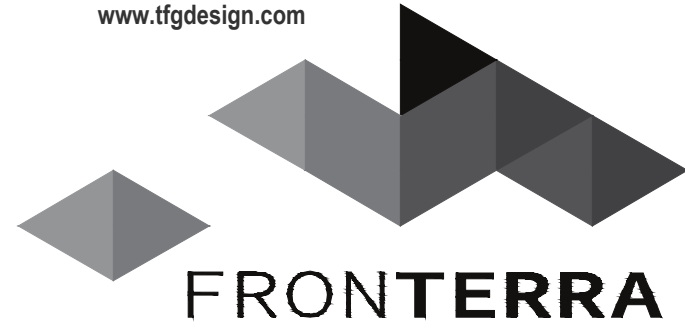
MULCHING

MULCH FOLLOWING ALL SOIL PREPARATION AND PLANTING.

1. SHRUB BEDS: MULCH SHRUB BED PLANTING AREA WITH 4" LAYER OF WOOD MULCH.

2. PERENNIAL & ANNUAL BEDS: MULCH ALL ANNUAL, PERENNIAL AND GROUND COVER PLANTING AREAS WITH A 4" LAYER OF WOOD MULCH.

3. TREE PLANTING RINGS IN IRRIGATED TURF AREAS: MULCH ALL SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES WITH A 4" LAYER OF WOOD MULCH EXCEPT THOSE TREES LOCATED WITHIN TURF AREAS. TREES LOCATED WITHIN TURF AREAS SHALL HAVE TURF ABUTTING THE ROOT CROWN.



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FORT LUPTON, COLORADO 80621
WELD COUNTY COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 279-2102FL
DATE: 2021.12.13
PHASE: SDP

REVISIONS:

SHEET TITLE:
LANDSCAPE
SPECIFICATIONS

SHEET NUMBER:

L1.3

SHEET 3 OF 3



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August 11, 2021

Mccauley Construction Company
Town Hall
650 Innovation Circle
Windsor, CO 80505

Subject: Vincent Village Traffic Conformance Letter (Draft)

Introduction

Matrix Design Group is submitting this Traffic Conformance Letter on behalf of Mccauley Construction Company for the proposed Dental Office within the Vincent Village development in the town of Fort Lupton, Colorado. This letter is based on the *Vincent Village Traffic Study dated October 2013* (VVTs). The site is bounded by development on the north, State Highway (SH) 52 on the south, Rollie Avenue on the west, and Coyoted Creek golf course on the east.

Site Access to and from the exterior roadway network is through three intersections which have been added or improved as presented in the VVTs. They include:

- SH 52 at $\frac{3}{4}$ Movement Roadway intersection
- SH 52 at RI/RO Movement intersection
- Rollie Ave at the East/West internal roadway intersection

Vincent Village Traffic Study Land Use

The original land use and trip generation associated with the full build out of development is discussed and presented in the VVTs and shown in Table 1 below.

Table 1 - Trip Generation VVTs

Land Use	Size	Daily	AM			PM		
			Total	In	Out	Total	In	Out
Hotel*	95 rooms	478	51	30	21	57	30	27
Apartment*	100 units	730	53	11	42	73	48	25
Fast Food Restaurant*	3,500 sf	1,737	159	82	77	115	60	55
Drugstore w/drive*	15,000 sf	1,323	40	23	17	130	64	66
Restaurant - sit-down*	6,000 sf	763	65	36	29	60	36	24
Total		5,031	368	182	186	435	145	197

Source: Vincent Village Traffic Study and ITE Trip Generation Manual

*Hotel (ITE Code 310)

*Apartment (ITE Code 220)

- *Fast-Food Restaurant with Drive Through (ITE Code 934)
- *Pharmacy/Drugstore with Drive-Through Window (ITE Code 881)
- *High Turnover (Sit-Down) Restaurant (ITE Code 932)

Purpose of Letter

This conformance letter compares the traffic condition of original VVTS to that of the proposed traffic condition, which includes the existing development plus the Dental Office.

Dental Office Land Use and Trip Generation

The land use and trip generation associated with the Dental Office is presented in the in Table 2. This table includes the dental office in addition to the currently in place and entitled properties. The trip generation is established based on ITE Trip Generation Manual, 10th Edition and OTISS Pro software. Trip reduction due to internal capture or pass by trips are not considered and severs as a conservative assessment of the proposed site trips.

Table 2: Trip Generation Dental Office and Associated Properties

Land Use	Size	Daily	AM			PM		
			Total	In	Out	Total	In	Out
Dental Office*	3,000 sf	28	14	11	3	17	5	17
Auto Parts Sales*	6,800 sf	360	18	10	8	7	8	15
Convenient Store*	4,200 sf	2,622	18	9	9	34	17	17
Drugstore w/drive*	8,000 sf	874	30	16	14	32	16	16
Restaurant - sit-down*	4,800 sf	538	47	26	21	14	9	5
Coffee Shop w/drive*	2,000 sf	1,640	178	91	87	86	43	43
Total		6,342	305	163	142	190	98	108

Source: ITE Edition 10 via OTISS Pro v2.1

- *Medical-Dental Office Building (ITE Code 720)
- *Automobile Parts Sales (ITE Code 843)
- *Convenient Market with Gasoline Pumps (ITE Code 853)
- *Pharmacy/Drugstore with Drive-Through Window (ITE Code 881)
- *High Turnover (Sit-Down) Restaurant (ITE Code 932)
- *Coffee/Donut Shop with Drive-Through Window (ITE Code 937)

Background Traffic Growth

The VVTS used a 2012 ADT volume of 9,700 and background traffic growth factor of 4.4% per year of based on CDOT count data. This resource now shows a 2019 ADT volume of 13,000 and background traffic growth rate of 3.6% per year. This indicates that the SH 52 corridor is experience traffic volume growth slower than that presented in the VVTS.

Conformance Letter Comparison Results

The proposed Dental Office and adjacent development traffic generation is less than the site traffic volumes analyzed in the VVTS. Specifically, in the total AM peak hour site traffic is approximately 17% less, and in the total PM peak hour site traffic is approximately 32% less than in the VVTS.

CDOT traffic data indicates that between the study years of 2012 to 2019 the background traffic growth is approximately 25% less than that forecasted in the VVTS. In addition, the VVTS results indicated that the site access intersections operate at an acceptable LOS in the long-term condition.

Conclusions

The conformance letter results indicate that, the Dental Office development is in general compliance with the *Vincent Village Traffic Study, October, 2013* based on the following:

- The proposed site traffic is less than that in the VVTS.
- The background corridor traffic is less than that forecasted in the VVTS.
- The site access intersection operations in the VVTS operate at acceptable LOS.



David Kline, PE, PTOE
Matrix Design Group, Inc.

Attachments:

- Vincent Village Traffic Study, October, 2013

Vincent Village Traffic Study

VINCENT VILLAGE FORT LUPTON, COLORADO FINAL TRAFFIC IMPACT STUDY

October 2013



Prepared for:

B & B FT. LUPTON, LLC.



Prepared by:



VINCENT VILLAGE FORT LUPTON, COLORADO FINAL TRAFFIC IMPACT STUDY

October 2013

Prepared For:

B & B FT. Lupton, LLC.

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**APPENDIX “A” – EXISTING (2013) TRAFFIC TURNING MOVEMENT COUNTS
APPENDIX “B” – EXISTING LEVEL OF SERVICE WORKSHEETS APPENDIX “C” –
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I. INTRODUCTION

a. Project Overview

The Vincent Village development is proposed on an infield parcel at the eastern edge of Fort Lupton, Colorado. The site will be developed in two phases. Phase 1, a 95 room hotel with associated parking is scheduled for opening within the next year. Phase 2, a 100 unit apartment complex and three commercial parcels will be stage over the next 2-5 years. Phase 1, the Hotel, is

located at the eastern edge of the development and will be served by a north/south local roadway that connects with State Highway (SH) 52 at a $\frac{3}{4}$ movement intersection. Phase 2, the apartment complex, is located on the northern edge of the site and will be served by a proposed east/west internal roadway that intersects to the east with the proposed hotel roadway and to the west with existing Rollie Ave. Phase 2, the commercial parcels, front SH 52 and access is proposed off the internal roadway and a proposed Right In/Right Out (RI/RO) entrance drive off SH 52. Due to an existing golf course, Coyote Creek, access is unavailable east of the site. The SH 52/Rollie Ave. intersection, in the southwest corner of the site and is controlled by an existing traffic signal. (See the Vicinity Map, Figure 1 and the Site Map Figure 2)

b. Purpose of Study

The purpose of this Traffic Impact Study (TIS) is to identify the impacts the proposed Vincent Village development will have on the existing roadway system. It examines the traffic operations of existing conditions, 2015 near term traffic operations with proposed Phase 1 site traffic, 2015 near term traffic operations with proposed Phase 2 site traffic, and proposed 2033 long range conditions with proposed Phase 2 site traffic.

c. Study Area

The Colorado Department of Transportation (CDOT) recommends that the TIS investigate the Weekday AM and PM peak hour traffic conditions for Phase 1 and Phase 2. The key study area intersections are listed below.

- SH 52 at Rollie Ave. intersection (Existing)
- SH 52 at $\frac{3}{4}$ Movement Access intersection (Existing)
- SH 52 at $\frac{3}{4}$ Movement Roadway intersection (Proposed – Phase 1)
- SH 52 at RI/RO Movement intersection (Proposed – Phase 2)

VICINITY MAP



FIGURE 1

SITE MAP (PHASE 1)

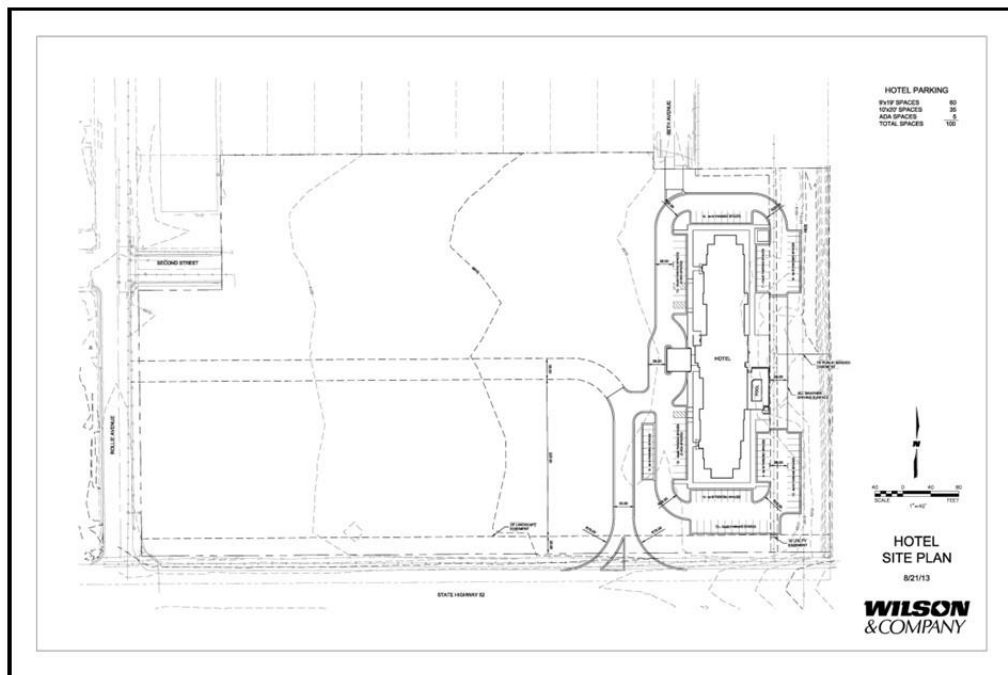


FIGURE 2

II. EXISTING CONDITIONS

a. Existing Traffic Volumes

Weekday AM and PM peak hour turning movement counts were collected at the SH 50 at Rollie Ave intersection on Wednesday July 31, 2013. The existing volumes are presented in Figure 3a, 3b and the traffic data is found in Appendix A.

b. Existing Roadway System

- State Highway 52 (1st Street) - Is an east/west regional roadway that intersects with US 85 approximately 1 mile west and I-76 approximately 8 miles east of the site. SH 52 Functional Classification is Non-Rural Arterial (NR-B) with a westbound posted speed of 35 mph and eastbound posted speed of 45 mph. In the vicinity of the site, SH 52 consists of two through lanes and center striped median used for left turn lanes. West of the SH 52/Rollie Ave signalized intersection it consists of 1) one exclusive eastbound (EB) left turn lane, 2) one EB through lane, and 3) one EB right turn lane. East of the SH 52/Rollie Ave signalized intersection it consists of 1) one westbound (WB) exclusive left turn lane, 2) one WB shared through lane/right turn lane. A striped median separates the EB and WB through traffic.

North Front Range Metropolitan Planning Organization (NFRMPO) and Denver Regional Council of Governments (DRCOG) planning documents indicate that in the future SH 52 will be a four lane arterial roadway. Currently SH 52 west Rollie Ave has been widened to accommodate the ultimate section, however is currently striped as described above. SH 52 east of Rollie Ave has not been widened for the ultimate section, and is as described above.

- Rollie Avenue- Is a north/south local roadway that connects existing residential north of SH 52 and existing retail and residential south of SH 52. The north leg to the Rollie Ave/SH 52 intersection includes 1) one southbound exclusive right turn lane and, 2) one shared through/left turn lane. The south leg of Rollie Ave/SH 52 intersection includes 1) one northbound exclusive left turn lane, and 2) one shared through/right turn lane. The south leg of the intersection has been constructed with extra width for additional turn lanes, however is striped as described.

- Existing $\frac{3}{4}$ Movement Access – Located east of Rollie Ave approximately 750 feet is a north/south access drive that serves the retail center south of SH 52. It consists of 1) one exclusive WB left turn lane and, 2) one NB right turn lane.

Since the existing Access Drive volumes are low, existing traffic volumes were not taken. Assumed volumes are presented in the analysis.

c. Traffic Operations

Peak hour capacity analyses were performed using *Synchro 8* software for existing 2013 conditions utilizing the methodologies contained in the *Highway Capacity Manual 2010*, Transportation Research Board, National Research Council. The analyses result in a qualitative measure of the operational characteristics of the intersection described by a letter designation ranging from “A” to “F” known as “Level of Service” (LOS). LOS “A” represents ideal free-flow operating conditions, whereas LOS “F” represents excessive congestion and delay. Unsignalized intersection capacity analyses result in a LOS designation for each impeded intersection movement. LOS “D” is considered the minimum desirable standard of operation.

d. Existing Study Area Intersections Analysis

The existing CDOT signal timing plan is used in this analysis. The signalized intersection of SH 52 at Rollie Ave operates at LOS B during the Weekday AM peak hour and at LOS B during the Weekday PM peak hour.

All approach movements at the Existing $\frac{3}{4}$ Movement Access intersection, which is stop controlled on the access drive, operate at LOS A during the Weekday AM peak hour and at LOS B during the Weekday PM peak hour. See Figure 3a and 3b, the existing traffic analysis worksheets are in Appendix B.

EXISTING TRAFFIC CONDITION
AM Peak Hour



FIGURE 3a

EXISTING TRAFFIC CONDITION
PM Peak Hour



FIGURE 3b

III. PROPOSED SITE (PHASE 1)

Phase 1, a 95 room Hotel with associated parking, is scheduled within the next year. Hotel access in Phase 1 is proposed off an internal north/south roadway with connection to SH 52 at a proposed $\frac{3}{4}$ movement intersection.

a. Site Trip Generation

The number of vehicle-trips generated by the proposed Hotel was estimated using the trip generation rates documented in Trip Generation, Ninth Edition by the Institute of Transportation Engineers (ITE). The ITE Code 310 – Hotel estimates trips by rooms and is presented in Table 1 showing the daily and peak hour vehicle-trips generated by the site.

Table 1 – Trip Generation Summary (Phase 1)

Land Use & Rooms	ITE Land Use	Site Generated Trip - Weekday						
		Daily Trips (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
			Total	In	Out	Total	In	Out
Hotel (95 Rooms)	310	478	51	30	21	57	30	27

Estimated Trip Generation per the ITE 9th Edition Manual

b. Directional Distribution

The site trip distribution assumptions are presented in Figure 4. The distribution was developed with consideration of land use and surrounding existing and proposed roadway network. Since, in Phase 1 the proposed $\frac{3}{4}$ movement intersection at SH 52 is the only access to the Hotel all trips enter and exit at this location. Recognizing the proximity of the Hotel to Fort Lupton and US 85, the trip distribution allocates 60% to/from the west. Due to the distance I-76 and lower population base 30% of the trip distribution is assigned to/from the east. The remaining 10% of trip are assumed to be associated with north and south travel on Rollie Ave.

c. Trip Assignment

Site generated traffic is assigned to street network based on the Directional Distribution and are presented in Figures 5a and 5b.

DIRECTIONAL DISTRIBUTION



FIGURE 4

SITE TRIP ASSIGNMENT (PHASE 1) AM Peak Hour



FIGURE 5a

SITE TRIP ASSIGNMENT (PHASE 1)
PM Peak Hour



FIGURE 5b

IV. BACKGROUND TRAFFIC CONDITION

a. Background Traffic

Background traffic volumes represent the component of roadway volumes unrelated to the proposed site that are projected to utilize the adjacent roadway system. Background traffic volumes used in this analysis reflect the near term year of 2015 and future year 2033.

Background traffic volumes are determined based on a future traffic growth factor developed by Colorado Department of Transportation (CDOT). SH 52 west of the site has 2012 ADT traffic counts of 9,700 (MP 20.67-25.462) and forecasted 2033 ADT volumes of 24,061 (Data Collection Station #102464). The existing and forecasted volumes equate to a growth factor of 2.48 which is used to establish SH 52, 2033 background traffic. This growth factor represents an annual growth rate of 4.42% per year and is used to establish the near term 2015 forecasted background traffic. The high growth rate reflects the long range need of SH 52 as an arterial roadway corridor which is identified in the NFRMPO and DRCOG planning documents.

Since the SH 52 background traffic growth rate represents the regional growth and not local growth a different growth rate is used on all side street traffic. Fort Lupton is anticipated to experience a moderate grow rate of 2% per year and is assumed for all side street traffic.

b. 2015 Background Traffic Operational Analysis

Using the existing CDOT signal timing plan the signalized intersection of SH 52 at Rollie Ave. operates at LOS B during the Weekday AM peak hour and at LOS B during the Weekday PM peak hour.

All approach movements at the Existing $\frac{3}{4}$ Movement Access intersection, which is stop controlled on the access drive, operate at LOS A during the Weekday AM peak hour and at LOS B during the Weekday PM peak hour. See Figures 6a and 6b, the 2015 background traffic analysis worksheets are in Appendix C.

c. 2033 Background Traffic Operational Analysis

2033 Background Traffic Operation Analysis is performed with Phase 2 Trip Generation. Results are presented in the subsequent sections.

2015 BACKGROUND TRAFFIC CONDITION
AM Peak Hour



FIGURE 6a

2015 BACKGROUND TRAFFIC CONDITION
PM Peak Hour



FIGURE 6b

V. PROJECT IMPACT/TOTAL TRAFFIC CONDITION

a. 2015 Total Traffic Operational Analysis

The site-generated traffic volumes (Figures 5a and 5b) are added to the 2015 background traffic volumes (Figures 6a and 6b) and a level of service analysis is conducted to find the 2015 total traffic conditions. The signalized intersection of SH 52 at Rollie Ave. operates at LOS B during the Weekday AM peak hour and at LOS B during the Weekday PM peak hour.

All approach movements at the **Existing** $\frac{3}{4}$ Movement Access intersection, which is stop controlled on the access drive, operate at LOS A during the Weekday AM peak hour and at LOS B or better during the Weekday PM peak hour.

All approach movements at the **Proposed** $\frac{3}{4}$ Movement Roadway intersection, which is stop controlled on the side roadway, operate at LOS A during the Weekday AM peak hour and at LOS B or better during the Weekday PM peak hour. See Figures 7a and 7b, the 2015 total traffic analysis worksheets are in Appendix D.

2015 TOTAL TRAFFIC CONDITION (PHASE 1)
AM Peak Hour



FIGURE 7a

2015 TOTAL TRAFFIC CONDITION (PHASE 1)
PM Peak Hour



FIGURE 7b

b. 2033 Total Traffic Operational Analysis

2033 Background Traffic Operation Analysis is performed with Phase 2 Trip Generation, which includes the Hotel (Phase 1) and the Apartment Complex and the three Commercial parcels. Results are presented in the subsequent sections.

VI. PROPOSED SITE (PHASE 2)

The site will be developed in two phases, which consists of, Phase 1, a 95 room Hotel with associated parking and Phase 2 includes a 100 unit apartment complex and three commercial parcels. (See Figure 8, Site Map (Phase 2))

SITE MAP (PHASE 2)

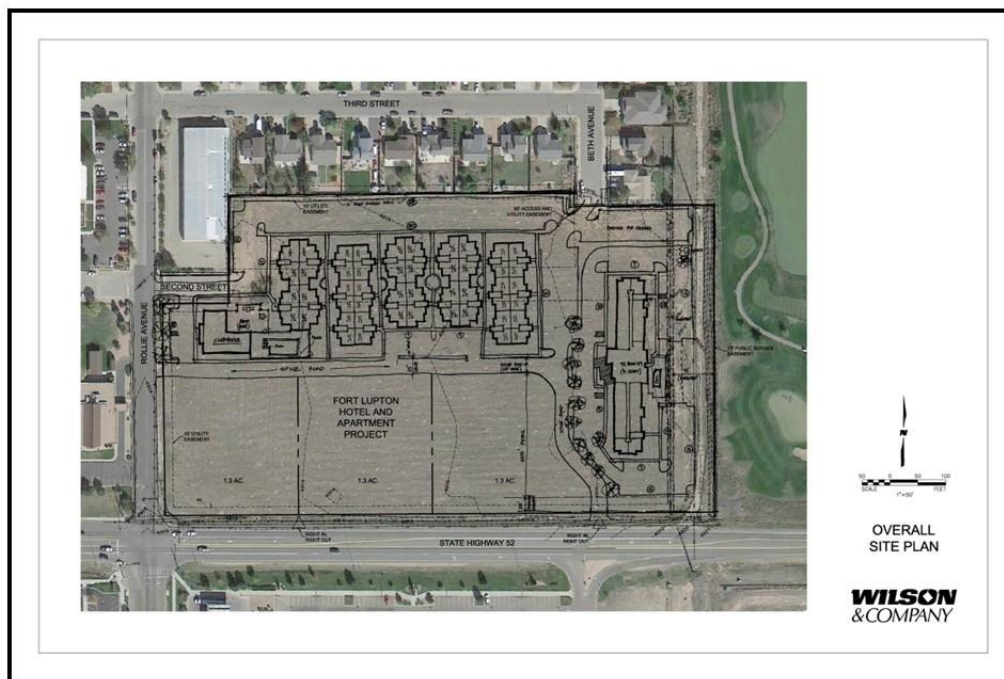


FIGURE 8

a. Site Trip Generation (Phase 2)

The number of vehicle-trips generated by the proposed Phase 2 was estimated using the trip generation rates documented in Trip Generation, Ninth Edition by the Institute of Transportation

Engineers (ITE). The ITE Code 220 - Apartment, *ITE Code 310 – Hotel*, ITE Code 881 Pharmacy/Drugstore with Drive Through (15,000 sf.), ITE Code 932 High-Turnover (Sit-Down)

Restaurant (6,000 sf.), and ITE Code 934 Fast-Food Restaurant with Drive Through (3,500 sf.) are presented in Table 2 showing the daily and peak hour vehicle-trips generated.

Table 2 – Trip Generation Summary (Phase 2)

Land Use & Variable	ITE Land Use	Site Generated Trip - Weekday						
		Daily Trips (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
			Total	In	Out	Total	In	Out
Hotel – (95 Rooms)(Phase 1)	310	478	51	30	21	57	30	27
Apartment – (100 Dwelling Units)	220	730	53	11	42	73	48	25
Fast-Food Restaurant. w/Drive Thru (3,500 Square Feet)	934	1,737	159	82	77	115	60	55
Pharmacy/Drugstore w/Drive Thru (15,000 Square Feet)	881	1,323	40	23	17	130	64	66
High-Turnover (Sit-Down) Restaurant (6,000 Square Feet)	932	763	65	36	29	60	36	24
Total		5,031	368	182	186	435	238	197

Estimated Trip Generation per the ITE 9th Edition Manual

b. Directional Distribution (Phase 2)

The site trip distribution assumptions are discussed in Phase 1 and presented in Figure 4. The distribution was developed with consideration of land uses, existing and proposed intersections and the general distribution assumption identified in Phase 1. Phase 2 includes improvements to the existing transportation system listed below.

- SH 52 at $\frac{3}{4}$ Movement Roadway intersection (Proposed – Phase 1)
- SH 52 at RI/RO Movement intersection (Proposed – Phase 2)
- East/West Internal Roadway that intersects with Rollie Ave on the west and the Hotel Roadway on the east.

c. Trip Assignment (Phase 2)

Site generated traffic are assigned to roadway network based on the Directional Distribution and are presented in Figures 9a and 9b.

SITE TRIP ASSIGNMENT (PHASE 2)

AM Peak Hour

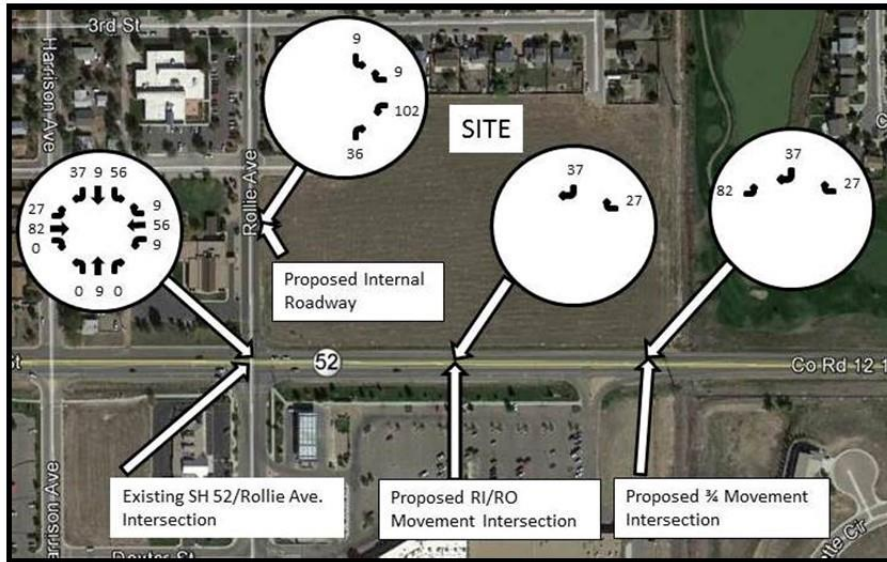


FIGURE 9a

SITE TRIP ASSIGNMENT (PHASE 2)

PM Peak Hour

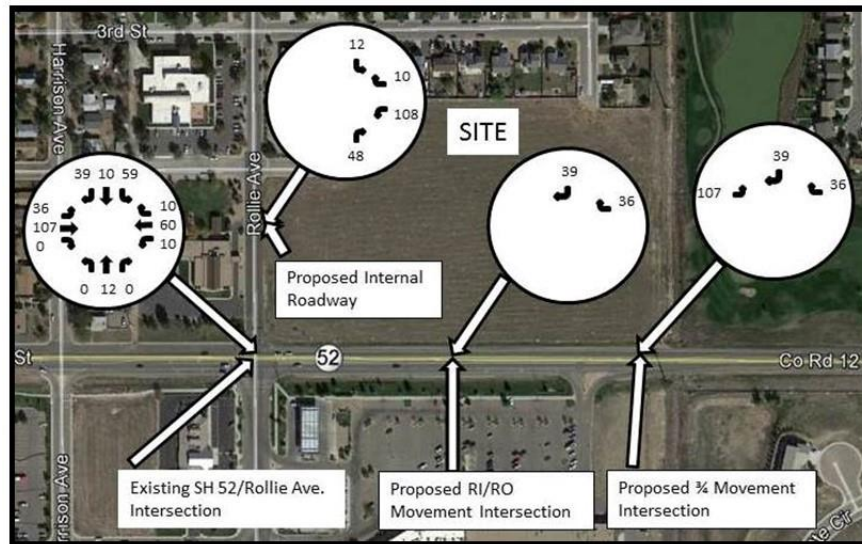


FIGURE 9b

d. 2015 Background Traffic Operational Analysis (Phase 2)

The 2015 Background Traffic Operational Analysis is presented in Phase 1. See Figures 6a and 6b, the existing traffic analysis worksheets are in Appendix C.

e. 2033 Background Traffic Operational Analysis (Phase 2)

NFRMPO and DRCOG planning documents indicate that SH 52 will be a four lane arterial roadway. In recognition of the long range plan the roadway lane geometry for the 2033 Background Traffic Operational Analysis is modified to include four through lanes to match the long range plan.

The existing CDOT signal timing plan is used in this analysis. The signalized intersection of SH 52 at Rollie Ave. intersection operates at LOS B during the Weekday AM peak hour and at LOS B during the Weekday PM peak hour.

All approach movements at the Existing $\frac{3}{4}$ Movement Access intersection, which is stop controlled on the access drive, operate at LOS B or better during the Weekday AM peak hour and at LOS B or better during the Weekday PM peak hour. See Figures 10a and 10b, the 2033 background traffic analysis worksheets are in Appendix E.

2033 BACKGROUND TRAFFIC CONDITION
AM Peak Hour



FIGURE 10a

2033 BACKGROUND TRAFFIC CONDITION
PM Peak Hour



FIGURE 10b

f. 2015 Total Traffic Operational Analysis (Phase 2)

The Phase 2 site-generated traffic volumes (Figures 9a and 9b) are added to the 2015 background traffic volumes (Figures 6a and 6b) and a level of service analysis conducted to find the 2015 total traffic conditions with Phase 2 site generated traffic. To better serve the site generated traffic volumes the signal timing at the SH 52 at Rollie Ave. intersection is optimized using Syncho 8. The signalized intersection of SH 52 at Rollie Ave. intersection operates at LOS B during the Weekday AM peak hour and at LOS C during the Weekday PM peak hour.

All approach movements at the **Existing** $\frac{3}{4}$ Movement Access intersection, which is stop controlled on the access drive, operate at LOS B or better during the Weekday AM peak hour and at LOS B or better during the Weekday PM peak hour.

All approach movements at the **Proposed** $\frac{3}{4}$ Movement Roadway intersection, which is stop controlled on side roadway, operate at LOS B or better during the Weekday AM peak hour and at LOS B during the Weekday PM peak hour.

All approach movements at the **Proposed** RI/RO Movement Roadway intersection, which is stop controlled on side roadway, operate at LOS A during the Weekday AM peak hour and at LOS B or better during the Weekday PM peak hour. See Figures 11a and 11b, the existing traffic analysis worksheets are in Appendix F.

2015 TOTAL TRAFFIC CONDITION (PHASE 2)
AM Peak Hour



FIGURE 11a

2015 TOTAL TRAFFIC CONDITION (PHASE 2)
PM Peak Hour



FIGURE 11b

g. 2033 Total Traffic Operational Analysis (Phase 2)

The site-generated traffic volumes (Figures 9a and 9b) are added to the 2033 background traffic volumes (Figures 10a and 10b) and a level of service analysis conducted to find the 2033 total traffic conditions. The corridor is reconfigured to meet the four lane arterial roadway recognized in NFRMPO and DRCOG planning documents. The signalized intersection of SH 52 at Rollie Ave. intersection operates at LOS B during the Weekday AM peak hour and at LOS B during the Weekday PM peak hour.

All approach movements at the **Existing** $\frac{3}{4}$ Movement Access intersection, which is stop controlled on the access drive, operate at LOS B or better during the Weekday AM peak hour and at LOS B or better during the Weekday PM peak hour.

All approach movements at the **Proposed** $\frac{3}{4}$ Movement Roadway intersection, which is stop controlled on side roadway, operate at LOS B or better during the Weekday AM peak hour and at LOS B or better during the Weekday PM peak hour.

All approach movements at the **Proposed** RI/RO Movement Roadway intersection, which is stop controlled on side roadway, operate at LOS B or better during the Weekday AM peak hour and at LOS B during the Weekday PM peak hour. See Figure 12 and the existing traffic analysis worksheets are in Appendix G.

2033 TOTAL TRAFFIC CONDITION AM Peak Hour



FIGURE 12a

2033 TOTAL TRAFFIC CONDITION
PM Peak Hour



FIGURE 12b

VII. RECOMMENDATIONS/CONCLUSION

The proposed Vincent Village development is located on the eastern edge of Fort Lupton, Colorado at the northeast corner of the SH 52/Rollie Ave. intersection. It will be developed in two phases. Phase 1, a 95 room hotel with associated parking, is scheduled to open within the next year. Phase 2, a 100 unit apartment complex and three commercial parcels will be stage over the next 2-5 years.

Access to the proposed development will be provided by two intersections with SH 52 and a local street network that connects to the SH 52/Rollie Ave. signalized intersection. The intersection identification are listed below:

- SH 52 at Rollie Ave. intersection
- SH 52 at a New $\frac{3}{4}$ Movement Roadway intersection
- SH 52 at a New RI/RO Movement intersection

The following is a summary of the findings and recommendations addressing the traffic impacts of the Vincent Village development.

2015 Phase 1 Development

In Phase 1 the project will generate approximately 478 trips per day, with 51 of these trips occurring during the AM peak hour and 57 occurring during the PM peak hour. Based on the analysis results, the roadways in the vicinity of the site will accommodate the increase in traffic, with the following recommended improvements.

- Re-stripe SH 52 center median with an eastbound left turn deceleration lane (CDOT Access Code Design Standards for NR-B> 45mph: 435ft total length including a 162 ft. 13.5:1 taper). A new $\frac{3}{4}$ movement intersection will need to be constructed with a physical triangular island prohibiting exiting left turns.

2015 Phase 2 Development

In Phase 2 the project will generate approximately 5,031 trips per day, with 368 of these trips occurring during the AM peak hour and 435 occurring during the PM peak hour. Based on the analysis results, the roadways in the vicinity of the site will accommodate the increase in traffic, with the following recommended improvements.



- Re-stripe SH 52 center median with an eastbound left turn deceleration lane (CDOT Access Code Design Standards for NR-B> 45mph: 435ft total length including a 162 ft. 13.5:1 taper). A new $\frac{3}{4}$ movement intersection will need to be constructed with a physical triangular island prohibiting exiting left turns.
- Optimize the signal timing at the SH 52 at Rollie Ave. intersection to accommodate the additional turning movements associated with Phase 2 development. The turning volumes are predominately associated with the commercial parcels. The signal timing modification presented in the Synchro report will not be necessary until parcel development.

2033 Phase 2 Development

As discussed in 2015 Phase 2 Development section the existing roadway network with the improvement discussed will accommodate the traffic associated with the Vincent Village development until a point where background traffic growth brings SH 52 corridor to over capacity. CDOT traffic forecasts indicate that existing SH 52 volume will increase by 250 percent in the next 20 years. Corridor improvements identified by NFRMPO and DRCOG planning documents, which calls for a four lane arterial roadway will meet the long range travel demand.

October 2013

APPENDIX "A"
**EXISTING (2013) TRAFFIC TURNING
MOVEMENT COUNTS**

COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

N/S STREET: ROLLIE AVE
E/W STREET: SH-52 (1ST STREET)
CITY: FORT LUPTON
COUNTY: WELD

File Name : ROLLSH52
Site Code : 00000011
Start Date : 7/31/2013
Page No : 1

Groups Printed- VEHICLES

	ROLLIE AVE Southbound			SH-52 (1ST STREET) Westbound			ROLLIE AVE Northbound			SH-52 (1ST STREET) Eastbound			Int. Total
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	5	3	19	1	52	0	14	4	1	7	55	3	164
06:45 AM	4	2	13	2	43	1	11	1	0	4	54	9	144
Total	9	5	32	3	95	1	25	5	1	11	109	12	308
07:00 AM	1	2	20	4	34	1	15	4	1	5	51	17	155
07:15 AM	2	10	12	3	48	2	19	1	1	2	35	11	146
07:30 AM	1	4	15	6	45	3	23	6	4	6	61	24	198
07:45 AM	2	16	19	2	50	2	32	5	2	11	60	21	222
Total	6	32	66	15	177	8	89	16	8	24	207	73	721
08:00 AM	2	9	12	6	61	2	31	4	3	7	49	34	220
08:15 AM	3	8	10	7	44	1	32	5	1	8	58	14	191
Total	5	17	22	13	105	3	63	9	4	15	107	48	411
04:00 PM	4	12	8	4	59	1	45	19	6	14	64	42	278
04:15 PM	0	15	10	5	60	6	42	17	6	21	76	45	303
04:30 PM	4	15	19	8	34	1	50	19	9	23	69	48	299
04:45 PM	1	19	22	6	66	1	54	23	8	15	67	57	339
Total	9	61	59	23	219	9	191	78	29	73	276	192	1219
05:00 PM	4	18	28	3	65	5	62	24	9	21	80	41	360
05:15 PM	6	18	12	10	47	4	66	22	10	25	71	55	346
05:30 PM	3	12	12	6	56	4	49	12	7	29	53	40	283
05:45 PM	4	26	24	9	65	5	61	21	4	23	55	44	341
Total	17	74	76	28	233	18	238	79	30	98	259	180	1330
Grand Total	46	189	255	82	829	39	606	187	72	221	958	505	3989
Apprch %	9.4	38.6	52.0	8.6	87.3	4.1	70.1	21.6	8.3	13.1	56.9	30.0	
Total %	1.2	4.7	6.4	2.1	20.8	1.0	15.2	4.7	1.8	5.5	24.0	12.7	

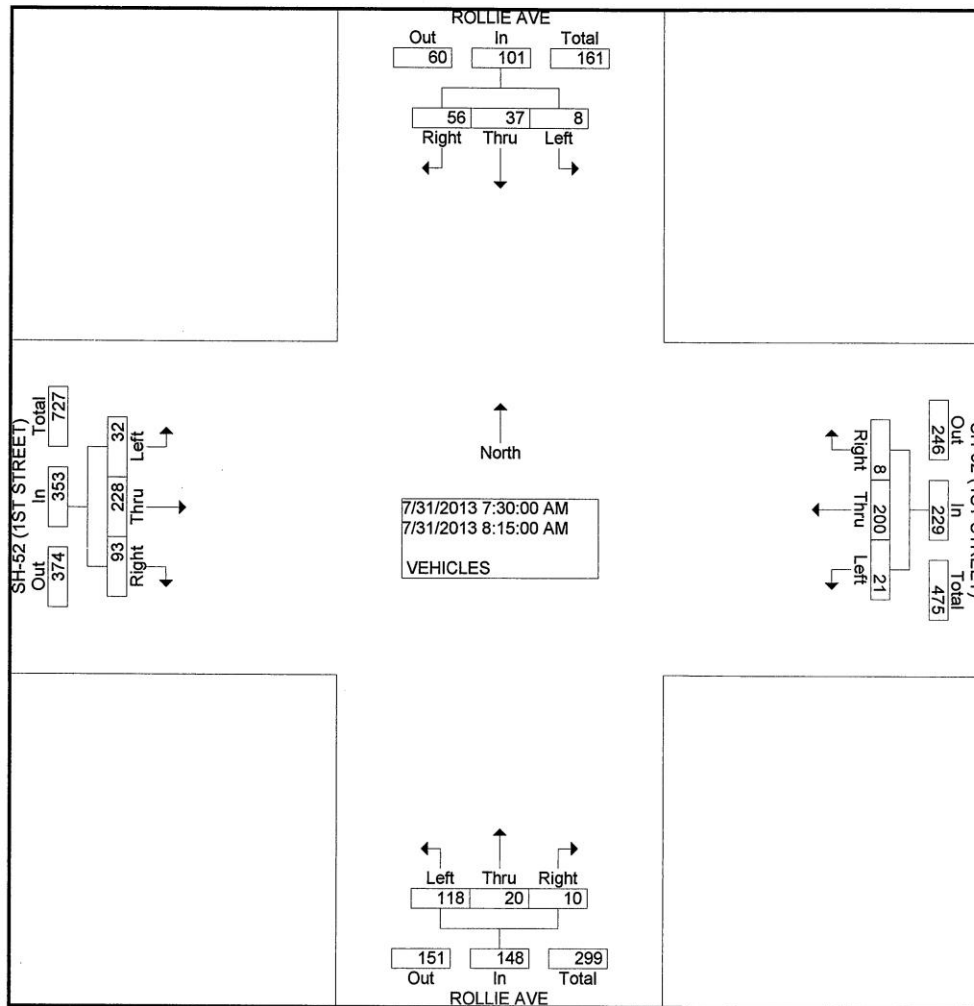
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

N/S STREET: ROLLIE AVE
E/W STREET: SH-52 (1ST STREET)
CITY: FORT LUPTON
COUNTY: WELD

File Name : ROLLSH52
Site Code : 00000011
Start Date : 7/31/2013
Page No : 2

	ROLLIE AVE Southbound				SH-52 (1ST STREET) Westbound				ROLLIE AVE Northbound				SH-52 (1ST STREET) Eastbound				Int. Total
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour From 06:30 AM to 08:30 AM - Peak 1 of 1																	
Intersection	07:30 AM																
Volume	8	37	56	101	21	200	8	229	118	20	10	148	32	228	93	353	831
Percent	7.9	36.6	55.4		9.2	87.3	3.5		79.7	13.5	6.8		9.1	64.6	26.3		
07:45																	
Volume	2	16	19	37	2	50	2	54	32	5	2	39	11	60	21	92	222
Peak Factor																	0.936
High Int.	07:45 AM				08:00 AM				07:45 AM				07:45 AM				
Volume	2	16	19	37	6	61	2	69	32	5	2	39	11	60	21	92	
Peak Factor	0.682				0.830				0.949				0.959				



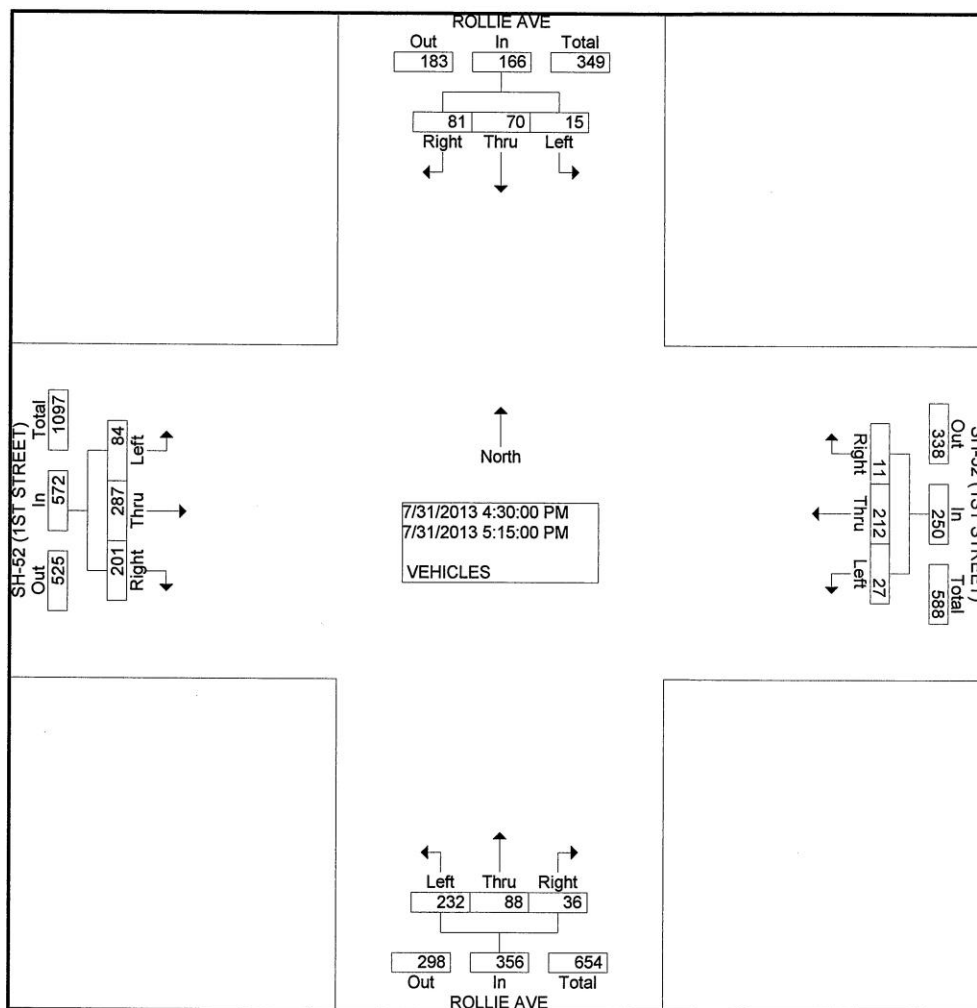
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

N/S STREET: ROLLIE AVE
E/W STREET: SH-52 (1ST STREET)
CITY: FORT LUPTON
COUNTY: WELD

File Name : ROLLISH52
Site Code : 00000011
Start Date : 7/31/2013
Page No : 2

	ROLLIE AVE Southbound				SH-52 (1ST STREET) Westbound				ROLLIE AVE Northbound				SH-52 (1ST STREET) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection 04:30 PM																	
Volume	15	70	81	166	27	212	11	250	232	88	36	356	84	287	201	572	1344
Percent	9.0	42.2	48.8		10.8	84.8	4.4		65.2	24.7	10.1		14.7	50.2	35.1		
05:00																	
Volume	4	18	28	50	3	65	5	73	62	24	9	95	21	80	41	142	360
Peak Factor																	0.933
High Int. 05:00 PM					04:45 PM				05:15 PM				05:15 PM				
Volume	4	18	28	50	6	66	1	73	66	22	10	98	25	71	55	151	
Peak Factor				0.830				0.856				0.908				0.947	



October 2013

**APPENDIX "B" EXISTING
LEVEL OF SERVICE
WORKSHEETS**

Lanes and Geometrics
3: Rollie & SH 52

Existing 2013
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	16	12	12	12	12
Grade (%)	0%			0%			0%			0%		
Storage Length (ft)	180		250	210		0	100		0	0		100
Storage Lanes	1		1	1		0	1		0	0		1
Taper Length (ft)	150			220			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike												
Factor Frt			0.850		0.994			0.950				0.850
Flt Protected	0.950			0.950			0.950				0.991	
Satd. Flow (prot)	1770	1863	1583	1770	1852	0	1770	2006	0	0	1846	1583
Flt Permitted	0.577			0.533			0.607				0.969	
Satd. Flow (perm)	1075	1863	1583	993	1852	0	1131	2006	0	0	1805	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			101		3			11				97
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		434			782			308			376	
Travel Time (s)		9.9			17.8			7.0			8.5	
Intersection Summary												

Area Type: Other

HCM 2010 Signalized Intersection Summary

3: Rollie & SH 52

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	32	228	93	21	200	8	118	20	10	8	37	56
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	186.3	186.3	186.3	190.0	186.3	193.7	190.0	190.0	186.3	186.3
Lanes	1	1	1	1	1	0	1	1	0	0	1	1
Cap, veh/h	257	413	351	234	413	0	840	1156	0	159	648	653
Arrive On Green	0.22	0.22	0.00	0.22	0.22	0.00	0.10	0.60	0.00	0.41	0.41	0.00
Sat Flow, veh/h	1160	1863	1583	1127	1863	0	1774	1937	0	216	1572	1583
Grp Volume(v), veh/h	35	248	0	23	217	0	128	22	0	49	0	0
Grp Sat Flow(s),veh/h/ln	1160	1863	1583	1127	1863	0	1774	1937	0	1788	0	1583
Q Serve(g_s), s	1.7	7.2	0.0	1.1	6.2	0.0	2.1	0.3	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	7.9	7.2	0.0	8.4	6.2	0.0	2.1	0.3	0.0	1.0	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.00	1.00		0.00	0.18		1.00
Lane Grp Cap(c), veh/h	257	413	351	234	413	0	840	1156	0	807	0	653
V/C Ratio(X)	0.14	0.60	0.00	0.10	0.53	0.00	0.15	0.02	0.00	0.06	0.00	0.00
Avail Cap(c_a), veh/h	745	1198	1018	709	1198	0	951	1156	0	807	0	653
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	24.3	21.2	0.0	24.9	20.8	0.0	6.8	5.0	0.0	10.8	0.0	0.0
Incr Delay (d2), s/veh	0.2	1.4	0.0	0.2	1.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (95%), veh/ln	0.9	6.1	0.0	0.6	5.2	0.0	1.4	0.2	0.0	0.8	0.0	0.0
Lane Grp Delay (d), s/veh	24.5	22.6	0.0	25.1	21.8	0.0	6.9	5.0	0.0	10.9	0.0	0.0
Lane Grp LOS	C	C		C	C		A	A		B		
Approach Vol, veh/h	283			240			150			49		
Approach Delay, s/veh	22.8			22.1			6.6			10.9		
Approach LOS	C			C			A			B		
Timer												
Assigned Phs	4			8			5			2		

Phs Duration (G+Y+Rc), s	19.5	19.5	11.2	41.2	30.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	39.0	39.0	10.0	25.0	25.0
Max Q Clear Time (g_c+l1), s	9.9	10.4	4.1	2.3	3.0
Green Ext Time (p_c), s	3.1	3.1	0.1	0.3	0.3

Intersection Summary

HCM 2010 Ctrl Delay 18.4

HCM 2010 LOS B

Notes

HCM 2010 TWSC

3: Rollie & SH 52

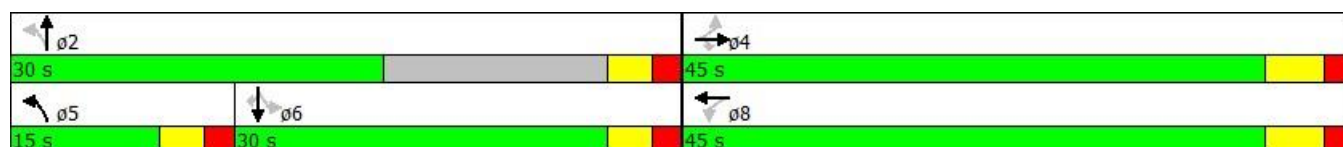
Two Way Analysis cannot be performed on Signalized Intersection.

Timing Report, Sorted By Phase

3: Rollie & SH 52



Phase Number	2	4	5	6	8
Movement	NBTL	EBTL	NBL	SBTL	WBTL
Lead/Lag			Lead	Lag	
Lead-Lag Optimize					
Recall Mode	Max	None	None	Max	None
Maximum Split (s)	30	45	15	30	45
Maximum Split (%)	33.3%	50.0%	16.7%	33.3%	50.0%
Minimum Split (s)	30	28	12	24	25
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	45	0	15	45
End Time (s)	45	0	15	45	0
Yield/Force Off (s)	40	84	10	40	84
Yield/Force Off 170(s)	40	72	10	28	72
Local Start Time (s)	75	30	75	0	30
Local Yield (s)	25	69	85	25	69



Local Yield 170(s)	25	57	85	13	57
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Intersection Summary

Cycle Length	90
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Control Type	Actuated- Uncoordinated
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Natural Cycle	65
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Splits and Phases: 3: Rollie & SH 52

Lanes and Geometrics

6: Access & SH 52

						
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	16	16
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	185		0	0
Storage Lanes		1	1		0	1
Taper Length (ft)			120		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.850			0.865	

Flt Protected 0.950

Satd. Flow (prot)	1863	1583	1770	1863	0	1826
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Flt Permitted 0.950

Satd. Flow (perm)	1863	1583	1770	1863	0	1826
-------------------	------	------	------	------	---	------

Link Speed (mph)	30			30	30	
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Link Distance (ft)	782			329	303	
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Travel Time (s)	17.8			7.5	6.9	
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Intersection Summary

Area Type: Other

Intersection

Intersection Delay, s/veh 0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	238	20	20	229	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	0	185	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	259	22	22	249	0	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	259	0	551	259
Stage 1	-	-	-	-	259	-

Stage 2	-	-	-	-	292	-
Follow-up Headway	-	-	2.218	-	3.518	3.318
Pot Capacity-1 Maneuver	-	-	1306	-	495	780
Stage 1	-	-	-	-	784	-
Stage 2	-	-	-	-	758	-
Time blocked-Platoon, %	-	-	-	-	-	-
Mov Capacity-1 Maneuver	-	-	1306	-	487	780
Mov Capacity-2 Maneuver	-	-	-	-	487	-
Stage 1	-	-	-	-	784	-
Stage 2	-	-	-	-	745	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	9.7
HCM LOS	A		

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	780	-	-	1306	-
HCM Lane V/C Ratio	0.014	-	-	0.017	-
HCM Control Delay (s)	9.7	-	-	7.803	-
HCM Lane LOS	A			A	
HCM 95th %tile Q(veh)	0.042	-	-	0.051	-

Notes

Existing 2013

PM Peak

Hour

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation

Not Defined

Lanes and Geometrics

Existing 2013

3: Rollie & SH 52

PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	16	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	180		200	210		0	100		0	0		100
Storage Lanes	1		1	1		0	1		0	0		1
Taper Length (ft)	150			220			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike												
Factor Frt			0.850		0.993			0.957				0.850
Flt Protected	0.950			0.950			0.950				0.991	
Satd. Flow (prot)	1770	1863	1583	1770	1850	0	1770	2020	0	0	1846	1583
Flt Permitted	0.543			0.420			0.582				0.951	
Satd. Flow (perm)	1011	1863	1583	782	1850	0	1084	2020	0	0	1771	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			218		4			29				97
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		434			782			308			376	
Travel Time (s)		9.9			17.8			7.0			8.5	

Intersection Summary

Area Type: Other

HCM 2010 Signalized Intersection Summary 3: Rollie & SH 52

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	84	287	201	27	212	11	232	88	36	15	70	81
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	186.3	186.3	186.3	190.0	186.3	193.7	190.0	190.0	186.3	186.3
Lanes	1	1	1	1	1	0	1	1	0	0	1	1
Cap, veh/h	293	492	418	233	492	0	767	1101	0	139	601	603
Arrive On Green	0.26	0.26	0.00	0.26	0.26	0.00	0.11	0.57	0.00	0.38	0.38	0.00
Sat Flow, veh/h	1146	1863	1583	1063	1863	0	1774	1937	0	197	1579	1583
Grp Volume(v), veh/h	91	312	0	29	230	0	252	96	0	92	0	0
Grp Sat Flow(s),veh/h/ln	1146	1863	1583	1063	1863	0	1774	1937	0	1776	0	1583
Q Serve(g_s), s	4.8	9.7	0.0	1.6	6.8	0.0	5.2	1.5	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	11.6	9.7	0.0	11.3	6.8	0.0	5.2	1.5	0.0	2.1	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.00	1.00		0.00	0.17		1.00
Lane Grp Cap(c), veh/h	293	492	418	233	492	0	767	1101	0	741	0	603
V/C Ratio(X)	0.31	0.63	0.00	0.12	0.47	0.00	0.33	0.09	0.00	0.12	0.00	0.00
Avail Cap(c_a), veh/h	672	1107	941	584	1107	0	840	1101	0	741	0	603
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	25.1	21.4	0.0	26.4	20.3	0.0	8.9	6.4	0.0	13.2	0.0	0.0
Incr Delay (d2), s/veh	0.6	1.4	0.0	0.2	0.7	0.0	0.2	0.2	0.0	0.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (95%), veh/ln	2.5	8.0	0.0	0.8	5.6	0.0	3.5	1.2	0.0	1.7	0.0	0.0
Lane Grp Delay (d), s/veh	25.7	22.7	0.0	26.6	21.0	0.0	9.1	6.6	0.0	13.6	0.0	0.0
Lane Grp LOS	C	C		C	C		A	A		B		
Approach Vol, veh/h	403			259			348			92		
Approach Delay, s/veh	23.4			21.6			8.4			13.6		
Approach LOS	C			C			A			B		

					Existing 2013
					PM Peak
					Hour
Timer					
Assigned Phs	4	8	5	2	6
Phs Duration (G+Y+Rc), s	23.3	23.3	12.3	42.3	30.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	39.0	39.0	10.0	25.0	25.0
Max Q Clear Time (g_c+l1), s	13.6	13.3	7.2	3.5	4.1
Green Ext Time (p_c), s	3.8	3.8	0.2	1.0	0.9
Intersection Summary					
HCM 2010 Ctrl Delay	17.4				
HCM 2010 LOS	B				
Notes					

HCM 2010 TWSC

3: Rollie & SH 52

Two Way Analysis cannot be performed on Signalized Intersection.

Timing Report, Sorted By Phase

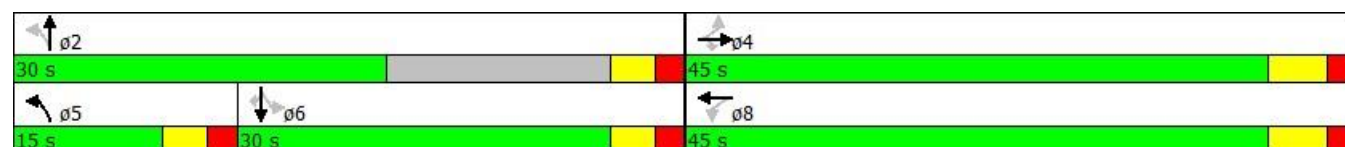
3: Rollie & SH 52



Phase Number	2	4	5	6	8
Movement	NBTL	EBTL	NBL	SBTL	WBTL
Lead/Lag			Lead	Lag	

Lead-Lag Optimize

Recall Mode	Max	None	None	Max	None
Maximum Split (s)	30	45	15	30	45
Maximum Split (%)	33.3%	50.0%	16.7%	33.3%	50.0%
Minimum Split (s)	30	28	12	24	25
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
(s)					
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	45	0	15	45
End Time (s)	45	0	15	45	0
Yield/Force Off (s)	40	84	10	40	84
Yield/Force Off 170(s)	40	72	10	28	72



Local Start Time (s)	75	30	75	0	30
Local Yield (s)	25	69	85	25	69
Local Yield 170(s)	25	57	85	13	57

Intersection Summary

Cycle Length 90

Control Type Actuated-
Uncoordinated

Natural Cycle 65

Splits and Phases: 3: Rollie & SH 52

Lanes and Geometrics

Existing 2013

6: Access & SH 52

PM Peak Hour

						
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	16	16
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	185		0	0
Storage Lanes		1	1		0	1
Taper Length (ft)			120		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.865

Flt Protected 0.950

Satd. Flow (prot) 1863 1583 1770 1863 0 1826

Flt Permitted 0.950

Satd. Flow (perm) 1863 1583 1770 1863 0 1826

Link Speed (mph) 30 30 30

Link Distance (ft) 782 329 303

Travel Time (s) 17.8 7.5 6.9

Intersection Summary

Area Type: Other

Intersection

Intersection Delay, s/veh 0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	318	20	20	250	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	0	185	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	346	22	22	272	0	11

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	346	0	661	346
Stage 1	-	-	-	-	346	-
Stage 2	-	-	-	-	315	-
Follow-up Headway	-	-	2.218	-	3.518	3.318
Pot Capacity-1 Maneuver	-	-	1213	-	427	697
Stage 1	-	-	-	-	716	-
Stage 2	-	-	-	-	740	-
Time blocked-Platoon, %	-	-		-		
Mov Capacity-1 Maneuver	-	-	1213	-	419	697

Mov Capacity-2 Maneuver	-	-	-	-	419	-
Stage 1	-	-	-	-	716	-
Stage 2	-	-	-	-	727	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	10.2
HCM LOS	B		

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	697	-	-	1213	-
HCM Lane V/C Ratio	0.016	-	-	0.018	-
HCM Control Delay (s)	10.2	-	-	8.022	-
HCM Lane LOS	B	A			
HCM 95th %tile Q(veh)	0.047	-	-	0.055	-

Notes
~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

October 2013

APPENDIX "C"

2015 BACKGROUND LEVEL OF SERVICE WORKSHEETS

Lanes and Geometrics
3: Rollie & SH 52

Background 2015
AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	16	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	180		250	210		0	100		0	0		100

Storage Lanes	1	1	1	0	1	0	0	1
Taper Length (ft)	150		220		25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor Frt		0.850		0.995		0.951		0.850
Flt Protected	0.950		0.950		0.950		0.991	
Satd. Flow (prot)	1770	1863	1583	1770	1853	0	1770	2008
Flt Permitted	0.539			0.493		0.606		
Satd. Flow (perm)	1004	1863	1583	918	1853	0	1129	2008
Right Turn on Red			Yes			Yes		Yes
Satd. Flow (RTOR)		105		3			11	
Link Speed (mph)	30			30			30	
Link Distance (ft)	434			782			308	
Travel Time (s)	9.9			17.8			7.0	

Intersection Summary

Area Type: Other

HCM 2010 Signalized Intersection Summary

3: Rollie & SH 52

AM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	33	248	97	22	218	8	123	21	10	8	38	58
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	186.3	186.3	186.3	190.0	186.3	193.7	190.0	190.0	186.3	186.3
Lanes	1	1	1	1	1	0	1	1	0	0	1	1
Cap, veh/h	258	440	374	234	440	0	824	1136	0	153	638	639
Arrive On Green	0.24	0.24	0.00	0.24	0.24	0.00	0.10	0.59	0.00	0.40	0.40	0.00
Sat Flow, veh/h	1139	1863	1583	1105	1863	0	1774	1937	0	210	1580	1583
Grp Volume(v), veh/h	36	270	0	24	237	0	134	23	0	50	0	0
Grp Sat Flow(s), veh/h/ln	1139	1863	1583	1105	1863	0	1774	1937	0	1790	0	1583
Q Serve(g_s), s	1.8	8.0	0.0	1.2	6.9	0.0	2.3	0.3	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	8.7	8.0	0.0	9.2	6.9	0.0	2.3	0.3	0.0	1.0	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.00	1.00		0.00	0.18		1.00
Lane Grp Cap(c), veh/h	258	440	374	234	440	0	824	1136	0	791	0	639
V/C Ratio(X)	0.14	0.61	0.00	0.10	0.54	0.00	0.16	0.02	0.00	0.06	0.00	0.00
Avail Cap(c_a), veh/h	707	1173	997	669	1173	0	930	1136	0	791	0	639
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	24.5	21.1	0.0	25.3	20.7	0.0	7.2	5.4	0.0	11.3	0.0	0.0
Incr Delay (d2), s/veh	0.2	1.4	0.0	0.2	1.0	0.0	0.1	0.0	0.0	0.2	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (95%), veh/ln	0.9	6.7	0.0	0.6	5.7	0.0	1.5	0.2	0.0	0.8	0.0	0.0
Lane Grp Delay (d), s/veh	24.7	22.5	0.0	25.5	21.7	0.0	7.3	5.4	0.0	11.5	0.0	0.0
Lane Grp LOS	C	C		C	C		A	A		B		
Approach Vol, veh/h	306			261			157			50		
Approach Delay, s/veh	22.8			22.1			7.0			11.5		
Approach LOS	C			C			A			B		

Timer

Assigned Phs	4	8	5	2	6
Phs Duration (G+Y+Rc), s	20.6	20.6	11.3	41.3	30.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	39.0	39.0	10.0	25.0	25.0
Max Q Clear Time (g_c+l1), s	10.7	11.2	4.3	2.3	3.0
Green Ext Time (p_c), s	3.4	3.4	0.1	0.3	0.3

Intersection Summary

HCM 2010 Ctrl Delay 18.6

HCM 2010 LOS B

Notes

HCM 2010 TWSC
3: Rollie & SH 52

Background 2015
AM Peak Hour

Two Way Analysis cannot be performed on Signalized Intersection.

Timing Report, Sorted By Phase

3: Rollie & SH 52

AM Peak Hour



 ø2						 ø4
30 s						45 s
 ø5	 ø6				 ø8	
15 s	30 s				45 s	
Phase Number	2	4	5	6	8	
Movement	NBTL	EBTL	NBL	SBTL	WBTL	
Lead/Lag			Lead	Lag		
Lead-Lag Optimize						
Recall Mode	Max	None	None	Max	None	
Maximum Split (s)	30	45	15	30	45	

Maximum Split (%)	33.3%	50.0%	16.7%	33.3%	50.0%
Minimum Split (s)	30	28	12	24	25
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	45	0	15	45
End Time (s)	45	0	15	45	0
Yield/Force Off (s)	40	84	10	40	84
Yield/Force Off 170(s)	40	72	10	28	72
Local Start Time (s)	75	30	75	0	30
Local Yield (s)	25	69	85	25	69
Local Yield 170(s)	25	57	85	13	57

Intersection Summary

Cycle Length 90

Control Type Actuated-
Uncoordinated

Natural Cycle 65

Splits and Phases: 3: Rollie & SH 52

Lanes and Geometrics

Background 2015

6: Access & SH 52

AM Peak Hour

						
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	16	16
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	185		0	0
Storage Lanes		1	1		0	1

Taper Length (ft)	120			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.850			0.865		
Flt Protected	0.950					
Satd. Flow (prot)	1863	1583	1770	1863	0	1826
Flt Permitted	0.950					
Satd. Flow (perm)	1863	1583	1770	1863	0	1826
Link Speed (mph)	30			30	30	
Link Distance (ft)	782			329	303	
Travel Time (s)	17.8			7.5	6.9	
Intersection Summary						

Intersection

Intersection Delay, s/veh 0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	246	20	20	248	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	0	185	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	267	22	22	270	0	11

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	267	0	580	267
Stage 1	-	-	-	-	267	-
Stage 2	-	-	-	-	313	-
Follow-up Headway	-	-	2.218	-	3.518	3.318
Pot Capacity-1 Maneuver	-	-	1297	-	477	772
Stage 1	-	-	-	-	778	-
Stage 2	-	-	-	-	741	-
Time blocked-Platoon, %	-	-		-		
Mov Capacity-1 Maneuver	-	-	1297	-	469	772

Mov Capacity-2 Maneuver	-	-	-	-	469	-
Stage 1	-	-	-	-	778	-
Stage 2	-	-	-	-	728	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	9.7
HCM LOS			A

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	772	-	-	1297	-
HCM Lane V/C Ratio	0.014	-	-	0.017	-
HCM Control Delay (s)	9.7	-	-	7.823	-
HCM Lane LOS	A			A	
HCM 95th %tile Q(veh)	0.043	-	-	0.051	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation
Not Defined

Lanes and Geometrics
3: Rollie & SH 52

Background 2015
PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	16	12	12	12	12
Grade (%)	0%			0%			0%			0%		
Storage Length (ft)	180		200	210		0	100		0	0		100
Storage Lanes	1		1	1		0	1		0	0		1
Taper Length (ft)	150			220			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor F _{rt}			0.850		0.993			0.957				0.850
Flt Protected	0.950			0.950			0.950				0.991	
Satd. Flow (prot)	1770	1863	1583	1770	1850	0	1770	2020	0	0	1846	1583
Flt Permitted	0.513			0.389			0.580				0.948	
Satd. Flow (perm)	956	1863	1583	725	1850	0	1080	2020	0	0	1766	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			227		3			29				97
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		434			782			308			376	
Travel Time (s)		9.9			17.8			7.0			8.5	
Intersection Summary												
Area Type:	Other											

HCM 2010 Signalized Intersection Summary
3: Rollie & SH 52

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	87	312	209	28	231	11	241	92	37	16	73	84
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	186.3	186.3	186.3	190.0	186.3	193.7	190.0	190.0	186.3	186.3
Lanes	1	1	1	1	1	0	1	1	0	0	1	1
Cap, veh/h	294	520	442	229	520	0	751	1082	0	137	580	584
Arrive On Green	0.28	0.28	0.00	0.28	0.28	0.00	0.12	0.56	0.00	0.37	0.37	0.00
Sat Flow, veh/h	1124	1863	1583	1037	1863	0	1774	1937	0	202	1571	1583
Grp Volume(v), veh/h	95	339	0	30	251	0	262	100	0	96	0	0
Grp Sat Flow(s),veh/h/ln	1124	1863	1583	1037	1863	0	1774	1937	0	1773	0	1583
Q Serve(g_s), s	5.2	10.9	0.0	1.8	7.6	0.0	5.7	1.6	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	12.8	10.9	0.0	12.6	7.6	0.0	5.7	1.6	0.0	2.3	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.00	1.00		0.00	0.18		1.00
Lane Grp Cap(c), veh/h	294	520	442	229	520	0	751	1082	0	717	0	584
V/C Ratio(X)	0.32	0.65	0.00	0.13	0.48	0.00	0.35	0.09	0.00	0.13	0.00	0.00
Avail Cap(c_a), veh/h	627	1073	912	537	1073	0	808	1082	0	717	0	584
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	25.7	21.5	0.0	27.1	20.3	0.0	9.6	7.0	0.0	14.2	0.0	0.0
Incr Delay (d2), s/veh	0.6	1.4	0.0	0.3	0.7	0.0	0.3	0.2	0.0	0.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (50%), veh/ln	1.5	5.0	0.0	0.5	3.4	0.0	2.2	0.7	0.0	1.1	0.0	0.0
Lane Grp Delay (d), s/veh	26.3	22.9	0.0	27.3	21.0	0.0	9.8	7.1	0.0	14.6	0.0	0.0
Lane Grp LOS	C	C		C	C		A	A		B		
Approach Vol, veh/h	434			281			362			96		
Approach Delay, s/veh	23.6			21.7			9.1			14.6		
Approach LOS	C			C			A			B		

Timer					
Assigned Phs	4	8	5	2	6
Phs Duration (G+Y+Rc), s	24.9	24.9	12.8	42.8	30.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	39.0	39.0	10.0	25.0	25.0
Max Q Clear Time (g_c+I1), s	14.8	14.6	7.7	3.6	4.3
Green Ext Time (p_c), s	4.1	4.1	0.2	1.0	1.0
Intersection Summary					
HCM 2010 Ctrl Delay	17.9				
HCM 2010 LOS	B				

Notes

HCM 2010 TWSC

3: Rollie & SH 52

Two Way Analysis cannot be performed on Signalized Intersection.

Timing Report, Sorted By Phase

3: Rollie & SH 52



 ø2						 ø4
30 s						45 s
 ø5	 ø6				 ø8	
15 s	30 s				45 s	
Phase Number	2	4	5	6	8	
Movement	NBTL	EBTL	NBL	SBTL	WBTL	
Lead/Lag			Lead	Lag		
Lead-Lag Optimize						
Recall Mode	Max	None	None	Max	None	
Maximum Split (s)	30	45	15	30	45	

Maximum Split (%)	33.3%	50.0%	16.7%	33.3%	50.0%
Minimum Split (s)	30	28	12	24	25
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	45	0	15	45
End Time (s)	45	0	15	45	0
Yield/Force Off (s)	40	84	10	40	84
Yield/Force Off 170(s)	40	72	10	28	72
Local Start Time (s)	75	30	75	0	30
Local Yield (s)	25	69	85	25	69
Local Yield 170(s)	25	57	85	13	57

Intersection Summary

Cycle Length 90

Control Type Actuated-
Uncoordinated

Natural Cycle 65

Splits and Phases: 3: Rollie & SH 52

Lanes and Geometrics
6: Access & SH 52

Background 2015
PM Peak Hour

						
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	16	16
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	185		0	0
Storage Lanes		1	1		0	1
Taper Length (ft)			120		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.850			0.865	
Flt Protected			0.950			
Satd. Flow (prot)	1863	1583	1770	1863	0	1826
Flt Permitted			0.950			
Satd. Flow (perm)	1863	1583	1770	1863	0	1826
Link Speed (mph)	30			30	30	
Link Distance (ft)	782			329	303	
Travel Time (s)	17.8			7.5	6.9	
Intersection Summary						
Area Type:	Other					

Intersection

Intersection Delay, s/veh 0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	345	20	20	250	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	0	185	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	375	22	22	272	0	11

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	375	0	690	375
Stage 1	-	-	-	-	375	-
Stage 2	-	-	-	-	315	-
Follow-up Headway	-	-	2.218	-	3.518	3.318
Pot Capacity-1 Maneuver	-	-	1183	-	411	671
Stage 1	-	-	-	-	695	-
Stage 2	-	-	-	-	740	-
Time blocked-Platoon, %	-	-		-		
Mov Capacity-1 Maneuver	-	-	1183	-	403	671
Mov Capacity-2 Maneuver	-	-	-	-	403	-
Stage 1	-	-	-	-	695	-
Stage 2	-	-	-	-	726	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	10.5
HCM LOS	B		

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	671	-	-	1183	-
HCM Lane V/C Ratio	0.016	-	-	0.018	-
HCM Control Delay (s)	10.5	-	-	8.1	-
HCM Lane LOS	B	A			
HCM 95th %tile Q(veh)	0.049	-	-	0.056	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation
Not Defined

October 2013

APPENDIX "D" PHASE 1

2015 TOTAL LEVEL OF SERVICE WORKSHEETS

Lanes and Geometrics

3: Rollie & SH 52

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	16	12	12	12
Grade (%)		0%				0%			0%			0%
Storage Length (ft)	180		200		210		0	100		0	0	
Storage Lanes	1		1		1		0	1		0	0	
Taper Length (ft)	150				220			25			25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.850			0.994			0.946				
Flt Protected	0.950				0.950			0.950				0.990
Satd. Flow (prot)	1770	1863	1583	0	1770	1852	0	1770	1997	0	0	1844
Flt Permitted	0.515				0.461			0.605				0.962
Satd. Flow (perm)	959	1863	1583	0	859	1852	0	1127	1997	0	0	1792
Right Turn on Red			Yes				Yes			Yes		
Satd. Flow (RTOR)		105			3			13				
Link Speed (mph)		30			30			30				30
Link Distance (ft)		425			782			308				376
Travel Time (s)		9.7			17.8			7.0				8.5

Intersection Summary

Area Type: Other

Lane Group	SBR
Lane Configurations	
Ideal Flow (vphpl)	1900

Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	100
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	97
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	

Intersection Summary

HCM 2010 Signalized Intersection Summary 3: Rollie & SH 52

												
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Volume (veh/h)	33	266	97	7	23	230	9	123	21	12	10	38
Number	7	4	14		3	8	18	5	2	12	1	6
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	

Total 2015
AM Peak Hour

Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	186.3	186.3	186.3	190.0	186.3	193.7	190.0	190.0	186.3
Lanes	1	1	1	1	1	0	1	1	0	0	1
Cap, veh/h	262	462	393	234	462	0	810	1118	0	174	599
Arrive On Green	0.25	0.25	0.00	0.25	0.25	0.00	0.10	0.58	0.00	0.40	0.40
Sat Flow, veh/h	1125	1863	1583	1086	1863	0	1774	1937	0	263	1508
Grp Volume(v), veh/h	36	289	0	25	250	0	134	23	0	52	0
Grp Sat Flow(s),veh/h/ln	1125	1863	1583	1086	1863	0	1774	1937	0	1771	0
Q Serve(g_s), s	1.8	8.7	0.0	1.3	7.3	0.0	2.4	0.3	0.0	0.0	0.0
Cycle Q Clear(g_c), s	9.1	8.7	0.0	10.0	7.3	0.0	2.4	0.3	0.0	1.1	0.0
Prop In Lane	1.00	1.00	1.00	1.00	0.00	1.00	0.00	0.21			
Lane Grp Cap(c), veh/h	262	462	393	234	462	0	810	1118	0	773	0
V/C Ratio(X)	0.14	0.63	0.00	0.11	0.54	0.00	0.17	0.02	0.00	0.07	0.00
Avail Cap(c_a), veh/h	681	1154	981	637	1154	0	913	1118	0	773	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	24.5	21.1	0.0	25.5	20.6	0.0	7.6	5.7	0.0	11.8	0.0
Incr Delay (d2), s/veh	0.2	1.4	0.0	0.2	1.0	0.0	0.1	0.0	0.0	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (95%), veh/ln	0.9	7.3	0.0	0.7	6.1	0.0	1.6	0.2	0.0	0.9	0.0
Lane Grp Delay (d), s/veh	24.8	22.5	0.0	25.7	21.5	0.0	7.7	5.7	0.0	11.9	0.0
Lane Grp LOS	C	C		C	C		A	A		B	
Approach Vol, veh/h	325			275			157				52
Approach Delay, s/veh	22.7			21.9			7.4				11.9
Approach LOS	C			C			A				B

Timer					
Assigned Phs	4	8	5	2	6
Phs Duration (G+Y+Rc), s	21.6	21.6	11.3	41.3	30.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	39.0	39.0	10.0	25.0	25.0
Max Q Clear Time (g_c+I1), s	11.1	12.0	4.4	2.3	3.1
Green Ext Time (p_c), s	3.6	3.6	0.1	0.3	0.3

Intersection Summary

HCM 2010 Ctrl Delay 18.8

HCM 2010 LOS B

Notes

HCM 2010 Signalized Intersection Summary 3: Rollie & SH 52

Movement	SBR
Lane Configurations	↗
Volume (veh/h)	58
Number	16
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus Adj	1.00
Adj Sat Flow veh/h/ln	186.3
Lanes	1
Cap, veh/h	629
Arrive On Green	0.00
Sat Flow, veh/h	1583
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	1583
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	629
V/C Ratio(X)	0.00

Avail Cap(c_a), veh/h	629
HCM Platoon Ratio	1.00
Upstream Filter(I)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3),s/veh	0.0
%ile Back of Q (95%), veh/ln	0.0
Lane Grp Delay (d), s/veh	0.0
Lane Grp LOS	

Approach Vol, veh/h

Approach Delay, s/veh

Approach LOS

Timer

Assigned Phs

Phs Duration (G+Y+Rc),
s

Change Period (Y+Rc),
s

Max Green Setting
(Gmax), s

Max Q Clear Time
(g_c+l1), s

Green Ext Time (p_c), s

Intersection Summary

HCM 2010 TWSC

3: Rollie & SH 52

Two Way Analysis cannot be performed on Signalized
Intersection.

Timing Report, Sorted By Phase

3: Rollie & SH 52



 ø2						 ø4	
30 s						45 s	
 ø5		 ø6				 ø8	
15 s		30 s				45 s	
Phase Number		2	4	5	6	8	
Movement		NBTL	EBTL	NBL	SBTL	WBTL	
Lead/Lag				Lead	Lag		
Lead-Lag Optimize							
Recall Mode		Max	None	None	Max	None	
Maximum Split (s)		30	45	15	30	45	
Maximum Split (%)		33.3%	50.0%	16.7%	33.3%	50.0%	

Minimum Split (s)	30	28	12	24	25
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	45	0	15	45
End Time (s)	45	0	15	45	0
Yield/Force Off (s)	40	84	10	40	84
Yield/Force Off 170(s)	40	72	10	28	72
Local Start Time (s)	75	30	75	0	30
Local Yield (s)	25	69	85	25	69
Local Yield 170(s)	25	57	85	13	57

Intersection Summary

Cycle Length 90

Control Type Actuated-
Uncoordinated

Natural Cycle 65

Splits and Phases: 3: Rollie & SH 52

Lanes and Geometrics

Total 2015

6: Existing/New 3/4 & SH 52

AM
Hour Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)	0%				0%				0%		0%	
Storage Length (ft)	273		0	100		0	0		0	0		0
Storage Lanes	1		1	1		0	0		1	0		1
Taper Length (ft)	162			180			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike												
Factor Frt			0.850		0.995				0.865			0.865
Flt Protected	0.950			0.950								
Satd. Flow (prot)	1770	1863	1583	1770	1853	0	0	0	1611	0	0	1611
Flt Permitted	0.950			0.950								
Satd. Flow (perm)	1770	1863	1583	1770	1853	0	0	0	1611	0	0	1611
Link Speed (mph)		30			30			30			30	
Link Distance (ft)	782				429		313				266	
Travel Time (s)	17.8				9.8		7.1				6.0	

Intersection Summary

Area Type: Other

Intersection

Intersection Delay, s/veh 0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	21	254	20	20	248	9	0	0	10	0	0	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Yield	Yield	Yield	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	Yield	-	-	Stop	-	-	Stop
Storage Length	273	-	0	100	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	276	22	22	270	10	0	0	11	0	0	23

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	270	0	0	276	0	0	635	635	270
Stage 1	-	-	-	-	-	-	313	313	-
Stage 2	-	-	-	-	-	-	322	322	-
Follow-up Headway	2.218	-	-	2.218	-	-	3.518	4.018	3.318
Pot Capacity-1 Maneuver	1293	-	-	1287	-	-	391	396	769
Stage 1	-	-	-	-	-	-	698	657	-
Stage 2	-	-	-	-	-	-	690	651	-
Time blocked-Platoon, %	-	-	-	-	-	-	-	-	-
Mov Capacity-1 Maneuver	1293	-	-	1287	-	-	381	382	769

Total 2015

PM Peak Hour

Mov Capacity-2 Maneuver	-	-	-	-	-	-	381	382	-
Stage 1	-	-	-	-	-	-	686	646	-
Stage 2	-	-	-	-	-	-	678	639	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0.6	9.8
HCM LOS			A

Minor Lane / Major Mvmt	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1293	-	-	1287	-	-	769
HCM Lane V/C Ratio	0.018	-	-	0.017	-	-	0.03
HCM Control Delay (s)	7.834	-	-	7.845	-	-	9.8
HCM Lane LOS	A			A			A
HCM 95th %tile Q(veh)	0.054	-	-	0.052	-	-	0.092

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Lanes and Geometrics

3: Rollie & SH 52

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	16	12	12	12
Grade (%)		0%				0%			0%			0%
Storage Length (ft)	180		200		210		0	100		0	0	
Storage Lanes	1		1		1		0	1		0	0	

Lane Util. Factor
 2019 Total FWH (Phase 1) 1.00/2019 Total FWH (Phase 1) 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
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 Incline Associates

Frt	0.850	0.992	0.956	Heinicke Associates
-----	-------	-------	-------	---------------------

Satd. Flow (prot)	1770	1863	1583	0	1770	1848	0	1770	2018	0	0	1846
2015 Total PM (phase 1)	2018	2018	2015 Total PM (phase 1)	2018	2018	2018	2018	2018	2018	2018	2018	2018

Satd. Flow (perm)	933	1863	1583	0	682	1848	0	1080	2018	0	0	1758
2015 Total PM (Phase 1)	8,120	2015	2015	Total PM (Phase 1)						Synch 8 Light Report		
Page 18										Incline Associates		

Satd. Flow (RTOR)	227	4	30	McMinn Associates
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Link Speed (mph)	30	30	30	30
Link Distance (ft)	425	782	308	376
Travel Time (s)	9.7	17.8	7.0	8.5

Intersection Summary

Area Type: Other

Lane Group SBR

Lane Configurations

Ideal Flow (vphpl) 1900

Lane Width (ft) 12

Grade (%)

Storage Length (ft) 100

Storage Lanes 1

Taper Length (ft)

Lane Util. Factor 1.00

Ped Bike Factor

Frt 0.850

Flt Protected

Satd. Flow (prot) 1583

Flt Permitted

Satd. Flow (perm) 1583

Right Turn on Red Yes

Satd. Flow (RTOR) 97

Link Speed (mph)

Link Distance (ft)

Travel Time (s)

Intersection Summary

HCM 2010 Signalized Intersection Summary
3: Rollie & SH 52

												
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Volume (veh/h)	87	330	209	8	28	238	13	241	92	39	17	73
Number	7	4	14		3	8	18	5	2	12	1	6
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	186.3		186.3	186.3	190.0	186.3	193.7	190.0	190.0	186.3
Lanes	1	1	1		1	1	0	1	1	0	0	1
Cap, veh/h	298	536	456		225	536	0	742	1070	0	140	564
Arrive On Green	0.29	0.29	0.00		0.29	0.29	0.00	0.12	0.55	0.00	0.36	0.36
Sat Flow, veh/h	1116	1863	1583		1018	1863	0	1774	1937	0	216	1551
Grp Volume(v), veh/h	95	359	0		30	259	0	262	100	0	97	0
Grp Sat Flow(s),veh/h/ln	1116	1863	1583		1018	1863	0	1774	1937	0	1767	0
Q Serve(g_s), s	5.3	11.7	0.0		1.8	7.9	0.0	5.9	1.7	0.0	0.0	0.0
Cycle Q Clear(g_c), s	13.2	11.7	0.0		13.5	7.9	0.0	5.9	1.7	0.0	2.4	0.0
Prop In Lane	1.00		1.00		1.00		0.00	1.00		0.00	0.19	
Lane Grp Cap(c), veh/h	298	536	456		225	536	0	742	1070	0	704	0
V/C Ratio(X)	0.32	0.67	0.00		0.13	0.48	0.00	0.35	0.09	0.00	0.14	0.00
Avail Cap(c_a), veh/h	609	1056	898		509	1056	0	794	1070	0	704	0
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	0.00		1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	25.7	21.6	0.0		27.6	20.3	0.0	9.9	7.3	0.0	14.7	0.0

Total 2015
PM Peak Hour

Incr Delay (d2), s/veh	0.6	1.5	0.0	0.3	0.7	0.0	0.3	0.2	0.0	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (95%), veh/ln	2.7	9.2	0.0	0.9	6.4	0.0	4.0	1.3	0.0	2.0	0.0
Lane Grp Delay (d), s/veh	26.3	23.1	0.0	27.8	20.9	0.0	10.2	7.4	0.0	15.1	0.0
Lane Grp LOS	C	C		C	C		B	A		B	

Approach Vol, veh/h	454			289			362			97	
Approach Delay, s/veh	23.7			21.6			9.4			15.1	
Approach LOS	C			C			A			B	

Timer											
Assigned Phs	4			8			5	2		6	
Phs Duration (G+Y+Rc), s	25.8			25.8			13.0	43.0		30.0	
Change Period (Y+Rc), s	6.0			6.0			5.0	5.0		5.0	
Max Green Setting (Gmax), s	39.0			39.0			10.0	25.0		25.0	
Max Q Clear Time (g_c+l1), s	15.2			15.5			7.9	3.7		4.4	
Green Ext Time (p_c), s	4.3			4.3			0.2	1.0		1.0	

Intersection Summary											
HCM 2010 Ctrl Delay	18.2										
HCM 2010 LOS	B										

Notes

HCM 2010 Signalized Intersection Summary
3: Rollie & SH 52

											
Movement	SBR										
Lane Configurations											

Volume (veh/h)	84
Number	16
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus Adj	1.00
Adj Sat Flow veh/h/ln	186.3
Lanes	1
Cap, veh/h	575
Arrive On Green	0.00
Sat Flow, veh/h	1583
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	1583
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	575
V/C Ratio(X)	0.00
Avail Cap(c_a), veh/h	575
HCM Platoon Ratio	1.00
Upstream Filter(l)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3),s/veh	0.0
%ile Back of Q (95%), veh/ln	0.0
Lane Grp Delay (d), s/veh	0.0
Lane Grp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer	
Assigned Phs	
Phs Duration (G+Y+Rc), s	
Change Period (Y+Rc), s	

Max Green Setting

(Gmax), s

Max Q Clear Time

(g_c+l1), s

Green Ext Time (p_c), s

Intersection Summary

HCM 2010 TWSC

3: Rollie & SH 52

Two Way Analysis cannot be performed on Signalized
Intersection.

Timing Report, Sorted By Phase

3: Rollie & SH 52



 ø2						 ø4
30 s						45 s
 ø5	 ø6					 ø8
15 s	30 s					45 s
Phase Number	2	4	5	6	8	
Movement	NBTL	EBTL	NBL	SBTL	WBTL	
Lead/Lag			Lead	Lag		
Lead-Lag Optimize						
Recall Mode	Max	None	None	Max	None	
Maximum Split (s)	30	45	15	30	45	

Maximum Split (%)	33.3%	50.0%	16.7%	33.3%	50.0%
Minimum Split (s)	30	28	12	24	25
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	45	0	15	45
End Time (s)	45	0	15	45	0
Yield/Force Off (s)	40	84	10	40	84
Yield/Force Off 170(s)	40	72	10	28	72
Local Start Time (s)	75	30	75	0	30
Local Yield (s)	25	69	85	25	69
Local Yield 170(s)	25	57	85	13	57

Intersection Summary

Cycle Length 90

Control Type Actuated-
Uncoordinated

Natural Cycle 65

Splits and Phases: 3: Rollie & SH 52

Lanes and Geometrics

Total 2015

6: Existing/ New 3/4 & SH 52

PM Peak
Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%			0%		
Storage Length (ft)	273		0	100		0	0		0	0		0
Storage Lanes	1		1	1		0	0		1	0		1
Taper Length (ft)	162			180			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor F _{rt}			0.850		0.995				0.865			0.865
Flt Protected	0.950			0.950								
Satd. Flow (prot)	1770	1863	1583	1770	1853	0	0	0	1611	0	0	1611
Flt Permitted	0.950			0.950								
Satd. Flow (perm)	1770	1863	1583	1770	1853	0	0	0	1611	0	0	1611
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		782			429			313			266	
Travel Time (s)		17.8			9.8			7.1			6.0	

Intersection Summary

Area Type: Other

HCM 2010 TWSC

Total 2015

2015 Total PM (Phase 1) 8/13/2013 2015 Total PM (Phase 1)
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Synchro 8 Light Report
Incline Associates

Intersection

Intersection Delay,
s/veh

1

Movement

	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	20	346	20	20	260	9	0	0	10	0	0	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	Free	-	-	Stop	-	-	Stop
Storage Length	273	-	0	100	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	376	22	22	283	10	0	0	11	0	0	29

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	283	0	0	376	0	0	746	746	376	746	746	283
Stage 1	-	-	-	-	-	-	420	420	-	326	326	-
Stage 2	-	-	-	-	-	-	326	326	-	420	420	-
Follow-up Headway	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Capacity-1 Maneuver	1279	-	-	1182	-	-	330	342	670	330	342	756
Stage 1	-	-	-	-	-	-	611	589	-	687	648	-
Stage 2	-	-	-	-	-	-	687	648	-	611	589	-
Time blocked- Platoon, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Capacity-1 Maneuver	1279	-	-	1182	-	-	309	330	670	316	330	756
Mov Capacity-2 Maneuver	-	-	-	-	-	-	309	330	-	316	330	-
Stage 1	-	-	-	-	-	-	600	579	-	675	636	-
Stage 2	-	-	-	-	-	-	648	636	-	591	579	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.6	10.5	10
HCM LOS			B	B

Minor Lane / Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	670	1279	-	-	1182	-	-	756
HCM Lane V/C Ratio	0.016	0.017	-	-	0.018	-	-	0.039
HCM Control Delay (s)	10.5	7.863	-	-	8.103	-	-	10
HCM Lane LOS	B	A			A			B
HCM 95th %tile Q(veh)	0.049	0.052	-	-	0.056	-	-	0.121

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

October 2013

APPENDIX "E"

2033 BACKGROUND LEVEL OF SERVICE WORKSHEETS

Lanes and Geometrics

3: Rollie & SH 52

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	16	12	12	12	12
Grade (%)	0%				0%			0%			0%	
Storage Length (ft)	180		250	210		0	100		0	0		100
Storage Lanes	1		0	1		0	1		0	0		1
Taper Length (ft)	150			220			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike												
Factor Frt		0.970			0.996			0.951				0.850
Flt Protected	0.950			0.950			0.950				0.991	
Satd. Flow (prot)	1770	3433	0	1770	3525	0	1770	2008	0	0	1846	1583
Flt Permitted	0.373			0.224			0.592				0.963	
Satd. Flow (perm)	695	3433	0	417	3525	0	1103	2008	0	0	1794	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		43			3			16				97
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		434			782			308			376	
Travel Time (s)		9.9			17.8			7.0			8.5	
Intersection Summary												

Area Type: Other

HCM 2010 Signalized Intersection Summary

3: Rollie & SH 52

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	49	566	141	32	496	12	179	30	15	12	56	85
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	190.0	186.3	186.3	190.0	186.3	193.7	190.0	190.0	186.3	186.3
Lanes	1	2	0	1	2	0	1	1	0	0	1	1
Cap, veh/h	285	1217	0	257	1217	0	706	1005	0	131	558	557
Arrive On Green	0.33	0.33	0.00	0.33	0.33	0.00	0.10	0.52	0.00	0.35	0.35	0.00
Sat Flow, veh/h	863	3725	0	804	3725	0	1774	1937	0	203	1587	1583
Grp Volume(v), veh/h	53	615	0	35	539	0	195	33	0	74	0	0
Grp Sat Flow(s),veh/h/ln	863	1863	0	804	1863	0	1774	1937	0	1790	0	1583
Q Serve(g_s), s	3.7	9.5	0.0	2.6	8.1	0.0	4.6	0.6	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	11.8	9.5	0.0	12.1	8.1	0.0	4.6	0.6	0.0	1.9	0.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	0.18		1.00
Lane Grp Cap(c), veh/h	285	1217	0	257	1217	0	706	1005	0	689	0	557
V/C Ratio(X)	0.19	0.51	0.00	0.14	0.44	0.00	0.28	0.03	0.00	0.11	0.00	0.00
Avail Cap(c_a), veh/h	477	2044	0	436	2044	0	785	1005	0	689	0	557
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	23.5	19.3	0.0	24.2	18.8	0.0	11.1	8.4	0.0	15.5	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.3	0.0	0.2	0.3	0.0	0.2	0.1	0.0	0.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (95%), veh/ln	1.4	7.6	0.0	1.0	6.4	0.0	3.3	0.5	0.0	1.6	0.0	0.0
Lane Grp Delay (d), s/veh	23.8	19.6	0.0	24.4	19.1	0.0	11.3	8.4	0.0	15.9	0.0	0.0
Lane Grp LOS	C	B		C	B		B	A		B		
Approach Vol, veh/h	668			574			228			74		
Approach Delay, s/veh	19.9			19.4			10.9			15.9		
Approach LOS	B			B			B			B		

Timer					
Assigned Phs	4	8	5	2	6
Phs Duration (G+Y+Rc), s	29.2	29.2	11.9	41.9	30.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	39.0	39.0	10.0	25.0	25.0
Max Q Clear Time (g_c+I1), s	13.8	14.1	6.6	2.6	3.9
Green Ext Time (p_c), s	9.2	9.1	0.2	0.5	0.5
Intersection Summary					
HCM 2010 Ctrl Delay	18.2				
HCM 2010 LOS	B				

Notes

HCM 2010 TWSC
3: Rollie & SH 52

Two Way Analysis cannot be performed on Signalized Intersection.

Timing Report, Sorted By Phase

3: Rollie & SH 52



 ø2						 ø4
30 s						45 s
 ø5	 ø6				 ø8	
15 s	30 s				45 s	
Phase Number	2	4	5	6	8	
Movement	NBTL	EBTL	NBL	SBTL	WBTL	
Lead/Lag			Lead	Lag		
Lead-Lag Optimize						
Recall Mode	Max	None	None	Max	None	
Maximum Split (s)	30	45	15	30	45	

Maximum Split (%)	33.3%	50.0%	16.7%	33.3%	50.0%
Minimum Split (s)	30	28	12	24	24
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	45	0	15	45
End Time (s)	45	0	15	45	0
Yield/Force Off (s)	40	84	10	40	84
Yield/Force Off 170(s)	40	72	10	28	72
Local Start Time (s)	75	30	75	0	30
Local Yield (s)	25	69	85	25	69
Local Yield 170(s)	25	57	85	13	57

Intersection Summary

Cycle Length 90

Control Type Actuated-Uncoordinated

Natural Cycle 65

Splits and Phases: 3: Rollie & SH 52

Lanes and Geometrics

6: Access & SH 52



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↵	↑↑		↵
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	16	16
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	185		0	0
Storage Lanes		0	1		0	1

Taper Length (ft)	120			25		
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Ped Bike Factor						
Frt	0.995			0.865		
Flt Protected	0.950					
Satd. Flow (prot)	3522	0	1770	3539	0	1826
Flt Permitted	0.950					
Satd. Flow (perm)	3522	0	1770	3539	0	1826
Link Speed (mph)	30			30	30	
Link Distance (ft)	782			329	303	
Travel Time (s)	17.8			7.5	6.9	

Intersection Summary

Area Type: Other

HCM 2010 TWSC 6: Access & SH 52

Intersection

Intersection Delay, s/veh 0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	573	20	20	540	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yield	-	None	-	Stop
Storage Length	-	-	185	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	623	22	22	587	0	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	623	0	960	311
Stage 1	-	-	-	-	623	-
Stage 2	-	-	-	-	337	-
Follow-up Headway	-	-	2.22	-	3.52	3.32
Pot Capacity-1 Maneuver	-	-	954	-	254	685
Stage 1	-	-	-	-	497	-
Stage 2	-	-	-	-	695	-
Time blocked-Platoon, %	-	-	-	-	-	-
Mov Capacity-1 Maneuver	-	-	954	-	248	685

Mov Capacity-2 Maneuver	-	-	-	-	248	-
Stage 1	-	-	-	-	497	-
Stage 2	-	-	-	-	679	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	10.3
HCM LOS	B		

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	685	-	-	954	-
HCM Lane V/C Ratio	0.016	-	-	0.023	-
HCM Control Delay (s)	10.3	-	-	8.862	-
HCM Lane LOS	B			A	
HCM 95th %tile Q(veh)	0.048	-	-	0.07	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation
Not Defined

Lanes and Geometrics

3: Rollie & SH 52

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	16	12	12	12	12
Grade (%)	0%				0%			0%			0%	
Storage Length (ft)	180		200	210		0	100		0	0		100
Storage Lanes	1		0	1		0	1		0	0		1
Taper Length (ft)	150			220			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike												
Factor Frt		0.955			0.995			0.956				0.850
Flt Protected	0.950			0.950			0.950				0.991	
Satd. Flow (prot)	1770	3380	0	1770	3522	0	1770	2018	0	0	1846	1583
Flt Permitted	0.370			0.118			0.556				0.926	
Satd. Flow (perm)	689	3380	0	220	3522	0	1036	2018	0	0	1725	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		94			4			30				134
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		434			782			308			376	
Travel Time (s)		9.9			17.8			7.0			8.5	
Intersection Summary												

Area Type: Other

HCM 2010 Signalized Intersection Summary

3: Rollie & SH 52

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	127	712	305	41	526	17	352	133	55	23	106	123
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	190.0	186.3	186.3	190.0	186.3	193.7	190.0	190.0	186.3	186.3
Lanes	1	2	0	1	2	0	1	1	0	0	1	1
Cap, veh/h	316	1435	0	242	1435	0	612	934	0	112	470	477
Arrive On Green	0.39	0.39	0.00	0.39	0.39	0.00	0.12	0.48	0.00	0.30	0.30	0.00
Sat Flow, veh/h	837	3725	0	694	3725	0	1774	1937	0	202	1558	1583
Grp Volume(v), veh/h	138	774	0	45	572	0	383	145	0	140	0	0
Grp Sat Flow(s), veh/h/ln	837	1863	0	694	1863	0	1774	1937	0	1761	0	1583
Q Serve(g_s), s	11.9	13.4	0.0	4.5	9.3	0.0	10.0	3.5	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	21.1	13.4	0.0	17.8	9.3	0.0	10.0	3.5	0.0	4.7	0.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	0.18		1.00
Lane Grp Cap(c), veh/h	316	1435	0	242	1435	0	612	934	0	582	0	477
V/C Ratio(X)	0.44	0.54	0.00	0.19	0.40	0.00	0.63	0.16	0.00	0.24	0.00	0.00
Avail Cap(c_a), veh/h	387	1751	0	301	1751	0	612	934	0	582	0	477
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	26.2	19.8	0.0	26.7	18.5	0.0	17.8	12.0	0.0	21.9	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.3	0.0	0.4	0.2	0.0	2.0	0.4	0.0	1.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (95%), veh/ln	4.6	10.0	0.0	1.4	7.4	0.0	3.2	2.9	0.0	4.1	0.0	0.0
Lane Grp Delay (d), s/veh	27.2	20.1	0.0	27.1	18.7	0.0	19.8	12.4	0.0	22.9	0.0	0.0
Lane Grp LOS	C	C		C	B		B	B		C		
Approach Vol, veh/h	912			617			528			140		
Approach Delay, s/veh	21.2			19.3			17.8			22.9		
Approach LOS	C			B			B			C		

Timer					
Assigned Phs	4	8	5	2	6
Phs Duration (G+Y+Rc), s	38.0	38.0	15.0	45.0	30.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	39.0	39.0	10.0	25.0	25.0
Max Q Clear Time (g_c+l1), s	23.1	19.8	12.0	5.5	6.7
Green Ext Time (p_c), s	8.8	9.9	0.0	1.5	1.5

Intersection Summary

HCM 2010 Ctrl Delay 19.9

HCM 2010 LOS B

Notes

HCM 2010 TWSC
3: Rollie & SH 52

Two Way Analysis cannot be performed on Signalized Intersection.

Timing Report, Sorted By Phase

3: Rollie & SH 52



 ø2						 ø4
30 s						45 s
 ø5	 ø6				 ø8	
15 s	30 s				45 s	
Phase Number	2	4	5	6	8	
Movement	NBTL	EBTL	NBL	SBTL	WBTL	
Lead/Lag			Lead	Lag		
Lead-Lag Optimize						
Recall Mode	Max	None	None	Max	None	
Maximum Split (s)	30	45	15	30	45	

Maximum Split (%)	33.3%	50.0%	16.7%	33.3%	50.0%
Minimum Split (s)	30	28	12	24	24
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	45	0	15	45
End Time (s)	45	0	15	45	0
Yield/Force Off (s)	40	84	10	40	84
Yield/Force Off 170(s)	40	72	10	28	72
Local Start Time (s)	75	30	75	0	30
Local Yield (s)	25	69	85	25	69
Local Yield 170(s)	25	57	85	13	57

Intersection Summary

Cycle Length 90

Control Type Actuated-Uncoordinated

Natural Cycle 65

Splits and Phases: 3: Rollie & SH 52

Lanes and Geometrics

6: Access & SH 52



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↵	↑↑		↵
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	16	16
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	185		0	0
Storage Lanes		0	1		0	1

Taper Length (ft)	120			25		
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Ped Bike Factor						
Frt	0.996			0.865		
Flt Protected	0.950					
Satd. Flow (prot)	3525	0	1770	3539	0	1826
Flt Permitted	0.950					
Satd. Flow (perm)	3525	0	1770	3539	0	1826
Link Speed (mph)	30			30	30	
Link Distance (ft)	782			329	303	
Travel Time (s)	17.8			7.5	6.9	

Intersection Summary

Area Type: Other

HCM 2010 TWSC 6: Access & SH 52

Intersection

Intersection Delay, s/veh 0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	770	20	20	584	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yeild	-	Yeild	-	Stop
Storage Length	-	-	185	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	837	22	22	635	0	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	837	0	1198	418
Stage 1	-	-	-	-	837	-
Stage 2	-	-	-	-	361	-
Follow-up Headway	-	-	2.22	-	3.52	3.32
Pot Capacity-1 Maneuver	-	-	793	-	178	584
Stage 1	-	-	-	-	385	-
Stage 2	-	-	-	-	676	-
Time blocked-Platoon, %	-	-	-	-	-	-
Mov Capacity-1 Maneuver	-	-	793	-	173	584

Mov Capacity-2 Maneuver	-	-	-	-	173	-
Stage 1	-	-	-	-	385	-
Stage 2	-	-	-	-	657	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	11.3
HCM LOS	B		

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	584	-	-	793	-
HCM Lane V/C Ratio	0.019	-	-	0.027	-
HCM Control Delay (s)	11.3	-	-	9.668	-
HCM Lane LOS	B	A			
HCM 95th %tile Q(veh)	0.057	-	-	0.084	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation
Not Defined

October 2013

APPENDIX "F" PHASE 2
2015 TOTAL LEVEL OF SERVICE
WORKSHEETS

Lanes and Geometrics

3: Rollie

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	16	12	12	12
Grade (%)		0%				0%			0%			0%
Storage Length (ft)	250		200		0		0	150		0	0	
Storage Lanes	1		1		1		0	1		0	0	
Taper Length (ft)	150				120			25			25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.850			0.988			0.962				
Flt Protected	0.950				0.950			0.950				0.976
Satd. Flow (prot)	1770	1863	1583	0	1770	1840	0	1770	2031	0	0	1818
Flt Permitted	0.558				0.372			0.579				0.867
Satd. Flow (perm)	1039	1863	1583	0	693	1840	0	1079	2031	0	0	1615
Right Turn on Red			Yes				Yes			Yes		
Satd. Flow (RTOR)			105			7			11			
Link Speed (mph)		30				30			30			30
Link Distance (ft)		425				274			308			376
Travel Time (s)		9.7				6.2			7.0			8.5

Intersection Summary

Area Type: Other



Lane Group	SBR
Lane Configurations	
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	100

Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	124
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	

Intersection Summary

HCM 2010 Signalized Intersection Summary 3: Rollie

												
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Volume (veh/h)	61	330	97	56	31	207	18	123	30	10	46	48
Number	7	4	14		3	8	18	5	2	12	1	6
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	186.3		186.3	186.3	190.0	186.3	193.7	190.0	190.0	186.3
Lanes	1	1	1		1	1	0	1	1	0	0	1
Cap, veh/h	336	546	464		237	546	0	723	1042	0	339	327

Arrive On Green	0.29	0.29	0.00	0.29	0.29	0.00	0.10	0.54	0.00	0.36	0.36
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<u>Sat Flow, veh/h</u>	<u>1151</u>	<u>1863</u>	<u>1583</u>	<u>1018</u>	<u>1863</u>	<u>0</u>	<u>1774</u>	<u>1937</u>	<u>0</u>	<u>708</u>	<u>900</u>
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Grp Volume(v), veh/h	66	359	0	34	225	0	134	33	0	102	0
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Grp Sat Flow(s),veh/h/ln	1151	1863	1583		1018	1863	0	1774	1937	0	1608	0
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Q Serve(g_s), s	3.2	11.0	0.0	2.0	6.3	0.0	2.7	0.5	0.0	0.4	0.0
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Cycle Q Clear(g_c), s	9.5	11.0	0.0	13.0	6.3	0.0	2.7	0.5	0.0	2.5	0.0
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Prop In Lane	1.00	1.00	1.00	0.00	1.00	0.00	0.49				
Lane Grp Cap(c), veh/h	336	546	464	237	546	0	723	1042	0	666	0
V/C Ratio(X)	0.20	0.66	0.00	0.14	0.41	0.00	0.19	0.03	0.00	0.15	0.00
Avail Cap(c_a), veh/h	777	1259	1071	627	1259	0	739	1042	0	666	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	22.3	20.1	0.0	25.8	18.5	0.0	9.3	7.1	0.0	14.0	0.0
Incr Delay (d2), s/veh	0.3	1.4	0.0	0.3	0.5	0.0	0.1	0.1	0.0	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (95%), veh/ln	1.6	8.7	0.0	0.9	5.1	0.0	1.9	0.4	0.0	2.0	0.0
Lane Grp Delay (d), s/veh	22.6	21.5	0.0	26.1	19.0	0.0	9.4	7.1	0.0	14.5	0.0
Lane Grp LOS	C	C		C	B		A	A		B	
Approach Vol, veh/h	425			259			167			102	
Approach Delay, s/veh	21.7			19.9			8.9			14.5	
Approach LOS	C			B			A			B	
Timer											
Assigned Phs	4			8			5	2		6	
Phs Duration (G+Y+Rc), s	25.1			25.1			11.4	40.0		28.6	
Change Period (Y+Rc), s	6.0			6.0			5.0	5.0		5.0	
Max Green Setting (Gmax), s	44.0			44.0			7.0	35.0		23.0	
Max Q Clear Time (g_c+l1), s	13.0			15.0			4.7	2.5		4.5	
Green Ext Time (p_c), s	4.2			4.1			0.1	0.7		0.6	
Intersection Summary											
HCM 2010 Ctrl Delay	18.2										
HCM 2010 LOS	B										
Notes											

3: Rollie

Movement	SBR
Lane Configurations	
Volume (veh/h)	114
Number	16
Initial Q (Qb), veh	0
Ped-Bike Adj(A_pbT)	1.00
Parking Bus Adj	1.00
Adj Sat Flow veh/h/ln	186.3
Lanes	1
Cap, veh/h	575
Arrive On Green	0.00
Sat Flow, veh/h	1583
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	1583
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	575
V/C Ratio(X)	0.00
Avail Cap(c_a), veh/h	575
HCM Platoon Ratio	1.00
Upstream Filter(l)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3),s/veh	0.0
%ile Back of Q (95%), veh/ln	0.0
Lane Grp Delay (d), s/veh	0.0
Lane Grp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	

Timer**Assigned Phs**

Phs Duration (G+Y+Rc),

s

Change Period (Y+Rc),

s

Max Green Setting

(Gmax), s

Max Q Clear Time

(g_c+l1), s

Green Ext Time (p_c), s

Intersection Summary

HCM 2010 TWSC

3: Rollie

Two Way Analysis cannot be performed on Signalized Intersection.

Timing Report, Sorted By Phase

3: Rollie



 ø2					 ø4		
40 s					50 s		
 ø5		 ø6			 ø8		
12 s		28 s			50 s		
Phase Number	2	4	5	6	8		
Movement	NBTL	EBTL	NBL	SBTL	WBTL		
Lead/Lag			Lead	Lag			

Lead-Lag Optimize

Recall Mode	Max	None	None	Max	None
Maximum Split (s)	40	50	12	28	50
Maximum Split (%)	44.4%	55.6%	13.3%	31.1%	55.6%
Minimum Split (s)	30	28	12	24	25
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	40	0	12	40
End Time (s)	40	0	12	40	0
Yield/Force Off (s)	35	84	7	35	84
Yield/Force Off 170(s)	35	72	7	23	72
Local Start Time (s)	78	28	78	0	28
Local Yield (s)	23	72	85	23	72
Local Yield 170(s)	23	60	85	11	60

Intersection Summary

Cycle Length 90

Control Type Actuated-
Uncoordinated

Natural Cycle 65

Splits and Phases: 3: Rollie

6: Access/New 3/4 & SH 52

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%			0%		
Storage Length (ft)	273		0	100		0	0		0	0		0
Storage Lanes	1		1	1		0	0		1	0		1
Taper Length (ft)	162			180			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike												
Factor Frt			0.850		0.986				0.865			0.865
Flt Protected	0.950			0.950								
Satd. Flow (prot)	1770	1863	1583	1770	1837	0	0	0	1611	0	0	1611
Flt Permitted	0.950			0.950								
Satd. Flow (perm)	1770	1863	1583	1770	1837	0	0	0	1611	0	0	1611
Link Speed (mph)		30			30			30			30	
Link Distance (ft)	508			429			313			266		
Travel Time (s)	11.5			9.8			7.1			6.0		
Intersection Summary												

Area Type: Other

HCM 2010 TWSC

6: Access/New 3/4 & SH 52

Intersection

Intersection Delay, s/veh 1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	82	340	20	20	267	27	0	0	10	0	0	37
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	Free	-	-	Stop	-	-	Stop
Storage Length	273	-	0	100	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	89	370	22	22	290	29	0	0	11	0	0	40

Major/Minor	Major1		Major2			Minor1		Minor2				
Conflicting Flow All	290	0	0	370	0	0	882	882	370	882	882	290
Stage 1	-	-	-	-	-	-	548	548	-	334	334	-
Stage 2	-	-	-	-	-	-	334	334	-	548	548	-
Follow-up Headway	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Capacity-1 Maneuver	1272	-	-	1189	-	-	267	285	676	267	285	749
Stage 1	-	-	-	-	-	-	521	517	-	680	643	-
Stage 2	-	-	-	-	-	-	680	643	-	521	517	-
Time blocked-Platoon, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Capacity-1 Maneuver	1272	-	-	1189	-	-	236	260	676	245	260	749
Mov Capacity-2 Maneuver	-	-	-	-	-	-	236	260	-	245	260	-
Stage 1	-	-	-	-	-	-	485	481	-	632	631	-

Lanes and Geometrics

10/10/2013

Stage 2 - - - - - - 632 631 - 477 481 -

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.5	0.5	10.4	10.1
HCM LOS			B	B

Minor Lane / Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	676	1272	-	-	1189	-	-	749
HCM Lane V/C Ratio	0.016	0.07	-	-	0.018	-	-	0.054
HCM Control Delay (s)	10.4	8.043	-	-	8.084	-	-	10.1
HCM Lane LOS	B	A			A			B
HCM 95th %tile Q(veh)	0.049	0.226	-	-	0.056	-	-	0.17

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

9: SH 52 & New RI/RO



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	0			0	0	0
Storage Lanes	0			0	0	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Ped Bike Factor						

Frt	0.987			0.865		
Flt Protected						
Satd. Flow (prot)	0	3539	3493	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3539	3493	0	0	1611
Link Speed (mph)	30		30	30		
Link Distance (ft)	274		508	179		
Travel Time (s)	6.2		11.5	4.1		
Intersection Summary						
Area Type:	Other					

HCM 2010 TWSC 9:
SH 52 & New RI/RO

Intersection

Intersection Delay, s/veh 0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	0	442	277	27	0	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Stop
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	480	301	29	0	40

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	301	0	541
Stage 1	-	-	301
Stage 2	-	-	240
Follow-up Headway	2.22	-	3.52
Pot Capacity-1	1257	-	471
Maneuver			
Stage 1	-	-	725

Stage 2	-	-	-	-	777	-
Time blocked-Platoon, %	-	-	-	-		
Mov Capacity-1	1257	-	-	-	471	868
Maneuver						
Mov Capacity-2	-	-	-	-	471	-
Maneuver						
Stage 1	-	-	-	-	725	-
Stage 2	-	-	-	-	777	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9.3
HCM LOS			A

Minor Lane / Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1257	-	-	-	868
HCM Lane V/C Ratio	-	-	-	-	0.046
HCM Control Delay (s)	0	-	-	-	9.3
HCM Lane LOS	A				A
HCM 95th %tile Q(veh)	0	-	-	-	0.146

Notes
~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Lanes and Geometrics

3: Rollie

10/10/2013

												
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	16	12	12	12
Grade (%)		0%				0%			0%			0%
Storage Length (ft)	250		200		0		0	150		0	0	
Storage Lanes	1		1		1		0	1		0	0	
Taper Length (ft)	150				120			25			25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.850			0.994			0.961				
Flt Protected	0.950				0.950			0.950				0.980
Satd. Flow (prot)	1770	1863	1583	0	1770	1852	0	1770	2029	0	0	1825
Flt Permitted	0.189				0.347			0.526				0.825
Satd. Flow (perm)	352	1863	1583	0	646	1852	0	980	2029	0	0	1537
Right Turn on Red			Yes				Yes			Yes		
Satd. Flow (RTOR)			227			3			23			
Link Speed (mph)		30				30			30			30
Link Distance (ft)		425				274			308			376
Travel Time (s)		9.7				6.2			7.0			8.5

Intersection Summary

Area Type: Other

Lane Group	SBR
Lane Configurations	
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	

2015 Total PM (Phase 2) Two Lane(Optimized) 8/13/2013 2015 Total PM (Phase 2) Two

Lane(Optimized)
Incline Associates

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HCM 2010 Signalized Intersection Capacity Analysis

3: Rollie

10/10/2013

Storage Length (ft) 100

Storage Lanes 1

Taper Length (ft)

Lane Util. Factor 1.00

Ped Bike Factor

Frt 0.850

Flt Protected

Satd. Flow (prot) 1583

Flt Permitted

Satd. Flow (perm) 1583

Right Turn on Red Yes

Satd. Flow (RTOR) 155

Link Speed (mph)

Link Distance (ft)

Travel Time (s)

Intersection Summary

												
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Volume (veh/h)	123	419	209	59	38	540	21	241	103	37	55	83
Number	7	4	14		3	8	18	5	2	12	1	6
Initial Q, veh	0	0	0		0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863		1863	1863	1900	1863	1937	1900	1900	1863
Lanes	1	1	1		1	1	0	1	1	0	0	1
Lane Assignment												
Cap, veh/h	275	881	749		367	881	0	484	771	0	177	242

2015 Total PM (Phase 2) Two Lane(Optimized) 8/13/2013 2015 Total PM (Phase 2) Two Lane(Optimized)
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HCM 2010 Signalized Intersection Capacity Analysis

3: Rollie

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HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.47	0.47	0.00	0.47	0.47	0.00	0.12	0.40	0.00	0.22	0.22
Ln Grp Delay, s/veh	31.5	16.2	0.0	21.8	18.8	0.0	22.1	16.8	0.0	30.6	0.0
Ln Grp LOS	C	B		C	B		C	B		C	
Approach Vol, veh/h		589			628			374			150
Approach Delay, s/veh		19.7			19.0			20.5			30.6
Approach LOS		B			B			C			C
Timer:		1	2	3	4	5	6	7	8		
Assigned Phs			2		4	5	6		8		
Case No			4.0		5.0	1.2	28.0		6.0		
Phs Duration (G+Y+Rc), s			39.0		46.4	15.0	24.0		46.4		
Change Period (Y+Rc), s			5.0		6.0	5.0	5.0		6.0		
Max Allow Headway (MAH), s			5.3		5.1	3.8	5.3		5.1		
Max Green (Gmax), s			34.0		45.0	10.0	19.0		45.0		
Max Q Clear (g_c+l1), s			5.2		35.4	11.4	8.4		22.7		
Green Ext Time (g_e), s			1.5		5.0	0.0	1.0		7.9		
Prob of Phs Call (p_c)			1.00		1.00	1.00	1.00		1.00		
Prob of Max Out (p_x)			0.00		0.67	1.00	0.10		0.22		

Left-Turn Movement Data

Assigned Mvmt			7	5	1	3
Mvmt Sat Flow, veh/h			825	1774	531	932

Through Movement Data

Assigned Mvmt		2	4	6	8
Mvmt Sat Flow, veh/h		1937	1863	1088	1863

2015 Total PM (Phase 2) Two Lane(Optimized) 8/13/2013 2015 Total PM (Phase 2) Two

Lane(Optimized)
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HCM 2010 Signalized Intersection Capacity Analysis

3: Rollie

10/10/2013

Right-Turn Movement Data

Assigned Mvmt	12	14	16	18
Mvmt Sat Flow, veh/h	0	1583	1583	0

Left Lane Group Data

Assigned Mvmt	0	0	0	7	5	1	0	3
Lane Assignment	LL (Pr/Pm)			L+T		L		
Lanes in Grp	0	0	0	1	1	1	0	1
Grp Vol (v), veh/h	0	0	0	134	262	150	0	41
Grp Sat Flow (s), veh/h/ln	0	0	0	825	1774	1619	0	932
Q Serve Time (g_s), s	0.0	0.0	0.0	12.7	9.4	3.4	0.0	2.7
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	33.4	9.4	6.4	0.0	17.3

Movement SBR

Lane Configurations

Volume (veh/h)	143
Number	16
Initial Q, veh	0
Ped-Bike Adj (A_pbT)	1.00
Parking Bus Adj	1.00
Adj Sat Flow, veh/h/ln	1863
Lanes	1

Lane Assignment

Cap, veh/h	352
HCM Platoon Ratio	1.00
Prop Arrive On Green	0.00
Ln Grp Delay, s/veh	0.0

Ln Grp LOS

Approach Vol, veh/h

Approach Delay, s/veh

Approach LOS

Timer:

HCM 2010 Signalized Intersection Capacity Analysis

3: Rollie

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Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	825	1301	1301	0	932
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	40.4	21.0	19.0	0.0	40.4
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	19.7	12.6	19.0	0.0	25.9
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	12.7	2.1	3.4	0.0	2.7
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	3.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	3.0	0.0	0.0
Prop LT Inside Lane (P_L)	0.00	0.00	0.00	1.00	1.00	0.40	0.00	1.00
Lane Grp Cap (c), veh/h	0	0	0	275	484	419	0	367
V/C Ratio (X)	0.00	0.00	0.00	0.49	0.54	0.36	0.00	0.11
Avail Cap (c_a), veh/h	0	0	0	319	484	419	0	417
Upstream Filter (I)	0.00	0.00	0.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	30.2	20.8	28.2	0.0	21.7
Incr Delay (d2), s/veh	0.0	0.0	0.0	1.3	1.2	2.4	0.0	0.1
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	31.5	22.1	30.6	0.0	21.8
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	2.6	4.0	2.7	0.0	0.6
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.1	0.2	0.3	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	0.00	0.00	1.80	1.80	1.80	0.00	1.80
%ile Back of Q (95%), veh/ln	0.0	0.0	0.0	4.9	7.5	5.4	0.0	1.2
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.50	1.27	0.40	0.00	0.13
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T			T			T	
Lanes in Grp	0	1	0	1	0	0	0	1
Grp Vol (v), veh/h	0	112	0	455	0	0	0	587
Grp Sat Flow (s), veh/h/ln	0	1937	0	1863	0	0	0	1863
Q Serve Time (g_s), s	0.0	3.2	0.0	14.5	0.0	0.0	0.0	20.7
Cycle Q Clear Time (g_c), s	0.0	3.2	0.0	14.5	0.0	0.0	0.0	20.7
Lane Grp Cap (c), veh/h	0	771	0	881	0	0	0	881
V/C Ratio (X)	0.00	0.15	0.00	0.52	0.00	0.00	0.00	0.67
Avail Cap (c_a), veh/h	0	771	0	982	0	0	0	982
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	16.4	0.0	15.7	0.0	0.0	0.0	17.3
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.5	0.0	0.0	0.0	1.5
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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Control Delay (d), s/veh	0.0	16.8	0.0	16.2	0.0	0.0	0.0	18.8
1st-Term Q (Q1), veh/ln	0.0	1.5	0.0	6.3	0.0	0.0	0.0	9.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.4
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.80	0.00	1.65	0.00	1.00	0.00	1.54
%ile Back of Q (95%), veh/ln	0.0	2.8	0.0	10.6	0.0	0.0	0.0	14.3
%ile Storage Ratio (RQ%)	0.00	0.26	0.00	0.69	0.00	0.00	0.00	1.66

Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment			R		R			
Lanes in Grp	0	0	0	1	0	1	0	0
Grp Vol (v), veh/h	0	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	1583	0	1583	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.00	0.00	1.00	0.00	1.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	0	0	749	0	352	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	834	0	352	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (95%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0

2015 Total PM (Phase 2) Two Lane(Optimized) 8/13/2013 2015 Total PM (Phase 2) Two

Lane(Optimized)
Incline Associates

Synchro 8 Light Report
Page 6

Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
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Intersection Summary

HCM 2010 Ctrl Delay 20.5

HCM 2010 LOS C

Notes

HCM 2010 TWSC

3: Rollie

Two Way Analysis cannot be performed on Signalized Intersection.

Timing Report, Sorted By Phase

3: Rollie



 ø2					 ø4		
39 s					51 s		
 ø5		 ø6			 ø8		
15 s		24 s			51 s		
Phase Number	2	4	5	6	8		
Movement	NBTL	EBTL	NBL	SBTL	WBTL		
Lead/Lag	Lead			Lag			
Lead-Lag Optimize							
Recall Mode	Max	None	None	Max	None		

Maximum Split (s)	39	51	15	24	51
Maximum Split (%)	43.3%	56.7%	16.7%	26.7%	56.7%
Minimum Split (s)	30	28	12	24	25
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	39	0	15	39
End Time (s)	39	0	15	39	0
Yield/Force Off (s)	34	84	10	34	84
Yield/Force Off 170(s)	34	72	10	22	72
Local Start Time (s)	75	24	75	0	24
Local Yield (s)	19	69	85	19	69
Local Yield 170(s)	19	57	85	7	57

Intersection Summary

Cycle Length 90

Control Type Actuated-
Uncoordinated

Natural Cycle 70

Splits and Phases: 3: Rollie

Lanes and Geometrics

6: Access/New 3/4 & SH 52

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	

											10/10/2013	
Storage Length (ft)	273		0	100		0	0		0	0		0
Storage Lanes	1		1	1		0	0		1	0		1
Taper Length (ft)	162			180			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike												
Factor Frt			0.850		0.992				0.865			0.865
Flt Protected	0.950			0.950								
Satd. Flow (prot)	1770	1863	1583	1770	1848	0	0	0	1611	0	0	1611
Flt Permitted	0.950			0.950								
Satd. Flow (perm)	1770	1863	1583	1770	1848	0	0	0	1611	0	0	1611
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		508			429			313			266	
Travel Time (s)		11.5			9.8			7.1			6.0	

Intersection Summary

Area Type: Other

HCM 2010 TWSC

6: Access/New 3/4 & SH 52

Intersection												
Intersection Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	107	443	20	20	616	36	0	0	10	0	0	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	Free	-	-	Stop	-	-	Stop
Storage Length	273	-	0	100	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	116	482	22	22	670	39	0	0	11	0	0	42

Major/Minor	Major1		Major2			Minor1			Minor2			
Conflicting Flow All	670	0	0	482	0	0	1427	1427	482	1427	1427	670
Stage 1	-	-	-	-	-	-	714	714	-	713	713	-
Stage 2	-	-	-	-	-	-	713	713	-	714	714	-
Follow-up Headway	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Capacity-1 Maneuver	920	-	-	1081	-	-	113	135	584	113	135	457
Stage 1	-	-	-	-	-	-	422	435	-	423	435	-
Stage 2	-	-	-	-	-	-	423	435	-	422	435	-
Time blocked-Platoon, %	-	-	-	-	-	-	-	-	-	-	-	-

												10/10/2013
Mov Capacity-1	920	-	-	1081	-	-	91	116	584	99	116	457
Maneuver												
Mov Capacity-2	-	-	-	-	-	-	91	116	-	99	116	-
Maneuver												
Stage 1	-	-	-	-	-	-	369	380	-	370	426	-
Stage 2	-	-	-	-	-	-	376	426	-	362	380	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.8	0.2	11.3	13.7
HCM LOS			B	B

Minor Lane / Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	584	920	-	-	1081	-	-	457
HCM Lane V/C Ratio	0.019	0.126	-	-	0.02	-	-	0.093
HCM Control Delay (s)	11.3	9.478	-	-	8.399	-	-	13.7
HCM Lane LOS	B	A			A			B
HCM 95th %tile Q(veh)	0.057	0.432	-	-	0.062	-	-	0.305

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Lanes and Geometrics

9: SH 52 & New RI/RO



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	0			0	0	0
Storage Lanes	0			0	0	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Ped Bike Factor						
Frt			0.992			0.865
Flt Protected						
Satd. Flow (prot)	0	3539	3511	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3539	3511	0	0	1611
Link Speed (mph)		30	30		30	
Link Distance (ft)		274	508		179	
Travel Time (s)		6.2	11.5		4.1	
Intersection Summary						

Area Type: Other

HCM 2010 TWSC 9:
SH 52 & New RI/RO

Intersection

Intersection Delay, s/veh 0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	0	570	619	36	0	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Stop
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	620	673	39	0	42

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	673	0	-	0	983	336
Stage 1	-	-	-	-	673	-
Stage 2	-	-	-	-	310	-
Follow-up Headway	2.22	-	-	-	3.52	3.32
Pot Capacity-1 Maneuver	914	-	-	-	246	660
Stage 1	-	-	-	-	468	-
Stage 2	-	-	-	-	717	-
Time blocked- Platoon, %	-	-	-	-	-	-

Mov	Capacity-1	914	-	-	-	246	660
Maneuver							
Mov	Capacity-2	-	-	-	-	246	-
Maneuver							
	Stage 1	-	-	-	-	468	-
	Stage 2	-	-	-	-	717	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.8
HCM LOS			B

Minor Lane / Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	914	-	-	-	660
HCM Lane V/C Ratio	-	-	-	-	0.064
HCM Control Delay (s)	0	-	-	-	10.8
HCM Lane LOS	A				B
HCM 95th %tile Q(veh)	0	-	-	-	0.205

Notes
~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

October 2013

APPENDIX "G" PHASE 2

2033 TOTAL LEVEL OF SERVICE WORKSHEETS

Lanes and Geometrics

3: Rollie

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	16	12	12	12	12
Grade (%)	0%				0%			0%			0%	
Storage Length (ft)	250		200	0		0	100		0	0		100
Storage Lanes	1		0	1		0	2		0	0		1
Taper Length (ft)	150			120			75			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	0.97	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.973			0.995			0.959				0.850
Flt Protected	0.950			0.950			0.950				0.979	
Satd. Flow (prot)	1770	3444	0	1770	3522	0	3433	2025	0	0	1824	1583
Flt Permitted	0.329			0.205			0.557				0.867	
Satd. Flow (perm)	613	3444	0	382	3522	0	2013	2025	0	0	1615	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		40			6			16				153
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		425			274			308			376	
Travel Time (s)		9.7			6.2			7.0			8.5	
Intersection Summary												
Area Type:	Other											

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	76	647	141	41	571	21	179	39	15	49	65	141
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	190.0	186.3	186.3	190.0	186.3	193.7	190.0	190.0	186.3	186.3
Lanes	1	2	0	1	2	0	2	1	0	0	1	1
Cap, veh/h	306	1433	0	275	1433	0	1171	907	0	257	318	490
Arrive On Green	0.38	0.38	0.00	0.38	0.38	0.00	0.09	0.47	0.00	0.31	0.31	0.00
Sat Flow, veh/h	800	3725	0	741	3725	0	3442	1937	0	608	1030	1583
Grp Volume(v), veh/h	83	703	0	45	621	0	195	42	0	124	0	0
Grp Sat Flow(s),veh/h/ln	800	1863	0	741	1863	0	1721	1937	0	1638	0	1583
Q Serve(g_s), s	6.4	10.7	0.0	3.7	9.2	0.0	2.6	0.9	0.0	1.2	0.0	0.0
Cycle Q Clear(g_c), s	15.6	10.7	0.0	14.4	9.2	0.0	2.6	0.9	0.0	3.9	0.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	0.43		1.00
Lane Grp Cap(c), veh/h	306	1433	0	275	1433	0	1171	907	0	575	0	490
V/C Ratio(X)	0.27	0.49	0.00	0.16	0.43	0.00	0.17	0.05	0.00	0.22	0.00	0.00
Avail Cap(c_a), veh/h	469	2193	0	426	2193	0	1177	907	0	575	0	490
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	22.7	17.4	0.0	22.9	17.0	0.0	13.2	10.8	0.0	19.1	0.0	0.0
Incr Delay (d2), s/veh	0.5	0.3	0.0	0.3	0.2	0.0	0.1	0.1	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (95%), veh/ln	2.3	8.3	0.0	1.2	7.2	0.0	1.8	0.7	0.0	3.2	0.0	0.0
Lane Grp Delay (d), s/veh	23.2	17.7	0.0	23.2	17.2	0.0	13.3	10.9	0.0	20.0	0.0	0.0
Lane Grp LOS	C	B		C	B		B	B		B		
Approach Vol, veh/h	786			666			237			124		
Approach Delay, s/veh	18.3			17.6			12.9			20.0		
Approach LOS	B			B			B			B		

Timer					
Assigned Phs	4	8	5	2	6
Phs Duration (G+Y+Rc), s	34.8	34.8	11.9	40.0	28.1
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	44.0	44.0	7.0	35.0	23.0
Max Q Clear Time (g_c+l1), s	17.6	16.4	4.6	2.9	5.9
Green Ext Time (p_c), s	11.2	11.4	0.1	0.9	0.8

Intersection Summary

HCM 2010 Ctrl Delay 17.4

HCM 2010 LOS B

Notes

HCM 2010 TWSC
3: Rollie

Two Way Analysis cannot be performed on Signalized Intersection.

Timing Report, Sorted By Phase

3: Rollie



 ø2						 ø4					
40 s						50 s					
 ø5						 ø6					
12 s						28 s					
 ø8						50 s					
Phase Number	2	4	5	6	8						
Movement	NBTL	EBTL	NBL	SBTL	WBTL						
Lead/Lag			Lead	Lag							
Lead-Lag Optimize											
Recall Mode	Max	None	None	Max	None						
Maximum Split (s)	40	50	12	28	50						

Maximum Split (%)	44.4%	55.6%	13.3%	31.1%	55.6%
Minimum Split (s)	30	28	12	24	25
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	40	0	12	40
End Time (s)	40	0	12	40	0
Yield/Force Off (s)	35	84	7	35	84
Yield/Force Off 170(s)	35	72	7	23	72
Local Start Time (s)	78	28	78	0	28
Local Yield (s)	23	72	85	23	72
Local Yield 170(s)	23	60	85	11	60

Intersection Summary

Cycle Length 90

Control Type Actuated-
Uncoordinated

Natural Cycle 65

Splits and Phases: 3: Rollie

6: Access/New 3/4 & SH 52

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%			0%		
Storage Length (ft)	273		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		1	0		1
Taper Length (ft)	162			180			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor Frt		0.988			0.993				0.865			0.865
Flt Protected	0.950			0.950								
Satd. Flow (prot)	1770	3497	0	1770	3514	0	0	0	1611	0	0	1611
Flt Permitted	0.950			0.950								
Satd. Flow (perm)	1770	3497	0	1770	3514	0	0	0	1611	0	0	1611
Link Speed (mph)		30			30			30			30	
Link Distance (ft)	508			429			313			266		
Travel Time (s)	11.5			9.8			7.1			6.0		

Intersection Summary

Area Type: Other

HCM 2010 TWSC

6: Access/New 3/4 & SH 52

Intersection

Intersection Delay, 1.3
s/veh

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	82	576	50	50	546	27	0	0	25	0	0	37
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	Free	-	-	Stop	-	-	Stop
Storage Length	273	-	-	100	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	89	626	54	54	593	29	0	0	27	0	0	40

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	593	0	0	626	0	0	1209	1506	313	1193	1506	297
Stage 1	-	-	-	-	-	-	804	804	-	702	702	-
Stage 2	-	-	-	-	-	-	405	702	-	491	804	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	979	-	-	952	-	-	139	120	683	142	120	699
Stage 1	-	-	-	-	-	-	343	394	-	395	439	-
Stage 2	-	-	-	-	-	-	593	439	-	528	394	-
Time blocked-Platoon, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Capacity-1 Maneuver	979	-	-	952	-	-	117	103	683	121	103	699

Mov Capacity-2 Maneuver	-	-	-	-	-	-	117	103	-	121	103	-
Stage 1	-	-	-	-	-	-	312	358	-	359	414	-
Stage 2	-	-	-	-	-	-	527	414	-	461	358	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0.7	10.5	10.5
HCM LOS			B	B

Minor Lane / Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	683	979	-	-	952	-	-	699
HCM Lane V/C Ratio	0.04	0.091	-	-	0.057	-	-	0.058
HCM Control Delay (s)	10.5	9.045	-	-	9.01	-	-	10.5
HCM Lane LOS	B	A			A			B
HCM 95th %tile Q(veh)	0.124	0.3	-	-	0.181	-	-	0.183

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

9: SH 52 & New RI/RO



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑↑			↑
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	0			0	0	0
Storage Lanes	0			0	0	1

Lanes and Geometrics

10/10/2013

Taper Length (ft)	25			25		
Lane Util. Factor	1.00	0.95	0.91	0.91	1.00	1.00
Ped Bike Factor						
Frt	0.993			0.865		
Flt Protected						
Satd. Flow (prot)	0	3539	5050	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3539	5050	0	0	1611
Link Speed (mph)	30		30	30		
Link Distance (ft)	274		508	179		
Travel Time (s)	6.2		11.5	4.1		
Intersection Summary						
Area Type:	Other					

HCM 2010 TWSC 9: SH 52 & New RI/RO

Intersection

Intersection Delay, s/veh 0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	0	705	556	27	0	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Stop
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	766	604	29	0	40

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	604	0	987
Stage 1	-	-	604
Stage 2	-	-	383
Follow-up Headway	3.12	-	3.67
Pot Capacity-1 Maneuver	605	-	277
Stage 1	-	-	431

Lanes and Geometrics

10/10/2013

Stage 2	-	-	-	-	637	-
Time blocked-Platoon, %		-	-	-	-	
Mov Capacity-1	605	-	-	-	277	592
Maneuver						
Mov Capacity-2	-	-	-	-	277	-
Maneuver						
Stage 1	-	-	-	-	431	-
Stage 2	-	-	-	-	637	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	11.5
HCM LOS			B

Minor Lane / Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	605	-	-	-	592
HCM Lane V/C Ratio	-	-	-	-	0.068
HCM Control Delay (s)	0	-	-	-	11.5
HCM Lane LOS	A				B
HCM 95th %tile Q(veh)	0	-	-	-	0.218

Notes
~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Lanes and Geometrics

10/10/2013

3: Rollie

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	16	12	12	12	12
Grade (%)	0%			0%			0%			0%		
Storage Length (ft)	250		200	0		0	100		0	0		100
Storage Lanes	1		0	1		0	2		0	0		1
Taper Length (ft)	150			120			75			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	0.97	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor Frt		0.959			0.993			0.959				0.850
Flt Protected	0.950			0.950			0.950				0.983	
Satd. Flow (prot)	1770	3394	0	1770	3514	0	3433	2025	0	0	1831	1583
Flt Permitted	0.372			0.112			0.472				0.819	
Satd. Flow (perm)	693	3394	0	209	3514	0	1706	2025	0	0	1526	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		85			8			25				198
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		425			274			308			376	
Travel Time (s)		9.7			6.2			7.0			8.5	
Intersection Summary												
Area Type:	Other											

HCM 2010 Signalized Intersection Summary

3: Rollie

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	163	810	305	51	541	27	352	145	55	62	116	182
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow veh/h/ln	186.3	186.3	190.0	186.3	186.3	190.0	186.3	193.7	190.0	190.0	186.3	186.3
Lanes	1	2	0	1	2	0	2	1	0	0	1	1
Cap, veh/h	364	1641	0	256	1641	0	929	825	0	187	326	443
Arrive On Green	0.44	0.44	0.00	0.44	0.44	0.00	0.09	0.43	0.00	0.28	0.28	0.00
Sat Flow, veh/h	825	3725	0	628	3725	0	3442	1937	0	459	1165	1583
Grp Volume(v), veh/h	177	880	0	55	588	0	383	158	0	193	0	0
Grp Sat Flow(s), veh/h/ln	825	1863	0	628	1863	0	1721	1937	0	1623	0	1583
Q Serve(g_s), s	14.9	14.2	0.0	5.8	8.6	0.0	6.3	4.2	0.0	3.8	0.0	0.0
Cycle Q Clear(g_c), s	23.6	14.2	0.0	20.0	8.6	0.0	6.3	4.2	0.0	7.5	0.0	0.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.00	0.35		1.00
Lane Grp Cap(c), veh/h	364	1641	0	256	1641	0	929	825	0	513	0	443
V/C Ratio(X)	0.49	0.54	0.00	0.22	0.36	0.00	0.41	0.19	0.00	0.38	0.00	0.00
Avail Cap(c_a), veh/h	442	1994	0	315	1994	0	929	825	0	513	0	443
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	23.1	16.8	0.0	24.2	15.3	0.0	17.9	14.8	0.0	23.9	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.3	0.0	0.4	0.1	0.0	0.3	0.5	0.0	2.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q (95%), veh/ln	5.6	10.4	0.0	1.7	6.8	0.0	4.7	3.7	0.0	6.2	0.0	0.0
Lane Grp Delay (d), s/veh	24.1	17.1	0.0	24.6	15.4	0.0	18.2	15.3	0.0	26.0	0.0	0.0
Lane Grp LOS	C	B		C	B		B	B		C		
Approach Vol, veh/h	1057			643			541			193		
Approach Delay, s/veh	18.3			16.2			17.3			26.0		
Approach LOS	B			B			B			C		

Timer

Assigned Phs	4	8	5	2	6
Phs Duration (G+Y+Rc), s	42.2	42.2	12.0	40.0	28.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	44.0	44.0	7.0	35.0	23.0
Max Q Clear Time (g_c+l1), s	25.6	22.0	8.3	6.2	9.5
Green Ext Time (p_c), s	10.7	11.9	0.0	2.1	1.7

Intersection Summary

HCM 2010 Ctrl Delay 18.1

HCM 2010 LOS B

Notes

HCM 2010 TWSC

3: Rollie

Two Way Analysis cannot be performed on Signalized Intersection.

Timing Report, Sorted By Phase

3: Rollie



 ø2						 ø4
40 s						50 s
 ø5						 ø8
12 s						50 s
 ø6						
28 s						
Phase Number	2	4	5	6	8	
Movement	NBTL	EBTL	NBL	SBTL	WBTL	
Lead/Lag			Lead	Lag		
Lead-Lag Optimize						
Recall Mode	Max	None	None	Max	None	
Maximum Split (s)	40	50	12	28	50	

Maximum Split (%)	44.4%	55.6%	13.3%	31.1%	55.6%
Minimum Split (s)	30	28	12	24	25
Yellow Time (s)	3	4	3	3	4
All-Red Time (s)	2	2	2	2	2
Minimum Initial (s)	7	10	7	7	10
Vehicle Extension (s)	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0
Walk Time (s)	0	7		7	7
Flash Dont Walk (s)	0	12		12	12
Dual Entry	Yes	Yes	No	Yes	Yes
Inhibit Max	Yes	Yes	Yes	No	Yes
Start Time (s)	0	40	0	12	40
End Time (s)	40	0	12	40	0
Yield/Force Off (s)	35	84	7	35	84
Yield/Force Off 170(s)	35	72	7	23	72
Local Start Time (s)	78	28	78	0	28
Local Yield (s)	23	72	85	23	72
Local Yield 170(s)	23	60	85	11	60

Intersection Summary

Cycle Length 90

Control Type Actuated-
Uncoordinated

Natural Cycle 65

Splits and Phases: 3: Rollie

Lanes and Geometrics

6: Access/New 3/4 & SH 52

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)	0%				0%			0%			0%	
Storage Length (ft)	273		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		1	0		1

Taper Length (ft)	162		180		25		25					
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike												
Factor Frt	0.991		0.992				0.865				0.865	
Flt Protected	0.950		0.950									
Satd. Flow (prot)	1770	3507	0	1770	3511	0	0	0	1611	0	0	1611
Flt Permitted	0.950		0.950									
Satd. Flow (perm)	1770	3507	0	1770	3511	0	0	0	1611	0	0	1611
Link Speed (mph)	30		30				30				30	
Link Distance (ft)	508		429		313		266					
Travel Time (s)	11.5		9.8		7.1		6.0					

Intersection Summary

Area Type: Other

HCM 2010 TWSC

6: Access/New 3/4 & SH 52

Intersection												
Intersection Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	107	770	50	50	616	36	0	0	25	0	0	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Yield	-	-	Free	-	-	Stop	-	-	Stop
Storage Length	273	-	-	100	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	116	837	54	54	670	39	0	0	27	0	0	42
Major/Minor	Major1		Major2			Minor1			Minor2			
Conflicting Flow All	670	0	0	837	0	0	1513	1848	418	1429	1848	335
Stage 1	-	-	-	-	-	-	1070	1070	-	778	778	-
Stage 2	-	-	-	-	-	-	443	778	-	651	1070	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	916	-	-	793	-	-	82	74	584	95	74	661
Stage 1	-	-	-	-	-	-	236	296	-	355	405	-
Stage 2	-	-	-	-	-	-	564	405	-	424	296	-

Time blocked-Platoon, %	-	-	-	-	-	-	-	-	-	-	-	-	-
Mov Capacity-1 Maneuver	916	-	-	793	-	-	66	60	584	78	60	661	-
Mov Capacity-2 Maneuver	-	-	-	-	-	-	66	60	-	78	60	-	-
Stage 1	-	-	-	-	-	-	206	259	-	310	377	-	-
Stage 2	-	-	-	-	-	-	492	377	-	353	259	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.1	0.7	11.5	10.8
HCM LOS			B	B

Minor Lane / Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	584	916	-	-	793	-	-	661
HCM Lane V/C Ratio	0.047	0.127	-	-	0.069	-	-	0.064
HCM Control Delay (s)	11.5	9.501	-	-	9.873	-	-	10.8
HCM Lane LOS	B	A			A			B
HCM 95th %tile Q(veh)	0.146	0.434	-	-	0.22	-	-	0.205

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Lanes and Geometrics

9: SH 52 & New RI/RO



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑↑			↑
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	0			0	0	0
Storage Lanes	0			0	0	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.91	0.91	1.00	1.00
Ped Bike Factor						
Frt			0.992			0.865
Flt Protected						
Satd. Flow (prot)	0	3539	5045	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3539	5045	0	0	1611
Link Speed (mph)		30	30		30	
Link Distance (ft)		274	508		179	
Travel Time (s)		6.2	11.5		4.1	
Intersection Summary						

Area Type: Other

HCM 2010 TWSC 9:

SH 52 & New RI/RO

Intersection

2033 Total PM (Phase 2) Opt 8/13/2013 2033 Total PM (Phase 2) Opt
Incline Associates

Synchro 8 Light Report
Page 10

Intersection Delay, s/veh 0.3

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Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	0	927	619	36	0	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Stop
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1008	673	39	0	42

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Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	673 0	- 0	1177 336
Stage 1	- -	- -	673 -
Stage 2	- -	- -	504 -
Follow-up Headway	3.12 -	- -	3.67 3.92
Pot Capacity-1 Maneuver	561 -	- -	215 563
Stage 1	- -	- -	392 -
Stage 2	- -	- -	554 -
Time blocked-Platoon, %	-	- -	
Mov Capacity-1 Maneuver	561 -	- -	215 563
Mov Capacity-2 Maneuver	- -	- -	215 -
Stage 1	- -	- -	392 -

Stage 2	-	-	-	-	554	-
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Approach	EB	WB	SB
HCM Control Delay, s	0	0	11.9
HCM LOS			B

Minor Lane / Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	561	-	-	-	563
HCM Lane V/C Ratio	-	-	-	-	0.075
HCM Control Delay (s)	0	-	-	-	11.9
HCM Lane LOS	A				B
HCM 95th %tile Q(veh)	0	-	-	-	0.243

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation
Not Defined

October 2013

APPENDIX "H"

CDOT SIGNAL TIMING

0 + Key				Phase + Key				EB		NBLT		SB		WB	
FUNCTION	KEY	12345678	FUNCTION	KEY	Ph 1	Ph 2	Ph 3	Ph 4	Ph 5	Phase		Ph 6	Ph 7	NB	
Vehicle Recall	0	2 6	Max I	0	0	45	15	30	0			45	0	30	
Ped Recall	1		Max II/HFDW	1	0	0	0	0	0			0	0	0	
Red Lock	2		Walk	2	0	7	0	7	0			7	0	0	
Yellow Lock	3		Flashing DW	3	0	12	0	12	0			12	0	0	
Permits	4	234 678	Max Initial	4	0	0	0	0	0			0	0	0	
Ped Phases	5	2 4 6 8	Min Green	5	0	10	7	7	0			10	0	7	
Lead Phases	6	1 3 5 7	TBR	6	0	0	0	0	0			0	0	0	
Double Entry	7	4 8	TTR	7	0	0	0	0	0			0	0	0	
Sequential Timing	8		Observe Gap	8	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	
Startup Green	9		Passage	9	0.0	3.0	5.0	3.0	0.0			5.0	0.0	3.0	
Overlap A	A		Min Gap	A	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	
Overlap B	B		Added Actuation	B	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	
Overlap C	C		Yellow	C	0.0	4.0	3.0	3.0	0.0			4.0	0.0	3.0	
Overlap D	D		Red Clear	D	0.0	2.0	2.0	2.0	0.0			2.0	0.0	2.0	
Exclusive	E		Red Revert	E	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	
Simultaneous Gap	F	4 8	Walk II	F	0	0	0	0	0			0	0	0	

A + Code EVENT	1234567							HOUR	MIN	FUNC	CODE	EVENT	1234567							HOUR	MIN	FUNC	CODE
	1	2	3	4	5	6	7						1	2	3	4	5	6	7				
1						6	30			1	80-83	17								0	0	0	C0-C3
2						9	0			2	84-87	18								0	0	0	C4-C7
3						15	0			3	88-8B	19								0	0	0	C8-CB
4						18	30			2	8C-8F	20								0	0	0	CC-CF
5						20	0			20	90-93	21								0	0	0	D0-D3
6							0			0	94-97	22								0	0	0	D4-D7
7							0			0	98-9B	23								0	0	0	D8-DB
8							0			0	9C-9F	24								0	0	0	DC-DF
9							0			0	A0-A3	25								0	0	0	E0-E3
10							0			0	A4-A7	26								0	0	0	E4-E7
11							0			0	A8-AB	27								0	0	0	E8-EB
12							0			0	AC-AF	28								0	0	0	EC-EF
13							0			0	B0-B3	29								0	0	0	F0-F3
14							0			0	B4-B7	30								0	0	0	F4-F7
15							0			0	B8-BB	31								0	0	0	F8-FB
16							0			0	BC-BF	32								0	0	0	FC-FF

B + Plan + Key		Plan									
FUNCTION	KEY	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6	Plan 7	Plan 8	Plan 9	
Cycle Length	0	90	80	100	0	0	0	0	0	0	
Forceoff Phase 1	1	0	0	0	0	0	0	0	0	0	
Forceoff Phase 2	2	0	0	0	0	0	0	0	0	0	
Forceoff Phase 3	3	16	24	23	0	0	0	0	0	0	
Forceoff Phase 4	4	33	36	41	0	0	0	0	0	0	
Forceoff Phase 5	5	0	0	0	0	0	0	0	0	0	
Forceoff Phase 6	6	0	0	0	0	0	0	0	0	0	
Forceoff Phase 7	7	0	0	0	0	0	0	0	0	0	
Forceoff Phase 8	8	33	36	41	0	0	0	0	0	0	
Offset	9	79	10	99	0	0	0	0	0	0	
Permissive Length	A	1	1	1	0	0	0	0	0	0	
Max Dwell	B	31	27	34	0	0	0	0	0	0	
		12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	
Lead Phases	C	1 3 5 7	1 3 5 7	1 3 5 7							
Coord Phases	D	2 6	2 6	2 6							
Perm 2 Phases	E										
Min Recall	F	2 6	2 6	2 6							

FINAL DRAINAGE REPORT FOR HOPE GRAYSON COMMERCIAL

**110 COPPER PLACE
FORT LUPTON, COLORADO**

Prepared for:

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Fort Lupton, Colorado
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Project No: CLEI 105

Initial: December 2021



CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

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970.270.6218 - ZROSS@COLOLANDENG.COM

I hereby affirm this Final Drainage Report for the Hope Grayson project was prepared by me (or under my direct supervision) in accordance with the provisions of the City of Ft. Lupton Storm Drainage Design and Technical Criteria Manual for the owners thereof."

_____(Affix Seal)
Zane Ross, P.E.
Registered Professional Engineer
State of Colorado No. 45432

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APPENDIX A

APPENDIX B

I Introduction

1.1 Background

This Drainage Report has been prepared by Colorado Land Engineering, Ltd., for the proposed 0.817 acre Hope Grayson Commercial development located at 110 Copper Place, Ft. Lupton, Colorado. Lot 6 is part of the Vincents East Addition 3rd Filing 2nd Am Subdivision more generally located at the NE corner of Rollie Ave and HWY 52 (1st Street). The proposed project will develop the 0.817 acre lot into a commercial retail/dental development, developing approximately 9,200 building sq footage.

1.2 Description of Property

The proposed Hope Grayson Commercial is located on the subject property within the NW 1/4 of Section 5, Township 1 North, Range 66 West of the Sixth Prime Meridian, City of Fort Lupton, Colorado (see Vicinity Map in appendix). The parcel will be developed in 2 phases, with the site parking lot and south building as Phase 1, and the north building development including landscaping/water/sewer utilities for the north building will be developed in the future as Phase 2. This Drainage Report addresses the developed condition assuming both phases will be constructed. This property is zoned as C-1 (Commercial).

The total area of the existing property is approximately 0.817 acres. The existing terrain generally slopes from the southeast to the northwest corner of the property at grades ranging from 1% to 4%. The existing ground coverage is mostly native seed grasses and vegetation. Under existing conditions, storm runoff from the property sheet flows northwest to Copper Place west of the site and 2nd Street. Flows travel west and north to an existing detention pond developed for the shopping center. There are no existing irrigation facilities or canals on the property.

The Soil Survey of Weld County Area, Colorado, prepared by the U.S. Department of Agriculture Soil Conservation Service, shows that approx. 84% of the property is underlain by Julesburg sandy loam, a Hydrologic Soil Group A soil. The remaining portion of the property is underlain by Olney fine sandy loam, Hydrologic Soil Group B. A soils map is included in Appendix A.

The property is located within Zone X, area being located outside of the designated 500-year floodplain, as shown on the Flood Insurance Rate Map, Weld County, Colorado and Incorporated Areas, Map Number 08123C2110E, effective January 20, 2016. The ultimate drainageway for the property is the South Platte River.

Once developed, the Site will be comprised of two buildings, totaling an approx. 9,200 S.F. building area, trash enclosure, associated parking, landscaping, drive aisles, and sidewalks.

2 Drainage Design Criteria

2.1 Previous Investigations

A previous drainage study was performed for the regional commercial development titled, "Phase III Drainage Report for Vincent Village", dated July 3, 2019, prepared by Wilson & Company, Inc. This report will reference this drainage study to show how this site is being developed in conformance with the previously approved drainage study.

3 Drainage System Description

3.1 Existing Drainage Conditions

Under existing conditions stormwater runoff sheet flows from south to northwest eventually into storm sewer which flows to the existing north detention pond. The previous 7/3/2019 drainage study prepared by Wilson & Company delineates the project site within overall drainage basin C. Drainage basin C has a total area of 3.49 acres comprised of Lot 7, Lot 6, Lot 5, and Copper Place. Drainage basin C was designed with an overall site imperviousness of 80%. The developed imperviousness of Lot 6 when completed will be 64%. This calculation is shown in Appendix B. Since the site's imperviousness of 64% is less than the 80% design imperviousness shown in the Phase III Drainage Report, it can be derived that the development of Lot 6 will not generate more stormwater flow than design or adversely affect the existing drainage system within 2nd Street or the existing regional detention pond. It is anticipated that the flows from the developed site will be less than the design flows due to the lower impervious site coverage.

Flows sheet flow from the site to the site's parking lot, northwest to Copper Place and 2nd Street. A portion of the site south of the south building will flow south to an existing culvert under Copper Place and will convey flows west. It is anticipated that only the southern landscaped portion of the site will flow to the Copper Place culvert, therefore would not increase flows to the culvert greater than experienced in the undeveloped condition today.

Previous delineated drainage patterns will not change as result of this development. Drainage Basin C will maintain the same sheet flow drainage patterns as established by the Phase III Drainage Report. Per the Phase III Drainage Report, runoff from Lot 6 is captured by design points 5 and 7 within 2nd Street, and convey stormwater northwest to the existing regional detention pond.

The site's development area is less than 1.0 acres, therefore this site development is exempt from any water quality improvement requirements.

3.2 Off-site Tributary Area

Off-site tributary areas to the site do not appear to exist at this time.

4 Conclusion

The Hope Grayson Commercial Site contains 0.817 acres to be developed as a commercial retail development. The runoff from this development will be collected in area or curb inlets before flowing through underground pipes that discharge into the existing regional detention pond. Drainage patterns as described in the overall Phase III Drainage Report will be maintained for Lot 6 and developed impervious area will be less than the allowable maximum for the site. The development of Lot 6 is in conformance with the previously approved Phase III Drainage Study prepared by Wilson & Company, dated July 3, 2019.

References

- 1 Weld County Storm Drainage Design and Technical Criteria Manual
- 2 Urban Storm Drainage Criteria Manual, Urban Drainage and Flood Control District, September 2001, Vol 1, Revised March 2017, Vol 2, Revised September 2017, Vol 3, Revised November 2015.
- 3 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)
- 4 Natural Resources Conservation Service Web Soil Survey.

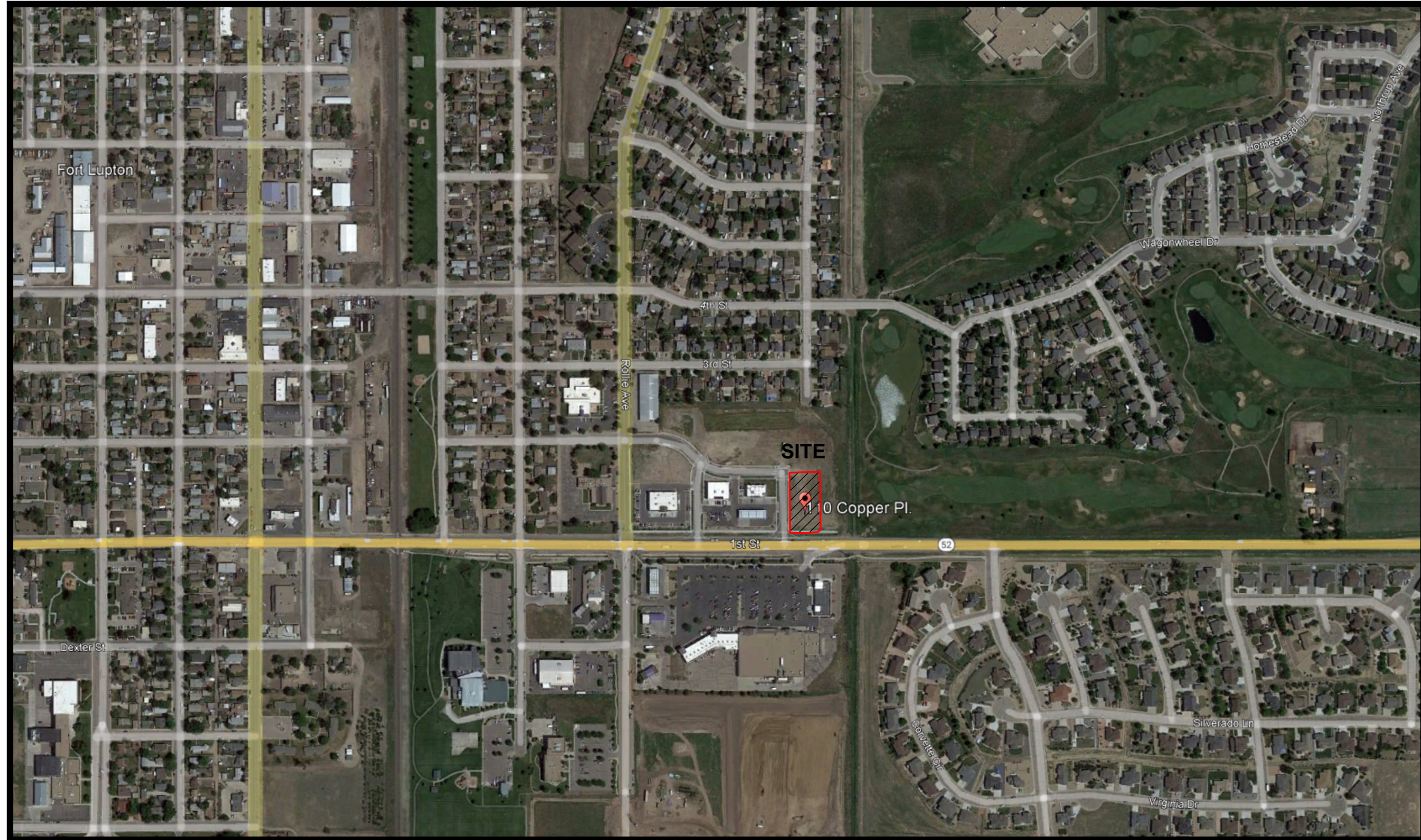
APPENDIX A

VICINITY MAP

FEMA FIRM MAP

SOILS MAP

PHASE III DRAINAGE MAP (WILSON & COMPANY 7/3/2019)



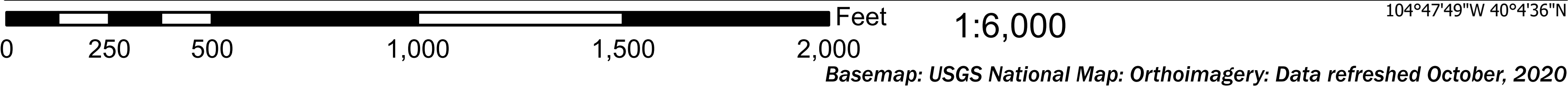
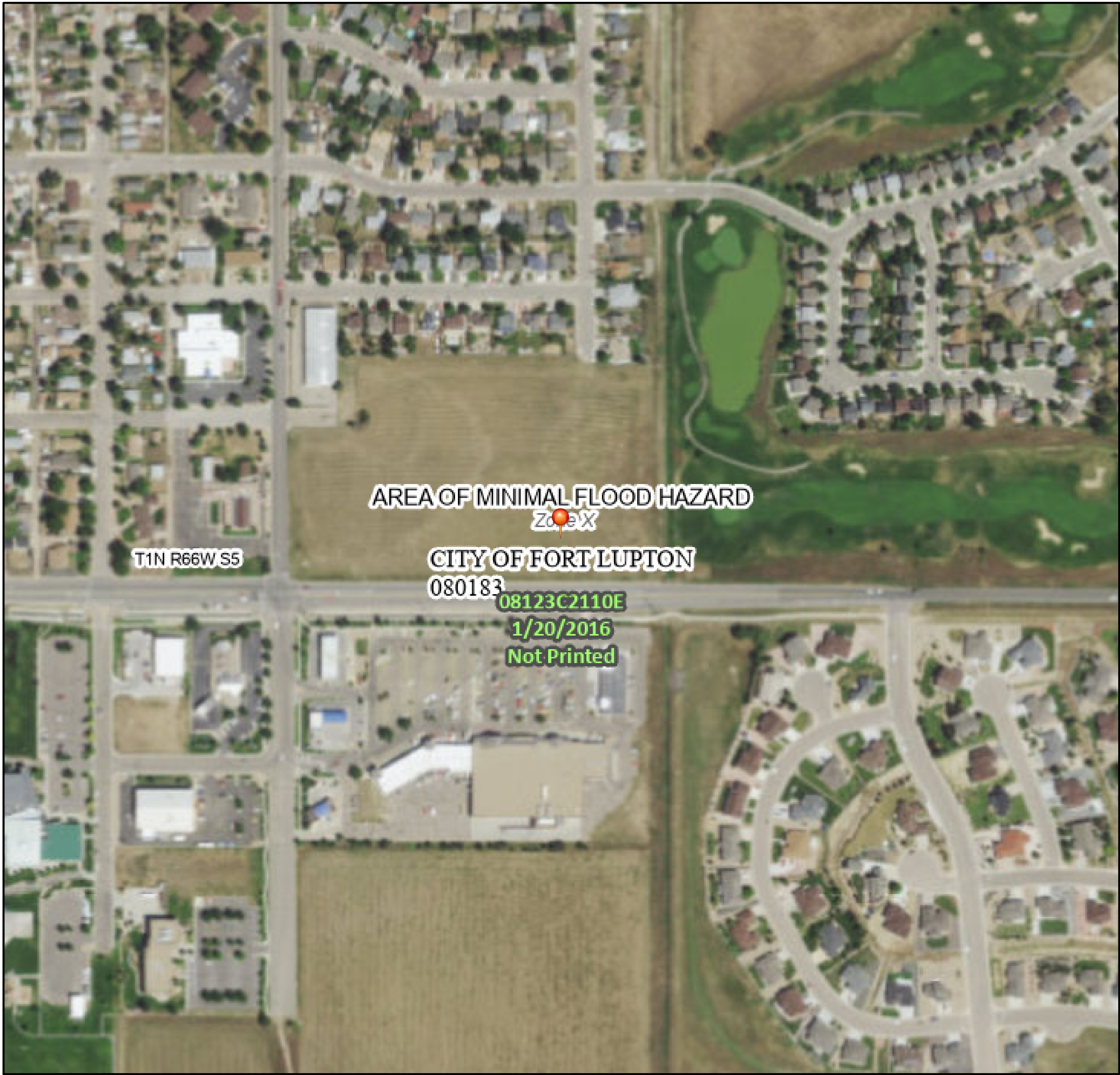
SCALE: NOT TO SCALE

VICINITY MAP

National Flood Hazard Layer FIRMette



104°48'26"W 40°5'4"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES	- - - -	Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/11/2021 at 2:39 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

FEMA FIRM MAP



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Custom Soil Resource Report for Weld County, Colorado, Southern Part



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

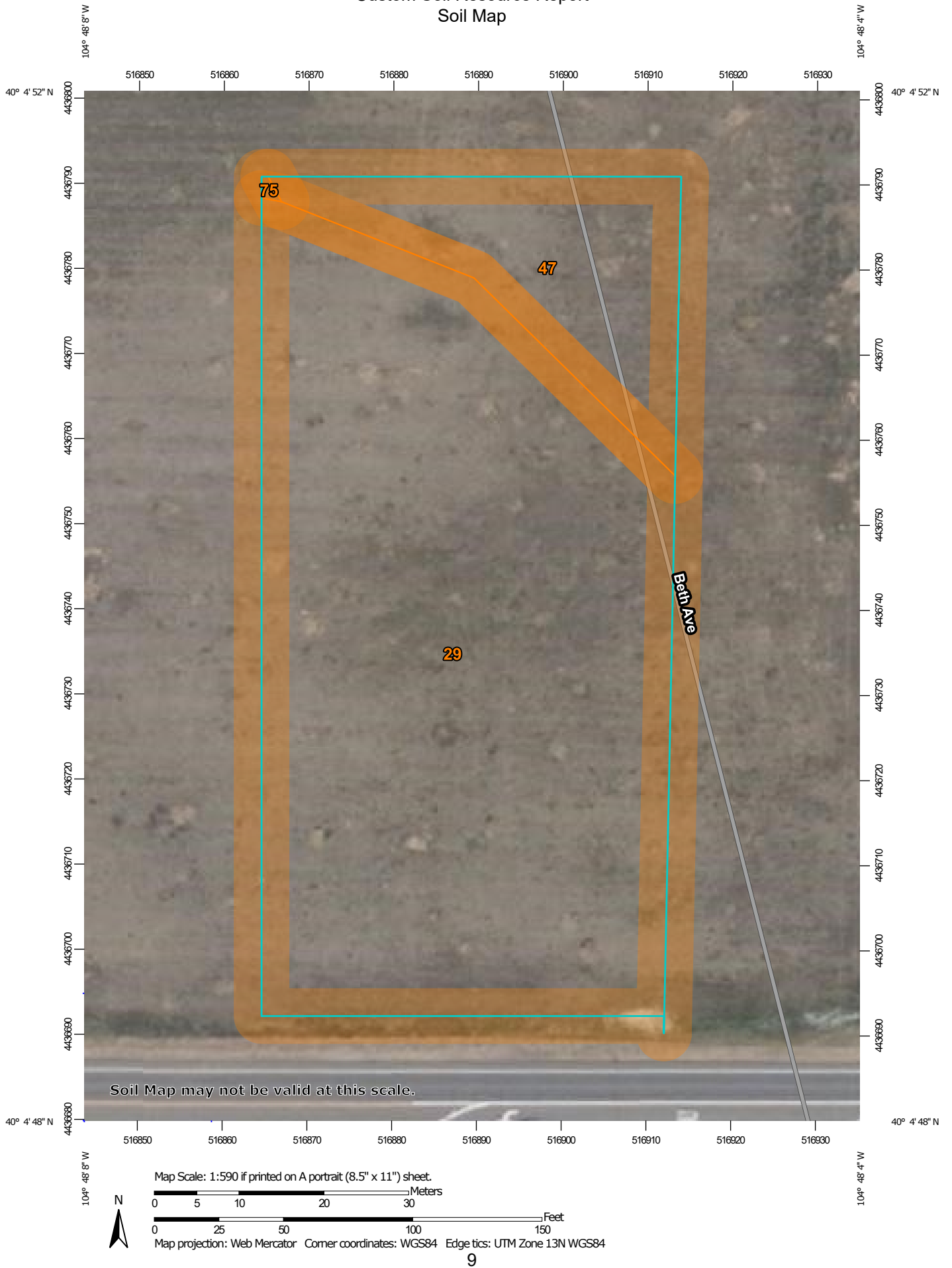
Custom Soil Resource Report

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

Soil Map

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

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Weld County, Colorado, Southern Part
Survey Area Data: Version 20, Aug 31, 2021

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Julesburg sandy loam, 0 to 1 percent slopes	1.0	84.4%
47	Olney fine sandy loam, 1 to 3 percent slopes	0.2	15.5%
75	Vona sandy loam, 0 to 1 percent slopes	0.0	0.1%
Totals for Area of Interest		1.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Weld County, Colorado, Southern Part

29—Julesburg sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 3626

Elevation: 4,700 to 4,800 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 145 to 155 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Julesburg and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Julesburg

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: South platte river alluvium

Typical profile

H1 - 0 to 12 inches: sandy loam

H2 - 12 to 27 inches: sandy loam

H3 - 27 to 60 inches: sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Ecological site: R067BY024CO - Sandy Plains

Hydric soil rating: No

Minor Components

Valent

Percent of map unit: 4 percent

Hydric soil rating: No

Edgar

Percent of map unit: 4 percent
Hydric soil rating: No

Remmit

Percent of map unit: 4 percent
Hydric soil rating: No

Vona

Percent of map unit: 3 percent
Hydric soil rating: No

47—Olney fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 362v
Elevation: 4,600 to 5,200 feet
Mean annual precipitation: 11 to 15 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 125 to 175 days
Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Olney and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Olney

Setting

Landform: Plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed deposit outwash

Typical profile

H1 - 0 to 10 inches: fine sandy loam
H2 - 10 to 20 inches: sandy clay loam
H3 - 20 to 25 inches: sandy clay loam
H4 - 25 to 60 inches: fine sandy loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None

Custom Soil Resource Report

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 7.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: B

Ecological site: R067BY024CO - Sandy Plains

Hydric soil rating: No

Minor Components

Zigweid

Percent of map unit: 10 percent

Hydric soil rating: No

Vona

Percent of map unit: 5 percent

Hydric soil rating: No

75—Vona sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 363v

Elevation: 4,650 to 4,950 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 48 to 55 degrees F

Frost-free period: 130 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Vona and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium

Typical profile

H1 - 0 to 6 inches: sandy loam

H2 - 6 to 28 inches: fine sandy loam

H3 - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 1 percent

Custom Soil Resource Report

Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Hydrologic Soil Group: A
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Minor Components

Remmit

Percent of map unit: 11 percent
Hydric soil rating: No

Olney

Percent of map unit: 4 percent
Hydric soil rating: No

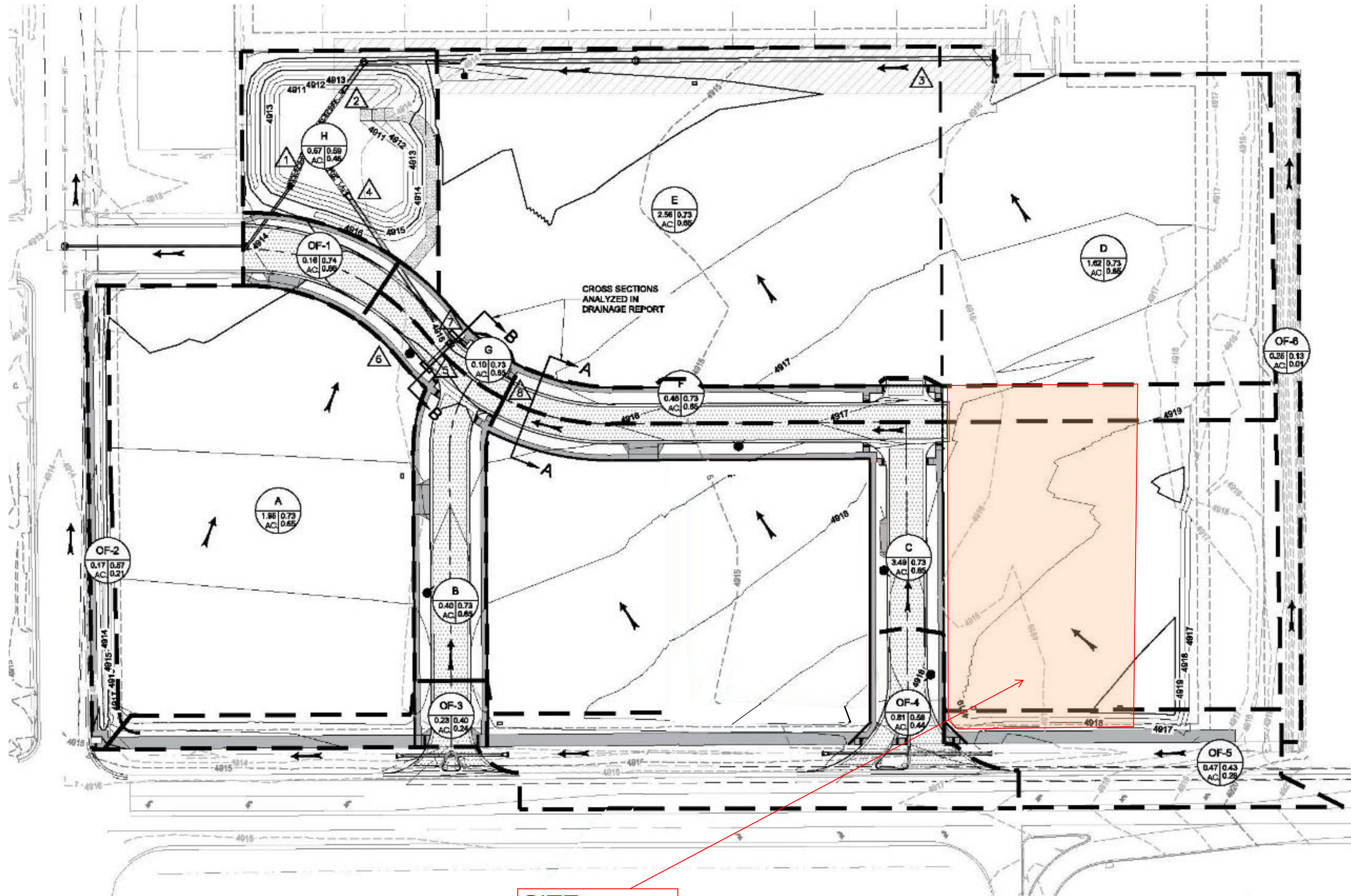
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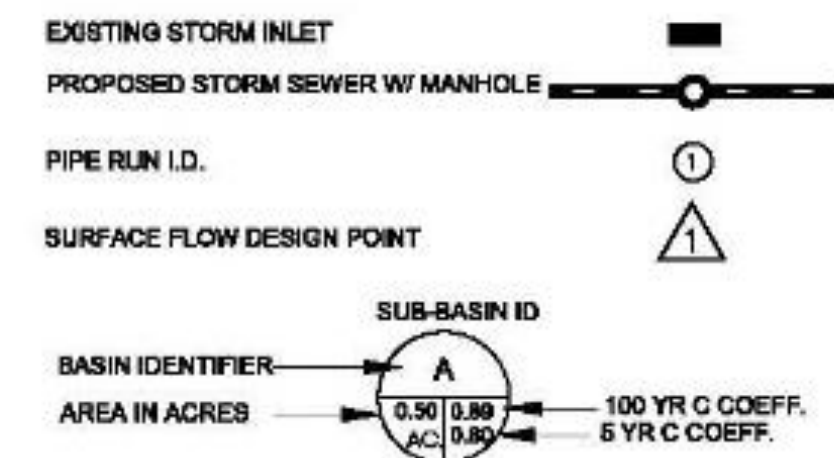
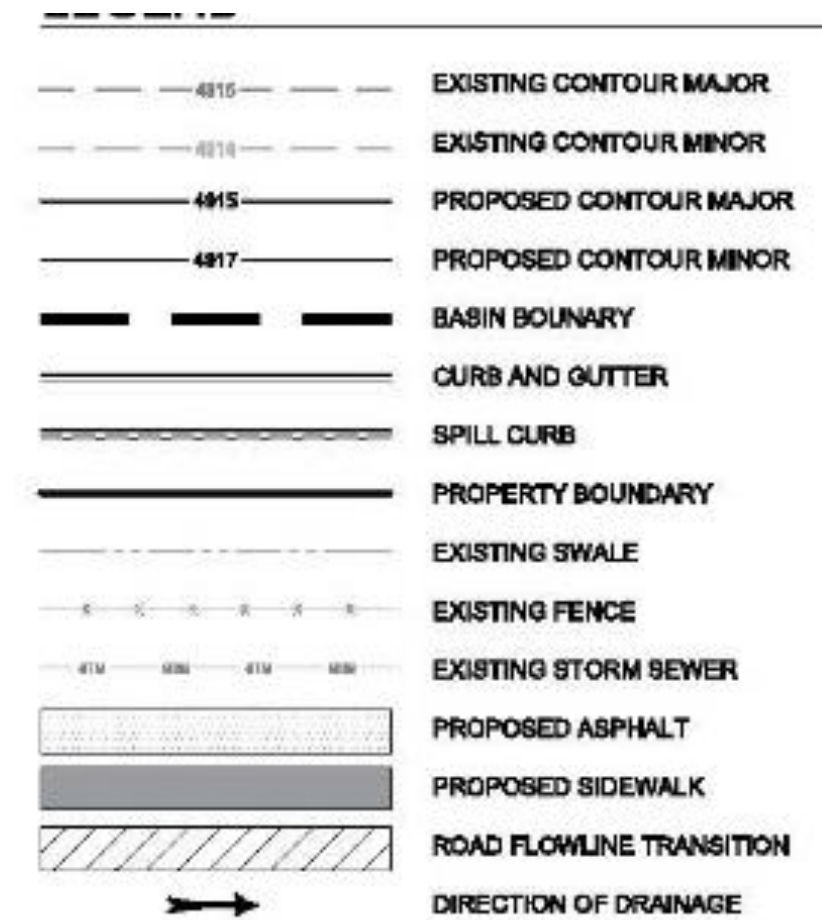
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SITE
LOT 6 -
0.817
ACRES



BASIN SUMMARY TABLE				
Basin Designation	Area (ac)	Q2 (cfs)	Q5 (cfs)	Q100 (cfs)
A	1.95	3.57	5.21	11.29
B	0.40	0.68	1.00	2.16
C	3.49	5.28	7.72	16.71
D	1.62	2.97	4.35	9.41
E	2.56	4.69	6.85	14.84
F	0.45	0.72	1.05	2.28
G	0.10	0.20	0.30	0.65
H	0.57	0.74	1.09	2.65
OF-1	0.16	0.32	0.46	0.99
OF-2	0.08	0.00	0.00	0.09
OF-3	0.23	0.17	0.25	0.80
OF-4	0.81	1.18	1.74	4.29
OF-5	0.47	0.42	0.63	1.86
OF-6	0.25	0.00	0.00	0.13

PEAK FLOW SUMMARY TABLE					
Design Point	Contributing Basin(s) (ac)	Contributing Area (ac)	Q2 (cfs)	Q5 (cfs)	Q100 (cfs)
1	A-H	11.13	18.85	27.57	60.00
2	D, E	4.18	7.66	11.20	24.25
3	D	1.62	2.97	4.35	9.41
4	A-C, F, G	6.38	10.45	15.28	33.09
5	A,B, C	5.84	9.53	13.93	30.16
6	A	1.95	3.57	5.21	11.29
7	F, G	0.54	0.92	1.35	2.93
8	C, F	3.93	6.00	8.77	18.99



LEGAL DESCRIPTION
LOTS 1, 2, 3, 4 & OUTLOT A, VINCENT'S EAST ADDITION THIRD FILING,
COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING
GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°18'17" EAST ALONG THE
EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6
REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD
AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4"
ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER
QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL
BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BENCHMARK
GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RESET, WITH A PUBLISHED
ELEVATION OF 4893.9 FEET (NAVD83), BEING A FOUND STANDARD NGS BM DISK
STAMPED U 260 RESET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX
LOCATED ON COUNTY ROAD 16. SEE NGS SHEET FOR MORE INFORMATION. AN
ONSITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE
R.O.W., BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF
4918.30 FEET.



PHASE III DRAINAGE
MAP (WILSON &
COMPANY JULY
2019)



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APPENDIX B

RUNOFF IMPERVIOUS CALCULATIONS PROPOSED GRADING PLAN

HOPE GRAYSON - LOT 6 - VINCENTS EAST ADDITION 3RD FIL 2ND SUB

Project #: CLE1105
Prepared By: ZMR

COMPOSITE BASIN - WEIGHTED "C" CALCULATIONS
-REFERENCE UDFCD Vol.1 RUNOFF Table 6-3

	Residential							Lawns				
	Single Family			Multi-Unit				Clay Soil				
	0.25 acres	3 DU's/Ac 3,000 sf 2 story	5 DU's/Ac 3,000 sf 2 story		(attached)	Roof	Streets: Paved	Gravel	2-7% Slope		>7% Slope	Historic
% Imperv.	45.00%	48.00%	63.00%	75.00%	90.00%	100.00%	40.00%	2.00%	2.00%	2.00%		
											Total Area	Percent Impervious
BASIN	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area		
LOT 6					0.21	0.325		0.281			0.817	63.7%
TOTAL	0.00	0.00	0.00	0.00	0.21	0.32	0.00	0.28	0.00	0.00	0.817	63.7%

**GEOTECHNICAL SUBSURFACE EXPLORATION REPORT
RAMIREZ DENTAL FACILITY - LOT 6 VINCENT VILLAGE
NORTHEAST CORNER OF 1ST STREET & COPPER PLACE
FORT LUPTON, COLORADO
EEC PROJECT NO. 1212066**

Prepared for:

McCauley Constructors
650 Innovation Circle
Windsor, Colorado 80550

Attn: Ms. Anna Fluckey (anna.fluckey@mccauleyconstructors.com)

Prepared by:

Earth Engineering Consultants, LLC
4396 Greenfield Drive
Windsor, Colorado 80550



August 23, 2021



EARTH ENGINEERING
CONSULTANTS, LLC

McCauley Constructors
650 Innovation Circle
Windsor, Colorado 80550

Attn: Ms. Anna Fluckey (anna.fluckey@mccauleyconstructors.com)

Re: Geotechnical Subsurface Exploration Report
Ramirez Dental Facility – Lot 6 Vincent Village
Northeast of 1st Street and Copper Place
Fort Lupton, Colorado
EEC Project No. 1212066

Ms. Fluckey:

Enclosed, herewith, are the results of the subsurface exploration completed by Earth Engineering Consultants, LLC (EEC) for the referenced project. For this exploration, three (3) soil borings were extended to depths of approximately 10 to 25 feet below existing site grades at locations as presented herein. This subsurface exploration was carried out in general accordance with our proposal dated June 15, 2021.

In summary, the subsurface conditions encountered beneath the surficial vegetation, generally consisted of silty/clayey sand extending to depths of approximately 7 to 14 feet. The silty/clayey sand materials were generally loose to medium dense and exhibited low swell potential at current moisture and density conditions. A very stiff lean clay with varying amounts of sand seam was encountered at depths of approximately 14 feet in borings B-1 and B-2 and extended to the depths explored at 15 feet in boring B-1 and to sand/gravel soils at a depth of approximately 19 feet in boring B-2. Sand/gravel soils were encountered below the silty/clayey sand in boring B-3 and below the lean clay in boring B-2 at depths of approximately 7 to 19 feet, and extended to the depths explored, approximately 10 to 25 feet. Groundwater was observed at a depth of approximately 22 feet below the ground surface in boring B-2. Groundwater was not observed in the remaining borings which extended to depths of approximately 10 to 15 feet.

Based on the encountered subsurface conditions, in our opinion, the proposed building could be supported on conventional spread footings bearing on approved undisturbed native subsoils and/or approved engineered fill material. Interior floor slabs, exterior flatwork, and pavement

4396 GREENFIELD DRIVE
WINDSOR, COLORADO 80550
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sections could also be supported on approved undisturbed native subsoils and/or approved engineered fill materials provided the recommendations as presented in the attached report are adhered to. Geotechnical recommendations concerning design and construction of the proposed site improvements are provided within the attached report.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the enclosed report, or if we can be of further service to you in any other way, please do not hesitate to contact us.

Very truly yours,
Earth Engineering Consultants, LLC



Erin Dunn, E.I.
Project Engineer

Reviewed by:



David A. Richer, P.E.
Senior Geotechnical Engineer

**GEOTECHNICAL SUBSURFACE EXPLORATION REPORT
RAMIREZ DENTAL FACILITY - LOT 6 VINCENT VILLAGE
NORTHEAST CORNER OF 1ST STREET & COPPER PLACE
FORT LUPTON, COLORADO
EEC PROJECT NO. 1212066**

August 23, 2021

INTRODUCTION

The geotechnical subsurface exploration for the proposed Ramirez Dental Facility located at Lot 6 within the Vincent Village Development in Fort Lupton, Colorado has been completed. To develop subsurface information in the proposed development area, three (3) soil borings were drilled to depths of approximately 10 to 25 feet below existing site grades within the proposed building and pavement improvement areas. A diagram indicating the approximate boring locations is included with this report.

We understand the proposed development will include an approximate 8,000 square foot (sf) dental building constructed as slab-on-grade (no basement) along with associated pavement improvements and exterior flatwork. We anticipate maximum foundations loads will be relatively light to moderate with maximum wall and column loads less than 3 klf and 50 kips, respectively. Floor loads are expected to be relatively light. We anticipate pavements would be utilized by low volumes of light duty traffic with areas designated for low volumes of heavier duty traffic. If actual loads exceed those assumed herein, we should be consulted to review and modify the recommendations accordingly, if necessary. Small grade changes are expected to develop site grades for the proposed improvements.

The purpose of this report is to describe the subsurface conditions encountered in the test borings, analyze and evaluate the field and laboratory test data and provide geotechnical recommendations concerning design and construction of foundations and floor slabs and support of flatwork.

EXPLORATION AND TESTING PROCEDURES

The test boring locations were established in the field by EEC personnel by pacing and estimating angles from identifiable site features at pre-determined locations. The approximate locations of the borings are shown on the attached boring location diagram. The boring locations should be considered accurate only to the degree implied by the methods used to make the field measurements.

The test borings were advanced using a truck mounted, CME-55 drill rig equipped with a hydraulic head employed in drilling and sampling operations. The boreholes were advanced using 4-inch nominal diameter continuous flight augers. Samples of the subsurface materials encountered were obtained using split-barrel and California barrel sampling procedures in general accordance with ASTM Specifications D1586 and D3550, respectively.

In the split-barrel and California barrel sampling procedures, standard sampling spoons are advanced into the ground by means of a 140-pound hammer falling a distance of 30 inches. The number of blows required to advance the split-barrel and California barrel samplers is recorded and is used to estimate the in-situ relative density of cohesionless soils and, to a lesser degree of accuracy, the consistency of cohesive soils. In the California barrel sampling procedure, relatively intact samples are obtained in removable brass liners. All samples obtained in the field were sealed and returned to our laboratory for further examination, classification and testing.

Laboratory moisture content tests were completed on each of the recovered samples with unconfined compressive strength of appropriate samples estimated using a calibrated hand penetrometer. Atterberg limits and washed sieve analysis tests were completed on select samples to evaluate the quantity and plasticity of fines in the subgrades. Swell/consolidation testing was completed on select samples to evaluate the potential for the subgrade materials to change volume with variation in moisture content and load. Soluble sulfate tests were completed on selected samples to estimate the potential for sulfate attack on site cast concrete. Results of the outlined tests are indicated on the attached boring logs and summary sheets.

As part of the testing program, all samples were examined in the laboratory and classified in general accordance with the attached General Notes and the Unified Soil Classification System, based on the soil's texture and plasticity. The estimated group symbol for the Unified Soil Classification System is indicated on the boring logs and a brief description of that classification system is included with this report.

SITE AND SUBSURFACE CONDITIONS

The proposed building is planned for construction on lot 6 within the Vincent Village Development located at the northeast corner of 1st Street and Copper Place in Fort Lupton, Colorado. The lot is currently undeveloped. It is our understanding that the adjacent lot and surrounding infrastructure

were recently developed in the past few years. Based on our review of Google Earth Images of the site, it appears the proposed development was stripped and used as a staging area for the previous construction activities. Sparse vegetation and weeds were encountered at the surface of the borings at the time of our exploration. Ground surface in this area is relatively flat.

EEC field personnel were on site during drilling to evaluate the subsurface conditions encountered and direct the drilling activities. Field logs prepared by EEC site personnel were based on visual and tactual observation of disturbed samples and auger cuttings. The final boring logs included with this report may contain modifications to the field logs based on results of laboratory testing and evaluation. Based on results of the field borings and laboratory testing, subsurface conditions can be generalized as follows.

From the ground surface, the subgrades underlying the surficial vegetation consisted of silty/clayey sand extending to depths of approximately 7 to 14 feet. The silty/clayey sand materials were generally loose to medium dense and exhibited low swell potential at current moisture and density conditions. A very stiff lean clay with varying amounts of sand seam was encountered at depths of approximately 14 feet in borings B-1 and B-2 and extended to the depths explored at 15 feet in boring B-1 and to sand/gravel soils at a depth of approximately 19 feet in boring B-2. Sand/gravel soils were encountered below the silty/clayey sand in boring B-3 and below the lean clay in boring B-2 at depths of approximately 7 to 19 feet, and extended to the depths explored, approximately 10 to 25 feet.

The stratification boundaries indicated on the boring logs represent the approximate location of changes in soil types; in-situ, the transition of materials may be gradual and indistinct.

GROUNDWATER CONDITIONS

Observations were made while drilling and after completion of the borings to detect the presence and depth to hydrostatic groundwater. At the time of drilling, groundwater was observed at a depth of approximately 22 feet below the ground surface in boring B-2. Groundwater was not observed in the remaining borings which extended to depths of approximately 10 to 15 feet. The borings were backfilled upon completion of the drilling operations; therefore, subsequent groundwater measurements were not performed.

Fluctuations in groundwater levels can occur over time depending on variations in hydrologic conditions and other conditions not apparent at the time of this report. Longer term monitoring of water levels in cased wells, which are sealed from the influence of surface water, would be required to more accurately evaluate fluctuations in groundwater levels at the site. We have typically noted deepest groundwater levels in late winter and shallowest groundwater levels in mid to late summer.

ANALYSIS AND RECOMMENDATIONS

Swell – Consolidation Test Results

The swell-consolidation test is performed to evaluate the swell or collapse potential of soils to help determine foundation, floor slab and pavement design criteria. In this test, relatively undisturbed samples obtained directly from the California sampler are placed in a laboratory apparatus and inundated with water under a predetermined load. The swell-index is the resulting amount of swell after the inundation period expressed as a percent of the sample's preload/initial thickness. After the inundation period, additional incremental loads are applied to evaluate the swell pressure and/or consolidation.

For this assessment, we conducted three (3) swell-consolidation tests on relatively undisturbed soil samples obtained at various intervals/depths on the site. The swell index values for the in-situ soil samples analyzed revealed low swell characteristics as indicated on the attached swell test summaries. The following table summarizes the swell-consolidation laboratory test results for samples obtained during our field explorations for the subject site.

Table I – Laboratory Swell-Consolidation Test Results								
No of Samples Tested	Pre-Load / Inundation Pressure PSF	Description of Material	In-Situ Characteristics				Range of Swell – Index Test Results	
			Range of Moisture Contents		Range of Dry Densities			
			Low End, %	High End %	Low End PCF	High End PCF	Low End %	High End %
2	150	Silty / Clayey Sand	6.0	9.2	123.4	124.0	0.0	1.6
1	500	Silty Sand	6.5		114.2		0.0	

Colorado Association of Geotechnical Engineers (CAGE) uses the following information to provide uniformity in terminology between geotechnical engineers to provide a relative correlation of slab performance risk to measured swell. “The representative percent swell values are not necessarily

measured values; rather, they are a judgment of the swell of the soil and/or bedrock profile likely to influence slab performance.” Geotechnical engineers use this information to also evaluate the swell potential risks for foundation performance based on the risk categories.

Table II - Recommended Representative Swell Potential Descriptions and Corresponding Slab Performance Risk Categories		
Slab Performance Risk Category	Representative Percent Swell (500 psf Surcharge)	Representative Percent Swell (1000 psf Surcharge)
Low	0 to < 3	0 < 2
Moderate	3 to < 5	2 to < 4
High	5 to < 8	4 to < 6
Very High	> 8	> 6

Based on the laboratory test results, the in-situ samples analyzed for this project were within the low range.

General Considerations

Although undocumented fill materials were not observed/identified during our subsurface exploration, undocumented fill associated with the adjacent developed lot and pavement sections could be encountered on this site. The extent of any fill materials is best observed in open excavations and/or test pits and should be evaluated prior to placement of any new fill materials or site improvements. As outlined in the following section, we recommend removal of any fill materials without documentation or compaction verification, below proposed site improvements.

Site Preparation

Prior to placement of any fill and/or improvements, we recommend any existing vegetation, undocumented fill, flatwork, pavements, and any unsuitable materials be removed from the planned improvement areas. Care should be taken to remove and recompact any previously placed, undocumented fill material with unknown origin or compaction verification. The suitability of the in-place soils and extent of fill materials can best be determined through open hole evaluations, prior to construction of site improvements. Over excavation to remove any undocumented fill materials in the building area should be extended to a uniform depth and should extend a minimum 8 inches

laterally for every 12 inches of depth. Over excavation to remove any undocumented fill materials in pavement areas should extend from back of curb to back of curb.

After removal of all topsoil, vegetation, overexcavation, and removal of unacceptable or unsuitable subsoils and prior to placement of fill, the exposed soils should be scarified to a depth of 9 inches, adjusted in moisture content to within $\pm 2\%$ of standard Proctor optimum moisture content and compacted to at least 95% of the material's standard Proctor maximum dry density as determined in accordance with ASTM Specification D698.

Fill materials used to develop site grades, and for foundation backfill should consist of an approved low volume change material, in our opinion, soils similar to the site silty/clayey sand materials or imported granular structural fill material could be used. Imported granular materials should be graded similarly to a CDOT Class 5, 6, or 7 aggregate base. Fill materials should be placed in loose lifts not to exceed 9 inches thick, adjusted in moisture content to within $\pm 2\%$ of standard Proctor optimum moisture content and compacted to at least 95% of the material's standard Proctor maximum dry density as determined in accordance with ASTM Specification D698.

Care should be exercised after preparation of the subgrades to avoid disturbing the subgrade materials. Materials which are loosened or disturbed should be reworked prior to placement of foundations/flatwork.

Footing Foundations

Based on materials observed from the test boring locations, it is our opinion that the proposed building could be supported on conventional footing foundations bearing on approved native undisturbed subsoils or properly placed fill materials, prepared as recommended in the section *Site Preparation*. Due to the potential of varying in-situ characteristics within potential backfill areas near the existing building, it is our opinion any existing fill material should be removed within the foundation bearing alignments and replaced with an approved on-site soils or an approved imported granular structural fill material. For design of footing foundations bearing on suitable strength subsoils or on properly placed fill, we recommend using a net allowable total load soil bearing pressure not to exceed 2,000 psf. The net bearing pressure refers to the pressure at foundation bearing level in excess of the minimum surrounding overburden pressure. Total loads should include full dead and live loads.

Exterior foundations and foundations in unheated areas should be located a minimum of 30 inches below adjacent exterior grade to provide frost protection. We recommend formed continuous footings have a minimum width of 12 inches and isolated column foundations have a minimum width of 24 inches. Trenched foundations should not be used.

No unusual problems are anticipated in completing the excavations required for construction of the footing foundations. Care should be taken during construction to avoid disturbing the foundation bearing materials. Materials which are loosened or disturbed by the construction activities or materials which become dry and desiccated or wet and softened should be removed and replaced prior to placement of foundation concrete. Care should be taken to ensure spread footings are placed on similar materials in order to provide a uniform bearing stratum.

We estimate the long-term settlement of footing foundations designed and constructed as outlined above would be 1 inch or less.

Floor Slabs and Exterior Flatwork

Subgrades for floor slabs and exterior flatwork should be prepared as outlined in the section *Site Preparation*. For structural design of concrete slabs-on-grade, a modulus of subgrade reaction of 100 pounds per cubic inch (pci) could be used for floors supported on undisturbed native soils or properly placed fill materials.

Additional floor slab design and construction recommendations are as follows:

- Interior partition walls should be separated/floated from floor slabs to allow for independent movement.
- Positive separations and/or isolation joints should be provided between slabs and all foundations, columns, and utility lines to allow for independent movement.
- Control joints should be provided in slabs to control the location and extent of cracking.
- Interior trench backfill placed beneath slabs should be compacted in a similar manner as previously described for imported structural fill material.
- Floor slabs should not be constructed on frozen subgrade.

- Other design and construction considerations as outlined in the ACI Design Manual should be followed.

For interior floor slabs, depending on the type of floor covering and adhesive used, those material manufacturers may require that specific subgrade, capillary break, and/or vapor barrier requirements be met. The project architect and/or material manufacturers should be consulted with for specific under slab requirements.

Care should be exercised after development of the floor slab and exterior flatwork subgrades to prevent disturbance of the in-place materials. Subgrade soils which are loosened or disturbed by construction activities or soils which become wet and softened or dry and desiccated should be removed and replaced or reworked in place prior to placement of the overlying slabs.

Lateral Earth Pressures

Portions of the new structure or site improvements which are constructed below grade may be subject to lateral earth pressures. Passive lateral earth pressures may help resist the driving forces for retaining wall or other similar site structures. Active lateral earth pressures could be used for design of structures where some movement of the structure is anticipated, such as retaining walls. The total deflection of structures for design with active earth pressure is estimated to be on the order of one half of one percent of the height of the down slope side of the structure. We recommend at-rest pressures be used for design of structures where rotation of the walls is restrained, such as below grade walls for a building. Passive pressures and friction between the footing and bearing soils could be used for design of resistance to movement of retaining walls.

Coefficient values for backfill with anticipated types of soils for calculation of active, at-rest and passive earth pressures are provided in Table III below. Equivalent fluid pressure is equal to the coefficient times the appropriate soil unit weight. Those coefficient values are based on horizontal backfill with backfill soils consisting of on-site essentially cohesive subsoils. For at-rest and active earth pressures, slopes down and away from the structure would result in reduced driving forces with slopes up and away from the structures resulting in greater forces on the walls. The passive resistance would be reduced with slopes away from the wall. The top 30 inches of soil on the passive resistance side of walls could be used as a surcharge load; however, should not be used as a part of the passive resistance value. Frictional resistance is equal to the tangent of the friction angle

times the normal force. Surcharge loads or point loads placed in the backfill can also create additional loads on below grade walls. Those situations should be designed on an individual basis.

Table III - Lateral Earth Pressures		
Soil Type	On-Site Overburden Cohesive Soils	Imported Medium Dense Granular Material
Wet Unit Weight (psf)	115	135
Saturated Unit Weight (psf)	135	140
Friction Angle (ϕ) – (assumed)	25°	35°
Active Pressure Coefficient	0.40	0.27
At-rest Pressure Coefficient	0.58	0.43
Passive Pressure Coefficient	2.46	3.70

The outlined values do not include factors of safety nor allowances for hydrostatic loads and are based on assumed friction angles, which should be verified after potential material sources have been identified. Care should be taken to develop appropriate drainage systems behind below grade walls to eliminate potential for hydrostatic loads developing on the walls. Those systems would likely include perimeter drain systems extending to sump areas or free outfall where reverse flow cannot occur into the system. Where necessary, appropriate hydrostatic load values should be used for design.

Seismic

The site soil conditions generally consist of sandy lean clay with zones of silty/clayey sand with occasional clay seams underlain by sand/gravel which extended to the depths explored, approximately 10 to 25 feet. For those site conditions, the International Building Codes indicates a Seismic Site Classification of D. Drilling to a greater depth could reveal a different site classification.

Pavements

Pavement subgrades should be prepared as outlined in the section *Site Preparation*. We anticipate the site pavements would include areas designated for low volumes of light weight automobiles (light duty) and areas of higher volumes of light weight automobiles and low volumes of trucks (heavy duty). An equivalent daily load application (EDLA) value of 7 was assumed for light duty areas and an EDLA of 15 was assumed for heavy duty areas.

Proof rolling and recompacting the subgrade is recommended immediately prior to placement of the aggregate road base section. Soft or weak areas delineated by the proof rolling operations should be undercut or stabilized in-place to achieve the appropriate subgrade support. Based on the subsurface conditions encountered at the site, an assumed R-value of 10 was used in design of the pavement sections.

If additional stabilization is required, consideration could be given to a fly ash or Portland cement treatment of the subgrades. The treatment process would involve incorporating either Class C fly ash or Portland cement within the upper 12-inches of the pavement subgrade sections from back of curb to back of curb prior to construction of the overlying pavement structure. Stabilization would consist of blending 13% by dry weight of Class C fly ash or 4% by dry weight of Portland cement in the top 12 inches of the subgrades. The blended materials should be adjusted in moisture content to slightly dry of standard Proctor optimum moisture content and compacted to at least 95% of the materials maximum dry density as determined in accordance with the standard Proctor procedure. Compaction of the subgrade should be completed within two hours after initial blending of the Class C fly ash.

Recommended minimum pavement sections are provided below in Table IV. HBP sections may show rutting/distress in truck loading and drive areas; therefore, concrete pavements should be considered in these areas. The recommended pavement sections are considered minimum; thus, periodic maintenance should be expected.

Table IV –Recommended Minimum Pavement Sections		
	Automobile Parking	Heavy Duty Areas
18-kip EDLA	7	15
18-kip ESAL's	51,100	109,500
Reliability	75%	85%
Resilient Modulus (R = 10)	3562 psi	3562 psi
PSI Loss	2.5	2.2
Design Structure Number	2.47	2.96
(A) Composite		
Hot Bituminous Pavement	4"	5"
Aggregate Base	7"	7"
(Design Structural Number)	(2.53)	(2.97)
(B) Composite with Fly Ash Treated Subgrade		
Hot Bituminous Pavement	3½"	4"
Aggregate Base	6"	7"
Fly Ash Treated Subgrade	12"	12"
(Design Structure Number)	(2.70)	(3.03)
(C) PCC (Non-reinforced)	5"	6"

We recommend aggregate base meet a CDOT Class 5 or 6 aggregate base. Aggregate base should be adjusted in moisture content and compacted to achieve a minimum of 95% of standard Proctor maximum dry density.

HBP should be graded as an approved $\frac{3}{4}$ -inch mix prepared with 75 gyrations using a Superpave gyratory compactor in accordance with CDOT standards. The HBP should consist of PG 64-22 asphalt binder. HBP should be compacted to achieve 92 to 96% of the mix's theoretical maximum specific gravity (Rice Value).

Portland cement concrete should be an approved exterior pavement mix with a minimum 28-day compressive strength of 4,500 psi and should be air entrained. Wire mesh or fiber could be considered to reduce shrinkage cracking.

The recommended pavement sections are minimums; thus, periodic maintenance should be expected. Longitudinal and transverse joints should be provided as needed in concrete pavements for expansion/contraction and isolation. The location and extent of joints should be based upon the final pavement geometry. Sawed joints should be cut in accordance with ACI recommendations. All joints should be sealed to prevent entry of foreign material and dowelled where necessary for load transfer.

Long-term pavement performance will be dependent upon several factors, including maintaining subgrade moisture levels and providing for preventive maintenance. The following recommendations should be considered the minimum:

- The subgrade and the pavement surface should be adequately sloped to promote proper surface drainage.
- Install pavement drainage surrounding areas anticipated for frequent wetting (e.g., garden centers, wash racks).
- Install joint sealant and seal cracks immediately.
- Seal all landscaped areas in, or adjacent to pavements to minimize or prevent moisture migration to subgrade soils.
- Place and compact low permeability backfill against the exterior side of curb and gutter, and
- Placing curb, gutter, and/or sidewalk directly on approved proof rolled subgrade soils without the use of base course materials.

If during or after placement of the initial lift of pavement, the area is observed to be yielding under vehicle traffic or construction equipment, it is recommended that EEC be contacted for methods of stabilization, or a change in the pavement section.

Water Soluble Sulfates (SO₄)

The water-soluble sulfate (SO₄) content of the on-site overburden subsoils, taken during our subsurface exploration at random locations and intervals are provided below. Based on reported sulfate content test results, the Class/severity of sulfate exposure for concrete in contact with the on-site subsoils is provided in this report.

Table V - Water Soluble Sulfate Test Results		
Sample Location	Description	% of Soil by Weight
B-1, S-2, at 4'	Clayey Sand	0.03
B-1, S-1, at 2'	Silty / Clayey Sand	0.03

Based on the results as presented above, ACI 318, Section 4.2 indicates the site silty/clayey sand soils have a low risk of sulfate attack on Portland cement concrete, therefore, ACI Class S0 requirements should be followed for concrete placed in the overburden soils. Foundation concrete should be designed in accordance with the provisions of the ACI Design Manual, Section 318, Chapter 4.

Other Considerations

Positive drainage should be developed away from the structure and playground/exterior flatwork areas with a minimum slope of 1 inch per foot for the first 10 feet away from the improvements in landscape areas. Care should be taken in planning of landscaping adjacent to the buildings to avoid features which would pond water adjacent to the foundations or stem walls. Placement of plants which require irrigation systems or could result in fluctuations of the moisture content of the subgrade material should be avoided adjacent to site improvements. Irrigation systems should not be placed within 5 feet of the perimeter of the buildings and parking areas. Spray heads should be designed not to spray water on or immediately adjacent to the structures or exterior flatwork. Roof drains should be designed to discharge at least 5 feet away from the structures and away from the pavement areas.

Excavations into the on-site clayey sand or sandy lean clay can be expected to stand on relatively steep, temporary slopes during construction. Excavations into primarily silty sand or sand/gravel soils have the potential for caving and/or sloughing. The individual contractor(s) should be made responsible for designing and constructing stable, temporary excavations as required to maintain stability of both the excavation sides and bottom. All excavations should be sloped or shored in the interest of safety following local and federal regulations, including current OSHA excavation and trench safety standards.

GENERAL COMMENTS

The analysis and recommendations presented in this report are based upon the data obtained from the soil borings performed at the indicated locations and from any other information discussed in this report. This report does not reflect any variations, which may occur between borings or across the site. The nature and extent of such variations may not become evident until construction. If variations appear evident, it will be necessary to re-evaluate the recommendations of this report.

It is recommended that the geotechnical engineer be retained to review the plans and specifications, so comments can be made regarding the interpretation and implementation of our geotechnical recommendations in the design and specifications. It is further recommended that the geotechnical engineer be retained for testing and observations during earthwork phases to help determine that the design requirements are fulfilled.

This report has been prepared for the exclusive use of McCauley Constructors for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranty, express or implied, is made. In the event that any changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and the conclusions of this report are modified or verified in writing by the geotechnical engineer.

DRILLING AND EXPLORATION

DRILLING & SAMPLING SYMBOLS:

SS: Split Spoon - 13/8" I.D., 2" O.D., unless otherwise noted
 ST: Thin-Walled Tube - 2" O.D., unless otherwise noted
 R: Ring Barrel Sampler - 2.42" I.D., 3" O.D. unless otherwise noted
 PA: Power Auger
 HA: Hand Auger
 DB: Diamond Bit = 4", N, B
 AS: Auger Sample
 HS: Hollow Stem Auger

PS: Piston Sample
 WS: Wash Sample
 FT: Fish Tail Bit
 RB: Rock Bit
 BS: Bulk Sample
 PM: Pressure Meter
 WB: Wash Bore

Standard "N" Penetration: Blows per foot of a 140 pound hammer falling 30 inches on a 2-inch O.D. split spoon, except where noted.

WATER LEVEL MEASUREMENT SYMBOLS:

WL : Water Level
 WCI: Wet Cave in
 DCI: Dry Cave in
 AB : After Boring

WS : While Sampling
 WD : While Drilling
 BCR: Before Casing Removal
 ACR: After Casting Removal

Water levels indicated on the boring logs are the levels measured in the borings at the time indicated. In pervious soils, the indicated levels may reflect the location of ground water. In low permeability soils, the accurate determination of ground water levels is not possible with only short term observations.

DESCRIPTIVE SOIL CLASSIFICATION

Soil Classification is based on the Unified Soil Classification system and the ASTM Designations D-2488. Coarse Grained Soils have more than 50% of their dry weight retained on a #200 sieve; they are described as: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are described as: clays, if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse grained soils are defined on the basis of their relative in-place density and fine grained soils on the basis of their consistency. Example: Lean clay with sand, trace gravel, stiff (CL); silty sand, trace gravel, medium dense (SM).

CONSISTENCY OF FINE-GRAINED SOILS

Unconfined Compressive
 Strength, Qu, psf

Consistency

< 500	Very Soft
500 - 1,000	Soft
1,001 - 2,000	Medium
2,001 - 4,000	Stiff
4,001 - 8,000	Very Stiff
8,001 - 16,000	Very Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS:

N-Blows/ft	Relative Density
0-3	Very Loose
4-9	Loose
10-29	Medium Dense
30-49	Dense
50-80	Very Dense
80 +	Extremely Dense

PHYSICAL PROPERTIES OF BEDROCK

DEGREE OF WEATHERING:

Slight	Slight decomposition of parent material on joints. May be color change.
Moderate	Some decomposition and color change throughout.
High	Rock highly decomposed, may be extremely broken.

HARDNESS AND DEGREE OF CEMENTATION:

Limestone and Dolomite:

Hard	Difficult to scratch with knife.
Moderately	Can be scratched easily with knife.
Hard	Cannot be scratched with fingernail.
Soft	Can be scratched with fingernail.

Shale, Siltstone and Claystone:

Hard	Can be scratched easily with knife, cannot be scratched with fingernail.
Moderately	Can be scratched with fingernail.
Hard	
Soft	Can be easily dented but not molded with fingers.

Sandstone and Conglomerate:

Well Cemented	Capable of scratching a knife blade.
Cemented	Can be scratched with knife.
Poorly Cemented	Can be broken apart easily with fingers.



UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				Soil Classification		
				Group Symbol	Group Name	
Coarse - Grained Soils more than 50% retained on No. 200 sieve	Gravels more than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines	$Cu \geq 4$ and $1 < Cc \leq 3^E$	GW	Well-graded gravel ^F	
			$Cu < 4$ and/or $1 > Cc > 3^E$	GP	Poorly-graded gravel ^F	
		Gravels with Fines more than 12% fines	Fines classify as ML or MH	GM	Silty gravel ^{G,H}	
			Fines Classify as CL or CH	GC	Clayey Gravel ^{F,G,H}	
	Sands 50% or more coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines	$Cu \geq 6$ and $1 < Cc \leq 3^E$	SW	Well-graded sand ^I	
			$Cu < 6$ and/or $1 > Cc > 3^E$	SP	Poorly-graded sand ^I	
		Sands with Fines more than 12% fines	Fines classify as ML or MH	SM	Silty sand ^{G,H,I}	
			Fines classify as CL or CH	SC	Clayey sand ^{G,H,I}	
Fine-Grained Soils 50% or more passes the No. 200 sieve	Silts and Clays Liquid Limit less than 50	inorganic	$PI > 7$ and plots on or above "A" Line	CL	Lean clay ^{K,L,M}	
			$PI < 4$ or plots below "A" Line	ML	Silt ^{K,L,M}	
		organic	Liquid Limit - oven dried	<0.75	OL	Organic clay ^{K,L,M,N}
			Liquid Limit - not dried		Organic silt ^{K,L,M,O}	
	Silts and Clays Liquid Limit 50 or more	inorganic	PI plots on or above "A" Line	CH	Fat clay ^{K,L,M}	
			PI plots below "A" Line	MH	Elastic Silt ^{K,L,M}	
		organic	Liquid Limit - oven dried	<0.75	OH	Organic clay ^{K,L,M,P}
			Liquid Limit - not dried		Organic silt ^{K,L,M,O}	
Highly organic soils		Primarily organic matter, dark in color, and organic odor		PT	Peat	

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

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

^CGravels with 5 to 12% fines required dual symbols:

GW-GM well graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly-graded gravel with silt
GP-GC poorly-graded gravel with clay

^DSands with 5 to 12% fines require dual symbols:

SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay

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

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

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

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

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

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

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

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

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

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

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

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

^Q PI plots below "A" line.

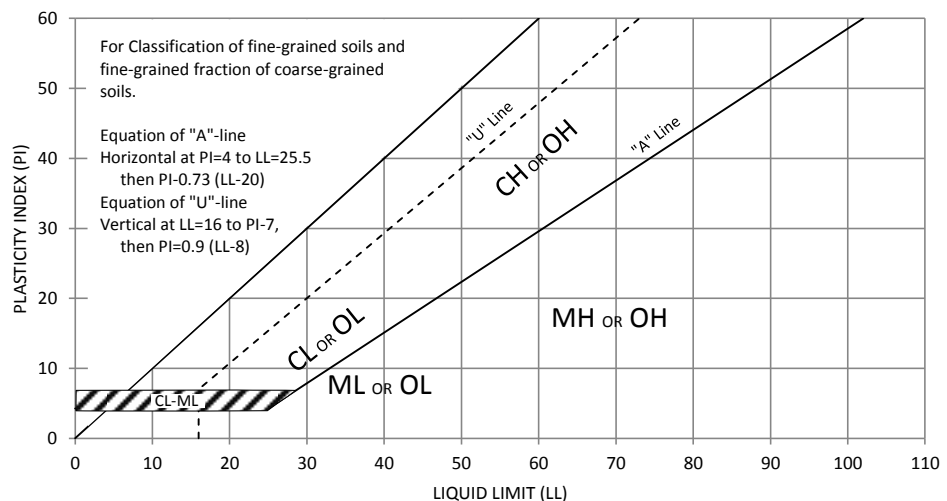




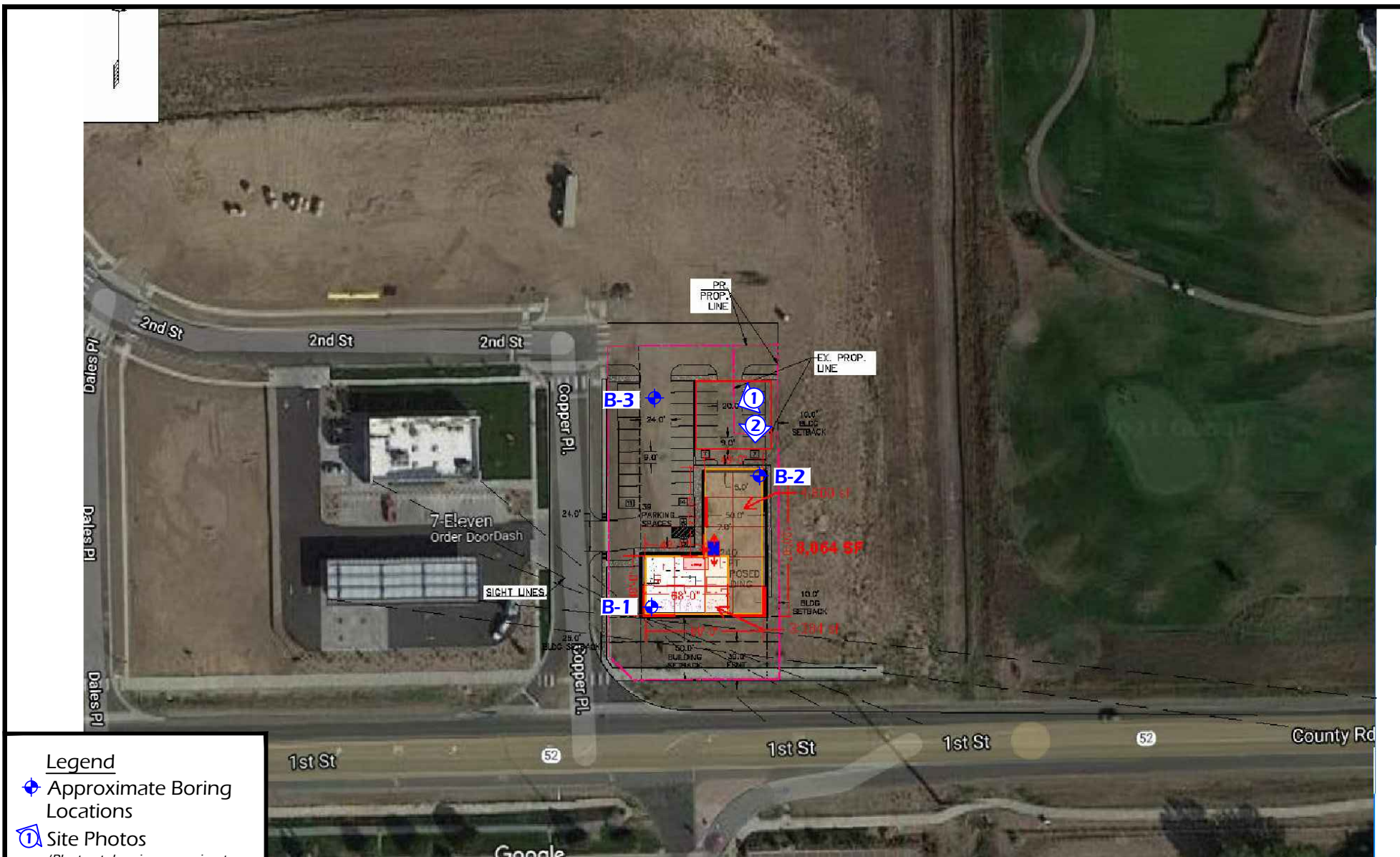
PHOTO # 1



PHOTO # 2

RAMIREZ DENTAL FACILITY
FORT LUPTON, COLORADO
EEC PROJECT No. 1212066
AUGUST 2021





Legend

◆ Approximate Boring Locations

① Site Photos
(Photos taken in approximate location, in direction of arrow)



Boring Location Diagram
Ramirez Dental Facility - Lot 6 Vincent Village
Fort Lupton, Colorado
EEC Project #: 1212066 Date: August 2021

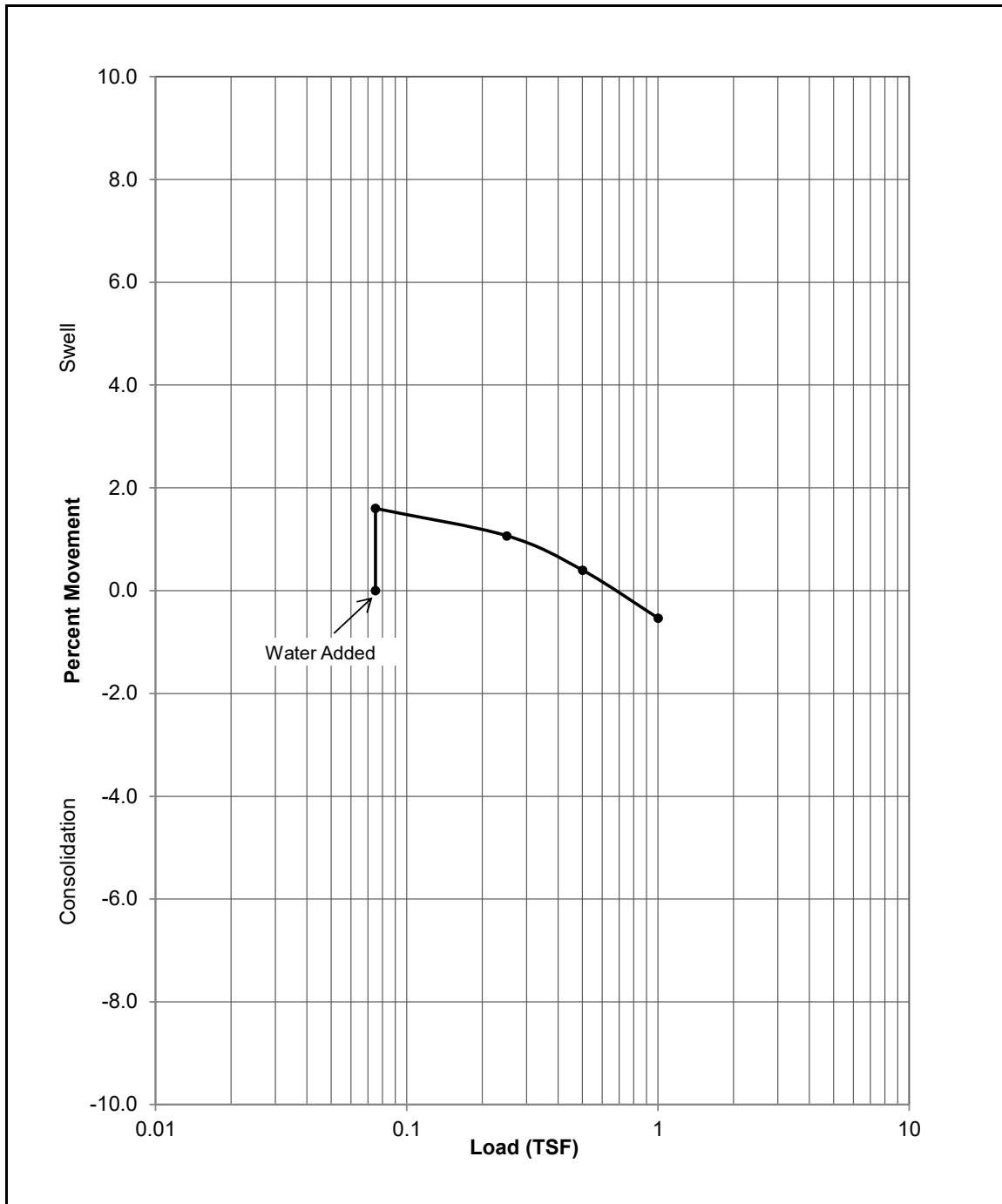
RAMIREZ DENTAL FACILITY												
FORT LUPTON, COLORADO												
PROJECT NO: 1212066		LOG OF BORING B-1					DATE: AUGUST 2021					
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH					
FOREMAN: DG		START DATE		8/4/2021			WHILE DRILLING		None			
AUGER TYPE: 4" CFA		FINISH DATE		8/4/2021								
SPT HAMMER: AUTOMATIC												
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL		
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF	
SPARSE WEEDS / VEGETATION CLAYEY SAND (SC) brown medium dense with gravel		1										
		2										
		CS	3	24	9000+	6.0	124.4	34	18	18.8	1400 PSF	1.6%
			4									
		SS	5	18	7000	5.9						
			6									
			7									
			8									
			9									
		CS	10	10	1000	4.0	108.9			30.6		
			11									
			12									
			13									
			14									
SANDY LEAN CLAY (CL) brown very stiff, with calcareous deposits		SS	15	16	9000+	16.2						
BOTTOM OF BORING DEPTH 15.5'			16									
			17									
			18									
			19									
			20									
			21									
			22									
			23									
			24									
			25									

RAMIREZ DENTAL FACILITY FORT LUPTON, COLORADO										
PROJECT NO: 1212066			LOG OF BORING B-2 SHEET 1 OF 1				DATE: AUGUST 2021			
RIG TYPE: CME55							WATER DEPTH			
FOREMAN: DG			START DATE		8/4/2021		WHILE DRILLING		22'	
AUGER TYPE: 4" CFA			FINISH DATE		8/4/2021					
SPT HAMMER: AUTOMATIC										
SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL
							LL	PI		PRESSURE % @ 500 PSF
SPARSE WEEDS / VEGETATION SILTY SAND (SM) brown loose to medium dense		1								
		2								
		3								
		4								
	CS	5	9	4000	6.5	117.1	18	1	28.6	< 500 PSF None
		6								
		7								
		8								
		9								
	SS	10	13	2500	13.5					
LEAN CLAY with SAND (CL) brown very stiff with calcareous deposits		11								
		12								
		13								
		14								
	CS	15	20	9000+	11.3	121.9			76.1	
		16								
		17								
		18								
		19								
	SS	20	38	3000	7.3					
SAND and GRAVEL (SP / GP) brown medium dense to loose with intermittent clay seams		21								
		22								
		23								
		24								
	CS	25	7							
BOTTOM OF BORING DEPTH 25'										

RAMIREZ DENTAL FACILITY FORT LUPTON, COLORADO										
PROJECT NO: 1212066			LOG OF BORING B-3				DATE: AUGUST 2021			
RIG TYPE: CME55			SHEET 1 OF 1				WATER DEPTH			
FOREMAN: DG			START DATE		8/4/2021		WHILE DRILLING		None	
AUGER TYPE: 4" CFA			FINISH DATE		8/4/2021					
SPT HAMMER: AUTOMATIC										
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL
	TYPE	(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE
SPARSE VEGETATION SILTY / CLAYEY SAND (SM / SC) brown medium dense	CS	1								
		2								
		3	16	9000+	9.2	125.9				
	SS	4								
		5	18	4500	4.0					
		6								
		7								
SAND (SP) brown medium dense	SS	8								
		9								
		10	14		2.5					
BOTTOM OF BORING DEPTH 10.5'		11								
		12								
		13								
		14								
		15								
		16								
		17								
		18								
		19								
		20								
		21								
		22								
		23								
		24								
		25								

SWELL / CONSOLIDATION TEST RESULTS

Material Description: Brown Clayey Sand (SC)		
Sample Location: Boring 1, Sample 1, Depth 2'		
Liquid Limit: 34	Plasticity Index: 18	% Passing #200: 18.8%
Beginning Moisture: 6.0%	Dry Density: 123.4 pcf	Ending Moisture: 11.5%
Swell Pressure: 1400 psf		% Swell @ 150: 1.6%

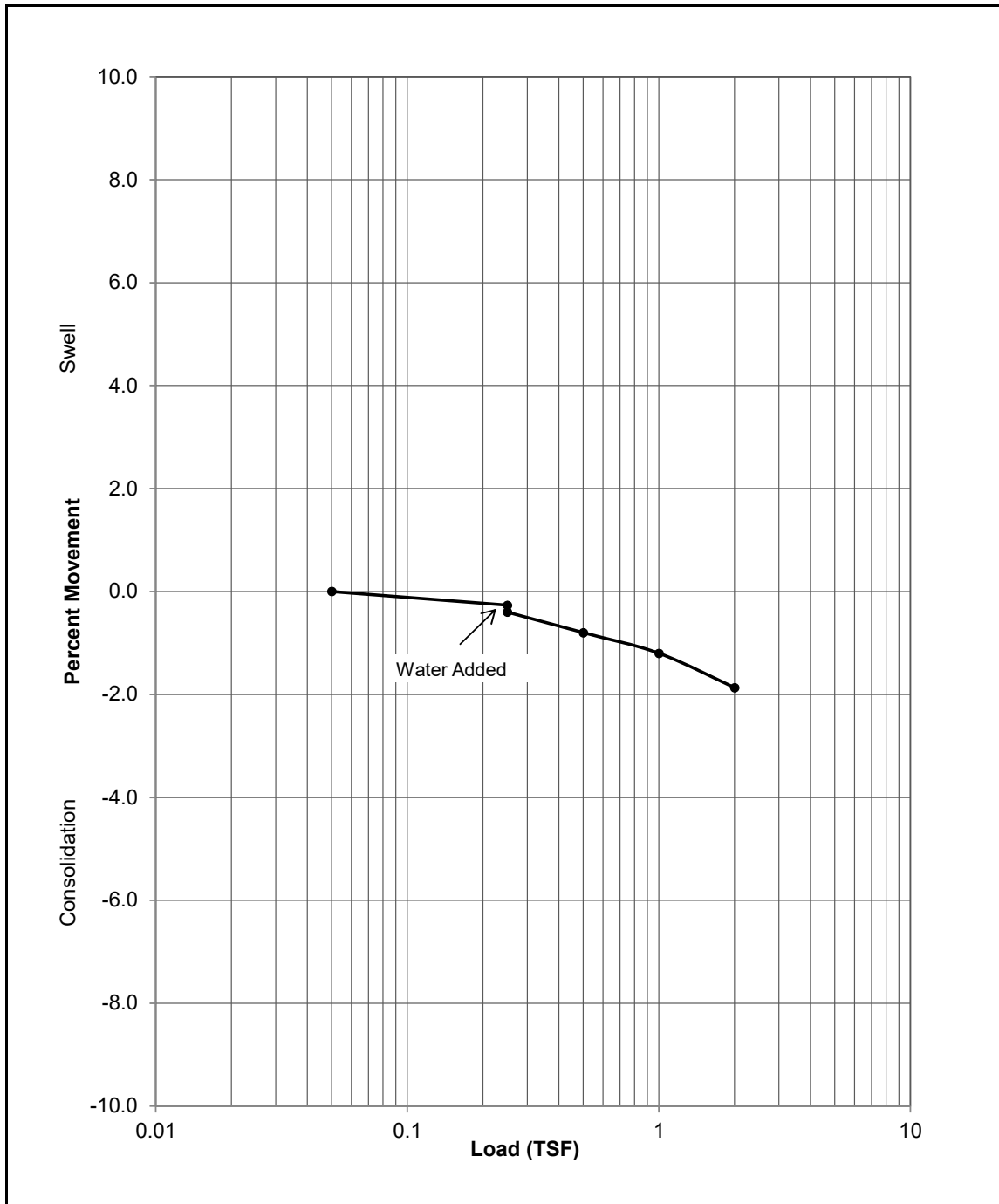


Project: Ramirez Dental Facility
 Location: Fort Lupton, Colorado
 Project #: 1212066
 Date: August 2021



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Brown Silty Sand (SM)		
Sample Location: Boring 2, Sample 1, Depth 4'		
Liquid Limit: 18	Plasticity Index: 1	% Passing #200: 28.6%
Beginning Moisture: 6.5%	Dry Density: 114.2 pcf	Ending Moisture: 14.1%
Swell Pressure: < 500 psf		% Swell @ 500: None

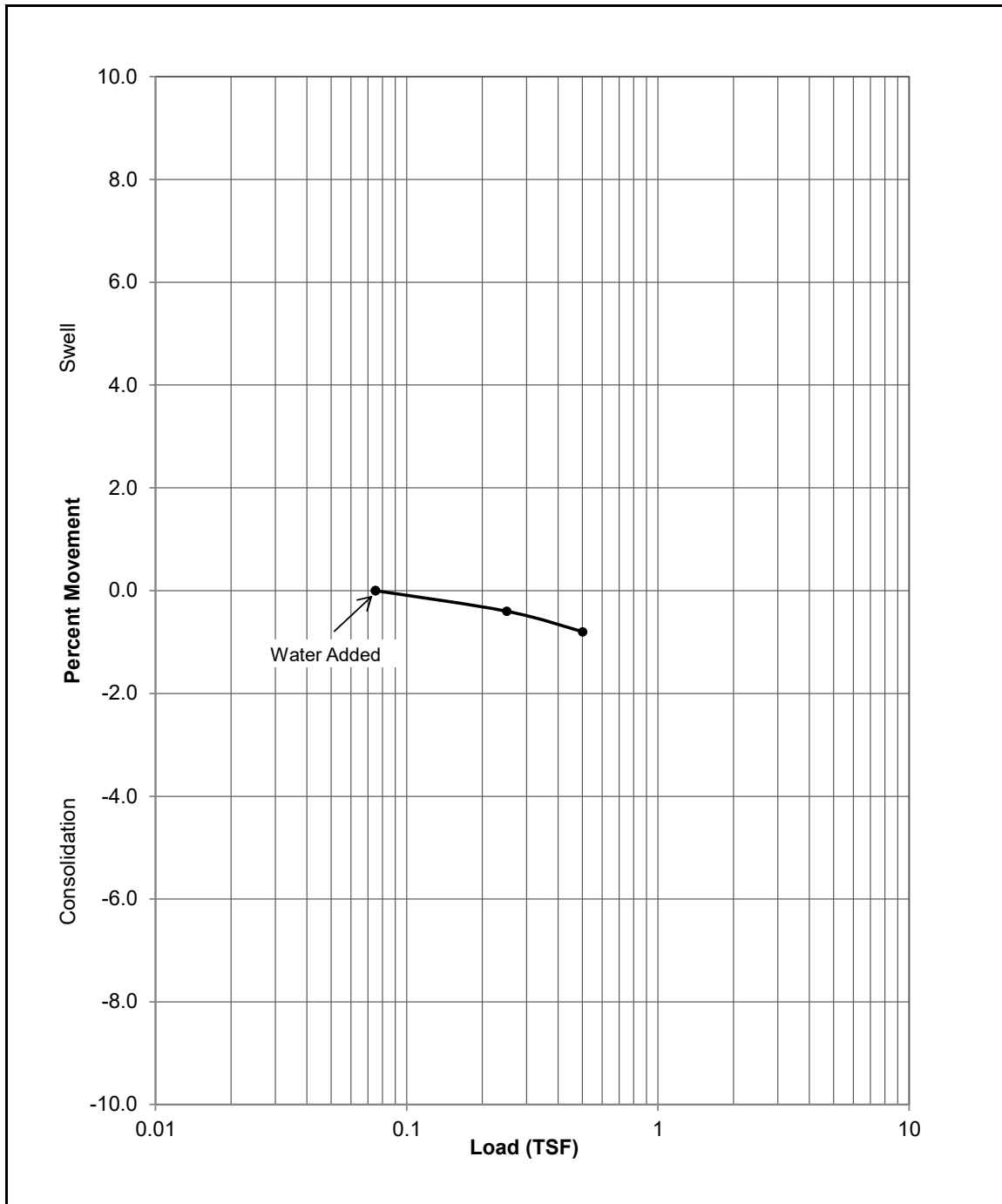


Project: Ramirez Dental Facility
 Location: Fort Lupton, Colorado
 Project #: 1212066
 Date: August 2021



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Brown Silty / Clayey Sand (SM / SC)		
Sample Location: Boring 3, Sample 1, Depth 2'		
Liquid Limit: 21	Plasticity Index: 5	% Passing #200: 30.2%
Beginning Moisture: 9.2%	Dry Density: 124 pcf	Ending Moisture: 10.7%
Swell Pressure: <150 psf		% Swell @ 150: None



Project: Ramirez Dental Facility
 Location: Fort Lupton, Colorado
 Project #: 1212066
 Date: August 2021



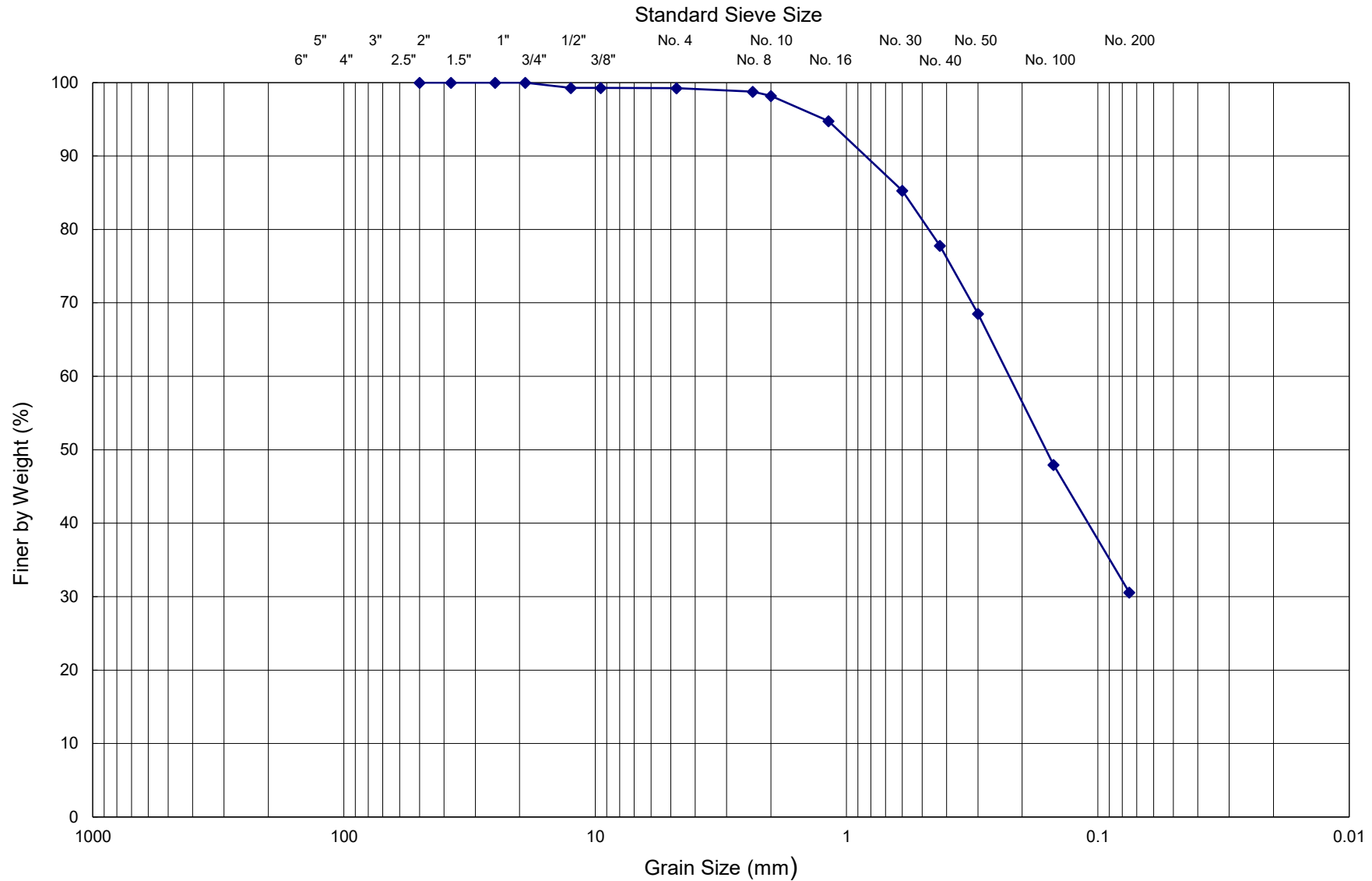
EARTH ENGINEERING CONSULTANTS, LLC
SUMMARY OF LABORATORY TEST RESULTS

Sieve Analysis (AASHTO T 11 & T 27 / ASTM C 117 & C 136)		
Sieve Size		Percent Passing
2 1/2"	(63 mm)	100
2"	(50 mm)	100
1 1/2"	(37.5 mm)	100
1"	(25 mm)	100
3/4"	(19 mm)	100
1/2"	(12.5 mm)	99
3/8"	(9.5 mm)	99
No. 4	(4.75 mm)	99
No. 8	(2.36 mm)	99
No. 10	(2 mm)	98
No. 16	(1.18 mm)	95
No. 30	(0.6 mm)	85
No. 40	(0.425 mm)	78
No. 50	(0.3 mm)	69
No. 100	(0.15 mm)	48
No. 200	(0.075 mm)	30.6

Project: Ramirez Dental Facility
Location: Fort Lupton, Colorado
Project No: 1212066
Sample ID: B-1, S-3, at 9'
Sample Desc.: Clayey Sand (SC)
Date: August 2021



EARTH ENGINEERING CONSULTANTS, LLC
 Summary of Washed Sieve Analysis Tests (ASTM C117 & C136)



Cobble	Gravel		Sand			Silt or Clay
	Coarse	Fine	Coarse	Medium	Fine	

Project: Ramirez Dental Facility
 Location: Fort Lupton, Colorado
 Project No: 1212066
 Sample ID: B-1, S-3, at 9'
 Date: August 2021

D ₁₀₀	D ₆₀	D ₅₀	D ₃₀	D ₁₀	C _u	C _c
19.00	0.24	0.16	---	---	---	---



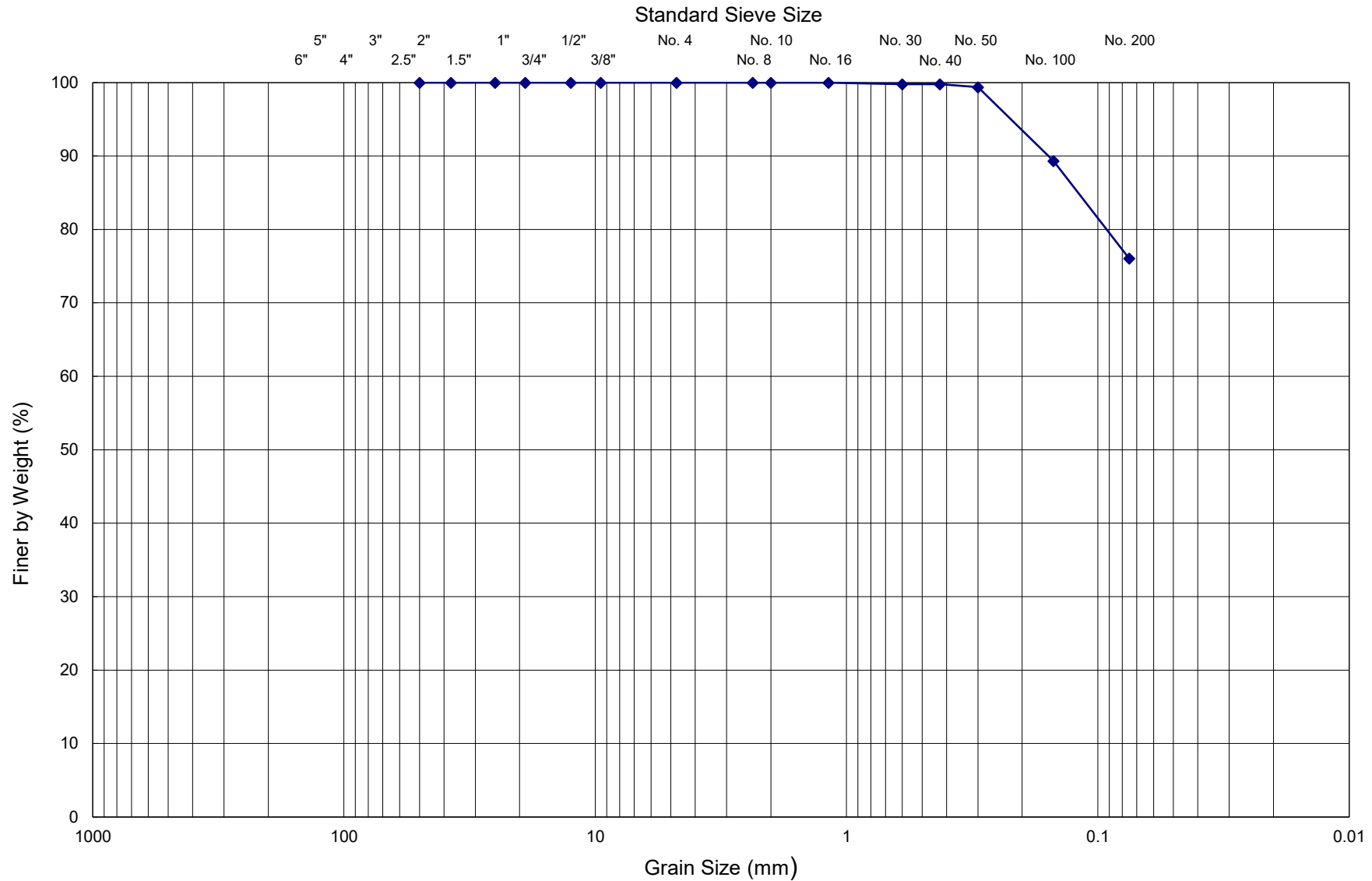
EARTH ENGINEERING CONSULTANTS, LLC
SUMMARY OF LABORATORY TEST RESULTS

Sieve Analysis (AASHTO T 11 & T 27 / ASTM C 117 & C 136)		
Sieve Size		Percent Passing
2 1/2"	(63 mm)	100
2"	(50 mm)	100
1 1/2"	(37.5 mm)	100
1"	(25 mm)	100
3/4"	(19 mm)	100
1/2"	(12.5 mm)	100
3/8"	(9.5 mm)	100
No. 4	(4.75 mm)	100
No. 8	(2.36 mm)	100
No. 10	(2 mm)	100
No. 16	(1.18 mm)	100
No. 30	(0.6 mm)	100
No. 40	(0.425 mm)	100
No. 50	(0.3 mm)	99
No. 100	(0.15 mm)	89
No. 200	(0.075 mm)	76.1

Project: Ramirez Dental Facility
Location: Fort Lupton, Colorado
Project No: 1212066
Sample ID: B-2, S-3, at 14'
Sample Desc.: Lean Clay with Sand (CL)
Date: August 2021



EARTH ENGINEERING CONSULTANTS, LLC
Summary of Washed Sieve Analysis Tests (ASTM C117 & C136)



Cobble	Gravel		Sand			Silt or Clay
	Coarse	Fine	Coarse	Medium	Fine	

Project: Ramirez Dental Facility
 Location: Fort Lupton, Colorado
 Project No: 1212066
 Sample ID: B-2, S-3, at 14'
 Date: August 2021

D ₁₀₀	D ₆₀	D ₅₀	D ₃₀	D ₁₀	C _u	C _c
1.18	---	---	---	---	---	---





Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

Date: 1/25/2022

Project name: Hope Grayson Commercial Site Plan LUP2021-0033

Project address: 110 Copper Place, Fort Lupton, Co 80621

FLFPD Project # R2022-002

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral submittal for **Hope Grayson Commercial Site Plan LUP2021-0033** located at **110 Copper Place.**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2018 International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District and the City Council of Fort Lupton, and Weld County Commissioners. The following specific and general requirements and conditions shall be met at time of construction.

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.
2. The Fort Lupton Fire Protection District only accepts construction documents and supporting data be submitted (Electronically) with each application for a permit.

A Plan Review/Fire Permit Application must be completed at the time of submittal. All applicable project review fees must be paid before the plan review will be completed.

NOTE: All project drawings must be reviewed, stamped and signed by a State of Colorado licensed engineer, architect or NICET level III designer with a specialization in fire protection.

A Fire Code Analysis Report will need to be provided by the designer. The Fire Code Analysis Report must include the following information:

- Total project square footage
- Total building square footage
- Building construction type RE: (Type I-V)
- Occupancy classification
- Design code year
- Specific fire alarm or fire suppression systems information

The following items need to be submitted electronically for the plan review to be completed:

- Completed and Signed FLFPD Application for Plan Review. Available at our website - www.fortluptonfire.org
- Unlocked stamp drawings to include, Civil and Construction Drawings.
- Unlocked Fire Safety System Shop Drawings to include fire alarm with data/cut sheets, fire sprinkler with data/cut sheets, specialized project drawings with data/cut sheets, hazardous materials with data/cut sheets, Kitchen Hood Fire Suppression Systems with data/cut sheets and Mobile Food Vehicle with data/cut sheets.

Once the submitted documents/drawings and information is reviewed and accepted the documents/drawings will be stamped by FLFPD and return to person submitting the project.

All submitted drawings must meet all the requirements listed in the 2018 International Fire Codes or the current addition of the NFPA Standards.

Fire Department Access:

- 2018 International Fire Code, Chapter 5, Section 503 *Fire Apparatus Access Roads*
- 2018 International Fire Code, Appendix D of *Fire Apparatus Access Roads*

NOTE: All “Imminent Travel Lanes” for all residential projects will need to be 26’ that is unobstructed. All “Imminent Travel Lanes” for all commercial projects will need to be 26’ that is unobstructed.

Address Numerals:

- 2018 International Fire Code, Chapter 5, Section 505 *Premise Identification*
- Address numerals shall be visible from the street fronting the property and posted with a minimum of 4” numerals mounted on a contrasting background.

Security Key Box:

- 2018 International Fire Code, Chapter 5, Section 506 *Key Boxes*
- A Security Key Box (KNOXBOX) is required to be mounted on the front of every new commercial building. *Application for Knox can be found at <https://www.knoxbox.com/>.*



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

NOTE: Large commercial properties may require more than one Security Key Box

Plan Review Package Checklist:

- Completed FLFPD Plan Review/Fire Permitting Application
- Pay all applicable plan review and permitting fees by check, or cash (We are unable to process Credit Cards at this time)
- Engineering Report, signed and stamped
- Site Plan drawing submittal, signed and stamped
- Architectural and Construction drawing submittal, signed and stamped
- Engineered drawings, signed, and stamped
- Fire Alarm shop drawings and data cut sheets, signed and stamped
- Fire Sprinkler shop drawings and data cut sheets, signed and stamped
- Underground fire line drawings and data cut sheets, signed and stamped
- Copies of Division of Fire Prevention and Control Fire Suppression and underground Fire Line Contractor Registrations.

If you have any further questions, please contact Taw Tamlin, Fire Marshal at 303-857-4603.

Magaly Morales-Tejada

From: Jake Freier
Sent: Tuesday, January 11, 2022 4:12 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request - Hope Grayson Commercial Site Plan LUP2021-0033

Good Afternoon,

The subject property is currently addressed 110 Copper Place which will be the address of the planned south building site. If necessary, unit numbers or letters will be assigned. After final approval, the City will assign a second address for the north building site.

Thanks,
Jake Freier



From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Thursday, January 6, 2022 9:05 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request - Hope Grayson Commercial Site Plan LUP2021-0033

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortlupton.org/DocumentCenter/Index/646>.

Any comments you consider relevant to this request would be appreciated. Please reply by **January 27, 2022** 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, February 10, 2022 at 6:00 PM; and
- City Council: Tuesday, March 1, 2022 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning Technician

130 S. McKinley Ave.

Fort Lupton, CO 80621

Direct: 720-466-6111



Magaly Morales-Tejada

From: Kristen Thompson <kthompson@northernwater.org>
Sent: Thursday, January 27, 2022 4:28 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request - Hope Grayson Commercial Site Plan LUP2021-0033

Magaly,

We do not have any comments on this referral.

Thank you
Kris



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

www.northernwater.org

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

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

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Thursday, January 6, 2022 9:05 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request - Hope Grayson Commercial Site Plan LUP2021-0033

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

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Magaly Morales-Tejada
Planning Technician

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



Magaly Morales-Tejada

From: John Fryar
Sent: Thursday, January 6, 2022 9:21 AM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request - Hope Grayson Commercial Site Plan LUP2021-0033

No law enforcement issues noted.

John Fryar
Chief of Police

From: Magaly Morales-Tejada
Sent: Thursday, January 6, 2022 9:05 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request - Hope Grayson Commercial Site Plan LUP2021-0033

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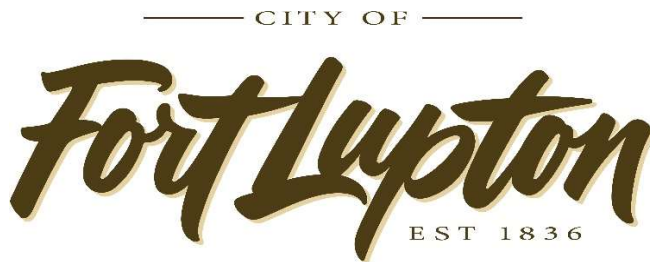
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Magaly Morales-Tejada
Planning Technician
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111





Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Zane Ross (Colorado Land Engineering)
From: Roy Vestal
Date: January 27, 2022
Subject: Hope Grayson Commercial Site Plan LUP2021-0033
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Site Plan 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 - Plant investment fees increase on April 1, 2022

a. Water - Chapter 3

- i. Please consider taking the domestic service tap off of the fire line for combined water service/fire service configuration off of the main in Copper.
- ii. Plans show 2 - 1-inch potable water services.
 1. 1" Commercial tap = 4.8 SFE
 2. Water plant investment fee = \$14,725.00 / tap
 3. CBT Water shares required = $2.2 \times 2 = 4.4$
 - a. Cash in lieu @ \$60,000/share = \$264,000

b. Sanitary Sewer - Chapter 4

- i. Plans show 2 - 1-inch potable water services.
 1. 1" Commercial tap = 4.8 SFE
 2. WWTP plant investment fee = \$45,600 / tap

2. Drainage

- a. Drainage Study as submitted is acceptable.
- b. Consideration of offsite flows conveyance through this area must be made.
- c. Coordination with current staff planning for this basin is required.
 - i. Proposed storm line in 14th needs to be coordinated with Tri-State planes from the east.

3. Landscape / Grading - Chapter 2 Design Standards

- a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.
- b. Review proposed landscape plans at street locations and evaluate for sight triangle conflicts.

4. Site Plan

a. Water - Chapter 3

- i. Plumbing plans should identify back flow prevention devices and will require inspection by a certified backflow prevention technician and registration on the City's Aqua Flow web site. The backflow device will require annual inspections and entry to the City's Cross Connection Inspection Control system (in accordance with Section 13-85 of the City Municipal Code).
- ii. Backflow prevention assemblies (if required) shall be tested by a Certified Cross-Connection Control Technician upon installation and tested at least annually, thereafter.

b. Roadway - Chapter 6

- i. *Section 6.18.02* At the intersection of two public streets or a private driveway and a public street, sight distance shall be evaluated across a "sight distance triangle" where obstructions are restricted according to the following criteria. The site triangle needs to be pulled back to the ultimate roadway section.

c. Traffic Control - Chapter 8

- i. The Traffic Analysis as submitted is acceptable.

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.

January 24, 2022

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

Re: Hope Grayson Commercial Site Plan LUP2021-0033

Dear Magaly:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Hope Grayson Commercial Site Plan LUP2021-0033. After review of the information, we have the following comments:

- The site plan did not indicate how it is intended to bring electrical service to the building for the Phase 2 Development (Future). If United Power brings service from the south side going north to the future building, we will need a 10' U.E. along the east side of lot 6.
- Please note for landscaping that we can only have small bushes and shrubs. We cannot have any deep rooting vegetation or trees planted above our lines or within utility easements. The clearance distance for equipment such as transformers, etc. is a minimum of 15' from the front and both sides and five feet from the back to allow a backhoe if needed. And the trunk/base of the tree should be minimum of 5' away from the any line.

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,



Samantha Riblett
United Power, Inc.
Right of Way Admin
O: 303-637-1324 | Email: platreferral@unitedpower.com

Sign Posting Affidavit

Hope Grayson Commercial Site Plan
Project No. LUP2021-0033 Plan Nos. SPR2022-0001



Facing Copper Pl. & 1st St.

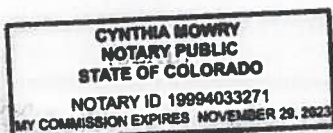
I, Anna Fluckey hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 25 day of January, 2022.

Anna Fluckey
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Anna Fluckey, this 25 day of January, 2022. Witness my hand and seal.

My commission expires 11/29/2023.

Cynthia Mowry
Notary Public



Public Notice

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 known as the Hope Grayson Commercial Site Plan located at 110 Copper Pl. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission **on Thursday, February 10, 2022, at 6:00 P.M.**, and before the City Council **on Tuesday, March 1, 2022, at 7:00 P.M.** or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that 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

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

ALL INTERESTED PERSONS MAY ATTEND

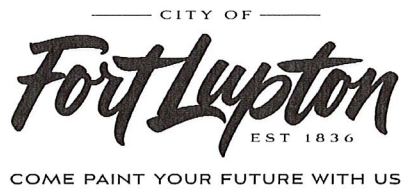
LEGAL DESCRIPTION

LOTS 6 AND 7, VINCENT'S EAST ADDITION
3RD FILING SECOND AMENDED
SUBDIVISION, CITY OF FORT LUPTON,
COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. FLP510

First Publication: January 20, 2022
Last Publication: January 20, 2022

Publisher: Fort Lupton Press

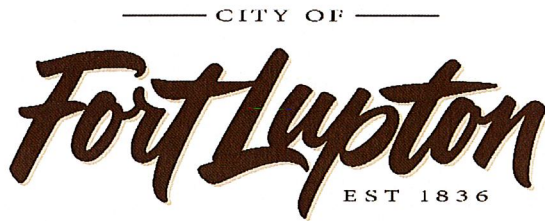


CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 25th day of January, 2022, a true and correct copy of the foregoing Notice of Public Hearings and Site Plan Map for the Hope Grayson Commercial Site Plan was sent via U.S. Mail, postage pre-paid, to the following addresses:

TUMBLEWEED VENTURES LLC
C/O 7-ELEVEN INC
PO BOX 711
DALLAS, TX 75221

CITY OFFICIAL



Planning & Building

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

Phone: 303.857.6694
Fax: 303.857.0351

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**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: HOPE GRAYSON COMMERCIAL SITE
PLAN.**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOTS 6 AND 7, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

HOPE GRAYSON - SITE DEVELOPMENT PLAN - CASE NUMBER: SDP__-_____

LOT 6, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

110 COPPER PLACE, CITY OF FT. LUPTON, COLORADO

PROJECT INTENT:

DEVELOPMENT OF 0.817 ACRES (LOT 6) INCLUDING APPROX 10,000 SQ FT COMMERCIAL BUILDING AREA, SPLIT INTO TWO BUILDINGS. PROJECT DEVELOPMENT WILL BE PHASED (PHASE 1 AND 2). SEE SITE PLAN FOR MORE DETAIL.

DEVELOPER/OWNER:

HOPE GRAYSON PROPERTIES, LLC
15497 COUNTY ROAD 10
FT. LUPTON, COLORADO 80521
CONTACT: JUAN RAMIREZ & DENISE TOLMICH - (RAMIREZ)
303.906.8335
DENISE@RAM-COTRUCKING.COM

CONTRACTOR:

MCCAULEY CONSTRUCTORS, INC.
650 INNOVATION CIRCLE
PO BOX 200
WINDSOR, COLORADO 80550
CONTACT: ANNA FLUCKEY
970.686.6300
ANNA.FLUCKEY@MCCAULEYCONSTRUCTORS.COM

CIVIL ENGINEER:

COLORADO LAND ENGINEERING, LTD.
6934 S UNIVERSITY BLVD #150
CENTENNIAL, COLORADO 80122
CONTACT: ZANE ROSS, PE, LEED AP
970.270.6218
ZROSS@COLOLANDENG.COM

ARCHITECT:

HAUSER ARCHITECTS, P.C.
3780 EAST 15TH STREET, SUITE 201
LOVELAND, COLORADO 80538
CONTACT: BJ DEFORGE
970.669.8220
BJ@HAUSERARCHITECTSPC.COM

LANDSCAPE ARCHITECT:

FRONTERRA - ITG DESIGN, LLC
PO BOX 178
LOVELAND, COLORADO 80539
CONTACT: JOSH MCCARN, PLA
970.235.1039
JOSH@FRONTERRA.DESIGN

SURVEYOR:

KING SURVEYORS
650 EAST GARDEN DRIVE
WINDSOR, COLORADO 80550
CONTACT: PAUL GROVES, PLS
970.686.5011
PAULG@KINGSURVEYORS.COM

UTILITY CONTACTS:

FIRE DEPARTMENT
FT. LUPTON FIRE PROTECTION DISTRICT
1121 DENVER AVENUE
FT. LUPTON, COLORADO 80521
303-857-4603

NATURAL GAS

XCEL ENERGY
1123 WEST 3RD AVE
DENVER, COLORADO 80223
800.895.4999

ELECTRIC

UNITED POWER
500 COOPERATIVE WAY
BRIGHTON, COLORADO 80603
303.637.1300

TELE

CENTURYLINK
866.963.8665

CABLE

COMCAST
800.934.6489

WATER, SANITARY AND STORM SEWER

CITY OF FT. LUPTON PUBLIC WORKS
130 S. MCKINLEY AVENUE
FORT LUPTON, COLORADO 80521
303.857-6694



SCALE: NOT TO SCALE

VICINITY MAP

SHEET INDEX

SHEET NO:

SHEET NAME

C1.0	COVER SHEET
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
A1	EXTERIOR ELEVATIONS - SOUTH BLDG
A2	EXTERIOR ELEVATIONS - SOUTH BLDG
A3	SITE DETAILS
A4	EXTERIOR ELEVATIONS - NORTH BLDG
A5	EXTERIOR ELEVATIONS - NORTH BLDG
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES AND DETAILS
L1.3	LANDSCAPE SPECIFICATIONS

SITE DATA:

PARCEL ID: 147105249006

PROPERTY AREA: 0.817 ACRES

PARKING REQUIRED: 1 SPACE PER 500 SQ FT BUILDING AREA
9,200 SF (APPROX) / 500 SF = 19 PARKING SPACES REQUIRED

PARKING PROVIDED: 21 - 9'X18' PARKING SPACES
2 - 8'X18' VAN ACCESSIBLE PARKING SPACES

FLOODPLAIN STATEMENT:

FLOODZONE BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X", AREAS BEING OUTSIDE OF THE 500 YEAR FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08123C2110E WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

PROJECT REFERENCE:

TBD

PROJECT BASIS OF BEARINGS:

(REFERENCED FROM KING SURVEYORS ALTA DATED 7/8/2021)

GPS DERIVED BEARINGS BASED ON A BEARING OF N00°16'10"W ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07).

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NW 1/2 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 6, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT HOPE GRAYSON PROPERTIES, LLC, 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 PLAN AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__.

OWNER SIGNATURE _____

STATE OF _____)

_____) ss

COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

BY _____

ON THIS ____ DAY OF _____, 20__.

AS _____ WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY ENGINEER'S APPROVAL:

APPROVED THIS ____ DAY OF _____, 20__.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL:

APPROVED THIS ____ DAY OF _____, 20__.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL:

APPROVED THIS ____ DAY OF _____, 20__.

CITY ADMINISTRATOR

PLANNING COMMISSION RECOMMENDATION:

RECOMMENDED THIS ____ DAY OF _____, 20__.

BY RESOLUTION NO. _____

CHAIRPERSON, FORT LUPTON PLANNING COMMISSION

MAYOR'S CERTIFICATE:

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

MAYOR, CITY OF FORT LUPTON _____

ATTEST:

CITY CLERK _____

(SEAL)



THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.

REVISIONS	DATE	DESCRIPTION
1	12/7/21	ADMINISTRATIVE SITE PLAN SUBMITTAL

HOPE GRAYSON
SITE DEVELOPMENT PLAN
LOT 6 - VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
CITY OF FT. LUPTON, COLORADO

SEAL

SCALE: H: N/A
V: N/A
JOB No. CLE1105

COVER SHEET

C1.0

HOPE GRAYSON - SITE DEVELOPMENT PLAN - CASE NUMBER: SDP__-_____

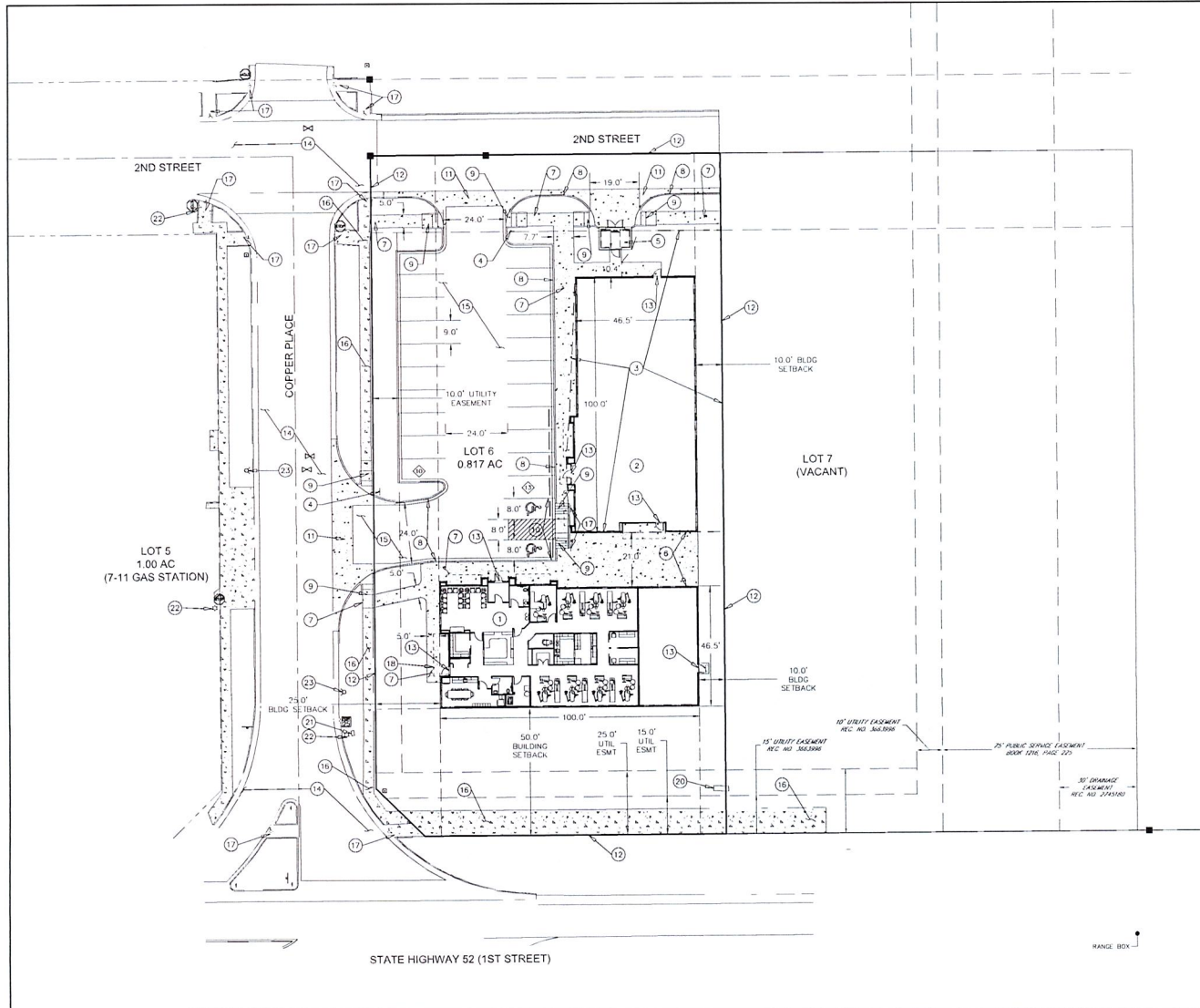
LOT 6, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
110 COPPER PLACE, CITY OF FT. LUPTON, COLORADO



REVISION	DATE	DESCRIPTION
1	12/17/21	ADJUSTABLE SITE PLAN SCHEMATIC

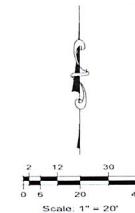
HOPE GRAYSON
SITE DEVELOPMENT PLAN
LOT 6 - VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
CITY OF FT. LUPTON, COLORADO

SCALE	H 1"=20'	V. N/A
JOB No.	CLE1102	
SITE PLAN		
C2.0		



LEGEND	
—	ELECTRICAL LINE
—	FIBER OPTIC LINE
—	GAS LINE
—	STORM SEWER LINE
—	WATER LINE
—	CONTOUR LINE
—	FENCE LINE
—	RAILING
—	GUARD RAIL RAILING
○	ACCESS PLATE
•	BELLAND
•	ELANDOUT
□	COMMUNICATIONS PEDESTAL
□	ELECTRICAL METER
□	ELECTRIC TRANSFORMER
□	FIRE HYDRANT
□	GAS METER
□	IRIGATION VALVE
□	LIGHT POLE (DIRECTIONAL)
□	MANHOLE
□	SEIN
□	STREET LIGHT
□	WATER METER
□	WATER VALVE

- SITE SCHEDULE NOTES:
1. PROPOSED 4,598 SF BUILDING (PHASE 1)
 2. PROPOSED 4,598 SF BUILDING (PHASE 2)
 3. PHASE 2 DEVELOPMENT (FUTURE)
 4. PROPOSED STOP SIGN R-1
 5. PROPOSED TRASH ENCLOSURE
 6. PROPOSED CONCRETE PATIO/PLAZA
 7. PROPOSED SIDEWALK
 8. PROPOSED CURB AND GUTTER
 9. PROPOSED ADA RAMP
 10. PROPOSED ADA PARKING
 11. PROPOSED 4' CONCRETE CROSSSPAN WITH CURB RETURN
 12. PROPOSED PROPERTY LINE
 13. PROPOSED ENTRY DOOR
 14. EX ASPHALT TO REMAIN
 15. PROPOSED ASPHALT PAVING
 16. EX SIDEWALK TO REMAIN
 17. EX ADA RAMP TO REMAIN
 18. PROPOSED ACCESSIBLE PARKING SIGN (VAN ACCESSIBLE)
 19. PROPOSED PARKING WHEEL STOP
 20. EXISTING TRANSFORMER TO REMAIN
 21. EXISTING TELEPHONE PEDESTAL TO REMAIN
 22. EXISTING STREET LIGHT POLE TO REMAIN
 23. EXISTING FIRE HYDRANT TO REMAIN



1 SITE PLAN
SCALE: 1" = 20'

RESOLUTION NO. P2022-004

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING THAT CITY COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP TO THE 2018 FORT LUPTON COMPREHENSIVE PLAN.

WHEREAS, the Planning Commission has the authority under Section 2-186 of the Municipal Code to prepare a master plan for the City and make careful and comprehensive surveys and studies of present conditions and future growth of the City with due regard to its relation to neighboring territory; and

WHEREAS, Colorado Revised Statute 31-23-208 states that the Planning Commission may amend the master plan upon holding at least one public hearing; and

WHEREAS, pursuant to Section 16-197 of the Municipal Code, the master plan shall be the document adopted by resolution of City Council, as amended from time to time, to guide the land development decisions of the City; and

WHEREAS, the master plan will be a reflection of the laws of the City and State, and shall serve in an advisory capacity to help implement the land use goals of the City; and

WHEREAS, on June 18, 2018 the 2018 Fort Lupton Comprehensive Plan (or master plan) was adopted by City Council, which included a Future Land Use Map to generally guide appropriate areas within the comprehensive plan area for certain types of development; and

WHEREAS, an application for a Change of Zone, Site Plan and PUD Plan has been submitted to the City for multifamily residential use at the property identified under Exhibit A of this Resolution; and

WHEREAS, the property is currently designated as General Commercial on the Future Land Use Map; and

WHEREAS, an amendment to the Future Land Use Map re-designating the property to Multifamily is required in order for the property to be zoned to the PUD Zone District with multifamily land uses within the City of Fort Lupton; and

WHEREAS, re-designating the property to Multifamily on the Future Land Use Map is appropriate based on the transition of land uses surrounding the property; and

WHEREAS, re-designating the property to Multifamily on the Future Land Use Map is appropriate based on the Comprehensive Plan identifying a need for greater housing diversity and specifically more multifamily housing within Fort Lupton; and

WHEREAS, this amendment to the Future Land Use Map has been made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, best promote health, safety, mores, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision of traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Planning Commission is required to hold a public hearing on any amendment to the 2018 Fort Lupton Comprehensive Plan as a requirement of State law, and said hearing was published in two papers of general circulation on January 19, 2022 and January 20, 2022; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the amendment to the Future Land Use Map and supporting documentation, and has taken into consideration staff comments, all referral comments and any citizen testimony in response to this application. Based on the facts presented on this date, the Planning Commission recommends that City Council approve the re-designation of the property identified under Exhibit A to Multifamily on the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan.

DONE THIS 10TH DAY OF FEBRUARY, 2022 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS
PLAT MAP RECORDED 8/13/2019 AT
RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

**STAFF REPORT FOR AN AMENDMENT TO THE FUTURE LAND USE MAP
PROJECT NO. LUP2021-0026 / PLAN NO. CPAM2021-0001**

PROJECT DESCRIPTION

Project No.: LUP2021-0026 / Plan No. CPAM2021-0001

Project name: Amendment to the Future Land Use Map

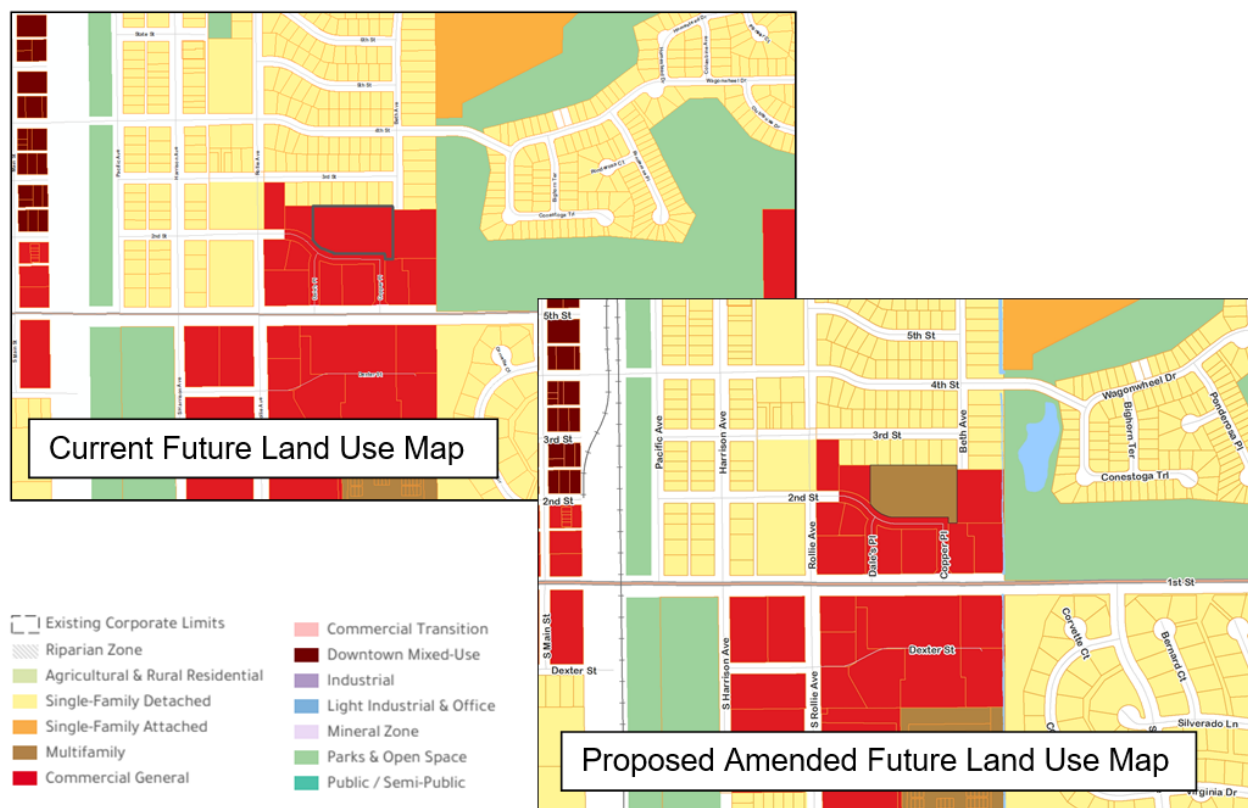
Location of Request:

The site is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place (the Property). The Property is located in the Northwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

This request is for Planning Commission to consider an amendment to the Future Land Use Map that was adopted in 2018 as a part of the Fort Lupton Comprehensive Plan.



The City is in receipt of an application for a Change of Zone, Site Plan, and PUD Plan from Vincent Village Associates, LLC (The Michaels Development Company) for a multi-family residential development project, known as the Sagebrush Apartments. These applications have been submitted concurrently and will be reviewed by the Planning Commission and City Council at separate public hearings. City staff has determined that an amendment to the 2018 Future Land Use Map is required in order for the property that is the subject of the Sagebrush Apartments applications to conform with the Fort Lupton Comprehensive Plan. This proposed amendment is to reclassify the property from the General Commercial land use type to the Multifamily land use type.

This land use reclassification better supports the overall goals of the Comprehensive Plan which identifies a need for greater housing diversity and specifically multifamily housing. According to the Comprehensive Plan, less than 15 percent of the City's housing stock is multi-family units and none have been added since before 2005. Furthermore, Fort Lupton lacks sufficient low-rent units that provide more affordable housing opportunities.

Multifamily housing will also serve as a better transition between single-family detached housing to the north of this site to the commercial properties south of the site.

Site Size: The Property is 2.891 acres, more or less.

Hearing Dates: Planning Commission – February 10, 2022 at 6:00 PM; and
City Council – February 15, 2022 at 7:00 PM.

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

Staff Recommendation: Approval.

SUMMARY OF PREVIOUS APPLICATIONS

On June 18, 2018 the Fort Lupton City Council adopted the 2018 Fort Lupton Comprehensive Plan, which included the Future Land Use Map, after receiving a recommendation for approval from the Fort Lupton Planning Commission.

APPLICATION PROCESS

Pursuant to Section 16-197 of the Municipal Code, an amendment to the Comprehensive Plan shall be adopted by resolution of the City Council. An amendment requires sufficient public notice and a public hearing before the Planning Commission and City Council.

Colorado Revised Statute 31-23-208 requires at least one public hearing be held prior to adopting an amendment to the Comprehensive Plan, with notice of time and place be given by one publication in a newspaper of general circulation in the municipality and in the official newspaper of the county affected. The adoption of an amendment to the Comprehensive Plan shall be by resolution of the Planning Commission carried by the affirmative votes of not less than two-thirds of the entire membership of the Planning Commission.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

One of the roles of the Planning Commission is to create and update as needed a master plan (or comprehensive plan), as defined in [C.R.S. 31-23-206](#). This duty is reiterated in the Fort Lupton Municipal Code Section 2-186.

[Section 16-197](#) of the Municipal Code states that the master plan will be a reflection of the laws of the City and State, and shall serve in an advisory capacity to help implement the land use goals of the City.

NOTIFICATION REQUIREMENTS

The State Statute requires published notice of the hearings prior to the hearings. The Planning Commission and City Council hearings were published in the Greeley Tribune on January 19, 2022 and in the Fort Lupton Press on January 20, 2022.

Notice was also sent to the following neighboring municipalities, and any responses received are enclosed with this staff report:

City of Brighton	Town of Hudson	Town of Dacono
Town of Platteville	Town of Firestone	Town of Lochbuie
Town of Frederick	Weld County	

STAFF RECOMMENDATION

Staff recommendation approval of the amendment to the Comprehensive Plan Amendment.

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.

Public Notice

DISTRICT COURT, COUNTY OF WELD
STATE OF COLORADO
Probate Department
901 9th Ave.
Greeley, CO 80631

In the Matter of the Determination of Heirs or Devises or Both and of Interests in Property of:
ARTHUR MACDONALD GILDERSLEEVE a/k/a A.M. GILDERSLEEVE, deceased; and
FLORENCE ADELE GILDERSLEEVE, deceased; and
ARTHUR PHILIP GILDERSLEEVE a/k/a ARTHUR P. GILDERSLEEVE a/k/a ARTHUR GILDERSLEEVE, deceased; and
MAXINE LOUISE (BEARD) GILDERSLEEVE a/k/a MAXINE L. GILDERSLEEVE a/k/a MAXINE GILDERSLEEVE, deceased; and
DOROTHY GILDERSLEEVE a/k/a DOROTHY CLARK a/k/a DOROTHY SANBORN a/k/a DOROTHY COWLES a/k/a DOROTHY GILDERSLEEVE COWLES, deceased; and
NANCY SANBORN CREECH, deceased.

Attorney or Party Without Attorney (Name and Address):
Simon Tolbert, #43094
Mountain States Energy Attorneys & Advisors, PLLC d/b/a
Tolbert Law Office, PLLC
1800 Glenarm Place, Suite 1002
Denver, CO 80202
Phone: 720-588-8645
Email: stolbert@msenergylaw.com
Case Number: 2021PR030733

**NOTICE OF HEARING BY PUBLICATION PURSUANT TO
§ 15-10-401, C.R.S.**

To: **All known and unknown Heirs.**
Last Known Address, if any: Unknown
A Non-Appearance Hearing is scheduled on Petition for the Determination of Heirs or Devises or Both, and of Interests in Property and Judgment and Decree Determining Heirs or Devises or Both, and of Interests in Property for the Determination of Heirs of the Estate of Arthur Macdonald Gildersleeve a/k/a A.M. Gildersleeve, deceased; The Estate of Florence Adele Gildersleeve, deceased; The Estate of Arthur Philip Gildersleeve a/k/a Arthur P. Gildersleeve a/k/a Arthur Gildersleeve, deceased; The Estate of Maxine Louise (Beard) Gildersleeve a/k/a Maxine L. Gildersleeve a/k/a Maxine Gildersleeve, deceased; The Estate of Dorothy Gildersleeve a/k/a Dorothy Clark a/k/a Dorothy Sanborn a/k/a Dorothy Cowles a/k/a Dorothy Gildersleeve Cowles, deceased; and The Estate of Nancy Sanborn Creech, deceased.

will be held at the following time and location or at a later date to which the hearing may be continued:

Date: February 10, 2022 Time: 8:00 a.m. Address: Weld County District Court, 901 9th Ave., Greeley, CO 80631
Published: Greeley Tribune January 5, 12, 19, 2022-1858872

NOTICE

A public hearing will be held in the Chambers of the Board of County Commissioners of Weld County, Colorado, Weld County Administration Building, 1150 O Street, Assembly Room, Greeley, Colorado 80631, at the time and for consideration of the topic specified below.

If a court reporter is desired, please advise the Clerk to the Board, in writing, at least five days prior to the hearing. The cost of engaging a court reporter shall be borne by the requesting party. In accordance with the Americans with Disabilities Act, if special accommodations are required in order for you to participate in this hearing, please contact the Clerk to the Board's Office at (970) 400-4225, prior to the day of the hearing.

The proposed map referred to below may be examined in the office of the Clerk to the Board of County Commissioners, Weld County Administration Building, 1150 O Street, Greeley, Colorado 80631. E-mail messages sent to an individual Commissioner may not be included in the file. To ensure inclusion of your e-mail correspondence into the case file, please send a copy to egesick@weldgov.com.

Docket #: 2022-24
Date: January 26, 2022
Time: 9:00 a.m.

Request: Public Hearing to Consider Approval of the 2021 Highway User Tax Fund (HUTF) Annual Mileage and Condition Certification Report, and Adoption of the HUTF map to be submitted to the Colorado Department of Transportation (CDOT) showing the Weld County Primary and Secondary Road Systems and showing the total mileage of public roads in Weld County which are eligible for participating in the HUTF, pursuant to the requirements of C.R.S. §43-2-110(1)

BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO

DATED: January 10, 2022
PUBLISHED: January 12, and January 19, 2022, in the Greeley Tribune - 1861627

**NOTICE OF SPECIAL MEETING OF SHAREHOLDERS OF
THE CLAYTON INVESTMENT COMPANY**

A Colorado Corporation

NOTICE IS HEREBY GIVEN that pursuant to C.R.S. § 7-107-102 et seq., a Special Meeting of Shareholders of The Clayton Investment Company, a corporation organized and existing under the laws of the State of Colorado, will be held via Zoom videoconference technologies, and/or at a physical location to be determined, on February 17, 2022, at 10:30 a.m. Mountain Standard Time, and at any adjournment or adjournments thereof, for the following purposes:

1. To consider and vote on winding up the affairs of the Clayton Investment Company and to consider approving that certain Windup Mineral Deed, which can be obtained, after proof of identity, by calling the number below.

Pursuant to C.R.S. § 7-107-102(b), this written demand is executed by the undersigned shareholder holding the requisite number of shares of at least 10% of the outstanding stock of the Company.

For information regarding the Special Meeting, including a link to the Zoom videoconference and the physical address at which the meeting will be held, please call 307-634-7723, attention Jerry James.

Dated this 12th day of January 2022, by the order of the undersigned shareholder.

THE CLAYTON INVESTMENT COMPANY

Bryan M. White, Shareholder

Published: Greeley Tribune January 19, 26, February 2, 9, 16, 2022-1862339

District Court Weld County, Colorado
901 9th Ave., Greeley, CO 80631
In the Interest of: Michael Anthony Mendez, Junior
Party Without Attorney
Mary Ann Benavides
2047 E. PIONEER DRIVE
MILIKEN, CO 80543
Case Number: 2021PR269
Division: J

**NOTICE OF HEARING BY PUBLICATION PURSUANT TO
§ 15-10-401, C.R.S.**

To: **Michael Anthony Mendez and Crystal Sanchez**
A hearing on guardianship for Michael Anthony Mendez, Junior will be held at the following time and location or at a later date to which the hearing may be continued:
Date: January 26, 2022 Time: 10:30 a.m. Division: J
Address: 901 9th Ave., Greeley, CO 80631
The hearing will take approximately 15 minutes
Published: Greeley Tribune January 5, 12, 19, 2022-1860546

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

Notice is hereby given that the City of Fort Lupton is proposing an amendment to its comprehensive land use plan map, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on February 10, 2022 at 6:00 P.M., and before the City Council on February 15, 2022 at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

Published: Greeley Tribune January 19, 2022-1862173

Seeking information about or contact from: ANDREW NORMAN JOHN.
Born in Pennsylvania around 1950. Lived in the Weld and/or Larimer County area in 1992.
Andrew John has not been heard of for over 30 years and we are preparing to petition for determination of death. If you currently know or used to know Andrew John, please contact our office by no later than March 1, 2022.
Gant Law, LLC
813 W. 20th Street, Ste. G,
Greeley CO 80634
admin@gantlawoffice.com
Published: Greeley Tribune January 19, 21, 22, 2022-1862715

Public Notice

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is proposing an amendment to its comprehensive land use plan map, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission **on February 10, 2022 at 6:00 P.M.**, and before the City Council **on February 15, 2022 at 7:00 P.M.** or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

Legal Notice No. FLP502

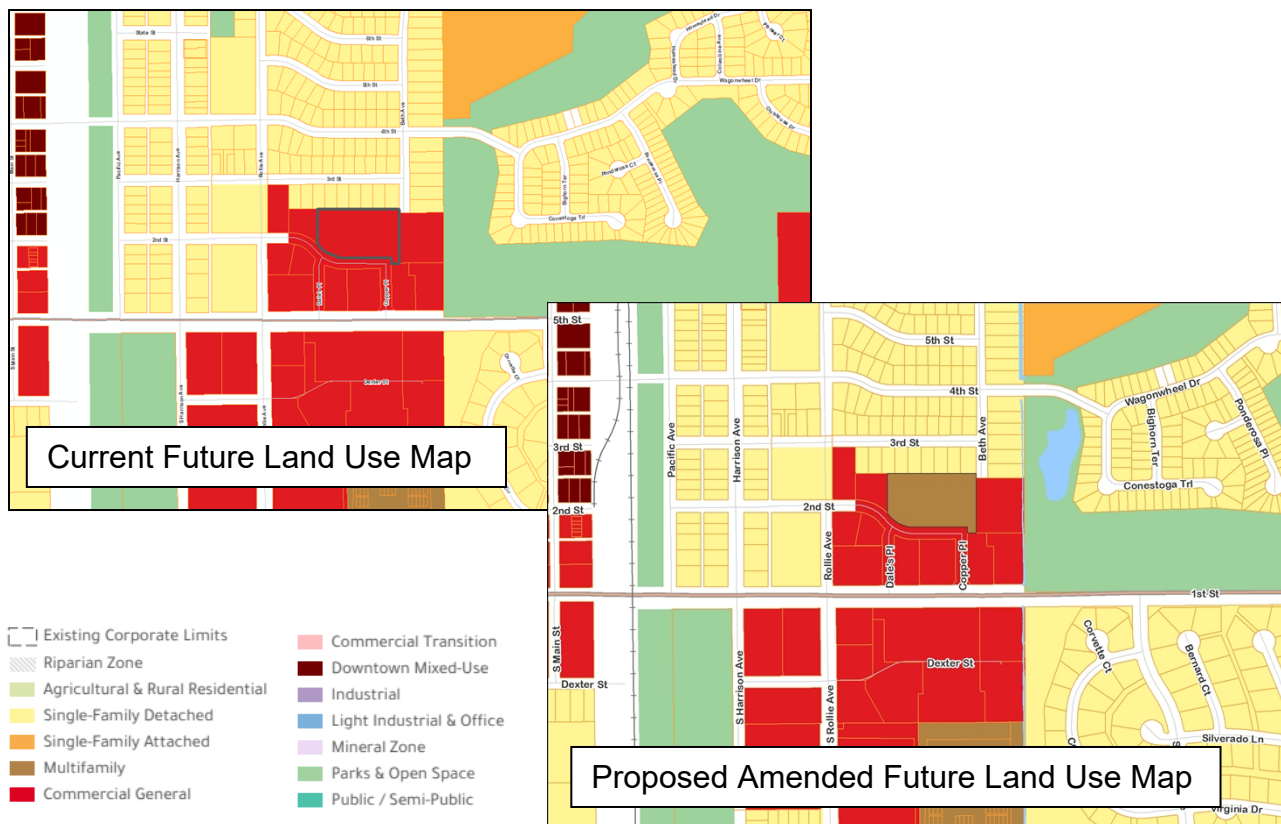
First Publication: January 10, 2022

Last Publication: January 20, 2022

Publisher: Fort Lupton Press

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is proposing an amendment to its comprehensive land use plan map, pursuant to the City of Fort Lupton Municipal Code Notice Requirements and Colorado State Statute Notice Requirements for a Master Plan Amendment. The proposed change is limited to Parcel No. 147105249008. This parcel is currently identified for General Commercial Land Uses on the Future Land Use Map. The proposed amendment would change it to Multifamily Land Uses.



The public hearings are to be held before the Planning Commission on February 10, 2022 at 6:00 P.M., and before the City Council on February 15, 2022 at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the City Planning and Building Department at (303) 857-6694, Extension 128.

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 20th day of January, 2022, a true and correct copy of the foregoing Notice of Public Hearings and amended future land use map was electronic mail (e-mail), to the following addresses:

City of Brighton
Attention: Jason Bradford
Attention: Holly Prather
500 S. 4th Ave.
Brighton, CO 80601
303-655-2024
jbradford@brightonco.gov
hprather@brightonco.gov

Town of Dacono
Attention: Jennifer Krieger
512 Cherry Street
Dacono, CO 80514
303-833-2317
jkrieger@cityofdacono.com

Town of Firestone
Attention: Todd Bjerkaas
8308 Colorado Boulevard, Suite 200
Firestone, CO 80504
303-833-3291
tbjerkaas@firestoneco.gov
mostholthoff@firestoneco.gov
planning@firestoneco.gov

Town of Frederick
Attention: Ali van Deutekom
PO Box 435
Frederick, CO 80530
720-382-5651
avandeutekom@frederickco.gov

Town of Hudson
Attention: Jennifer Woods, AICP
50 S Beech St
P. O. Box 351
Hudson, CO 80642-0351
303-536-9311
jwoods@hudsoncolorado.org

Town of Platteville
Attention: Troy Renken
400 Grand Avenue
Platteville, CO 80651
trenken@plattevillegov.org

Town of Lochbuie
Attention: Christopher A. Kennedy
703 Weld CR 37
Lochbuie, CO 80603
ckennedy@lochbuie.org

Weld County
Attention: Tom Parko
1555 N. 17th Avenue
Greeley, CO 80631
tparko@weldgov.com

Maria Lanato

City Official

Maria Lancto

From: Shannon McDowell <smcdowell@brightonco.gov>
Sent: Tuesday, January 25, 2022 9:58 AM
To: Maria Lancto
Subject: Future Land Use Map Amendment

Hello Maria,

The City of Brighton does not have any objections or comments to the proposed amendment to the Future Land Use Map for Parcel No. 147105249008.

I believe this referral was sent to our director, Holly Prather. Would it be possible to add me to the distribution list for any future comprehensive plan or future land use map amendments? Thank you!

Sincerely,

Shannon McDowell

Senior Long Range Planner

City of Brighton

303.655.2015

500 South 4th Avenue, Brighton, CO 80601

smcdowell@brightonco.gov | www.brightonco.gov

Confidentiality Notice: The content of this email, and any attachments, is intended only for the confidential use of the person(s) to whom it is addressed. If the reader of this email is not such a person, you are hereby notified that you have received this communication in error and that reading it, copying it or in any way disseminating its content and any attachments to any other person, is strictly prohibited. If you have received this email in error, please notify the author by either calling 303.655.2000 or replying to this email immediately and permanently delete the original and any copy of the e-mail and any printout thereof.

Maria Lancto

From: Maureen Welsh <MWelsh@frederickco.gov>
Sent: Monday, January 24, 2022 8:15 AM
To: Maria Lancto
Subject: Notice of Public Hearings for a Proposed Amendment to the Fort Lupton Future Land Use Map

Maria,

The Town of Frederick has no issue with the proposed Land Use Change of parcel no. 147105249008 from Commercial to Multifamily uses. Thank you for allowing us to review and provide comment.

Best,

Maureen Welsh | Planner I
Pronouns: she/her/hers
Town of Frederick | 720-382-5654
MWelsh@FrederickCO.gov | FrederickCO.gov



Click [here](#) to see what matters to us!

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RESOLUTION NO. P2022-005

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE SAGEBRUSH APARTMENTS REZONING ON A PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing February 10, 2022 for the purpose of reviewing a change of zone known as the Sagebrush Apartments Change of Zone to the PUD Planned Unit Development Zone District on a property legally described under Exhibit A to this Resolution, and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the Sagebrush Apartments Change of Zone application conforms to Colorado Revised Statutes and City codes and policies therein, and

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

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date the Planning Commission hereby recommends approval of the Sagebrush Apartments Rezoning to the PUD Planned Unit Development Zone District.

DONE THIS 10TH DAY OF FEBRUARY, 2022, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A

LEGAL DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
AS PLAT MAP RECORDED 8/13/2019 AT
RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF
COLORADO.

SAGEBRUSH APARTMENTS CHANGE OF ZONE STAFF REPORT
PROJECT NO. LUP2022-0026 / PLAN NO. COZ2021-0007

PROJECT DESCRIPTION

Project No.: LUP2022-0026 / Plan No. COZ2021-0007

Project name: Lupton Village Rezoning

Owner's Name: Vincent Village, LLC

Representative: Ryan Zent with Vincent Village Associates, LLC (Michaels Development Company)
("Applicant")

Location of Request:

The site is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place (the Property). The Property is located in the Northwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a change of zone request to the 'PUD' Planned Unit Development Zone District for the property identified on the map above. The current zoning of the Property is 'C-1' General Commercial. This rezoning has been submitted concurrently for review with the Sagebrush Apartments Site Plan and PUD Plan, which was brought before the Planning Commission as a separate public hearing.

Site Size: The Property is 2.891 acres, more or less.

Current Zone District: 'C-1' General Commercial.

Proposed Zone District: 'PUD' Planned Unit Development with Multifamily Residential Land Uses.

Proposed Use: A multifamily residential development consisting of two 3-story 36-plex garden style buildings with clubhouse and dog park.

Existing Use: Vacant.

Hearing Dates: Planning Commission – February 10, 2022 at 6:00 PM; and
City Council – February 15, 2022 at 7:00 PM.

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

Staff Recommendation: Approval.

SUMMARY OF PREVIOUS APPLICATIONS

The Property is part of the Vincent's East Addition Third Filing, which was recorded on December 8, 2009, and has been amended twice.

On April 21, 2020 City Council approved a preliminary site plan for a multifamily residential project at this site.

On July 20, 2021 City Council approved a waiver of the municipal code section 16-45(c)(5) allowing for the developers to submit a PUD plan for a property less than 10 acres in size.

APPLICATION PROCESS

The Applicant is requesting approval of a change of zone to the 'PUD' Planned Unit Development with multifamily residential uses as identified in the Sagebrush Apartments Site Plan and PUD Plan (separate, concurrent submittal).

A change of zone is processed under [Section 16-9](#) of the Fort Lupton Municipal Code ("Code"). After required public notice of the change of zone, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the change of zone. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the change of zone, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study or deny the application

based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on January 20, 2022.

Notice of the public hearings were posted on the Property pursuant to the Zoning Regulations at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on January 25, 2022.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Property is located within the 'C-1' General Commercial Zone District, governed by [Section 16-32](#) of the Fort Lupton Municipal Code.

The Applicant wishes to change the zone of the Property to the 'PUD' Planned Unit Development Zone District, governed by [Section 16-45](#) of the Fort Lupton Municipal Code. The intent of the PUD is to provide for the planning and development of substantial tracts of land, suitable in location and character for the uses proposed, as unified and integrated entities in accordance with detailed development plans. In this situation the PUD will allow for the applicant to create a better product than what would be permitted by the FLMC.

The Applicant has submitted the required documents pursuant to the Code.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

An amendment to the Comprehensive Plan has been submitted to Planning Commission for review concurrent with this project. If this amendment is approved by City Council the land use designation for this property would be Multifamily.

The Comprehensive Plan identifies a need for greater housing diversity, specifically a need for more multifamily units. This change of zone supports the goals of the Comprehensive Plan.

REFERRALS

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

Building Inspector	OMI	City Attorney
Recreation Manager	GIS Specialist	Police Chief
Golf Course Manager	Fort Lupton Fire Protection District	CDOT
Colorado Parks and Wildlife	United Power	Comcast
Xcel Energy	Postmaster	Weld County School District RE-8
NCWCD	Fulton Ditch Company	

STAFF RECOMMENDATION

Staff recommends approval of the Sagebrush Apartments Change of Zone.

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



Planning & Building

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

Phone: 303.857.6694
Fax: 303.857.0351

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Vincent Village, LLC
 Company: c/o Robert Leino
 Phone: 303-534-4822 Email: bleino@fullerre.com
 Address: 5300 DTC Parkway, Suite 100, Greenwood Village, CO 80111
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Ryan Zent
 Company: Vincent Village Associates, LLC (The Michaels Development Company)
 Phone: 720-845-6500 Email: rzent@tmo.com
 Address: 6105 S Main Street, Suite 200 Aurora, Colorado 80016
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (*where invoices should be directed to*): Ryan Zent
 Billing Company: Vincent Village Associates, LLC
 Phone: 720-845-6500 Email: rzent@tmo.com
 Address: 6105 S Main Street, Suite 200 Aurora, Colorado 80016

B. SITE DESCRIPTION

Site Address: Lot 8, Vincent Village
 Parcel Number: Vincent's East Addition 3rd Filing Seconded Amended, Lot 8
 Existing Zone Classification: C-1 Proposed Zone Classification: PUD
 Water Type: Municipal Name: City of Fort Lupton
 Sewage Type: Municipal District Name or Location Hauled to: City of Fort Lupton

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

D. PROJECT DESCRIPTIONProject Name: Sagebrush Apartments

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

The applicant is proposing to develop a 72 unit workforce housing community. The project will be comprised of two 3-story 36-plex garden style buildings. The community will provide a mix of 1, 2, and 3-bedroom apartments, all of which have been proven to be attractive to residents in our other communities. This addition to the community will not only help diversify the housing options in Fort Lupton, it will help to synergize and solidify the adjacent neighborhoods.

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: Ryan Zent Date: 9/16/21
 Ryan Zent, Vice President of Vincent Village-Michaels, LLC, managing member of Vincent Village Associates, LLC

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: Robert R. Leino Date: 9/17/2021
 Robert R. Leino, Managing Member, Vincent Village, LLC

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.

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 8, VINCENT’S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

OWNER’S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____, 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 _____, 202__.

STATE OF COLORADO,)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 202__. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER’S APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTATOR’S APPROVAL

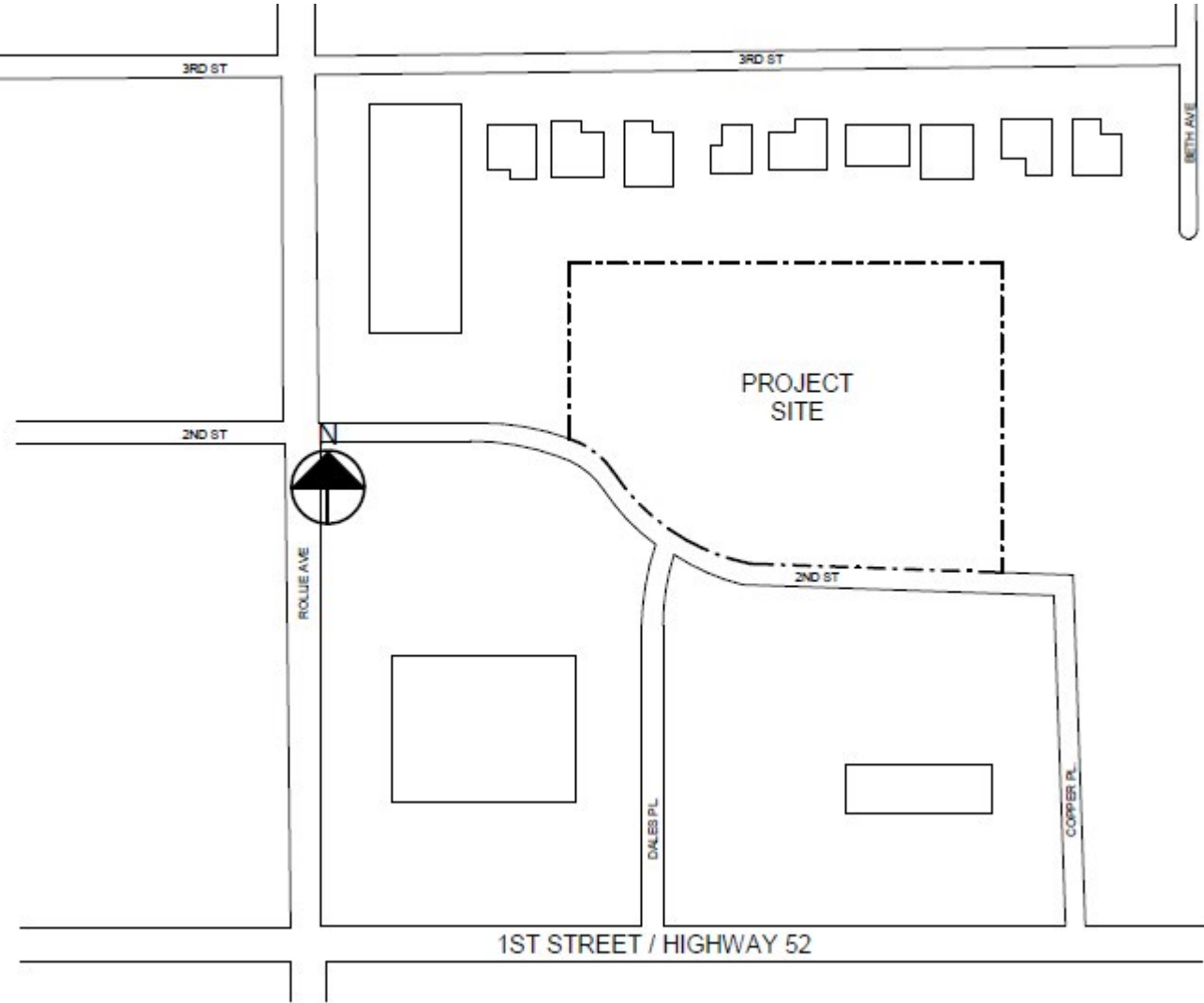
APPROVED THIS ____ DAY OF _____, 202__.

CITY ADMINISTRATOR

PROJECT TEAM

APPLICANT	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
MICHAELS DEVELOPMENT RYAN ZENT 6105 S. MAIN STREET, SUITE 200 AURORA, CO 80016 614-241-2070	KEPHART DOUG VAN LERBERGHE 2555 WALNUT ST. DENVER, CO 80205 303-832-4474	WILSON & COMPANY, INC KYLE M. GODWIN 990 S BROADWAY, SUITE 220 DENVER, CO 80209 303-297-2976	BRITINA DESIGN GROUP ROBERT COURI 1615 CALIFORNIA STREET, SUITE 411 DENVER, CO 80202 303-456-2887

VICINITY MAP



SITE DATA	
ZONING	PUD
LAND USE	MULTIFAMILY RESIDENTIAL
SITE AREA	2.89 ACRES
DWELLING UNITS	72 DWELLING UNITS
1 BED UNITS	24 DU
2 BED UNITS	36 DU
3 BED UNITS	12 DU
DENSITY	24.91 DWELLING UNITS/ACRE
PARKING TOTAL	120 SPACES
PARKING RATIO	1.66 SPACES/DWELLING UNIT
1 BED UNITS	35 SPACES (1.45 SP/DU)
2 BED UNITS	61 SPACES (1.7 SP/DU)
3 BED UNITS	24 SPACES (2.0 SP/DU)
ACCESSIBLE	6 SPACES

PUD ZONE STANDARDS

SAGEBRUSH APARTMENTS WILL CONFORM TO ALL STANDARDS OUTLINED IN THE R-3 ZONE WITH THE FOLLOWING EXCEPTIONS:

- 16.37.(C)(3) - MULTI-FAMILY DWELLINGS, UP TO AND INCLUDING THIRTY (36) UNITS.
16.37.(E) - HEIGHT. NOT TO EXCEED FORTY-SEVEN (47) FEET IN HEIGHT AS DEFINED BY CITY CODE OR THREE (3) STORIES.
16.37.(I) - FRONT YARD SETBACK. NINE (9) FEET.
16.82.(B) - RESIDENTIAL, MULTI-FAMILY:
1.45 OFF-STREET SPACES PER 1-BEDROOM DWELLING UNIT,
1.7 OFF-STREET SPACES PER 2-BEDROOM DWELLING UNIT,
2.0 OFF-STREET SPACES PER 3-OR-MORE-BEDROOM DWELLING UNIT

PROJECT DESCRIPTION/CHARACTER OF DEVELOPMENT

SAGEBRUSH APARTMENTS WILL PROVIDE 72 AFFORDABLE WORKFORCE HOMES ON A 2.9 AC PARCEL (LOT 8). DETENTION IS PROVIDED OFF-SITE IN A REGIONAL FACILITY TO THE EAST (TRACT A). THE SITE ALSO INCLUDES A CLUBHOUSE AND OTHER OUTDOOR AMENITIES INCLUDING A PLAYGROUND AND DOG RUN. THE EXTERIOR DESIGN OF THE BUILDINGS PROMOTES A DISTINCTIVE MULTI-FAMILY CHARACTER BY INCORPORATING MATERIALS, MASSING, AND DETAILS THAT WILL COMPLEMENT AND ENHANCE ADJACENT LAND USES. THE THREE-STORY MASSING IS BROKEN UP BY VARYING ROOF FORMS AS WELL AS CAREFULLY PLACED COLOR AND STONE TO ESTABLISH A PLEASING RHYTHM ON THE FAÇADE AND PROVIDE VISUAL INTEREST. BALCONIES WILL ALSO HELP TO BREAK UP THE MASSING AND RELATE THE SCALE TO NEIGHBORING PROPERTIES. THE EXTERIOR WILL BE CONSTRUCTED OF DURABLE MATERIALS – INCLUDING GLASS, SYNTHETIC STONE, AND FIBER CEMENT SIDING. THERE WILL BE ONE COMMON COLOR PALETTE EMPLOYED THROUGHOUT THE NEIGHBORHOOD TO CREATE AN AUTHENTIC AND PURPOSEFULLY STYLED THEME. ALL BUILDING EXTERIORS WILL BE DETAILED WITH A DISTINCT BASE, MIDDLE, AND TOP TO CREATE A DISTINCTLY HUMAN SCALED PEDESTRIAN EXPERIENCE. THE BUILDINGS, AND CLUBHOUSE RELATE TO ONE ANOTHER THROUGH SIMILAR QUALITY MATERIALS, THOUGHTFUL MASSING, AND A HOLISTIC APPROACH TO THE OVERALL CHARACTER OF THE PROJECT.

SHEET INDEX

- 01 COVER SHEET
C1 OVERALL SITE PLAN
C2 OVERALL UTILITY PLAN
C3 OVERALL GRADING PLAN
L1 LANDSCAPE NOTES & LEGEND
L2 LANDSCAPE PLAN
L3 LANDSCAPE DETAILS
L4 LANDSCAPE DETAILS
L5 LANDSCAPE DETAILS
A1 CLUBHOUSE
A2 BUILDING A ELEVATIONS
A3 BUILDING A ELEVATIONS
A4 TRASH ENCLOSURE
A5 MATERIALS BOARD
P1 PHOTOMETRIC PLAN
P2 PHOTOMETRIC CUT SHEETS

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

APPLICANT:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 27, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
COVER SHEET

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

GENERAL NOTES

- ALL SITE DIMENSIONS ARE TO THE FLOW LINE OF THE CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. ALL FLOW LINE CURVE RADII ARE 3' UNLESS DIMENSIONED.
- SITE CONDITIONS BASED ON SURVEY PREPARED BY WILSON & COMPANY ON MAY 30TH, 2021. FIELD VERIFY EXISTING CONDITIONS
- SIGHT DISTANCE TRIANGLES ARE BASED ON FORT LUPTON DESIGN AND STANDARDS SECTION 6.18.00 (SIGHT DISTANCES) AND ARE BASED ON 25 MPH DESIGN CRITERIA. PEDESTRIAN SIGHT DISTANCE TRIANGLES ARE BASED ON FLOWLINE TO FLOWLINE DIMENSIONS FOR A 35' LEGS. STRUCTURES OR BERMS WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXTEND HIGHER THAN 24" ABOVE THE CURB ELEVATION EXCEPT FOR PUBLIC FACILITIES SUCH AS FIRE HYDRANTS, UTILITY POLES AND TRAFFIC CONTROL DEVICES.

PARKING COUNT

PARKING STALLS:	114
ADA PARKING STALLS:	6
TOTAL PARKING STALLS:	120

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

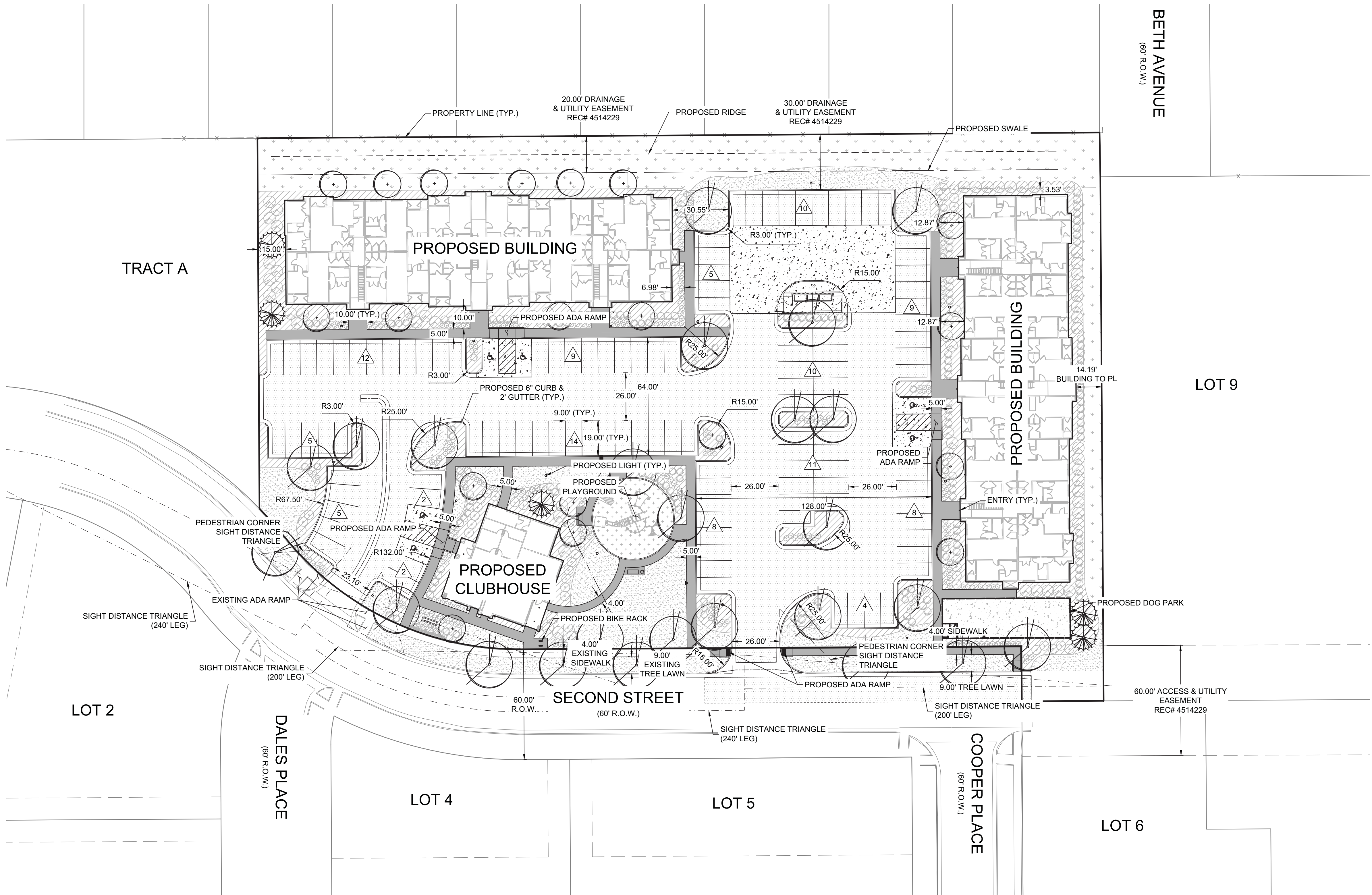
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

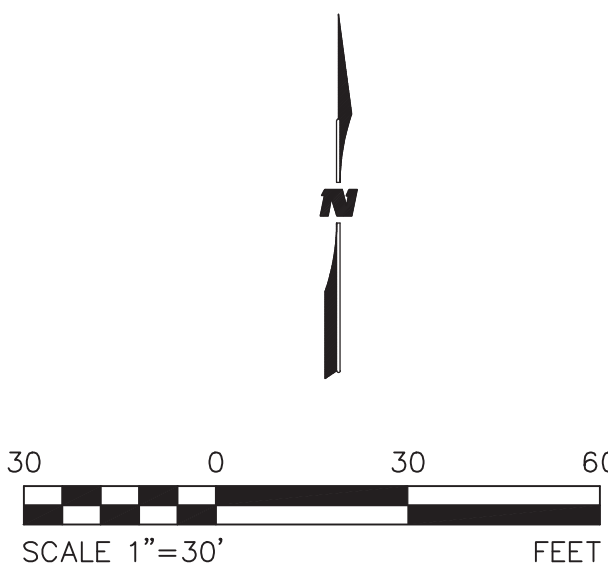
SHEET TITLE:
OVERALL
SITE PLAN

C1



LEGEND

- CURB AND GUTTER
- SPILL CURB
- PROPOSED UTILITY EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPERTY BOUNDARY
- LOT LINE
- DOG PARK FENCE
- SIGHT DISTANCE TRIANGLE
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PARKING COUNT



BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BENCHMARK

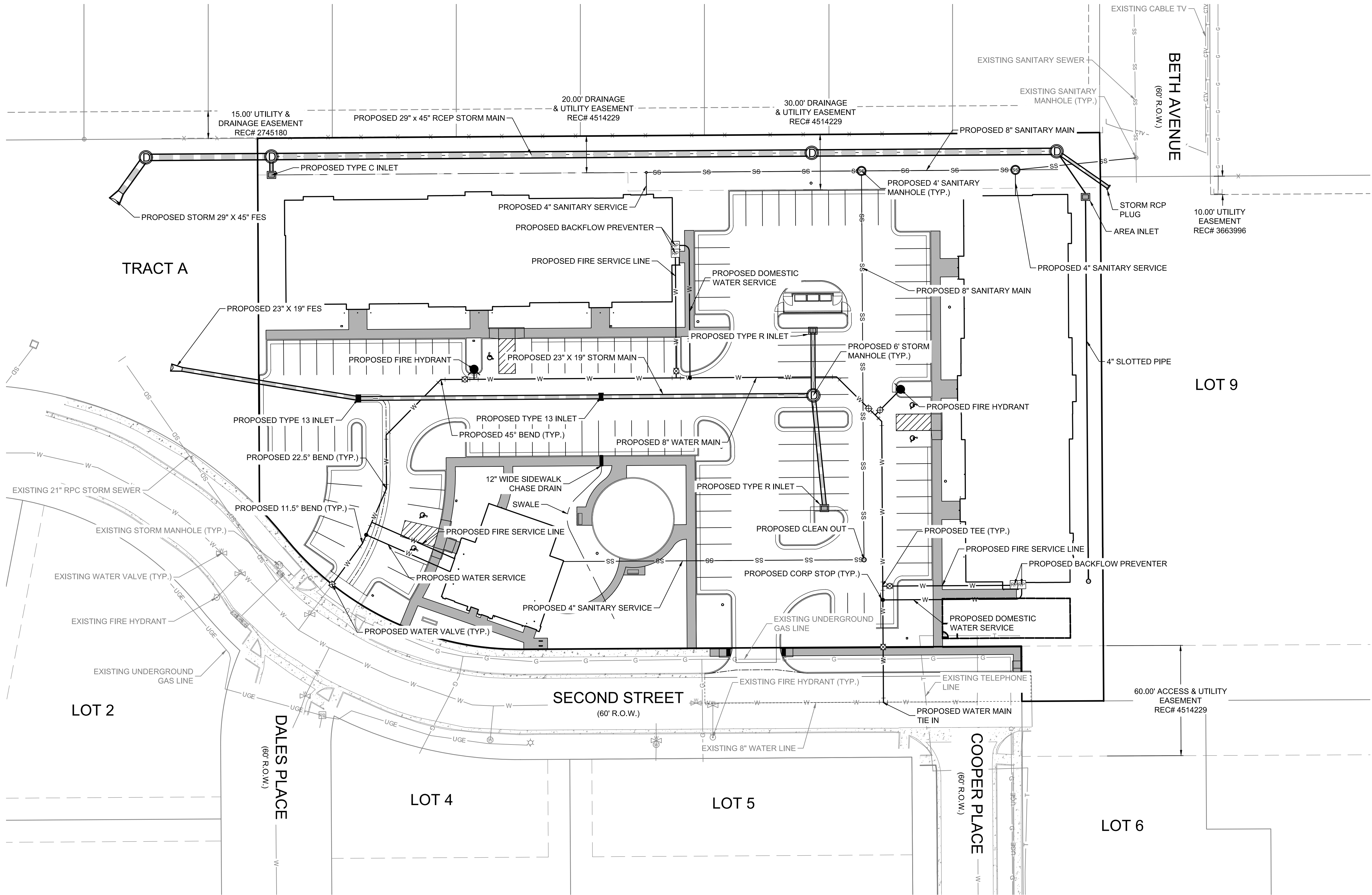
GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RESET, WITH A PUBLISHED ELEVATION OF 4893.9 FEET (NAVD88), BEING A FOUND STANDARD NGS BM DISK STAMPED U 260 RESET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX LOCATED ON COUNTY ROAD 16. SEE NGS SHEET FOR MORE INFORMATION. AN ONSITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE R.O.W., BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF 4916.30 FEET.

**WILSON
& COMPANY**

990 S. BROADWAY SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com



SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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



GENERAL NOTE
SAGEBRUSH APARTMENTS SHALL BE SERVED BY A SHALLOW SANITARY SEWER. REFERENCE CONSTRUCTION DOCUMENTS FOR ELEVATION INFORMATION

LEGEND

- PROPOSED CORP STOP
- PROPOSED HORIZONTAL BEND W/ THRUST BLOCK
- ⊕ PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- RP PROPOSED BACKFLOW PREVENTER
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER
- ST — PROPOSED STORM SEWER
- ▲ PROPOSED STORM FES
- PROPOSED STORM INLET
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- W — EXISTING WATER
- T — EXISTING TELEPHONE
- SS — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- CTV — EXISTING CABLE
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- OUV — EXISTING OVERHEAD UTILITY
- X — EXISTING FENCE

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
OVERALL
UTILITY PLAN

BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BENCHMARK

GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RESET, WITH A PUBLISHED ELEVATION OF 4893.9 FEET (NAVD88), BEING A FOUND STANDARD NGS BM DISK STAMPED U 260 RESET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX LOCATED ON COUNTY ROAD 16. SEE NGS SHEET FOR MORE INFORMATION. AN ONSITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE R.O.W., BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF 4916.30 FEET.

**WILSON
& COMPANY**

990 S. BROADWAY SUITE 220
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PHONE: 303-297-2976
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SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

GENERAL NOTE
NOT FOR CONSTRUCTION.
REFERENCE CONSTRUCTION
DOCUMENTS FOR SAGEBRUSH
APARTMENTS

FLOOD ZONE
AREA 08123C2110E (NOT PRINTED) IS
LABELED AS AREA OF MINIMAL
FLOOD HAZARD ZONE X

LEGEND

- CURB AND GUTTER
- SPILL CURB
- PROPOSED UTILITY EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED SIDEWALK

ABBREVIATIONS

- | | |
|-----|----------------|
| FL | FLOW LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| SW | SIDE WALK |
| EL | ELEVATION |
| ME | MEETS EXISTING |
| EX | EXISTING |
| N | NORTHING |
| E | EASTING |
| TYP | TYPICAL |
| R | RADIUS |

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

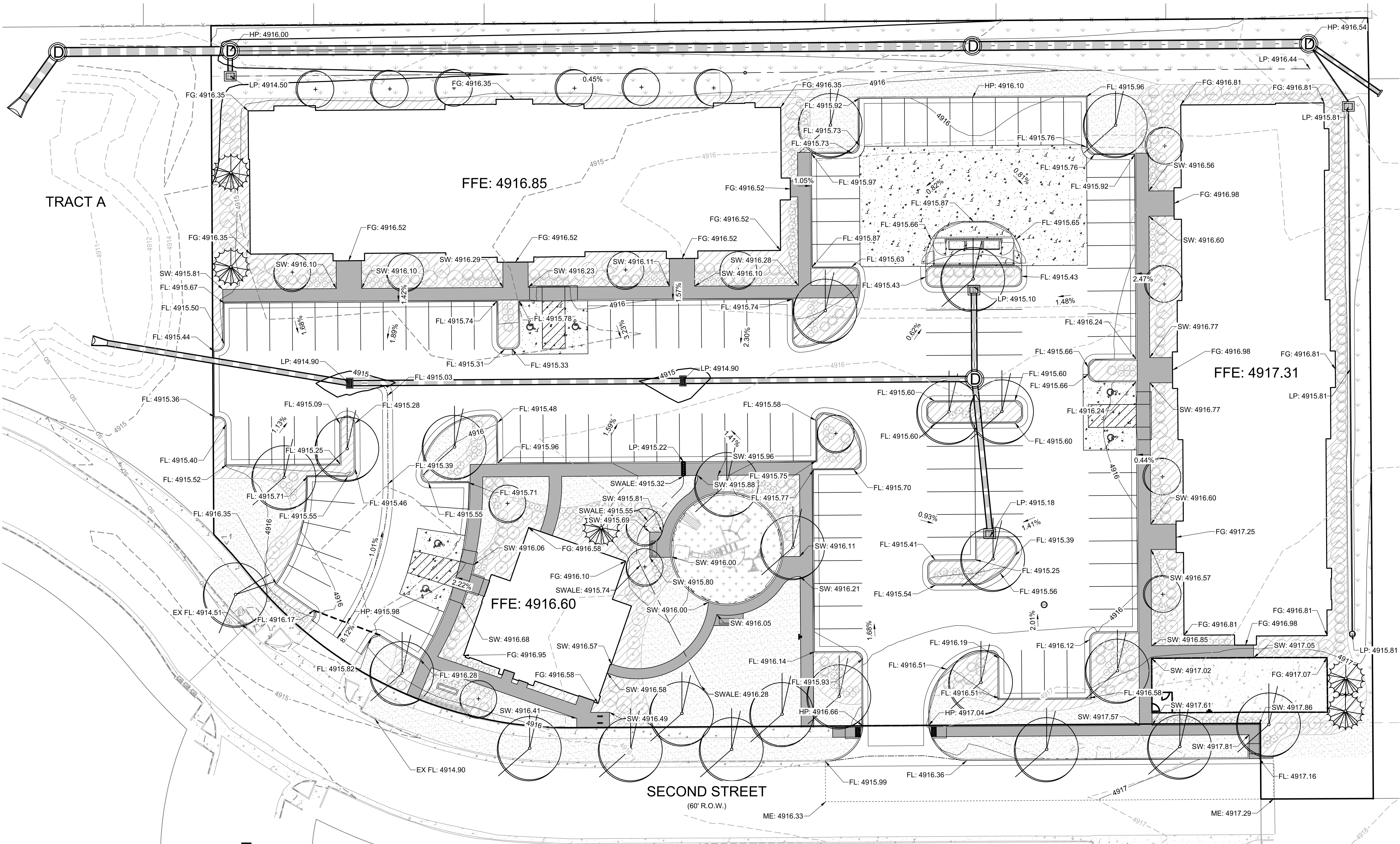
DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
OVERALL
GRADING PLAN

WILSON
& COMPANY

811
990 S. BROADWAY SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

20 0 20 40
SCALE 1"=20'
FEET



BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BENCHMARK

GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RESET, WITH A PUBLISHED ELEVATION OF 4893.9 FEET (NAVD88), BEING A FOUND STANDARD NGS BM DISK STAMPED U 260 RESET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX LOCATED ON COUNTY ROAD 16. SEE NGS SHEET FOR MORE INFORMATION. AN ONSITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE R.O.W., BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF 4916.30 FEET.

SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,

NORTHWEST 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

LANDSCAPE NOTES

1. Landscape Contractor shall be responsible for becoming familiar with all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation. The Landscape Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the General Contractor and Owner's Representative. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification
3. If conflicts arise between size of areas and plans, Landscape Contractor to contact the Owner's Representative for resolution. Failure to make such conflicts known to the Landscape Architect will result in Contractor's liability to relocate materials.
4. The Landscape Contractor shall notify the Owner's Representative 72 hours prior to commencement of work to coordinate project inspection schedules.
5. Landscape Contractor shall provide per unit costs for every size of plant material, and by type as called out on Planting Plans. Unit cost to include the plant material itself and installation including all labor, amendments, fertilizers, etc., as detailed and specified for each size.
6. It is the Landscape Contractor's responsibility to furnish plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Landscape Contractor and be certified pest and disease free. It is the Landscape Contractor's obligation to warranty all plant material for one year after final acceptance.
7. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
8. Provide matching sizes and forms for all plants used for hedges. Space equally as called for on plans.
9. All plant material shall be acclimated to nearest conditions for minimum of 8 months before planting.
10. Plant names are abbreviated on drawings. See plant list for key and classification.
11. Obtain an agricultural suitability analysis of the site soil from an accredited soils laboratory at the contractors cost. The analysis shall verify the suitability of the existing soils, analyze the existing soil texture and recommend additional soil amendments beyond those specified. A minimum of two (2) samples shall be taken from the site. Location to be determined by the Owner's Representative. The soil amendments currently specified will be the minimum incorporated. Test Agency: Colorado State University Soil Testing Lab, A319-NESB, Fort Collins, CO 80523-1120 or other reputable lab.
12. Prepare all seeding and sodding areas by ripping and tilling or otherwise scarified to a depth of not less than 12 inches. Apply to all planting and seeded areas at the following rates per 1,000 square feet, incorporating thoroughly with top 6 inches of soil layer:

a. As recommended in the soils analysis, three cubic yards organic amendment minimum.

b. Five pounds preplant fertilizer and granular Diammonium Phosphate (18-46-0) at 150#/acre is recommended.

c. Any chemical additives per soils analysis recommendations.
13. Final location of all plant material shall be subject to the approval of the Owner's Representative.
14. All tree plantings in lawn areas will receive a minimum of 4" depth mulch. The contractor is responsible for weed control on beds and seeded areas until final project acceptance.
15. Tree plantings and planting beds will be treated with Diehard transplant (Trees) and Diehard bed prep (Planting beds). Micorrhiza Innoculants and at the rate recommended by the manufacturer.
16. See details for planting requirements, materials, and execution.
17. Stake/Guy all trees as per detail for a period of one year.
18. If annuals are specified on plans, the landscape contractor is to submit a list of seasonally available annuals to be used to the Owner's Representative for approval.
19. All utility easements and emergency accesses shall remain unobstructed and fully accessible along their entire length for maintenance and emergency equipment and vehicles.
20. All landscaping shown on this plan shall be planted and maintained in a neat and adequate manner. Required maintenance activities shall include, but not limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly removal of plant material, weeds from planted areas, and appropriate pruning of plant materials. Should any plant material die, it shall be replaced with similar plant material within a timely manner and within one planting season.
21. If any transformers, ground-mounted HVAC units, utility pedestals, and similar features are not shown on the SIP, additional landscaping and screening may be required based upon field conditions during the site inspection prior to issuance of the certificate of occupancy, or final inspection, as applicable.
22. The irrigation system will be an automatic irrigation system with controller, control valve and all other equipment necessary to irrigate the project. Large sod areas will utilize rotors while medium and smaller sod areas will utilize pop-up sprays with either rotary nozzles or spray nozzles. All shrub beds will utilize drip irrigation and trees/shrubs in native seed will be irrigated on separate drip zones. Native seed will be irrigated for establishment only.
23. In the event of a discrepancy between the plan graphic and the landscape legend, the plant material quantity as determined by the plan graphic shall take precedence.

PLANT LEGEND

Deciduous Shade Trees						Deciduous Shrubs					
Sym.	Botanic Name/Common Name	Qty	Size	Spacing	High-Water-Use	Sym.	Botanic Name/Common Name	Qty	Size	Spacing	High-Water-Use
GT	Gleditsia triacanthos inermis Imperial® Imperial® Honeylocust	8	2 1/2" cal	As Shown	No	CC	Caryopteris x clandonensis 'Dark Knight' Dark Knight Blue Mist Spirea	53	5 gal.	3' o.c.	No
UG	Ulmus 'Morton Glossy' Triumph Elm	4	2 1/2" cal	As Shown	No	CB	Cornus sericea 'Bailey' Bailey's Redtwig Dogwood	19	5 gal.	5' o.c.	No
QM	Quercus macrocarpa 'JFS-KW3' Urban Pinnacle® Bur Oak	5	2 1/2" cal	As Shown	No	CS	Cornus sericea Arctic Fire™ Arctic Fire™ Dogwood	74	5 gal.	4' o.c.	No
QR	Quercus rubra Northern Red Oak	5	2 1/2" cal	As Shown	No	CL	Cotoneaster lucidus Peking Cotoneaster	19	5 gal.	6' o.c.	No
QW	Quercus x warei 'Long' PP# 12,673 Regal Prince® Columnar Oak	6	2 1/2" cal	As Shown	No	EA	Euonymus alatus 'Compactus' Dwarf Burning Bush	7	5 gal.	5' o.c.	No
TC	Tilia cordata 'Greenspire' Greenspire Linden	4	2 1/2" cal	As Shown	No	HF	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort Hypericum	40	5 gal.	3' o.c.	No
Ornamental Trees						PA	Perovskia atriplicifolia Russian Sage	11	5 gal.	4' o.c.	No
MS	Malus 'Spring Snow' Spring Snow Crabapple	3	2" cal	As Shown	No	PP	Pawnee Buttes Western Sand Cherry Prunus besseyi 'Pawnee Buttes'	15	5 gal.	4' o.c.	No
PC	Pyrus calleryana 'Cleveland Select' Cleveland Select Pear	10	2" cal	As Shown	No	RA	Ribes alpinum 'Green Mound' Green Mound Alpine currant	13	5 gal.	3' o.c.	No
Evergreen Trees						RC	Ribes aureum Golden Currant	40	5 gal.	4' o.c.	No
PB	Picea pungens 'Bacheri' Bacheri Blue Colorado Spruce	3	6'-10' ht.	As Shown	No	SC	Syringa x chinensis 'Saugeana' Saugeana Chinese Lilac	34	5 gal.	6' o.c.	No
PD	Picea glauca 'Densata' Black Hills Spruce	2	6'-10' ht.	As Shown	No	VB	Viburnum x burkwoodii Burkwood Viburnum	16	5 gal.	6' o.c.	No
Evergreen Shrubs						Ornamental Grasses					
JA	Juniperus sabina 'Arcadia' Arcadia Juniper	15	5 gal.	4' o.c.	No	BGB	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Grass	86	1 gal.	24" o.c.	No
JS	Juniperus sabina 'Calgary Carpet' Calgary Carpet Juniper	24	5 gal.	4' o.c.	No	CAK	Calamagrostis acutiflora 'Karl Foerster' Feather Reed Grass	80	1 gal.	24" o.c.	No
JC	Juniperus sabina 'Scandia' Scandia Juniper	10	5 gal.	4' o.c.	No	Perennials					
						ACM	Achillea 'Moonshine' Moonshine Yarrow	25	1 gal.	18" o.c.	No
						GBU	Gaillardia x grandiflora 'Burgundy' Burgundy Blanket Flower	11	1 gal.	24" o.c.	No
						SNM	Salvia nemorosa 'May Night' May Night Purple Salvia	17	1 gal.	18" o.c.	No
						Grasses					
							Turf Sod - RTF® Water Saver Sod				
							Native Grass- Seed Mix:				
						Hachita Blue grama 0.40 PLS lbs. per acre Buffalograss 5.83 PLS lbs. per acre Inland saltgrass 0.42 PLS lbs. per acre Slender wheatgrass 1.37 PLS lbs. per acre Sandberg bluegrass 0.82 PLS lbs. per acre Alkaligrass 0.27 PLS lbs. per acre					

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD-02 - NOVEMBER 22, 2021

SHEET TITLE:
LANDSCAPE
NOTES & LEGEND



KEPHART
community ■ planning ■ architecture

2555 WALNUT STREET
DENVER, COLORADO 80205
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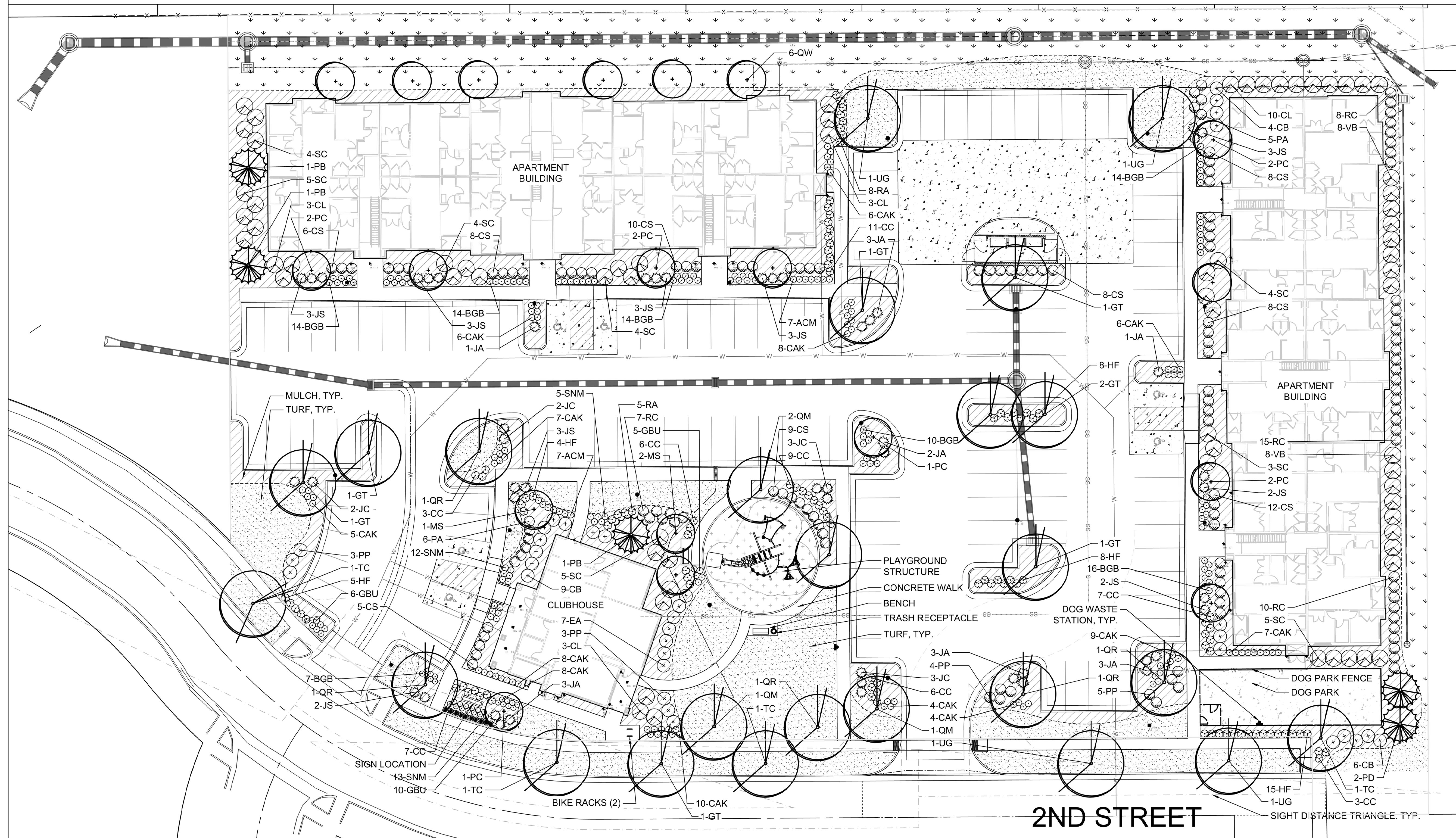
SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
CHAELES DEVELOPMENT
ATTN: RYAN ZENT
S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

DATE: _____
 001 - SEPTEMBER 20, 2021
 002 - NOVEMBER 22, 2021

SHEET TITLE:
LANDSCAPE
PLAN

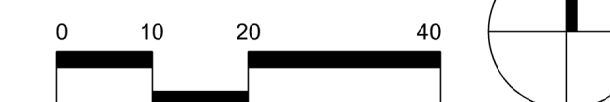
-2



- **TURF SOD**
SEE SPECS
- **ROCK MULCH-**
COLOR: BRECKEN GOLD
SUPPLIED BY PIONEER SAND
- **DOG PARK SURFACING**
SEE DETAIL 8. SHEET L3
- **PLAYGROUND SURFACING**
SEE DETAIL SHEET L4

	BENCH SEE DETAIL 3, SHEET L5		DOG WASTE STATION SEE DETAIL 2, SHEET L5
	TRASH RECEPTACLE SEE DETAIL 1, SHEET L5		FENCE WITH GATE SEE DETAIL 7, SHEET L3

Scale: 1" = 20'-0"



DRAWN BY:



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DENVER, COLORADO 80205
303.832.4474 Fax: 303.832.4476
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L-3

Page 330 of 441

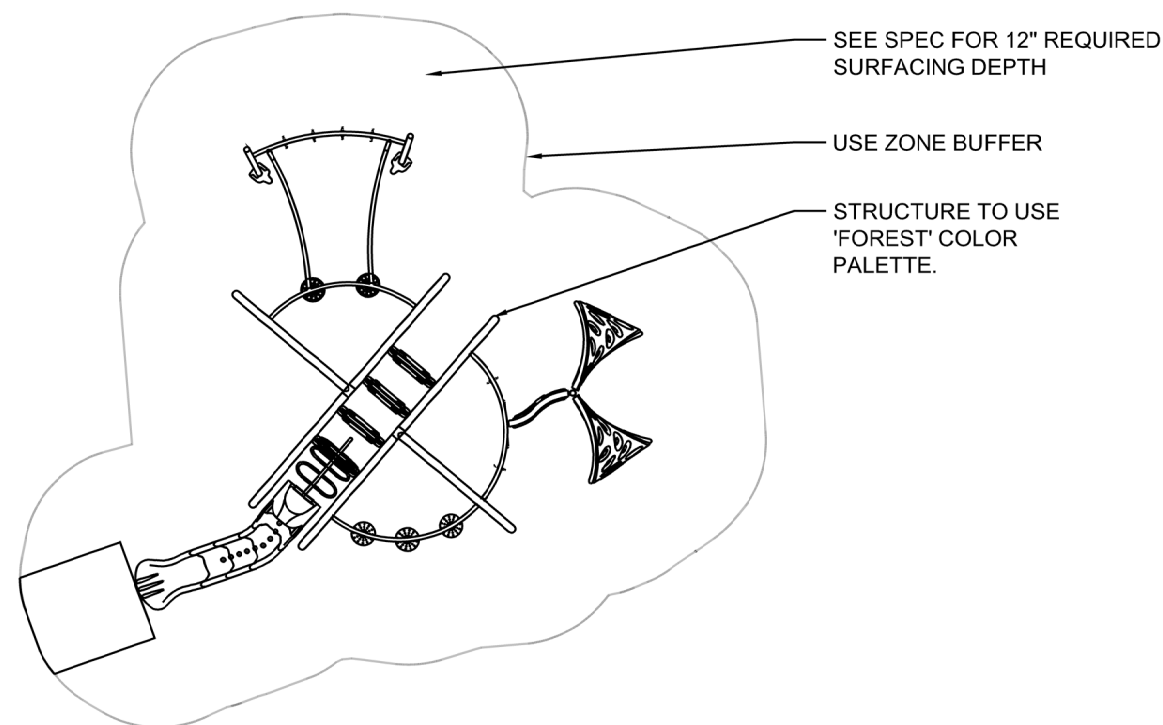


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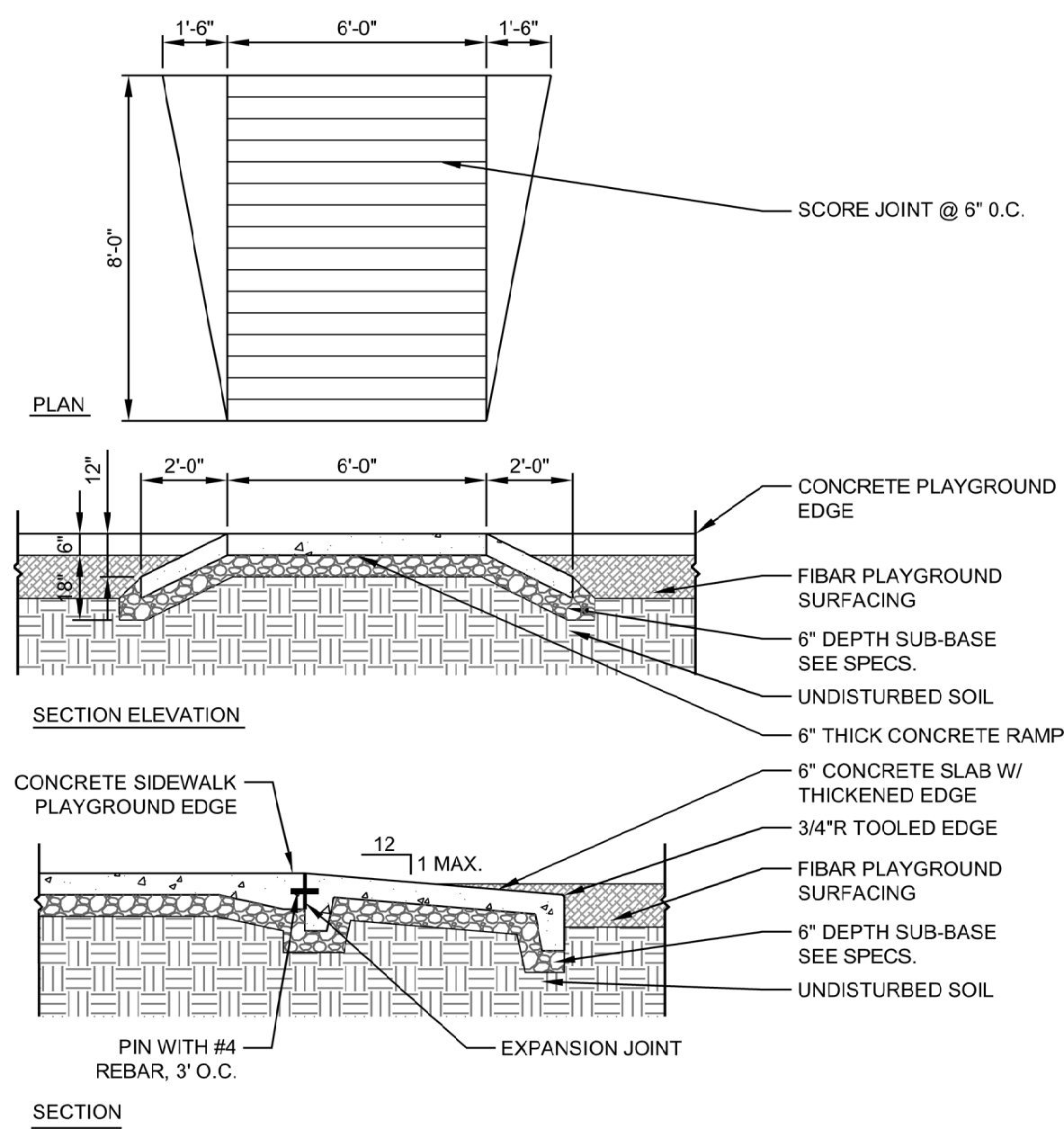
SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

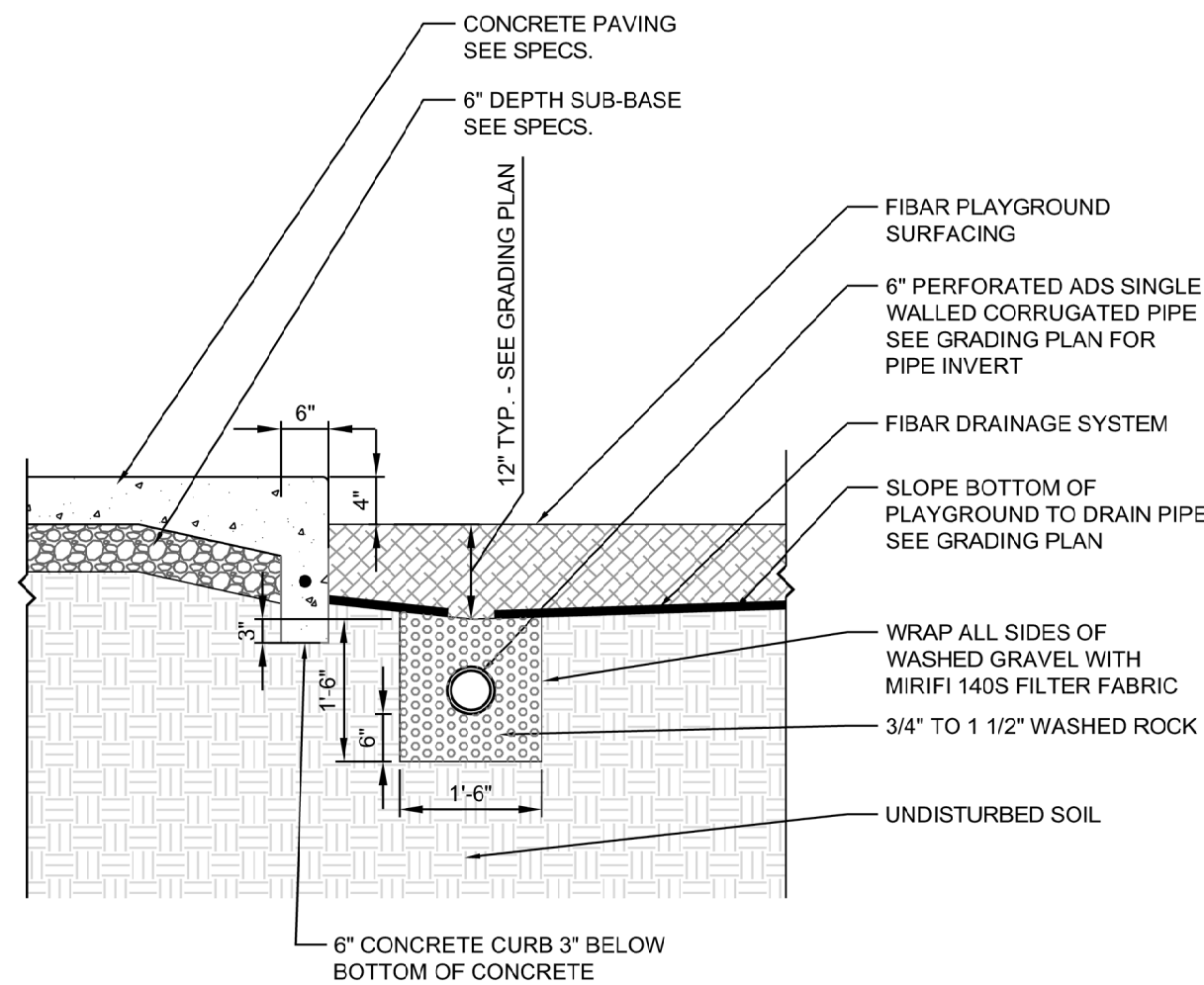
- NOTES:
- PROJECT: R0399_4446622572_02
QUOTE NUMBER: R0339210033
 - SEE COMPONENTS
 - PRODUCT LINE: TRADITIONAL PLAY
AGE GROUP: 5-12
 - INSTALL PER MANUFACTURERS
RECOMMENDATIONS.
PHONE: (303) 278-1455
EMAIL: molly@recreationplus.com
 - COMPLIANT TO ASTM, CPSC, AND ADA
STANDARDS
- COMPONENTS:
- 200201292 - NRG INFINITY FLEX- QTY: 1
 - 200201333 - NRG OVERHEAD INLINE GRIP & RINGS- QTY: 1
 - 200201368 - NRG KINETIC AGILITY PODS- QTY: 1
 - 200202861 - KIT MAINTENANCE NRG W/O LIST PRICE- QTY: 1
 - 200202994 - NRG HUB W/HOOP-LA CLIMB & WING NETS- QTY: 1
 - 200203293 - QUANTUM II SLIDE F/NRG HUB0- QTY: 1



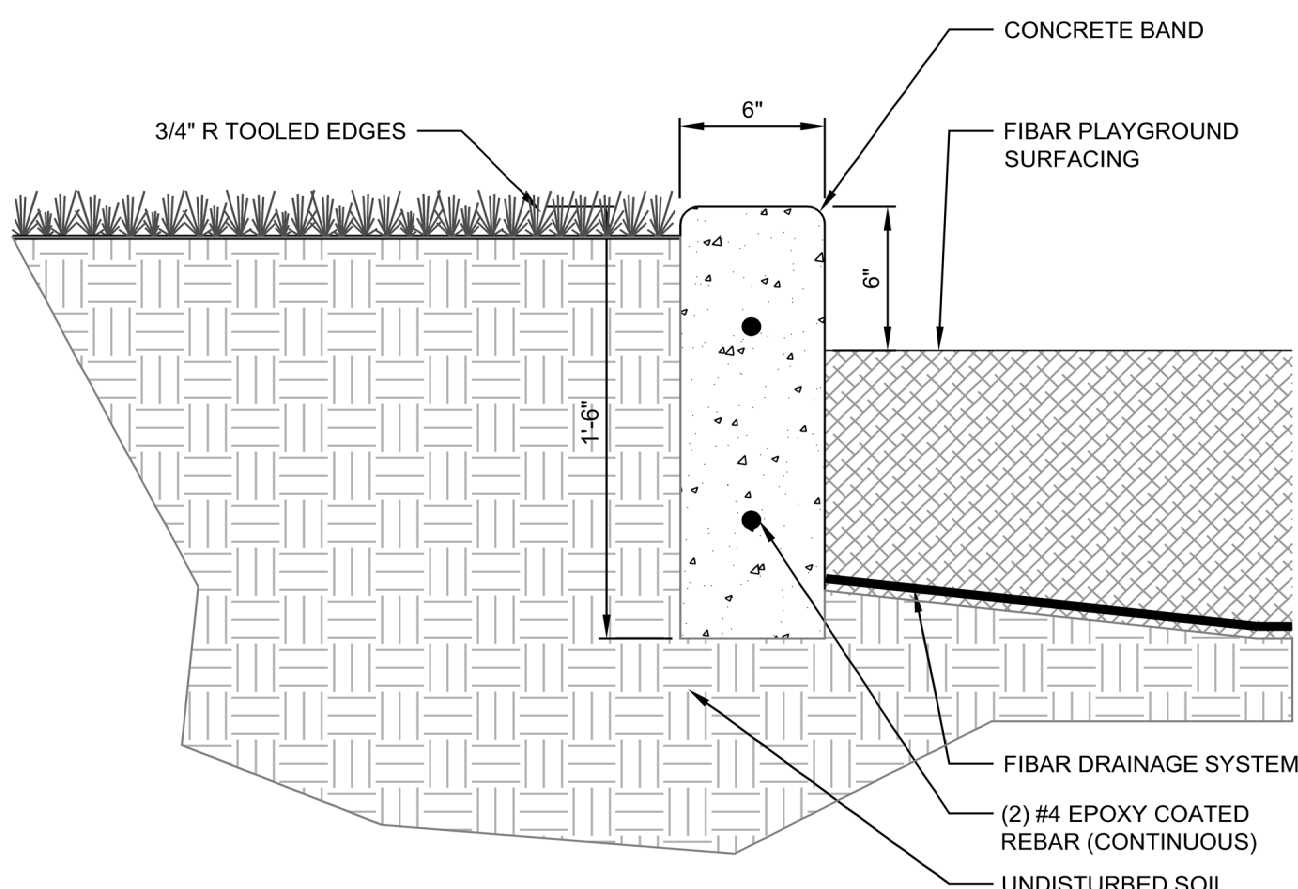
⑧ PLAYGROUND FEATURE
SCALE: NTS



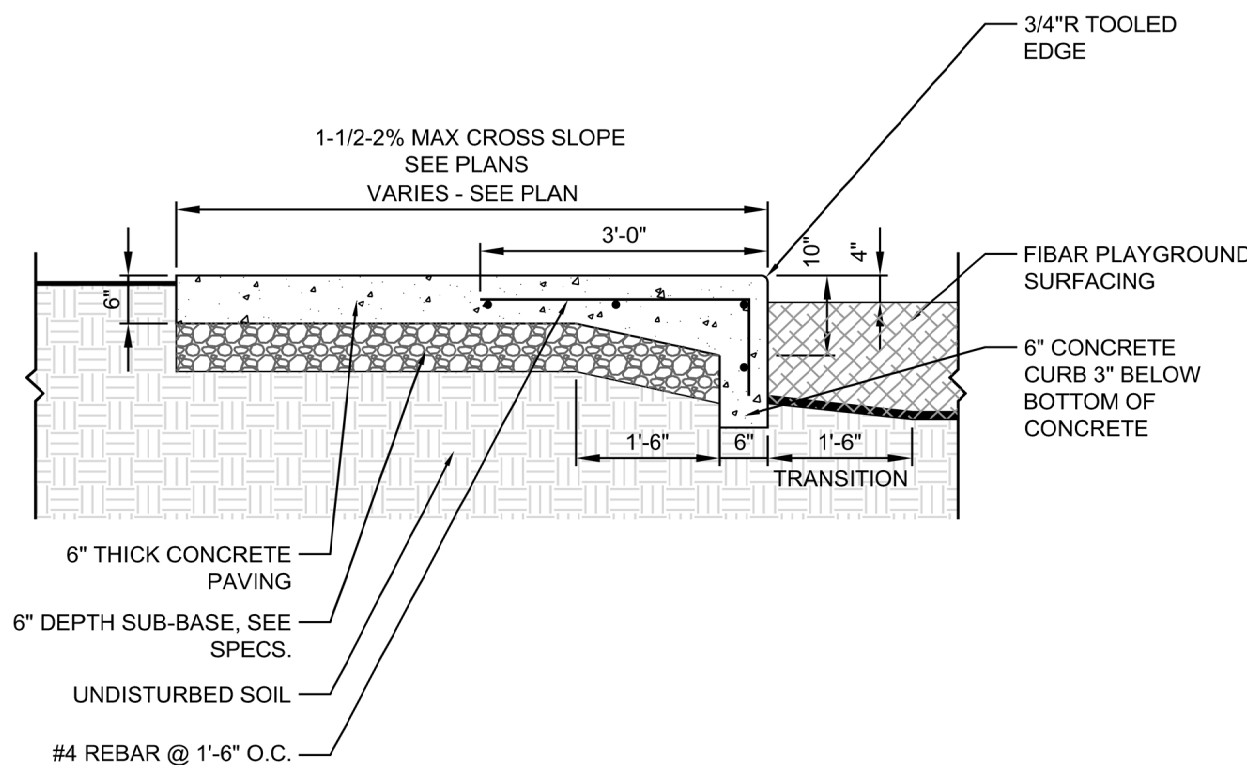
⑦ CONCRETE RAMP AT PLAYGROUND
SCALE: 1/4\"=1'-0\"



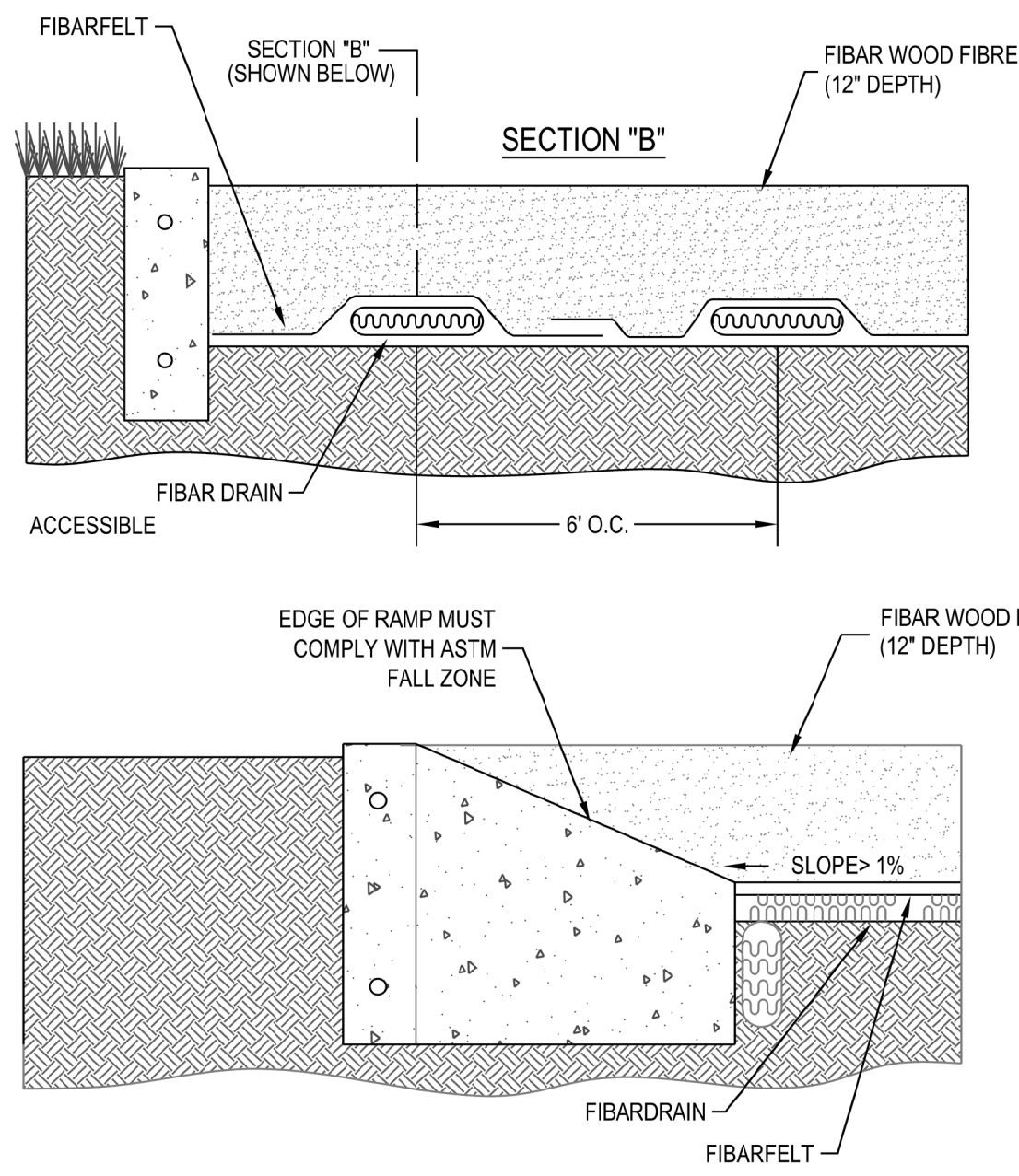
⑥ PERFORATED PLAYGROUND DRAINAGE PIPE
SCALE: 1/2\"=1'-0\"



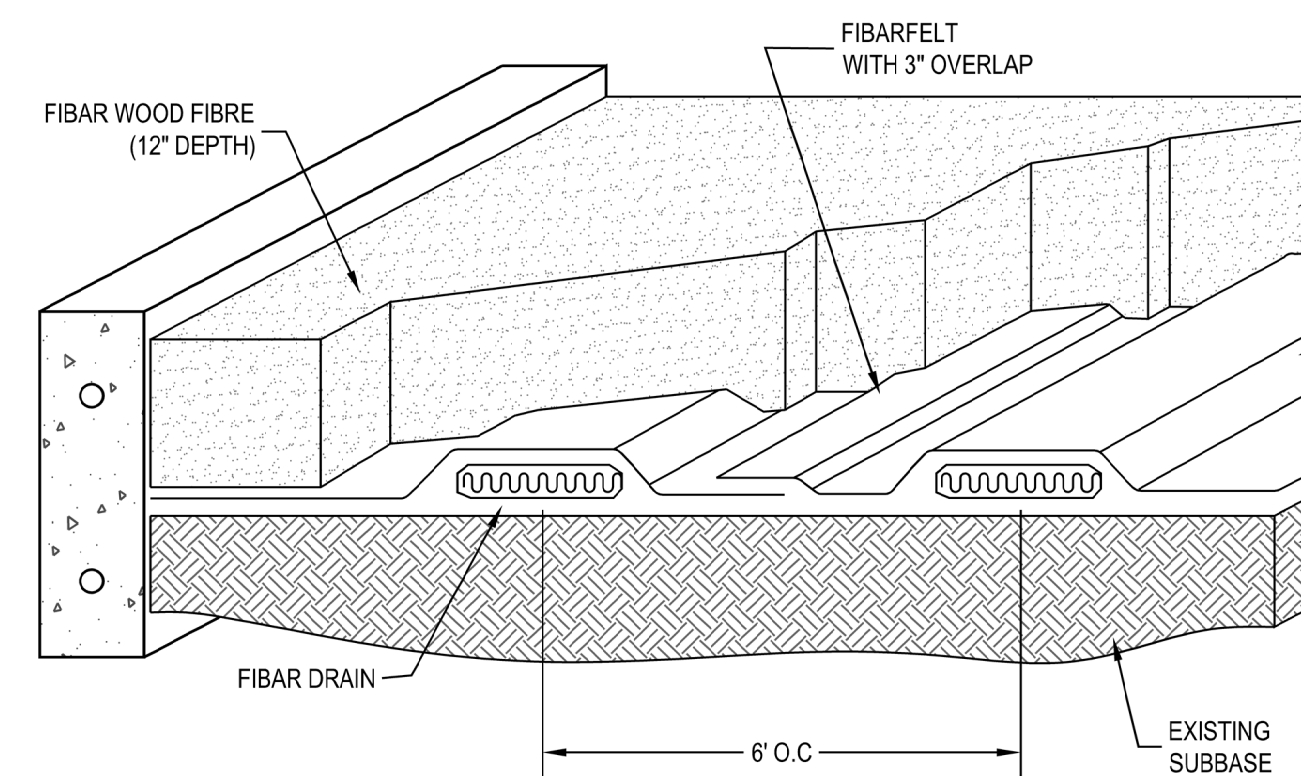
⑤ CONCRETE BAND PLAYGROUND EDGE
SCALE: 1 1/2\"=1'-0\"



④ CONCRETE SIDEWALK PLAYGROUND EDGE
SCALE: 1/2\"=1'-0\"



③ FIBAR SYSTEM 300 - INSTALLATION DETAIL B
SCALE: NTS



② FIBAR SYSTEM 300 - INSTALLATION DETAIL A
SCALE: NTS



- MANUFACTURER'S NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - THE FIBAR SYSTEM IS PROTECTED BY US PATENTS 4679963, 5026207, 5076726 AND PATENTS PENDING.
 - AWARD CONTRACTORS MUST OBTAIN A LICENSE FROM FIBAR, INC. PRIOR TO CONSTRUCTION.
 - FIBAR MAT WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
 - CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADetails.com/info REFERENCE NUMBER 312-005

① FIBAR SYSTEM 300 - NOTES
SCALE: NTS



SAGEBRUSH APARTMENTS PUD PLAN

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MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

SAGEBRUSH APARTMENTS

FORT LUPTON, COLORADO

OWNER:

MICHAELS DEVELOPMENT

ATTN: RYAN ZENT

6105 S. MAIN STREET, SUITE 200

AURORA, CO 80016

720-845-6500

NOT FOR
CONSTRUCTION

DATE:

PUD01 - SEPTEMBER 20, 2021

PUD-02 - NOVEMBER 22, 2021

SHEET TITLE:

LANDSCAPE
DETAILS

L-5



NOTES:

1. BIKE RACK TO BE MODEL #B3-20/S-2, POWDER COATED BRONZE WITH ROUND SURFACE MOUNT PLATES BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. SEE PLANS FOR BIKE RACK LOCATIONS.

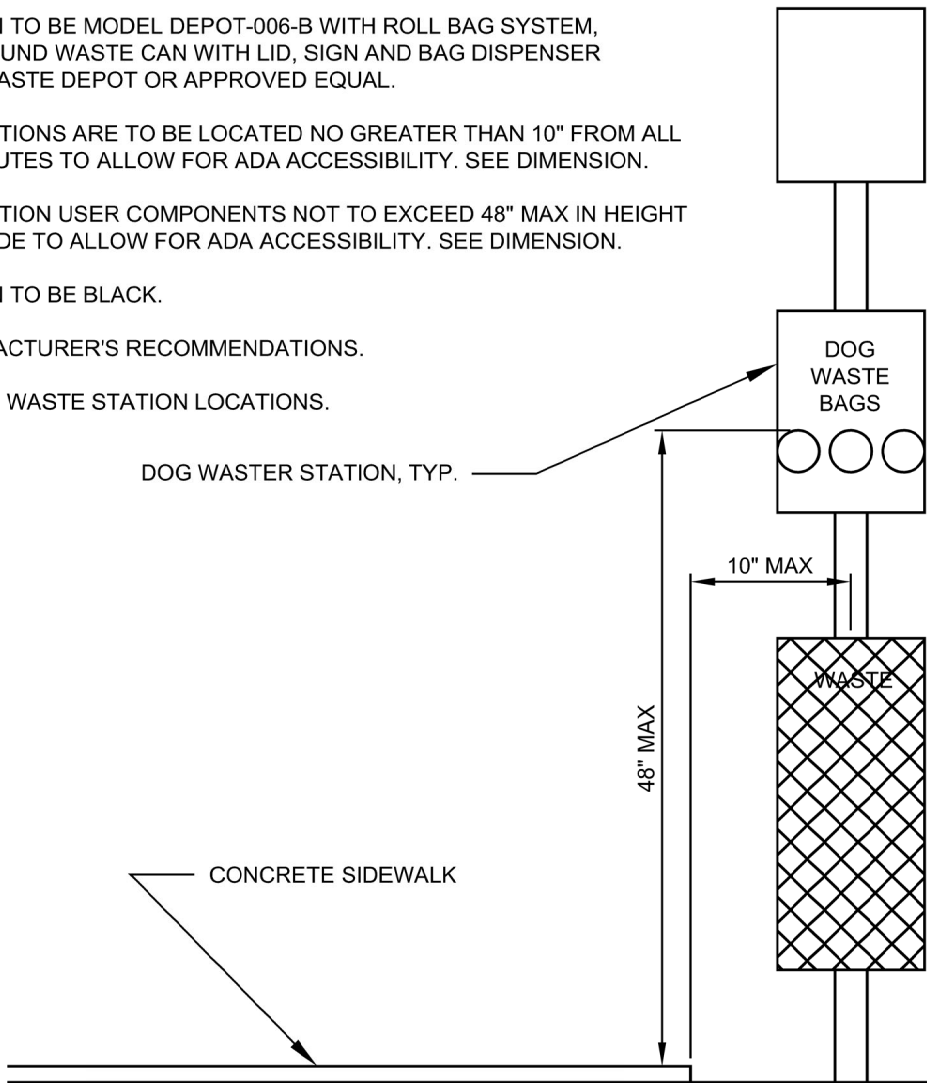


4 BIKE RACK

SCALE: NTS

NOTES:

1. DOG WASTE STATION TO BE MODEL DEPOT-006-B WITH ROLL BAG SYSTEM, INCLUDING POST, ROUND WASTE CAN WITH LID, SIGN AND BAG DISPENSER SUPPLIED BY DOG WASTE DEPOT OR APPROVED EQUAL.
2. ALL DOG WASTE STATIONS ARE TO BE LOCATED NO GREATER THAN 10" FROM ALL SIDEWALKS/ ADA ROUTES TO ALLOW FOR ADA ACCESSIBILITY. SEE DIMENSION.
3. ALL DOG WASTE STATION USER COMPONENTS NOT TO EXCEED 48" MAX IN HEIGHT FROM FINISHED GRADE TO ALLOW FOR ADA ACCESSIBILITY. SEE DIMENSION.
4. DOG WASTE STATION TO BE BLACK.
5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
6. SEE PLANS FOR DOG WASTE STATION LOCATIONS.



2 DOG WASTE STATION

SCALE: NTS

NOTES:

1. BENCH TO BE MODEL #160-60, 6' CAST BENCH, SURFACE MOUNTED BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
2. BENCH FRAME TO BE POWDERCOATED BRONZE.
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE PLANS FOR BENCH LOCATIONS.



3 BENCH

SCALE: NTS

NOTES:

1. TRASH RECEPTACLE TO BE MODEL #157-32SH WITH SHIELD, 32 GALLON CAPACITY WITH SIDE DOOR OPENING, SURFACE MOUNTED BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
2. TRASH RECEPTACLE TO BE POWDERCOATED BRONZE.
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE PLANS FOR TRASH RECEPTACLE LOCATIONS.



1 TRASH RECEPTACLE

SCALE: NTS

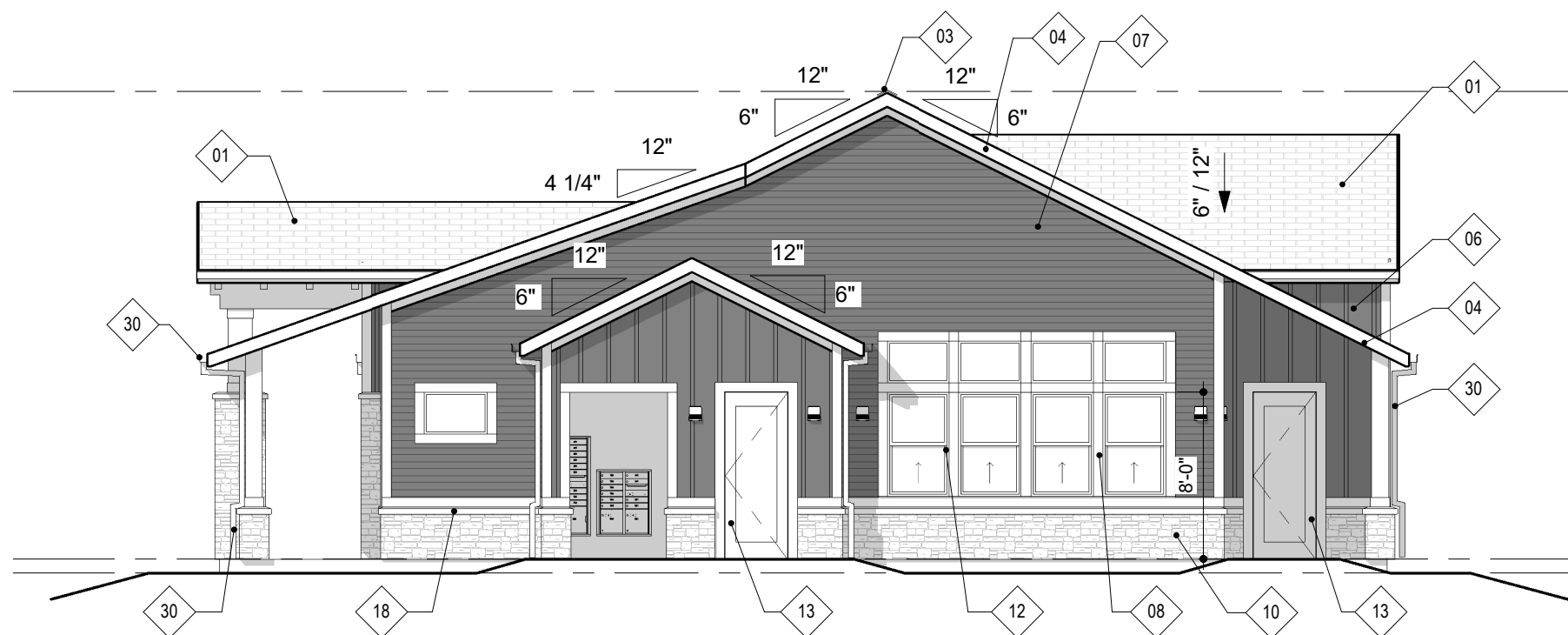
SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



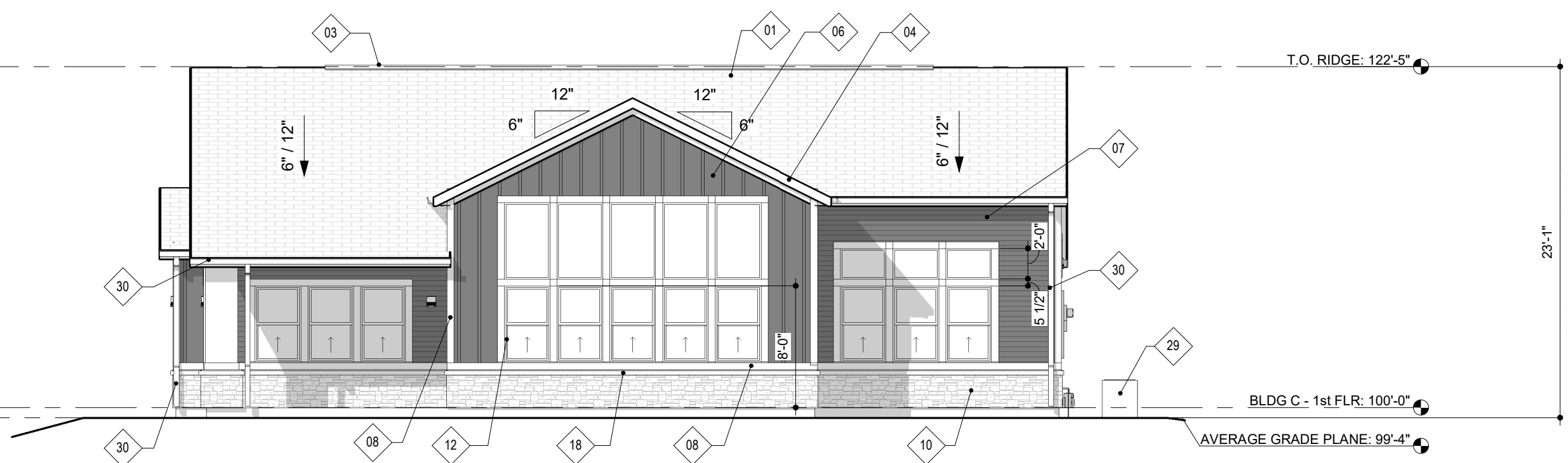
6 CLUBHOUSE 3D VIEW 2



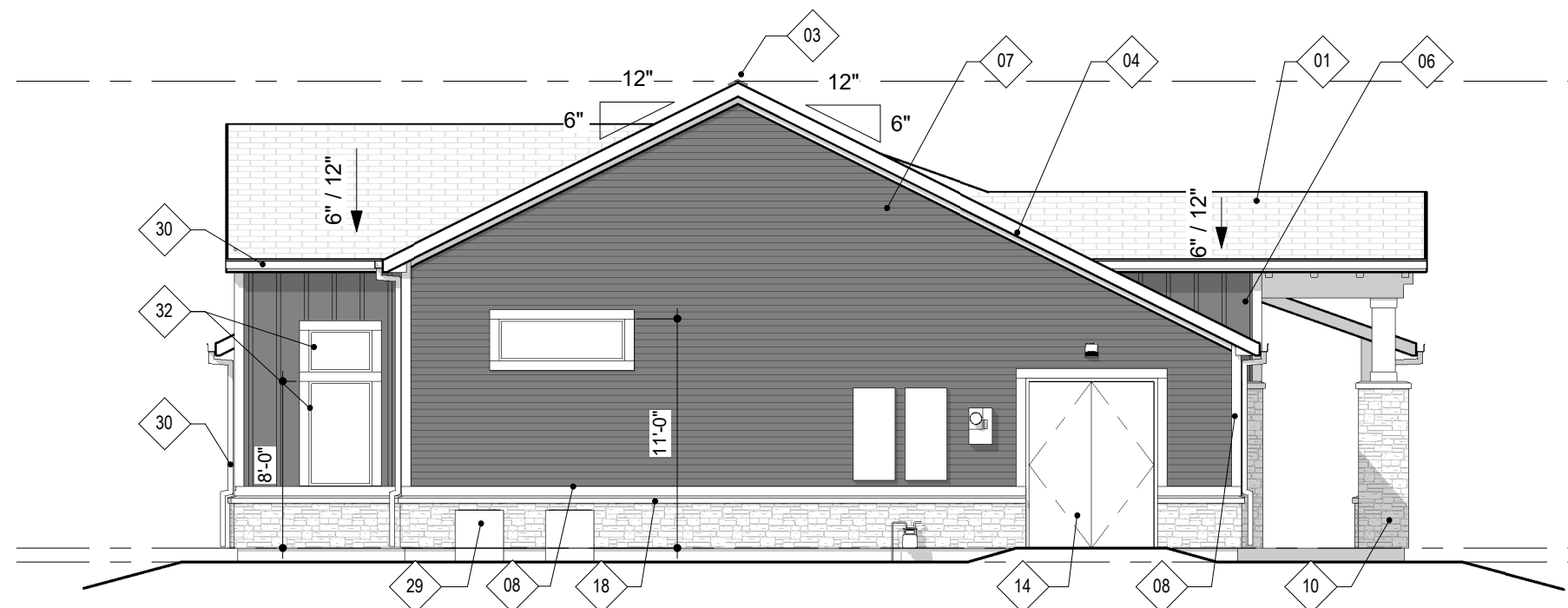
5 CLUBHOUSE 3D VIEW 1



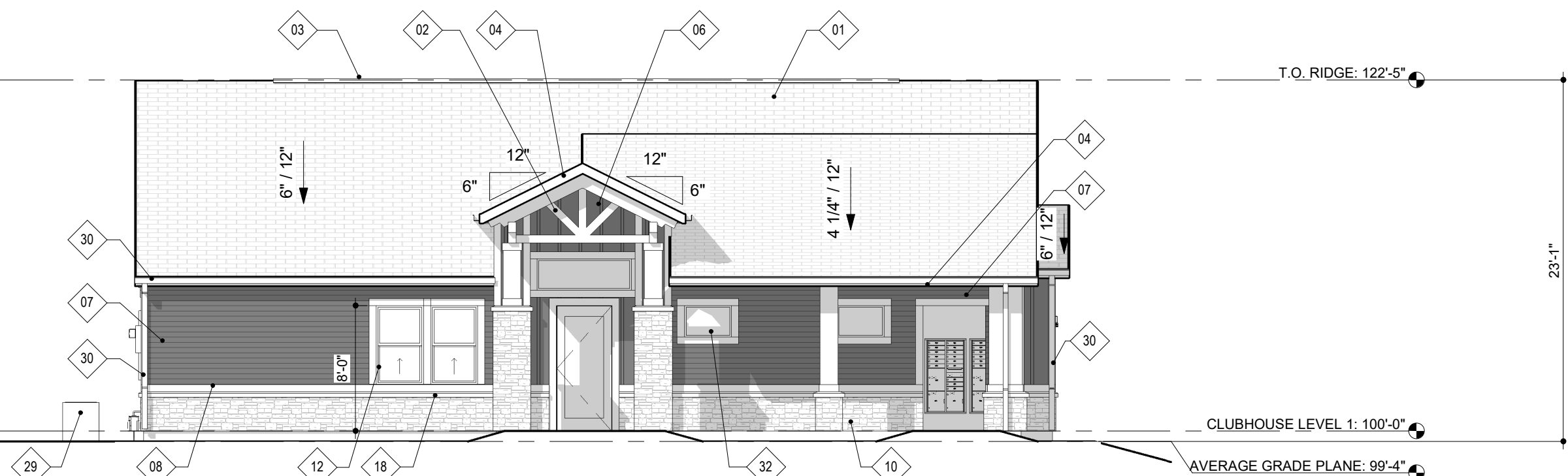
4 CLUBHOUSE - RIGHT ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE - LEFT ELEVATION
1/8" = 1'-0"



1 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"

KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT: MATCH ROOF COLOR
04	5/4" X 8" PAINTED FIBER CEMENT FASCIA
06	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 6" PAINTED FIBER CEMENT ACCENT TRIM
10	ADHERED STONE VENEER SYSTEM
12	VINYL SINGLE-HUNG WINDOW
13	FULL-LITE EXTERIOR DOOR
14	BUILDING MAINTENANCE DOOR
18	STONE SILL/CAP
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREFINISHED METAL GUTTER AND DOWNSPOUT
32	VINYL FIXED WINDOW

MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	ADHERED SYNTHETIC STONE VENEER
	ASPHALT ROOF SHINGLES

COLOR LEGEND	
CLUBHOUSE	
ACCENT TRIM/PANEL:	SW 6258 TRICORN BLACK
4" CEMENTITIOUS LAP SIDING:	SW 7068 GRIZZLE GRAY
BOARD & BATTEN:	SW 7015 REPOSE GRAY
MASONRY:	SUNSET STONE LEDGE STONE BEAVER CREEK
NOTE: ALL COLORS ARE SHERWIN WILLIAMS UNLESS OTHERWISE NOTED	

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES
KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT: MATCH ROOF COLOR
04	5/4" X 8" PAINTED FIBER CEMENT FASCIA
05	8" FIBER CEMENT LAP SIDING
06	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 6" PAINTED FIBER CEMENT ACCENT TRIM
10	ADHERED STONE VENEER SYSTEM
11	VINYL CASEMENT WINDOW
12	VINYL SINGLE-HUNG WINDOW
15	BUILDING TENANT SIGNAGE
16	BUILDING ADDRESS SIGNAGE
18	STONE SILLCAP
19	ADHERED STONE VENEER HEADER
25	ELECTRICAL MEYER
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREFINISHED METAL GUTTER AND DOWNSPOUT

KEPHART
community ■ planning ■ architecture
2555 WALNUT STREET
DENVER, COLORADO 80205
303.832.4474 fax: 303.832.4476
www.kephart.com



1 PERSPECTIVE

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

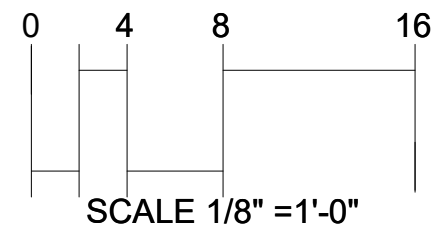
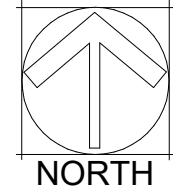


2 FRONT ELEVATION SDP SET
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
BUILDING A
ELEVATIONS



SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

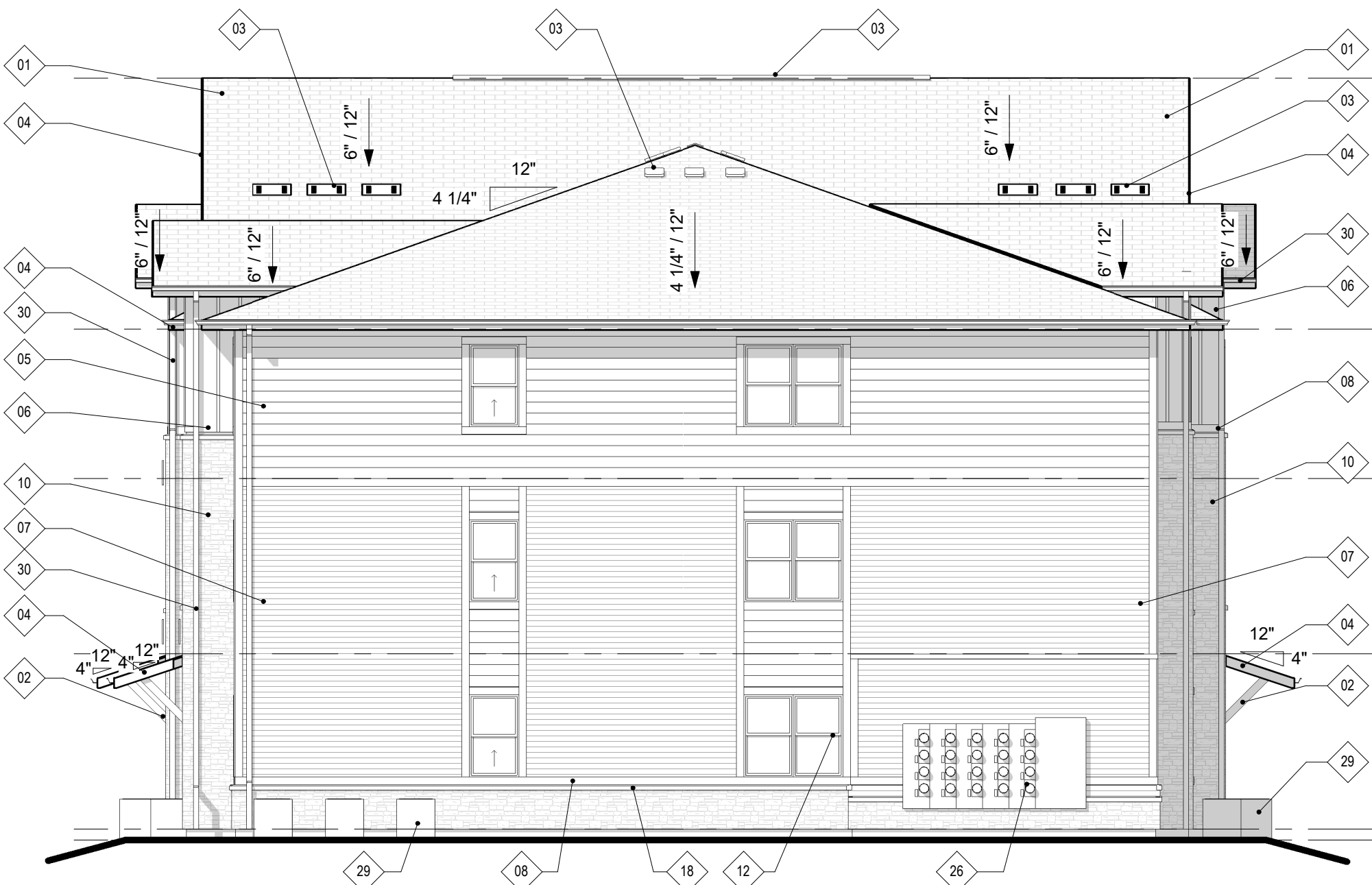
MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

KEPHART
community ■ planning ■ architecture
2555 WALNUT STREET
DENVER, COLORADO 80205
303.832.4474 fax: 303.832.4476
www.kephart.com

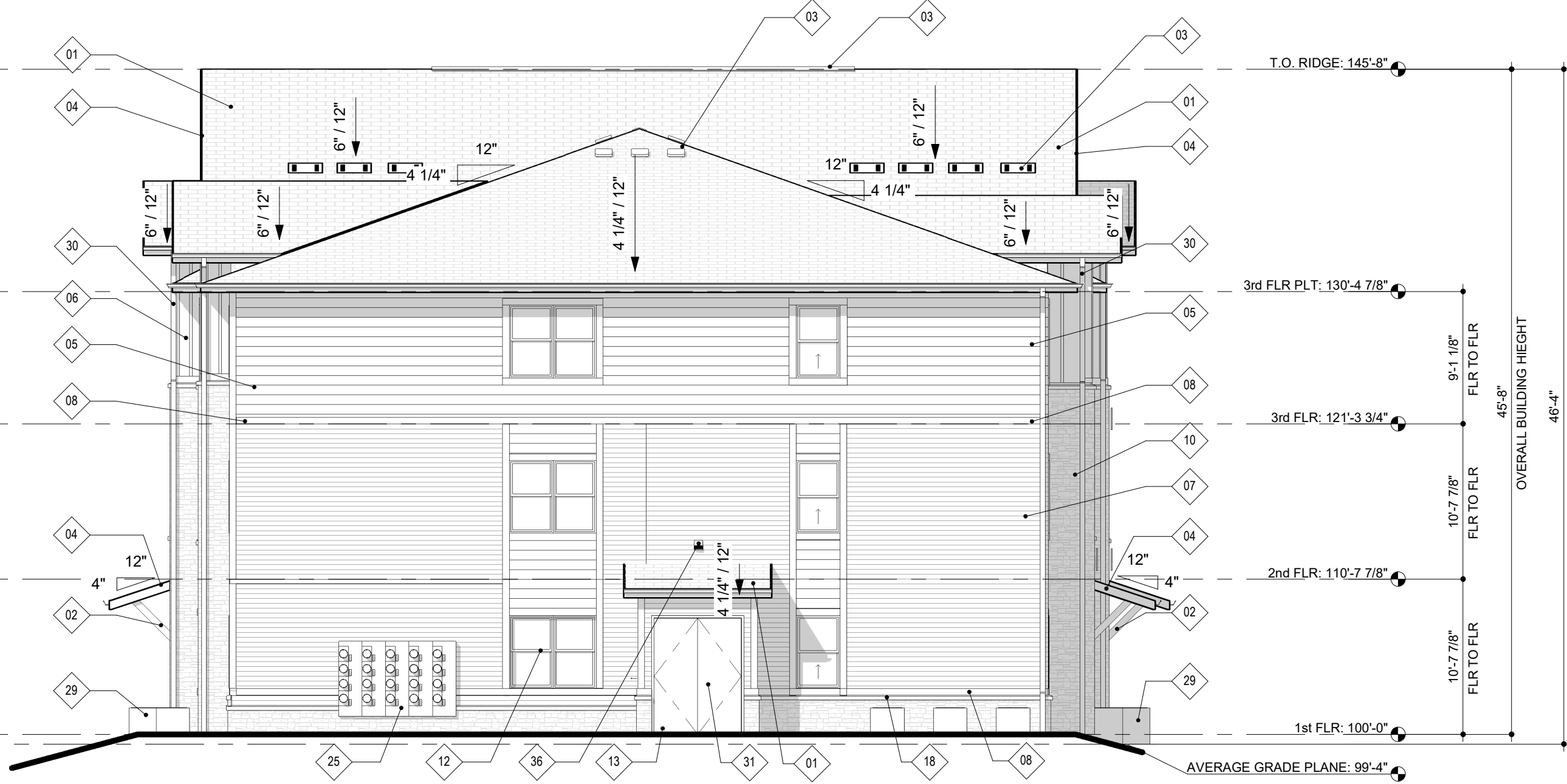
COLOR LEGEND

CLUBHOUSE	
ACCENT TRIM/PANEL:	SW 6258 TRICORN BLACK
4" CEMENTITIOUS LAP SIDING:	SW 7068 GRIZZLE GRAY
BOARD & BATTEN:	SW 7015 REPOSE GRAY
MASONRY:	SUNSET STONE LEDGE STONE BEAVER CREEK
NOTE: ALL COLORS ARE SHERWIN WILLIAMS UNLESS OTHERWISE NOTED	

KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT, MATCH ROOF COLOR
04	5/4" X 8" PAINTED FIBER CEMENT FASCIA
05	8" FIBER CEMENT LAP SIDING
06	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 8" PAINTED FIBER CEMENT ACCENT TRIM
10	ADHERED STONE VENEER SYSTEM
12	VINYL SINGLE-HUNG WINDOW
13	FULL-LITE EXTERIOR DOOR
18	STONE SILLCAP
19	ADHERED STONE VENEER HEADER
25	ELECTRICAL METER
26	GAS METER
27	FIRE DEPARTMENT CONNECTION
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREFINISHED METAL GUTTER AND DOWNSPOUT
31	RISER ROOM DOOR
36	EXTERIOR LIGHTING, RE: PHOTOMETRIC PLAN



1 RIGHT ELEVATION SDP SET
1/8" = 1'-0"



3 LEFT ELEVATION SDP SET
1/8" = 1'-0"



2 REAR ELEVATION SDP SET
1/8" = 1'-0"

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

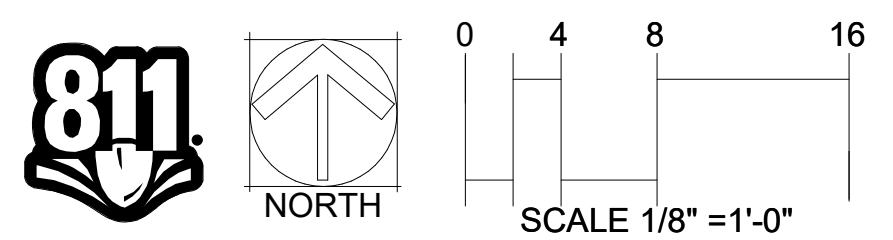
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
BUILDING A
ELEVATIONS

A3

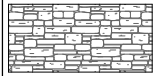


SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

KEYNOTES

NO.	NOTE
10	ADHERED STONE VENEER SYSTEM
18	STONE SILL/CAP
33	METAL TRASH ENCLOSURE GATE
34	CMU BLOCK WALL

MATERIAL LEGEND

 ADHEARED SYNTHETIC STONE VENEER

COLOR LEGEND

TRASH ENCLOSURE

MASONRY: SUNSET STONE LEDGE STONE
BEAVER CREEK



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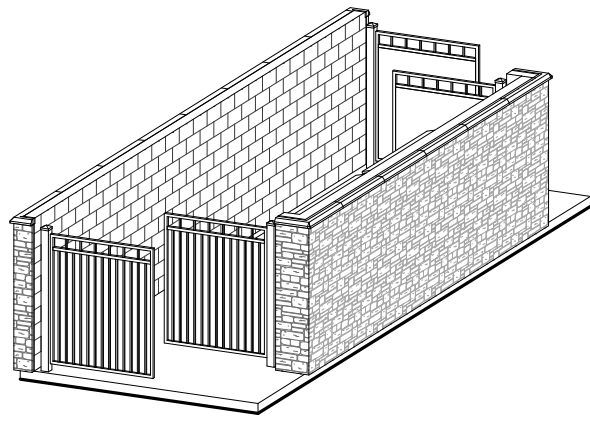
OWNER:
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6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

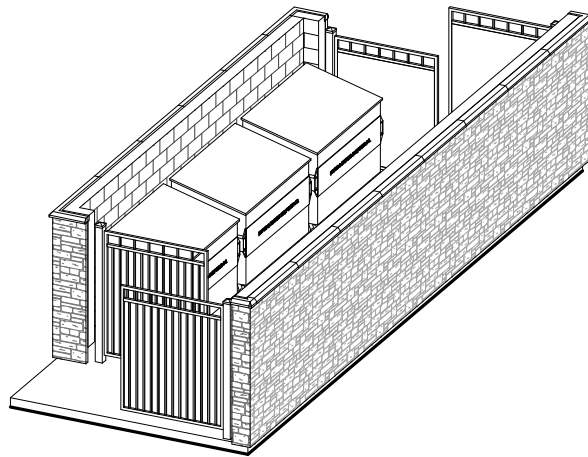
DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
TRASH
ENCLOSURE

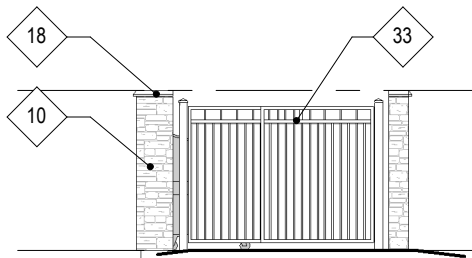
A4



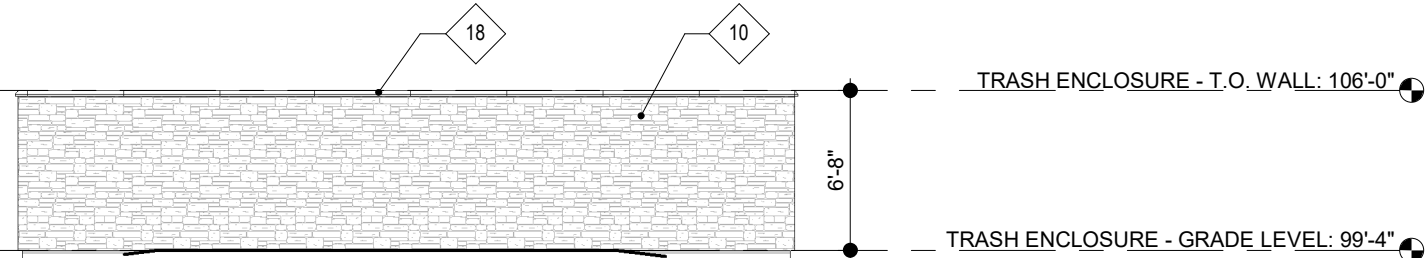
6 TRASH ENCLOSURE 3D VIEW 2



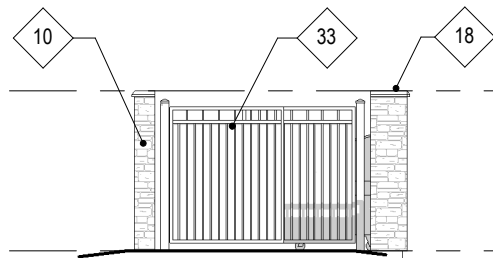
5 TRASH ENCLOSURE 3D VIEW 1



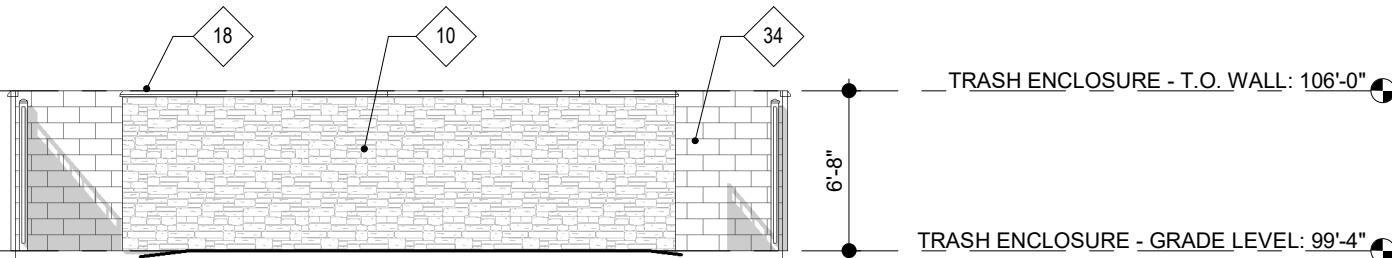
4 TRASH ENCLOSURE - RIGHT ELEVATION
1/8" = 1'-0"



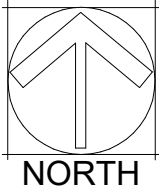
2 TRASH ENCLOSURE - REAR ELEVATION
1/8" = 1'-0"



3 TRASH ELEVATION - LEFT ELEVATION
1/8" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION
1/8" = 1'-0"



NORTH

SCALE 1/8" = 1'-0"

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
MATERIAL BOARD

A5



CEMENTITIOUS BOARD AND BATTEN
(CLUBHOUSE) - SW 7068 GRIZZLE GRAY



CEMENTITIOUS SIDING
(CLUBHOUSE) - SW 7015 REPOSE GRAY



CEMENTITIOUS TRIM & ACCENTS
(CLUBHOUSE) - SW 6258 TRICORN BLACK



COMPOSITE SHINGLE -
TAMKO - HERITAGE SERIES SLATESTONE GREY



MANUFACTURED STONE VENEER -
SUNSET STONE - BEAVER CREEK LEDGE



CEMENTITIOUS SIDING
(APTS) - SW 7068 GRIZZLE GRAY



CEMENTITIOUS SIDING
(APTS) - SW 7662 EVENING SHADOW



CEMENTITIOUS SIDING
(APTS) - SW 7624 SLATE TILE

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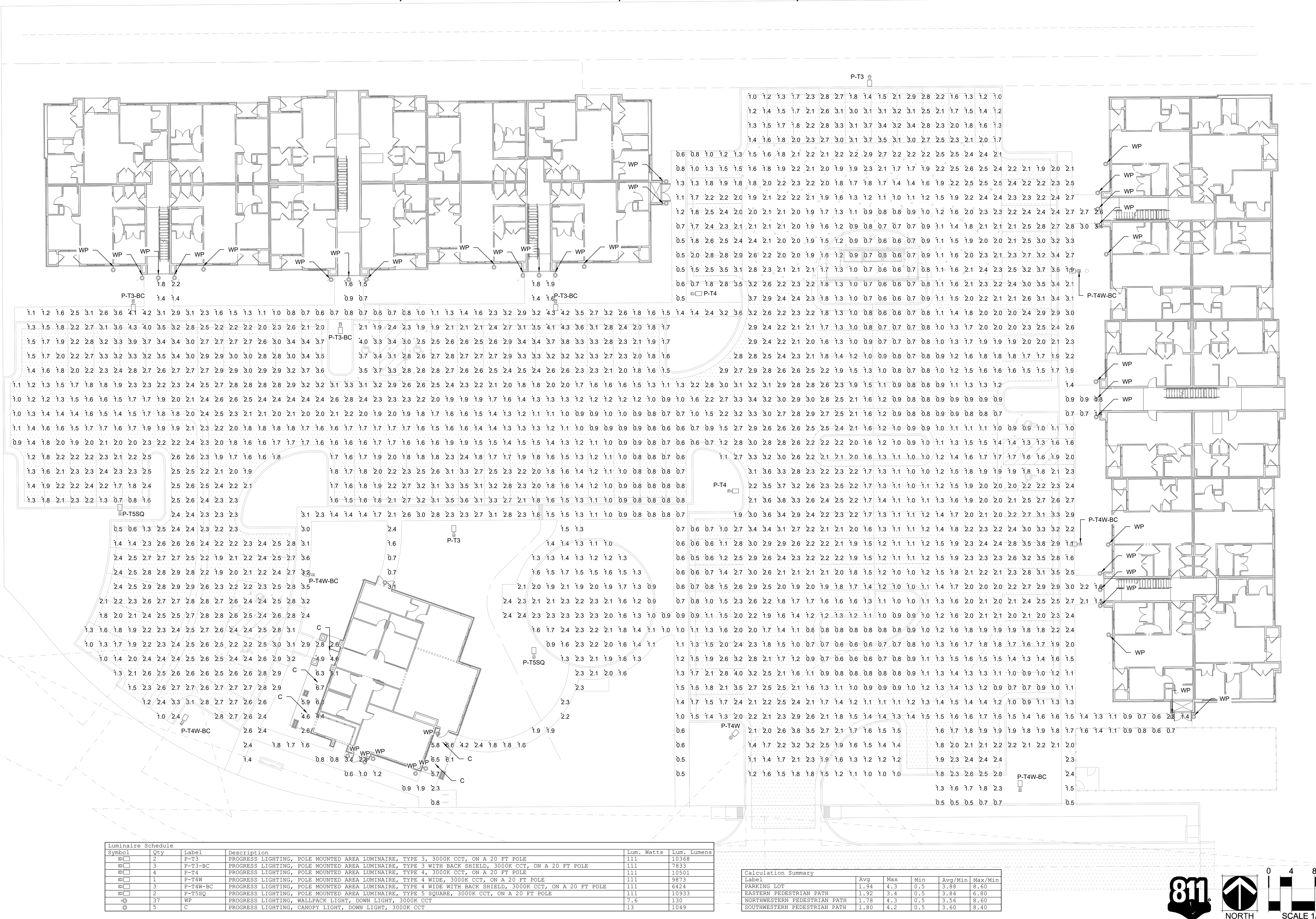
OWNER:
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AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
PHOTOMETRIC
PLAN

P-1



CHECKED BY:
DRAWN BY:

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

DESIGN NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

ALL LIGHT FIXTURES VISABLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTIES MUST BE FULL CUT-OFF TYPE.

BEACON SLIDE Series ARCHITECTURAL AREA LUMINAIRE

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

FEATURES

- Versatile, traditional designed lighting fixture, created to yield the ultimate in flexibility in LED Pole Top Lighting
- Classic geometric form of a cylinder offers 3 different top shades, 3 LED wattages, and 5 different full cutoff lighting distributions
- Integral LED-based thermal regulation ensures maximum life and energy efficiency
- Available with a no glare LED indirect system, for use in low mounting height pedestrian walkway lighting applications

RELATED PRODUCTS

CONTROL TECHNOLOGY

siteSignage energent

SPECIFICATIONS

CONSTRUCTION

- One piece optical cylinder system
- Electrostatically applied and thermocured
- Beacon V finish consists of a five stage preanodized treatment with a polymer sealer and top coated with a thermocured super TSC polymer powder coat finish
- The finish meets the AAMA 652 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D5922 and meets surface impacts of up to 900 inch-pounds

OPTICS

- 100V through 277V, 347V or 480V input, 50-60 Hz to 60 Hz (USA)
- Power factor is > 0.9 at full load
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-STD-883C

OPTICS (CONTINUED)

- Dimming drivers are standard with connections for external dimming equipment available upon request
- Components/component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC, 12A or higher (12A rating applies to primary J-box only)

CERTIFICATIONS

- Listed to UL988 and CAG22-2 #2500-24 for wet locations and 40°C ambient temperature
- IMA approved

WARRANTY

- 5 year warranty
- See ILL Standard Warranty for additional information

KEY DATA

Lumen Range	2,450-10,933
Wattage Range	21-93
Efficacy Range (LPW)	82-97
Reported Life (Hours)	170,640,000
Weight (lb. avg)	31 (A13)

BEACON SLIDE Series ARCHITECTURAL AREA LUMINAIRE

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

ORDERING GUIDE

Example: SLO-36-80-SC1-4-LUMV-C75-BLT

Notes

Accessories

SWIRL: Styptic interface software loaded on USB flash drive for use with owner supplied PC. (Hardware device only includes Styptic interface software, hardware and USB cable bridge module)

WTR: Windows tablet and Styptic interface software, includes tablet with preloaded software, Styptic interface and USB cable bridge module

WBRG: Styptic USB cable bridge module only. Order if a replacement is required or if an extra bridge module is required

KEY DATA

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Wattage Range	21-93
Efficacy Range (LPW)	82-97
Reported Life (Hours)	170,640,000
Weight (lb. avg)	31 (A13)

BEACON SLIDE Series ARCHITECTURAL AREA LUMINAIRE

PERFORMANCE DATA

F of LED	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)				4K (4000K NOMINAL 70 CRI)				3K (3000K NOMINAL 80 CRI)						
				Lumens	LPW	ft. U	ft. S	Lumens	LPW	ft. U	ft. S	Lumens	LPW	ft. U	ft. S			
24	350mA	27W	2	2795	98	1	0	1	2798	93	1	0	1	2475	93	1	0	1
			3	2793	98	1	0	1	2797	93	1	0	1	2573	93	1	0	1
			4	2748	99	0	0	1	2833	102	0	0	1	2506	94	0	0	1
			4W	2584	93	1	0	1	2654	96	1	0	1	2451	98	1	0	1
			SCM	2865	103	2	0	0	2950	106	2	0	0	2794	98	2	0	0
24	700mA	55W	SR	2833	102	2	0	2	2920	105	2	0	2	2687	97	2	0	2
			SW	2823	102	2	0	2	2911	105	2	0	2	2678	97	2	0	2
			2	5025	95	1	0	1	5187	94	1	0	1	4772	87	1	0	1
			3	5028	95	1	0	2	5184	94	1	0	2	4769	87	1	0	2
			4	5093	93	1	0	2	5250	95	1	0	2	4831	88	1	0	2
36	700mA	80W	4W	4788	87	0	0	2	4938	90	1	0	2	4542	83	1	0	2
			SCM	5302	96	2	0	1	5466	99	3	0	1	5029	95	2	0	1
			SW	5250	95	3	0	3	5413	98	3	0	3	4980	95	3	0	3
			SW	5232	95	3	0	1	5394	98	3	0	1	4963	90	3	0	1
			2	7547	95	1	0	2	7780	94	1	0	2	7358	86	1	0	2
48	700mA	100W	3	7543	95	1	0	2	7776	94	1	0	2	7354	86	1	0	2
			4	7540	92	1	0	2	7876	95	1	0	2	7246	87	1	0	2
			4W	783	87	1	0	2	7405	89	1	0	2	6812	82	1	0	2
			SCM	7954	96	3	0	1	8200	99	3	0	1	7544	95	3	0	1
			SW	7876	95	3	0	3	819	98	3	0	3	7420	90	3	0	3
48	700mA	100W	SW	7849	95	3	0	2	8092	97	3	0	2	7444	90	3	0	2
			2	10062	95	2	0	2	10373	94	2	0	2	10543	86	2	0	2
			3	10057	95	1	0	2	10368	94	1	0	2	10309	86	1	0	2
			4	10189	95	1	0	2	10501	95	1	0	2	10501	86	1	0	2
			SCM	10605	96	3	0	2	10933	99	3	0	2	10058	95	3	0	2
48	700mA	100W	SW	10204	95	3	0	3	10426	98	3	0	3	10660	90	3	0	3
			SW	10405	94	4	0	2	10789	97	4	0	2	10505	90	4	0	2

PROGRESS LIGHTING

Project: _____
Fixture Type: _____
Location: _____
Contact: _____

Small Wall Lantern

Wall mounted • Wet location listed PROGRESS LED

Description:

LED wall lantern with etched white lens glass. Includes dark sky shield for full cut-off illumination or removal for a traditional lighting effect. 120V AC replaceable LED module, 623 lumens (nominal), 3000K color temperature and 90-CL.

Specifications:

- Black (31) powder coat paint
- Aluminum Construction
- Etched White Lens glass cylindrical diffuser
- LED Module is replaceable (part # P608409)
- Etched white lens glass
- Includes removable dark sky shield for full cut-off illumination
- Powder coated finish
- 623 lumens (623 lumens/foot per module (nominal))
- 3000K color temperature, 90-CL
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" octagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied
- ENERGY STAR qualified
- Meets California Title 24 high efficiency requirements for outdoor use only

Performance:

Number of Modules	1
Input Power	9w
Input Voltage	120V
Input Frequency	60 Hz
Lumens (LPW) (Delivered)	623/69.2 (LM-82)
CCT	3000 K
CRI	90 CRI
Life (hours)	60,000 (L70/TM-21)
FCC	Meets FCC Part 47, Part 15 Class B
Min. Start Temp	32°C
Max. Operating Temp	32°C
Warranty	5 year warranty
Labels	cULus Wet location listed ENERGY STAR qualified Meets California Title 24 high efficiency requirements for outdoor use only

Dimensions:

Width: 5 1/8"
Depth: 8 1/8"
Height: 10 1/8"
HxTxC: 3 1/8"

Glass

Width: 4 1/8"
Height: 5 7/8"

Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607

PROGRESS LIGHTING

Project: _____
Fixture Type: _____
Location: _____
Contact: _____

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Wall mounted • Wet location listed PROGRESS LED

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HxTxC: 3 1/8"

Glass

Width: 4 1/8"
Height: 5 7/8"

Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607

prescolite LBSE-RD EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

FEATURES

- 4", 6", and 8" apertures, delivering 750-1750 lumens
- Low surface profile of 1/2"
- Quick snap installation with no housing required
- Instant directly to meet 3 1/2" and 4" J-boxes
- Fixed CCT (3000K or 3500K, 80+ CRI) options
- Universal 120-277V, ideal for commercial applications
- All models standard with 0-10V/Touch/ELV dimming

RELATED PRODUCTS

SERVICE PROGRAMS

STOCK

SPECIFICATIONS

CONSTRUCTION

- Available cast aluminum low profile trim with 1/2" surface profile
- Suitable for New Construction or remodel, IC or Non-IC applications
- Eliminates the need for a recessed housing. Ideal for areas with limited plenum space
- Optional non-conductive Decorative Color Trim accessories available in White, Black, Silver, and Brushed Oil Rubbed Bronze

OPTICS

- Offers the latest Edge-Lit LED technology
- Integral diffuse polycarbonate lens provides uniform light distribution
- Light distribution is free of distracting bright spots
- Visually comfortable with low glare

ELECTRICAL

- Edge-Lit LED array with 3 SDCM color consistency
- Long LED life: Meets 80% of lumen output at 50,000 hours of operation, L80 at <54,000 hours (TM-21)
- Available in Fixed CCT in 3000K or 3500K, 80+ CRI
- High efficiency integral driver with universal 120V-277V, 50/60Hz

ELECTRICAL (CONTINUED)

- All models meet Underwriters Laboratories (UL) listing for 120-277V 0-10V Dim to Off or 120V/100V or 60V Dimmer to 10%
- See Additional Information section for a list of recommended dimmers
- 0-10V Dimmer: Class A/C/UL listed, note rating, FCC CFR 47 Part 15 Class B, 20.9 Power Factor, C025 THD

INSTALLATION

- Installs directly to most common 3 1/2" or 4" octagonal and round junction boxes with a minimum 1/42" depth including fire rated (if needed)
- Metel plate mounts to the J-Box and accepts snap-in spring clips for a secure fit

KEY DATA

Lumen Range	763-1073
Wattage Range	12.4-20.0
Efficacy Range (LPW)	75-99
Reported Life (Hours)	L80 > 54,000
Input Current (mA)	87-107 (120V)

prescolite LBSE-RD EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

ORDERING GUIDE

Example: LBSE-RD-48-3500-WH

Notes

Accessories

LBSE-RD-10H1: Trim Assembly, 4" Round, White

LBSE-RD-10L: Trim Assembly, 4" Round, Black

LBSE-RD-10B2: Trim Assembly, 4" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 4" Round, Silver

LBSE-RD-10H1: Trim Assembly, 6" Round, White

LBSE-RD-10L: Trim Assembly, 6" Round, Black

LBSE-RD-10B2: Trim Assembly, 6" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 6" Round, Silver

LBSE-RD-10H1: Trim Assembly, 8" Round, White

LBSE-RD-10L: Trim Assembly, 8" Round, Black

LBSE-RD-10B2: Trim Assembly, 8" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 8" Round, Silver

LBSE-RD-10H1: Trim Assembly, 10" Round, White

LBSE-RD-10L: Trim Assembly, 10" Round, Black

LBSE-RD-10B2: Trim Assembly, 10" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 10" Round, Silver

LBSE-RD-10H1: Trim Assembly, 12" Round, White

LBSE-RD-10L: Trim Assembly, 12" Round, Black

LBSE-RD-10B2: Trim Assembly, 12" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 12" Round, Silver

LBSE-RD-10H1: Trim Assembly, 14" Round, White

LBSE-RD-10L: Trim Assembly, 14" Round, Black

LBSE-RD-10B2: Trim Assembly, 14" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 14" Round, Silver

LBSE-RD-10H1: Trim Assembly, 16" Round, White

LBSE-RD-10L: Trim Assembly, 16" Round, Black

LBSE-RD-10B2: Trim Assembly, 16" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 16" Round, Silver

LBSE-RD-10H1: Trim Assembly, 18" Round, White

LBSE-RD-10L: Trim Assembly, 18" Round, Black

LBSE-RD-10B2: Trim Assembly, 18" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 18" Round, Silver

LBSE-RD-10H1: Trim Assembly, 20" Round, White

LBSE-RD-10L: Trim Assembly, 20" Round, Black

LBSE-RD-10B2: Trim Assembly, 20" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 20" Round, Silver

LBSE-RD-10H1: Trim Assembly, 22" Round, White

LBSE-RD-10L: Trim Assembly, 22" Round, Black

LBSE-RD-10B2: Trim Assembly, 22" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 22" Round, Silver

LBSE-RD-10H1: Trim Assembly, 24" Round, White

LBSE-RD-10L: Trim Assembly, 24" Round, Black

LBSE-RD-10B2: Trim Assembly, 24" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 24" Round, Silver

LBSE-RD-10H1: Trim Assembly, 26" Round, White

LBSE-RD-10L: Trim Assembly, 26" Round, Black

LBSE-RD-10B2: Trim Assembly, 26" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 26" Round, Silver

LBSE-RD-10H1: Trim Assembly, 28" Round, White

LBSE-RD-10L: Trim Assembly, 28" Round, Black

LBSE-RD-10B2: Trim Assembly, 28" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 28" Round, Silver

LBSE-RD-10H1: Trim Assembly, 30" Round, White

LBSE-RD-10L: Trim Assembly, 30" Round, Black

LBSE-RD-10B2: Trim Assembly, 30" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 30" Round, Silver

LBSE-RD-10H1: Trim Assembly, 32" Round, White

LBSE-RD-10L: Trim Assembly, 32" Round, Black

LBSE-RD-10B2: Trim Assembly, 32" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 32" Round, Silver

LBSE-RD-10H1: Trim Assembly, 34" Round, White

LBSE-RD-10L: Trim Assembly, 34" Round, Black

LBSE-RD-10B2: Trim Assembly, 34" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 34" Round, Silver

LBSE-RD-10H1: Trim Assembly, 36" Round, White

LBSE-RD-10L: Trim Assembly, 36" Round, Black

LBSE-RD-10B2: Trim Assembly, 36" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 36" Round, Silver

LBSE-RD-10H1: Trim Assembly, 38" Round, White

LBSE-RD-10L: Trim Assembly, 38" Round, Black

LBSE-RD-10B2: Trim Assembly, 38" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 38" Round, Silver

LBSE-RD-10H1: Trim Assembly, 40" Round, White

LBSE-RD-10L: Trim Assembly, 40" Round, Black

LBSE-RD-10B2: Trim Assembly, 40" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 40" Round, Silver

LBSE-RD-10H1: Trim Assembly, 42" Round, White

LBSE-RD-10L: Trim Assembly, 42" Round, Black

LBSE-RD-10B2: Trim Assembly, 42" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 42" Round, Silver

LBSE-RD-10H1: Trim Assembly, 44" Round, White

LBSE-RD-10L: Trim Assembly, 44" Round, Black

LBSE-RD-10B2: Trim Assembly, 44" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 44" Round, Silver

LBSE-RD-10H1: Trim Assembly, 46" Round, White

LBSE-RD-10L: Trim Assembly, 46" Round, Black

LBSE-RD-10B2: Trim Assembly, 46" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 46" Round, Silver

LBSE-RD-10H1: Trim Assembly, 48" Round, White

LBSE-RD-10L: Trim Assembly, 48" Round, Black

LBSE-RD-10B2: Trim Assembly, 48" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 48" Round, Silver

LBSE-RD-10H1: Trim Assembly, 50" Round, White

LBSE-RD-10L: Trim Assembly, 50" Round, Black

LBSE-RD-10B2: Trim Assembly, 50" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 50" Round, Silver

LBSE-RD-10H1: Trim Assembly, 52" Round, White

LBSE-RD-10L: Trim Assembly, 52" Round, Black

LBSE-RD-10B2: Trim Assembly, 52" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 52" Round, Silver

LBSE-RD-10H1: Trim Assembly, 54" Round, White

LBSE-RD-10L: Trim Assembly, 54" Round, Black

LBSE-RD-10B2: Trim Assembly, 54" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 54" Round, Silver

LBSE-RD-10H1: Trim Assembly, 56" Round, White

LBSE-RD-10L: Trim Assembly, 56" Round, Black

LBSE-RD-10B2: Trim Assembly, 56" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 56" Round, Silver

LBSE-RD-10H1: Trim Assembly, 58" Round, White

LBSE-RD-10L: Trim Assembly, 58" Round, Black

LBSE-RD-10B2: Trim Assembly, 58" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 58" Round, Silver

LBSE-RD-10H1: Trim Assembly, 60" Round, White

LBSE-RD-10L: Trim Assembly, 60" Round, Black

LBSE-RD-10B2: Trim Assembly, 60" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 60" Round, Silver

LBSE-RD-10H1: Trim Assembly, 62" Round, White

LBSE-RD-10L: Trim Assembly, 62" Round, Black

LBSE-RD-10B2: Trim Assembly, 62" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 62" Round, Silver

LBSE-RD-10H1: Trim Assembly, 64" Round, White

LBSE-RD-10L: Trim Assembly, 64" Round, Black

LBSE-RD-10B2: Trim Assembly, 64" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 64" Round, Silver

LBSE-RD-10H1: Trim Assembly, 66" Round, White

LBSE-RD-10L: Trim Assembly, 66" Round, Black

LBSE-RD-10B2: Trim Assembly, 66" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 66" Round, Silver

LBSE-RD-10H1: Trim Assembly, 68" Round, White

LBSE-RD-10L: Trim Assembly, 68" Round, Black

LBSE-RD-10B2: Trim Assembly, 68" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 68" Round, Silver

LBSE-RD-10H1: Trim Assembly, 70" Round, White

LBSE-RD-10L: Trim Assembly, 70" Round, Black

LBSE-RD-10B2: Trim Assembly, 70" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 70" Round, Silver

LBSE-RD-10H1: Trim Assembly, 72" Round, White

LBSE-RD-10L: Trim Assembly, 72" Round, Black

LBSE-RD-10B2: Trim Assembly, 72" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 72" Round, Silver

LBSE-RD-10H1: Trim Assembly, 74" Round, White

LBSE-RD-10L: Trim Assembly, 74" Round, Black

LBSE-RD-10B2: Trim Assembly, 74" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 74" Round, Silver

LBSE-RD-10H1: Trim Assembly, 76" Round, White

LBSE-RD-10L: Trim Assembly, 76" Round, Black

LBSE-RD-10B2: Trim Assembly, 76" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 76" Round, Silver

LBSE-RD-10H1: Trim Assembly, 78" Round, White

LBSE-RD-10L: Trim Assembly, 78" Round, Black

LBSE-RD-10B2: Trim Assembly, 78" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 78" Round, Silver

LBSE-RD-10H1: Trim Assembly, 80" Round, White

LBSE-RD-10L: Trim Assembly, 80" Round, Black

LBSE-RD-10B2: Trim Assembly, 80" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 80" Round, Silver

LBSE-RD-10H1: Trim Assembly, 82" Round, White

LBSE-RD-10L: Trim Assembly, 82" Round, Black

LBSE-RD-10B2: Trim Assembly, 82" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 82" Round, Silver

LBSE-RD-10H1: Trim Assembly, 84" Round, White

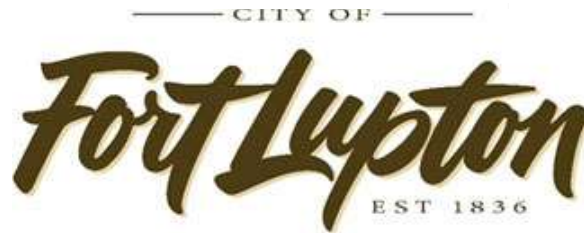
LBSE-RD-10L: Trim Assembly, 84" Round, Black

LBSE-RD-10B2: Trim Assembly, 84" Round, Brushed Oil Rubbed Bronze

LBSE-RD-10V: Trim Assembly, 84" Round, Silver

LBSE-RD-10H1: Trim Assembly, 86" Round, White

LBSE-RD-10L: Trim Assembly, 86" Round,



FROM: Maria Lancto
 DATE: 11/29/21
 PROJECT: Sagebrush Apartments Site Plan
 Project No. LUP2021-0026;
 Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003

INTERNAL DISTRIBUTION:

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

OUTSIDE DISTRIBUTION:

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

If you have comments, please respond by: **12/20/21**

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

COMMENTS: Building Ins

Building Permit will be required. A complete Code Analysis designed and stamped by a Colorado licensed Architect must be provided, along with complete construction details showing compliance with currently adopted building codes.

A site-specific soils report is required, along with foundation and structural plans



Right of Way & Permits

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

December 21, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Sagebrush Apartments, Case # LUP2021-0026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Sagebrush Apartments** and requests that the property owner/developer/contractor completes the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



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: 12/22/2021

Project name: Sagebrush Apartments

Project address: Lot 8, Vincent's East Addition 3rd Filing, Fort Lupton, Co 80621

FLFPD Project # R2021-0042

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral for **Sagebrush Apartments**, located at **Lot 8, Vincent's East Addition 3rd Filing**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2012 International Fire Code (IFC)* and the current National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, City Council of Fort Lupton, and the Weld County Commissioners. The following specific and general requirements and conditions shall be met.

Starting January 2022, the Fort Lupton Fire Protection District will have adopted the 2018 International Fire Code. All submittals will be reviewed under the 2018 IFC.

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 permits.
2. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
3. 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 and parking areas.
4. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
5. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
 - a. See attached document showing the minimum turning radius needed.

6. Automatic sprinkler Systems shall be installed throughout all buildings in accordance with NFPA 13.
 - a. *Sprinkler and alarm plans shall be submitted electronically along with a Plan Review application.*
7. Fire department connections shall be located on the street side of buildings or facing approved fire apparatus access roads, fully visible and recognizable from the street, fire apparatus access road or nearest point of fire department vehicle access or as otherwise approved by the fire code official.
 - a. *Assuming the FDC will remain in this area, the highlighted parking area shown on C2 shall be dedicated to the access to the fire dept. connection. No Parking*
8. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.
 - a. *Assuming the FDC will remain in the proposed areas, the two proposed fire hydrants shown shall be relocated as shown and a third fire hydrant shall be added as shown on page C2.*
9. 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.
 - a. *Provide examples for address signage for the buildings for approval.*
10. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.

All plans shall be submitted electronically with an application. Application for Plan review and Fee schedule can be found at <https://fortluptonfire.org/contractors/>

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



Turning Performance Analysis

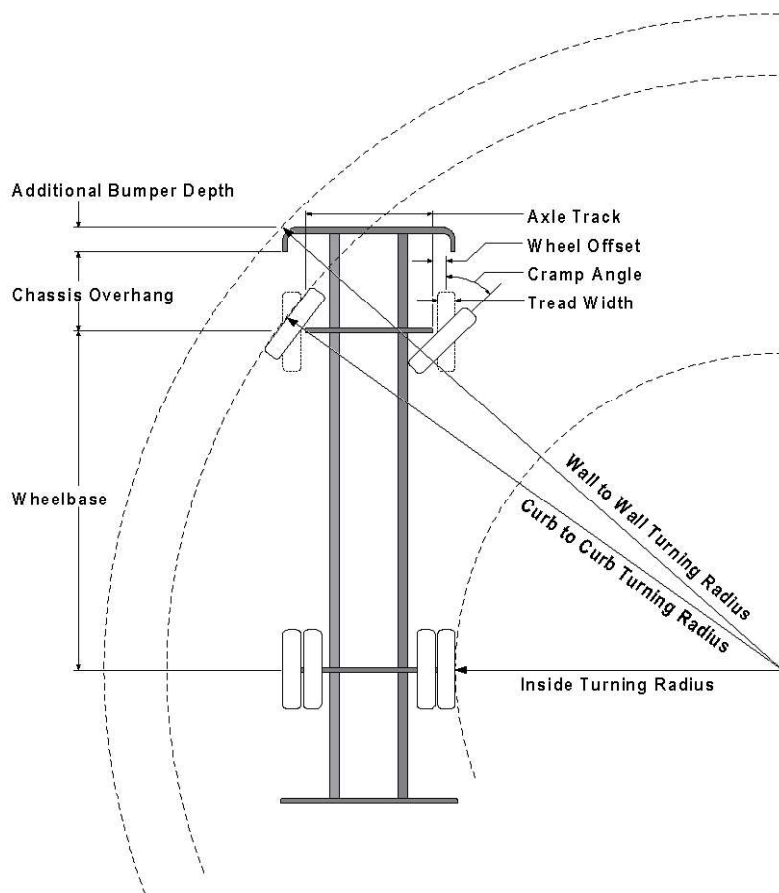
12/6/2012

Bid Number: 299

Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010

Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.4 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	19 in.
Front Overhang:	156.6 in.
Wheelbase:	247 in.

Calculated Turning Radii:

Inside Turn:	19 ft. 5 in.
Curb to curb:	35 ft. 6 in.
Wall to wall:	44 ft. 2 in.

Comments:

CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
30	Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
31	Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0550016	Bumper, 19" Extended, AXT, Dash CF
437	Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



Turning Performance Analysis

12/6/2012

Bid Number: 299

Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010

Body: Aerial, Platform 100', Alum Body

Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to King-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to chassis, bumper extensions and/or aerial devices.

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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



SEBRUSH APARTMENTS SHALL BE
SERVED BY A SHALLOW SANITARY
SEWER, REFERENCE CONSTRUCTION
DOCUMENTS FOR ELEVATION
INFORMATION

• PROPOSED CORP STOP
 / PROPOSED HORIZONTAL BEND
 W/ THRUST BLOCK
 ⦿ PROPOSED WATER VALVE
 ⦿ PROPOSED FIRE HYDRANT
 [R] PROPOSED BACKFLOW PREVENTER
 W PROPOSED WATER LINE
 — PROPOSED SANITARY SEWER

NOT FOR
CONSTRUCTION

DATE: PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
OVERALL

**WILSON
& COMPANY**

811

BENCHMARK
GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RESET. WITH A PUBLISHED ELEVATION OF 4893.5 FEET (INVO86). THERE IS A FOUND STANDARD NGS BENCH MARK U 260 RESET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX LOCATED ON COUNTY ROAD 16. SEE NGS SHEET FOR MORE INFORMATION. AN ON-SITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE R.O.W., BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF 4916.30 FEET.

BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE ALUMINUM CAP, SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" NORTHWEST CAP, LS 14422; IN RANGE BOX PER MONUMENT RECORD #8 REBAR WITH 3 1/4" AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, LS 13155; IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN; HEREON, COLORADO STATE PLAT 140, COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM, 1983 (NAD8307), ALL

Magaly Morales-Tejada

From: John Fryar
Sent: Monday, November 29, 2021 2:23 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

I don't see any law enforcement concerns.



Chief John Fryar

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, November 29, 2021 2:18 PM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/635>.

Any comments you consider relevant to this request would be appreciated. Please reply by **December 20, 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, January 13, 2021 at 6:00 PM; and
- City Council: Tuesday, February 1, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada
Planning assistant
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111





Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694

Fax: 303.857.0351

www.fortlupton.org

MEMO

To: Matthew Pepin (Galloway)
Todd Hodges
Alyssa Knutson

From: Roy Vestal

Date: November 17, 2021

Subject: Vincent Village– Construction Drawings
Short Line Ditch Piped
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments:

1. Construction Drawings
 - a. C1.0 Cover – Add attached City General Notes
 - b. C2.0 Profile – CMP will not be allowed. Must be RCP.
 - i. I need an inlet structure at the existing connection.
 - ii. Maximum distance between manholes can be 500-ft
 - iii. I don't need a headwall for the outfall. A FES will be adequate with riprap outlet protection.
 - c. C3.0 Details - Std ST2 manhole is not appropriate for this large of a pipe. See Note #5.

FORT LUPTON STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEBRIS DROPPED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL DEBRIS IN AFFECTED STRUCTURES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.
3. THE CONTRACTOR SHALL PROVIDE ACCESS TO AND FROM ALL PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
4. "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SUBMITTED TO CITY ENGINEER AT COMPLETION OF THE PROJECT. "AS-BUILT" DRAWINGS ARE TO BE REPRODUCIBLE COPIES (OR ORIGINALS) OF THE APPROVED CONSTRUCTION DRAWINGS. ANY FIELD CHANGES ARE TO BE NOTED. THE DRAWINGS WILL STATE "AS-BUILT" IN LARGE BLOCK LETTERS. THE "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SIGNED, DATED AND STAMPED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
5. NO WATER VALVE OR OTHER CONTROL DEVICE ON THE EXISTING PUBLIC SYSTEM WILL BE OPERATED FOR ANY PURPOSE BY ANYONE OTHER THAN THE CITY WITHOUT PRIOR WRITTEN AUTHORIZATION.
6. TO SCHEDULE AN INSPECTION DURING REGULAR BUSINESS HOURS, CONTACT PUBLIC WORKS DEPARTMENT AT 303-857-6694. FOR AFTER HOURS EMERGENCIES CALL POLICE DISPATCH AT 720-652-4222.
7. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE CITY OF FORT LUPTON 48 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT HIS EXPENSE.
8. PERMITTEE SHALL NOTIFY THE CITY INSPECTOR:
 - TWO WORKING DAYS BEFORE COMMENCING WORK ON R.O.W.;

- WHEN SUSPENDING OPERATIONS FOR 5 OR MORE WORKING DAYS;
 - TWO WORKING DAYS BEFORE RESUMING SUSPENDED WORK;
 - UPON COMPLETION OF WORK.
9. CONTRACTOR SHALL MAINTAIN AT LEAST ONE COPY OF THE APPROVED PLANS, SPECIFICATIONS AND STANDARDS ON THE JOB SITE AT ALL TIMES.
10. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.
11. ALL WORK, INCLUDING CORRECTION WORK, IS SUBJECT TO NOTIFICATION AND INSPECTION REQUIREMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY OF FORT LUPTON AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCPS MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH M.U.T.C.D., SECTION VI.
13. ALL WORK WILL BE PROPERLY BACKFILLED PRIOR TO THE END OF WORKDAY, NO OPEN HOLES ARE ALLOWED OVERNIGHT. ALL WORK IS TO BE IN ACCORDANCE WITH PERMIT REQUIREMENTS AND APPLICABLE STANDARDS.
14. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BEFORE ANY CUTS ARE MADE, PATCHING SHALL BE DONE IN CONFORMANCE WITH THE PROJECT STANDARDS. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.
15. PATCH ASPHALT PAVING AS NECESSARY TO JOIN NEW GUTTERS WITH THE EXISTING PAVEMENT. REMOVAL AND REPLACEMENT OF ASPHALT SHALL BE PER THE LATEST CITY OF FORT LUPTON STANDARDS AND DETAILS.
16. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHES.

17. PERMITTEE SHOULD REMOVE MATERIALS AND EQUIPMENT FROM THE ROADWAY R.O.W. AT THE CLOSE OF DAILY OPERATIONS. THE TCP MUST INCLUDE PROTECTIVE MEASURES WHERE MATERIALS AND EQUIPMENT MAY BE STORED ON R.O.W, BUT ENSURE FIVE FEET OF PEDESTRIAN CLEARANCE ON SIDEWALKS.
18. NO WORK SHALL BE PERMITTED AT NIGHT OR ON SATURDAYS, SUNDAYS, AND HOLIDAYS WITHOUT PRIOR AUTHORIZATIONS OR UNLESS OTHERWISE SPECIFIED IN THIS PERMIT. CITY MAY RESTRICT WORK ON R.O.W. DURING ADVERSE WEATHER CONDITIONS OR DURING PERIODS OF HIGH TRAFFIC VOLUME.
19. PRIOR TO FINAL ACCEPTANCE, ALL DISTURBED PORTIONS OF ROADWAY RIGHT OF WAY SHALL BE CLEANED UP AND RESTORED TO THEIR ORIGINAL CONDITION, SUBJECT TO CITY APPROVAL.
20. SEEDING, SODDING, AND PLANTING SHALL BE AS SPECIFIED OR OTHERWISE APPROVED BY CITY. CONSTRUCTION, MAINTENANCE, AND WATERING REQUIREMENTS SHALL CONFORM WITH THE CITY STANDARD SPECIFICATIONS. WHERE LANDSCAPE RESTORATION MUST BE DELAYED DUE TO SEASONAL REQUIREMENTS, SUCH WORK MAY BE AUTHORIZED BY A SEPARATE PERMIT.

GRADING AND EROSION CONTROL NOTES

1. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE CITY OF FORT LUPTON'S "SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS," LATEST EDITION.
2. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
3. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.

4. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT, NATIVE SPECIES MIX. (REFER TO SECTION 2.26.00 OF CITY CONSTRUCTION SPECIFICATIONS FOR SEEDING MIX.) PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, BUT SEEDED AREAS SHALL BE IRRIGATED, IF CONDITIONS SO MERIT.
5. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
6. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT EXCEED 4:1 (4H:1V) IN AREAS TO BE SEEDED OR SODDED.
7. THE OWNER/DEVELOPER SHALL PROVIDE ANY ADDITIONAL DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY, SHOULD CONDITIONS MERIT THEM.
8. TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS OR PROPERTY LINES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE DEVELOPER. IN ADDITION, THE CITY MAY REQUIRE ADDITIONAL TEMPORARY FENCES IF FIELD CONDITIONS SO MERIT THEM.
9. IMPERVIOUS SURFACES WHICH ARE ADJACENT TO OR CONTAINED WITHIN CONSTRUCTION SITES WILL BE SWEEPED ON A DAILY BASIS OR AS NEEDED DURING THE DAY WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
10. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE

WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS OR AS NEEDED THROUGHOUT THE WORK DAY. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.

11. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO ADJACENT WATERWAYS, WETLANDS, OTHER PROPERTIES, ETC., IS PROHIBITED. THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS, IS PROHIBITED AT THE JOB SITE.

Maria Lancto

From: Magaly Morales-Tejada
Sent: Monday, December 20, 2021 4:41 PM
To: Maria Lancto
Subject: FW: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)
Attachments: Sagebrush Apartments Site Plan (LUP2021-0026).pdf

Below is Weld RE-8's response and attached is Procode's

Magaly Morales-Tejada

Planning assistant

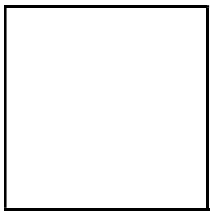
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



From: Alan Kaylor <akaylor@weld8.org>
Sent: Monday, December 20, 2021 4:37 PM
To: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Subject: Re: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Thank you for the reminder. We are currently collecting \$1,645 dollars for each roof top as per our agreement on Willow Bend.

Alan



Alan J. Kaylor
Superintendent of Schools
A Proud Weld Re-8 Employee
200 South Fulton,
Fort Lupton, CO 80621
303-857-3207

PREPARING OUR STUDENTS FOR THEIR FUTURE; EVERY CHILD, EVERY DAY!

Nondiscrimination/Equal Opportunity Statement In compliance with Titles VI and VII of the Civil Rights Act of 1964, Title IX of the Education Amendments of 1972, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination in Employment Act of 1967, the Americans with Disabilities Act, the Genetic Information Nondiscrimination Act of 2008, Colorado law and Board of Education Policy AC (Nondiscrimination/Equal Opportunity), Weld Re-8 School District does not discriminate on the basis of disability, race, creed, color, sex,

sexual orientation, gender identity/expression, national origin, religion, ancestry, need for special education services, age, marital status, genetic information, or physical characteristics in admissions, access to, treatment, or employment in educational programs or activities which it operates. Complaint procedures have been established for students, parents, employees and members of the public. The following person has been identified as the compliance officer for the district: Superintendent, Weld Re-8 School District: 200 South Fulton, Fort Lupton, CO 80621, [303.857.3200](tel:303.857.3200), superintendent@weld8.org

This communication, along with any attachments, is covered by Federal and State law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use or copying of this message is strictly prohibited. If you have received this in error, please reply immediately to the sender and delete this message.

On Dec 20, 2021, at 2:29 PM, Magaly Morales-Tejada <MMTejada@fortluptonco.gov> wrote:

Hello,

This is a reminder to please submit any comments pertaining to this referral request as possible to allow for sufficient time for review prior to the first public hearing. Please disregard this email if you do not have any comments.

Thank you and Happy Holidays!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



From: Magaly Morales-Tejada

Sent: Monday, November 29, 2021 2:18 PM

Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>

Subject: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortlupton.org/DocumentCenter/Index/635>.

Any comments you consider relevant to this request would be appreciated. Please reply by **December 20, 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, January 13, 2022 at 6:00 PM; and
- City Council: Tuesday, February 1, 2022 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



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

December 15, 2021

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

Re: Sagebrush Apartments Site Plan Project No. LUP2021-0026; Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003

Dear City of Ft. Lupton:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Sagebrush Apartments Site Plan Project No. LUP2021-0026; Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003. After review of the information, we have the following comments:

- **Perimeter Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. Please provide an 8'-10' wide dry utility easement along the East and West perimeters of the site.
- Please call out our existing underground utility line on the PUD Plan:



- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracks 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



Right of Way & Permits

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

December 21, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Sagebrush Apartments, Case # LUP2021-0026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Sagebrush Apartments** and requests that the property owner/developer/contractor completes the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a change of zone to the "PUD" Planned Unit Development zone district known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission **on Thursday, February 10, 2022, at 6:00 P.M.**, and before the City Council **on Tuesday, February 15, 2022, at 7:00 P.M.** or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that 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

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

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

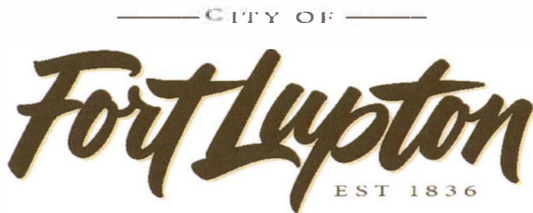
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. NTS503

First Publication: January 20, 2022

Last Publication: January 20, 2022

Publisher: Fort Lupton Press



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Sagebrush Apartments Site Plan

Project No. LUP2021-0026 / Plan Nos. COZ2021-0007; SPR2021-0009 & CPAM2021-0001



Facing Beth Ave.



Facing 2nd St.

I, Kenneth P. Crawford hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 16 day of December, 2021.

Kenneth P. Crawford
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Kenneth P. Crawford this 22nd day of December, 2021. Witness my hand and seal.

My commission expires March 12, 2026.

TARA L. MANCUSO
NOTARY PUBLIC OF NEW JERSEY
Commission Expires March 12, 2026
Comm. No. 50154563

Tara L. Mancuso
Notary Public

An updated sign was posted by the Fort Lupton Public Works Department on January 25, 2022 reflecting the February 10 and February 15 Public Hearing dates.

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 25th day of January, 2022, a true and correct copy of the foregoing Notice of Public Hearings and Site Plan Map for the Sagebrush Apartments Site Plan, Change of Zone and Comprehensive Plan Amendment was sent via U.S. Mail, postage pre-paid, to the following addresses:

BRADLEY CRAIG
1226 3RD ST
FORT LUPTON, CO 80621

BRADLEY WILLIAM NICK
1306 3RD ST
FORT LUPTON, CO 80621

MARLA R PILKINGTON
1326 3RD ST
FORT LUPTON, CO 80621

ALFONSO FLORES
1356 3RD ST
FORT LUPTON, CO 80621

DENNIS H DAVID
1406 3RD ST
FORT LUPTON, CO 80621

RICHARD R HARLAN
1426 3RD ST
FORT LUPTON, CO 80621

DARNAY P UN
1436 3RD ST
FORT LUPTON, CO 80621

RUSSEL D MALLORY
1456 3RD ST
FORT LUPTON, CO 80621

YOHAIRA CASTEL CARMONA QUETZALLY
212 BETH AVE
FORT LUPTON, CO 80621

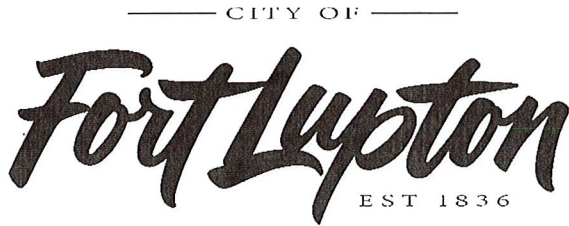
JOSE G DIAZ
208 BETH AVE
FORT LUPTON, CO 80621

AUTOZONE PARTS INC
123 S FRONT ST
FL 3
MEMPHIS, TX 38103

C/O 7-ELEVEN INC
TUMBLEWEED VENTURES LLC
PO BOX 711
DALLAS, TX 75221



CITY OFFICIAL



Planning & Building

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

Phone: 303.857.6694
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a change of zone to the "PUD" Planned Unit Development zone district known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements. A comprehensive plan amendment is also associated with this property.

The public hearings are to be held before the Planning Commission on Thursday, February 10, 2022, at 6:00 P.M., and before the City Council on Tuesday, February 15, 2022, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that 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

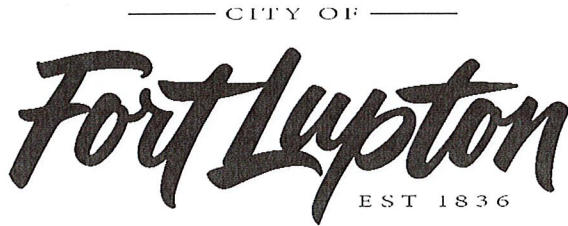
Further information is available through the City Planning and Building Department at (303) 857-6694.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: SAGEBRUSH APARTMENTS SITE PLAN.

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



Planning & Building

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

Phone: 303.857.6694
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

You were previously notified that the City of Fort Lupton is in receipt of an application for a site plan known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The original public hearings for this project have been continued to new dates. As a courtesy, you are being notified of the new public hearing dates for this application. The public hearings are to be held before the Planning Commission on Thursday, February 10 2022, at 6:00 P.M., and before the City Council on Tuesday, February 15, 2022, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that 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

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ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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



PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____, 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 _____, 202__.

STATE OF COLORADO,)
) SS
 COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 202__, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL

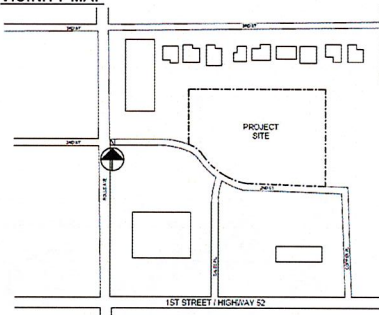
APPROVED THIS ____ DAY OF _____, 202__.

CITY ADMINISTRATOR

PROJECT TEAM

APPLICANT	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
MICHAELS DEVELOPMENT RYAN ZENT 6105 S. MAIN STREET, SUITE 200 AURORA, CO 80016 614-241-2070	KEPHART DOUG VAN LERBERGHE 2555 WALNUT ST. DENVER, CO 80205 303-832-4474	WILSON & COMPANY, INC KYLE M. GODWIN 990 S BROADWAY, SUITE 220 DENVER, CO 80209 303-297-2976	BRITINA DESIGN GROUP ROBERT COURI 1615 CALIFORNIA STREET, SUITE 411 DENVER, CO 80202 303-456-2887

VICINITY MAP



SITE DATA

ZONING	PUD
LAND USE	MULTIFAMILY RESIDENTIAL
SITE AREA	2.89 ACRES
DWELLING UNITS	72 DWELLING UNITS
1 BED UNITS	24 DU
2 BED UNITS	36 DU
3 BED UNITS	12 DU
DENSITY	24.91 DWELLING UNITS/ACRE
PARKING TOTAL	120 SPACES
PARKING RATIO	1.66 SPACES/DWELLING UNIT
1 BED UNITS	35 SPACES (1.45 SP/DU)
2 BED UNITS	61 SPACES (1.7 SP/DU)
3 BED UNITS	24 SPACES (2.0 SP/DU)
ACCESSIBLE	6 SPACES

PUD ZONE STANDARDS

SAGEBRUSH APARTMENTS WILL CONFORM TO ALL STANDARDS OUTLINED IN THE R-3 ZONE WITH THE FOLLOWING EXCEPTIONS:

- 16.37.(C)(3) - MULTI-FAMILY DWELLINGS, UP TO AND INCLUDING THIRTY (36) UNITS.
- 16.37.(E) - HEIGHT. NOT TO EXCEED FORTY-SEVEN (47) FEET IN HEIGHT AS DEFINED BY CITY CODE OR THREE (3) STORIES.
- 16.37.(I) - FRONT YARD SETBACK. NINE (9) FEET.
- 16.82.(B) - RESIDENTIAL, MULTI-FAMILY:
 - 1.45 OFF-STREET SPACES PER 1-BEDROOM DWELLING UNIT,
 - 1.7 OFF-STREET SPACES PER 2-BEDROOM DWELLING UNIT,
 - 2.0 OFF-STREET SPACES PER 3-OR-MORE-BEDROOM DWELLING UNIT

PROJECT DESCRIPTION/CHARACTER OF DEVELOPMENT

SAGEBRUSH APARTMENTS WILL PROVIDE 72 AFFORDABLE WORKFORCE HOMES ON A 2.9 AC PARCEL (LOT 8). DETENTION IS PROVIDED OFF-SITE IN A REGIONAL FACILITY TO THE EAST (TRACT A). THE SITE ALSO INCLUDES A CLUBHOUSE AND OTHER OUTDOOR AMENITIES INCLUDING A PLAYGROUND AND DOG RUN. THE EXTERIOR DESIGN OF THE BUILDINGS PROMOTES A DISTINCTIVE MULTI-FAMILY CHARACTER BY INCORPORATING MATERIALS, MASSING, AND DETAILS THAT WILL COMPLEMENT AND ENHANCE ADJACENT LAND USES. THE THREE-STORY MASSING IS BROKEN UP BY VARYING ROOF FORMS AS WELL AS CAREFULLY PLACED COLOR AND STONE TO ESTABLISH A PLEASING RHYTHM ON THE FAÇADE AND PROVIDE VISUAL INTEREST. BALCONIES WILL ALSO HELP TO BREAK UP THE MASSING AND RELATE THE SCALE TO NEIGHBORING PROPERTIES. THE EXTERIOR WILL BE CONSTRUCTED OF DURABLE MATERIALS - INCLUDING GLASS, SYNTHETIC STONE, AND FIBER CEMENT SIDING. THERE WILL BE ONE COMMON COLOR PALETTE EMPLOYED THROUGHOUT THE NEIGHBORHOOD TO CREATE AN AUTHENTIC AND PURPOSEFULLY STYLED THEME. ALL BUILDING EXTERIORS WILL BE DETAILED WITH A DISTINCT BASE, MIDDLE, AND TOP TO CREATE A DISTINCTLY HUMAN SCALED PEDESTRIAN EXPERIENCE. THE BUILDINGS, AND CLUBHOUSE RELATE TO ONE ANOTHER THROUGH SIMILAR QUALITY MATERIALS, THOUGHTFUL MASSING, AND A HOLISTIC APPROACH TO THE OVERALL CHARACTER OF THE PROJECT.

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

APPLICANT:
 MICHAELS DEVELOPMENT
 ATTN: RYAN ZENT
 6105 S. MAIN STREET, SUITE 200
 AURORA, CO 80016
 728-845-6500

NOT FOR
CONSTRUCTION

SHEET INDEX

- 01 COVER SHEET
- C1 OVERALL SITE PLAN
- C2 OVERALL UTILITY PLAN
- C3 OVERALL GRADING PLAN
- L1 LANDSCAPE NOTES & LEGEND
- L2 LANDSCAPE PLAN
- L3 LANDSCAPE DETAILS
- L4 LANDSCAPE DETAILS
- L5 LANDSCAPE DETAILS
- A1 CLUBHOUSE
- A2 BUILDING A ELEVATIONS
- A3 BUILDING A ELEVATIONS
- A4 TRASH ENCLOSURE
- A5 MATERIALS BOARD
- P1 PHOTOMETRIC PLAN
- P2 PHOTOMETRIC CUT SHEETS

DATE:
 PUD01 - SEPTEMBER 27, 2021
 PUD02 - NOVEMBER 8, 2021

SHEET TITLE:
 COVER SHEET

SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, NORTHWEST 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



GENERAL NOTES

1. ALL SITE DIMENSIONS ARE TO THE FLOW LINE OF THE CURB, CONCISELY OR PROPERTY LINE UNLESS OTHERWISE NOTED. ALL FLOW LINE CURVE RADII ARE 3' UNLESS OTHERWISE NOTED.
2. SITE CONDITIONS BASED ON SURVEY PREPARED BY WILSON & COMPANY ON MAY 30TH, 2021. FIELD VERIFY EXISTING CONDITIONS.
3. SIGHT DISTANCE TRIANGLES ARE BASED ON FORT LUPTON DESIGN AND STANDARDS SECTION 6.18.06 (SIGHT DISTANCES) AND ARE BASED ON 25 MPH DESIGN CRITERIA. PEDESTRIAN SIGHT DISTANCE TRIANGLES ARE BASED ON FLOW LINE TO FLOW LINE DIMENSIONS FOR A 30' LEG. STRUCTURES OR BEINGS WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXTEND HIGHER THAN 24" ABOVE THE CURB ELEVATION, EXCEPT FOR PUBLIC FACILITIES SUCH AS FIRE HYDRANTS, UTILITY POLES AND TRAFFIC CONTROL DEVICES.

PARKING COUNT

PARKING STALLS: 114
ADA PARKING STALLS: 8
TOTAL PARKING STALLS: 120

LEGEND

- CURB AND GUTTER
- SPIR CURB
- PROPOSED UTILITY EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPERTY BOUNDARY
- LOT LINE
- DOG PARK FENCE
- SIGHT DISTANCE TRIANGLE
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- △ PARKING COUNT

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

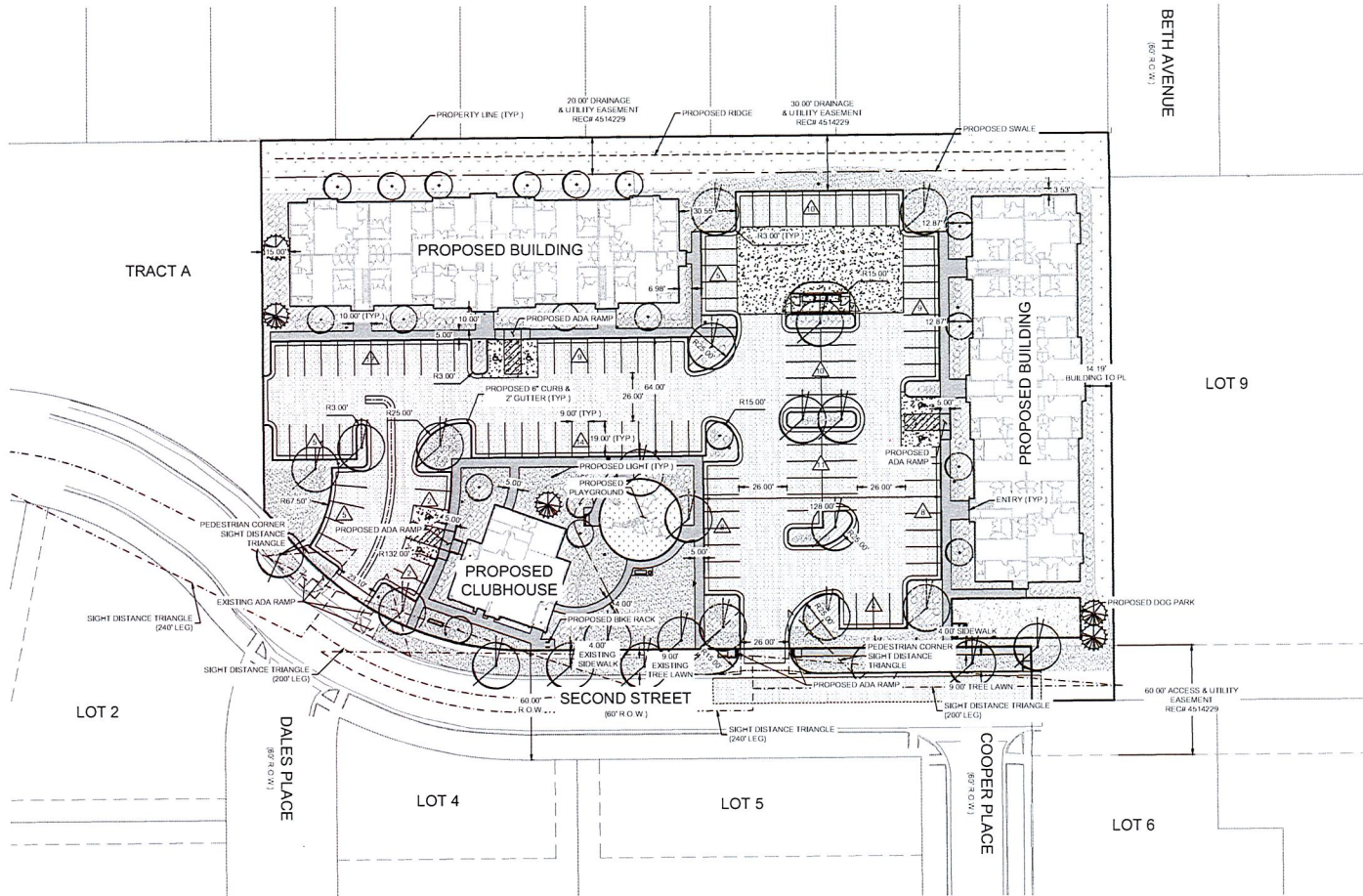
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-445-6500

NOT FOR
CONSTRUCTION

DATE:
PLU01 - SEPTEMBER 25, 2021
PLU02 - NOVEMBER 27, 2021

SHEET TITLE:
OVERALL
SITE PLAN

C1



BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "S 14627 IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "S 13130" IN RANGE BOX PER MONUMENT RECORD AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERE TO.

BENCHMARK

GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RE-SET, WITH A PUBLISHED ELEVATION OF 4916.9 FEET (RAWDRI), BEING A FOUND STANDARD NGS BM DISK STAMPED U 260 RE-SET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX LOCATED ON COUNTY ROAD 18. SEE NGS SHEET FOR MORE INFORMATION. AN ON-SITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE R.O.W. BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF 4916.30 FEET.



WILSON & COMPANY

990 S. BROADWAY SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2953
www.wilsonco.com



RESOLUTION NO. P2022-006

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE SAGEBRUSH APARTMENTS SITE PLAN AND PUD PLAN FOR A 72-UNIT MULTI-FAMILY HOUSING COMMUNITY LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, 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 February 10, 2022, for the purpose of reviewing Vincent Village Associates, LLC's application for a site plan for a 72-unit multi-family housing community comprised of two 3-story 36-plex garden style buildings and corresponding PUD Plan; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the site plan conforms to Colorado Revised Statutes and City codes and policies therein, and

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

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 Sagebrush Apartments Site Plan and PUD Plan, conditional upon the following:

- I. Prior to recording the site plan map:
 - A. The title of the map shall include Project No. LUP2021-0026 & Plan Nos. SPR2021-0009; COZ2021-0007 & PUD2021-0003.
 - 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 Fort Lupton Fire Protection District have been adequately addressed, including relocating fire hydrants on the site plan per the redlines from the Fire Marshal.
 - 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 Public Service Company of Colorado dba Xcel Energy.
 - F. Applicant shall provide written acknowledgement of the comments from the Building Inspector.

G. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.

H. 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 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 site plan.
4. The property shall be maintained to the curb, or roadway if no curb exists.
5. Any proposed signage shall be submitted to the City for review and permitting.

II. Prior to the release of building permits:

- A. One set of mylars for the Sagebrush Apartments Site Plan shall be submitted for recording.
- B. Applicant shall discuss the lighting plan with the Planning Department and how they will address any lighting spilling onto adjacent properties.

DONE THIS 10^h DAY OF FEBRUARY, 2022, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

**SAGEBRUSH APARTMENTS SITE PLAN AND PUD PLAN STAFF REPORT
PROJECT NO. LUP2021-0026 / PLAN NO. SPR2021-0009 & PUD2022-0003**

PROJECT DESCRIPTION

Project No.: LUP2021-0026 / Plan No. SPR2021-0009 & PUD2021-0003

Project Name: Sagebrush Apartments Site Plan and PUD Plan

Owner: Vincent Village, LLC

Representative: Ryan Zent with Vincent Village Associates, LLC (Michaels Development Company)
("Applicant")

Location of Request:

The site is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place (the Property). The Property is located in the Northwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a site plan application for a multifamily residential development. The project will include two 3-story 36-plex garden style buildings consisting of 1,2, and 3-bedroom units. There will be a clubhouse for residents to use as well as a dog park on site.

Site Size: The Property is 2.891 acre, more or less.

Zone District: The applicant has submitted for concurrent review of a change of zone application to the PUD – Planned Unit Development Zone District. This change of zone will need to be approved for the site plan application to move forward.

Proposed Use: Multifamily residential land use.

Existing Use: Vacant.

Hearing Dates: Planning Commission – February 10, 2022 at 6:00 PM; and
City Council – February 15, 2022 at 7:00 PM.

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

Staff Recommendation: Approval with conditions listed in the proposed resolution.

APPLICATION PROCESS

The Applicant is requesting approval of a site plan. The site plan application is processed under [Section 16-170](#) of the Fort Lupton Municipal Code (“Code”), which states that site plans are required as follows:

- 1) Site plans are required as a step in the building permit review process for multi-family, commercial or industrial development.
- 2) Site plans are required for development which, in the opinion of the Planning Department, would have an adverse environmental impact upon the surrounding area or would have a major community land use impact.
- 3) To change an approved site plan when the change involves additional land use, including but not limited to:
 - a. Additional buildings.
 - b. Increase in the size of any building as shown on an approved site plan by more than ten percent (10%) over such approved building size.
 - c. Outside storage and/or display.
 - d. Vacation or dedication of easements or rights-of-way.

After required public notice of the site plan 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 site plan. 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.

The applicant is also applying for approval of a PUD development plan. Generally, PUD plans are run with a subdivision process, however the PUD plan is being tied to the site plan as there is not a subdivision with the project. Under the Fort Lupton Municipal Code, after required public notice of the PUD 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 approve, approve with conditions or deny the PUD Plan. 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 PUD Plan, 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 for the Site Plan were published in the Fort Lupton press December 29, 2021, and the hearings for the PUD Plan were published in the Fort Lupton Press on January 20, 2022.

Notice of the public hearings were posted on the Property on December 16, 2021 and reposted on January 24, 2022, pursuant to the Zoning Regulations, which require the Applicant post the Property with notice of the hearings at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on December 22, 2021 and January 25, 2022.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

An application for rezoning to the PUD Zone District has been submitted for concurrent review. The PUD will include multifamily land uses. All multifamily developments are required to be reviewed through the site plan land use process. A site plan review requires a public hearing before Planning Commission and City Council. The intent of the site plan review is to promote orderly and sound development standards as they apply to the City and enhance and protect the community's natural as well as man-made environments.

Section 16-45 – PUD Planned Unit Development District

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

Although this is a smaller piece of land than is typically zoned PUD, City Council did approve a waiver for the zoning on July 20, 2021. The PUD zoning is appropriate in order for the developer to create a more creative and marketable multifamily product that would be permitted by the constraints of the current R-3 zoning.

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

A concurrent application for a change of zone has been submitted for Planning Commission and City Council approval. PUD plans have been submitted for review and approval.

- c) PUD plan.

- (1) PUD permit requirements. All development within a PUD District must be in accordance with an approved PUD plan. No building or development permits shall be issued within a PUD District unless they are in conformance with an approved PUD plan for that District. Small wind energy systems are permitted uses in PUDs, provided that they meet the qualifications and criteria for a building permit set forth in [Section 18-9](#) of this Code and are approved as part of the PUD approval process.

A PUD plan has been submitted for the proposed development, and is laid out in the Site Plan maps and related submittal documents included with this Planning Commission packet.

- (2) PUD plan format and content, general. In accordance with this Section, PUD plans shall contain unique district regulations that apply to specific parcels of land within a PUD District, including permitted and special uses, lot sizes, bulk, density, general layout, architectural guidelines and location of and standards for public facilities and amenities, and any design standards that vary from the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements. Unless specifically modified by a PUD plan, all provisions of the City's Code and adopted standards and specifications shall apply within PUD Districts. PUD plans shall be in the same general format as required for subdivision plats.

A PUD plan has been submitted for the proposed development, and is laid out in the Site Plan maps and related submittal documents included with this Planning Commission packet. Unless specifically modified by the PUD plan, the subdivision will adhere to all provisions of the City Code.

- (3) PUD plan process, general. All PUD plan applications shall be submitted and processed simultaneously with the subdivision applications for the property. PUD plan and subdivision applications may also be processed concurrently with the proposed amendment to the Official Zoning Map, creating a PUD District. Except as specifically provided in this Section, PUD plan applications shall be processed in the same manner as set forth in this Code for

major subdivisions, including all pre-application conferences, sketch PUD plan, preliminary PUD plan and final PUD plan applications, public hearings and recording with the County Clerk and Recorder.

These requirements have been met. Because there is not a subdivision tied to this project, the PUD Plan was connected to the Site Plan process. A Preliminary Site Plan was reviewed and approved by City Council on April 21, 2020, which served as an opportunity to review the “sketch PUD plan”. Preliminary and Final PUD Plans and Subdivisions are permitted to be reviewed concurrently, therefore the final site plan submittal served as the preliminary and final phases of the PUD Plan review.

- (4) Maintenance of private facilities. The owner shall establish an organization for the ownership and maintenance of any approved private streets and/or common open space areas unless other adequate arrangements for the ownership and maintenance thereof are provided in a manner acceptable to the City.

All internal drives and amenities will be privately owned and operated by the Sagebrush Apartments.

- (5) PUD size. Unless specifically waived by the City Council, the area included in a PUD plan must be at least ten (10) acres in size.

The development is 2.891 acres in size. A waiver by City Council was approved on July 20, 2021.

- (6) Approval. Approval of a final PUD plan by the City Council shall be by ordinance.

This project will be presented before City Council for approval on February 15, 2022. The change of zone to the PUD Zone District will go separately before the City Council for approval by Ordinance.

- d) Intent. PUD provisions are intended to further the following objectives:

- (1) To permit and encourage innovative design and high quality, master-planned urban developments on large parcels of land.
- (2) To permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community.
- (3) To preserve critical environmental resources, provide above-average open space and recreational amenities, include exceptional design and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.
- (4) To provide flexibility in land planning and development, resulting in amenable relationships between buildings and ancillary uses, and permitting more intensive use of land where well-related open space and recreational facilities are integrated into overall design.
- (5) To encourage unity and diversity in land development, resulting in convenient and harmonious groupings of uses, structures and common facilities, varied type design and layout

of housing and other buildings and appropriate relationships of open spaces to intended uses and structures.

(6) To encourage unified and planned development of a site, with or without customary subdivision into single lots, and without specific application of the district regulations as provided for individual lots, subject to the regulations set forth herein.

(7) To provide for and encourage the preservation and enhancement of desirable natural landscape and other features unique to a development site.

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

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

With respect to Section 16-45(d)(1)-(9) above, staff finds that the proposed PUD Plan and Site Plan substantively meet the intent of this subsection. The development of a multifamily residential development under PUD zoning allows for a better design that would not be possible under R-3 zoning.

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

REFERRALS

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

Building Inspector	OMI	City Attorney
Recreation Manager	GIS Specialist	Police Chief
Golf Course Manager	Fort Lupton Fire Protection District	CDOT
Colorado Parks and Wildlife	United Power	Comcast
Xcel Energy	Postmaster	Weld County School District RE-8
NCWCD	Fulton Ditch Company	

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



Planning & Building

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

Phone: 303.857.6694
Fax: 303.857.0351

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Vincent Village, LLC
 Company: c/o Robert Leino
 Phone: 303-534-4822 Email: bleino@fullerre.com
 Address: 5300 DTC Parkway, Suite 100, Greenwood Village, CO 80111
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Ryan Zent
 Company: Vincent Village Associates, LLC (The Michaels Development Company)
 Phone: 720-845-6500 Email: rzent@tmo.com
 Address: 6105 S Main Street, Suite 200 Aurora, Colorado 80016
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (*where invoices should be directed to*): Ryan Zent
 Billing Company: Vincent Village Associates, LLC
 Phone: 720-845-6500 Email: rzent@tmo.com
 Address: 6105 S Main Street, Suite 200 Aurora, Colorado 80016

B. SITE DESCRIPTION

Site Address: Lot 8, Vincent Village
 Parcel Number: Vincent's East Addition 3rd Filing Seconded Amended, Lot 8
 Existing Zone Classification: C-1 Proposed Zone Classification: PUD
 Water Type: Municipal Name: City of Fort Lupton
 Sewage Type: Municipal District Name or Location Hauled to: City of Fort Lupton

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

D. PROJECT DESCRIPTIONProject Name: Sagebrush Apartments

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

The applicant is proposing to develop a 72 unit workforce housing community. The project will be comprised of two 3-story 36-plex garden style buildings. The community will provide a mix of 1, 2, and 3-bedroom apartments, all of which have been proven to be attractive to residents in our other communities. This addition to the community will not only help diversify the housing options in Fort Lupton, it will help to synergize and solidify the adjacent neighborhoods.

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: Ryan Zent Date: 9/16/21
 Ryan Zent, Vice President of Vincent Village-Michaels, LLC, managing member of Vincent Village Associates, LLC

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: Robert R. Leino Date: 9/17/2021
 Robert R. Leino, Managing Member, Vincent Village, LLC

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.

September 27, 2021

Planning and Building
City of Fort Lupton
130 S. McKinley Avenue

Re: Comprehensive Plan Amendment Request | Sagebrush Apartments

To Whom it May Concern:

On behalf of the Applicant, The Michaels Development Company, we are pleased to submit this Comprehensive Plan Amendment Request for the approximately 3-acre parcel located north of Highway 52 and to the east of Rollie Avenue, as described above and depicted in Attachment A. The Applicant is proposing to develop a 72-unit workforce housing community. The addition of this housing typology to Fort Lupton will not only help diversify the housing options in the city but will also help to strengthen the adjacent neighborhoods.

Summary of Proposed Changes

Parcel:	Lot 8, Vincent's East Addition 3 rd Filing Second Amended Subdivision, as further depicted in Attachment A
Current Land Use:	Commercial – General
Proposed Future Land Use:	Multi-family

Request Narrative

The proposed Sagebrush Apartments will be located on a land parcel at the Northeast Corner of State Highway 52 and Rollie Avenue in Fort Lupton, CO 80621, and will be part of the broader Vincent Village master-planned development. The parcel is currently zoned as C-1, General Commercial District and is classified as Commercial – General according to the Fort Lupton Comprehensive Plan. Concurrently with this Comprehensive Plan Amendment Request, we are also requesting a change of zone to a Planned Unit Development District (PUD) and approval of the final site plan. This change of zone request will allow for multi-family residential development, and the PUD designation will allow for more flexibility and creativity in the development of a high-density residential community. This rezoning process has already received preliminary site plan approval from both the City of Fort Lupton Planning Department and Fort Lupton's City Council in

April of 2020. This entitlement process will allow for the high-density residential use that will provide much-needed workforce housing to the City of Fort Lupton.

The Fort Lupton Comprehensive Plan designates this area for Commercial – General land uses. This designation allows for commercial businesses that offer residents basic goods and services. This supports a range of development styles, including stand-alone businesses on smaller properties as well as commercial shopping centers with multiple tenants. Primarily located along the city's major corridors, the expansion of general commercial uses offers residents greater shopping options within Fort Lupton and contributes to increased local commerce. In addition to commercial retail, these areas can include small office buildings, medical practices, and public and semi-public uses.

Directly to the north of this site, the Fort Lupton Comprehensive Plan designates Single-Family Detached land uses. 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. High-density housing is often used to create a smooth transition between commercial and low-density single-family land uses.

The Fort Lupton Comprehensive Plan identifies a lack of both multi-family and renter-occupied housing within the city. To this point, the City wishes to encourage greater diversity of housing options being developed. In addition, staff believes that multi-family development at this location will create a compatible transition between the commercial uses to the south of the property and the single-family housing to the north.

The overarching vision of the City's Comprehensive Plan is for Fort Lupton to be a premier destination of the Front Range which will be achieved through, "Combining quality living with a variety of services and Amenities." This statement stresses the need for additional housing opportunities as the growth of the city and its service sector continues. Further, the Comprehensive Plan specifically targets key areas of the City where residential development should be targeted.

"As residential development continues, the City will guide investment to best meet the needs of a growing community and support diverse, welcoming neighborhoods. New residential construction will be directed to key areas of the community, allowing for appropriate investment while reducing outward sprawl." (Page 24, Fort Lupton Comprehensive Plan)

The proposed Sagebrush Apartments accomplishes this directly by utilizing one of the last remaining developable parcels located along Highway 52 to create a new residential development adjacent to existing neighborhoods and services, which will foster opportunities for a highly walkable, more livable area. This

parcel was specifically identified because of its superior location within downtown Fort Lupton, with excellent access to grocery, retail, healthcare, and additional amenities. As mentioned previously, Sagebrush will be an integral part of a new mixed-use master-planned development, Vincent Village, that upon completion will bring several additional amenities to the doorstep of future residents at the property.

Additionally, the Comprehensive Plan specifically addresses the lack of investment in high-density residential uses on page 34: "Less than 15 percent of the City's housing stock is multi-family units and none have been added since before 2005. This suggests a potential need for more multi-family units and/or updated existing multi-family product. Community outreach suggested that there was a lack of such middle housing..." The plan also states, "For rental housing, the case is similar but with an even greater margin for low-rent units. The number of low-income households is far greater than the available low rent units that they can afford. This suggests the need for more affordable housing." This proposal strives to bring highly desired affordable rental units to the Fort Lupton market.

Project Description

The proposed Sagebrush Apartments will encompass 72 total units of multi-family housing with a mix of 34% 1-bedroom units, 50% 2-bedroom units, and 16% 3-bedroom units. Units range from 663 sf to 1,115 sf. The average unit size within the project is 874 sf. 72 units on 3 acres results in an overall density of 24 du/ac. The units will include outdoor patios, in-unit washer/dryers, and walk-in closets. These units have been efficiently designed specifically for workforce housing and emphasize the importance of eliminating wasted space. The clubhouse consists of approximately 2,312 sq. ft. and has an approximate building height of 24'-8" per the City's defined building height.

The development will include a total of 129 parking spaces, which results in an overall parking ratio of 1.79 spaces per unit. The Fort Lupton Municipal Code requires 174 total spaces or 2.42 sp/du. The Applicant is requesting a parking reduction to meet the market standard parking ratio of 1.75 sp/du for workforce housing. Parking has been evenly distributed throughout the development site to ensure residents have proximate parking options.

The exterior design of the buildings will be cohesive and promote distinctive styling with materials, massing, and details that are compatible with the surrounding residential and commercial neighborhoods. The architectural character of the buildings will emphasize horizontal forms and vary the roof architecture to create visual interest. Building articulation and the use of adhered synthetic stone veneer and cementitious board and batten siding is utilized to signify entry points. Stone veneer at the bottom of the elevation creates the buildings' strong base and visually roots it to the ground. Horizontal lap siding signifies 2- and 3-bedroom units while the cementitious board and batten siding indicates 1-bedroom units. A similar architectural style is used

for the clubhouse. Enhanced doors and gable bracket detailing create a strong entrance experience. Lastly, the use of similar materials in the residential buildings creates one harmonious project.

Landscaping within the project is designed to match the thought and detail of the architecture to create one consistent project. The planting design conveys a strong connection to the native plant life and landscape while complimenting the overarching project theme. The plant palette focuses on native and low-water plants with a mix of canopy and ornamental trees, deciduous and evergreen shrubs, ornamental grasses, and flowering perennials. The height, spacing, and textures of the plantings are designed to frame views, accent areas of interest, and provide for year-round interest. The use of sod is minimal to help create a sustainable, water-wise, and low-maintenance landscape. The project will also include a variety of lighting features to ensure safety and wayfinding throughout the project. Enhanced lighting can be found within the auto courts, building entries, and the clubhouse. Additionally, project entry monument signage will be located near the clubhouse. Signage will match the architectural theme of the project.

We are excited about the prospect of building this creative, high-quality workforce housing development that will provide much-needed housing for the working families of Fort Lupton. We believe that this request meets the goals and objectives laid out by the City of Fort Lupton's Comprehensive Plan by providing a mix of land uses that will lead to the development of a balanced community with resilience for decades to come.

The Michaels Development Company and the design team look forward to working with City staff throughout the review process.

Thank you for your consideration,



Ryan Zent
Regional Vice President
The Michaels Development Company

Attachment A:
Sagebrush Apartments Comprehensive Plan:
Existing & Future Land Use Plan Exhibit

SAGEBRUSH APARTMENTS COMPREHENSIVE PLAN AMENDMENT
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

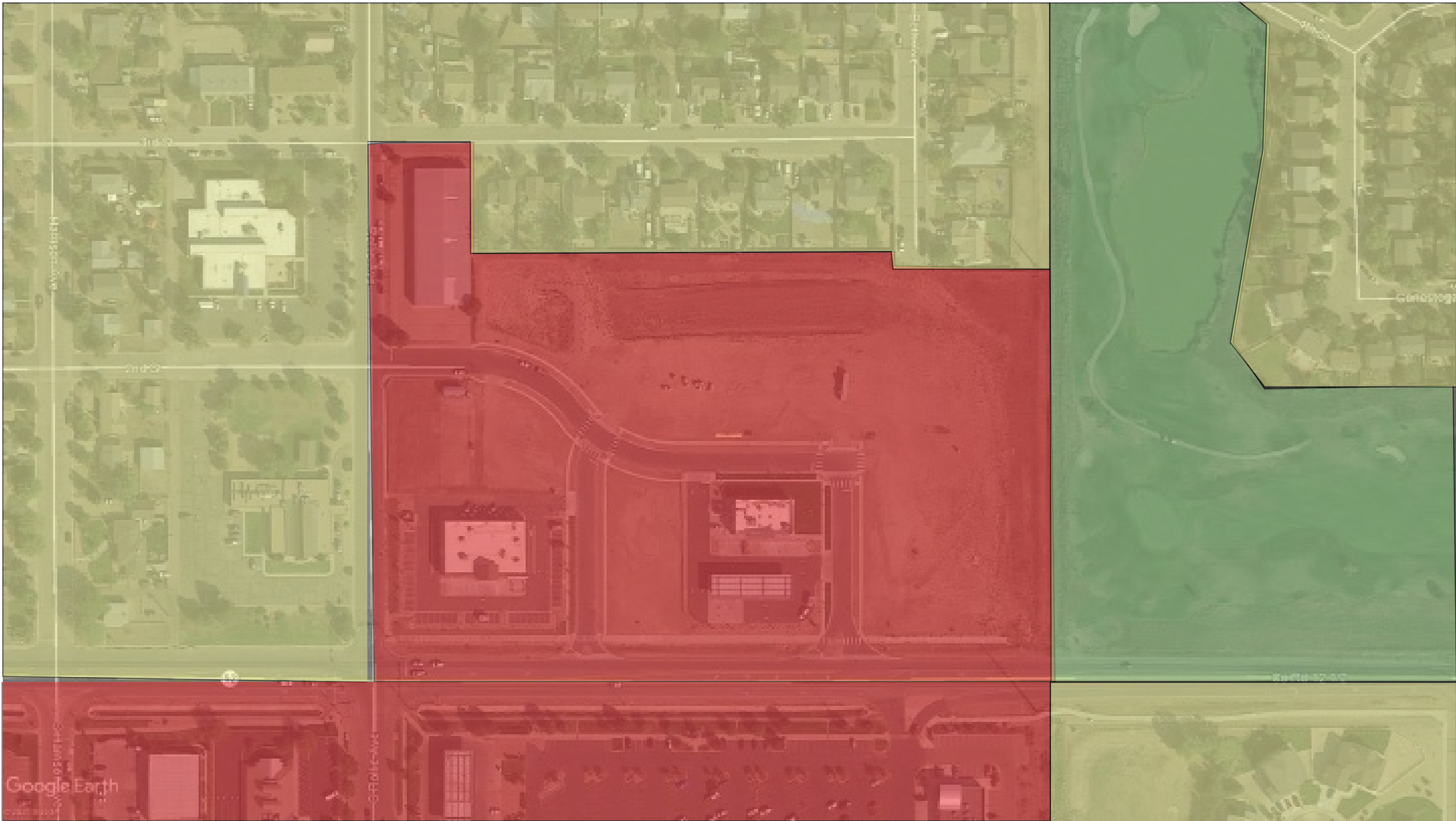
LEGEND

- SINGLE-FAMILY DETACHED

MULTIFAMILY

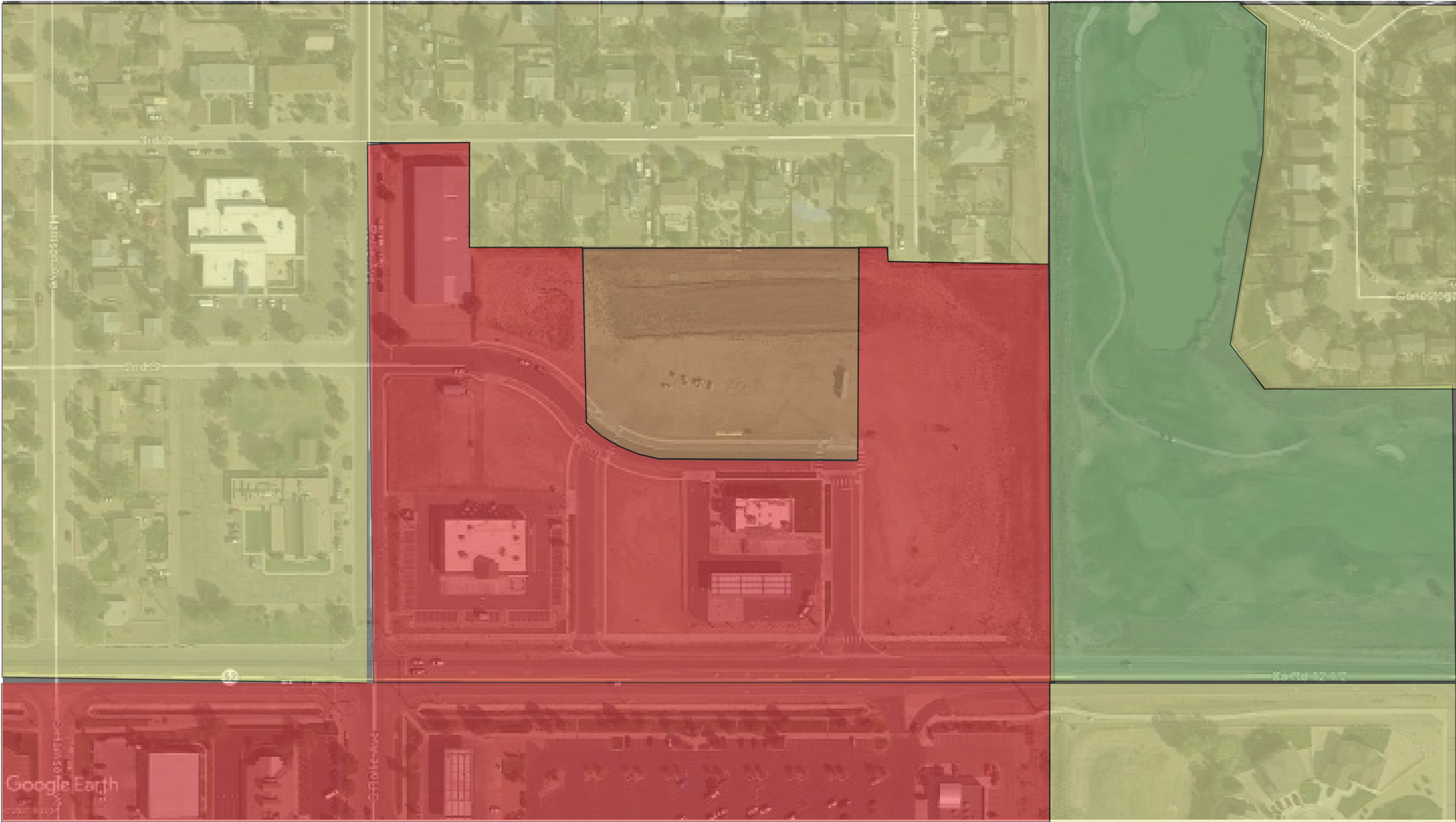
COMMERCIAL GENERAL

PARKS & OPEN SPACE
-



EXISTING FUTURE LAND USE PLAN

NTS



PROPOSED FUTURE LAND USE PLAN

NTS

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 8, VINCENT’S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

OWNER’S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____, 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 _____, 202__.

STATE OF COLORADO,)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 202__. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER’S APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTATOR’S APPROVAL

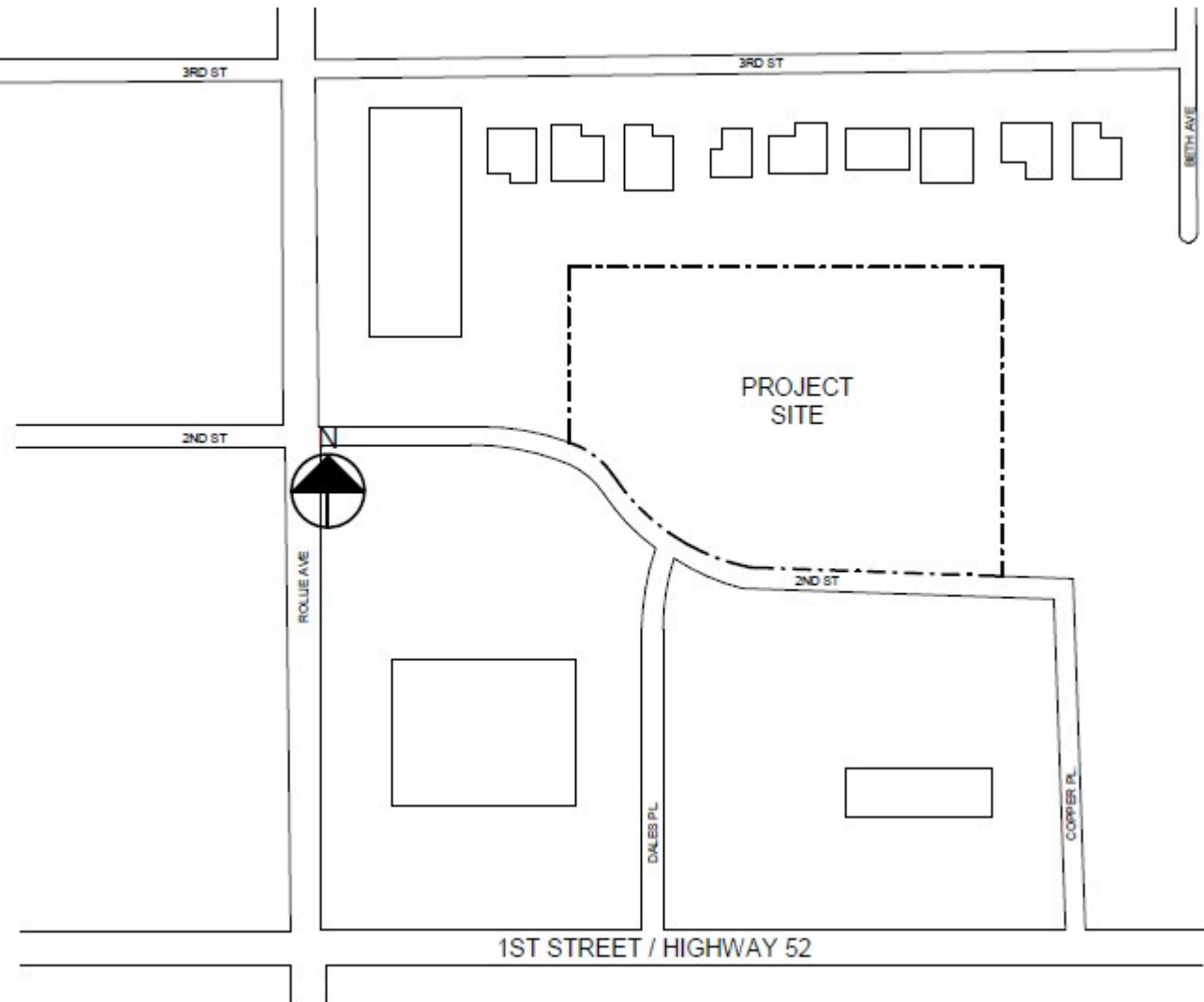
APPROVED THIS ____ DAY OF _____, 202__.

CITY ADMINISTRATOR

PROJECT TEAM

APPLICANT	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
MICHAELS DEVELOPMENT RYAN ZENT 6105 S. MAIN STREET, SUITE 200 AURORA, CO 80016 614-241-2070	KEPHART DOUG VAN LERBERGHE 2555 WALNUT ST. DENVER, CO 80205 303-832-4474	WILSON & COMPANY, INC KYLE M. GODWIN 990 S BROADWAY, SUITE 220 DENVER, CO 80209 303-297-2976	BRITINA DESIGN GROUP ROBERT COURI 1615 CALIFORNIA STREET, SUITE 411 DENVER, CO 80202 303-456-2887

VICINITY MAP



SITE DATA	
ZONING	PUD
LAND USE	MULTIFAMILY RESIDENTIAL
SITE AREA	2.89 ACRES
DWELLING UNITS	72 DWELLING UNITS
1 BED UNITS	24 DU
2 BED UNITS	36 DU
3 BED UNITS	12 DU
DENSITY	24.91 DWELLING UNITS/ACRE
PARKING TOTAL	120 SPACES
PARKING RATIO	1.66 SPACES/DWELLING UNIT
1 BED UNITS	35 SPACES (1.45 SP/DU)
2 BED UNITS	61 SPACES (1.7 SP/DU)
3 BED UNITS	24 SPACES (2.0 SP/DU)
ACCESSIBLE	6 SPACES

PUD ZONE STANDARDS

SAGEBRUSH APARTMENTS WILL CONFORM TO ALL STANDARDS OUTLINED IN THE R-3 ZONE WITH THE FOLLOWING EXCEPTIONS:

- 16.37.(C)(3) - MULTI-FAMILY DWELLINGS, UP TO AND INCLUDING THIRTY (36) UNITS.
16.37.(E) - HEIGHT. NOT TO EXCEED FORTY-SEVEN (47) FEET IN HEIGHT AS DEFINED BY CITY CODE OR THREE (3) STORIES.
16.37.(I) - FRONT YARD SETBACK. NINE (9) FEET.
16.82.(B) - RESIDENTIAL, MULTI-FAMILY:
1.45 OFF-STREET SPACES PER 1-BEDROOM DWELLING UNIT,
1.7 OFF-STREET SPACES PER 2-BEDROOM DWELLING UNIT,
2.0 OFF-STREET SPACES PER 3-OR-MORE-BEDROOM DWELLING UNIT

PROJECT DESCRIPTION/CHARACTER OF DEVELOPMENT

SAGEBRUSH APARTMENTS WILL PROVIDE 72 AFFORDABLE WORKFORCE HOMES ON A 2.9 AC PARCEL (LOT 8). DETENTION IS PROVIDED OFF-SITE IN A REGIONAL FACILITY TO THE EAST (TRACT A). THE SITE ALSO INCLUDES A CLUBHOUSE AND OTHER OUTDOOR AMENITIES INCLUDING A PLAYGROUND AND DOG RUN. THE EXTERIOR DESIGN OF THE BUILDINGS PROMOTES A DISTINCTIVE MULTI-FAMILY CHARACTER BY INCORPORATING MATERIALS, MASSING, AND DETAILS THAT WILL COMPLEMENT AND ENHANCE ADJACENT LAND USES. THE THREE-STORY MASSING IS BROKEN UP BY VARYING ROOF FORMS AS WELL AS CAREFULLY PLACED COLOR AND STONE TO ESTABLISH A PLEASING RHYTHM ON THE FAÇADE AND PROVIDE VISUAL INTEREST. BALCONIES WILL ALSO HELP TO BREAK UP THE MASSING AND RELATE THE SCALE TO NEIGHBORING PROPERTIES. THE EXTERIOR WILL BE CONSTRUCTED OF DURABLE MATERIALS – INCLUDING GLASS, SYNTHETIC STONE, AND FIBER CEMENT SIDING. THERE WILL BE ONE COMMON COLOR PALETTE EMPLOYED THROUGHOUT THE NEIGHBORHOOD TO CREATE AN AUTHENTIC AND PURPOSEFULLY STYLED THEME. ALL BUILDING EXTERIORS WILL BE DETAILED WITH A DISTINCT BASE, MIDDLE, AND TOP TO CREATE A DISTINCTLY HUMAN SCALED PEDESTRIAN EXPERIENCE. THE BUILDINGS, AND CLUBHOUSE RELATE TO ONE ANOTHER THROUGH SIMILAR QUALITY MATERIALS, THOUGHTFUL MASSING, AND A HOLISTIC APPROACH TO THE OVERALL CHARACTER OF THE PROJECT.

SHEET INDEX

- 01 COVER SHEET
C1 OVERALL SITE PLAN
C2 OVERALL UTILITY PLAN
C3 OVERALL GRADING PLAN
L1 LANDSCAPE NOTES & LEGEND
L2 LANDSCAPE PLAN
L3 LANDSCAPE DETAILS
L4 LANDSCAPE DETAILS
L5 LANDSCAPE DETAILS
A1 CLUBHOUSE
A2 BUILDING A ELEVATIONS
A3 BUILDING A ELEVATIONS
A4 TRASH ENCLOSURE
A5 MATERIALS BOARD
P1 PHOTOMETRIC PLAN
P2 PHOTOMETRIC CUT SHEETS

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

APPLICANT:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 27, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
COVER SHEET

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

GENERAL NOTES

1. ALL SITE DIMENSIONS ARE TO THE FLOW LINE OF THE CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. ALL FLOW LINE CURVE RADII ARE 3' UNLESS DIMENSIONED.
2. SITE CONDITIONS BASED ON SURVEY PREPARED BY WILSON & COMPANY ON MAY 30TH, 2021. FIELD VERIFY EXISTING CONDITIONS
3. SIGHT DISTANCE TRIANGLES ARE BASED ON FORT LUPTON DESIGN AND STANDARDS SECTION 6.18.00 (SIGHT DISTANCES) AND ARE BASED ON 25 MPH DESIGN CRITERIA. PEDESTRIAN SIGHT DISTANCE TRIANGLES ARE BASED ON FLOWLINE TO FLOWLINE DIMENSIONS FOR A 35' LEGS. STRUCTURES OR BERMS WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXTEND HIGHER THAN 24" ABOVE THE CURB ELEVATION EXCEPT FOR PUBLIC FACILITIES SUCH AS FIRE HYDRANTS, UTILITY POLES AND TRAFFIC CONTROL DEVICES.

PARKING COUNT

PARKING STALLS:	114
ADA PARKING STALLS:	6
TOTAL PARKING STALLS:	120

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

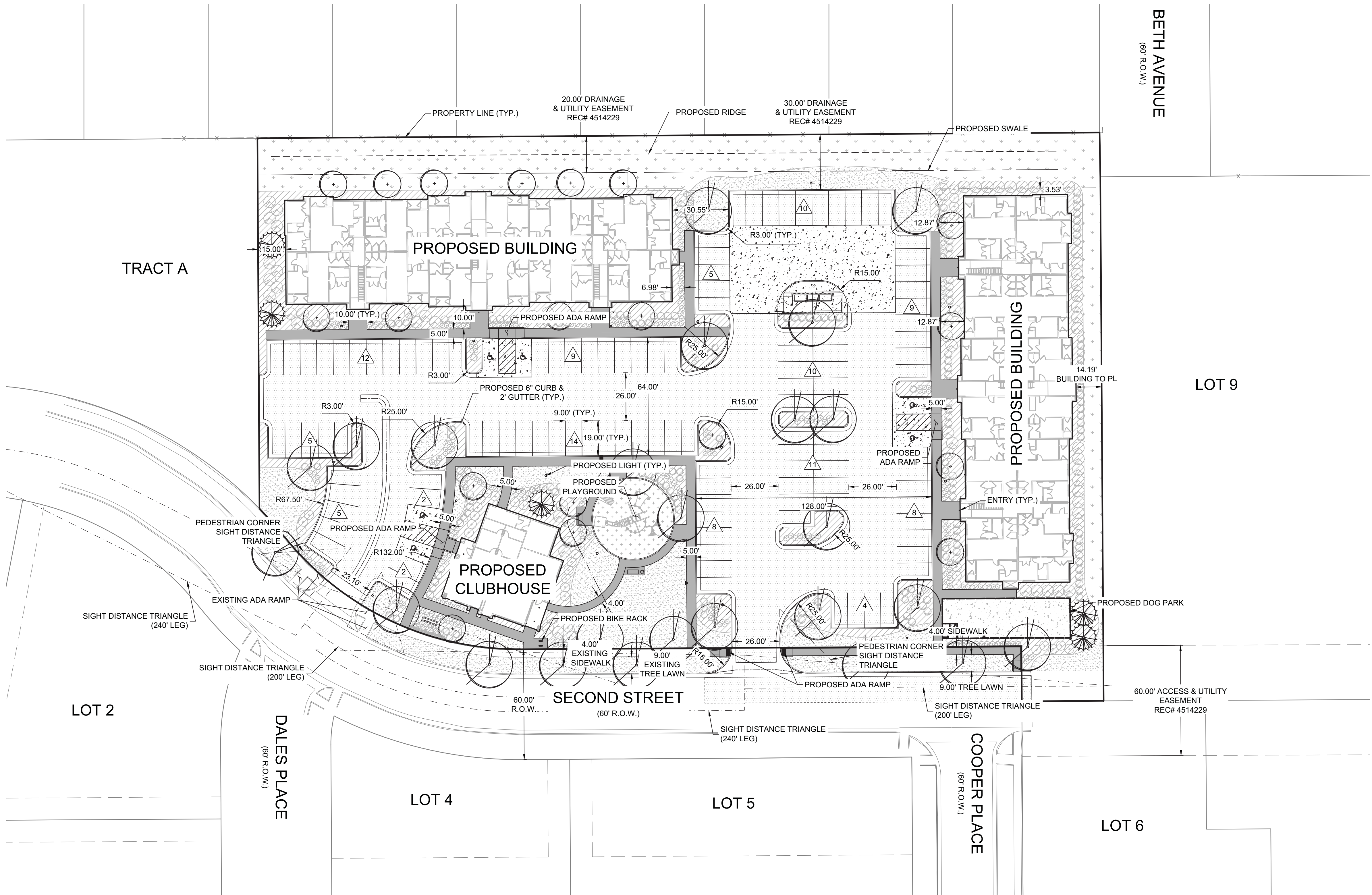
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

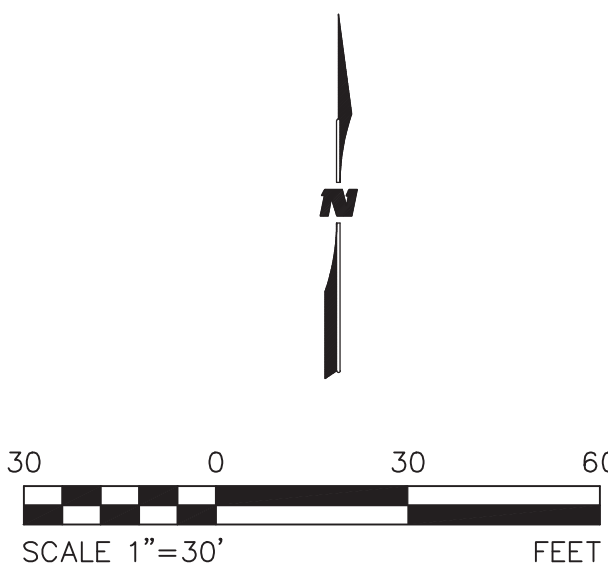
SHEET TITLE:
OVERALL
SITE PLAN

C1



LEGEND

- CURB AND GUTTER
- SPILL CURB
- PROPOSED UTILITY EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPERTY BOUNDARY
- LOT LINE
- DOG PARK FENCE
- SIGHT DISTANCE TRIANGLE
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PARKING COUNT



BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BENCHMARK

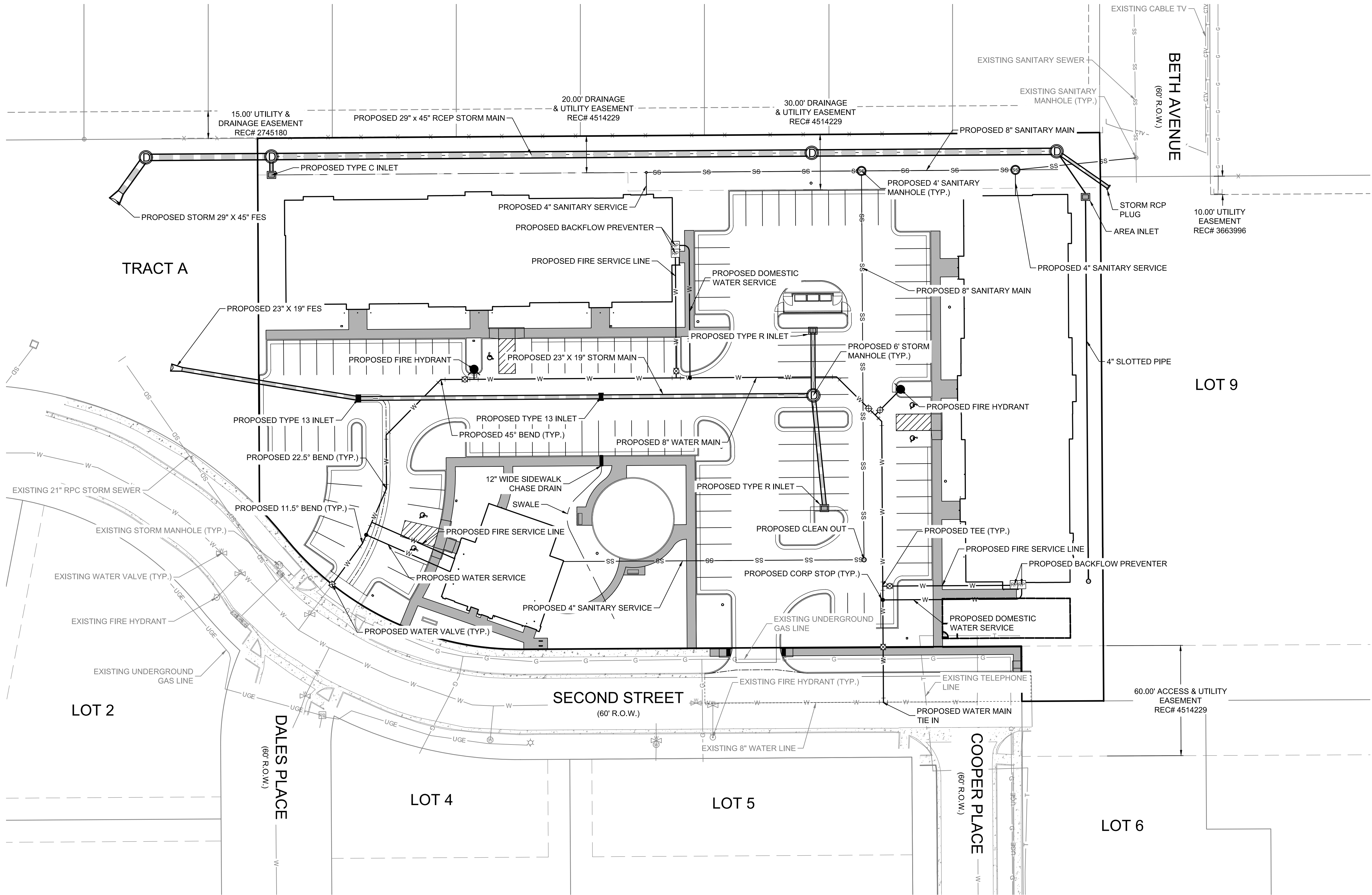
GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RESET, WITH A PUBLISHED ELEVATION OF 4893.9 FEET (NAVD88), BEING A FOUND STANDARD NGS BM DISK STAMPED U 260 RESET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX LOCATED ON COUNTY ROAD 16. SEE NGS SHEET FOR MORE INFORMATION. AN ONSITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE R.O.W., BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF 4916.30 FEET.

**WILSON
& COMPANY**

990 S. BROADWAY SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com



SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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



GENERAL NOTE
SAGEBRUSH APARTMENTS SHALL BE SERVED BY A SHALLOW SANITARY SEWER. REFERENCE CONSTRUCTION DOCUMENTS FOR ELEVATION INFORMATION

- LEGEND**
- PROPOSED CORP STOP
 - PROPOSED HORIZONTAL BEND W/ THRUST BLOCK
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED BACKFLOW PREVENTER
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED STORM FES
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING WATER
 - EXISTING TELEPHONE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING CABLE
 - EXISTING ELECTRIC
 - EXISTING GAS
 - EXISTING OVERHEAD UTILITY
 - EXISTING FENCE

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
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720-845-6500

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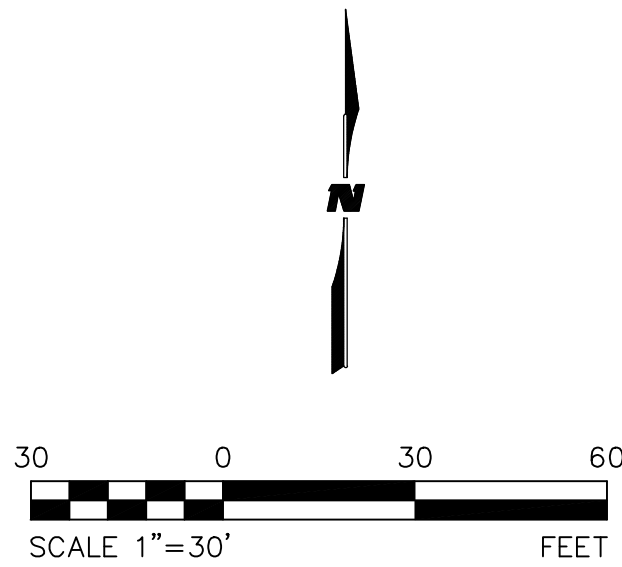
SHEET TITLE:
OVERALL
UTILITY PLAN

BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BENCHMARK

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**WILSON
& COMPANY**

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SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

GENERAL NOTE
NOT FOR CONSTRUCTION.
REFERENCE CONSTRUCTION
DOCUMENTS FOR SAGEBRUSH
APARTMENTS

FLOOD ZONE
AREA 08123C2110E (NOT PRINTED) IS
LABELED AS AREA OF MINIMAL
FLOOD HAZARD ZONE X

LEGEND

- CURB AND GUTTER
- SPILL CURB
- PROPOSED UTILITY EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED SIDEWALK

ABBREVIATIONS

- | | |
|-----|----------------|
| FL | FLOW LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| SW | SIDE WALK |
| EL | ELEVATION |
| ME | MEETS EXISTING |
| EX | EXISTING |
| N | NORTHING |
| E | EASTING |
| TYP | TYPICAL |
| R | RADIUS |

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
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720-845-6500

**NOT FOR
CONSTRUCTION**

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
OVERALL
GRADING PLAN

**WILSON
& COMPANY**

811
990 S. BROADWAY SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,

NORTHWEST 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

LANDSCAPE NOTES

1. Landscape Contractor shall be responsible for becoming familiar with all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation. The Landscape Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the General Contractor and Owner's Representative. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification
3. If conflicts arise between size of areas and plans, Landscape Contractor to contact the Owner's Representative for resolution. Failure to make such conflicts known to the Landscape Architect will result in Contractor's liability to relocate materials.
4. The Landscape Contractor shall notify the Owner's Representative 72 hours prior to commencement of work to coordinate project inspection schedules.
5. Landscape Contractor shall provide per unit costs for every size of plant material, and by type as called out on Planting Plans. Unit cost to include the plant material itself and installation including all labor, amendments, fertilizers, etc., as detailed and specified for each size.
6. It is the Landscape Contractor's responsibility to furnish plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Landscape Contractor and be certified pest and disease free. It is the Landscape Contractor's obligation to warranty all plant material for one year after final acceptance.
7. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
8. Provide matching sizes and forms for all plants used for hedges. Space equally as called for on plans.
9. All plant material shall be acclimated to nearest conditions for minimum of 8 months before planting.
10. Plant names are abbreviated on drawings. See plant list for key and classification.
11. Obtain an agricultural suitability analysis of the site soil from an accredited soils laboratory at the contractors cost. The analysis shall verify the suitability of the existing soils, analyze the existing soil texture and recommend additional soil amendments beyond those specified. A minimum of two (2) samples shall be taken from the site. Location to be determined by the Owner's Representative. The soil amendments currently specified will be the minimum incorporated. Test Agency: Colorado State University Soil Testing Lab, A319-NESB, Fort Collins, CO 80523-1120 or other reputable lab.
12. Prepare all seeding and sodding areas by ripping and tilling or otherwise scarified to a depth of not less than 12 inches. Apply to all planting and seeded areas at the following rates per 1,000 square feet, incorporating thoroughly with top 6 inches of soil layer:

a. As recommended in the soils analysis, three cubic yards organic amendment minimum.

b. Five pounds preplant fertilizer and granular Diammonium Phosphate (18-46-0) at 150#/acre is recommended.

c. Any chemical additives per soils analysis recommendations.
13. Final location of all plant material shall be subject to the approval of the Owner's Representative.
14. All tree plantings in lawn areas will receive a minimum of 4" depth mulch. The contractor is responsible for weed control on beds and seeded areas until final project acceptance.
15. Tree plantings and planting beds will be treated with Diehard transplant (Trees) and Diehard bed prep (Planting beds). Micorrhiza Innoculants and at the rate recommended by the manufacturer.
16. See details for planting requirements, materials, and execution.
17. Stake/Guy all trees as per detail for a period of one year.
18. If annuals are specified on plans, the landscape contractor is to submit a list of seasonally available annuals to be used to the Owner's Representative for approval.
19. All utility easements and emergency accesses shall remain unobstructed and fully accessible along their entire length for maintenance and emergency equipment and vehicles.
20. All landscaping shown on this plan shall be planted and maintained in a neat and adequate manner. Required maintenance activities shall include, but not limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly removal of plant material, weeds from planted areas, and appropriate pruning of plant materials. Should any plant material die, it shall be replaced with similar plant material within a timely manner and within one planting season.
21. If any transformers, ground-mounted HVAC units, utility pedestals, and similar features are not shown on the SIP, additional landscaping and screening may be required based upon field conditions during the site inspection prior to issuance of the certificate of occupancy, or final inspection, as applicable.
22. The irrigation system will be an automatic irrigation system with controller, control valve and all other equipment necessary to irrigate the project. Large sod areas will utilize rotors while medium and smaller sod areas will utilize pop-up sprays with either rotary nozzles or spray nozzles. All shrub beds will utilize drip irrigation and trees/shrubs in native seed will be irrigated on separate drip zones. Native seed will be irrigated for establishment only.
23. In the event of a discrepancy between the plan graphic and the landscape legend, the plant material quantity as determined by the plan graphic shall take precedence.

PLANT LEGEND

Deciduous Shade Trees						Deciduous Shrubs					
Sym.	Botanic Name/Common Name	Qty	Size	Spacing	High-Water-Use	Sym.	Botanic Name/Common Name	Qty	Size	Spacing	High-Water-Use
GT	Gleditsia triacanthos inermis Imperial® Imperial® Honeylocust	8	2 1/2" cal	As Shown	No	CC	Caryopteris x clandonensis 'Dark Knight' Dark Knight Blue Mist Spirea	53	5 gal.	3' o.c.	No
UG	Ulmus 'Morton Glossy' Triumph Elm	4	2 1/2" cal	As Shown	No	CB	Cornus sericea 'Bailey' Bailey's Redtwig Dogwood	19	5 gal.	5' o.c.	No
QM	Quercus macrocarpa 'JFS-KW3' Urban Pinnacle® Bur Oak	5	2 1/2" cal	As Shown	No	CS	Cornus sericea Arctic Fire™ Arctic Fire™ Dogwood	74	5 gal.	4' o.c.	No
QR	Quercus rubra Northern Red Oak	5	2 1/2" cal	As Shown	No	CL	Cotoneaster lucidus Peking Cotoneaster	19	5 gal.	6' o.c.	No
QW	Quercus x warei 'Long' PP# 12,673 Regal Prince® Columnar Oak	6	2 1/2" cal	As Shown	No	EA	Euonymus alatus 'Compactus' Dwarf Burning Bush	7	5 gal.	5' o.c.	No
TC	Tilia cordata 'Greenspire' Greenspire Linden	4	2 1/2" cal	As Shown	No	HF	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort Hypericum	40	5 gal.	3' o.c.	No
Ornamental Trees						PA	Perovskia atriplicifolia Russian Sage	11	5 gal.	4' o.c.	No
MS	Malus 'Spring Snow' Spring Snow Crabapple	3	2" cal	As Shown	No	PP	Pawnee Buttes Western Sand Cherry Prunus besseyi 'Pawnee Buttes'	15	5 gal.	4' o.c.	No
PC	Pyrus calleryana 'Cleveland Select' Cleveland Select Pear	10	2" cal	As Shown	No	RA	Ribes alpinum 'Green Mound' Green Mound Alpine currant	13	5 gal.	3' o.c.	No
Evergreen Trees						RC	Ribes aureum Golden Currant	40	5 gal.	4' o.c.	No
PB	Picea pungens 'Bacheri' Bacheri Blue Colorado Spruce	3	6'-10' ht.	As Shown	No	SC	Syringa x chinensis 'Saugeana' Saugeana Chinese Lilac	34	5 gal.	6' o.c.	No
PD	Picea glauca 'Densata' Black Hills Spruce	2	6'-10' ht.	As Shown	No	VB	Viburnum x burkwoodii Burkwood Viburnum	16	5 gal.	6' o.c.	No
Evergreen Shrubs						Ornamental Grasses					
JA	Juniperus sabina 'Arcadia' Arcadia Juniper	15	5 gal.	4' o.c.	No	BGB	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Grass	86	1 gal.	24" o.c.	No
JS	Juniperus sabina 'Calgary Carpet' Calgary Carpet Juniper	24	5 gal.	4' o.c.	No	CAK	Calamagrostis acutiflora 'Karl Foerster' Feather Reed Grass	80	1 gal.	24" o.c.	No
JC	Juniperus sabina 'Scandia' Scandia Juniper	10	5 gal.	4' o.c.	No	Perennials					
						ACM	Achillea 'Moonshine' Moonshine Yarrow	25	1 gal.	18" o.c.	No
						GBU	Gaillardia x grandiflora 'Burgundy' Burgundy Blanket Flower	11	1 gal.	24" o.c.	No
						SNM	Salvia nemorosa 'May Night' May Night Purple Salvia	17	1 gal.	18" o.c.	No
						Grasses					
							Turf Sod - RTF® Water Saver Sod				
							Native Grass- Seed Mix:	Hachita Blue grama 0.40 PLS lbs. per acre	Buffalograss 5.83 PLS lbs. per acre	Inland saltgrass 0.42 PLS lbs. per acre	Slender wheatgrass 1.37 PLS lbs. per acre
						Sandberg bluegrass 0.82 PLS lbs. per acre					
						Alkaligrass 0.27 PLS lbs. per acre					

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

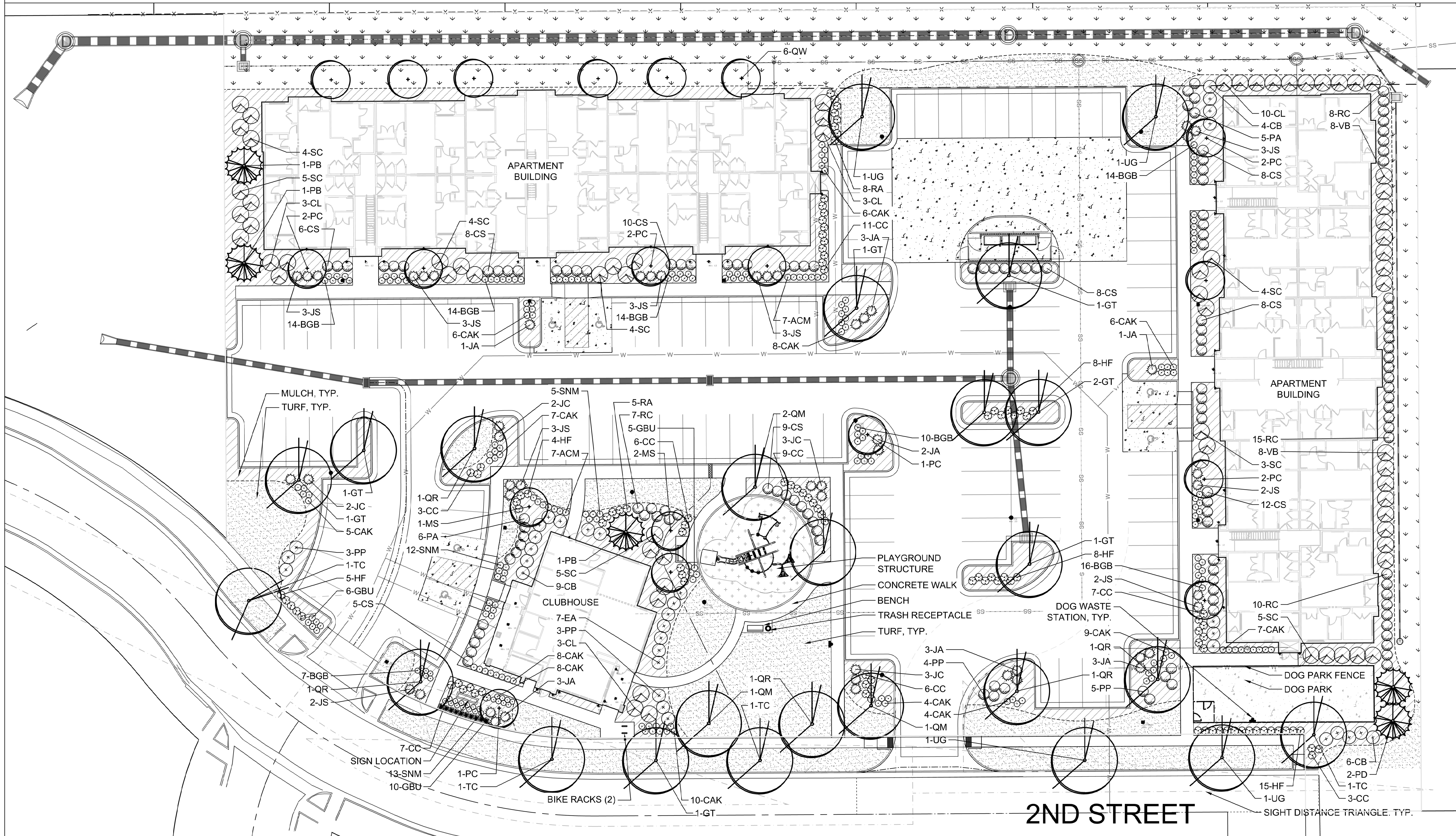
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD-02 - NOVEMBER 22, 2021

SHEET TITLE:
LANDSCAPE
PLAN

L-2



MATERIALS

- TURF SOD
SEE SPECS
- ROCK MULCH-
COLOR: BRECKEN GOLD
SUPPLIED BY PIONEER SAND
- DOG PARK SURFACING
SEE DETAIL 8, SHEET L3
- PLAYGROUND SURFACING
SEE DETAIL SHEET L4

- STEEL EDGING
SEE SPECS
- SHRUBS, EVERGREEN SHRUBS,
PERENNIALS,
ORNAMENTAL GRASSES,
- 2" CAL. SHADE TREE
- 2" CAL. ORNAMENTAL TREE
- 6'-8" EVERGREEN TREE

FURNISHINGS

- BENCH
SEE DETAIL 3, SHEET L5
- TRASH RECEPTACLE
SEE DETAIL 1, SHEET L5
- DOG WASTE STATION
SEE DETAIL 2, SHEET L5
- FENCE WITH GATE
SEE DETAIL 7, SHEET L3

Scale: 1" = 20'-0"



SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

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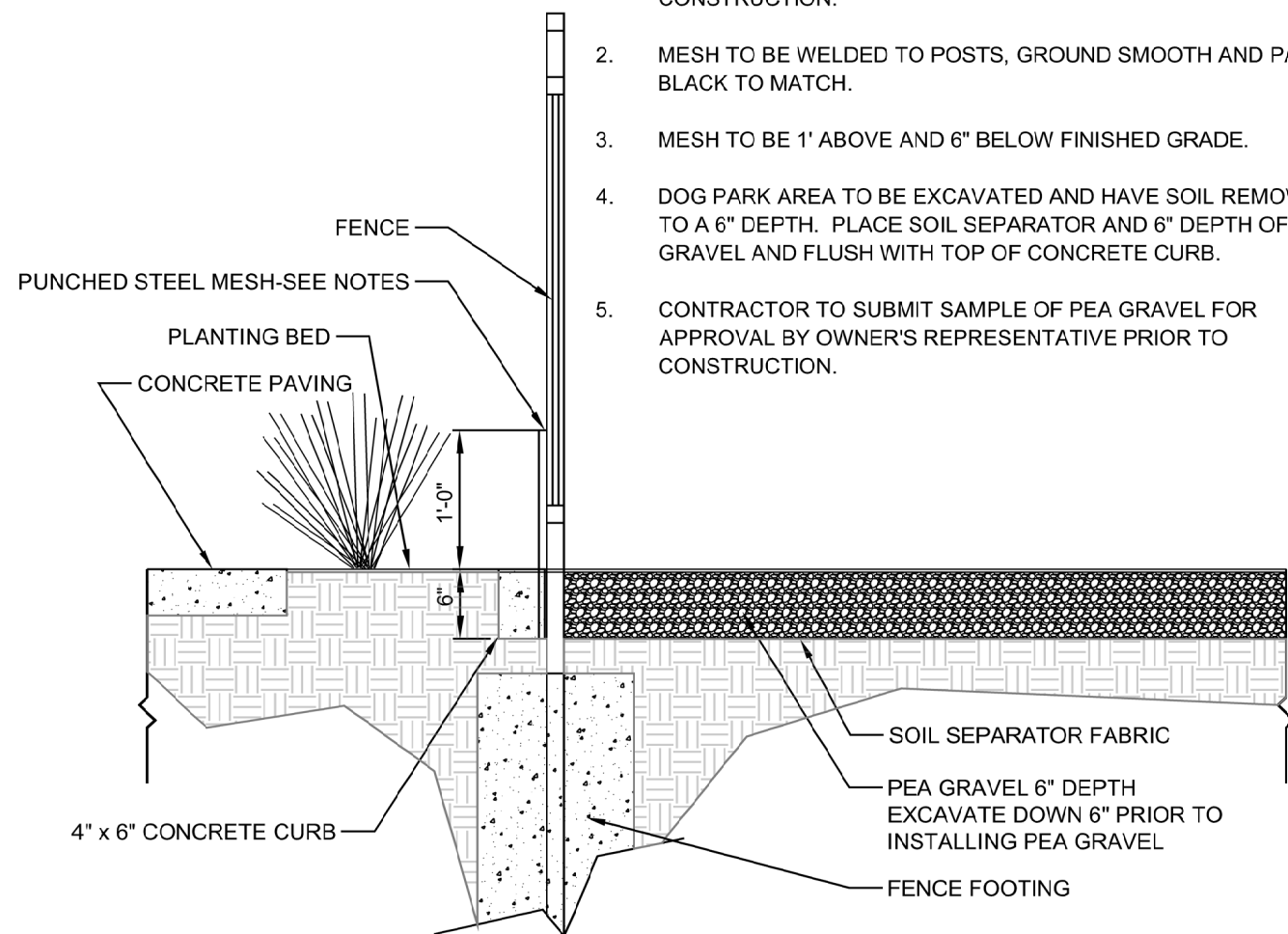
NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD-02 - NOVEMBER 22, 2021

SHEET TITLE:
LANDSCAPE
DETAILS

NOTES:

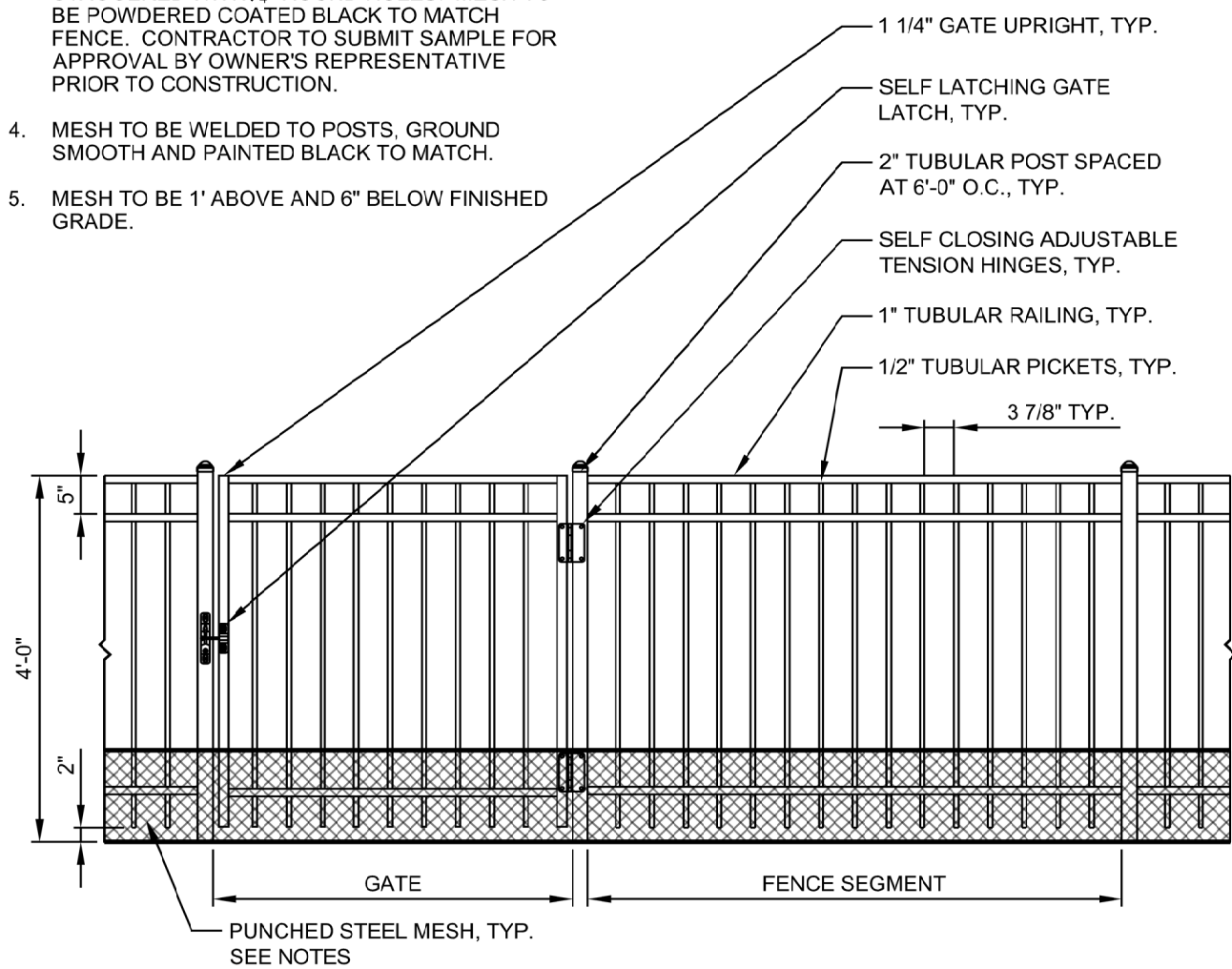
1. PUNCHED STEEL MESH - 20 GAGE, 3/4" STAGGERED WITH 1/2" ROUND HOLES. MESH TO BE POWDERED COATED BLACK TO MATCH FENCE. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. MESH TO BE WELDED TO POSTS, GROUND SMOOTH AND PAINTED BLACK TO MATCH.
3. MESH TO BE 1' ABOVE AND 6" BELOW FINISHED GRADE.
4. DOG PARK AREA TO BE EXCAVATED AND HAVE SOIL REMOVED TO A 6" DEPTH. PLACE SOIL SEPARATOR AND 6" DEPTH OF PEA GRAVEL AND FLUSH WITH TOP OF CONCRETE CURB.
5. CONTRACTOR TO SUBMIT SAMPLE OF PEA GRAVEL FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.



8 DOG PARK
SCALE: 3/4"=1'-0"

NOTES:

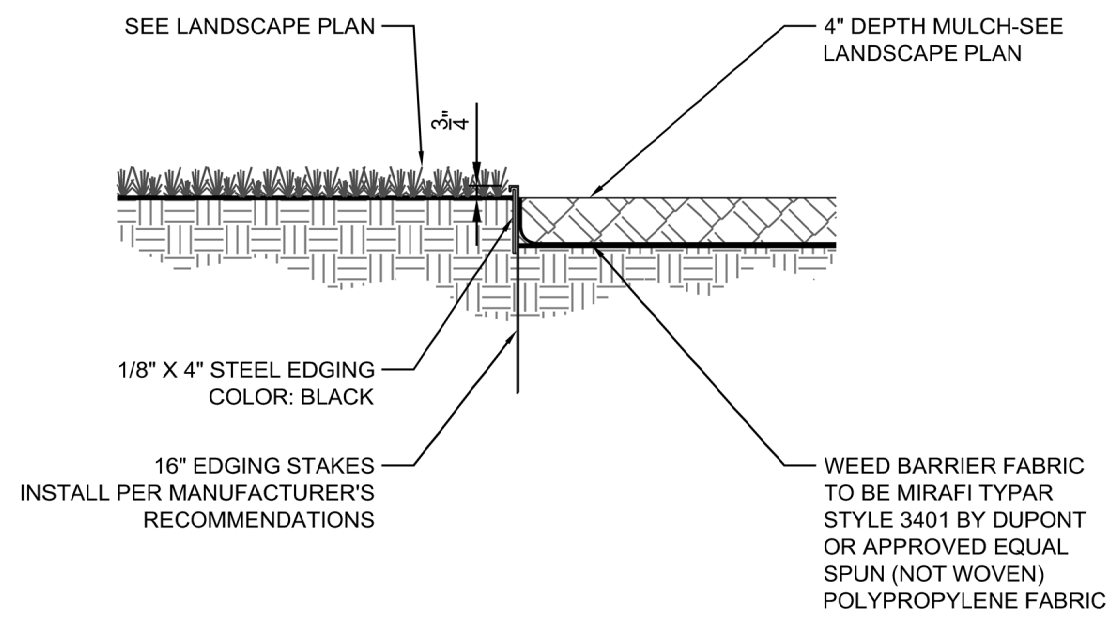
1. ALL FENCE COMPONENTS TO BE ALUMINUM AND POWDERCOATED BLACK.
2. SEE PLANS FOR FENCE AND GATE LOCATIONS.
3. PUNCHED STEEL MESH - 20 GAGE, 3/4" STAGGERED WITH 1/2" ROUND HOLES. MESH TO BE POWDERED COATED BLACK TO MATCH FENCE. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. MESH TO BE WELDED TO POSTS, GROUND SMOOTH AND PAINTED BLACK TO MATCH.
5. MESH TO BE 1' ABOVE AND 6" BELOW FINISHED GRADE.



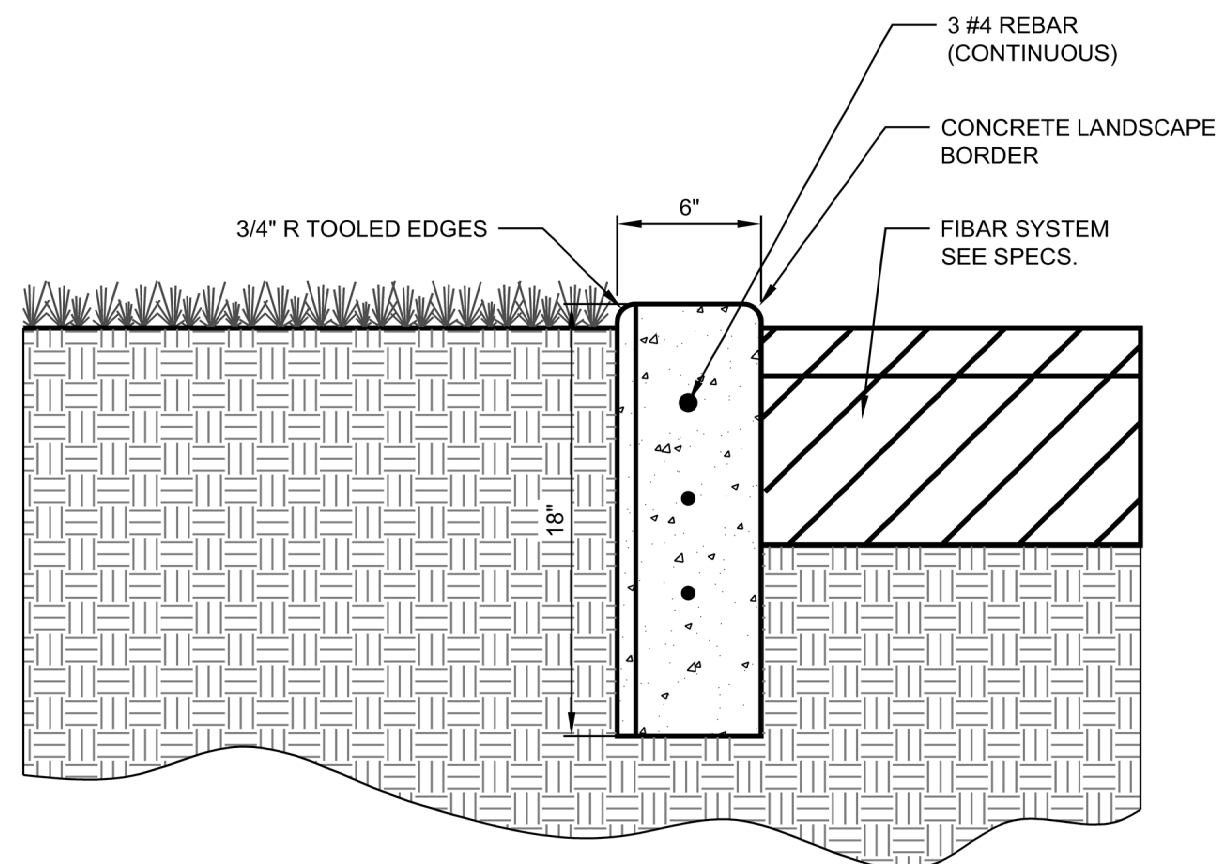
7 DOG PARK FENCE AND GATE
SCALE: 1/2"=1'-0"

NOTES:

1. FINISHED GRADE FOR SOD TO BE 3/4" BELOW TOP OF EDGING.
2. TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.



6 STEEL EDGING
SCALE: 1"=1'-0"

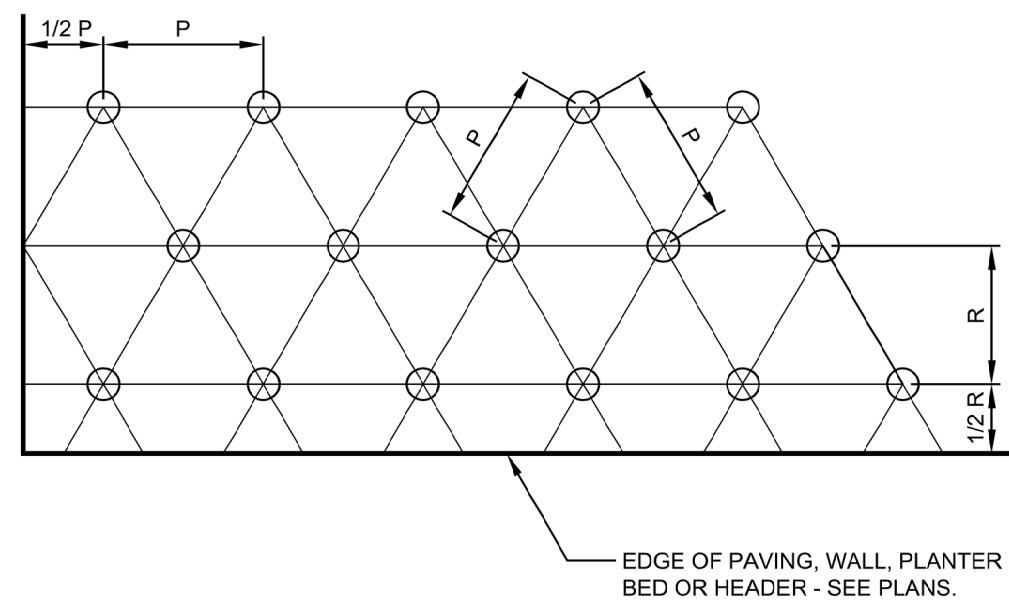


5 CONCRETE EDGING
SCALE: 1 1/2"=1'-0"

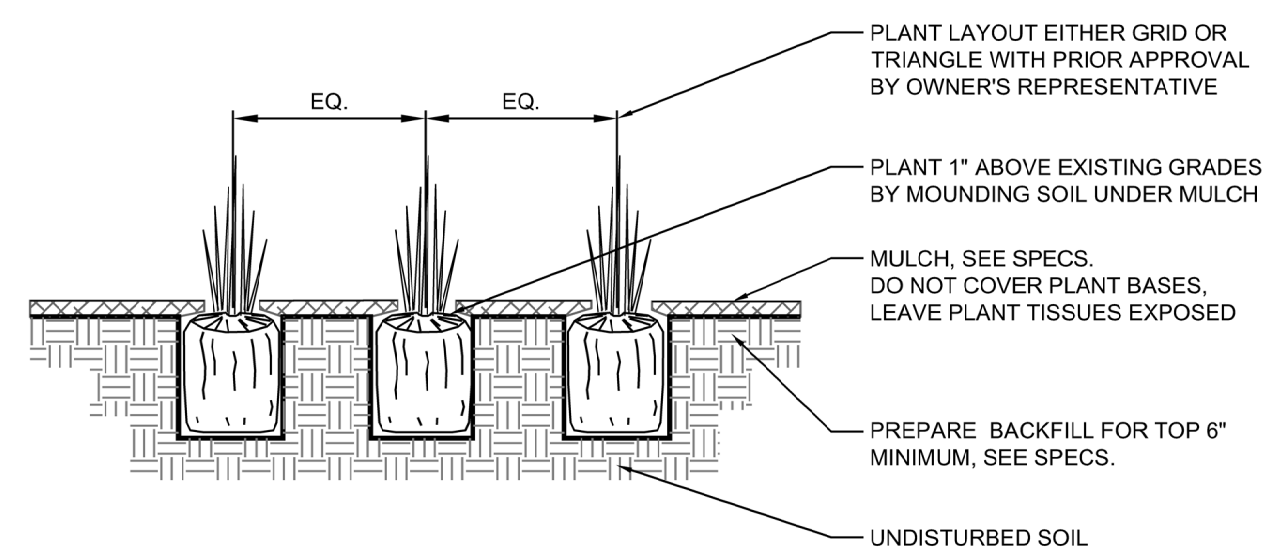
NOTE:

THIS DETAIL ILLUSTRATES TRIANGULAR SPACING FOR PERENNIALS, SHRUBS AND ORNAMENTAL GRASSES, WHERE APPLICABLE.

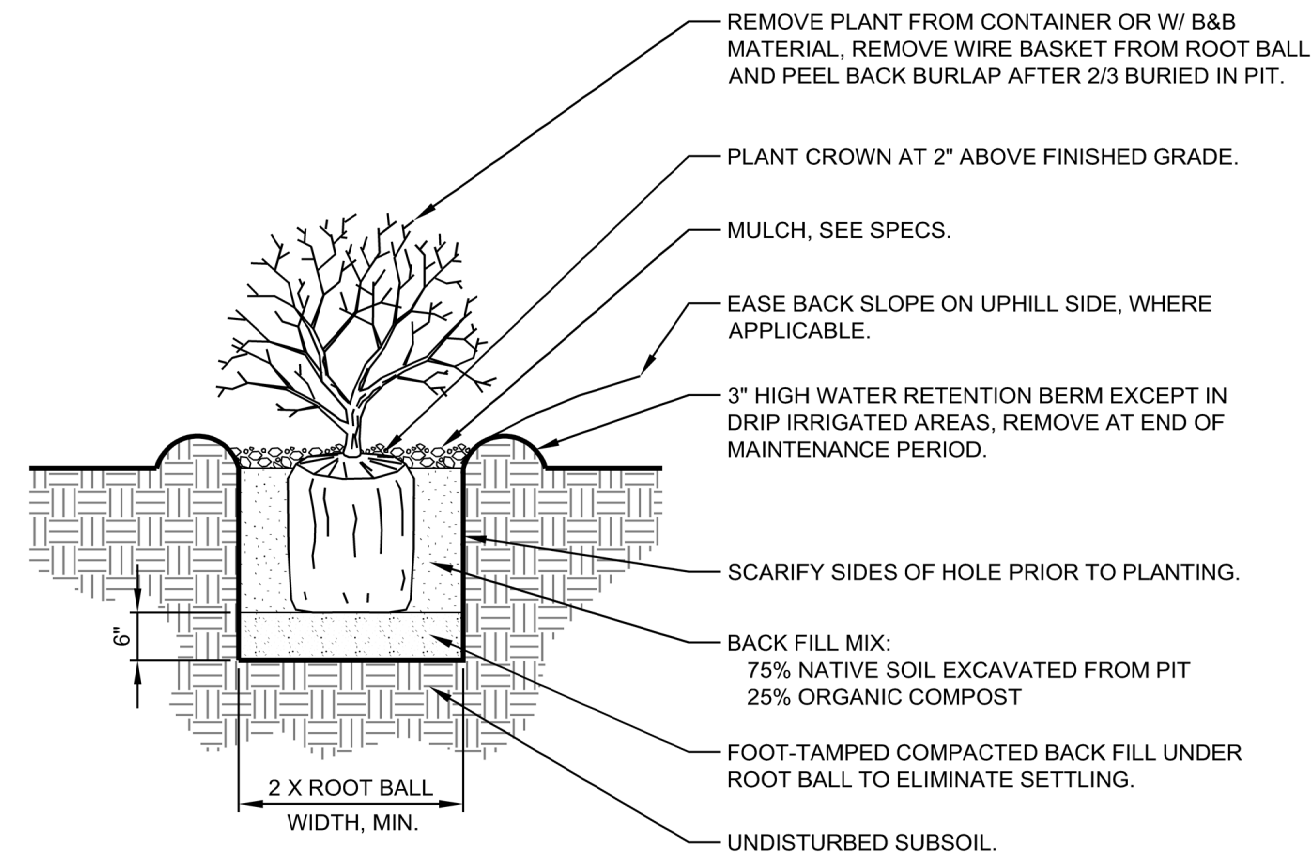
P TRIANGULAR	R ROW	AREA PER PLANT SQUARE FEET
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
3'	2'-7"	7.80
4'	3'-5 1/2"	13.84
5'	4'-4"	21.65
6'	5'-2 3/8"	31.20



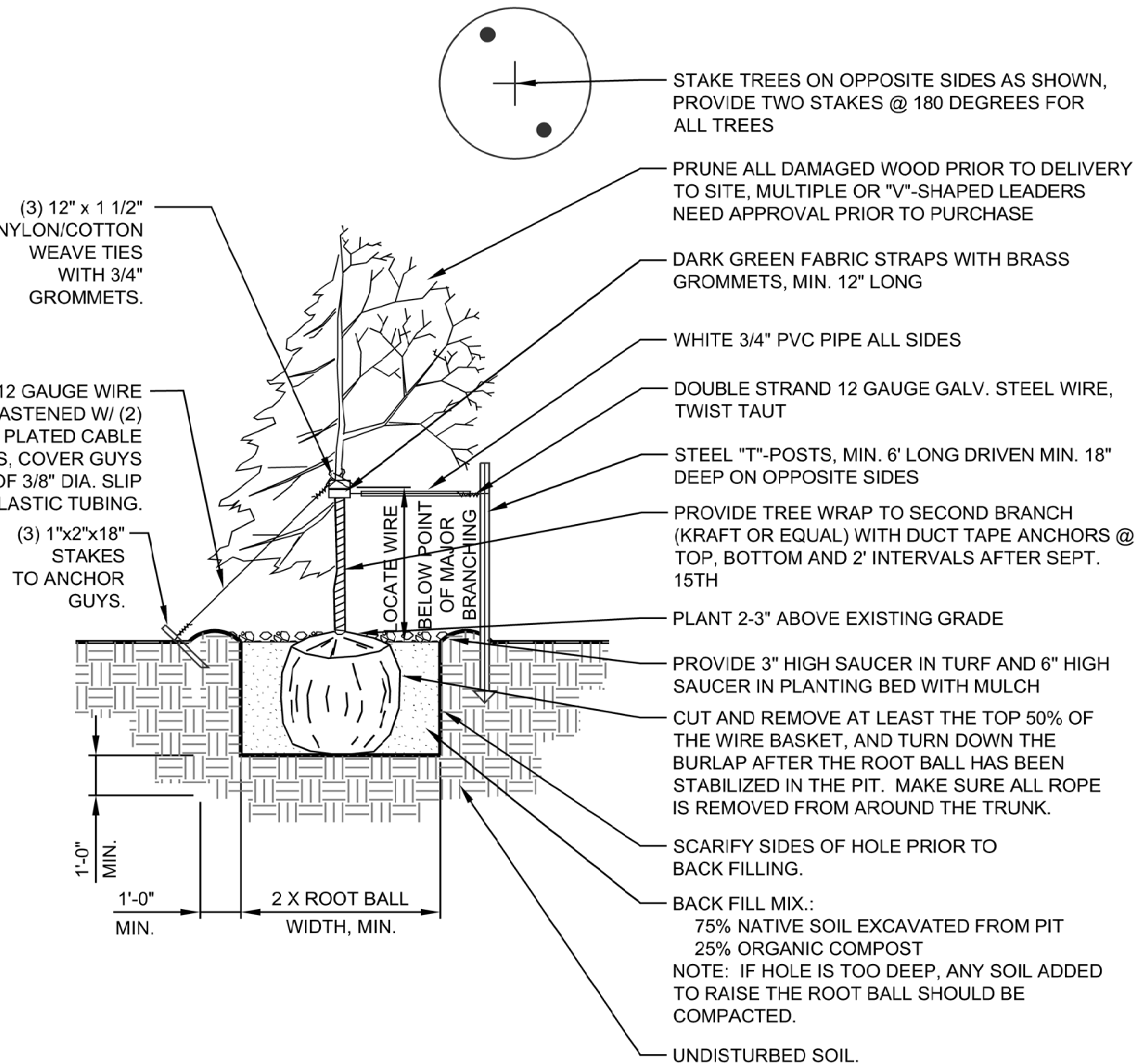
4 TRIANGULAR SPACING
SCALE: N.T.S.



3 TYPICAL PERENNIAL PLANTING DETAIL
SCALE: 1/2"=1'-0"



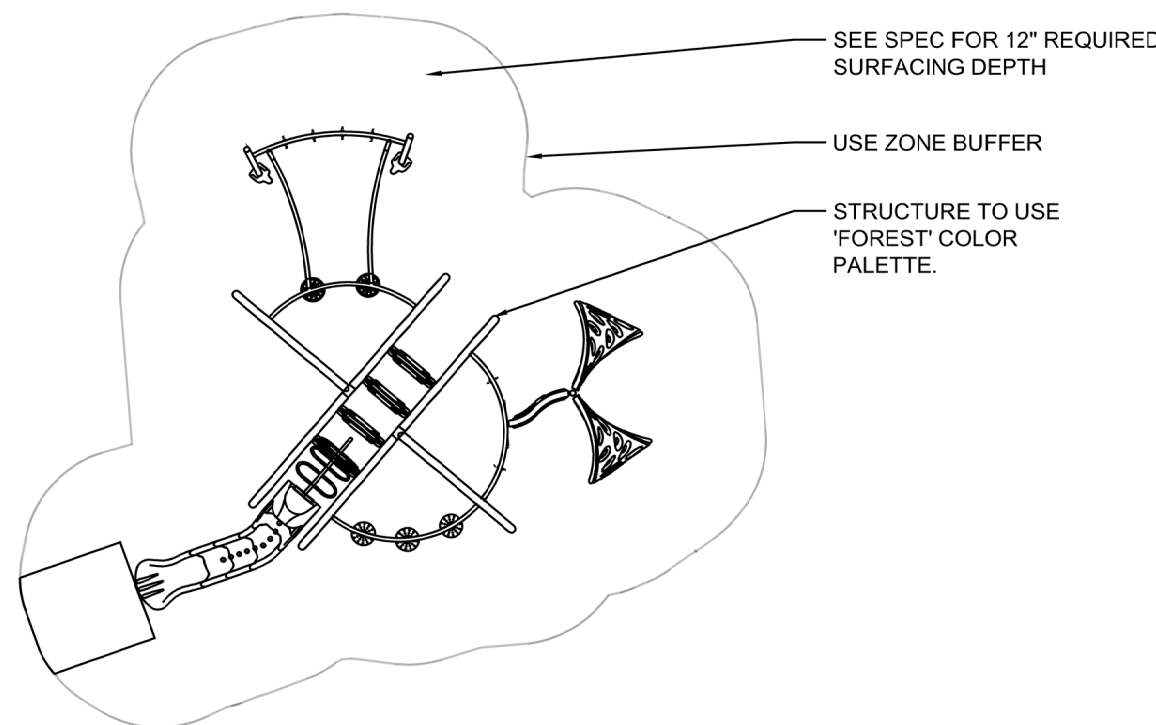
2 TYPICAL SHRUB PLANTING
SCALE: 1/2"=1'-0"



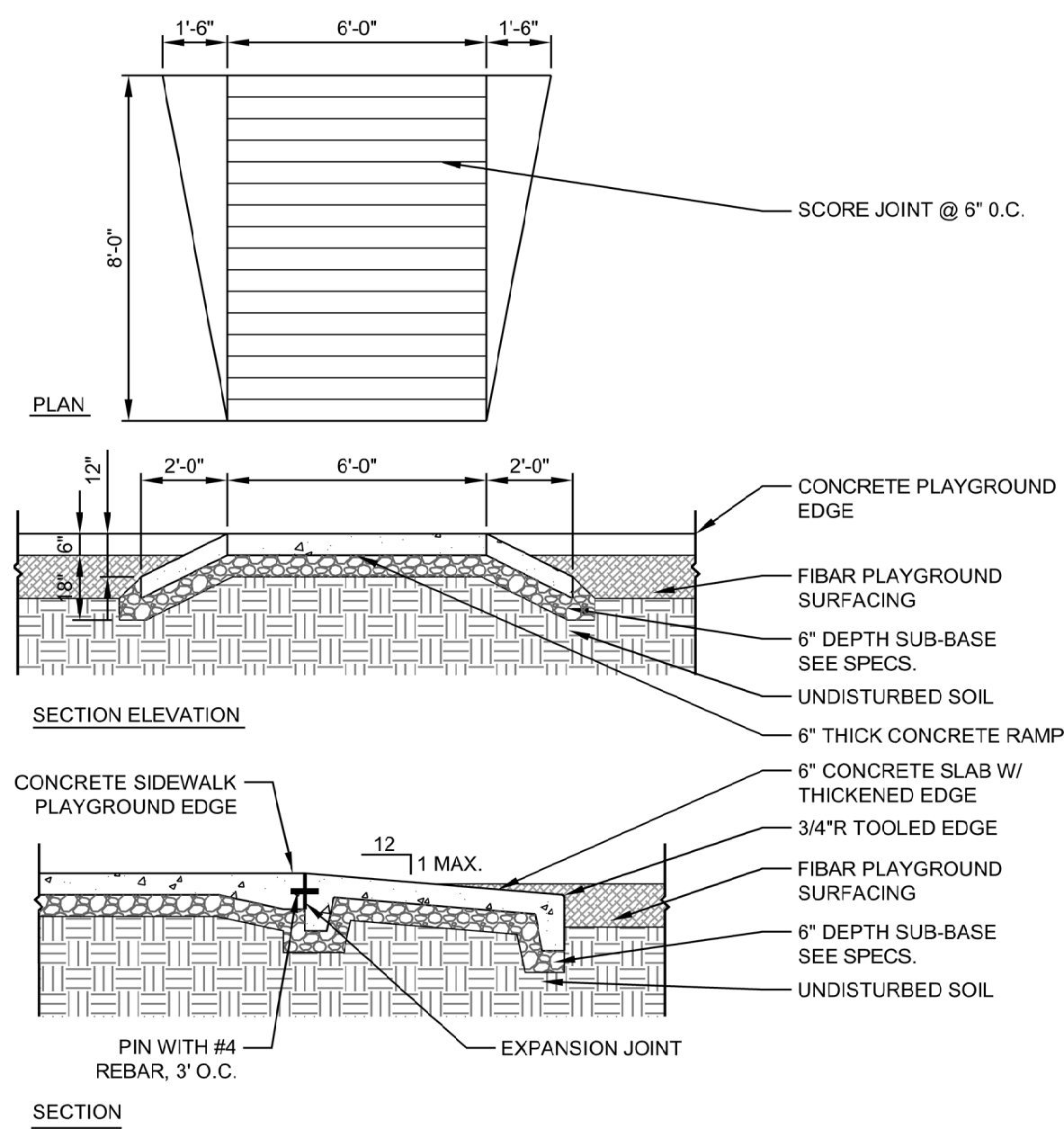
1 DECIDUOUS / EVERGREEN TREE PLANTING & STAKING
SCALE: 1/4"=1'-0"

SAGEBRUSH APARTMENTS PUD PLAN
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MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

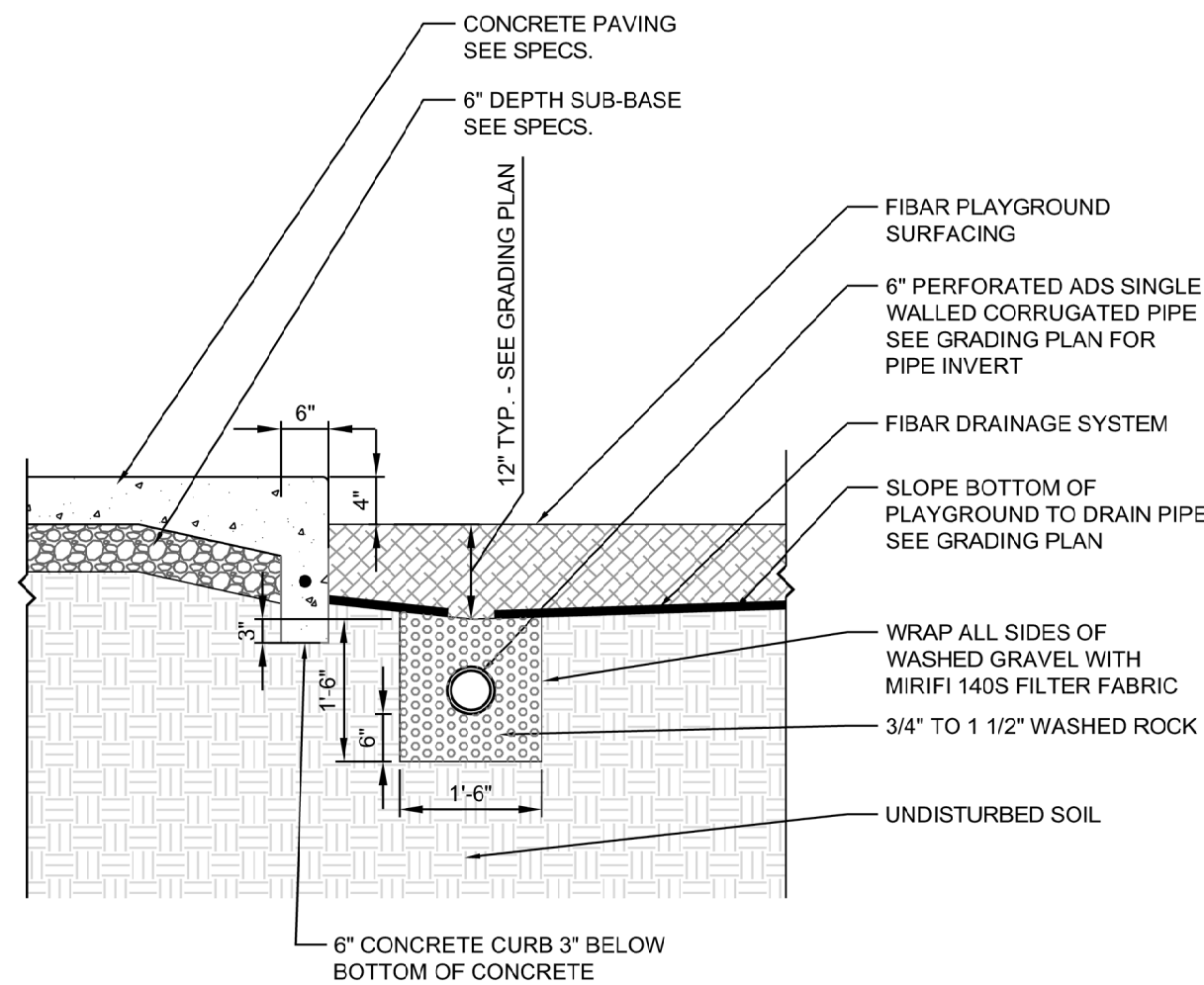
- NOTES:
- PROJECT: R0399_4446622572_02
QUOTE NUMBER: R0339210033
 - SEE COMPONENTS
 - PRODUCT LINE: TRADITIONAL PLAY
AGE GROUP: 5-12
 - INSTALL PER MANUFACTURERS
RECOMMENDATIONS.
PHONE: (303) 278-1455
EMAIL: molly@recreationplus.com
 - COMPLIANT TO ASTM, CPSC, AND ADA
STANDARDS
- COMPONENTS:
- 200201292 - NRG INFINITY FLEX- QTY: 1
 - 200201333 - NRG OVERHEAD INLINE GRIP & RINGS- QTY: 1
 - 200201368 - NRG KINETIC AGILITY PODS- QTY: 1
 - 200202861 - KIT MAINTENANCE NRG W/O LIST PRICE- QTY: 1
 - 200202994 - NRG HUB W/HOOP-LA CLIMB & WING NETS- QTY: 1
 - 200203293 - QUANTUM II SLIDE F/NRG HUB0- QTY: 1



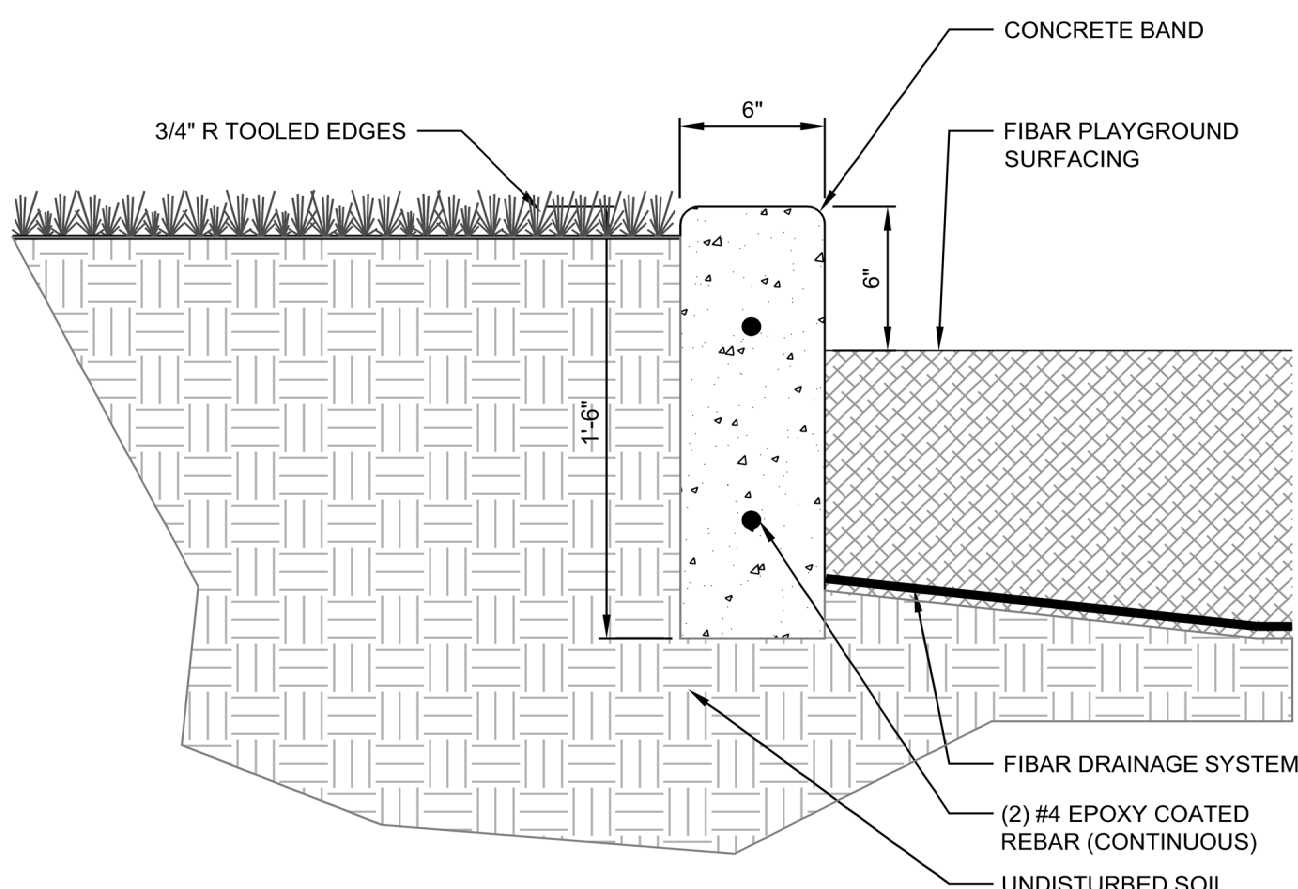
⑧ PLAYGROUND FEATURE
SCALE: NTS



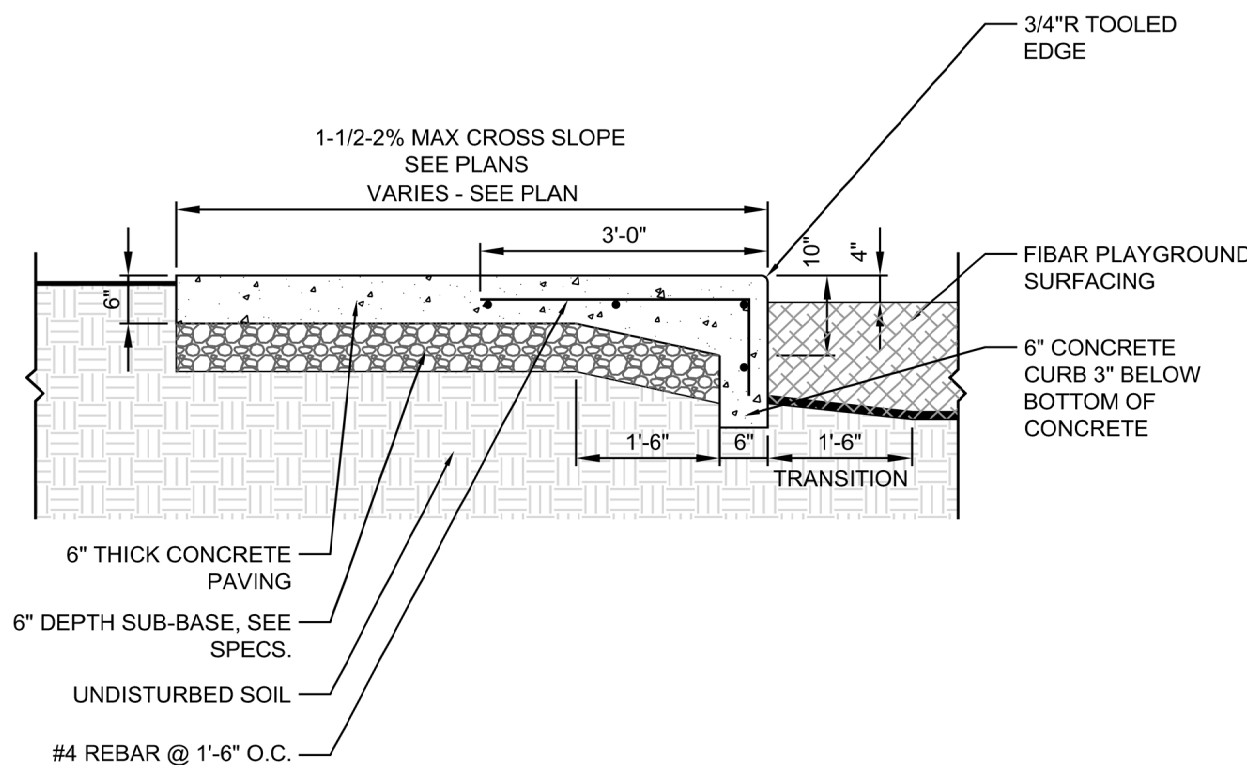
⑦ CONCRETE RAMP AT PLAYGROUND
SCALE: 1/4"=1'-0"



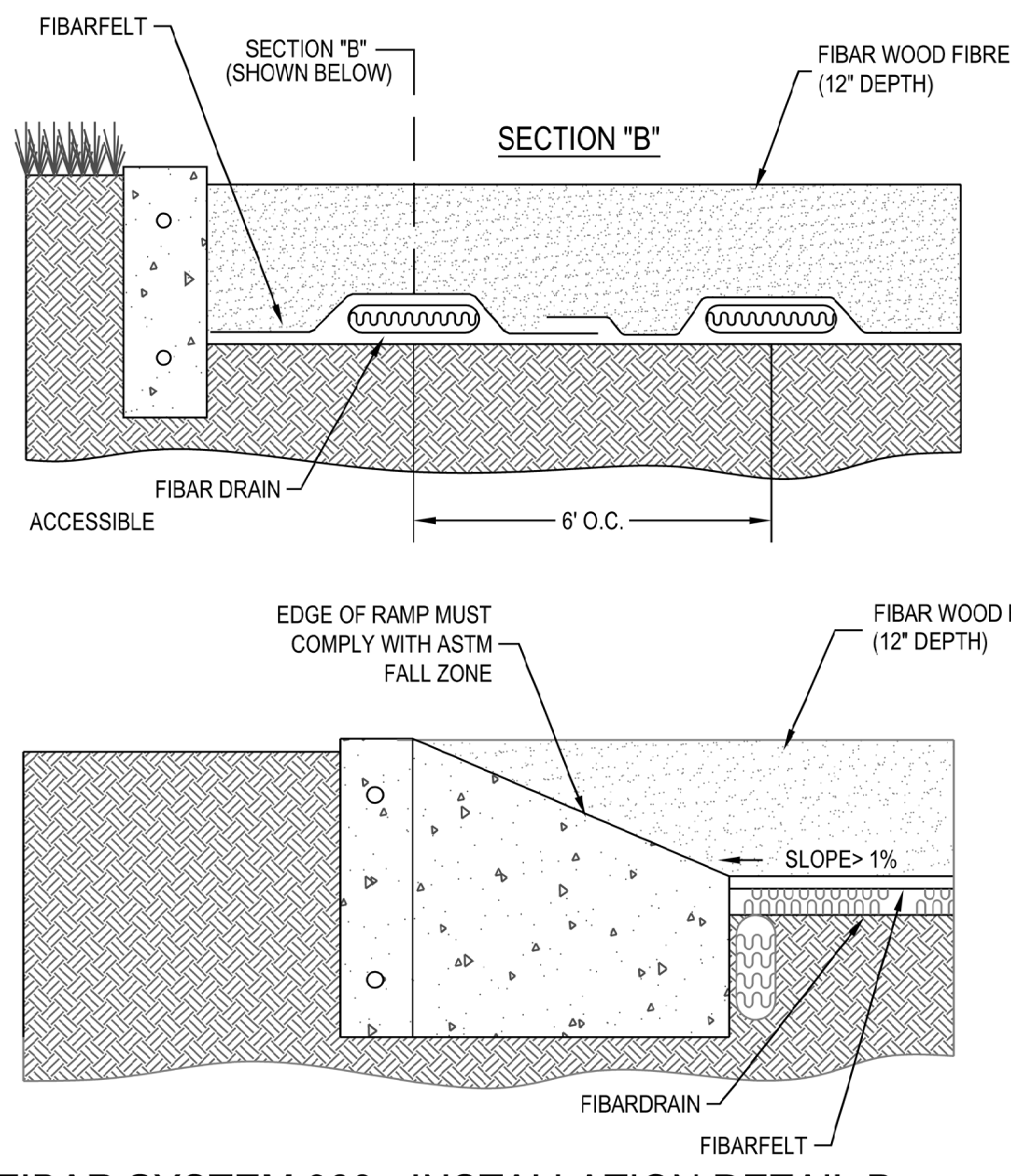
⑥ PERFORATED PLAYGROUND DRAINAGE PIPE
SCALE: 1/2"=1'-0"



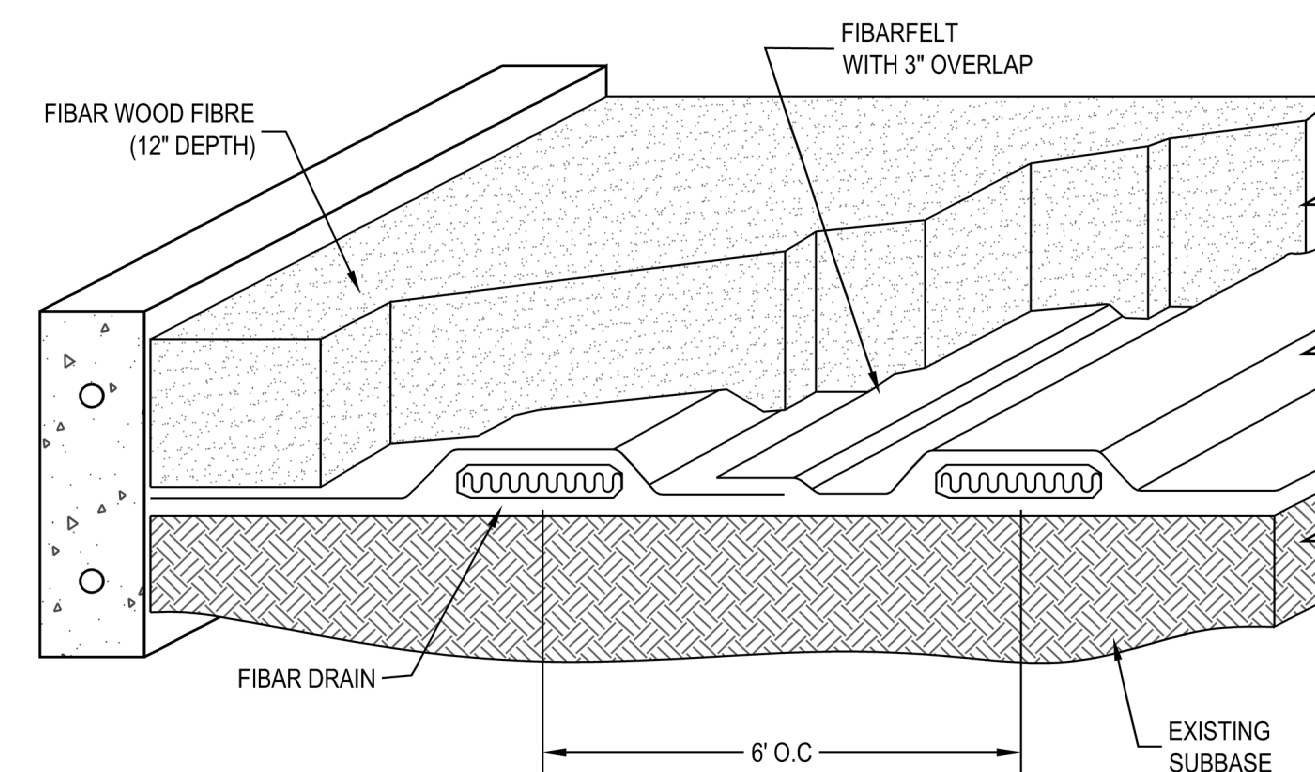
⑤ CONCRETE BAND PLAYGROUND EDGE
SCALE: 1 1/2"=1'-0"



④ CONCRETE SIDEWALK PLAYGROUND EDGE
SCALE: 1/2"=1'-0"



③ FIBAR SYSTEM 300 - INSTALLATION DETAIL B
SCALE: NTS



② FIBAR SYSTEM 300 - INSTALLATION DETAIL A
SCALE: NTS



FIBAR SYSTEMS
80 BUSINESS PARK DRIVE, SUITE 300
ARMONK, NY 10504-1705
TOLL FREE: 1-800-342-2721
PHONE: (914) 273-8770
FAX: (914) 273-8859
www.fibar.com

- MANUFACTURER'S NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - THE FIBAR SYSTEM IS PROTECTED BY US PATENTS 4679963, 5026207, 5076726 AND PATENTS PENDING.
 - AWARD CONTRACTORS MUST OBTAIN A LICENSE FROM FIBAR, INC. PRIOR TO CONSTRUCTION.
 - FIBAR MAT WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
 - CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADetails.com/info REFERENCE NUMBER 312-005

① FIBAR SYSTEM 300 - NOTES
SCALE: NTS



SAGEBRUSH APARTMENTS PUD PLAN

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MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

NOTES:

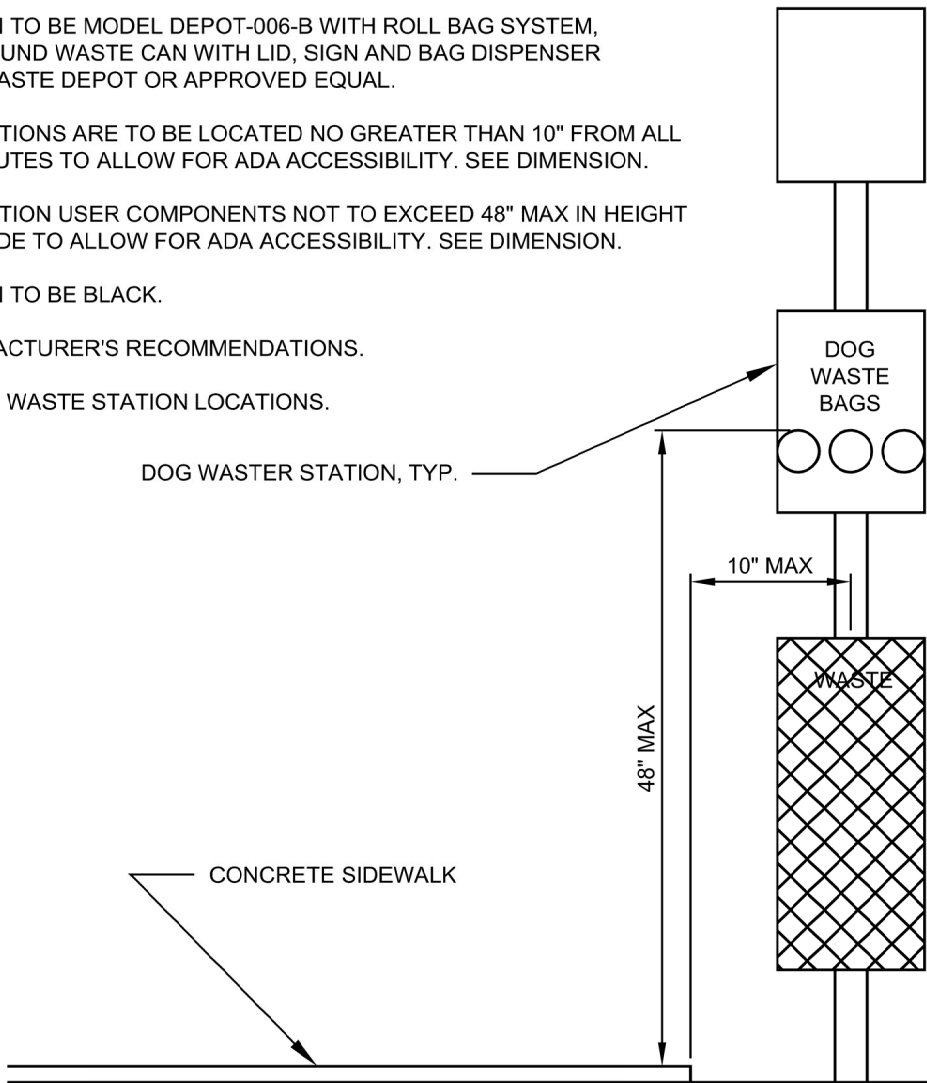
- BIKE RACK TO BE MODEL #B3-20/S-2, POWDER COATED BRONZE WITH ROUND SURFACE MOUNT PLATES BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SEE PLANS FOR BIKE RACK LOCATIONS.



4 BIKE RACK
SCALE: NTS

NOTES:

- DOG WASTE STATION TO BE MODEL DEPOT-006-B WITH ROLL BAG SYSTEM, INCLUDING POST, ROUND WASTE CAN WITH LID, SIGN AND BAG DISPENSER SUPPLIED BY DOG WASTE DEPOT OR APPROVED EQUAL.
- ALL DOG WASTE STATIONS ARE TO BE LOCATED NO GREATER THAN 10" FROM ALL SIDEWALKS/ ADA ROUTES TO ALLOW FOR ADA ACCESSIBILITY. SEE DIMENSION.
- ALL DOG WASTE STATION USER COMPONENTS NOT TO EXCEED 48" MAX IN HEIGHT FROM FINISHED GRADE TO ALLOW FOR ADA ACCESSIBILITY. SEE DIMENSION.
- DOG WASTE STATION TO BE BLACK.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SEE PLANS FOR DOG WASTE STATION LOCATIONS.



2 DOG WASTE STATION
SCALE: NTS

NOTES:

- BENCH TO BE MODEL #160-60, 6' CAST BENCH, SURFACE MOUNTED BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
- BENCH FRAME TO BE POWDERCOATED BRONZE.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SEE PLANS FOR BENCH LOCATIONS.



3 BENCH
SCALE: NTS

NOTES:

- TRASH RECEPTACLE TO BE MODEL #157-32SH WITH SHIELD, 32 GALLON CAPACITY WITH SIDE DOOR OPENING, SURFACE MOUNTED BY DUMOR SITE FURNISHINGS OR APPROVED EQUAL.
- TRASH RECEPTACLE TO BE POWDERCOATED BRONZE.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SEE PLANS FOR TRASH RECEPTACLE LOCATIONS.



1 TRASH RECEPTACLE
SCALE: NTS



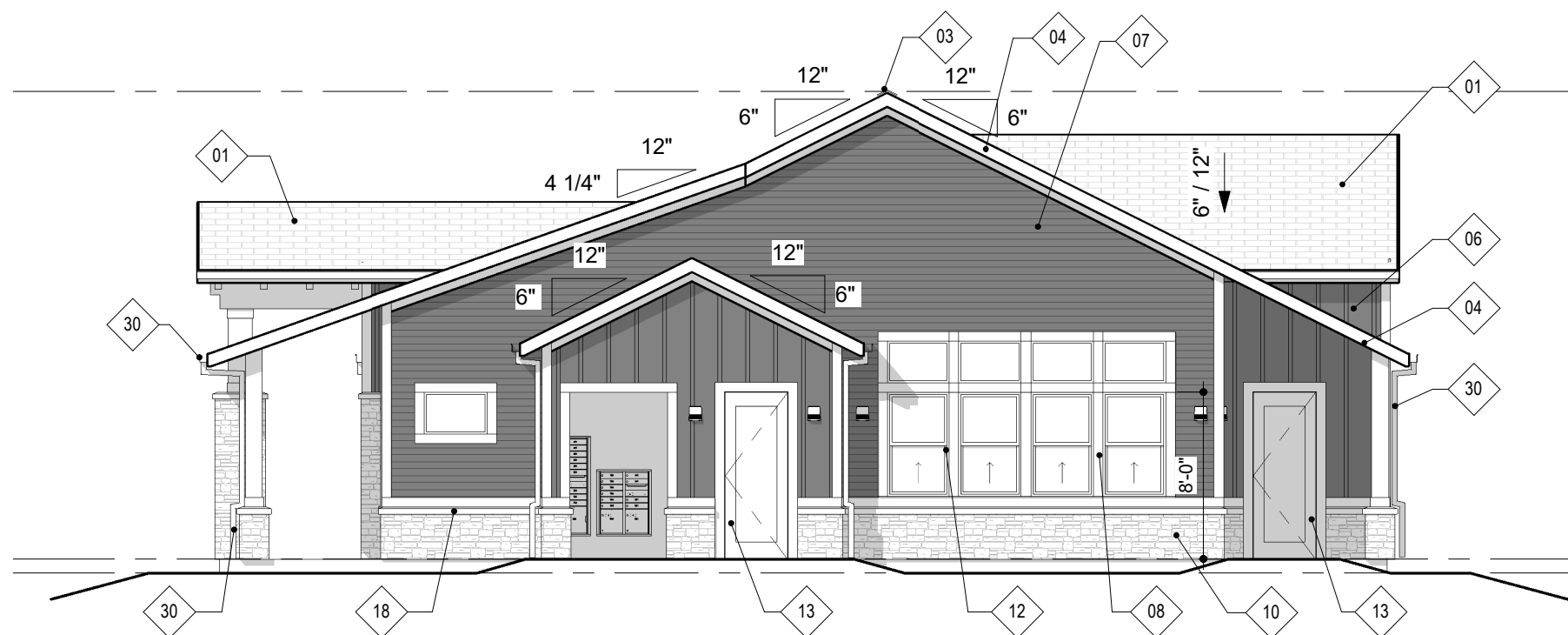
SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
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MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



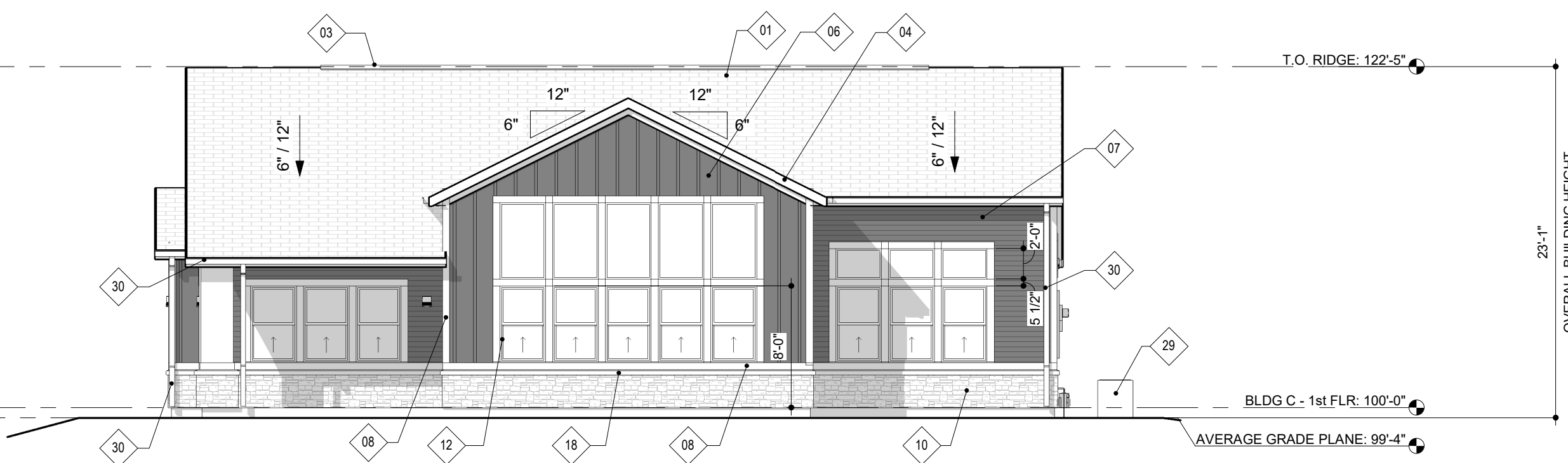
6 CLUBHOUSE 3D VIEW 2



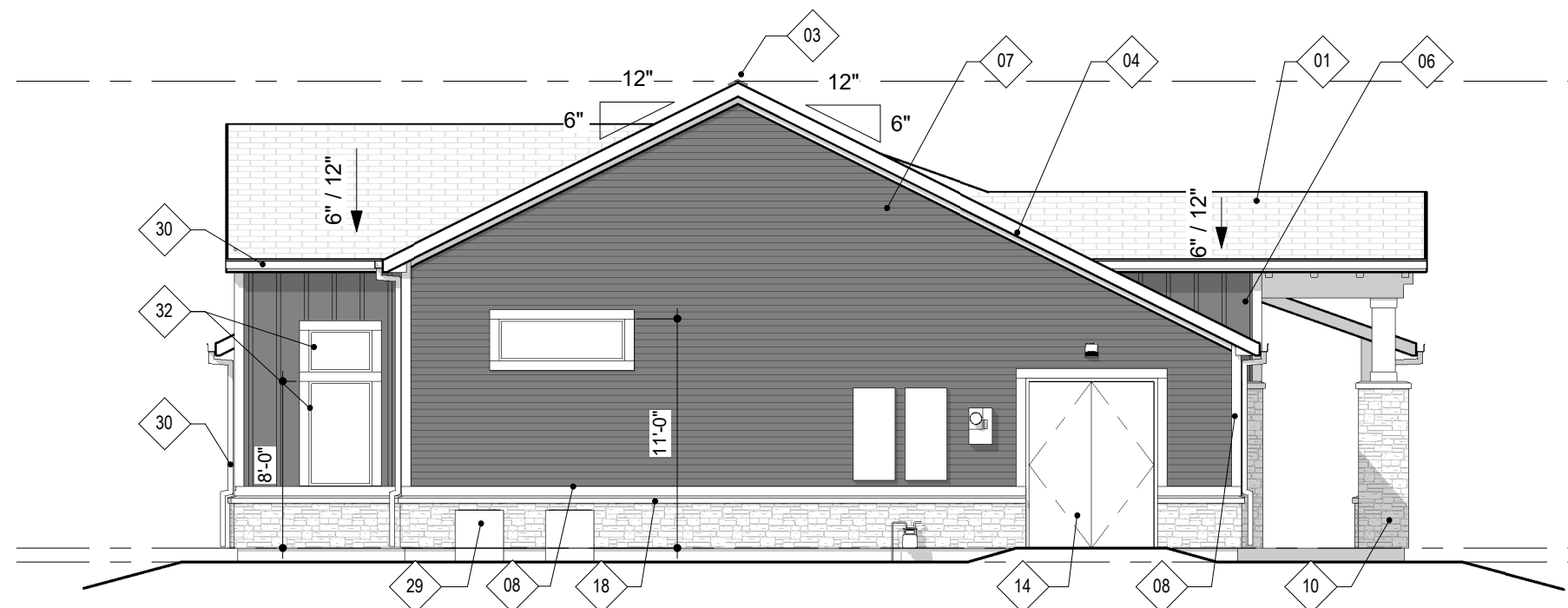
5 CLUBHOUSE 3D VIEW 1



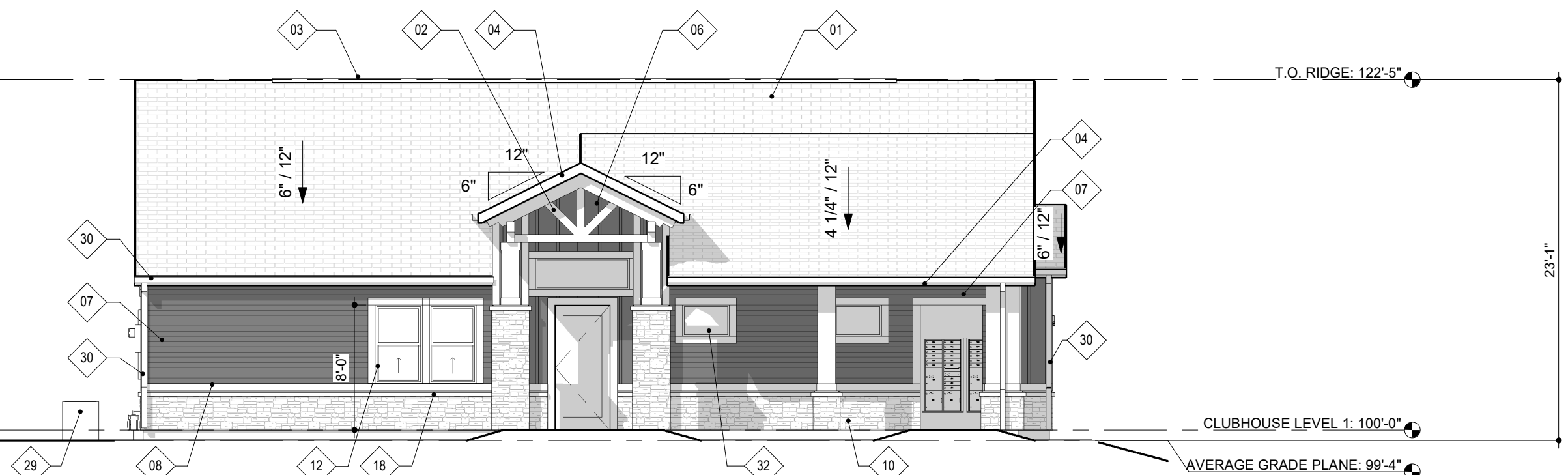
4 CLUBHOUSE - RIGHT ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE - LEFT ELEVATION
1/8" = 1'-0"



1 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"

KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT: MATCH ROOF COLOR
04	5/4" X 8" PAINTED FIBER CEMENT FASCIA
06	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 6" PAINTED FIBER CEMENT ACCENT TRIM
10	ADHERED STONE VENEER SYSTEM
12	VINYL SINGLE-HUNG WINDOW
13	FULL-LITE EXTERIOR DOOR
14	BUILDING MAINTENANCE DOOR
18	STONE SILL/CAP
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREFINISHED METAL GUTTER AND DOWNSPOUT
32	VINYL FIXED WINDOW

MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	ADHERED SYNTHETIC STONE VENEER
	ASPHALT ROOF SHINGLES

COLOR LEGEND	
CLUBHOUSE	
ACCENT TRIM/PANEL:	SW 6258 TRICORN BLACK
4" CEMENTITIOUS LAP SIDING:	SW 7068 GRIZZLE GRAY
BOARD & BATTEN:	SW 7015 REPOSE GRAY
MASONRY:	SUNSET STONE LEDGE STONE BEAVER CREEK
NOTE: ALL COLORS ARE SHERWIN WILLIAMS UNLESS OTHERWISE NOTED	

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MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES
KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT: MATCH ROOF COLOR
04	5/4" X 8" PAINTED FIBER CEMENT FASCIA
05	8" FIBER CEMENT LAP SIDING
06	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 6" PAINTED FIBER CEMENT ACCENT TRIM
10	ADHERED STONE VENEER SYSTEM
11	VINYL CASEMENT WINDOW
12	VINYL SINGLE-HUNG WINDOW
15	BUILDING TENANT SIGNAGE
16	BUILDING ADDRESS SIGNAGE
18	STONE SILLCAP
19	ADHERED STONE VENEER HEADER
25	ELECTRICAL MEYER
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREFINISHED METAL GUTTER AND DOWNSPOUT

KEPHART
community ■ planning ■ architecture
2555 WALNUT STREET
DENVER, COLORADO 80205
303.832.4474 fax: 303.832.4476
www.kephart.com



1 PERSPECTIVE

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
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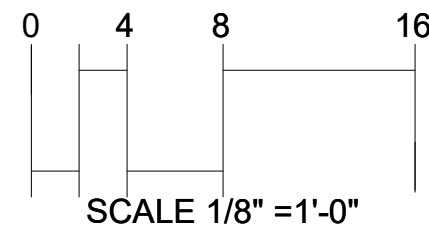
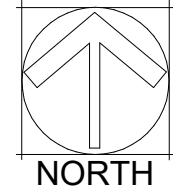


2 FRONT ELEVATION SDP SET
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
BUILDING A
ELEVATIONS



SAGEBRUSH APARTMENTS PUD PLAN
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NORTHWEST 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

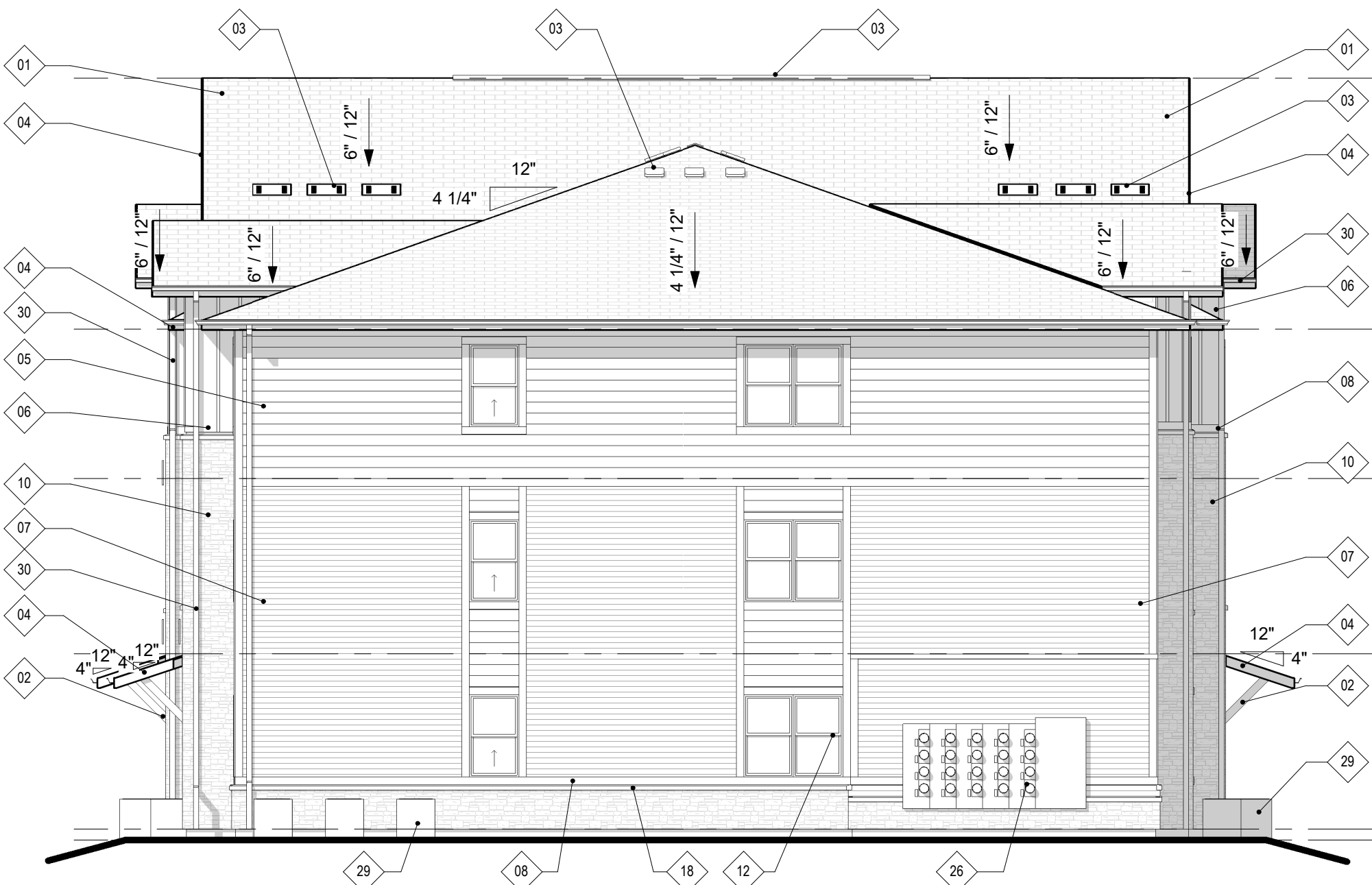
MATERIAL LEGEND	
	4" CEMENTITIOUS SIDING
	BOARD AND BATTEN
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

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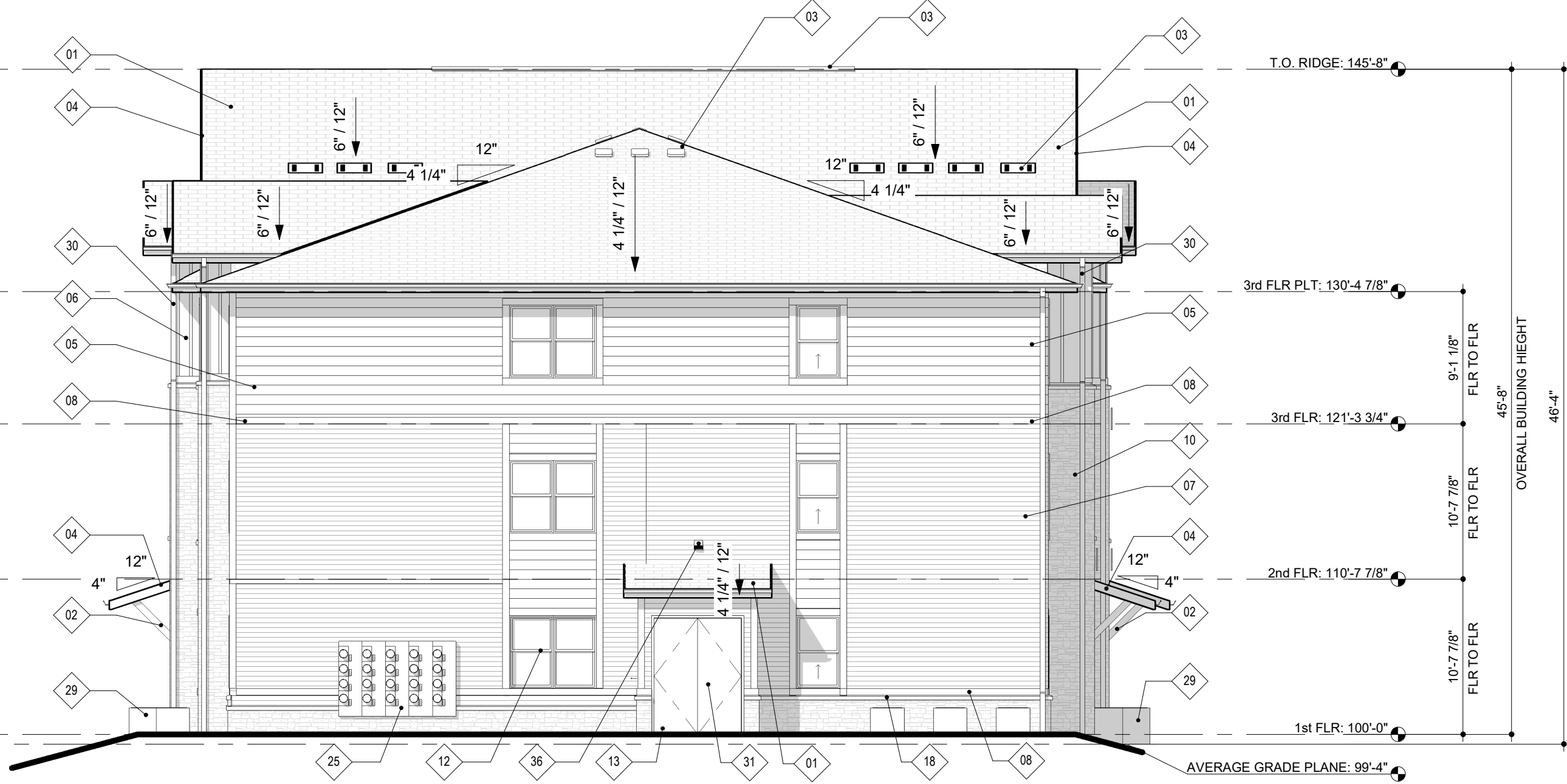
COLOR LEGEND

CLUBHOUSE	
ACCENT TRIM/PANEL:	SW 6258 TRICORN BLACK
4" CEMENTITIOUS LAP SIDING:	SW 7068 GRIZZLE GRAY
BOARD & BATTEN:	SW 7015 REPOSE GRAY
MASONRY:	SUNSET STONE LEDGE STONE BEAVER CREEK
NOTE: ALL COLORS ARE SHERWIN WILLIAMS UNLESS OTHERWISE NOTED	

KEYNOTES	
NO.	NOTE
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	DECORATIVE ROOF BRACKET
03	ROOF VENT, MATCH ROOF COLOR
04	5/4" X 8" PAINTED FIBER CEMENT FASCIA
05	8" FIBER CEMENT LAP SIDING
06	FIBER CEMENT BOARD & BATTEN PANEL SIDING
07	4" FIBER CEMENT LAP SIDING, SMOOTH FACED FINISH
08	5/4" X 8" PAINTED FIBER CEMENT ACCENT TRIM
10	ADHERED STONE VENEER SYSTEM
12	VINYL SINGLE-HUNG WINDOW
13	FULL-LITE EXTERIOR DOOR
18	STONE SILL/CAP
19	ADHERED STONE VENEER HEADER
25	ELECTRICAL METER
26	GAS METER
27	FIRE DEPARTMENT CONNECTION
29	GROUND-MOUNTED A/C CONDENSING UNIT
30	PREFINISHED METAL GUTTER AND DOWNSPOUT
31	RISER ROOM DOOR
36	EXTERIOR LIGHTING, RE: PHOTOMETRIC PLAN



1 RIGHT ELEVATION SDP SET
1/8" = 1'-0"



3 LEFT ELEVATION SDP SET
1/8" = 1'-0"



2 REAR ELEVATION SDP SET
1/8" = 1'-0"

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

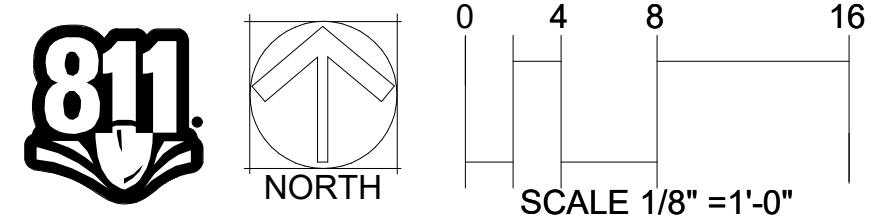
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
BUILDING A
ELEVATIONS

A3



SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

KEYNOTES	
NO.	NOTE
10	ADHERED STONE VENEER SYSTEM
18	STONE SILL/CAP
33	METAL TRASH ENCLOSURE GATE
34	CMU BLOCK WALL

MATERIAL LEGEND	
	ADHEARED SYNTHETIC STONE VENEER

COLOR LEGEND	
TRASH ENCLOSURE	
MASONRY:	SUNSET STONE LEDGE STONE BEAVER CREEK

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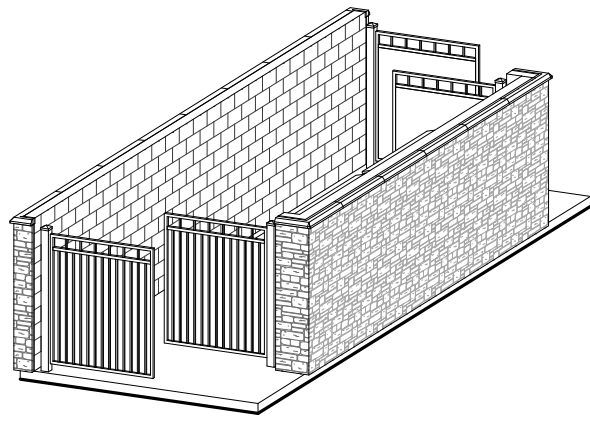
OWNER:
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ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

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CONSTRUCTION

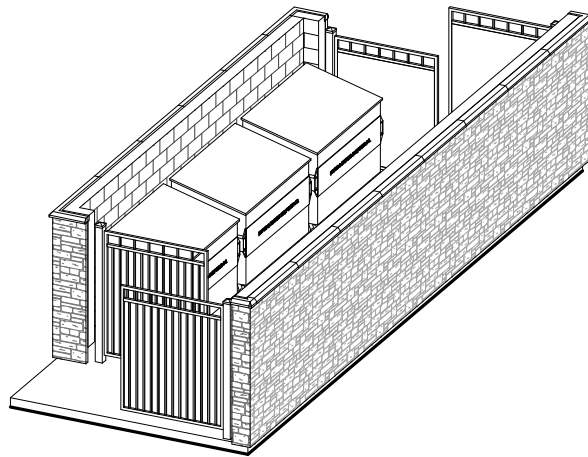
DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
TRASH
ENCLOSURE

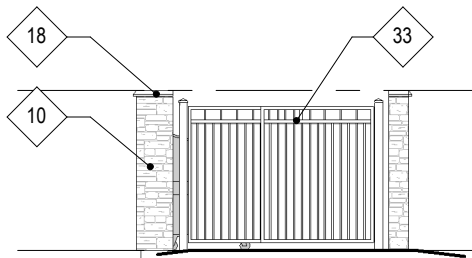
A4



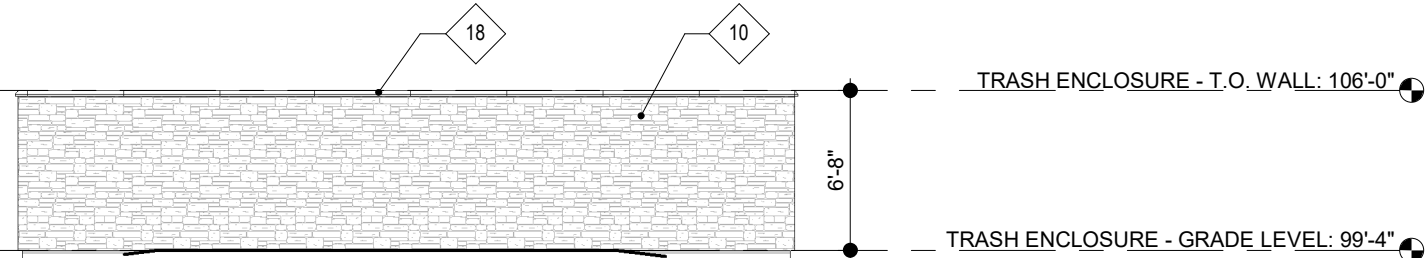
6 TRASH ENCLOSURE 3D VIEW 2



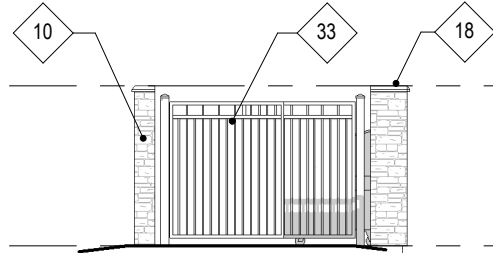
5 TRASH ENCLOSURE 3D VIEW 1



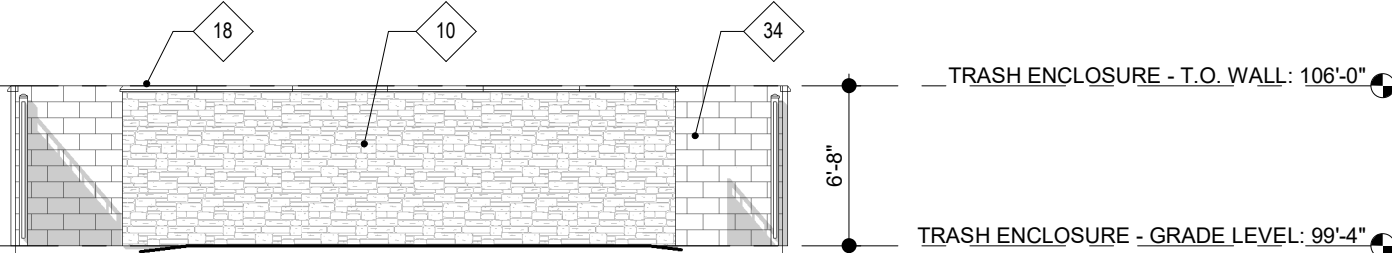
4 TRASH ENCLOSURE - RIGHT ELEVATION
1/8" = 1'-0"



2 TRASH ENCLOSURE - REAR ELEVATION
1/8" = 1'-0"



3 TRASH ELEVATION - LEFT ELEVATION
1/8" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION
1/8" = 1'-0"

SCALE 1/8" = 1'-0"

SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
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AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE:
PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

SHEET TITLE:
MATERIAL BOARD

A5



CEMENTITIOUS BOARD AND BATTEN
(CLUBHOUSE) - SW 7068 GRIZZLE GRAY



CEMENTITIOUS SIDING
(CLUBHOUSE) - SW 7015 REPOSE GRAY



CEMENTITIOUS TRIM & ACCENTS
(CLUBHOUSE) - SW 6258 TRICORN BLACK



COMPOSITE SHINGLE -
TAMKO - HERITAGE SERIES SLATESTONE GREY



MANUFACTURED STONE VENEER -
SUNSET STONE - BEAVER CREEK LEDGE



CEMENTITIOUS SIDING
(APTS) - SW 7068 GRIZZLE GRAY



CEMENTITIOUS SIDING
(APTS) - SW 7662 EVENING SHADOW



CEMENTITIOUS SIDING
(APTS) - SW 7624 SLATE TILE

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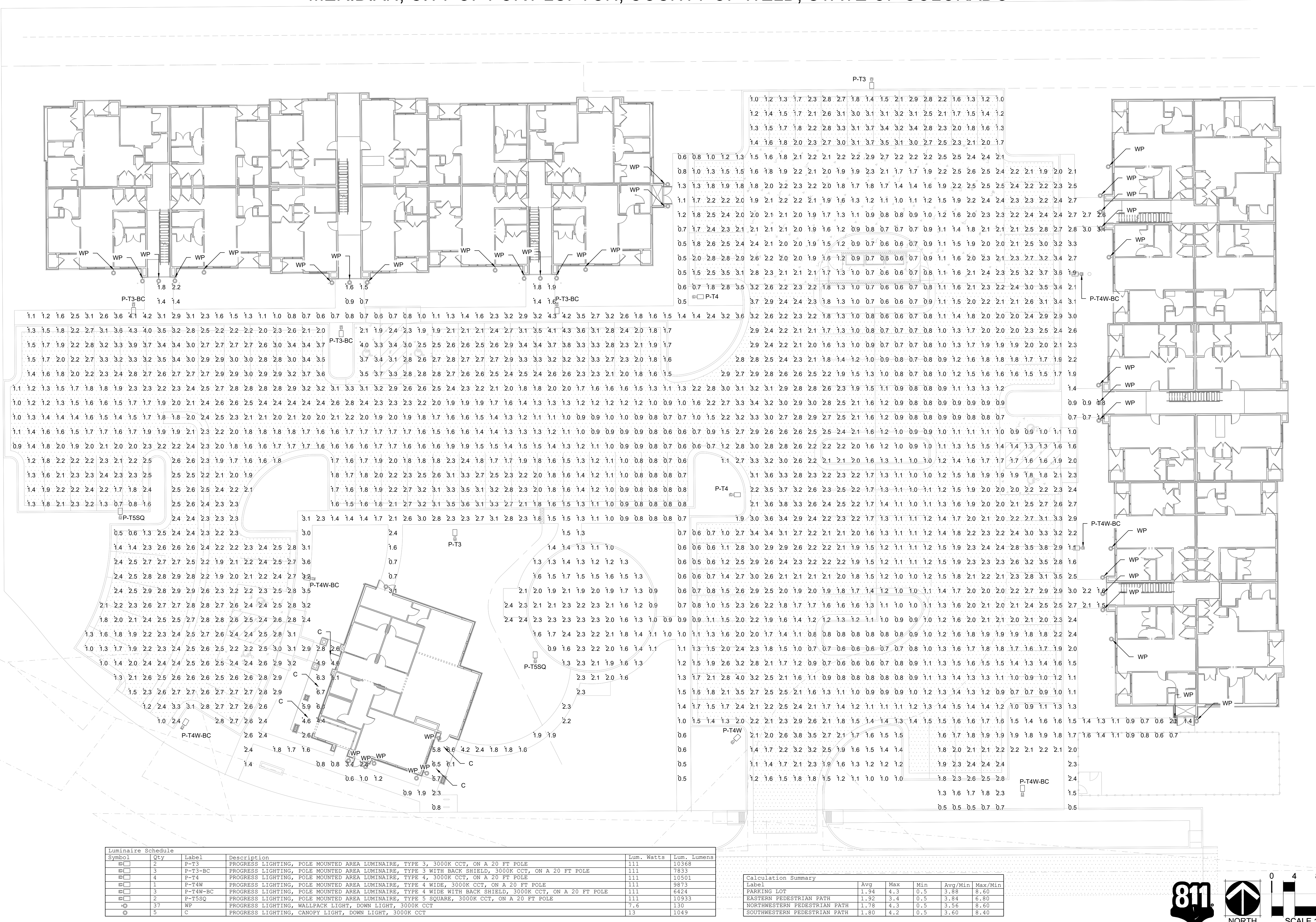
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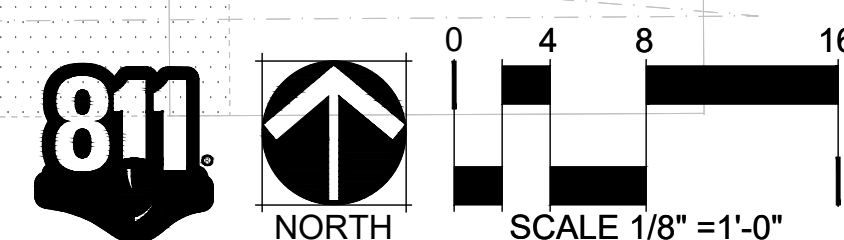
SHEET TITLE:
PHOTOMETRIC
PLAN

P-1



Luminaire Schedule					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
☐	2	P-T3	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 3, 3000K CCT, ON A 20 FT POLE	111	10368
☐	3	P-T3-BC	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 3 WITH BACK SHIELD, 3000K CCT, ON A 20 FT POLE	111	7833
☐	3	P-T4	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 4, 3000K CCT, ON A 20 FT POLE	111	10368
☐	1	P-T4W	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 4 WIDE, 3000K CCT, ON A 20 FT POLE	111	9873
☐	3	P-T4W-BC	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 4 WIDE WITH BACK SHIELD, 3000K CCT, ON A 20 FT POLE	111	6424
☐	2	P-T5SQ	PROGRESS LIGHTING, POLE MOUNTED AREA LUMINAIRE, TYPE 5 SQUARE, 3000K CCT, ON A 20 FT POLE	111	10939
☐	37	WP	PROGRESS LIGHTING, WALLPACK LIGHT, DOWN LIGHT, 3000K CCT	13	10368
⊙	5	C	PROGRESS LIGHTING, CANOPY LIGHT, DOWN LIGHT, 3000K CCT	13	10939

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	1.94	4.3	0.5	3.88	8.60
EASTERN PEDESTRIAN PATH	1.92	3.4	0.5	3.84	6.80
NORTHWESTERN PEDESTRIAN PATH	1.78	4.3	0.5	3.56	8.60
SOUTHWESTERN PEDESTRIAN PATH	1.80	4.2	0.5	3.60	8.40



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BEACON
SLIDE Series
ARCHITECTURAL AREA LUMINAIRE

PERFORMANCE DATA

C of LEDs	Nominal Watts	System Watts	Dist. Type	3K (3000K NOMINAL) TO CR				4K (4000K NOMINAL) TO CR				5K (5000K NOMINAL) TO CR					
				Lumens	LPW ¹	B	U	Lumens	LPW ¹	B	U	Lumens	LPW ¹	B	U		
24	350mA	27W	2	275	98	1	0	1	2758	101	1	0	1	2475	93	1	0
			3	273	98	1	0	1	2797	101	1	0	1	2573	93	1	0
			4	2748	99	0	1	1	2853	102	0	1	1	2606	94	0	1
			4W	2584	93	1	0	1	2654	96	1	0	1	2403	88	1	0
			5GM	2861	103	2	0	0	2950	106	2	0	0	274	98	2	0
			5R	2833	102	2	0	2	2920	105	2	0	2	2687	97	2	0
			5W	2823	103	2	0	2	291	105	2	0	1	2678	97	2	0
			2	5031	91	1	0	1	5187	94	1	0	1	4772	87	1	0
			3	5028	91	1	0	2	5184	94	1	0	2	4769	87	1	0
			4	5093	93	1	0	2	5250	95	1	0	2	4831	88	1	0
24	700mA	55W	4W	4788	87	1	0	2	4938	90	1	0	2	4542	83	1	0
			5GM	5302	96	2	0	1	5466	99	3	0	1	5029	95	2	0
			5R	5250	95	3	0	3	5413	98	3	0	3	4980	91	3	0
			5W	5232	95	3	0	1	5394	98	3	0	1	4963	90	3	0
			4W	7547	91	1	0	2	7780	94	1	0	2	758	86	1	0
			3	7543	91	1	0	2	7776	94	1	0	2	754	86	1	0
			4	7640	92	1	0	2	7876	95	1	0	2	7246	87	1	0
			4W	7783	87	1	0	2	7406	89	1	0	2	6872	82	1	0
			5GM	7954	96	3	0	1	8200	99	3	0	1	7644	94	3	0
			5R	7836	95	3	0	3	8181	98	3	0	3	7470	90	3	0
36	700mA	80W	5W	7849	95	3	0	2	8092	97	3	0	2	7444	90	3	0
			2	10062	91	2	0	2	10373	94	2	0	2	9543	86	2	0
			3	10057	91	2	0	2	10368	94	2	0	2	9539	86	2	0
			4	10186	92	1	0	2	10501	95	1	0	2	9661	87	1	0
			4W	9577	86	1	0	2	9873	89	2	0	2	9383	82	1	0
			5GM	10605	96	3	0	2	10933	99	3	0	2	10058	91	3	0
			5R	10521	95	3	0	3	10826	98	3	0	3	9960	90	3	0
5W	10445	94	3	0	2	10709	97	4	0	2	9800	90	4	0			

1. Lumens values are based on photometric test performed in accordance with IESNA LM-79-08. Data is converted to a foot-candle (FC) value. Actual performance may differ as a result of conditions and application.

DIMENSIONS

USE OF TRADEMARKS AND TRADE NAMES

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Page 32 of 33
BLR-SPEC

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HUBBELL
Lighting

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

NOT FOR
CONSTRUCTION

SHEET TITLE:
PHOTOMETRIC
CUT SHEETS

Page 399 of 441

Project: _____
Fixture Type: _____
Location: _____
Contact: _____

Small Wall Lantern

Wall mounted • Wet location listed **PROGRESS LED**

Description:
LED wall lantern with etched white lens glass. Includes dark sky shield for full cut-off illumination or removal for a traditional lighting effect. 12W, 40' replaceable LED module, 421 lumens (mounted), 3000K color temperature and 90+ CRI.

Specifications:

- Black (11) (powder coat paint)
- Aluminum Construction
- Etched White Lens glass cylindrical diffuser
- LED Module is replaceable (part # 33024-000)
- Etched white lens glass
- Includes removable dark sky shield for full cut-off illumination.
- Powder coated finish.
- 421 lumens @ 3 lumens/watt per module (mounted)
- 3000K color temperature, 90+ CRI
- Overmount to 100' brightness (See Dimming Notes)
- Black plate covers a standard 4" ceiling/recessed outlet box
- Mounting strap for outlet box included
- 6' of wire supplied
- ENERGY STAR qualified
- Meets California Title 24 high efficiency requirements for outdoor use only

Performance:

Number of Modules	1
Input Power	9w
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	623/69.2 (LM-82)
Lumens/LPW (Delivered)	130/17.1 (LM-79)
CCR	3000 K
CRI	90 CRI
LPR (hours)	60,000 (L70/TM-21)
FCC	Meets FCC Title 47, Part 15 Class B
Min. Oper Temp	30 °C
Max. Operating Temp	30 °C
Warranty	5 year warranty
Labels	cULus Wet location listed
	ENERGY STAR qualified
	Meets California Title 24 high efficiency requirements for outdoor use only

Images:

Dimensions:

Width: 7"
Depth: 8 3/8"
Height: 10 1/8"
H/CTR: 3 1/8"
Glass
Weight: 4.5 lb
Height: 5 7/8"

For more information visit our website: www.progresslighting.com

Progress Lighting • 725 Millennium Boulevard • Greenville, SC 29607

Project: _____
Fixture Type: _____
Location: _____
Contact: _____

Small Wall Lantern

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Glass
Weight: 4.5 lb
Height: 5 7/8"

For more information visit our website: www.progresslighting.com

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prescolite

LBSE-RD

EDGE-LIT ROUND FRED CCT DIRECT J-BOX MOUNT DOWNLIGHT

FEATURES

- 4", 6" and 8" aperture, delivering 750-1750 lumens
- Low surface profile of 1/4"
- Quick snap installation with no housing required
- Installed directly to most 3-1/2" and 4" J-boxes
- Fitted CCT 0000K or 3500K, 80+ CRI options
- Universal 120-277V, ideal for commercial applications
- All models conform with 5.0VW/m² ENEC dimming

Intertek

SPECIFICATIONS

CONSTRUCTION

- Durable cast metal low profile trim to 1/4" surface profile
- Suitable for replacement or remodel, IC or Non-IC applications
- Eliminates the need for a recessed housing, ideal for areas with limited plenum space
- Optional non-conductive Decorative Clear Trim accessible available in White, Silver, and Brushed Oil Rubbed Bronze

OPTICS

- Utilizes the latest Edge-Lit LED technology
- Integral optical polycarbonate lenses provides uniform light distribution
- Light distribution is free of distracting bright spots
- Visually comfortable with low glare

ELECTRICAL

- Edge-Lit LED array with 3 SMD chip construction
- Long LED life: Meets 80% of 50,000 hours at 54,000 hours (TM-21)
- Available in Fitted CCT in 0000K or 3500K, 80+ CRI
- High efficiency Fitted CCT with universal 120-277V, 50/60Hz

ELECTRICAL (CONTINUED)

- All models deliver flicker-free dimming with 120-277V 0-5V Dim or 0V to 10V for 0-10V dimming or ELV power cut to 5%
- See Additional information section for a list of recommended dimmers
- ENEC Meets Class A (24dB) noise rating, FCC CFR 47 Part 15 Class B, 5.0 V/A Power Factor >0.92 TM-21

INSTALLATION

- Installed directly to most common 3-1/2" or 4" octagonal and round junction boxes with a minimum 1-1/2" depth (including the round only)
- Metal plate mounts to the J-box and accepts snap-in wiring clips for a secure fit.

DATE:

LOCATION:

TYPE:

PROJECT:

CATALOG #:

LITE^{FOX}
edge-lit

- 6" Edge-Lit Entry
- 8" Edge-Lit Entry
- 8" Edge-Lit Entry

SERVICE PROGRAMS

STOCK

CERTIFICATIONS

- cETLus Listed to UL1598
- Can be used in direct contact with insulation or IC rated
- Suitable for wet locations, covered ceiling
- Suitable for use in climates where not installed in accordance to N.E.C. 408
- ENERGY STAR® certified

WARRANTY

- 5 year warranty
- See [5 Year Limited Warranty](#) for additional information

KEY DATA	
Lumen Range	750-1875
Wattage Range	14-20.25
Efficiency Range (LPW)	75-99
Reported Life (Hours)	180,150 (220V)
Input Current (mA)	87/67 (220V)

Page 2 of 2 | Prescolite is a division of Hubbell Lighting, Inc. Specifications subject to change without notice.
 700 Metcalfe Street, Suite 200 | Toronto, ON M6E 6B9 | Canada | www.prescolite.com

Hubbell
Lighting

 **prescille**

DATE _____ TYPE _____ PROJECT _____
CATALOG # _____

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

ORDERING GUIDE

CATALOG # _____ Example: LBSE-4RD-15KX-3

HOUSING

LBSE	Surfmount/Recessed Configuration	Surround/Hoop Function	CCT Color	Tin Color
LBSE	Edge-Lit Surface, Fixed CCT 500-1270w with 5V/0V Hot/Cold wiring	4RD 4" Round, Direct J-Box Mount, 750 Lumens 8RD 8" Round, Direct J-Box Mount, 150 Lumens 8SD 8" Round, Direct J-Box Mount, 750 Lumens	300K 3000k, 80-CRI 500K 5000k, 80-CRI	NN White

Accessories

- ☐ LBSE-4RD-10M1 Trim Assembly, 4" Round, White
- ☐ LBSE-4RD-5TL Trim Assembly, 4" Round, Black
- ☐ LBSE-4RD-10BZ2 Trim Assembly, 4" Round, Brushed Oil Rubbed Bronze
- ☐ LBSE-4RD-5SLR Trim Assembly, 4" Round, Silver
- ☐ LBSE-8RD-10M1 Trim Assembly, 8" Round, White
- ☐ LBSE-8RD-5TL Trim Assembly, 8" Round, Black
- ☐ LBSE-8RD-10BZ2 Trim Assembly, 8" Round, Brushed Oil Rubbed Bronze
- ☐ LBSE-8RD-5SLR Trim Assembly, 8" Round, Silver
- ☐ LBSE-8SD-10M1 Trim Assembly, 8" Round, White
- ☐ LBSE-8RD-5TL Trim Assembly, 8" Round, Black
- ☐ LBSE-8RD-10BZ2 Trim Assembly, 8" Round, Brushed Oil Rubbed Bronze
- ☐ LBSE-8RD-5SLR Trim Assembly, 8" Round, Silver
- ☐ LBSES-C-12 Extension Cable, LBSES/BES, 12'
- ☐ LBSES-C-24 Extension Cable, LBSES/BES, 24'

PAGE 2 OF 2 04/05/2021
LBSE-RD

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Lighting

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DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

PERFORMANCE DATA TABLE

Nominal Aperture	Nominal Lumens	Cat #	CCT	CRI	Delivered Lumens	Watts	LPW
4"	750	LBSE-4RD-3000-9H	3000K	80	783	10.4	75
		LBSE-4RD-3000-9H	3000K	80	846	10.4	81
6"	1600	LBSE-6RD-3000-9H	3000K	80	1664	12.9	89
		LBSE-6RD-3000-9H	3000K	80	1737	12.9	96
8"	1950	LBSE-8RD-3000-9H	3000K	80	1905	20.0	95
		LBSE-8RD-3000-9H	3000K	80	1979	20.0	99

DIMENSIONS

Dimensional Data	
Aperture Cat Log#	"X"
4" (4RD)	ø4.00 (101mm)
6" (6RD)	ø6.00 (152.4mm)
8" (8RD)	ø8.00 (203.2mm)

Prescolite Inc. 08/08/21
LBSE-RD

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HUBBELL
Lighting

Technical Memorandum

Sagebrush Apartments

To: City of Fort Lupton

From: Amy Moran/Jim Godwin

Date: September 17, 2021

Re: TIS Memorandum for Sagebrush Apartments

This memo documents the preliminary review of the potential development of eighty (80) residential units in the Sagebrush Apartments in Fort Lupton, Colorado. The proposed apartments are a portion of the planned development in Vincent Village. A previous study, the Fort Lupton Commercial Site Traffic Impact Study (TIS), was conducted by Wilson & Company in December 2018. This 2018 TIS documented the impacts and necessary improvements to the surrounding roadway system that would be required to support the full Vincent Village development. The site plan and associated uses contained in the 2018 TIS are depicted in Figure 1.

At the time of conduct of the 2018 TIS, Vincent Village was envisioned as being developed completely with retail uses. The current proposal would replace approximately 22,130 square feet of retail development previously assumed to be constructed in Lots 8 and 9 to residential use. This change in land use, replacing retail with the Sagebrush Apartments, would ultimately result in a change in the overall level of trip activity associated with buildout of Vincent Village. Table 1 provides a comparison of the estimate of trips previously associated with retail development in Lots 8 & 9 and the new trip activity associated with development of residential units on Lots 8 & 9.

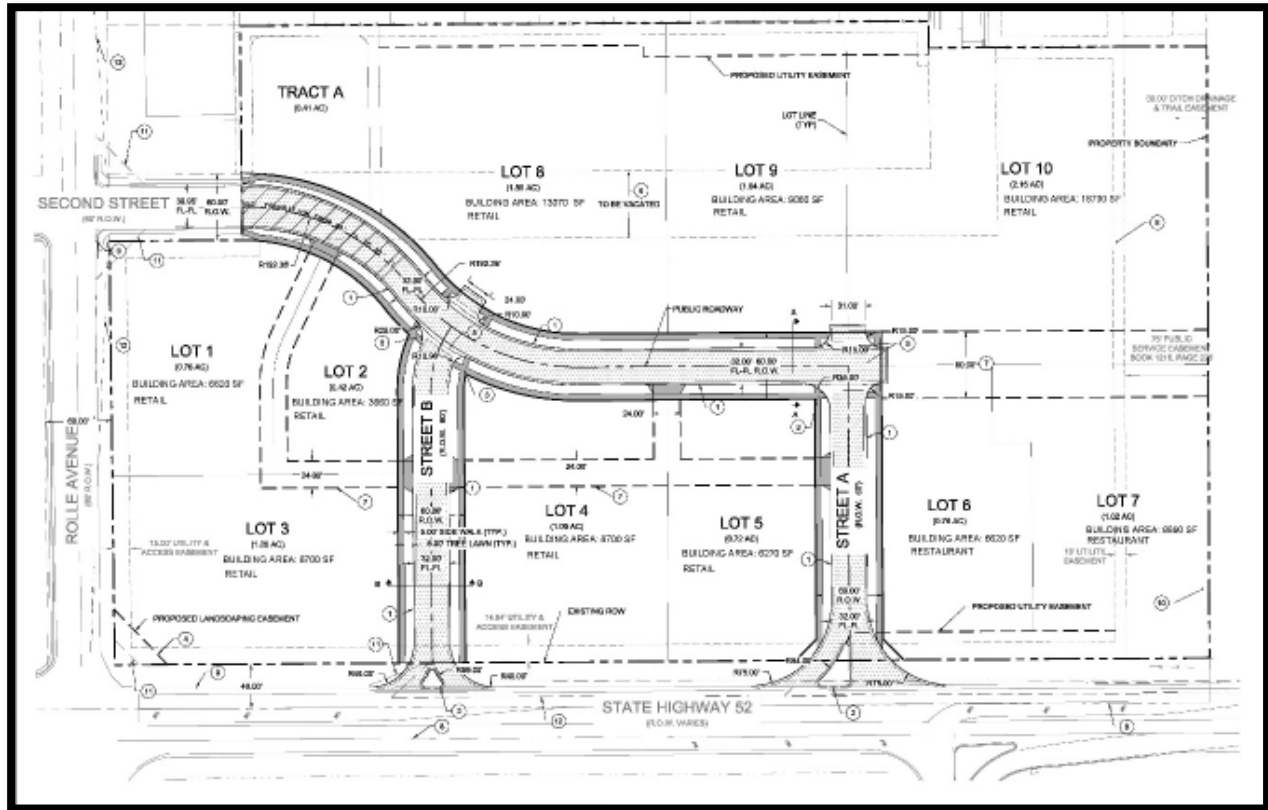
Table 1 – Trip Generation Comparison of Retail versus Residential

Land Use	Size	AM			PM		
		Total	Enter	Exit	Total	Enter	Exit
Specialty Retail	22,130 SF	0	0	0	60	26	34
Residential	80 units	37	9	28	45	28	17
Difference		+37	+9	+28	-15	+2	-17

Table one indicates that the proposed construction of residential units in lieu of specialty retail results in a negligible increase in trips during the AM peak (37 total, 28 exiting) and an actual decrease in trips during the PM peak period.

Figure 2 illustrates the summary of intersection performance contained in the 2018 TIS. As evident in the figure, each of the study area intersections was forecast to operate at level of service C or better during the AM peak with the previously assumed level of development in the 2018 TIS. A net increase of 37 total trips associated with the change to residential development is not anticipated to result in an increase in delay that would cause any intersection to decrease to an overall unacceptable level of service. Since PM peak development traffic will negligibly decrease, no change in level of service is expected. Therefore, findings and recommendations contained in the 2018 TIS remain relevant, and no additional analysis should be required.

Figure 1 – Site Plan from 2018 TIS



Source: Fort Lupton Commercial Site Traffic Impact Study, Wilson & Company, 2018

Figure 2 – Level of Service from 2018 TIS

Intersection Level of Service (LOS) Summary Table - AM (PM)									
Intersection		2019 Total Traffic				2039 Total Traffic			
		NB	SB	EB	WB	NB	SB	EB	WB
2nd Street & Rollie Avenue	Delay	0.3 (0.3)	0.2 (0.5)	10.4 (10.1)	11.3 (14.1)	0.3 (0.3)	0.1 (0.3)	15.2 (16.1)	18.9 (45.6)
	LOS	A (A)	A (A)	B (B)	B (B)	A (A)	A (A)	C (C)	C (E)
	Delay	1.4 (2.8)				1.1 (4.3)			
	LOS	A (A)				A (A)			
1st Street/Hwy 52 & Rollie Avenue	Delay	10.5 (12.7)	9.2 (17.2)	25.1 (43.2)	28.8 (71.4)	20.6 (126.4)	19.1 (76.8)	24.5 (53.8)	23.2 (52.3)
	LOS	B (B)	A (B)	C (D)	C (E)	C (F)	B (E)	C (D)	C (D)
	Delay	22.1 (42.5)				22.8 (70.2)			
	LOS	C (D)				C (E)			
1st Street/Hwy 52 & Existing South Driveway	Delay	10.6 (11.7)	-- (--)	0 (0)	0.4 (0.3)	11.9 (13)	-- (--)	0 (0)	0.6 (0.5)
	LOS	B (B)	-- (--)	A (A)	A (A)	B (B)	-- (--)	A (A)	A (A)
	Delay	0.4 (0.3)				0.5 (0.4)			
	LOS	A (A)				A (A)			
1st Street/Hwy 52 & Driveway 1 (Future)	Delay	-- (--)	0 (12.2)	0 (0)	0 (0)	-- (--)	0 (22.4)	0 (0)	0 (0)
	LOS	-- (--)	A (B)	A (A)	A (A)	-- (--)	A (C)	A (A)	A (A)
	Delay	0 (0.4)				0 (0.3)			
	LOS	A (A)				A (A)			
1st Street/Hwy 52 & Driveway 2 (Future)	Delay	-- (--)	10.7 (12.1)	1 (1.5)	0 (0)	-- (--)	11.7 (13.8)	0.6 (1)	0 (0)
	LOS	-- (--)	B (B)	A (A)	A (A)	-- (--)	B (B)	A (A)	A (A)
	Delay	1.2 (1.6)				0.7 (1)			
	LOS	A (A)				A (A)			

Source: Fort Lupton Commercial Site Traffic Impact Study, Wilson & Company, 2018

Technical Memorandum

Sagebrush Apartments

To: City of Fort Lupton Public Works Department
From: Edgar Robles, EIT (Reviewed by Kyle Godwin, PE)
CC: Ryan Zent, Adam Kantor
Date: September 17, 2021
Re: Drainage Analysis for Sagebrush Apartments

Introduction

This technical memorandum is intended to support the Vincent Village – Phase III Drainage Report for the proposed Sagebrush Apartments that is situated in Lot 8 of the Vincent Village in the City of Fort Lupton, County of Weld. The proposed site consists of 2 multi-family residential buildings in addition to a playground and a community club house on a 2.89 acre site.

This memorandum will analyze the existing and proposed imperviousness to determine the effects of the proposed project.

Vincent Village – Phase III Drainage Report

The existing Vincent Village development project is located northeast of the intersection between State Highway 52 (1st Street) and Rollie Ave, in Fort Lupton Colorado. Vincent Village consists of 12.35 acres and is subdivided into 8 lots which are currently being supported by a detention pond aimed to collect, store, and regulate storm runoff. All onsite basins discharge into the existing pond, which is located at the northwest corner of the Vincent Village development, otherwise known as Tract A. Basin E was assumed to represent Lot 8. The summary of basins for the Vincent Village project are as follows;

Table 1. Summary of Existing On-Site Basins for Vincent Village

Basin ID	Area (ac)	Imperviousness (%)
A	1.95	80
B	0.40	80
C	3.49	80
D	1.62	80
E	2.56	80
F	0.45	80
G	0.10	80
H	0.57	61

Sagebrush Apartments

To better understand the overall drainage from the proposed Sagebrush Apartments to the Vincent Village project, the overall site was treated as a single basin. Using Fort Lupton's Storm Drainage Design and Technical Criteria the proposed site was analyzed using Table 602 to determine the imperviousness coefficient of the proposed site;

Table 1: Percent Impervious

Land Use	Percent Impervious
Playgrounds	13
Drives & Walks	96
Roof	90
Lawn	7
Gravel	40
Paved Street	100

After evaluating the site, the overall imperviousness was determined to be 65%, which is less than the 80% impervious as originally anticipated from the Vincent Village – Phase III Drainage Report.

It is intended that the detention basin will treat all on site basins from the Vincent Village project. Although Lot 8 lies between Tract A (detention pond) and Lot 9, a 24" x 38" RCEP is being proposed with the Sagebrush Apartments to carry all flows from Lot 9 into the detention pond having no adverse effects on Lot 8.

Conclusions

This technical memorandum has been prepared in accordance with the City of Fort Lupton's Storm Drainage Design and Technical Criteria to support the Vincent Village – Phase III Drainage Report for the Vincent Village project. Based on the final drainage report, Basin E was assumed to have an 80% impervious, meanwhile Sagebrush Apartments has an overall 65% imperviousness. Since the proposed development is less than was originally anticipated, Sagebrush Apartments complies with the Vincent Village – Phase III Drainage report dated July 2019. The proposed development has no adverse drainage impact to the project site.

Attachments:

- Vincent Village Phase III Drainage Report – Drainage Map
- Vincent Village Phase III Drainage Report – Impervious Calculations
- Sagebrush Apartments – Drainage Map

Additional Resources:

- Vincent Village Phase III Drainage Report, dated July 3rd, 2019, prepared by Wilson & Co.
- City of Fort Lupton – Storm Drainage Design and Technical Criteria



Know what's below.
Call before you dig.

LEGAL DESCRIPTION

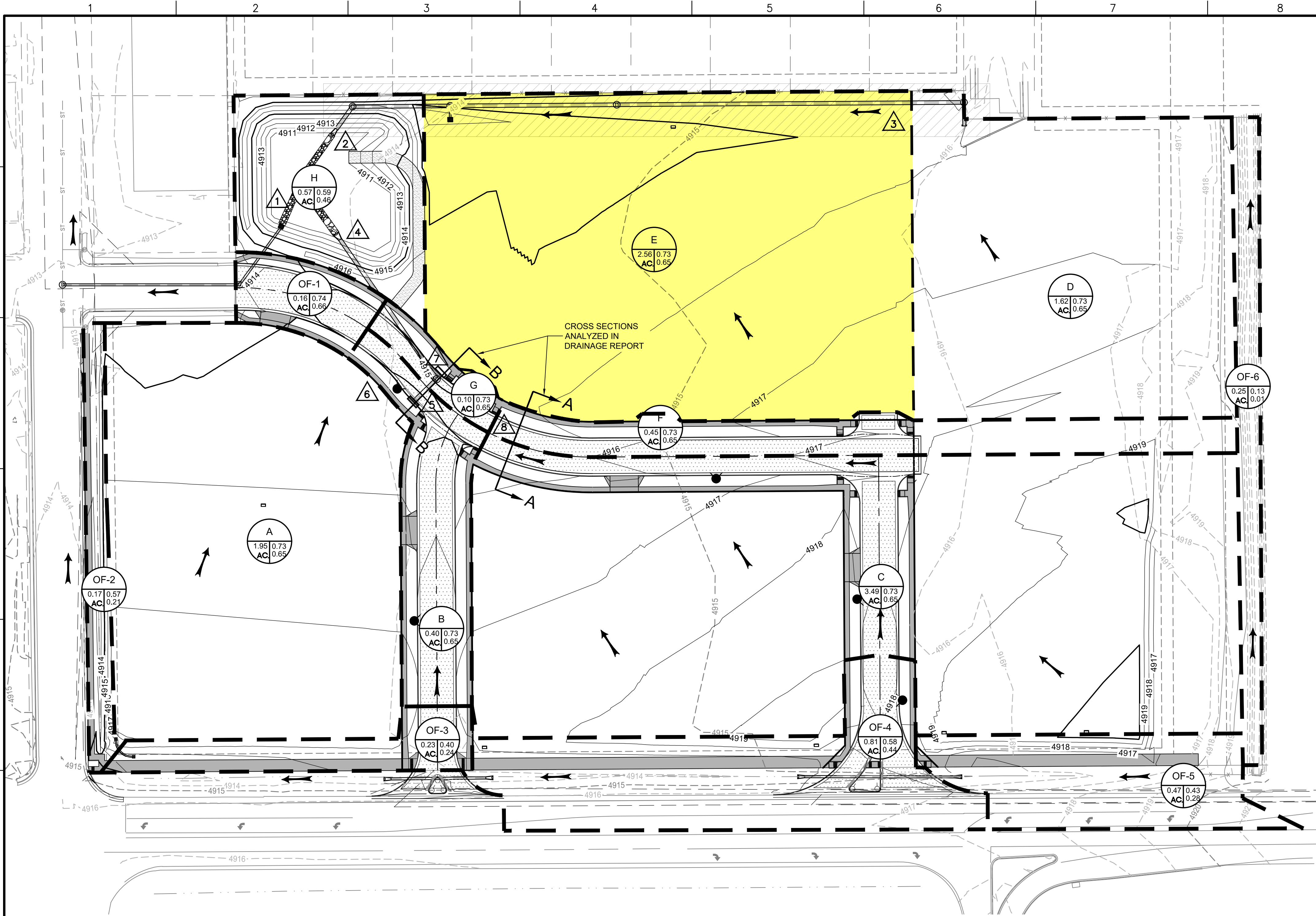
LOTS 1, 2, 3, 4 & OUTLOT A, VINCENT'S EAST ADDITION THIRD FILING,
COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'1 0" EAST ALONG THE
EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6
REBAR WITH 3 1/4" ALUMINUM CAP "LS 14823" IN RANGE BOX PER MONUMENT RECORD
AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4"
ALUMINUM CAP "LS 13155" IN RANGE BOX (PER MONUMENT RECORD) AT THE CENTER
QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL
BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BENCHMARK

GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RESET, WITH A PUBLISHED
ELEVATION OF 4893.9 FEET (NAVD88), BEING A FOUND STANDARD NGS BM DISK
STAMPED U 260 RESET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX
LOCATED ON COUNTY ROAD 16. SEE NGS SHEET FOR MORE INFORMATION. AN
ONSITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE
R.O.W., BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF
4916.30 FEET.



LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- BASIN BOUNDARY
- CURB AND GUTTER
- SPILL CURB
- PROPERTY BOUNDARY
- EXISTING SWALE
- EXISTING FENCE
- EXISTING STORM SEWER
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- ROAD FLOWLINE TRANSITION
- DIRECTION OF DRAINAGE

- EXISTING STORM INLET
- PROPOSED STORM SEWER W/ MANHOLE
- PIPE RUN I.D.
- SURFACE FLOW DESIGN POINT
- BASIN IDENTIFIER
- AREA IN ACRES
- SUB-BASIN ID
- 100 YR C COEFF.
- 5 YR C COEFF.

BASIN SUMMARY TABLE

Basin Designation	Area (ac)	Q2 (cfs)	Q5 (cfs)	Q100 (cfs)
A	1.95	3.57	5.21	11.29
B	0.40	0.68	1.00	2.16
C	3.49	5.28	7.72	16.71
D	1.62	2.97	4.35	9.41
E	2.56	4.69	6.85	14.84
F	0.45	0.72	1.05	2.28
G	0.10	0.20	0.30	0.65
H	0.57	0.74	1.09	2.65
OF-1	0.16	0.32	0.46	0.99
OF-2	0.08	0.00	0.00	0.09
OF-3	0.23	0.17	0.25	0.80
OF-4	0.81	1.18	1.74	4.29
OF-5	0.47	0.42	0.63	1.86
OF-6	0.25	0.00	0.00	0.13

PEAK FLOW SUMMARY TABLE

Design Point	Contributing Basin(s) (ac)	Contributing Area (ac)	Q2 (cfs)	Q5 (cfs)	Q100 (cfs)
1	A-H	11.13	18.85	27.57	60.00
2	D, E	4.18	7.66	11.20	24.25
3	D	1.62	2.97	4.35	9.41
4	A-C, F, G	6.38	10.45	15.28	33.09
5	A, B, C	5.84	9.53	13.93	30.16
6	A	1.95	3.57	5.21	11.29
7	F, G	0.54	0.92	1.35	2.93
8	C, F	3.93	6.00	8.77	18.99

CIVIL ENGINEER:
WILSON & COMPANY
1675 BROADWAY, SUITE 200
DENVER, COLORADO 80202
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

PROPERTY OWNERS:
VINCENT VILLAGE, LLC (BOB LEINO)
5300 DTC PKWY STE 100
GREENWOOD VILLAGE, CO
PHONE: 720-339-8841

PROJECT NAME:
VINCENT VILLAGE, LLC
FORT LUPTON, COLORADO

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 18-600-421-00
DESIGNED BY: EMR
DRAWN BY: EMR/TGW
CHECKED BY: JMG/KMG
DATE: JULY 3, 2019

SHEET TITLE:
DRAINAGE MAP

SHEET NO:
C3.07

Project: Vincent Village
 Location: Fort Lupton, CO
 Designer: RAK
 Date: 11/16/2018
 Latest Revision: 6/14/2019

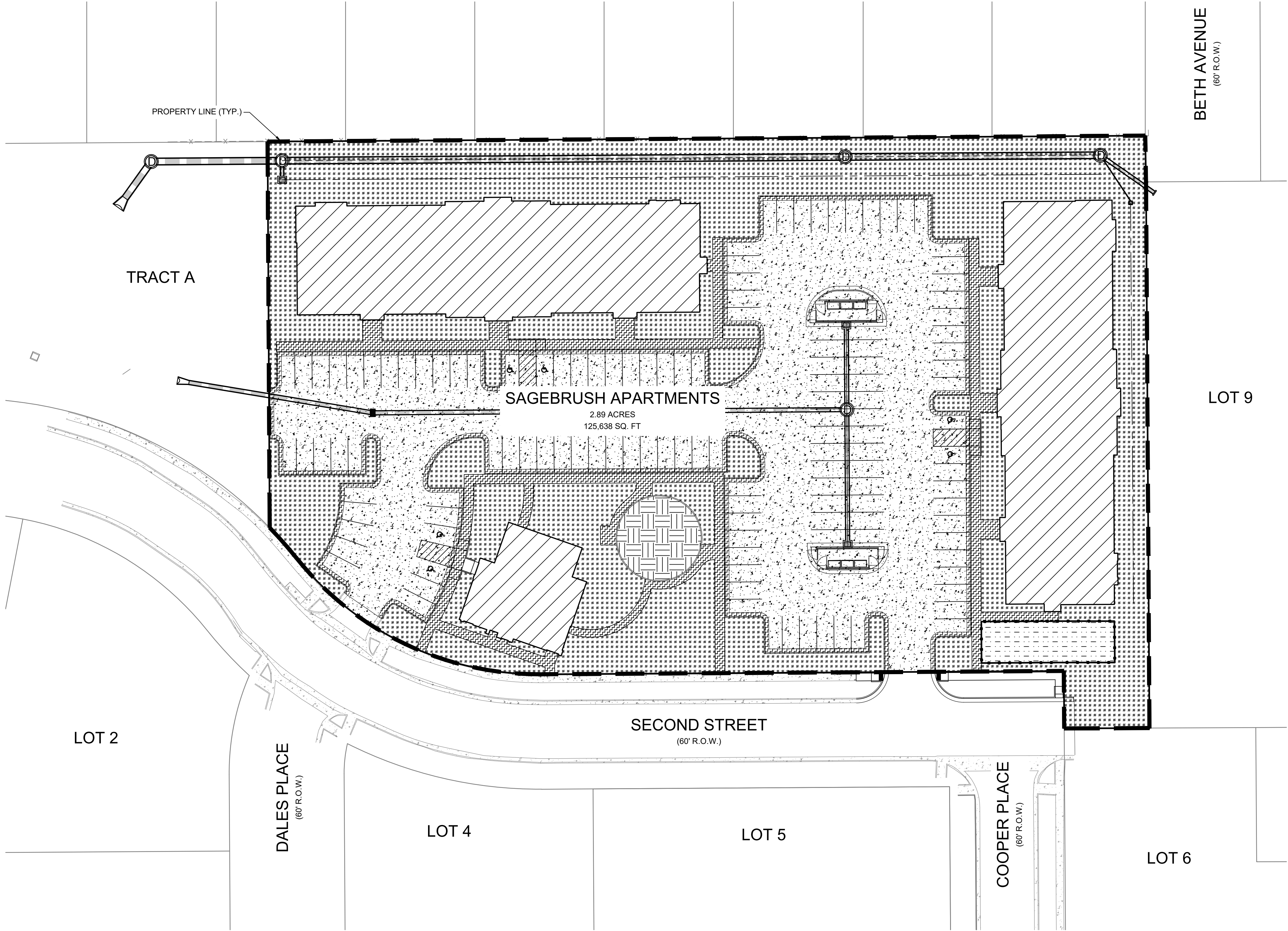
¹From Table 6-3 in UDFCD Volume 1

²From Table 6-4 in UDFCD Volume 1

IMPERVIOUSNESS AND RUNOFF COEFFICIENT CALCULATIONS

Basin Designation	NRCS Hydrologic Soil Group	Total Area (ac)	Total Area (sf)	Impervious % ¹					Percent Impervious	Runoff Coefficients, C ²			
				Roofs	Lawn	Pavement	Sidewalk	Pond HWL		C ₂	C ₅	C ₁₀	C ₁₀₀
				90%	2%	100%	90%	100%					
A	A	1.95	84,783	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
B	A	0.40	17,584	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
C	A	3.49	151,881	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
D	A	1.62	70,690	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
E	A	2.56	111,444	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
F	A	0.45	19,421	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
G	A	0.10	4,230	-	-	-	-	-	80.00%	0.63	0.65	0.66	0.73
H	A	0.57	24,826	0	8,170	0	0	15,074	61.38%	0.44	0.46	0.48	0.59
Overall Onsite		11.13	484,859	0	8,170	0	0	15,074	79.05%	0.62	0.64	0.65	0.73
OF-1	A	0.16	7,143	0	1,254	4,518	1,371	0	80.88%	0.64	0.66	0.67	0.74
OF-2	A	0.08	3,580	0	3,580	0	0	0	2.00%	0.01	0.01	0.01	0.13
OF-3	A	0.23	9,889	0	6,183	1,844	1,862	0	36.84%	0.23	0.24	0.25	0.40
OF-4	A	0.81	35,329	0	14,291	18,594	2,444	0	59.67%	0.43	0.44	0.46	0.58
OF-5	A	0.47	20,476	0	12,157	6,848	1,471	0	41.10%	0.26	0.28	0.29	0.43
OF-6	A	0.25	10,863	0	10,863	0	0	0	2.00%	0.01	0.01	0.01	0.13
Overall Offsite		2.00	87,280	0	48,328	31,804	7,148	0	44.92%	0.25	0.26	0.27	0.36

M:\MSD\21-600-195-0011_Project_Info\Reports\Drainage\Working\Sagebrush Imperviousness Drainage Map.dwg

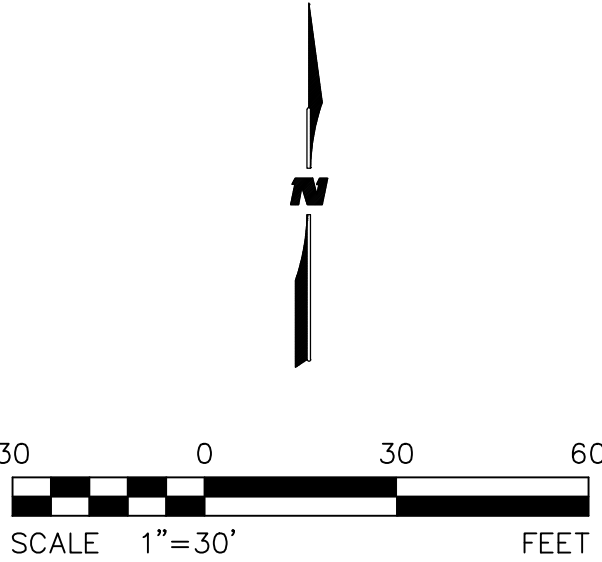


LEGEND

- PROPOSED ROOF AREA
- PROPOSED LAWN AREA
- PROPOSED PAVEMENT AREA
- PROPOSED CONCRETE AREA
- PROPOSED PLAYGROUND AREA
- PROPOSED DOG RUN (GRAVEL) AREA

PROPOSED SITE LAND USE BREAKDOWN			
LAND USE	IMPERVIOUSNESS* (%)	AREA (SQ. FT.)	AREA (ACRES)
ROOFS	90%	27,638.5	0.63
LAWN	7%	41,346.3	0.95
PAVEMENT	100%	43,200.8	1.00
SIDEWALK	96%	10,431	0.24
PLAYGROUND	13%	1520.5	0.04
GRAVEL	40%	1501.4	0.03
	TOTAL:	125,638	2.89
COMPOSITE IMPERVIOUSNESS	65%		

*IMPERVIOUSNESS VALUES ARE TAKEN FROM SECTION 6 OF THE CITY OF FORT LUPTON'S STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA



SAGEBRUSH
APARTMENTS

PROPOSED SITE
IMPERVIOUSNESS
DRAINAGE MAP

SEPTEMBER 16, 2021

**WILSON
& COMPANY**

1675 BROADWAY SUITE 200
DENVER, CO 80202
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

RESOLUTION NO. 2021R047

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE WAIVER OF MUNICIPAL CODE SECTION 16-45(C)(5) PUD PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR A PROJECT KNOWN AS THE VINCENT VILLAGE APARTMENTS

WHEREAS, the Developer, Vincent Village Associates, LLC (The Michaels Development Company) has requested that the requirement for a minimum ten (10) acres of land for a Planned Unit Development (PUD) rezoning of land be waived; and

WHEREAS, the site is 2.891 acres in size and based on the proposed development will need to go through the PUD process to allow flexibility in more restrictive standards in straight zoning of the property; and

WHEREAS, Section 16-45(c)(5) of the City of Fort Lupton Municipal Code requires that a PUD size unless specifically waived by the City Council, the area included in a PUD plan must be at least ten (10) acres in size; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the request with supporting documentation. Based upon review of the applicable policies and goals in the Fort Lupton Land Use Plan, the City hereby approves the waiver of the minimum requirement for a PUD Plan on the project knowns as "Vincent Village Apartments".

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 20th DAY OF JULY 2021.



City of Fort Lupton, Colorado

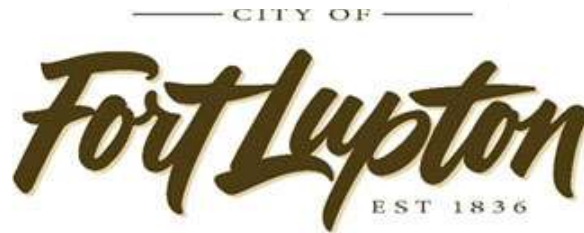

Zo Stieber, Mayor

Attest:


Maricela Peña, City Clerk

Approved as to form:


Andy Ausmus, City Attorney



FROM: Maria Lancto
 DATE: 11/29/21
 PROJECT: Sagebrush Apartments Site Plan
 Project No. LUP2021-0026;
 Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003

INTERNAL DISTRIBUTION:

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

OUTSIDE DISTRIBUTION:

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

If you have comments, please respond by: **12/20/21**

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

COMMENTS: Building Ins

Building Permit will be required. A complete Code Analysis designed and stamped by a Colorado licensed Architect must be provided, along with complete construction details showing compliance with currently adopted building codes.

A site-specific soils report is required, along with foundation and structural plans



Right of Way & Permits

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

December 21, 2021

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

Attn: Alyssa Knutson and Todd Hodges

Re: Sagebrush Apartments, Case # LUP2021-0026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Sagebrush Apartments** and requests that the property owner/developer/contractor completes the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



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: 12/22/2021

Project name: Sagebrush Apartments

Project address: Lot 8, Vincent's East Addition 3rd Filing, Fort Lupton, Co 80621

FLFPD Project # R2021-0042

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral for **Sagebrush Apartments**, located at **Lot 8, Vincent's East Addition 3rd Filing**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2012 International Fire Code (IFC)* and the current National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, City Council of Fort Lupton, and the Weld County Commissioners. The following specific and general requirements and conditions shall be met.

Starting January 2022, the Fort Lupton Fire Protection District will have adopted the 2018 International Fire Code. All submittals will be reviewed under the 2018 IFC.

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 permits.
2. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
3. 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 and parking areas.
4. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
5. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
 - a. See attached document showing the minimum turning radius needed.

6. Automatic sprinkler Systems shall be installed throughout all buildings in accordance with NFPA 13.
 - a. *Sprinkler and alarm plans shall be submitted electronically along with a Plan Review application.*
7. Fire department connections shall be located on the street side of buildings or facing approved fire apparatus access roads, fully visible and recognizable from the street, fire apparatus access road or nearest point of fire department vehicle access or as otherwise approved by the fire code official.
 - a. *Assuming the FDC will remain in this area, the highlighted parking area shown on C2 shall be dedicated to the access to the fire dept. connection. No Parking*
8. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.
 - a. *Assuming the FDC will remain in the proposed areas, the two proposed fire hydrants shown shall be relocated as shown and a third fire hydrant shall be added as shown on page C2.*
9. 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.
 - a. *Provide examples for address signage for the buildings for approval.*
10. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.

All plans shall be submitted electronically with an application. Application for Plan review and Fee schedule can be found at <https://fortluptonfire.org/contractors/>

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



Turning Performance Analysis

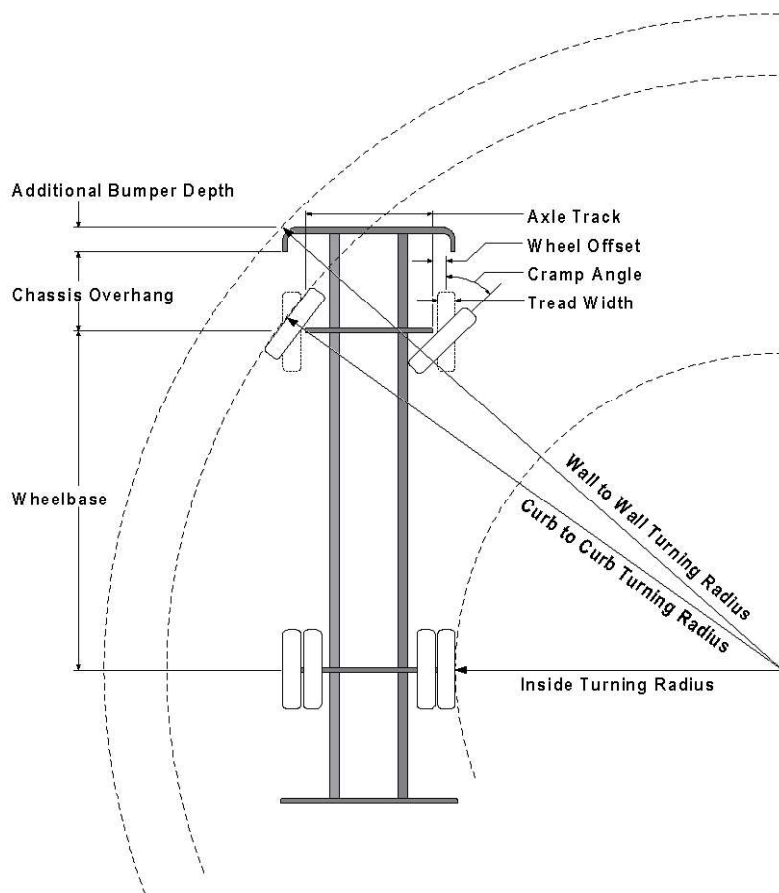
12/6/2012

Bid Number: 299

Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010

Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.4 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	19 in.
Front Overhang:	156.6 in.
Wheelbase:	247 in.

Calculated Turning Radii:

Inside Turn:	19 ft. 5 in.
Curb to curb:	35 ft. 6 in.
Wall to wall:	44 ft. 2 in.

Comments:

CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
30	Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
31	Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0550016	Bumper, 19" Extended, AXT, Dash CF
437	Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



Turning Performance Analysis

12/6/2012

Bid Number: 299

Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010

Body: Aerial, Platform 100', Alum Body

Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to King-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to chassis, bumper extensions and/or aerial devices.

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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



EBRUSH APARTMENTS SHALL BE
SERVED BY A SHALLOW SANITARY
SEWER. REFERENCE CONSTRUCTION
DOCUMENTS FOR ELEVATION
INFORMATION

	PROPOSED STOP SIGN
	PROPOSED OVERHEAD SEWER IN THURST LOCK
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM FENCE
	PROPOSED STORM MANHOLE
	PROPOSED STORM MANHOLE
	EXISTING WATER
	EXISTING TELEPHONE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING CABLE
	EXISTING ELECTRIC
	EXISTING GAS
	EXISTING OVERHEAD UTILITY

OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-845-6500

NOT FOR
CONSTRUCTION

DATE: PUD01 - SEPTEMBER 20, 2021
PUD02 - NOVEMBER 22, 2021

**WILSON
& COMPANY**

811

11 S. BROADWAY SUITE 1100
DENVER, CO 80202
PHONE: 303-297-2977
FAX: 303-297-2693
www.wilsonco.com

BENCHMARK
GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RESET. WITH A PUBLISHED ELEVATION OF 4893.5 FEET (NAV88). THERE IS A FOUND STANDARD NGS BM DISK STAMPED U 260 RESET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX LOCATED ON COUNTY ROAD 16. SEE NGS SHEET FOR MORE INFORMATION. AN ON-SITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE R.O.W., BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF 4916.30 FEET.

BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER SECTION 5 AND BETWEEN FOUND 80' ALONG THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND ALB BEAR WITH S 1/4" AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND ALB BEAR WITH S 1/4" AT THE QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE ALUMINUM CAP T.S. 13755 IN RANGE BOX PER MONUMENT RECORD AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. NORTH AMERICAN DATUM 1983 (NAD83)07, ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

Magaly Morales-Tejada

From: John Fryar
Sent: Monday, November 29, 2021 2:23 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

I don't see any law enforcement concerns.



Chief John Fryar

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, November 29, 2021 2:18 PM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/635>.

Any comments you consider relevant to this request would be appreciated. Please reply by **December 20, 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, January 13, 2021 at 6:00 PM; and
- City Council: Tuesday, February 1, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada
Planning assistant
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111





Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694

Fax: 303.857.0351

www.fortlupton.org

MEMO

To: Matthew Pepin (Galloway)
Todd Hodges
Alyssa Knutson

From: Roy Vestal

Date: November 17, 2021

Subject: Vincent Village– Construction Drawings
Short Line Ditch Piped
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments:

1. Construction Drawings
 - a. C1.0 Cover – Add attached City General Notes
 - b. C2.0 Profile – CMP will not be allowed. Must be RCP.
 - i. I need an inlet structure at the existing connection.
 - ii. Maximum distance between manholes can be 500-ft
 - iii. I don't need a headwall for the outfall. A FES will be adequate with riprap outlet protection.
 - c. C3.0 Details - Std ST2 manhole is not appropriate for this large of a pipe. See Note #5.

FORT LUPTON STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEBRIS DROPPED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL DEBRIS IN AFFECTED STRUCTURES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.
3. THE CONTRACTOR SHALL PROVIDE ACCESS TO AND FROM ALL PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
4. "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SUBMITTED TO CITY ENGINEER AT COMPLETION OF THE PROJECT. "AS-BUILT" DRAWINGS ARE TO BE REPRODUCIBLE COPIES (OR ORIGINALS) OF THE APPROVED CONSTRUCTION DRAWINGS. ANY FIELD CHANGES ARE TO BE NOTED. THE DRAWINGS WILL STATE "AS-BUILT" IN LARGE BLOCK LETTERS. THE "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SIGNED, DATED AND STAMPED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
5. NO WATER VALVE OR OTHER CONTROL DEVICE ON THE EXISTING PUBLIC SYSTEM WILL BE OPERATED FOR ANY PURPOSE BY ANYONE OTHER THAN THE CITY WITHOUT PRIOR WRITTEN AUTHORIZATION.
6. TO SCHEDULE AN INSPECTION DURING REGULAR BUSINESS HOURS, CONTACT PUBLIC WORKS DEPARTMENT AT 303-857-6694. FOR AFTER HOURS EMERGENCIES CALL POLICE DISPATCH AT 720-652-4222.
7. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE CITY OF FORT LUPTON 48 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT HIS EXPENSE.
8. PERMITTEE SHALL NOTIFY THE CITY INSPECTOR:
 - TWO WORKING DAYS BEFORE COMMENCING WORK ON R.O.W.;

- WHEN SUSPENDING OPERATIONS FOR 5 OR MORE WORKING DAYS;
 - TWO WORKING DAYS BEFORE RESUMING SUSPENDED WORK;
 - UPON COMPLETION OF WORK.
9. CONTRACTOR SHALL MAINTAIN AT LEAST ONE COPY OF THE APPROVED PLANS, SPECIFICATIONS AND STANDARDS ON THE JOB SITE AT ALL TIMES.
10. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.
11. ALL WORK, INCLUDING CORRECTION WORK, IS SUBJECT TO NOTIFICATION AND INSPECTION REQUIREMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY OF FORT LUPTON AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCPS MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH M.U.T.C.D., SECTION VI.
13. ALL WORK WILL BE PROPERLY BACKFILLED PRIOR TO THE END OF WORKDAY, NO OPEN HOLES ARE ALLOWED OVERNIGHT. ALL WORK IS TO BE IN ACCORDANCE WITH PERMIT REQUIREMENTS AND APPLICABLE STANDARDS.
14. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BEFORE ANY CUTS ARE MADE, PATCHING SHALL BE DONE IN CONFORMANCE WITH THE PROJECT STANDARDS. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.
15. PATCH ASPHALT PAVING AS NECESSARY TO JOIN NEW GUTTERS WITH THE EXISTING PAVEMENT. REMOVAL AND REPLACEMENT OF ASPHALT SHALL BE PER THE LATEST CITY OF FORT LUPTON STANDARDS AND DETAILS.
16. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHES.

17. PERMITTEE SHOULD REMOVE MATERIALS AND EQUIPMENT FROM THE ROADWAY R.O.W. AT THE CLOSE OF DAILY OPERATIONS. THE TCP MUST INCLUDE PROTECTIVE MEASURES WHERE MATERIALS AND EQUIPMENT MAY BE STORED ON R.O.W, BUT ENSURE FIVE FEET OF PEDESTRIAN CLEARANCE ON SIDEWALKS.
18. NO WORK SHALL BE PERMITTED AT NIGHT OR ON SATURDAYS, SUNDAYS, AND HOLIDAYS WITHOUT PRIOR AUTHORIZATIONS OR UNLESS OTHERWISE SPECIFIED IN THIS PERMIT. CITY MAY RESTRICT WORK ON R.O.W. DURING ADVERSE WEATHER CONDITIONS OR DURING PERIODS OF HIGH TRAFFIC VOLUME.
19. PRIOR TO FINAL ACCEPTANCE, ALL DISTURBED PORTIONS OF ROADWAY RIGHT OF WAY SHALL BE CLEANED UP AND RESTORED TO THEIR ORIGINAL CONDITION, SUBJECT TO CITY APPROVAL.
20. SEEDING, SODDING, AND PLANTING SHALL BE AS SPECIFIED OR OTHERWISE APPROVED BY CITY. CONSTRUCTION, MAINTENANCE, AND WATERING REQUIREMENTS SHALL CONFORM WITH THE CITY STANDARD SPECIFICATIONS. WHERE LANDSCAPE RESTORATION MUST BE DELAYED DUE TO SEASONAL REQUIREMENTS, SUCH WORK MAY BE AUTHORIZED BY A SEPARATE PERMIT.

GRADING AND EROSION CONTROL NOTES

1. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE CITY OF FORT LUPTON'S "SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS," LATEST EDITION.
2. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
3. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.

4. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT, NATIVE SPECIES MIX. (REFER TO SECTION 2.26.00 OF CITY CONSTRUCTION SPECIFICATIONS FOR SEEDING MIX.) PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, BUT SEEDED AREAS SHALL BE IRRIGATED, IF CONDITIONS SO MERIT.
5. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
6. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT EXCEED 4:1 (4H:1V) IN AREAS TO BE SEEDED OR SODDED.
7. THE OWNER/DEVELOPER SHALL PROVIDE ANY ADDITIONAL DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY, SHOULD CONDITIONS MERIT THEM.
8. TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS OR PROPERTY LINES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE DEVELOPER. IN ADDITION, THE CITY MAY REQUIRE ADDITIONAL TEMPORARY FENCES IF FIELD CONDITIONS SO MERIT THEM.
9. IMPERVIOUS SURFACES WHICH ARE ADJACENT TO OR CONTAINED WITHIN CONSTRUCTION SITES WILL BE SWEEPED ON A DAILY BASIS OR AS NEEDED DURING THE DAY WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
10. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE

WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS OR AS NEEDED THROUGHOUT THE WORK DAY. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.

11. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO ADJACENT WATERWAYS, WETLANDS, OTHER PROPERTIES, ETC., IS PROHIBITED. THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS, IS PROHIBITED AT THE JOB SITE.

Maria Lancto

From: Magaly Morales-Tejada
Sent: Monday, December 20, 2021 4:41 PM
To: Maria Lancto
Subject: FW: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)
Attachments: Sagebrush Apartments Site Plan (LUP2021-0026).pdf

Below is Weld RE-8's response and attached is Procode's

Magaly Morales-Tejada

Planning assistant

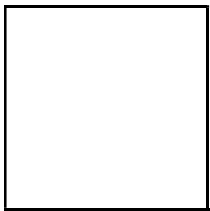
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



From: Alan Kaylor <akaylor@weld8.org>
Sent: Monday, December 20, 2021 4:37 PM
To: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Subject: Re: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Thank you for the reminder. We are currently collecting \$1,645 dollars for each roof top as per our agreement on Willow Bend.

Alan



Alan J. Kaylor
Superintendent of Schools
A Proud Weld Re-8 Employee
200 South Fulton,
Fort Lupton, CO 80621
303-857-3207

PREPARING OUR STUDENTS FOR THEIR FUTURE; EVERY CHILD, EVERY DAY!

Nondiscrimination/Equal Opportunity Statement In compliance with Titles VI and VII of the Civil Rights Act of 1964, Title IX of the Education Amendments of 1972, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination in Employment Act of 1967, the Americans with Disabilities Act, the Genetic Information Nondiscrimination Act of 2008, Colorado law and Board of Education Policy AC (Nondiscrimination/Equal Opportunity), Weld Re-8 School District does not discriminate on the basis of disability, race, creed, color, sex,

sexual orientation, gender identity/expression, national origin, religion, ancestry, need for special education services, age, marital status, genetic information, or physical characteristics in admissions, access to, treatment, or employment in educational programs or activities which it operates. Complaint procedures have been established for students, parents, employees and members of the public. The following person has been identified as the compliance officer for the district: Superintendent, Weld Re-8 School District: 200 South Fulton, Fort Lupton, CO 80621, [303.857.3200](tel:303.857.3200), superintendent@weld8.org

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On Dec 20, 2021, at 2:29 PM, Magaly Morales-Tejada <MMTejada@fortluptonco.gov> wrote:

Hello,

This is a reminder to please submit any comments pertaining to this referral request as possible to allow for sufficient time for review prior to the first public hearing. Please disregard this email if you do not have any comments.

Thank you and Happy Holidays!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



From: Magaly Morales-Tejada

Sent: Monday, November 29, 2021 2:18 PM

Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>

Subject: Referral Response Request: Sagebrush Apartments Site Plan (LUP2021-0026)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a site plan being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

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The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, January 13, 2022 at 6:00 PM; and
- City Council: Tuesday, February 1, 2022 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



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

December 15, 2021

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

Re: Sagebrush Apartments Site Plan Project No. LUP2021-0026; Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003

Dear City of Ft. Lupton:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Sagebrush Apartments Site Plan Project No. LUP2021-0026; Plan Nos. COZ2021-0007; SPR2021-0009; CPAM2021-0001 & PUD2021-0003. After review of the information, we have the following comments:

- **Perimeter Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. Please provide an 8'-10' wide dry utility easement along the East and West perimeters of the site.
- Please call out our existing underground utility line on the PUD Plan:



- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracks 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



Right of Way & Permits

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

December 21, 2021

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

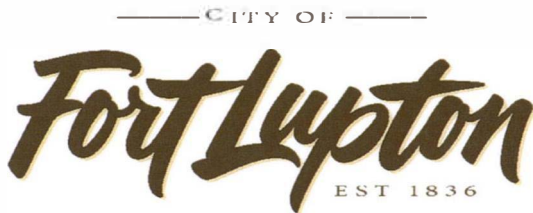
Attn: Alyssa Knutson and Todd Hodges

Re: Sagebrush Apartments, Case # LUP2021-0026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Sagebrush Apartments** and requests that the property owner/developer/contractor completes the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Sagebrush Apartments Site Plan

Project No. LUP2021-0026 / Plan Nos. COZ2021-0007; SPR2021-0009 & CPAM2021-0001



Facing Beth Ave.



Facing 2nd St.

I, Kenneth P. Crawford hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 16 day of December, 2021.

Kenneth P. Crawford
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Kenneth P. Crawford this 22nd day of December, 2021. Witness my hand and seal.

My commission expires March 12, 2026.

TARA L. MANCUSO
NOTARY PUBLIC OF NEW JERSEY
Commission Expires March 12, 2026
Comm. No. 50154563

Tara L. Mancuso
Notary Public

An updated sign was posted by the Fort Lupton Public Works Department on January 25, 2022 reflecting the February 10 and February 15 Public Hearing dates.

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

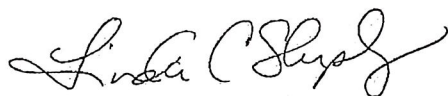
City of Fort Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

Description: FLP490 Public Hearing Notice - Sagebrush

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 12/29/2021, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Fort Lupton Press

State of Colorado }
County of Weld } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 12/29/2021. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-304084

Carla Bethke
Notary Public
My commission ends April 11, 2022



Public Notice

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 known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, January 13, 2022, at 6:00 P.M., and before the City Council on Tuesday, February 1, 2022, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that 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.

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

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. FLP490
First Publication: December 29, 2021
Last Publication: December 29, 2021
Publisher: Fort Lupton Press

December 17, 2021

Fort Lupton Press
Attention: Legal Publications

Please publish the following Notice in the December 29, 2021 issue of the Fort Lupton Press.

**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 known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that 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

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

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RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a change of zone to the "PUD" Planned Unit Development zone district known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission **on Thursday, February 10, 2022, at 6:00 P.M.**, and before the City Council **on Tuesday, February 15, 2022, at 7:00 P.M.** or as soon as possible thereafter.

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ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. NTS503

First Publication: January 20, 2022

Last Publication: January 20, 2022

Publisher: Fort Lupton Press

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 22nd day of December 2021, a true and correct copy of the foregoing Notice of Public Hearings and Map for the Sagebrush Apartments Site Plan was sent via U.S. Mail, postage pre-paid, to the following addresses:

BRADLEY CRAIG
1226 3RD ST
FORT LUPTON, CO 80621

BRADLEY WILLIAM NICK
1306 3RD ST
FORT LUPTON, CO 80621

GERARDO MILLAN
1326 3RD ST
FORT LUPTON, CO 80621

MARLA R PILKINGTON
1336 3RD ST
FORT LUPTON, CO 80621

ALFONSO FLORES
1356 3RD ST
FORT LUPTON, CO 80621

DENNIS H DAVID
1406 3RD ST
FORT LUPTON, CO 80621

RICHARD R HARLAN
1426 3RD ST
FORT LUPTON, CO 80621

DARNAY P UN
1436 3RD ST
FORT LUPTON, CO 80621

RUSSEL D MALLORY
1456 3RD ST
FORT LUPTON, CO 80621

YOHAIRA CASTEL CARMONA QUETZALLY
212 BETH AVE
FORT LUPTON, CO 80621

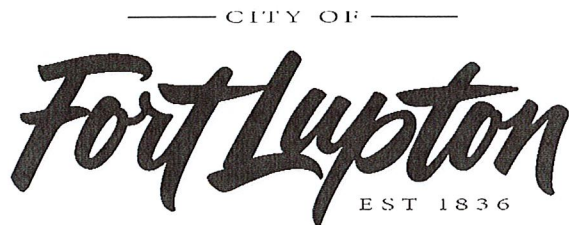
JOSE G DIAZ
208 BETH AVE
FORT LUPTON, CO 80621

AUTOZONE PARTS INC
123 S FRONT ST
FL 3
MEMPHIS, TX 38103

C/O 7-ELEVEN INC
TUMBLEWEED VENTURES LLC
PO BOX 711
DALLAS, TX 75221



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 known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, January 13, 2022, at 6:00 P.M., and before the City Council on Tuesday, February 1, 2022, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that 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

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

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: SAGEBRUSH APARTMENTS SITE PLAN.

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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



GENERAL NOTES

1. ALL DISTANCE DIMENSIONS ARE TO THE FLOWLINE OF THE CURB, OR CENTERLINE FOR PROPERTY LINE, UNLESS OTHERWISE NOTED.
2. ALL FLOWLINE CURVE RADII ARE 1/2 LINE LESS UNLESS OTHERWISE NOTED.
3. SITE CONDITIONS BASED ON SURVEY PREPARED BY WELSON ENGINEERS ON MAY 30TH, 2021. FIELD VISUAL EXISTING CONDITIONS.
4. SIGHT DISTANCE TRIANGLES ARE BASED ON FORT LUPTON DESIGN AND STANDARDS SECTION 9.30 (SIGHT DISTANCES) UNLESS OTHERWISE NOTED.
5. SIGHT DISTANCE TRIANGLES ARE BASED ON FLOWLINE TO FLOWLINE DIMENSIONS FOR ALL LEGS. STRUCTURES OR BEAMS WITHIN THE SIGHT DISTANCE TRIANGLES SHALL NOT BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE UNLESS OTHERWISE NOTED.
6. EXCEPT FOR TRUCK TRAILERS, ALL TRUCKS, TRAILERS, UTILITY POLES AND TRAFFIC CONTROL DEVICES.

PARKING COUNT	
PARKING STALLS:	114
ADA PARKING STALLS:	6
TOTAL PARKING STALLS:	120

SAGEBRUSH APARTMENTS
FORT LUTON, COLORADO

LEGEND

- LEGEND**
- | | |
|--|----------------------------|
| | CURB AND GUTTER |
| | SPILL CURB |
| | PROPOSED UTILITY EASEMENTS |
| | EXISTING UTILITY EASEMENTS |
| | PROPERTY BOUNDARY |
| | LOT LINE |
| | DOG MARK FENCE |
| | SKIM DISTANCE TRIANGLE |
| | PROPOSED SWALE |
| | EXISTING FENCE |
| | PROPOSED ASPHALT |
| | PROPOSED SIDEWALK |
| | PARKING CURB |

NOT FOR
CONSTRUCTION

DATE: _____

J1001 - SEPTEMBER 14, 20, 2021

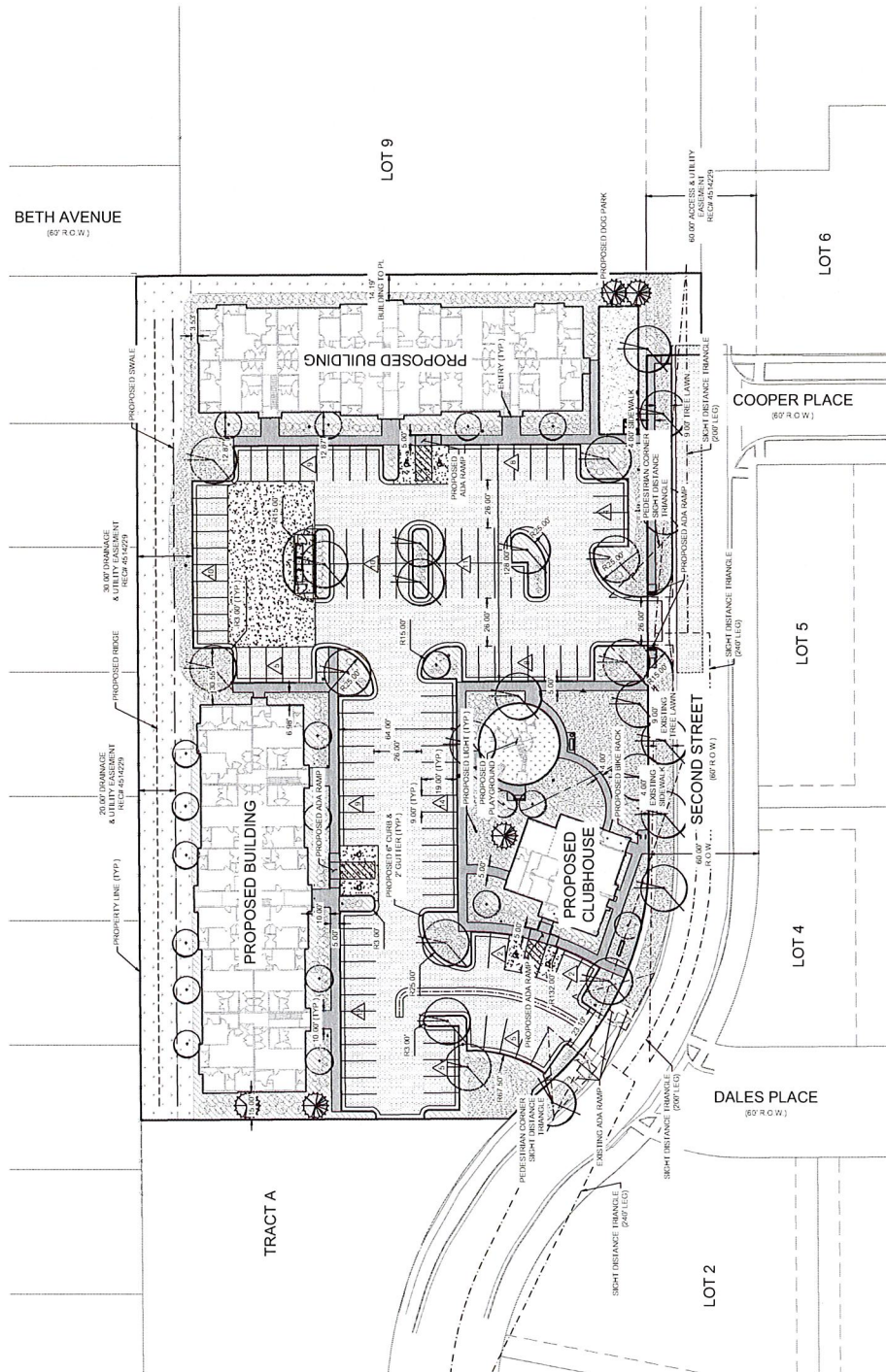
J1002 - NOVEMBER 14, 22, 2021

811

**WILSON
& COMPANY**

BROADWAY SUITE 220
DENVER, CO 80209
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonqd.com

13



BASIC OF BEARING

BASES OF BEARING
 CAPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EAST-PLY LINE OF THE NORTH-WEST QUARTER OF SECTION 5, BETWEEN A FUND AND A REARER WITH A 1/4" ALUMINUM CAP." IS TABOET IN RANGE (BOX PER MONUMENT RECORD) AT THE NORTH QUARTER CORNER OF SECTION 5, AND A FUND AND A REARER WITH A 3/4" ALUMINUM CAP." IS 13195' IN RANGE (BOX PER MONUMENT RECORD) AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREIN. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/007) ALL

BENCHMARK

BENCHMARK

POINTS IN RED ELEVATIONS BASED ON NGPS POINT U/260 (RISE T, WITH A PUBLISHED ELEVATION OF 4969.9 FEET) (NAVJAG), BEING A CONCRETE STANDARD ANGLE IRON BOLT SET INTO THE SIDE OF A CONCRETE CURB. THIS BENCHMARK WAS PLACED AT THE NORTH END OF R-260 ROAD, JUST SOUTH OF THE INTERSECTION WITH R-260 ROAD. SEE NCSS SHEET FOR MORE INFORMATION. AN OCCASIONAL COUNTY ROAD IS ESTABLISHED AT THE SOUTHERLY END OF R-260 AVENUE. THIS BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF R-260 AVENUE. R-260 AVENUE HAS A SET 1' 1/2" ALUMINUM CAP STAMPED "CH-T" WITH AN ELEVATION OF 4916.30 FEET.

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 25th day of January, 2022, a true and correct copy of the foregoing Notice of Public Hearings and Site Plan Map for the Sagebrush Apartments Site Plan, Change of Zone and Comprehensive Plan Amendment was sent via U.S. Mail, postage pre-paid, to the following addresses:

BRADLEY CRAIG
1226 3RD ST
FORT LUPTON, CO 80621

BRADLEY WILLIAM NICK
1306 3RD ST
FORT LUPTON, CO 80621

MARLA R PILKINGTON
1326 3RD ST
FORT LUPTON, CO 80621

ALFONSO FLORES
1356 3RD ST
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RUSSEL D MALLORY
1456 3RD ST
FORT LUPTON, CO 80621

YOHAIRA CASTEL CARMONA QUETZALLY
212 BETH AVE
FORT LUPTON, CO 80621

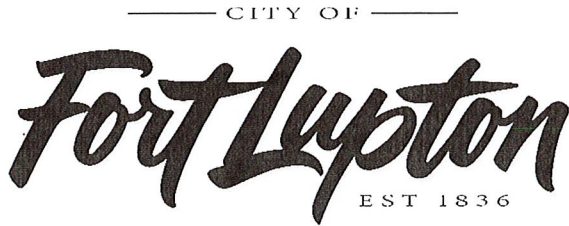
JOSE G DIAZ
208 BETH AVE
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AUTOZONE PARTS INC
123 S FRONT ST
FL 3
MEMPHIS, TX 38103

C/O 7-ELEVEN INC
TUMBLEWEED VENTURES LLC
PO BOX 711
DALLAS, TX 75221



CITY OFFICIAL



Planning & Building

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

Phone: 303.857.6694
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a change of zone to the "PUD" Planned Unit Development zone district known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements. A comprehensive plan amendment is also associated with this property.

The public hearings are to be held before the Planning Commission on Thursday, February 10, 2022, at 6:00 P.M., and before the City Council on Tuesday, February 15, 2022, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that 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

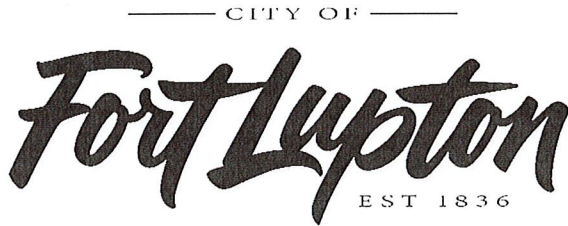
Further information is available through the City Planning and Building Department at (303) 857-6694.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: SAGEBRUSH APARTMENTS SITE PLAN.

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.



Planning & Building

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

Phone: 303.857.6694
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

You were previously notified that the City of Fort Lupton is in receipt of an application for a site plan known as the Sagebrush Apartments Site Plan located at 1401 2nd St. Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The original public hearings for this project have been continued to new dates. As a courtesy, you are being notified of the new public hearing dates for this application. The public hearings are to be held before the Planning Commission on Thursday, February 10 2022, at 6:00 P.M., and before the City Council on Tuesday, February 15, 2022, at 7:00 P.M. or as soon as possible thereafter.

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SAGEBRUSH APARTMENTS PUD PLAN
LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION,
NORTHWEST 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



PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, AS PLAT MAP RECORDED 8/13/2019 AT RECEPTION 4514229, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____, 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 _____, 202__.

STATE OF COLORADO,)
) SS
 COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 202__, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 202__.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTRATOR'S APPROVAL

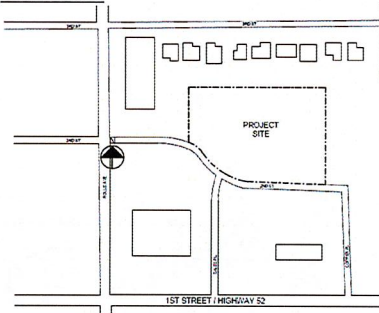
APPROVED THIS ____ DAY OF _____, 202__.

CITY ADMINISTRATOR

PROJECT TEAM

APPLICANT	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
MICHAELS DEVELOPMENT RYAN ZENT 6105 S. MAIN STREET, SUITE 200 AURORA, CO 80016 614-241-2070	KEPHART DOUG VAN LERBERGHE 2555 WALNUT ST. DENVER, CO 80205 303-832-4474	WILSON & COMPANY, INC KYLE M. GODWIN 990 S BROADWAY, SUITE 220 DENVER, CO 80209 303-297-2976	BRITINA DESIGN GROUP ROBERT COURI 1615 CALIFORNIA STREET, SUITE 411 DENVER, CO 80202 303-456-2887

VICINITY MAP



SITE DATA

ZONING	PUD
LAND USE	MULTIFAMILY RESIDENTIAL
SITE AREA	2.89 ACRES
DWELLING UNITS	72 DWELLING UNITS
1 BED UNITS	24 DU
2 BED UNITS	36 DU
3 BED UNITS	12 DU
DENSITY	24.91 DWELLING UNITS/ACRE
PARKING TOTAL	120 SPACES
PARKING RATIO	1.66 SPACES/DWELLING UNIT
1 BED UNITS	35 SPACES (1.45 SP/DU)
2 BED UNITS	61 SPACES (1.7 SP/DU)
3 BED UNITS	24 SPACES (2.0 SP/DU)
ACCESSIBLE	6 SPACES

PUD ZONE STANDARDS

SAGEBRUSH APARTMENTS WILL CONFORM TO ALL STANDARDS OUTLINED IN THE R-3 ZONE WITH THE FOLLOWING EXCEPTIONS:

- 16.37.(C)(3) - MULTI-FAMILY DWELLINGS, UP TO AND INCLUDING THIRTY (36) UNITS.
- 16.37.(E) - HEIGHT. NOT TO EXCEED FORTY-SEVEN (47) FEET IN HEIGHT AS DEFINED BY CITY CODE OR THREE (3) STORIES.
- 16.37.(I) - FRONT YARD SETBACK. NINE (9) FEET.
- 16.82.(B) - RESIDENTIAL, MULTI-FAMILY:
 - 1.45 OFF-STREET SPACES PER 1-BEDROOM DWELLING UNIT,
 - 1.7 OFF-STREET SPACES PER 2-BEDROOM DWELLING UNIT,
 - 2.0 OFF-STREET SPACES PER 3-OR-MORE-BEDROOM DWELLING UNIT

PROJECT DESCRIPTION/CHARACTER OF DEVELOPMENT

SAGEBRUSH APARTMENTS WILL PROVIDE 72 AFFORDABLE WORKFORCE HOMES ON A 2.9 AC PARCEL (LOT 8). DETENTION IS PROVIDED OFF-SITE IN A REGIONAL FACILITY TO THE EAST (TRACT A). THE SITE ALSO INCLUDES A CLUBHOUSE AND OTHER OUTDOOR AMENITIES INCLUDING A PLAYGROUND AND DOG RUN. THE EXTERIOR DESIGN OF THE BUILDINGS PROMOTES A DISTINCTIVE MULTI-FAMILY CHARACTER BY INCORPORATING MATERIALS, MASSING, AND DETAILS THAT WILL COMPLEMENT AND ENHANCE ADJACENT LAND USES. THE THREE-STORY MASSING IS BROKEN UP BY VARYING ROOF FORMS AS WELL AS CAREFULLY PLACED COLOR AND STONE TO ESTABLISH A PLEASING RHYTHM ON THE FAÇADE AND PROVIDE VISUAL INTEREST. BALCONIES WILL ALSO HELP TO BREAK UP THE MASSING AND RELATE THE SCALE TO NEIGHBORING PROPERTIES. THE EXTERIOR WILL BE CONSTRUCTED OF DURABLE MATERIALS - INCLUDING GLASS, SYNTHETIC STONE, AND FIBER CEMENT SIDING. THERE WILL BE ONE COMMON COLOR PALETTE EMPLOYED THROUGHOUT THE NEIGHBORHOOD TO CREATE AN AUTHENTIC AND PURPOSEFULLY STYLED THEME. ALL BUILDING EXTERIORS WILL BE DETAILED WITH A DISTINCT BASE, MIDDLE, AND TOP TO CREATE A DISTINCTLY HUMAN SCALED PEDESTRIAN EXPERIENCE. THE BUILDINGS, AND CLUBHOUSE RELATE TO ONE ANOTHER THROUGH SIMILAR QUALITY MATERIALS, THOUGHTFUL MASSING, AND A HOLISTIC APPROACH TO THE OVERALL CHARACTER OF THE PROJECT.

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

APPLICANT:
 MICHAELS DEVELOPMENT
 ATTN: RYAN ZENT
 6105 S. MAIN STREET, SUITE 200
 AURORA, CO 80016
 728-845-6500

NOT FOR
CONSTRUCTION

SHEET INDEX

- 01 COVER SHEET
- C1 OVERALL SITE PLAN
- C2 OVERALL UTILITY PLAN
- C3 OVERALL GRADING PLAN
- L1 LANDSCAPE NOTES & LEGEND
- L2 LANDSCAPE PLAN
- L3 LANDSCAPE DETAILS
- L4 LANDSCAPE DETAILS
- L5 LANDSCAPE DETAILS
- A1 CLUBHOUSE
- A2 BUILDING A ELEVATIONS
- A3 BUILDING A ELEVATIONS
- A4 TRASH ENCLOSURE
- A5 MATERIALS BOARD
- P1 PHOTOMETRIC PLAN
- P2 PHOTOMETRIC CUT SHEETS

DATE:
 PUD01 - SEPTEMBER 27, 2021
 PUD02 - NOVEMBER 9, 2021

SHEET TITLE:
 COVER SHEET

SAGEBRUSH APARTMENTS PUD PLAN

LOT 8, VINCENT'S EAST ADDITION 3RD FILING SECOND AMENDED SUBDIVISION, NORTHWEST 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



GENERAL NOTES

1. ALL SITE DIMENSIONS ARE TO THE FLOW LINE OF THE CURB, CONCERNING OR PROPERTY LINE UNLESS OTHERWISE NOTED. ALL FLOW LINE CURVE RADII ARE 3' UNLESS OTHERWISE NOTED.
2. SITE CONDITIONS BASED ON SURVEY PREPARED BY WILSON & COMPANY ON MAY 30TH, 2021. FIELD VERIFY EXISTING CONDITIONS.
3. SIGHT DISTANCE TRIANGLES ARE BASED ON FORT LUPTON DESIGN AND STANDARDS SECTION 6.18.00 (SIGHT DISTANCES) AND ARE BASED ON 25 MPH DESIGN CRITERIA. PEDESTRIAN SIGHT DISTANCE TRIANGLES ARE BASED ON FLOW LINE TO FLOW LINE DIMENSIONS FOR A 30' LEG. STRUCTURES OR BEINGS WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXTEND HIGHER THAN 24" ABOVE THE CURB ELEVATION, EXCEPT FOR PUBLIC FACILITIES SUCH AS FIRE HYDRANTS, UTILITY POLES AND TRAFFIC CONTROL DEVICES.

PARKING COUNT

PARKING STALLS: 114
ADA PARKING STALLS: 8
TOTAL PARKING STALLS: 120

LEGEND

- CURB AND GUTTER
- SPIR CURB
- PROPOSED UTILITY EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPERTY BOUNDARY
- LOT LINE
- DOG PARK FENCE
- SIGHT DISTANCE TRIANGLE
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- △ PARKING COUNT

SAGEBRUSH APARTMENTS
FORT LUPTON, COLORADO

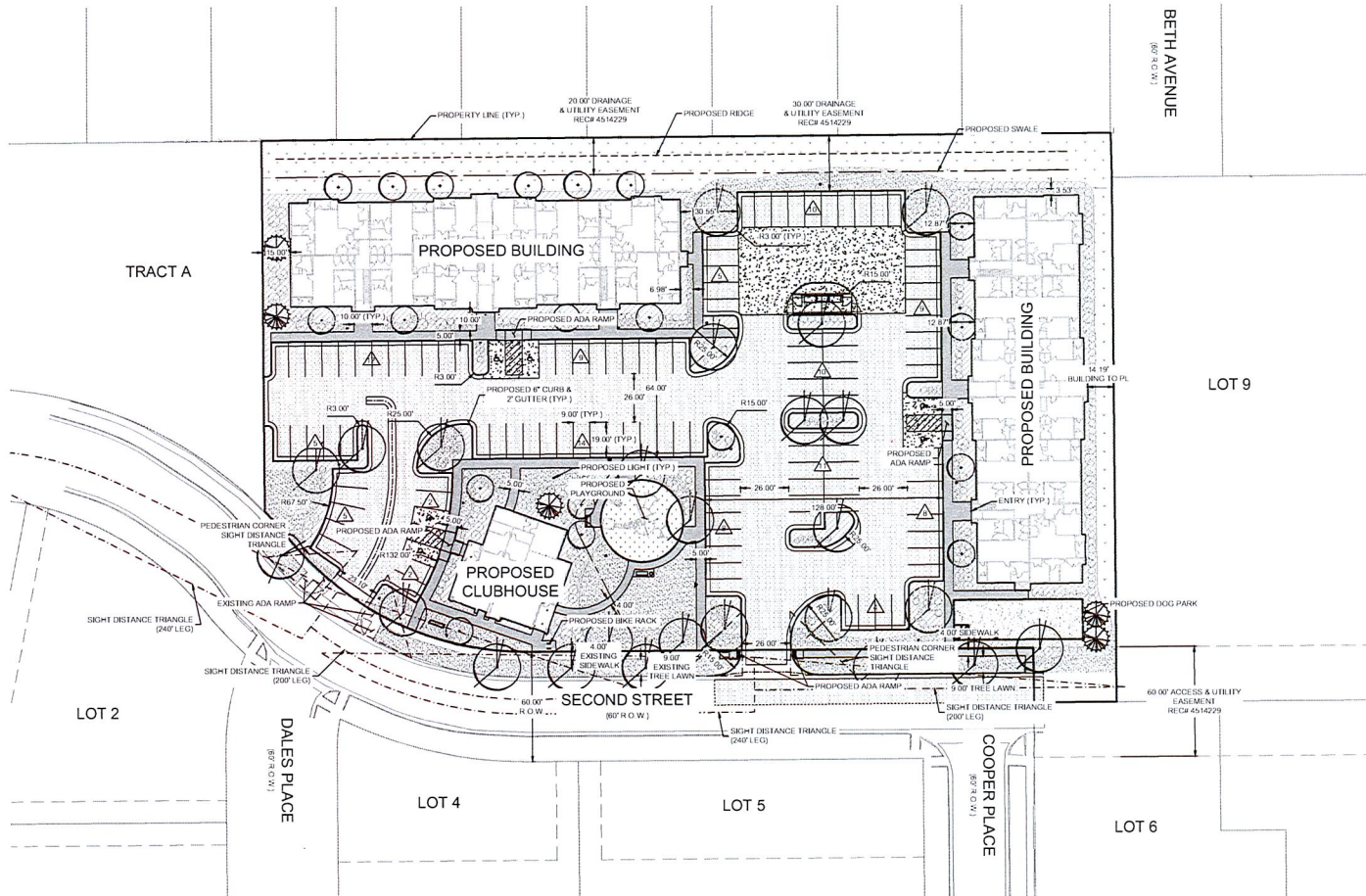
OWNER:
MICHAELS DEVELOPMENT
ATTN: RYAN ZENT
6105 S. MAIN STREET, SUITE 200
AURORA, CO 80016
720-445-6500

NOT FOR
CONSTRUCTION

DATE:
PLU01 - SEPTEMBER 25, 2021
PLU02 - NOVEMBER 27, 2021

SHEET TITLE:
OVERALL
SITE PLAN

C1



BASIS OF BEARING

GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°16'10" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP U.S. 146227 IN RANGE BOX PER MONUMENT RECORDED AT THE NORTH QUARTER CORNER OF SECTION 5 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP U.S. 131107 IN RANGE BOX PER MONUMENT RECORDED AT THE CENTER QUARTER CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83/07). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERE TO.

BENCHMARK

GPS DERIVED ELEVATIONS BASED ON NGS POINT U 260 RE-SET, WITH A PUBLISHED ELEVATION OF 4916.9 FEET (RAWDRI), BEING A FOUND STANDARD NGS BM DISK STAMPED U 260 RE-SET 1993 SET IN A DRILL HOLE IN A CONCRETE DIVISION BOX LOCATED ON COUNTY ROAD 18. SEE NGS SHEET 1 FOR MORE INFORMATION. AN ON-SITE BENCHMARK WAS ESTABLISHED AT THE SOUTHERLY END OF BETH AVENUE R.O.W. BEING A SET 1 1/2" ALUMINUM CAP STAMPED "CP-1" WITH AN ELEVATION OF 4916.30 FEET.



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