

PLANNING 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 24, 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 February 10, 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. P2022-007 Hagler Annexation Nos. 1 – 4
- b. P2022-008 Hagler Special Use Permit
- c. P2022-009 Vista Meadows Sketch Plat & PUD Plan

Discussion Items

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

Future Business

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

Adjourn

Virtual Meeting Instructions

Please join my meeting from your computer, tablet or smartphone.

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

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(312\) 757-3129](tel:+13127573129)

Access Code: 247-460-885

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

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

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

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

RESOLUTION NO. P2022-007

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE HAGLER ANNEXATION NOS. 1 – 4 AND INITIAL ZONING TO THE ‘A’ AGRICULTURE ZONE DISTRICT FOR LAND LEGALLY DESCRIBED IN EXHIBIT A.

WHEREAS, the Planning Commission held a public hearing on February 24, 2022, for the purpose of reviewing an application submitted by Mandi Hagler and Lee Hagler for an annexation, known as the Hagler Annexation Nos. 1 – 4 and Initial Zoning to the ‘A’ Agriculture Zone District; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the annexation and initial zoning 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 500 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 annexation known as the Hagler Annexation Nos. 1 – 4 and Initial Zoning to the ‘A’ Agriculture Zone District, conditional upon the following:

- I. Prior to recording the annexation map:
 - A. The title of the annexation and initial zoning map shall include the Project No. LUP2021-0027, and Plan Nos. ANX2021-0004 and COZ2022-0001.
 - B. Any redline comments provided by City Staff shall be made to the annexation map.
 - C. Applicant shall provide written acknowledgement of the comments from the Public Works Director.
 - D. Applicant shall provide written acknowledgement of the comments from United Power.
 - E. Applicant shall provide written acknowledgement of the comments from the Fort Lupton Fire Protection District, specifically item 10.

**DONE THIS 24th DAY OF FEBRUARY, 2022, BY THE PLANNING COMMISSION FOR
THE CITY OF FORT LUPTON, COLORADO.**

Chairman

ATTEST:

Planning Director

EXHIBIT A
PROPERTY DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N78°14'11"W, 147.10 FEET; THENCE N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22 AND SAID WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF BEGINNING.;

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N87°20'23"W, 645.38 FEET; THENCE N87°19'51"E, 645.16 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 75.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S78°12'41"W, 146.89 FEET; THENCE S78°14'11"E, 147.10 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°18'42"W, 2561.94 FEET; THENCE N89°20'47"E, 2561.70 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 600.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S87°19'51"W, 645.16 FEET; THENCE S87°20'23"E, 645.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.147 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'06"W, 2606.45 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'15"W, 2598.85 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°56'05"W, 2601.40 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°00'07"W, 30.08 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°09'24"W, 29.92 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; THENCE S89°56'05"E, 542.07 FEET ALONG

SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SEVEN (7) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;
7. S00°25'54"W, 465.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 TO SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 1127.18 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'15"E, 2598.85 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'06"E, 2606.40 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°59'46"E, 1923.01 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°20'47"W, 2561.70 FEET; THENCE S89°18'42"E, 2561.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 20.997 ACRES

HAGLER ANNEXATION NOS. 1 – 4 STAFF REPORT
PROJECT NO. LUP2021-0027 / PLAN NOS. ANX2021-0004 & COZ2022-0001

PROJECT DESCRIPTION

Project No.: LUP2021-0027 / Plan Nos. ANX2021-0004 & COZ2022-0001

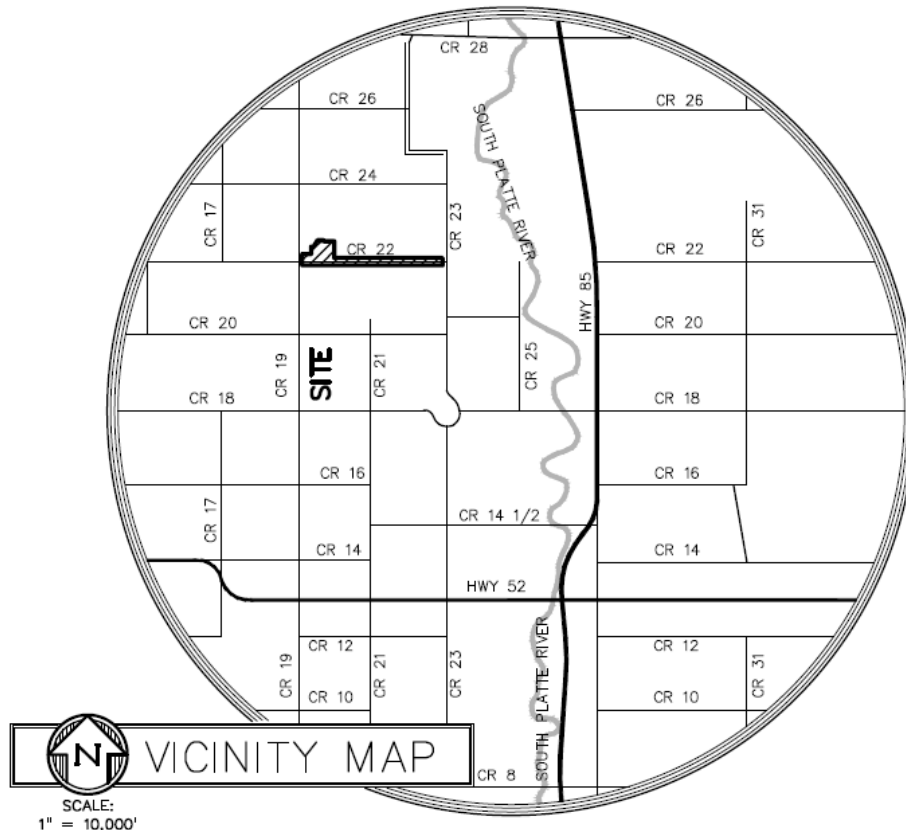
Project name: Hagler Annexation Nos. 1 – 4 and Initial Zoning

Owner's Name: Mandi Hagler and Lee Hagler ("Applicants")

Representative: Cameron Knapp with Drexel, Barrell & Co.

Location of Request:

The site consists of two parcels of land and road right-of-way. The first parcel is located north and adjacent to County Road 22 right-of-way and approximately 0.11 miles east of County Road 19 (Parcel No. 131110300014). The second parcel is located east and adjacent to this parcel (Parcel No. 131110300016). The annexation also includes a portion of County Road Country Road 22 in order to meet contiguity. The annexation is located in the North Half of Section 14, the South Half of Section 11, the North Half of Section 15 and the South Half of Section 10 Township 2 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.



The Property is directly surrounded by agricultural and rural residential land uses. Additionally, nearby there are several Weld County Use by Special Review permits including oil and gas service lines, mineral resource development facilities, a dog kennel and an equine facility.

Nature of Request:

The Applicants have submitted a request for annexation of two parcels of land with initial designation to the 'A' Agriculture Zone District. A Special Use Permit application has been submitted concurrently with this annexation request for the western parcel. The proposed Special Use Permit would allow for a self-storage facility, which is not a use by right in the Agriculture Zone District.

Site Size: Subject Property: 23.691 acres, more or less;

Proposed Zone District: 'A' Agriculture Zone District

Concept Land Use Plan: The Applicant will be requesting a special use permit for a self-storage facility. This request has been submitted concurrently with this annexation and initial zoning review, and will be reviewed at a separate public hearing before Planning Commission and City Council.

Existing Use: The western parcel currently contains vacant agriculture land. The eastern parcel currently contains a residence.

Hearing Dates: Planning Commission – February 24, 2022 at 6:00 PM; and
City Council – March 15, 2022 at 7:00 PM.

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

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

SUMMARY OF PREVIOUS APPLICATIONS

To staff's knowledge, there are no prior applications for these properties through the City of Fort Lupton.

APPLICATION PROCESS

The Applicants are requesting approval of an annexation and initial zoning to the 'A' Agriculture Zone District.

An annexation is processed under [Chapter 15: Annexation](#) of the Fort Lupton Municipal Code ("Code").

After required public notice of annexation and initial zoning, the Planning Commission shall review the annexation map, the concept land use plan and the zoning request at a public hearing, and shall submit a written recommendation to City Council.

The City Council shall then conduct a public hearing and consider the approval of an ordinance annexing the property to the City without election if it finds that the annexation is in compliance with the requirements of the Colorado Municipal Annexation Act of 1965, as amended, and the Fort Lupton Municipal Code. The City Council shall then either:

1. Approve, or approve with conditions, the ordinances for annexation and initial zoning. Approval may be contingent upon specific changes to the zoning or to the annexation agreement provided to the City Council prior to the public hearing.
2. Disapprove the ordinances to annex and initially zone the Property. If the City Council disapproves annexation, no similar request may be heard for a period of one year from the date of denial.

NOTIFICATION REQUIREMENTS

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 500 feet of the site, and the publishing notice of the hearing in the Fort Lupton Press for four consecutive weeks, with the first publication being at least 30 days prior to the City Council public hearing.

In addition, notice of the public hearings, as well as the resolution and petition, was sent to the Weld County Commissioners and Weld County Attorney, the school district and all special districts on February 11, 2022 by certified mail, return-receipt requested. The annexation impact report was sent on February 15, 2022 to the Weld County Commissioners by certified mail, return-receipt requested.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

This annexation meets the requirements set forth by the Municipal Annexation Act of 1965, as amended and by [Chapter 15 of the Municipal Code](#) relating to Annexation. The Planning Department staff has determined that the applicant has submitted all required documents pursuant to the Code.

Section 15-3 of the Municipal Code outlines the Annexation Policy, which is:

- a) The City Council shall have the sole discretion in the annexation of territory proposed for annexation to the City, and the City is under no obligation to approve any annexation petition.

Staff Comment: On January 18, 2022, the City Council accepted the annexation petition and set the public hearing date for this matter on March 15, 2022.

- b) Land to be annexed shall conform to the goals, policies and strategies of the City.

Staff Comment: The Planning Department finds that the annexation meets the goals, policies and strategies of the City, specifically in relation to the Comprehensive Plan, which is further explained later in this Staff Report.

- c) The petitioner for annexation of land to the City shall be responsible for paying all required fees and for all related costs and overhead incurred by the City in reviewing and processing the annexation petition.

Staff Comment: The Applicant has paid all required land use fees, and has a fee deposit established to cover any costs related to the project.

- d) Annexation shall not divide tracts of land in such a way as to prevent annexation of adjoining land.

Staff Comment: The proposed annexation will not prevent future annexation of land.

- e) All annexations shall be accompanied by an [annexation] agreement between the petitioner and the City, stating conditions related to municipal services or other terms of annexation that are not specifically provided for in the Code.

Staff Comment: The Applicant and City Attorney are working in good faith to finalize an annexation agreement. A draft will be provided to the Fort Lupton City Council for consideration prior to the public hearing.

- f) Unless specifically deferred by the City Council, zoning of the property shall occur concurrently with the annexation. Proposed zoning shall conform to a concept land use plan submitted with the annexation petition. In the event that sufficient planning has not been done to define zoning boundaries at the time of annexation, the City may zone the property “A,” Agricultural, as an interim zoning classification.

Staff Comment: The Applicant is requesting zoning to the ‘A’ Agricultural Zone District.

- g) Required contiguity of noncontiguous parcels proposed for annexation may be achieved by annexation of one (1) or more portions of street right-of-way or other public way, a process commonly referred to as “flagpole” annexation.

Staff Comment: The proposed annexation meets the required contiguity by through the annexation of a portion of County Road 22.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as the Agricultural & Rural Residential land use type. This designation allows for agricultural and related uses as well as low density residential on the periphery of the planning area, intended to preserve a generally rural character. This also includes a variety of miscellaneous uses, such as isolated industrial businesses and semi-rural properties located under Estate Zoning.

The proposed zoning to the ‘A’ Agricultural Zone District conforms to this land use designation.

REFERRALS

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

Building Inspector	OMI	City Attorney
GIS Specialist	Police Chief	Public Works Director
Fort Lupton Fire Protection District	Colorado Parks and Wildlife	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld County Dept. of Public Health & Env.
Weld County School District RE-8	NCWCD	Town of Frederick
Town of Firestone	Central Weld Water District	

RECOMMENDATION

Staff recommends conditional approval of the Hagler Annexation Nos. 1 – 4 and Initial Zoning to ‘A’ Agricultural. Conditions are listed on the proposed Resolution provided to Planning Commission.

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



CITY OF

Planning & Building

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

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Mandi & Lee Hagler
 Company: _____
 Phone: 720-275-8906 Email: mandibrook26@hotmail.com
 Address: 9875 CR 24, Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Cameron Knapp
 Company: Drexel, Barrell & Co.
 Phone: 970-351-0645 Email: cknapp@drexelbarrell.com
 Address: 710 11th Avenue, Suite L-45, Greeley CO 80631
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Property Owner
 Billing Company: (same as above for Owner)
 Phone: _____ Email: _____
 Address: _____

B. SITE DESCRIPTION

Site Address: 9241 CR 22
 Parcel Number: 131110300016 & 131110300014
 Existing Zone Classification: Agriculture Proposed Zone Classification: ~~I-1~~ Aq
 Water Type: district water Name: North Weld Water District
 Sewage Type: septic District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

Project No. _____

D. PROJECT DESCRIPTION

Project Name: Hagler Self Storage

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

Self Storage

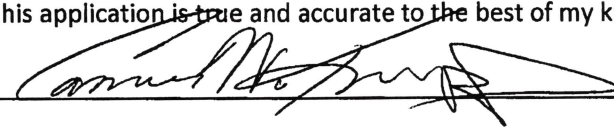
E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

Representative Certification

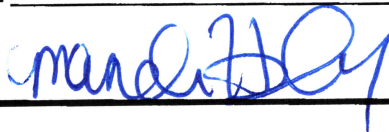
By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all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

Representative:  Date: 8-12-2021

Owner Certification

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

Owner: _____ Date: 8-12-2021



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 <https://www.fortluptonco.gov/405/Zoning>.

C. APPLICATION TYPE

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

D. PROJECT DESCRIPTION

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

E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

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

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

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

HAGLER ANNEXATION NUMBER 1, 2, 3 AND 4

LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 22 LOCATED IN SECTIONS 19, 11, 14 AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

NARRATIVE

Location

The proposed annexation contains 4 defined tracts of land that total 23.691 acres. The annexation begins at the west side of the WCR 23/WCR 22 intersection and extends west along WCR 22 until reaching WCR 19. The annexation includes two properties (SUBX18-0023 and LOT C RECX18-0072) that are owned by Lee and Mandi Hagler located approximately 602 feet east of the intersection of WCR 19 and WCR 22.

The requirements of Sections 31-12-104 and 31-12-105, C.R.S. have been met with this Annexation Petition regarding the contiguous perimeter with the City of Fort Lupton.

Soils Description

The "Soil Survey of Weld County, Colorado, Southern Part" prepared by the U.S. Department of Agriculture, Soil Conservation Service, indicates that the surface soils on the site consists of Vona Loamy Sand. Vona Loamy Sand soil type is described as well drained soil, with a high capacity to transmit water. The soil is classified in the 'A' hydrologic group and is defined as suitable for development with few limitations.

Statement of Hazardous Material

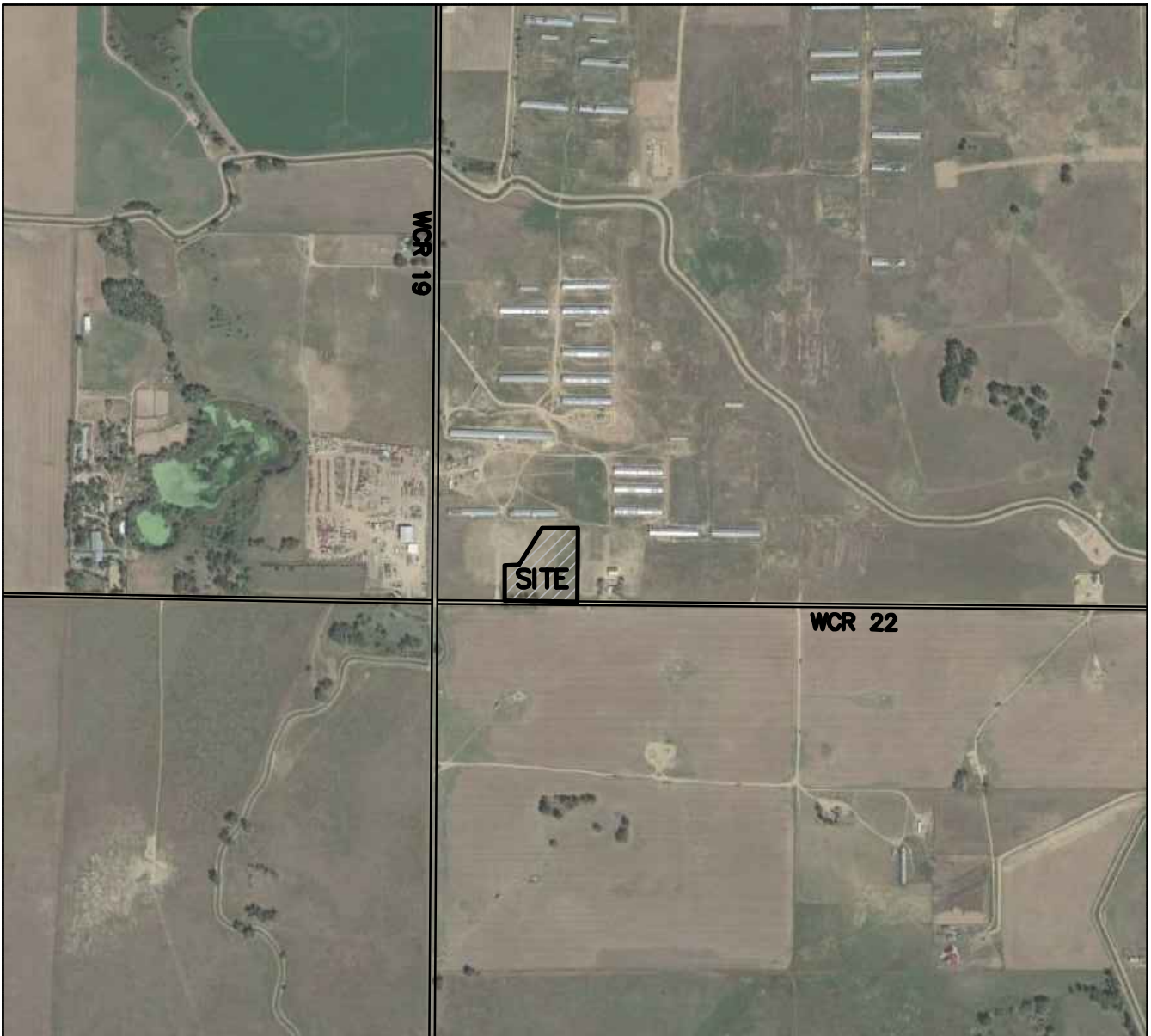
There currently is no hazardous material stored or kept on the property. To the knowledge of the current owners, there has never been any hazardous material kept, stored, buried, or removed from the property.

Utilities

A public restroom for users of the self-storage facility will be constructed. This will involve a new onsite septic system and a new water service line (extended off the existing water tap located on the 9241 CR 22 property). The water service is provided by Central Weld County Water District and they have no objection to utilizing the existing water service for this purpose.

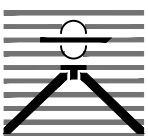
Community Need

The Annexation of the two (2) properties will also undergo a concurrent request for a Special Use Permit. The intent is to fully develop the 4.52 acre property (LOT C RECX18-0072) as a self-storage site. The existing homestead located at 9241 CR 22 (SUBX18-0023) will remain; however, areas of the 4.56 acre property will be included in the self-storage facility. This use will provide self-storage (pod containers) for rent. Phase 1 of the development will also allow for parking (ADA), restrooms, gravel surfaced driveways, pod storage, and uncovered RV storage. Subsequent phases, Phases 2 and 3) will expand the gravel access driveways and include additional pod containers on the north and east sides of the site. General storage space for individuals and businesses is a needed use for the community. An automated gate system will allow individuals access to their units at their own discretion making this development very convenient and assessable to the community members who use it.



SELF STORAGE

SCALE 1"=1000'



VICINITY MAP

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:
09/24/2020

JOB NO:
21431-00

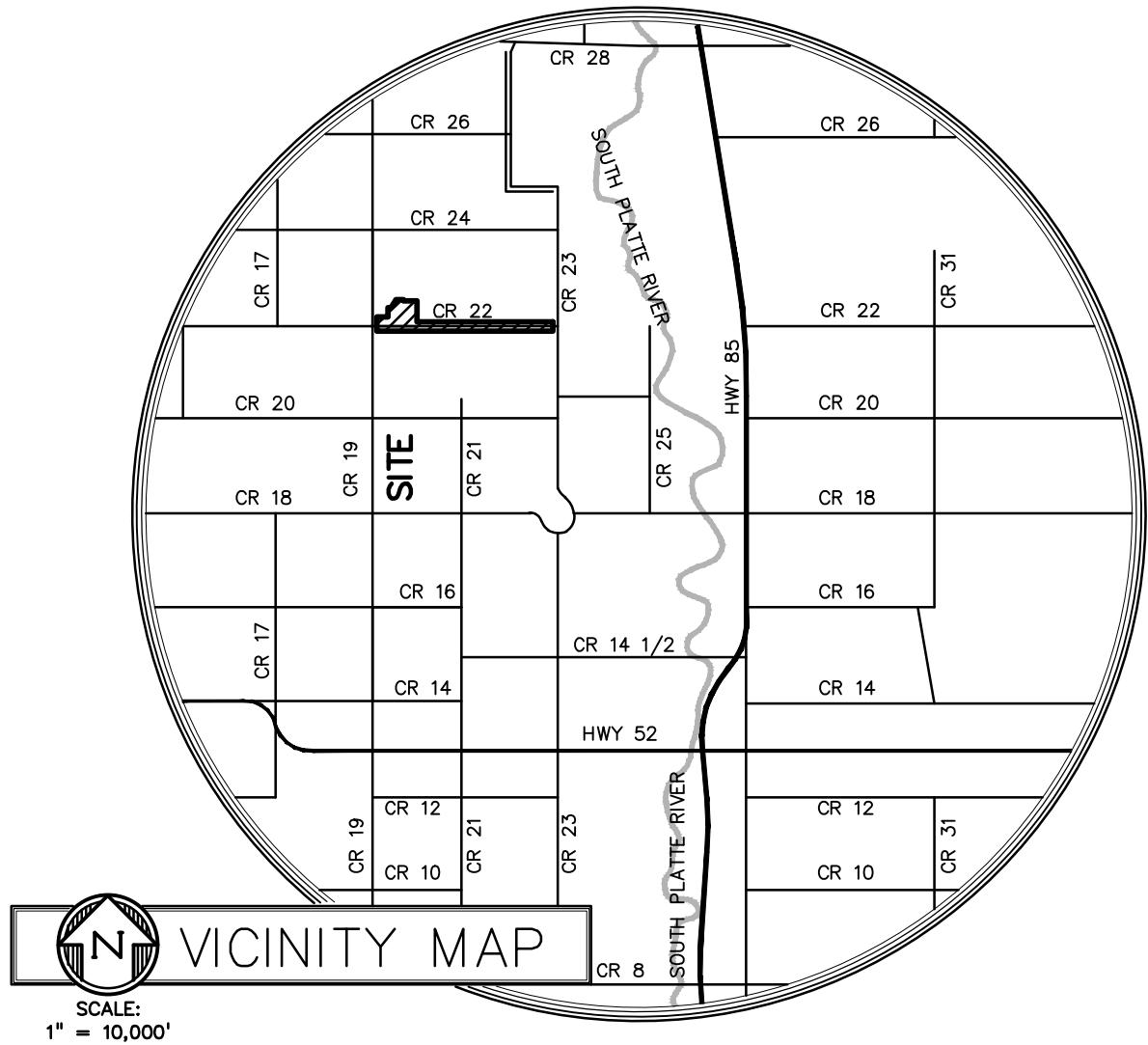
DWG. NO.

VM

SHEET 1 OF 1

HAGLER ANNEXATION NUMBER 1,2,3, AND 4

PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION
NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 10,11,14, AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____ BEING THE
OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED
UNDER THE NAME OF HAGLER ANNEXATION NUMBER 1,2,3, AND 4
IN WITNESS WHERE OF, WE HAVE HEREUNTO SET OUR HANDS AND
SEALS THIS THE _____ DAY OF _____, 2021.
BY: _____ AS: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO }
COUNTY OF WELD } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
_____ ON THIS _____ DAY OF _____, 2021, WITNESS MY
HAND AND SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____ (SEAL)

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF
BEGINNING;
THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF
WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD
COUNTY ROAD 22; THENCE N78°14'11"W, 147.10 FEET; THENCE
N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD
COUNTY ROAD 22 AND SAID WESTERLY LINE OF WELD COUNTY
ROAD 23; THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY
LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF
BEGINNING;
CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING
THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE N87°20'23"W, 645.38 FEET;
THENCE N87°19'51"E, 645.16 FEET TO THE NORTHERLY LINE OF
SAID WELD COUNTY ROAD 22; N89°59'46"E, 75.00 FEET ALONG
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S78°12'41"W, 146.89 FEET; THENCE S78°14'11"E, 147.10 FEET TO
THE TRUE POINT OF BEGINNING.
CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND
THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE N89°18'42"W, 2561.94 FEET;
THENCE N89°20'47"E, 2561.70 FEET TO THE NORTHERLY LINE OF
SAID WELD COUNTY ROAD 22; N89°59'46"E, 600.00 FEET ALONG
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S87°19'51"W, 645.16 FEET; THENCE S87°20'23"E, 645.38 FEET TO
THE TRUE POINT OF BEGINNING.
CONTAINING 2.147 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE
S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF
SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE N89°55'06"W, 2606.45 FEET
ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
N89°55'15"W, 2598.85 FEET ALONG SAID SOUTHERLY LINE OF
WELD COUNTY ROAD 22; THENCE N89°56'05"W, 2601.40 FEET
ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°00'07"W,
30.08 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°09'24"W, 29.92 FEET ALONG SAID EASTERLY LINE
OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID
WELD COUNTY ROAD 22; THENCE S89°56'05"E, 542.07 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03
RECX18-0072;
THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C,
RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE
FOLLOWING SEVEN (7) COURSES;
1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;
7. S00°25'54"W, 465.19 FEET ALONG SAID EASTERLY LINE OF
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 TO
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;
THENCE S89°56'05"E, 1127.18 FEET ALONG SAID NORTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE S89°55'15"E, 2598.85 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°55'06"E, 2606.40 FEET ALONG SAID NORTHERLY LINE OF
WELD COUNTY ROAD 22; THENCE N89°59'46"E, 1923.01 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°20'47"W, 2561.70 FEET; THENCE S89°18'42"E, 2561.94 FEET
TO THE TRUE POINT OF BEGINNING.
CONTAINING 20.997 ACRES

ANNEXATION NO. 1 TABLE

TOTAL BOUNDARY: 353.99 L.F.
CONTIGUOUS BOUNDARY: 60.00 L.F.
1/6 OF TOTAL BOUNDARY: 59.00 L.F.
RATIO: 1/5.90

ANNEXATION NO. 2 TABLE

TOTAL BOUNDARY: 1,734.53 L.F.
CONTIGUOUS BOUNDARY: 293.99 L.F.
1/6 OF TOTAL BOUNDARY: 289.09 L.F.
RATIO: 1/5.90

ANNEXATION NO. 3 TABLE

TOTAL BOUNDARY: 7,614.18 L.F.
CONTIGUOUS BOUNDARY: 1,290.54 L.F.
1/6 OF TOTAL BOUNDARY: 1,269.03 L.F.
RATIO: 1/5.90

ANNEXATION NO. 4 TABLE

TOTAL BOUNDARY: 25,532.56 L.F.
CONTIGUOUS BOUNDARY: 5,123.64 L.F.
1/6 OF TOTAL BOUNDARY: 4255.43 L.F.
RATIO: 1/4.98

GENERAL NOTES

1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SW1/4 OF SECTION 10, WITH THE LINE ASSUMED TO BEAR N89°56'05"W.
2. PREPARED BY: DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT, IT IS INTENDED ONLY TO DEPICT INFORMATION REQUIRED FOR AN ANNEXATION MAP.
5. THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON
CITY COUNCIL VIA RESOLUTION NO. _____
RECOMMENDED THIS _____ DAY OF _____, 2021.
CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THAT ABOVE DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND
ADOPTED ON THE _____ DAY OF _____, A.D., 2021 AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS
AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SOLD ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON. APPROVED
THIS _____ DAY OF _____, 2021.

MAYOR

ATTEST: _____
(SEAL)

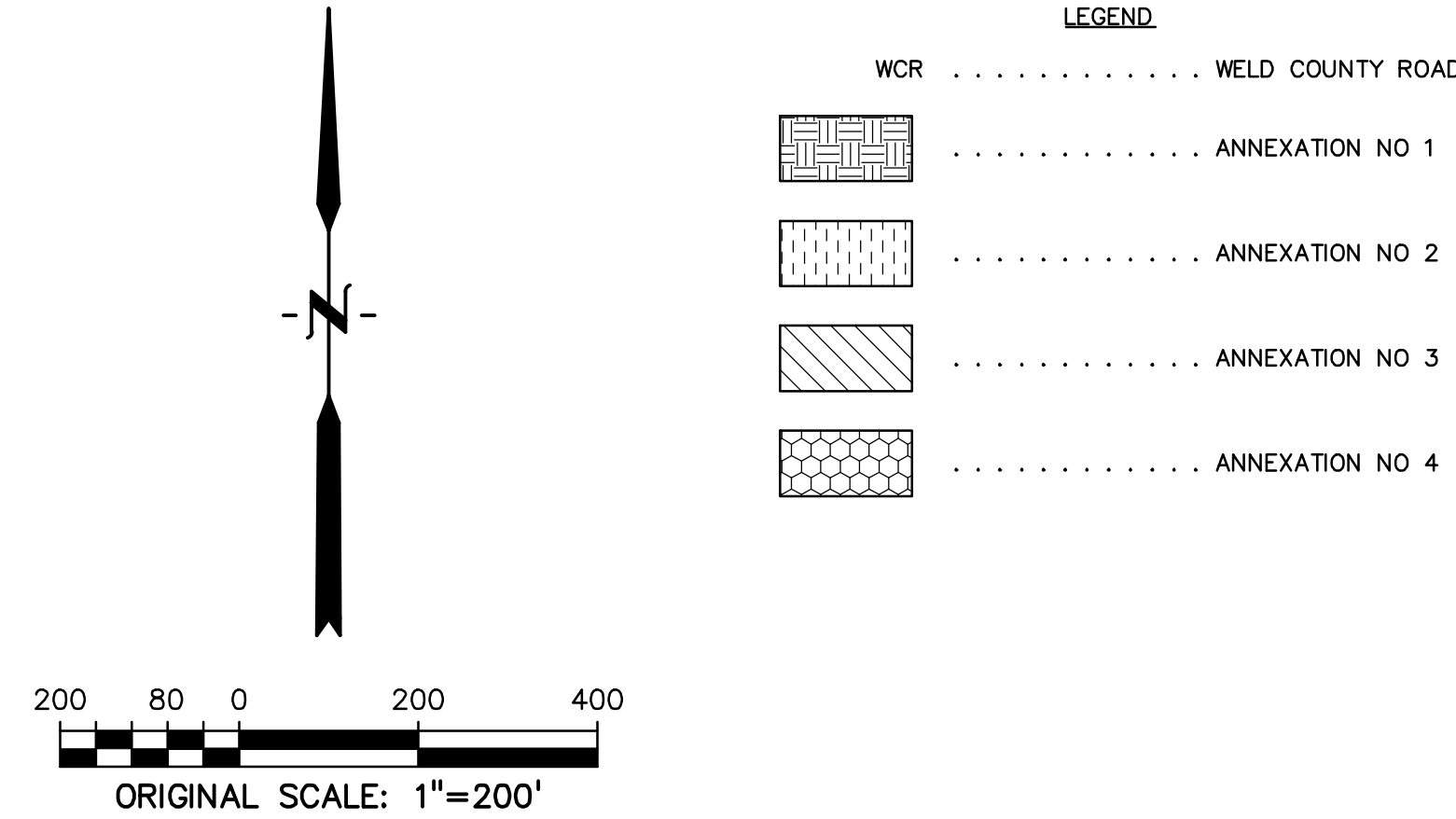
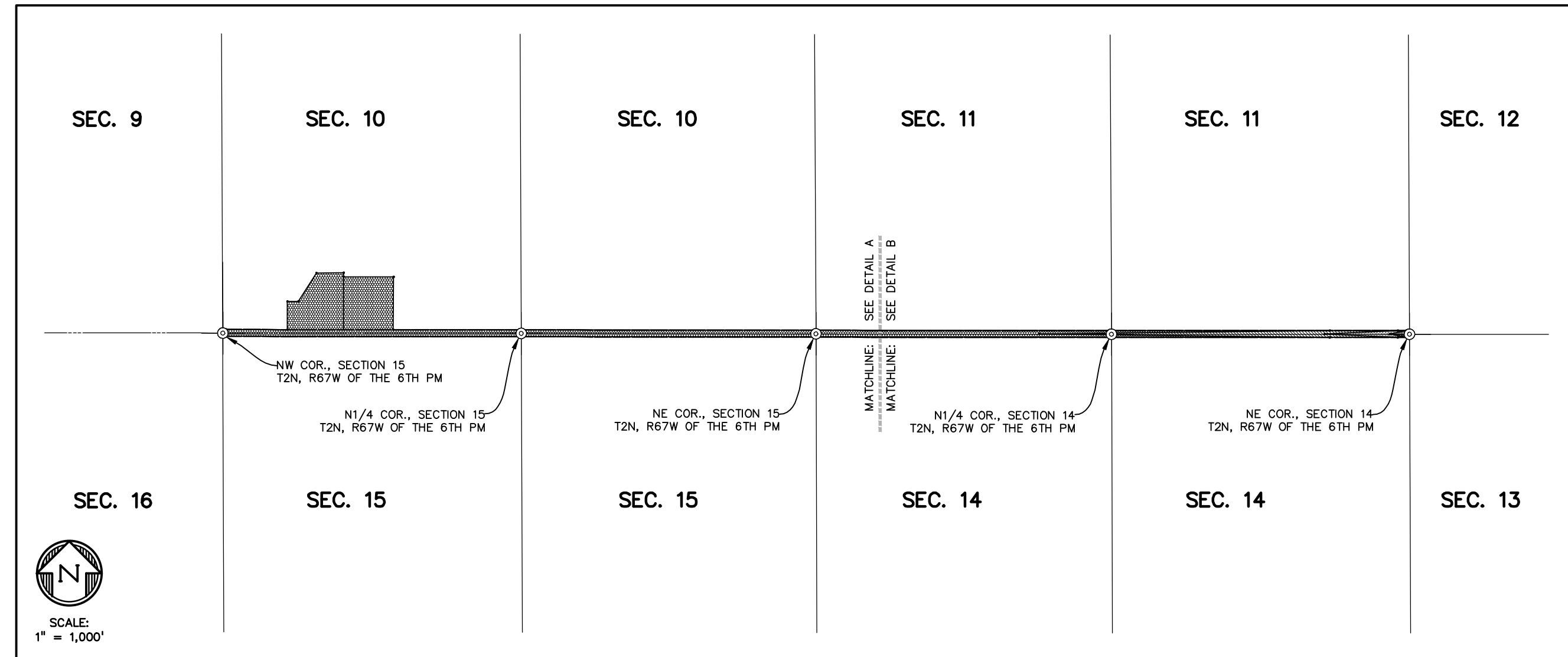
SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.
I FURTHER STATE THAT NOT LESS THAN _____ OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

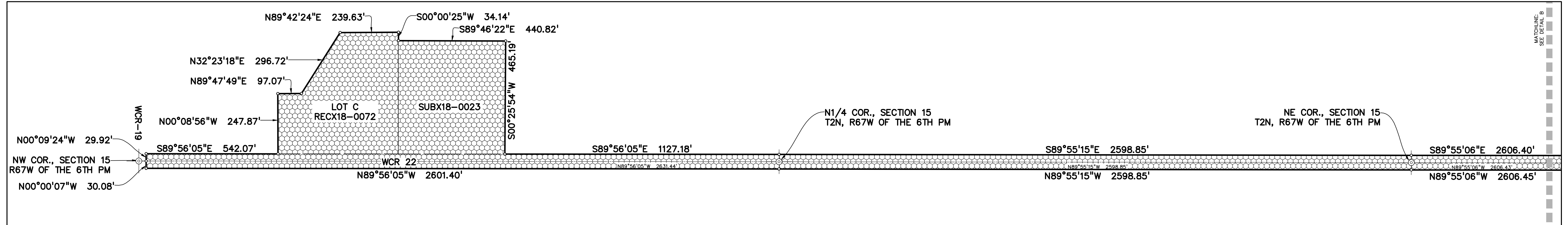
MATHEW E. SELDERS – ON BEHALF OF
DREXEL, BARRELL & CO.
COLORADO LICENSED LAND SURVEYOR
P.L.S. NO. 27275

HAGLER ANNEXATION NUMBER 1,2,3, AND 4

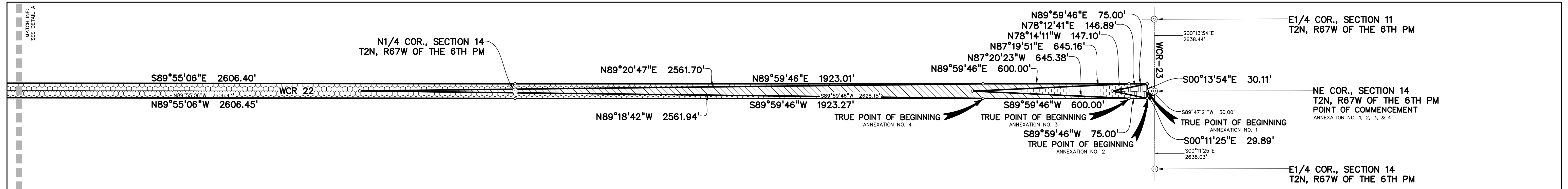
PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION
NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 10,11,14, AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



DETAIL A:



DETAIL B:



\\1311-10-03\GIS\Survey\Drawings\1311-10-03-ANNEX-WCR-22.dwg, 8/2/2021 1:05:11 PM

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

We, the undersigned landowners, in accordance with Colorado law, hereby petition the City of Fort Lupton and its City Council for annexation to the City of Fort Lupton of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and the State of Colorado, and to be known as the Hagler Annexation Nos. 1 - 4 to the City of Fort Lupton.

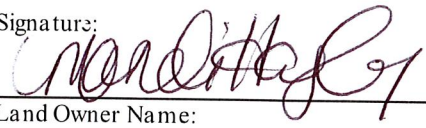
As part of this petition, your petitioners further state to the City Council that:

1. It is desirable and necessary that the territory described in Exhibit A be annexed to the City of Fort Lupton.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:
 - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton.
 - b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future.
 - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
 - e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - i. Has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way
 - ii. Comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - f. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality.
 - g. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - h. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - i. The territory to be annexed is 23.691 acres, more or less, in total area.
 - j. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally

describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.

- k. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - l. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
 4. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.
 5. The zoning classification requested for the area proposed to be annexed is Agriculture, as shown on the annexation map attached hereto and incorporated herein.
 6. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
 7. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.
 8. The non-refundable annexation application fee of \$0.00 is tendered herewith.

THEREFORE, the undersigned respectfully petition(s) the City Council of the City of Fort Lupton, to annex the territory described and referred to in Exhibit A to the City of Fort Lupton in accordance with and pursuant to the statutes of the State of Colorado.

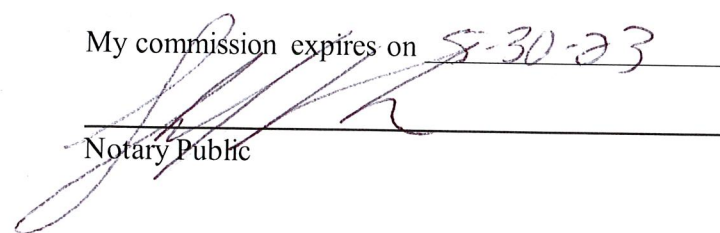
1	Land Owner Name: Mandi Hagler Signature: 	Mailing Address (street, city, state, ZIP): 9875 CR 24 Fort Lupton CO 80621 Date of signing: 1-11-22
2	Land Owner Name: Lee Hagler Signature: 	Mailing Address (street, city, state, ZIP): 9875 CR 24 Fort Lupton CO 80621 Date of signing: 1-11-22
3	Land Owner Name: Signature:	Mailing Address (street, city, state, ZIP): Date of signing:
4	Land Owner Name: Signature:	Mailing Address (street, city, state, ZIP Code): Date of signing:

(Additional sheets may be attached if necessary.)

The foregoing signature(s) was/were subscribed and sworn to before me this 11 day of January, 2022, by

Witness my hand and official seal.

My commission expires on 5-30-23


Notary Public

SHERYL FUEHRER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074021116
MY COMMISSION EXPIRES MAY 30, 2023

Exhibit A

[Exhibit A to the Annexation Petition should exclude public right of way. If necessary, attach separate sheet(s).]

Land Owned by Land Owner 1:

LEGAL DESCRIPTION

LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072, RECORDED AT RECEPTION NO. 4439922, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

TOGETHER WITH:

SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023, RECORDED AT RECEPTION NO. 4439923, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

Land Owned by Land Owner 2:

LEGAL DESCRIPTION

LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072, RECORDED AT RECEPTION NO. 4439922, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

TOGETHER WITH:

SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023, RECORDED AT RECEPTION NO. 4439923, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

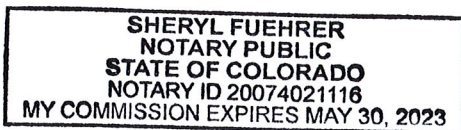
_____, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 11 day of January, 2022, by Mandi Hagler + Lee Hagler.

Witness my hand and official seal.

My commission expires on 5-30-23.



[Signature]
Notary Public

RESOLUTION NO. 2022R012

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE HAGLER ANNEXATION NOS. 1 – 4 AND SETTING THE PUBLIC HEARING FOR MARCH 15, 2022

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Mandi Hagler and Lee Hagler for 23.691 acres, more or less, and known as the Hagler Annexation Nos. 1 – 4; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

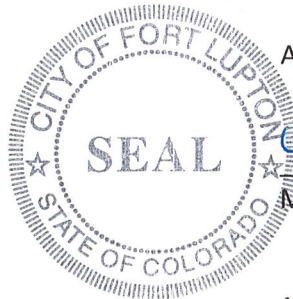
NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the Hagler Annexation Nos. 1 – 4 and sets the hearing date for March 15, 2022 , to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 18th DAY OF JANUARY 2022.

City of Fort Lupton, Colorado


Zo Stieber, Mayor

Attest:




Maricela Peña, City Clerk

Approved as to form:


Andy Ausmus, City Attorney



MEMORANDUM

TO: **Mandi Hagler**
Mandibrook26@hotmail.com

FROM: Derek Schuler, P.E., PTOE

DATE: November 11, 2020

RE: Traffic Memorandum: Hagler Self Storage, PT S2 10-2-67 LOT C,
REC EXEMPT RECX18-0072, Fort Lupton, CO

This traffic memo serves to summarize the land use, probable trip generation and distribution, and vehicular access to the proposed self storage facility. This is located at the subject lot on CR 22 roughly 550 feet east of CR 19. The site is generally located 4 miles northeast of the Town of Firestone and 4 miles northwest of Fort Lupton (proper). See related site plan for site location and layout. The existing 4.52 acre site is currently vacant. The site is zoned as A – agricultural and is generally surrounded by farming uses. The property to the east contains a single family house owned by the Hagler's but is not associated with this development.

339 Pod storage units are proposed. Renters of the units will utilize the proposed gravel drive aisles between the rows of units but there are no designated parking spaces. There are no other building types or any employees on site. A single existing access driveway will be upgraded for the new site use. This access point on CR 22 is located approximately 550 feet east of CR 19. Entry will be controlled by an electronic activated gate with key code required.

Proposed Land Use & Trip Generation

The proposed land use will be only for the proposed storage units plus a storm water detention pond. The hours of operation are 7am – 7pm seven days per week. Almost all trips will be made by personal vehicle with a rare need for occasional truck access.

Table 1 below shows the probable trip generation numbers. The Trip Generation manual is currently in its 10th edition and is an industry accepted informational report published by the Institute of Transportation Engineers (ITE). The table shows the number of expected trips for the development using the latest ITE trip rates. The Mini-Warehouse code #151 was used and is defined as buildings in which individual storage units are rented for the storage of goods. Using the ITE rates, the development is

Hagler Self Storage

Page 2

anticipated to generate about 61 daily trips, 5 trips (3 in/2 out) in the morning peak hour and 7 trips (4 in/3 out) in the evening peak hour.

Table 1 - Trip Generation Estimate for Hagler Self Storage, Fort Lupton, CO															
ITE Code / Land Use Size		Trip Generation Rates ¹			Trips Generated										
					Average Weekday Trips	AM Peak-Hour (7 - 9)				Total	PM Peak-Hour (4 - 6)				Total
		Avg. Weekday	AM PEAK	PM PEAK		% Trips	Trips	% Trips	Trips		% Trips	Trips	% Trips	Trips	
#151 - Mini Warehouse	339 Unit	0.18	0.014	0.02	61	50%	2.4	50%	2.4	5	50%	3.4	50%	3.4	7
Total Trips ²					61	3		2		5	4		3		

¹Source: "Trip Generation" Institute of Transportation Engineers, 10th Edition, 2017

²Inbound Trips rounded up (worst case for traffic on CR 22)

Existing Roads & Distribution

CR 22, in front of the subject site, is classified as a local unpaved road. It is narrow at roughly 18' wide, but can generally accommodate two way travel at low speeds. Nearby perpendicular (north/south) CR 19 is a paved and striped two lane arterial road. It is assumed that 100% of site traffic will be to/from the west to access the paved CR 19. From there, most of the traffic will be to/from the south towards Firestone and Fort Lupton (assume 75% site traffic). Due to the very low peak hour site traffic, there is minimal disruption to traffic on CR 22 (expected to serve local traffic only).

Conclusion

With the addition of the proposed development, vehicular traffic is adequately accommodated by the surrounding roadway network. If you have any questions or would like to discuss my analysis further, please don't hesitate to contact me.

Sincerely,

Drexel, Barrell & Co.

Derek Schuler

Derek Schuler, P.E., PTOE
Transportation Group Leader

DRAINAGE REPORT
For
HAGLER SELF STORAGE
9241 CR 22
Fort Lupton, COLORADO
SPECIAL USE PERMIT

Prepared for:

Mandi & Lee Hagler
9875 CR 24
Fort Lupton, Colorado 80621

Contact: Mandi Hagler
(720) 275-8905

November 2021



Drexel, Barrell & Co.
Engineers / Surveyors
710 11th Avenue, Suite L-45
Greeley, Colorado 80631
(970) 351-0645

Prepared By:
Cameron Knapp, P.E.



November 9, 2021

Todd Hodges
Fort Lupton Planning Director
130 S McKinley Avenue
Fort Lupton, CO 80621

RE: Drainage Report
9241 CR 22

Dear Mr. Hodges:

We are pleased to resubmit, for your review and approval, this Drainage Report for Self-Storage proposed at 9241 CR 22, as required for the Special Use Permit.

The investigation and design within this report have been performed according to the criteria established by the City of Fort Lupton Storm Drainage Design and Technical Criteria and the Urban Storm Drainage Manual.

We sincerely appreciate your time and consideration in the review of this project. If you should have any questions, please feel free to contact this office.

Respectfully,

Cameron W. Knapp, P.E.
Drexel, Barrell & Co.

"I hereby certify that this report for the drainage design for Self-Storage proposed at 9241 CR 22, was prepared by me (or under my direct supervision) in accordance with the provisions of City of Fort Lupton Storm Drainage Design and Technical Criteria for the owners thereof."

Cameron W. Knapp, P.E.
Registered Professional Engineer
State of Colorado No. 38898



11/9/2021

Developer's Statement

Mandi & Lee Hagler, owners hereby affirms that the drainage facilities for the Hagler Self Storage development proposed at 9241 CR 22, shall be constructed according to the design presented in this report. I understand that the City of Fort Lupton does not and will not assume liability for drainage facilities designed and/or certified by my engineer. I understand that the City of Fort Lupton reviews drainage plans but cannot, on behalf of Mandi & Lee Hagler and/or their successors and/or assigns assume future liability for improper design. I am also aware of the provisions of the City CODE as it pertains to the City's review."

Name of Developer/Owner

Authorized Signature/Title

TABLE OF CONTENTS

<i>HEADING</i>	<i>PAGE</i>
COVER SHEET	i
COVER LETTER	ii
DEVELOPER'S STATEMENT	iii
TABLE OF CONTENTS	iv
I. GENERAL LOCATION & DESCRIPTION	1
A. Location	1
B. Description of Property	1
C. General Project Description	1
II. DRAINAGE BASINS	2
A. Major Basin Description	2
B. Sub-Basin Description	2
III. DRAINAGE DESIGN CRITERIA	3
A. Development Criteria Reference and Constraints.....	3
B. Hydrological Criteria	3
C. Hydraulic Criteria	3
D. Adaptations from Criteria	3
IV. DRAINAGE FACILITY DESIGN	4
A. General Concept.....	4
B. Specific Details	4
V. SUMMARY	6
A. Compliance with Fort Lupton Storm Drainage Criteria	6
B. Drainage Concept.....	6
VI. REFERENCES	6
APPENDICES	
A. Vicinity Map/Adjacent Drainage	
B. Soils Information from USDA NRCS "Soils Web Survey"	
C. FIRM Floodplain Map	
D. Existing Conditions Hydrology	
E. Proposed Conditions Hydrologic Computations	
F. Proposed Retention Pond and Infiltration Calculations	
G. Hydraulic Calculations	
H. Charts, Tables and Graphs	
BACK POCKET:	
24"x36" Proposed Drainage Plan	
24"x36" Drainage Details	

I. GENERAL LOCATION & DESCRIPTION

A. Location

1. The project "Site" is located on PT S2 10-2-67 Lot C Rec Exempt No. RECX18-0072 (4.66 acres) and Subdivision Exemption No 1311-10-03 SUBX18-0023 (4.70 acres), 8.81 acres total after ROW dedication.
2. The Site in the South 1/2 of Section 10, Township 2 North, Range 67 West, of the 6th Principal Meridian, Weld County, Colorado.
3. The property address is 9241 County Road 22, Fort Lupton Colorado
4. There are no major irrigation channels, lakes or streams located on the site.
5. The site is outlined on the South by CR 22. To the east by agricultural lot. Firestone Cattle Ranch, which includes open space and agricultural pole barn buildings, is located adjacent to the site on the north and west.

B. Description of Property

1. The site includes 8.81 acres after ROW adjustment.
2. Overall vegetative cover is estimated at 80%
3. The (west lot) RECX18-0072 is currently a fair stand of grass, with a few trees on the south property line.
4. The (east lot) SUBX18-0023 has an existing 1690 square foot house and 2800 square foot steel building with trees on the south half of the lot, the north side of the lot is a fair stand of grass.
5. There is a gravel access directly off CR 22 and around the house.
6. There is an existing 30-foot Access Easement centered on the property line between the two lots.
7. The "Soil Survey of Weld County, Colorado, Southern Part" prepared by the U.S. Department of Agriculture, Soil Conservation Service, indicates that the surface soils on the site consists of Vona Loamy Sand.
 - a. Vona Loamy Sand soil type is described as well drained soil, with a high capacity to transmit water. The soil is classified in the 'A' hydrologic group.

C. General Project Description

1. The property is proposed to be used as a Self-Storage facility.
 - a. Up to 521 pod steel containers will be placed on site for storage units, in multiple phases.
 - b. The existing 1690 square foot house and 2800 square foot building will used in the operations as office and storage.

- c. Gravel access and site drive surface improvements are proposed. The access will be located within the 30-foot access easement between the site and adjacent lot.
- d. A detention pond will be constructed on the north side of the east lot to serve the proposed development at full buildout.

II. DRAINAGE BASINS

A. Major Basin Description

1. The site drains to the northeast across the Firestone Cattle Ranch and is captured in the Coalridge Ditch approximately 1/4 mile away.
2. No known master drainage plan or previous drainage report exists for this area.
3. According to the FEMA Flood Insurance Rate Map (FIRM) Community Panel No. 08123C1895E, the site is not located in a designated 100-year floodplain or floodway.

B. Sub-Basin Description

Basin A

1. The area of the developed site, 8.81 acres was used for the drainage basin and detention sizing.
2. The site slopes from southwest northeast to at approximately 2-5% slope. Runoff historically sheet flows to the northeast.
 - a. The existing house is located at a high point on CR 22 with drainage flowing to the east and west from that point.
 - b. Approximately (1) acre at the west end of the site, drains south to a low point next to CR 22. Site regrading will allow developed portion to route to detention.
 - c. Runoff south of CR 22 flows to the south.
 - d. No significant offsite drainage is anticipated to pass across site.

Basin OS-N

3. The undeveloped area west of the site and the ROW south of the Site and north of CR22, 1.65 acres drains to a low point in the ROW, north of CR22.
4. Calculations are provided in Appendix f to show that runoff from this Basin will infiltrate into the ground prior to overtopping the road or site.

Basin OS-S

5. The undeveloped area south of CR22 , 1.65 acres drains to a low point in the ROW, south of CR22.
6. Calculations are provided in Appendix F to show that runoff from this Basin will infiltrate into the ground prior to overtopping the road.

III. DRAINAGE DESIGN CRITERIA

A. Development Criteria Reference and Constraints

1. There are no known previous drainage studies for the area.
2. CR 22 roadside ditch drainage will require a culvert be installed under the proposed driveway.
3. The portion of the site, at the southwest corner, that drains toward CR 22 will be regraded to runoff to the northeast. Only the back slope of this regraded area, outside the developed area will drain toward CR 22.
4. There are no identified wetlands in the area.

B. Hydrological Criteria

1. The design storm frequencies for un-urbanized land use are the 5-year and 100-year storm events per the Criteria.
2. Rainfall intensities for the 1-hour point rainfall were taken from the Criteria Storm Rainfall Table 5-3. One-Hour Point Rainfall and calculated for Tc using USDCM Equation RA-5r.

$$5\text{-year} = 1.42 \text{ inch}, 100\text{-year} = 2.71 \text{ inch}$$

3. Rainfall point precipitation frequency estimates in inches/hour from the NOAA atlas 14, Volume 8 Version 2 are used in the Rational Method calculations for Retention Volume.
4. The Rational Method was utilized to calculate peak runoff rates.
 - a. Runoff coefficients and Imperviousness values are taken from Tables 6-3 and 6-5 of the Urban Storm Drainage Criteria Manual, Volume 1 based on the 'A' Hydrologic Soils Group.

C. Hydraulic Criteria

1. There is no storm sewer system proposed.
2. The area downstream from the site is agricultural with large animal pole barns. A retention pond will be constructed at the northeast corner of the property, to avoid concentrated runoff from the site.
3. The retention pond is sized to retain 150% of the developed 100-year, 24-hour runoff with 1-foot of free board. The 100-year volume is calculated using the Rational Method.
4. With no runoff from the site, no Water Quality Capture Volume (WQCV) is required.

D. Adaptations from Criteria

The City of Fort Lupton Storm Drainage Design and Technical Criteria does not have a section for Retention. Weld County Retention criteria will be used.

IV. DRAINAGE FACILITY DESIGN

A. General Concept

1. Minimal regrading of the site is anticipated except as required for access drive, parking, drainage improvements and for the construction of the storm water detention pond. Runoff will sheet flow across the site directly to the detention pond or to the proposed drainage swale on the north and east sides of the site that will direct runoff to the detention pond.
2. The 8.81-acre site is defined as a single drainage basin identified on the Proposed Drainage Plan as Basin 'A'. The peak runoff rates and runoff coefficients associated with Basin 'A' are presented in Table 1. Runoff coefficients values are calculated per the Criteria using the current Urban Storm Drainage Criteria Manual Tables 6-3 and 6-5, based on the 'A' Hydrologic Soils Group.

TABLE 1 DEVELOPED CONDITIONS RUNOFF RATES

Basin	Area (acres)	5-year Runoff Coefficient	5-year Peak Runoff (cfs)	100-Year Runoff Coefficient	100-year Peak Runoff (cfs)
A	8.81	0.34	4.23	0.44	10.76

3. The site will drain to the proposed water retention pond at the northeast corner of the site. *Note that all elevations listed are based on Digital Terrain Elevation Data, actual field surveyed elevations may vary.*
4. Drawings, calculations and figures are included in the Appendices at the end of this report.
5. No existing reports or studies were found for this area.

B. Specific Details

1. Some minor grading at the southwest corner will be required to direct runoff to the northeast. A swale on the east side of the site will route runoff to the retention pond. A portion of the site will sheet flow to the retention pond at the north side of the site. The swale has capacity for the total runoff.
2. An 18-inch RCP culvert will be constructed within the proposed CR 22 ROW for the proposed access drive to the site.
3. Retention Pond Design:
 - a. Retention volumes were calculated using the Rational Method for a 100-year, 24-hour storm, based on a proposed final site build out imperviousness of **43.7%**.

- b. The pond bottom is flat to maximize infiltration. Pond side slopes and berm will have a maximum 4:1 side slopes. After final grading operations, the pond will be seeded with a native grass mixture to establish long-term vegetation over the pond. There are two low points in the pond, interlinked by a swale.
- c. Retention Pond volumes: (See Appendix F for calculations)

100-year, 24-hour Volume	66,225 cubic-feet
Required Retention Volume 1.5 X 100-yr	99,338 cubic-feet
- d. The required 100-year retention volume is achieved at the 100-year WSL of 4985.50.
- e. The 100-year retention volume will infiltrate into the ground in approximately 10 hours, less than the 72-hour code requirement.
- f. One (1) foot of freeboard, elevation 4986.50, is provided in the pond.
- 4. There should be no storm discharge from the site. If runoff exceeds 150% of the 100-year storm the retention pond will overflow through a riprap overflow spillway to the north following the historic path to the northeast across the neighboring property, an agricultural field. The historic drainage path will not be in the way of any existing homes or structures.
- 5. An access and maintenance easement will be dedicated for the retention pond area and the drainage swale for access.
- 6. The maintenance access shall be for the sole use of the City of Lupton, or drainage representatives to inspect or if needed to maintain the retention facilities if the owner does not keep them maintained.
- 7. Routine and extended maintenance of the retention facility will be needed to preserve the designed function. Maintenance shall be the responsibility of the property owner.
 - a. Mowing of the grass bottom will occur periodically in the spring, summer, and fall months as necessary. The native grass is intended to be higher than manicured sod, so the height will be left to the discretion of the owner.
 - b. Quarterly inspection and removal of sediment, debris, and other material is suggested for the retention pond.
 - c. Periodic inspections (quarterly as a minimum) should be conducted and also after every large storm event. Inspections should include, but not limited to, the inspection of the pond perimeter (sides and bottom), presence of trash and debris, sediment accumulation, erosion at the rip rap overflow spillway, invasive vegetation, standing water, outlet structure damage/clogging/seepage, rodent presence, acts of vandalism, condition of the flared end outlet section and riprap pad, and functioning of the outlet pipe.

- d. General long-term maintenance and repairs as necessary will ensure that the pond will function as intended over the life of the facility and ensure safe and limit release of stormwater to the historic downstream path.
8. There are no floodplains near the site or downstream that will be affected by the development.

V. SUMMARY

A. Compliance with Fort Lupton Storm Drainage Criteria

1. The proposed drainage improvements designed for this site will be effective for controlling up to the 100-year storm with no runoff.
2. No release of stormwater is proposed and any overflow will not jeopardize the health, safety or welfare of public or private property.
3. All design criteria meet the City of Fort Lupton Storm Drainage Design and Technical Criteria and referenced volumes of the Mile High Flood District-Urban Storm Drainage Criteria Manual.
4. The site is over one acre so an Erosion Control Plan will need to be submitted to the City of Lupton for grading permit and the Colorado Department of Public Health & Environment, Water Quality Control Division for Construction Stormwater Discharge Permit regulations. Erosion control BMPs are shown on the Drainage Plan.

B. Drainage Concept

1. The developed site will drain in the historic direction. A Retention Pond will be constructed at the northeast corner of the property to retain the 100-year, 24-hour storm without runoff from the site. The historic drainage path will not be in the way of any existing homes or structures.

VI. REFERENCES

1. The City of Fort Lupton Storm Drainage Design and Technical Criteria.
2. MHFD-Urban Storm Drainage Criteria Manual 2017, Volumes I, II, & III
3. NRCS Soil Survey web site
4. FEMA web site
5. ACAD C3D "Hydraflow" software
6. Weld County Engineering and Construction Guidelines (WCECG), Chapter 5 Drainage Criteria, 2017.

APPENDIX A

VICINITY MAP
ADJACENT DRAINAGE

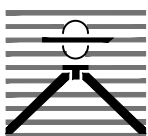


→ RUNOFF FLOW DIRECTION



ADJACENT DRAINAGE

SCALE 1"=1000'



VICINITY MAP

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:
08/13/2021

JOB NO:
21431-00

DWG. NO.

VM

SHEET 1 OF 1

APPENDIX B

NRCS SOILS INFORMATION



United States
Department of
Agriculture

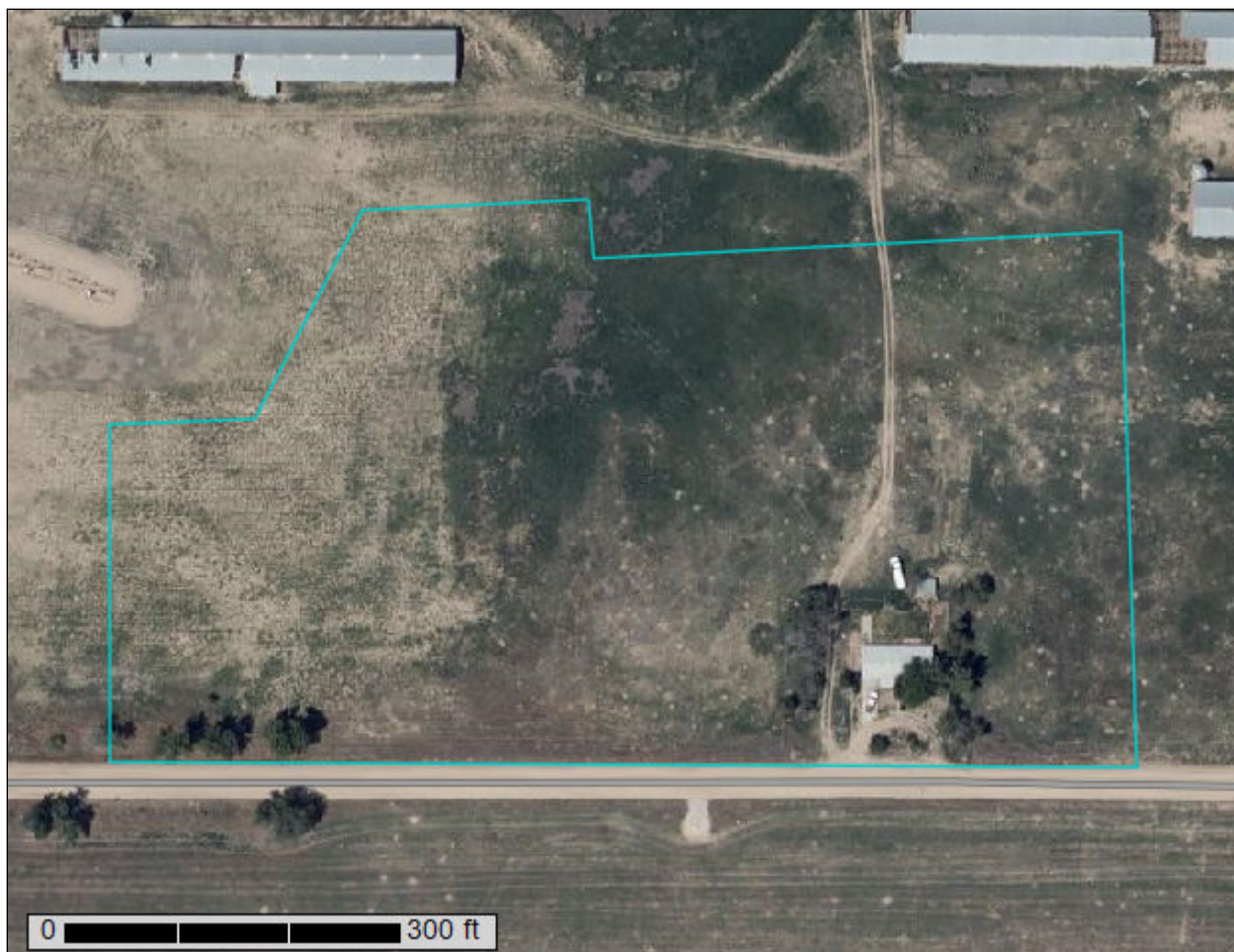
NRCS

Natural
Resources
Conservation
Service

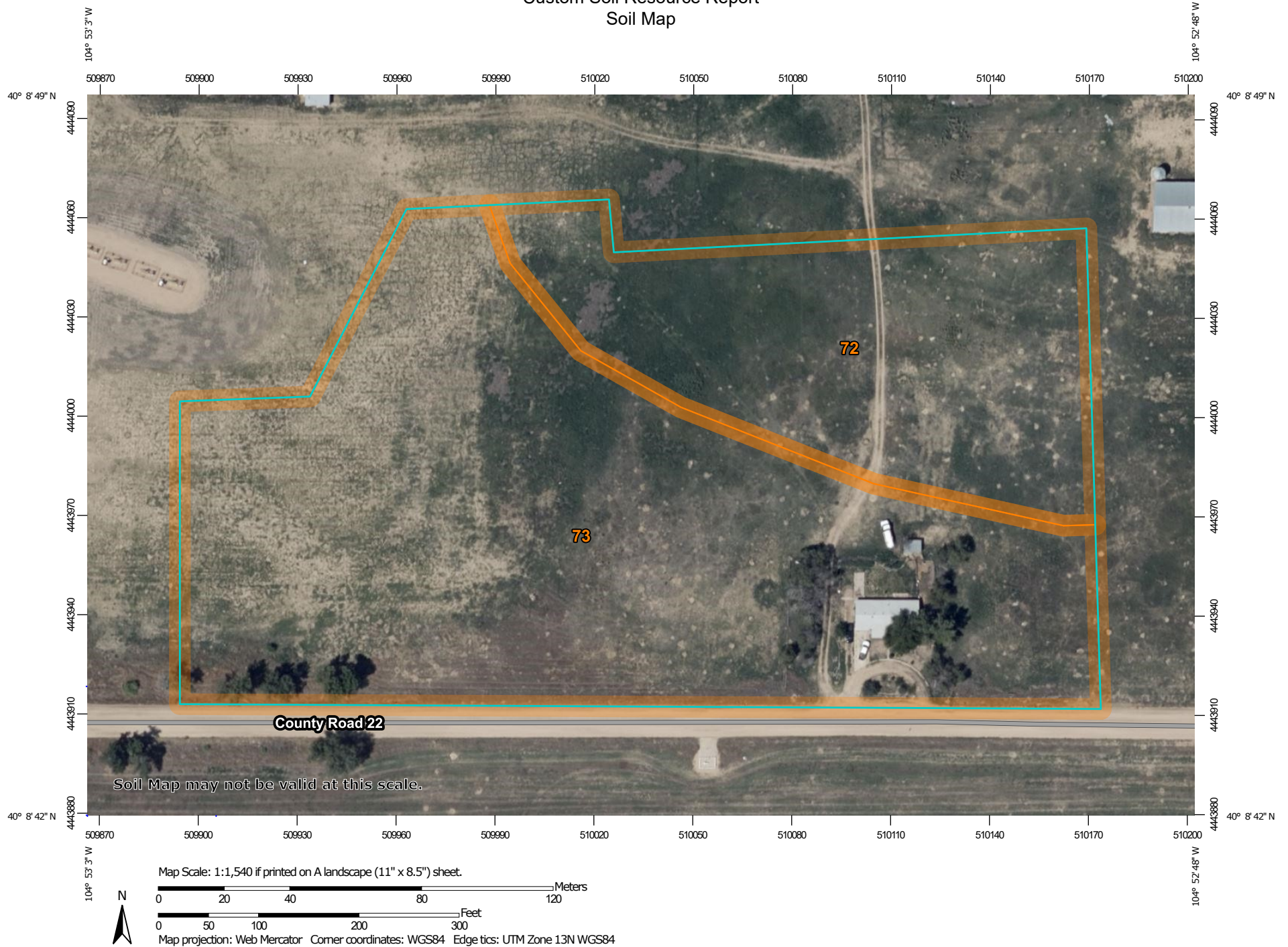
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

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

Hagler



Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
72	Vona loamy sand, 0 to 3 percent slopes	2.7	29.7%
73	Vona loamy sand, 3 to 5 percent slopes	6.5	70.3%
Totals for Area of Interest		9.3	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

72—Vona loamy sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 363r
Elevation: 4,600 to 5,200 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 local 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: Plains, terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 6 inches: loamy sand
H2 - 6 to 28 inches: fine sandy loam
H3 - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 3 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 (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 capacity: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Minor Components

Remmit

Percent of map unit: 10 percent
Hydric soil rating: No

Valent

Percent of map unit: 5 percent

Hydric soil rating: No

73—Vona loamy sand, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2x0j8

Elevation: 4,100 to 5,200 feet

Mean annual precipitation: 12 to 17 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 130 to 155 days

Farmland classification: Not prime farmland

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: Hills, hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Parent material: Eolian sands

Typical profile

A - 0 to 7 inches: loamy sand

Bt1 - 7 to 14 inches: sandy loam

Bt2 - 14 to 20 inches: sandy loam

Bk - 20 to 45 inches: sandy loam

C - 45 to 80 inches: loamy sand

Properties and qualities

Slope: 3 to 5 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

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)

Available water capacity: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: R067BY015CO - Deep Sand
Hydric soil rating: No

Minor Components

Ascalon

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Manter

Percent of map unit: 5 percent
Landform: Hills, interfluves
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Olnest

Percent of map unit: 3 percent
Landform: Interfluves, hills
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Valent

Percent of map unit: 2 percent
Landform: Dunes
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Ecological site: R067BY015CO - Deep Sand
Hydric soil rating: No

APPENDIX C

FIRM FLOODPLAIN MAP



JOINS PANEL 1915

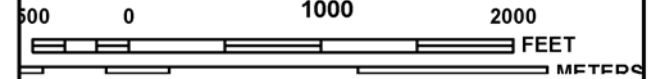
1300

22

1295



MAP SCALE 1" = 1000'



NFP

PANEL 1895E

FIRM

**FLOOD INSURANCE RATE MAP
WELD COUNTY,
COLORADO
AND INCORPORATED AREAS**

PANEL 1895 OF 2250

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FIRESTONE, TOWN OF	080241	1895	E
WELD COUNTY	080266	1895	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER
08123C1895E**

**EFFECTIVE DATE
JANUARY 20, 2016**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX D

EXISTING CONDITIONS HYDROLOGY



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE
Client: Mandi Hagler

Designed by: MAB

Job # 21431-00GRCV
Date: 07/19/2020

COMPOSITE RUNOFF COEFFICIENTS

EXISTING CONDITIONS:

Basin	Area (sq. ft.)	Urban Drainage, Volume 1, 2018 Table 6-5 Type A NRCS Soil Group						Weighted C ₂	Weighted C ₅	Weighted C ₁₀	Weighted C ₁₀₀	Weighted Imperv.
		Description	Percent Imp. "I"	C ₂	C ₅	C ₁₀	C ₁₀₀					
'LOT 1'	0	Streets (Asphalt Pavement)	100%	0.84	0.86	0.87	0.89	0.00	0.00	0.00	0.00	0.0%
	0	Drives & Walks	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Roofs	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Packed Gravel	40%	0.25	0.27	0.28	0.42	0.00	0.00	0.00	0.00	0.0%
	190,000	Undeveloped	2%	0.01	0.01	0.01	0.13	0.01	0.01	0.01	0.13	2.0%
	190,000	<<Total Area Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ ,C ₁₀₀ & I>>						0.01	0.01	0.01	0.13	2.0%
' LOT 2'	0	Streets (Asphalt Pavement)	100%	0.84	0.86	0.87	0.89	0.00	0.00	0.00	0.00	0.0%
	0	Drives & Walks	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Roofs	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Packed Gravel	40%	0.25	0.27	0.28	0.42	0.00	0.00	0.00	0.00	0.0%
	193,663	Undeveloped	2%	0.01	0.01	0.01	0.13	0.01	0.01	0.01	0.13	2.0%
	193,663	<<Total Area Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ ,C ₁₀₀ & I>>						0.01	0.01	0.01	0.13	2.0%
TOTAL acres 8.81												
	383,663	<<Total Area Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ ,C ₁₀₀ & I>>						0.01	0.01	0.01	0.13	2.0%



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

TABLE 4-2
TIME OF CONCENTRATION
RATIONAL METHOD
PROJECT: SELF STORAGE

CALC. BY: MAB DATE: 09/19/2020

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti) = $0.395(1.1-C_5)(L^{1/2})/(S^{0.33})$				TRAVEL TIME (Tt) = (L)/(V*60) where $V = C_v S_w^{0.5}$						FINAL Tc	REMARKS
DESIGN PT.	COEFF. C5	AREA (Ac)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Ti (Min.)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Conveyance Coefficient (Cv)	VELOCITY (Fps)	Tt (Min.)	(Min.)	CONTRIBUTING BASINS
EXISTING BASINS														
1	0.01	8.81	390	3	0.008	43.1	400	7	0.018	10	1.32	5.0	48.1	'A'



DREXEL BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS
STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

PROJECT
 JOB #
 DATE:

SELF STORAGE
21431-00GRCV
9/19/2020

Client: MANDI HAGLER

CALC. BY:
 CHECKED BY:
 DESIGN STORM

MAB
CWK
HISTORIC/ALLOWABLE

		DIRECT RUNOFF											
DESIGN STORM		DESIGN POINT	AREA DESIGN	AREA (ac.)	RUNOFF COEFF.	tc (min.)	CA (ac.)	I IN/HR *	EXISTING Q (cfs)	(AC)	CFS/ACRE **	ALLOWABLE Q (cfs)	REMARKS
	5-YEAR	1	'A'	8.81	0.01	48.1	0.088	1.66	0.15	8.81	0.07	0.62	
	100-YEAR	1	'A'	8.81	0.13	48.1	1.145	2.71	3.10	8.81	0.50	1.55	

* Time-Intensity-Frequency Table 5.3, Fort Lupton, Colorado One-Hour Point Rainfall and USDCM Equation RA-5

$$P_2 = 1.00$$

$$P_5 = 1.42$$

$$P_{10} = 1.68$$

$$P_{100} = 2.71$$

$$** I = ((28.5 * P_x) / ((10 + tc)^{0.786}))$$

** According to the City of Fort Lupton Storm Drainage Design and Technical Criteria, developed site discharge shall be restricted to 0.07 cfs/acre for the 5-year runoff rate and 0.50 cf for the 100-year runoff.

APPENDIX E

PROPOSED CONDITION **HYDROLOGIC COMPUTATIONS**



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Client: MANDI HAGLER

Designed by: MAB

Job # 21431-00GRCV

Date: 04/06/2021

COMPOSITE RUNOFF COEFFICIENTS

PROPOSED CONDITIONS:

Basin	Area (sq. ft.)	Urban Drainage, Volume 1, 2018 Table 6-5 Type A NRCS Soil Group						Weighted	Weighted	Weighted	Weighted	Weighted
		Description	Percent Imp. "I"	C2	C5	C10	C100	C ₂	C ₅	C ₁₀	C ₁₀₀	Imperv.
'PR-1'	0	Streets (Asphalt Pavement)	100%	0.84	0.86	0.87	0.89	0.00	0.00	0.00	0.00	0.0%
	2,360	Drives & Walks	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.6%
	116,900	Roofs	90%	0.73	0.75	0.77	0.81	0.22	0.23	0.23	0.25	27.4%
	145,000	Packed Gravel	40%	0.25	0.27	0.28	0.42	0.09	0.10	0.11	0.16	15.1%
	119,403	Undeveloped	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.04	0.6%
acres												
8.81	383,663	<<Total Area						Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ , C ₁₀₀ & I>>				
								0.32	0.34	0.35	0.45	43.7%



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

TABLE 4-2
TIME OF CONCENTRATION
RATIONAL METHOD
PROJECT: SELF STORAGE

CALC. BY: MAB DATE: 04/06/2021

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti) = $0.395(1.1-C_5)(L^{1/2})/(S^{0.33})$				TRAVEL TIME (Tt) = (L)/(V*60) where $V = C_v S_w^{0.5}$						FINAL Tc	REMARKS
DESIGN PT.	COEFF. C5	AREA (Ac)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Ti (Min.)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Conveyance Coefficient (Cv)	HISTORIC (Fps)	Tt (Min.)		CONTRIBUTING BASINS
DEVELOPED BASINS														
1	0.38	8.81	390	3	0.008	28.5	400	7	0.018	10	1.32	5.0	33.5	'A'



DREXEL BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

PROJECT
 JOB #
 DATE:
 CLIENT:
 CALC. BY:
 CHECKED BY:
 DESIGN STORM

SELF STORAGE
21431-00GRCV
4/6/2021
Mandy Hagler
MAB
CWK
DEVELOPED

DESIGN STORM	DESIGN POINT	DIRECT RUNOFF							TOTAL RUNOFF				STREET		REMARKS
		AREA DESIGN	AREA (ac.)	RUNOFF COEFF.	tc (min.)	CA (ac.)	I IN/HR	Q (cfs)	tc (min.)	(CA) (AC)	I IN/HR	Q (cfs)	SLOPE %	STREET FLOW CFS	
5-YEAR	1	A'	8.81	0.34	33.5	2.980	1.42	4.23							Developed Conditions
100-YEAR	1	A'	8.81	0.45	33.5	3.972	2.71	10.76							Developed Conditions

* Time-Intensity-Frequency Table 5.3, Fort Lupton, Colorado One-Hour Point Rainfall and USDCM Equation RA-5

$$P_2 = 1.00$$

$$P_5 = 1.42$$

$$P_{10} = 1.68$$

$$P_{100} = 2.71$$

$$** I = ((28.5 * P_x) / ((10 + tc)^{0.786}))$$

APPENDIX F

PROPOSED
RETENTION POND AND INFILTRATION
CALCULATIONS



DREXEL, BARRELL & CO.
CIVIL ENGINEERS / LAND SURVEYORS

Project: SELF STORAGE	Job # 21431-00GRCV
Engineers/Surveyors Client: MANDI HAGLER	Designed by: MAB Date: 11/09/2021

REQUIRED 100-yr. STORAGE VOLUME: BASIN A

RATIONAL FORMULA METHOD

Variables:

A = 8.81 acres
C = 0.44 (Composite)
Q_{OUT} = 0.00 ft³/s No out Flow
k = 1.00

STORM DURATION (min)	RAINFALL INTENSITY (in/hr)	RUNOFF VOLUME (ft ³)	OUTFLOW VOLUME (ft ³)	STORAGE VOLUME (ft ³)	STORAGE VOLUME (acre-ft)
0	0.00	0	0	0	0.000
60	2.71	37,577	0	37,577	0.863
120	1.61	44,649	0	44,649	1.025
180	1.16	48,254	0	48,254	1.108
360	0.65	53,829	0	53,829	1.236
720	0.36	59,070	0	59,070	1.356
1440	0.20	66,225	0	66,225	1.520
				99,338	2.280

24 hour storm
***1.5x 24hr**

Retention based on peak accumulated volume for Basin 'A' for a 24-hour period.

*Weld County Code Sec. 8-11-100.B. requires Retention of 1.5 x the 100-yr 24 hour storm



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors	Project: SELF STORAGE	Job # 21431-00GRCV
	Client: MANDI HAGLER	Designed by: MAB Date: 11/09/2021

STORAGE VOLUME PROVIDED IN RETENTION POND: BASIN A

CONTOUR ELEVATION*** (ft)	SURFACE AREA (A) (ft ²)	SURFACE AREA (B) (ft ²)	DEPTH BETWEEN CONTOURS (ft)	INCREMENTAL VOLUME (ft ³)	CUMULATIVE VOLUME (ft ³)	CUMULATIVE VOLUME (ac-ft)	
4979.00	1,757	0	0	0	0	0.000	POND INVERT
4979.50	4,519	1,757	0.5	1,869	1,869	0.043	
4980.00	6,163	4,519	0.5	3,033	4,902	0.113	
4980.50	7,758	6,163	0.5	3,860	8,762	0.201	
4981.00	9,390	7,758	0.5	4,680	13,441	0.309	
4981.50	11,057	9,390	0.5	5,516	18,957	0.435	
4982.00	12,760	11,057	0.5	6,373	25,330	0.581	
4982.50	14,512	12,760	0.5	7,342	32,672	0.750	
4983.00	16,698	14,512	0.5	8,326	40,998	0.941	
4983.50	18,889	16,698	0.5	9,460	50,458	1.158	
4984.00	21,233	18,889	0.5	10,636	61,095	1.403	
4984.50	23,749	21,233	0.5	11,921	73,016	1.676	
4985.00	26,550	23,749	0.5	13,300	86,315	1.982	
4985.50	29,556	26,550	0.5	13,527	99,843	2.292	100-YEAR x1.5
4986.00	27,562	29,556	0.5	10,219	110,061	2.527	
4986.50	12,520	27,562	0.5	4,594	114,655	2.632	FREE BOARD

INCREMENTAL VOLUME CALCULATED FROM EQN: $(1/3) \cdot d \cdot (A + B + (A \cdot B)^{1/2})$

Required 100-YR Storm Pond Volume = 66,225 cf

Required Retention = 100-YR Storm x 1.5 = 99338

Retention Maximum Depth = 6.50 ft

Major Storm Depth in parking lot = n/a

Major Storm Release Rate = 0.00 cfs

***All elevations listed are based on Digital Terrain Elevation Data, actual field surveyed elevations may vary.



DREXEL, BARRELL & CO.
CIVIL ENGINEERS / LAND SURVEYORS

Project: SELF STORAGE	Job # 21431-00GRCV
Engineers/Surveyors Client: MANDI HAGLER	Designed by: MAB Date: 11/09/2021

RETENTION POND DRAIN TIME BY INFILTRATION: BASIN A

C.R.S. 37-92-602(8) Requires that Stormwater ponds drain within 72 Hours

NRCS Soil Survey infiltration rate for Vona Loamy Sand is 1.98 to 6.0 in/hr (median 4.0 ini/hr)

100-yr storage Volume	99,843 cu.ft.
100-yr surface area	28,652 sq. ft.
Surface area= area at 100-yr WSL	
Infiltration Rate	4.0 in/hr
Infiltration Rate	$28,652 \times 4.0/12 = 9551$ cu.ft/hr
Time to drain	$99843/9551 = 10$ hours



DREXEL, BARRELL & CO.
CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Job # 21431-00GRCV

Client: MANDI HAGLER

Designed by: MAB

Date: 11/09/2021

REQUIRED 100-yr. STORAGE VOLUME: BASIN OS-S

AREA SOUTH OF CR22

RATIONAL FORMULA METHOD

Variables:

A = 5.30 acres

C = **0.02** (Composite)

Q_{OUT} = **0.00** ft³/s No out Flow

k = 1.00

STORM DURATION (min)	RAINFALL INTENSITY (in/hr)	RUNOFF VOLUME (ft ³)	OUTFLOW VOLUME (ft ³)	STORAGE VOLUME (ft ³)	STORAGE VOLUME (acre-ft)
0	0.00	0	0	0	0.000
60	2.71	1,034	0	1,034	0.024
120	1.61	1,229	0	1,229	0.028
180	1.16	1,328	0	1,328	0.030
360	0.65	1,481	0	1,481	0.034
720	0.36	1,626	0	1,626	0.037
1440	0.20	1,823	0	1,823	0.042
				2,734	0.063

24 hour storm
***1.5x 24hr**

Retention based on peak accumulated volume for Basin 'A' for a 24-hour period.

*Weld County Code Sec. 8-11-100.B. requires Retention of 1.5 x the 100-yr 24 hour storm



DREXEL, BARRELL & CO.
CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors	Project: SELF STORAGE		Job # 21431-00GRCV	
	Client: MANDI HAGLER	Designed by: MAB	Date: 11/09/2021	

DRAIN TIME BY INFILTRATION: BASIN OS-S

C.R.S. 37-92-602(8) Requires that Stormwater ponds drain within 72 Hours

NRCS Soil Survey infiltration rate for Vona Loamy Sand is 1.98 to 6.0 in/hr (median 4.0 ini/hr)

100-yr storage Volume	2,734 cu.ft.
100-yr surface area	11,000 sq. ft.
Surface area of Retention estimated at 1' deep	

Infiltration Rate	4.0 in/hr
Infiltration Rate	$11,000 \times 4.0/12 = 3667$ cu.ft/hr
Time to drain	$2,734/3,667 = 0.7$ hours



DREXEL, BARRELL & CO.
CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Job # 21431-00GRCV

Client: MANDI HAGLER

Designed by: MAB

Date: 11/09/2021

REQUIRED 100-yr. STORAGE VOLUME: BASIN OS-N

AREA NORTH OF CR22

RATIONAL FORMULA METHOD

72180.00

1.657024793

Variables:

A = 1.66 acres
 C = 0.02 (Composite)
 $Q_{OUT} = 0.00$ ft³/s No out Flow
 k = 1.00

STORM DURATION (min)	RAINFALL INTENSITY (in/hr)	RUNOFF VOLUME (ft ³)	OUTFLOW VOLUME (ft ³)	STORAGE VOLUME (ft ³)	STORAGE VOLUME (acre-ft)
0	0.00	0	0	0	0.000
60	2.71	324	0	324	0.007
120	1.61	385	0	385	0.009
180	1.16	416	0	416	0.010
360	0.65	464	0	464	0.011
720	0.36	509	0	509	0.012
1440	0.20	571	0	571	0.013
				856	0.020

24 hour storm
***1.5x 24hr**

Retention based on peak accumulated volume for Basin 'A' for a 24-hour period.

*Weld County Code Sec. 8-11-100.B. requires Retention of 1.5 x the 100-yr 24 hour storm



DREXEL, BARRELL & CO.
CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors	Project: SELF STORAGE	Job # 21431-00GRCV
	Client: MANDI HAGLER	Designed by: MAB Date: 11/09/2021

DRAIN TIME BY INFILTRATION: BASIN OS-N

C.R.S. 37-92-602(8) Requires that Stormwater ponds drain within 72 Hours

NRCS Soil Survey infiltration rate for Vona Loamy Sand is 1.98 to 6.0 in/hr (median 4.0 ini/hr)

100-yr storage Volume	856 cu.ft.
100-yr surface area	10,000 sq. ft.
Surface area of Retention estimated at 1' deep	

Infiltration Rate	4.0 in/hr
Infiltration Rate	$10,000 \times 4.0 / 12 =$ 3333 cu.ft/hr
Time to drain	$2,7343 / 3,667 =$ 0.3 hours

2,734 CC

APPENDIX G

HYDRAULIC CALCULATIONS

Channel Report

SWALE A-A

Triangular

Side Slopes (z:1) = 10.00, 4.00
Total Depth (ft) = 1.00

Invert Elev (ft) = 100.00
Slope (%) = 2.30
N-Value = 0.022

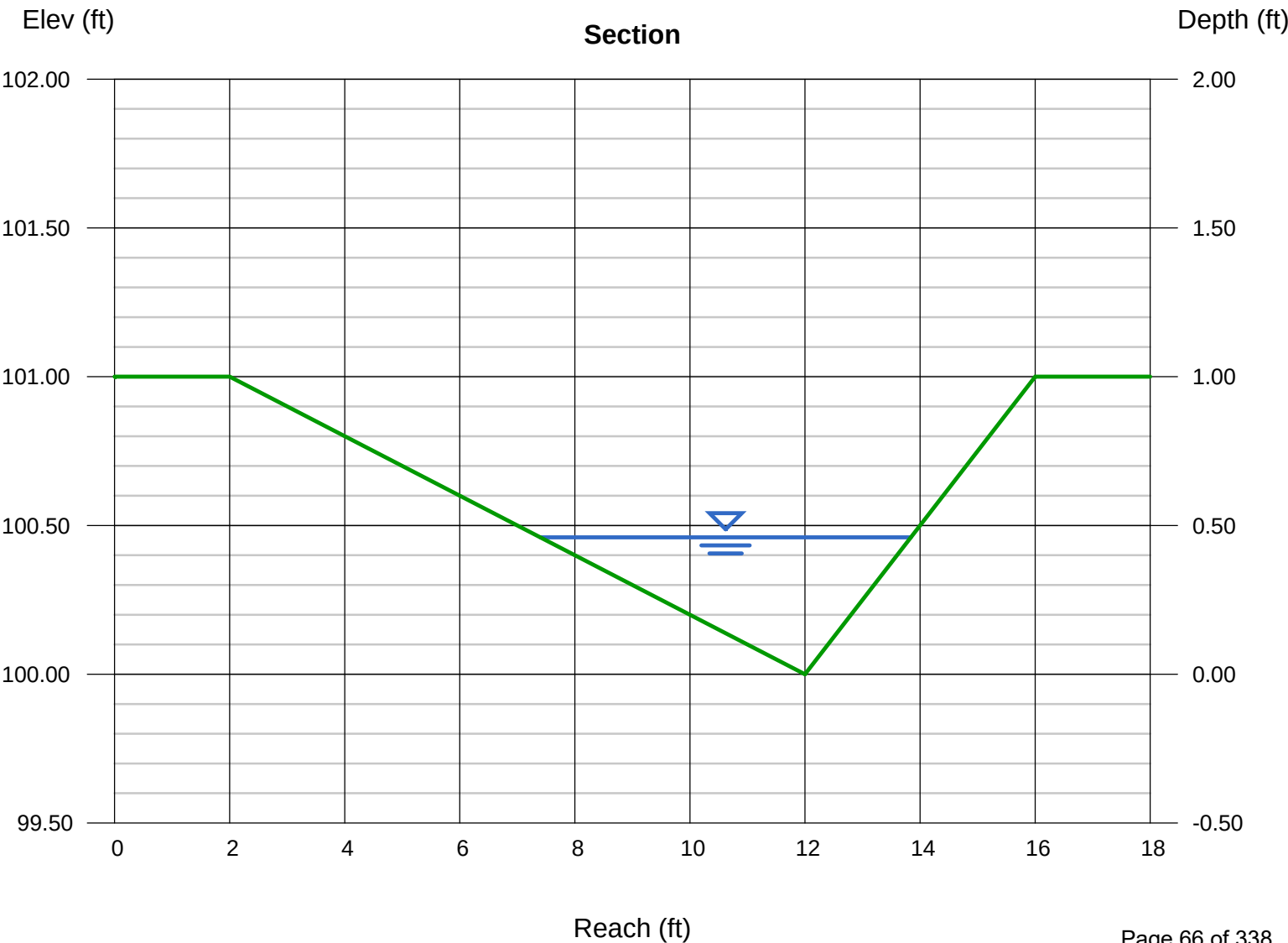
Calculations

Compute by: Known Q
Known Q (cfs) = 5.60

Q= approximately 1/2 max 100-year flow
split between north and east swale

Highlighted

Depth (ft) = 0.46
Q (cfs) = 5.600
Area (sqft) = 1.48
Velocity (ft/s) = 3.78
Wetted Perim (ft) = 6.52
Crit Depth, Yc (ft) = 0.53
Top Width (ft) = 6.44
EGL (ft) = 0.68





DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Project: SELF STORAGE Job # 21431-001
 Engineers/Surveyors Client: MANDI HAGLER Designed by: MAB Date:04/06/2021

SIZING OF EMERGENCY OVERFLOW SPILLWAY FOR DETENTION POND:

- Q_{100} Peak Runoff Rate = 10.76 cfs

Bottom Width of Weir	L=	6 ft.
Side Slope Weir	S1=	4.0 Horizontal to 1 Vertical
Side Slope Weir	S2=	4.0 Horizontal to 1 Vertical
Elev. for Weir Crest	Ew=	4985.50 elevation
Coef. for Rectangular Weir	Cw=	3
Coef. for Trapezoidal Weir	Ct=	3

NOTE: Output of Overflow Capacity based on Trapezoidal Shaped Spillway Calculated from USDCM Spreadsheet

Water Surface Elevation (ft)	Water incremental Depth (ft)	Weir incremental width (ft)	Weir Rectangular Flowrate Q_r (cfs)	Weir Triangular Flowrate Q_{s1} (cfs)	Weir Triangular Flowrate Q_{s2} (cfs)	Trapezoidal Weir Flowrate (cfs)	
4985.50	0.00	6.00	0.00	0.00	0.00	0.00	- Begin Overflow @100-yr. W.S.L.
4985.60	0.10	6.80	0.57	0.02	0.02	0.60	
4985.70	0.20	7.60	1.61	0.09	0.09	1.78	
4985.80	0.30	8.40	2.96	0.24	0.24	3.43	
4985.90	0.40	9.20	4.55	0.49	0.49	5.53	
4986.00	0.50	10.00	6.36	0.85	0.85	8.06	
4986.10	0.60	10.80	8.37	1.34	1.34	11.04	- 100-yr Peak Flow
4986.20	0.70	11.60	10.54	1.97	1.97	14.48	
4986.30	0.80	12.40	12.88	2.75	2.75	18.38	
4986.40	0.90	13.20	15.37	3.69	3.69	22.75	
4986.50	1.00	14.00	18.00	4.80	4.80	27.60	



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors Project: SELF STORAGE Job # 21431-00
Client: MANDI HAGLER Designed by: MAB Date: 8/13/2021

SIZING OF RIP RAP OVERFLOW SPILLWAY

Rip Rap Channel Sizing

Volume I Urban Storm Drainage Criteria Manual, Section 8.1.1

Design Information:

Velocity = 2.26 c.f.s.

Slope below Weir Downstream $V \leq 0.15 \text{ ft/ft}$

$$\text{Riprap sizing } d_{50} > \text{ feet} \left[\frac{VS^{0.17}}{4.5(G_s - 1)^{0.66}} \right] 2$$

$$\text{Riprap sizing } d_{50} > \text{ inch} \left[\frac{2.26 \times 0.15^{0.17}}{4.5(2.5 - 1)^{0.66}} \right] 2 \times 12 \text{ in/ft}$$

Riprap sizing $d_{50} >$ 3.34 inch Use Type 'VL' to match pipe

- From Figure 8-34, Median Rock Size, d_{50} , for Type 'VL' is 6 inches
- Rip Rap Thickness $T = 2.0 \times d_{50} = 2.0 \times 6 = 12$ inches

APPENDIX H

CHARTS, TABLES & GRAPHS

Table 6-3. Recommended percentage imperviousness values

Land Use or Surface Characteristics	Percentage Imperviousness (%)
Business:	
Downtown Areas	95
Suburban Areas	75
Residential lots (lot area only):	
Single-family	
2.5 acres or larger	12
0.75 – 2.5 acres	20
0.25 – 0.75 acres	30
0.25 acres or less	45
Apartments	75
Industrial:	
Light areas	80
Heavy areas	90
Parks, cemeteries	10
Playgrounds	25
Schools	55
Railroad yard areas	50
Undeveloped Areas:	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
Streets:	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	2
Lawns, clayey soil	2

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

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

Where:

i = % imperviousness (expressed as a decimal)

C_A = Runoff coefficient for Natural Resources Conservation Service (NRCS) HSG A soils

C_B = Runoff coefficient for NRCS HSG B soils

$C_{C/D}$ = Runoff coefficient for NRCS HSG C and D soils.

The values for various catchment imperviousness and storm return periods are presented graphically in Figures 6-1 through 6-3, and are tabulated in Table 6-5. These coefficients were developed for the Denver region to work in conjunction with the time of concentration recommendations in Section 2.4. Use of these coefficients and this procedure outside of the semi-arid climate found in the Denver region may not be valid. The UD-Rational Excel workbook performs all the needed calculations to find the runoff coefficient given the soil type and imperviousness and the reader may want to take advantage of this macro-enabled Excel workbook that is available for download from the UDFCD's website www.udfcd.org.

See Examples 7.1 and 7.2 that illustrate the Rational Method.

Table 6-5. Runoff coefficients, *c*

Total or Effective % Impervious	NRCS Hydrologic Soil Group A						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.01	0.01	0.04	0.13	0.27
5%	0.02	0.02	0.02	0.03	0.07	0.15	0.29
10%	0.04	0.05	0.05	0.07	0.11	0.19	0.32
15%	0.07	0.08	0.08	0.1	0.15	0.23	0.35
20%	0.1	0.11	0.12	0.14	0.2	0.27	0.38
25%	0.14	0.15	0.16	0.19	0.24	0.3	0.42
30%	0.18	0.19	0.2	0.23	0.28	0.34	0.45
35%	0.21	0.23	0.24	0.27	0.32	0.38	0.48
40%	0.25	0.27	0.28	0.32	0.37	0.42	0.51
45%	0.3	0.31	0.33	0.36	0.41	0.46	0.54
50%	0.34	0.36	0.37	0.41	0.45	0.5	0.58
55%	0.39	0.4	0.42	0.45	0.49	0.54	0.61
60%	0.43	0.45	0.47	0.5	0.54	0.58	0.64
65%	0.48	0.5	0.51	0.54	0.58	0.62	0.67
70%	0.53	0.55	0.56	0.59	0.62	0.65	0.71
75%	0.58	0.6	0.61	0.64	0.66	0.69	0.74
80%	0.63	0.65	0.66	0.69	0.71	0.73	0.77
85%	0.68	0.7	0.71	0.74	0.75	0.77	0.8
90%	0.73	0.75	0.77	0.79	0.79	0.81	0.84
95%	0.79	0.81	0.82	0.83	0.84	0.85	0.87
100%	0.84	0.86	0.87	0.88	0.88	0.89	0.9
Total or Effective % Impervious	NRCS Hydrologic Soil Group B						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.07	0.26	0.34	0.44	0.54
5%	0.03	0.03	0.1	0.28	0.36	0.45	0.55
10%	0.06	0.07	0.14	0.31	0.38	0.47	0.57
15%	0.09	0.11	0.18	0.34	0.41	0.5	0.59
20%	0.13	0.15	0.22	0.38	0.44	0.52	0.61
25%	0.17	0.19	0.26	0.41	0.47	0.54	0.63
30%	0.2	0.23	0.3	0.44	0.49	0.57	0.65
35%	0.24	0.27	0.34	0.47	0.52	0.59	0.66
40%	0.29	0.32	0.38	0.5	0.55	0.61	0.68
45%	0.33	0.36	0.42	0.53	0.58	0.64	0.7
50%	0.37	0.4	0.46	0.56	0.61	0.66	0.72
55%	0.42	0.45	0.5	0.6	0.63	0.68	0.74
60%	0.46	0.49	0.54	0.63	0.66	0.71	0.76
65%	0.5	0.54	0.58	0.66	0.69	0.73	0.77
70%	0.55	0.58	0.62	0.69	0.72	0.75	0.79
75%	0.6	0.63	0.66	0.72	0.75	0.78	0.81
80%	0.64	0.67	0.7	0.75	0.77	0.8	0.83
85%	0.69	0.72	0.74	0.78	0.8	0.82	0.85
90%	0.74	0.76	0.78	0.81	0.83	0.84	0.87
95%	0.79	0.81	0.82	0.85	0.86	0.87	0.88
100%	0.84	0.86	0.86	0.88	0.89	0.89	0.9

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk,
Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.77 (2.14-3.59)	3.36 (2.59-4.36)	4.52 (3.48-5.88)	5.66 (4.34-7.40)	7.51 (5.70-10.5)	9.16 (6.72-12.9)	11.0 (7.79-15.8)	13.0 (8.86-19.3)	16.0 (10.5-24.3)	18.5 (11.7-28.2)
10-min	2.03 (1.57-2.62)	2.46 (1.90-3.19)	3.31 (2.55-4.30)	4.15 (3.18-5.42)	5.50 (4.17-7.71)	6.70 (4.92-9.44)	8.03 (5.70-11.6)	9.53 (6.49-14.1)	11.7 (7.67-17.8)	13.5 (8.56-20.6)
15-min	1.65 (1.28-2.13)	2.00 (1.54-2.59)	2.69 (2.07-3.50)	3.37 (2.58-4.40)	4.47 (3.39-6.27)	5.45 (4.00-7.68)	6.53 (4.64-9.43)	7.74 (5.28-11.5)	9.52 (6.24-14.5)	11.0 (6.96-16.8)
30-min	1.12 (0.862-1.44)	1.35 (1.04-1.75)	1.81 (1.39-2.35)	2.27 (1.74-2.96)	3.00 (2.28-4.21)	3.66 (2.69-5.16)	4.39 (3.12-6.34)	5.21 (3.55-7.73)	6.41 (4.20-9.76)	7.41 (4.69-11.3)
60-min	0.682 (0.528-0.884)	0.823 (0.636-1.07)	1.10 (0.850-1.44)	1.39 (1.06-1.81)	1.84 (1.40-2.59)	2.25 (1.66-3.18)	2.71 (1.92-3.92)	3.22 (2.20-4.78)	3.98 (2.61-6.06)	4.61 (2.92-7.02)
2-hr	0.404 (0.316-0.516)	0.486 (0.380-0.622)	0.652 (0.508-0.837)	0.819 (0.634-1.06)	1.09 (0.838-1.52)	1.34 (0.994-1.86)	1.61 (1.16-2.30)	1.92 (1.32-2.81)	2.38 (1.57-3.57)	2.76 (1.76-4.14)
3-hr	0.292 (0.229-0.371)	0.350 (0.275-0.445)	0.469 (0.367-0.597)	0.588 (0.458-0.753)	0.783 (0.606-1.08)	0.959 (0.718-1.33)	1.16 (0.835-1.64)	1.38 (0.956-2.00)	1.71 (1.14-2.54)	1.98 (1.27-2.95)
6-hr	0.173 (0.138-0.217)	0.206 (0.163-0.259)	0.271 (0.215-0.341)	0.337 (0.265-0.426)	0.444 (0.347-0.603)	0.540 (0.408-0.736)	0.647 (0.472-0.903)	0.768 (0.538-1.10)	0.946 (0.637-1.39)	1.10 (0.712-1.61)
12-hr	0.105 (0.084-0.130)	0.124 (0.099-0.153)	0.160 (0.128-0.199)	0.195 (0.155-0.244)	0.251 (0.197-0.334)	0.301 (0.229-0.402)	0.355 (0.262-0.487)	0.416 (0.294-0.585)	0.505 (0.343-0.729)	0.579 (0.380-0.837)
24-hr	0.063 (0.051-0.077)	0.075 (0.061-0.091)	0.096 (0.078-0.118)	0.116 (0.093-0.143)	0.146 (0.115-0.189)	0.171 (0.131-0.224)	0.199 (0.147-0.267)	0.229 (0.163-0.315)	0.271 (0.186-0.384)	0.306 (0.203-0.436)
2-day	0.036 (0.029-0.043)	0.043 (0.036-0.053)	0.057 (0.046-0.069)	0.068 (0.055-0.083)	0.084 (0.067-0.107)	0.097 (0.075-0.125)	0.111 (0.083-0.146)	0.125 (0.090-0.169)	0.145 (0.100-0.201)	0.161 (0.108-0.225)
3-day	0.026 (0.022-0.031)	0.031 (0.026-0.038)	0.040 (0.033-0.048)	0.048 (0.039-0.058)	0.059 (0.047-0.074)	0.068 (0.053-0.086)	0.077 (0.058-0.100)	0.087 (0.062-0.116)	0.100 (0.069-0.137)	0.110 (0.075-0.153)
4-day	0.021 (0.017-0.025)	0.025 (0.021-0.030)	0.031 (0.026-0.038)	0.037 (0.031-0.045)	0.045 (0.036-0.057)	0.052 (0.041-0.066)	0.059 (0.045-0.077)	0.066 (0.048-0.088)	0.077 (0.053-0.104)	0.084 (0.057-0.117)
7-day	0.014 (0.011-0.018)	0.016 (0.013-0.020)	0.020 (0.016-0.025)	0.023 (0.019-0.028)	0.028 (0.022-0.035)	0.032 (0.025-0.040)	0.036 (0.028-0.046)	0.040 (0.031-0.050)	0.046 (0.035-0.058)	0.051 (0.039-0.064)

February 14, 2022

**HAGLER ANNEXATION NOS. 1 – 4
ANNEXATION IMPACT REPORT**

Statement of Purpose

This Annexation Impact Report, which has been prepared pursuant to Section 31-12-108.5 of the Colorado Revised Statutes, is based on the Annexation Petition for an annexation known as the Hagler Annexation Nos. 1 – 4 submitted by the Applicants, Mandi Hagler and Lee Hagler. It is being reviewed and evaluated by the City of Fort Lupton staff, and is scheduled for review by the City of Fort Lupton Planning Commission on February 24, 2022 at 6:00 PM and City Council on March 15, 2022 at 7:00 PM. Please contact Todd Hodges or Maria Lancto in the Planning Department at the address on the cover of this report, or at telephone number 303-857-6694, with any comments and/or questions.

Project Description

The property proposed for annexation is located in the South Half of Section 11 and the North Half of Section 14, Range 67 West of the 6th P.M., County of Weld, State of Colorado. The property is situated north and adjacent to County Road 22 and approximately 0.11 miles east of County Road 19 in Weld County, Colorado. The total acreage of the Hagler Annexation Nos. 1 – 5 is 23.691 acres, more or less. The annexation meets the 1/6th or 16.67% contiguity requirements set by State Statutes. The annexation map is attached along with the vicinity map.

Requested zoning for the properties proposed for annexation is 'A' Agriculture and is substantially compliant with City of Fort Lupton Zoning Regulations. The land is currently zoned Agricultural in Weld County.

This report is divided into six elements, which correspond to C.R.S. 31-12-108.5(1)(a) through (f) and are set forth as follows:

- (a) a map or maps of the municipality and adjacent territory to show the following:
 - (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;
 - (II) The present streets, major trunk water lines, sewer interceptors, and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation and;
 - (III) The existing and proposed land use pattern in the areas to be annexed.

- (b) a copy of any draft of the annexation agreement, if available;
- (c) a statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;
- (d) a statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;
- (e) a statement identifying existing districts within the area to be annexed;
- (f) a statement on the effect of annexation upon local public school district systems including the estimated number of students generated and the capital construction required to educate such students.

The following maps* have been attached as required in subparagraph (a) of C.R.S. Section 31-12-108.5:

- The present and proposed boundaries of the City of Fort Lupton in the immediate vicinity of the proposed annexation;
- The present streets, major water transmission mains, primary sanitary sewer outfalls, storm drainage infrastructure, ancillary utility mainlines, irrigation canals and ditches, and the proposed extension of such streets and utility services in the vicinity of the proposed annexation;
- The existing and proposed land use pattern in the area. The existing land use pattern is agricultural and residential.

In addition, pursuant to the requirements of subparagraphs (b) through (f), inclusive of said section, the following items have been addressed or presented:

- (a) A final Annexation Agreement and Annexation Ordinance shall be submitted to the Weld County Clerk and Recorder for recording and to the Weld County Attorney, upon request.
- (b) The plans of the City of Fort Lupton for extending municipal services to, or otherwise providing for, municipal services to the subject property to be annexed as follows:
 1. **On-Site / Off-Street Improvements:** The annexation agreement will address any future improvements.
 2. **Dry Utilities to Service Property:** Electrical, telephone, cable television and natural gas facilities are located in the vicinity of the property or already serving the property to be annexed.
 3. **Water Transmission and Sanitary Sewer Interceptors:** Water service can be extended to serve this site and will be addressed in the annexation agreement. The applicant is planning to use a septic system.
 4. **Police, Fire, and Other City Services:** Police protection will be provided by the City of Fort Lupton. Fire protection will be provided by the Fort Lupton Fire Protection District.
 5. **Water Distribution and Sewer Collection:** At the time of development that requires it, the developer of the property will be responsible for all construction of any required water and sanitary sewer systems in accordance with the City's Standards or agreements

with other service providers and Specifications for on-site services. This item will be addressed in the annexation agreement.

6. **Storm Drainage:** Storm drainage is being addressed with an application for a special use permit which has been submitted for concurrent review.
 7. **Public Lands / Open Space:** The dedication of public lands and open space will be addressed in the annexation agreement.
 8. **Public Facility Extension:** The City does not anticipate that there will be a need for the Applicants to extend or construct any offsite public facilities, i.e. recreation centers, etc., for the annexation and initial zoning.
- (c) In the event that property is developed further and the extension of municipal services to the annexed property is required, the development of future water, sewer, and storm water infrastructure shall be accomplished by one or more of the following Financing Methods:
1. Development Fees and Surcharges collected by the City of Fort Lupton;
 2. Direct Developer Financing;
 3. Metropolitan Districts;
 4. Special Improvement Districts; and/or
 5. Otherwise by agreement between City and the Developer as deemed appropriate.
- (d) Consistent with C.R.S. 31-12-108.5, the Districts and all taxing entities are identified with the current 2020 property tax mill levy attached hereto.
- (f) This current annexation and zoning should not have any negative impact on the Weld County RE-8 Fort Lupton School District. Any future development proposals will be sent to the School District for review and comments. The School District has received a referral request for their review and comment.

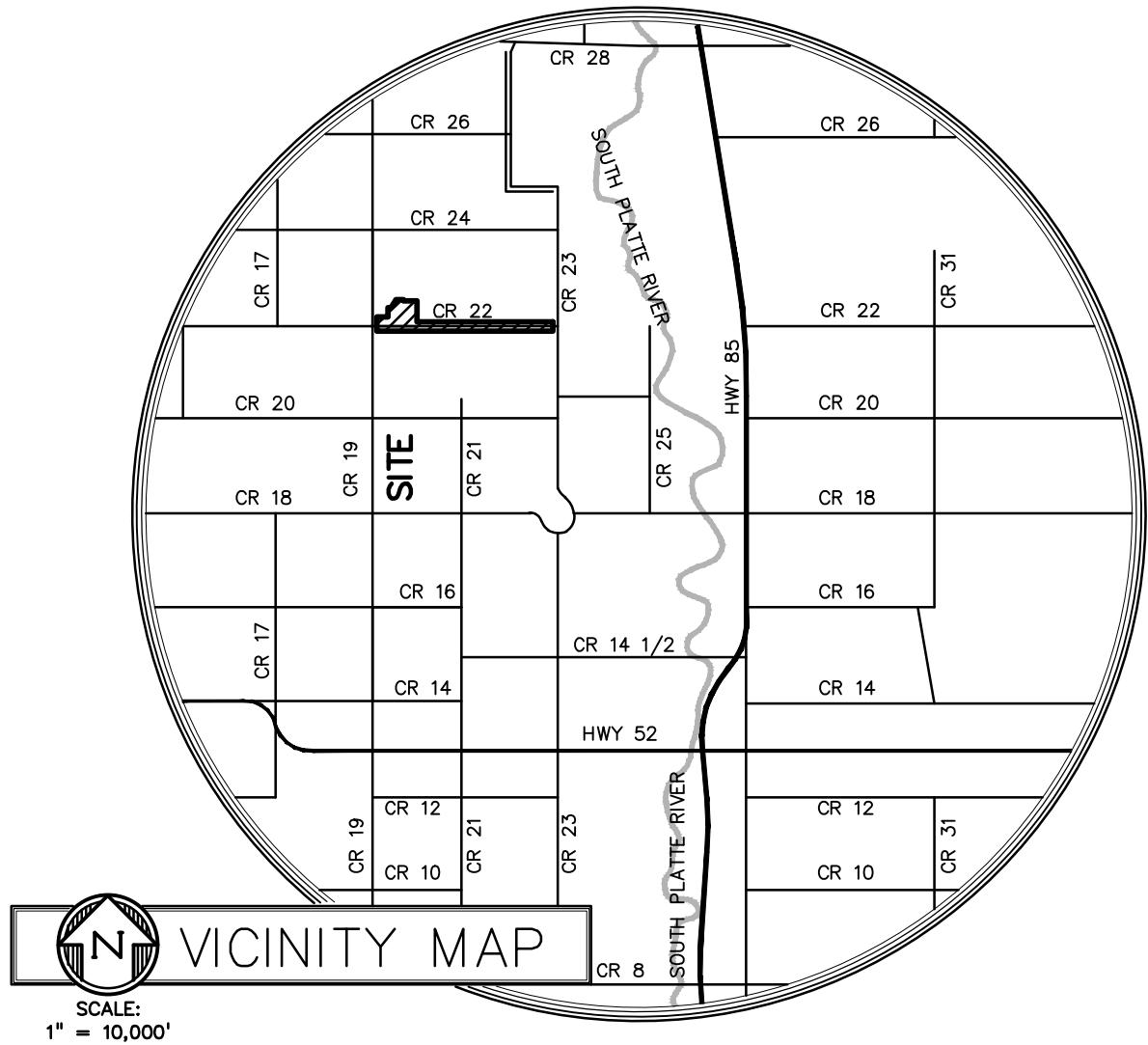
****Please contact Maria Lancto at mlancto@fortluptonco.gov or 303-857-6694 to request any of the provided maps in a larger format or in electronic format.***

Attachments:

1. Annexation map and vicinity map with Fort Lupton boundary
2. Comprehensive Plan Land Use Map
3. Zoning map
4. Water maps
5. Wastewater maps
6. Storm drainage study area maps
7. Storm sewer map
8. Irrigation canals and ditches map
9. Ultimate Roadway Network Map
10. 2021 Tax Levies Weld County, Colorado

HAGLER ANNEXATION NUMBER 1,2,3, AND 4

PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION
NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 10,11,14, AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____ BEING THE
OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED
UNDER THE NAME OF HAGLER ANNEXATION NUMBER 1,2,3, AND 4
IN WITNESS WHERE OF, WE HAVE HEREUNTO SET OUR HANDS AND
SEALS THIS THE _____ DAY OF _____, 2021.
BY: _____ AS: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO }
COUNTY OF WELD } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
_____ ON THIS _____ DAY OF _____, 2021, WITNESS MY
HAND AND SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____ (SEAL)

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF
BEGINNING;
THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF
WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD
COUNTY ROAD 22; THENCE N78°14'11"W, 147.10 FEET; THENCE
N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD
COUNTY ROAD 22 AND SAID WESTERLY LINE OF WELD COUNTY
ROAD 23; THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY
LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF
BEGINNING;
CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING
THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE N87°20'23"W, 645.38 FEET;
THENCE N87°19'51"E, 645.16 FEET TO THE NORTHERLY LINE OF
SAID WELD COUNTY ROAD 22; N89°59'46"E, 75.00 FEET ALONG
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S78°12'41"W, 146.89 FEET; THENCE S78°14'11"E, 147.10 FEET TO
THE TRUE POINT OF BEGINNING.
CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND
THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE N89°18'42"W, 2561.94 FEET;
THENCE N89°20'47"E, 2561.70 FEET TO THE NORTHERLY LINE OF
SAID WELD COUNTY ROAD 22; N89°59'46"E, 600.00 FEET ALONG
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S87°19'51"W, 645.16 FEET; THENCE S87°20'23"E, 645.38 FEET TO
THE TRUE POINT OF BEGINNING.
CONTAINING 2.147 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE
S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF
SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE N89°55'06"W, 2606.45 FEET
ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
N89°55'15"W, 2598.85 FEET ALONG SAID SOUTHERLY LINE OF
WELD COUNTY ROAD 22; THENCE N89°56'05"W, 2601.40 FEET
ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°00'07"W,
30.08 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°09'24"W, 29.92 FEET ALONG SAID EASTERLY LINE
OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID
WELD COUNTY ROAD 22; THENCE S89°56'05"E, 542.07 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03
RECX18-0072;
THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C,
RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE
FOLLOWING SEVEN (7) COURSES;
1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;
7. S00°25'54"W, 465.19 FEET ALONG SAID EASTERLY LINE OF
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 TO
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;
THENCE S89°56'05"E, 1127.18 FEET ALONG SAID NORTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE S89°55'15"E, 2598.85 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°55'06"E, 2606.40 FEET ALONG SAID NORTHERLY LINE OF
WELD COUNTY ROAD 22; THENCE N89°59'46"E, 1923.01 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°20'47"W, 2561.70 FEET; THENCE S89°18'42"E, 2561.94 FEET
TO THE TRUE POINT OF BEGINNING.
CONTAINING 20.997 ACRES

ANNEXATION NO. 1 TABLE

TOTAL BOUNDARY: 353.99 L.F.
CONTIGUOUS BOUNDARY: 60.00 L.F.
1/6 OF TOTAL BOUNDARY: 59.00 L.F.
RATIO: 1/5.90

ANNEXATION NO. 2 TABLE

TOTAL BOUNDARY: 1,734.53 L.F.
CONTIGUOUS BOUNDARY: 293.99 L.F.
1/6 OF TOTAL BOUNDARY: 289.09 L.F.
RATIO: 1/5.90

ANNEXATION NO. 3 TABLE

TOTAL BOUNDARY: 7,614.18 L.F.
CONTIGUOUS BOUNDARY: 1,290.54 L.F.
1/6 OF TOTAL BOUNDARY: 1,269.03 L.F.
RATIO: 1/5.90

ANNEXATION NO. 4 TABLE

TOTAL BOUNDARY: 25,532.56 L.F.
CONTIGUOUS BOUNDARY: 5,123.64 L.F.
1/6 OF TOTAL BOUNDARY: 4255.43 L.F.
RATIO: 1/4.98

GENERAL NOTES

1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SW1/4 OF SECTION 10, WITH THE LINE ASSUMED TO BEAR N89°56'05"W.
2. PREPARED BY: DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT, IT IS INTENDED ONLY TO DEPICT INFORMATION REQUIRED FOR AN ANNEXATION MAP.
5. THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON
CITY COUNCIL VIA RESOLUTION NO. _____
RECOMMENDED THIS _____ DAY OF _____, 2021.
CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THAT ABOVE DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND
ADOPTED ON THE _____ DAY OF _____, A.D., 2021 AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS
AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SOLD ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON. APPROVED
THIS _____ DAY OF _____, 2021.

MAYOR

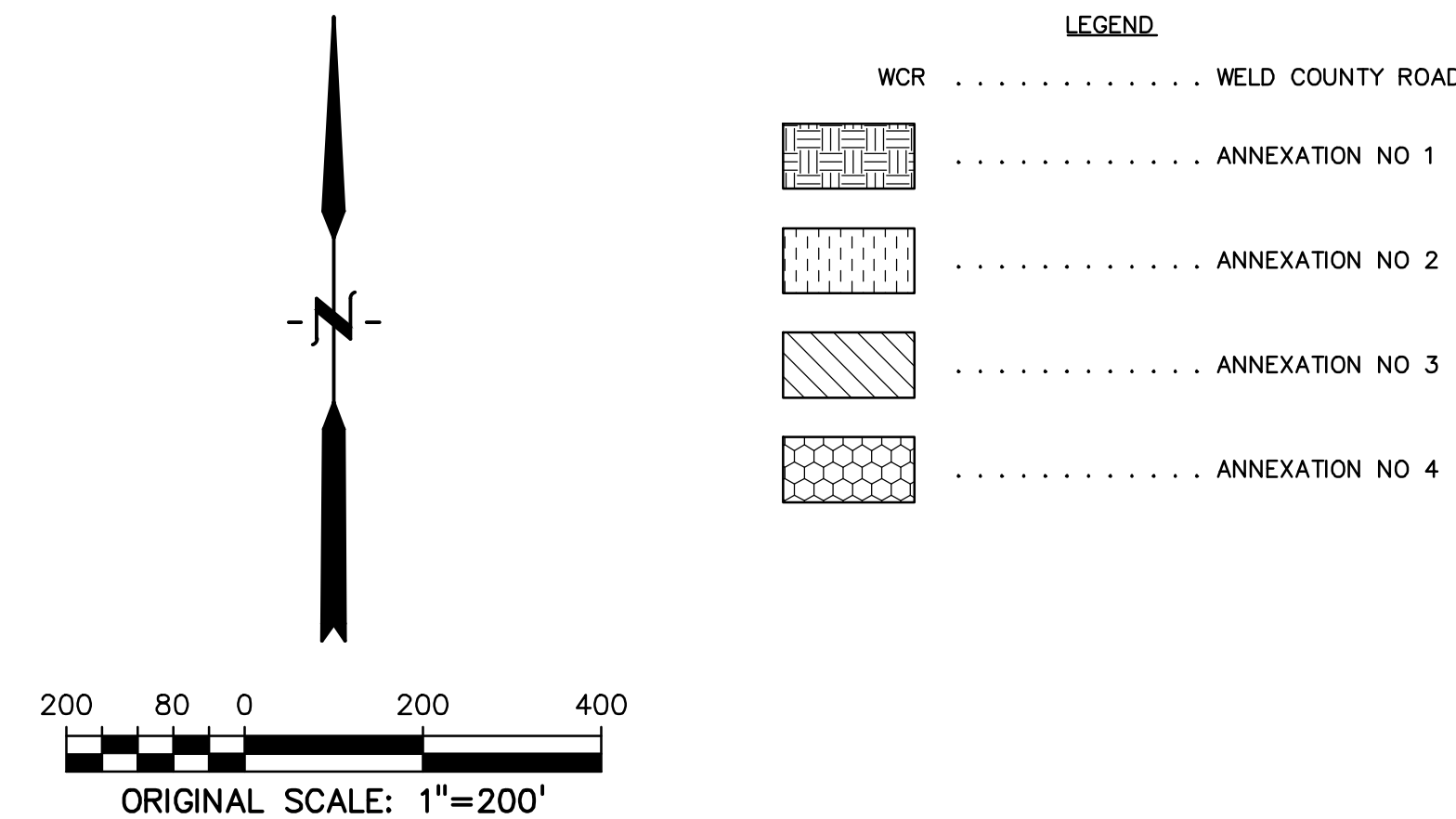
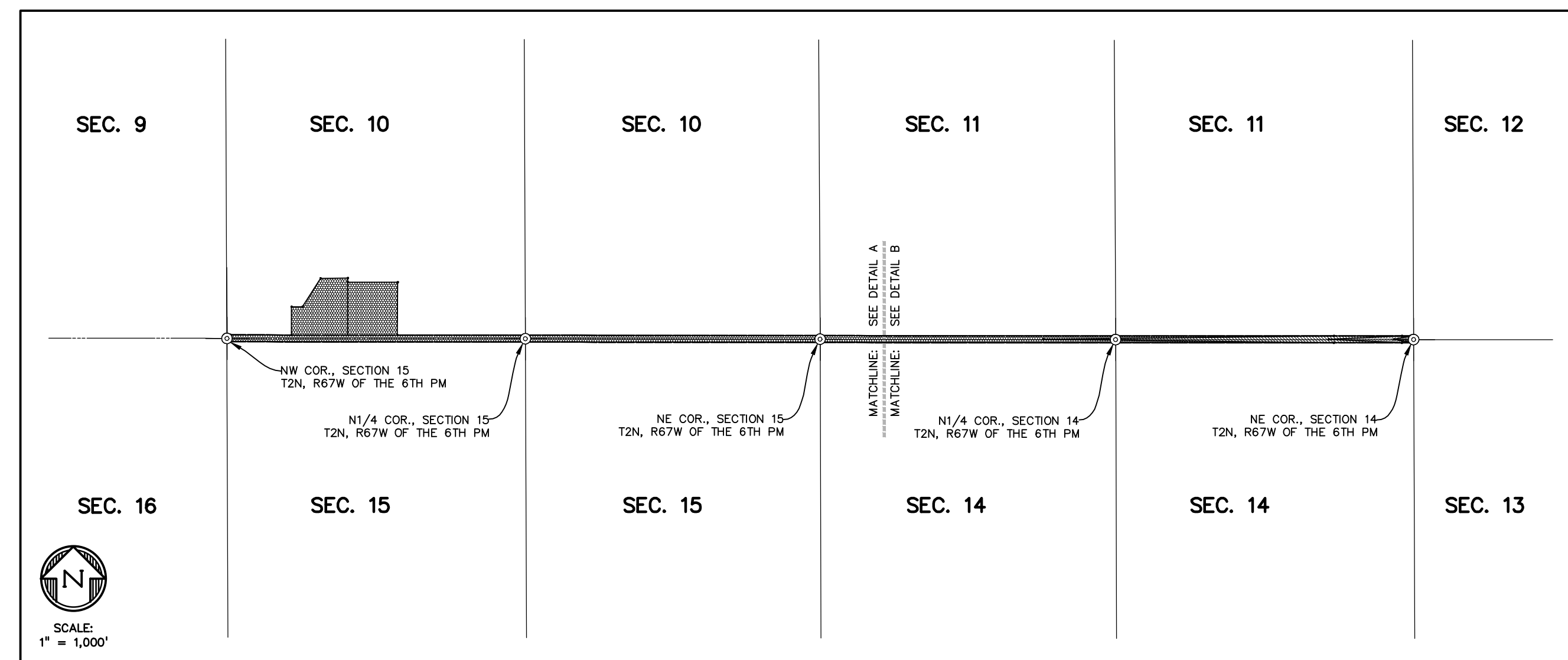
ATTEST: _____
(SEAL)

SURVEYOR'S CERTIFICATE

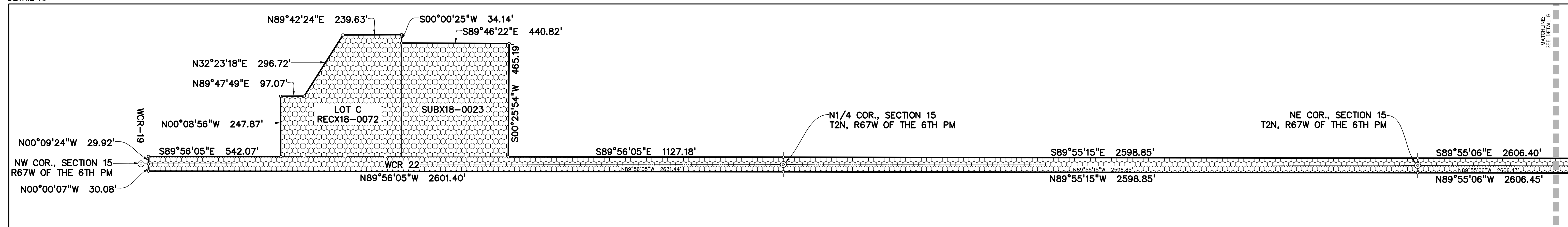
I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.
I FURTHER STATE THAT NOT LESS THAN _____ OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

MATHEW E. SELDERS – ON BEHALF OF
DREXEL, BARRELL & CO.
COLORADO LICENSED LAND SURVEYOR
P.L.S. NO. 27275

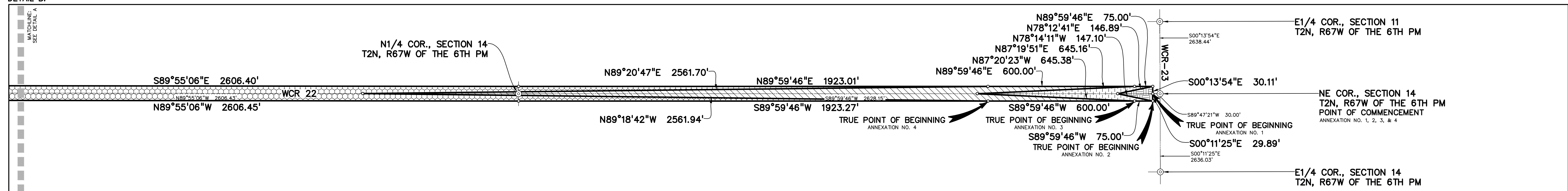
PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION
NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 10,11,14, AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



DETAIL A:



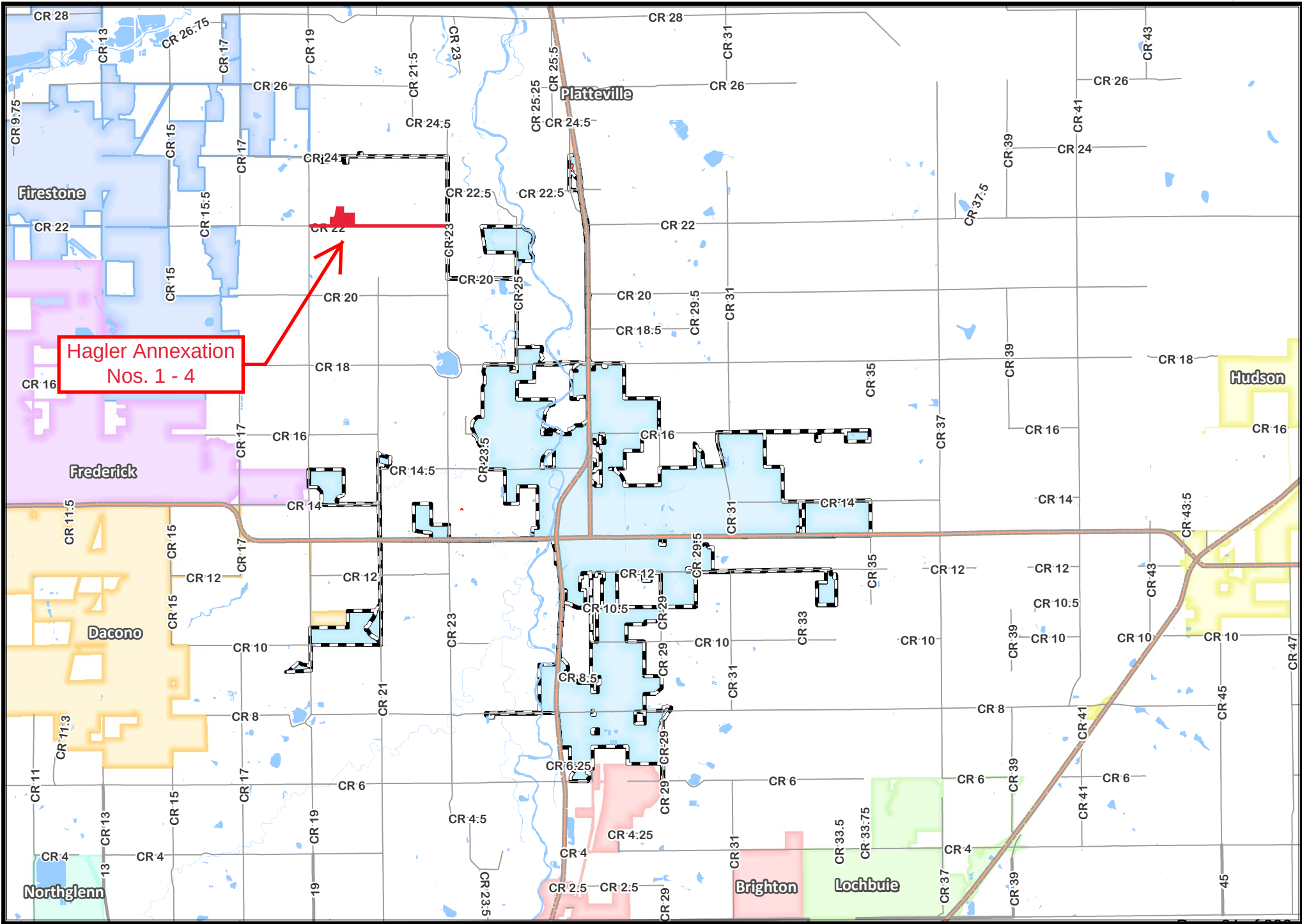
DETAIL B:

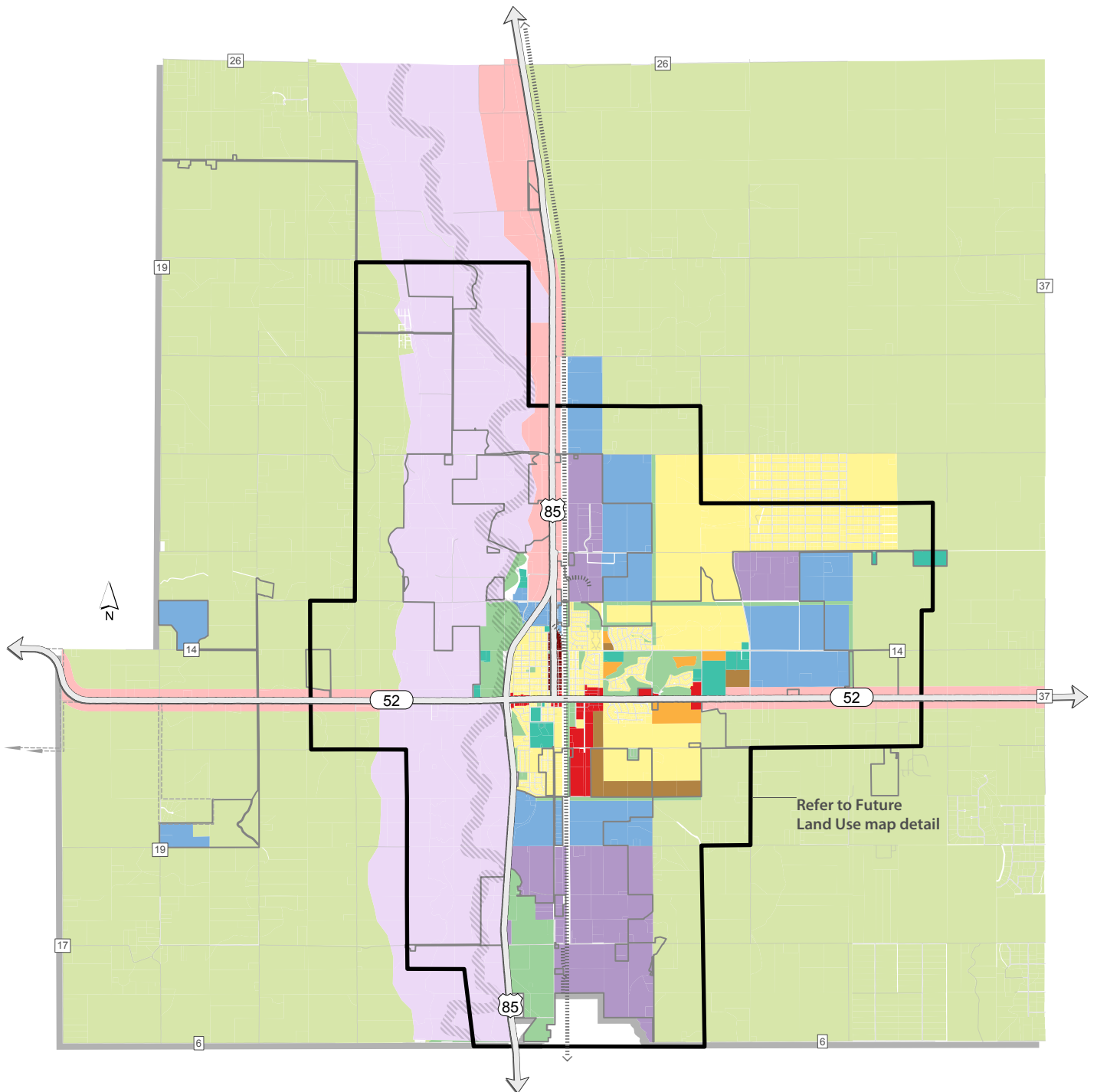




Scale = 1:111,563

Fort Lupton





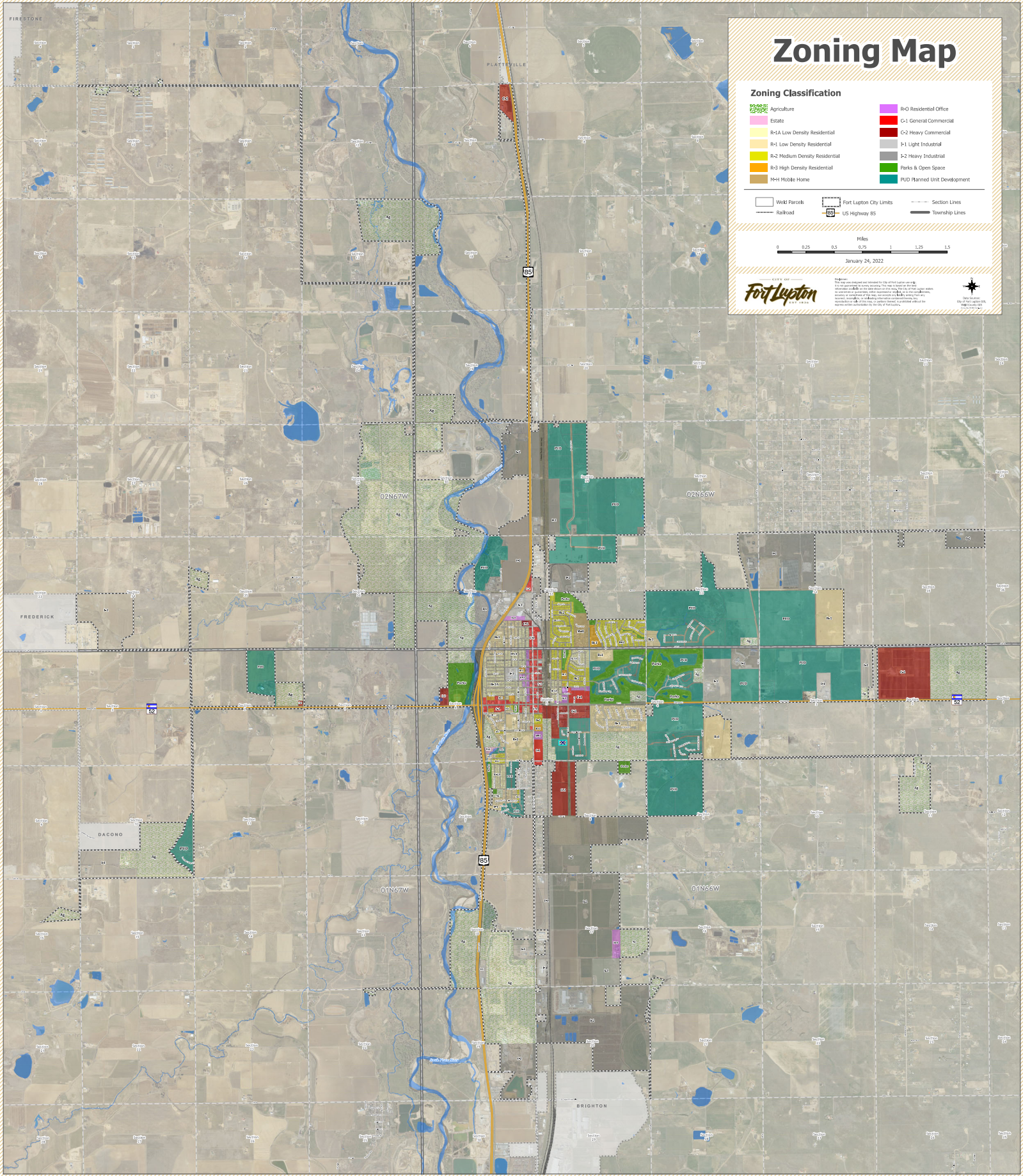
Future Land Use Updated October 1, 2020
Planning Area

- Riparian Zone
- Dacono City Limits
- Existing Corporate Limits

- Agricultural & Rural Residential
- Single-Family Detached
- Single-Family Attached
- Multifamily

- Commercial General
- Commercial Transition
- Downtown Mixed-Use
- Industrial

- Light Industrial & Office
- Mineral Zone
- Parks & Open Space
- Public / Semi-Public



Zoning Map

Zoning Classification

Agriculture	R-O Residential Office
Estate	C-1 General Commercial
R-1A Low Density Residential	C-2 Heavy Commercial
R-1 Low Density Residential	I-1 Light Industrial
R-2 Medium Density Residential	I-2 Heavy Industrial
R-3 High Density Residential	Parks & Open Space
MH Mobile Home	PUD Planned Unit Development

Weld Parcels	Fort Lupton City Limits	Section Lines
Railroad	US Highway 85	Township Lines



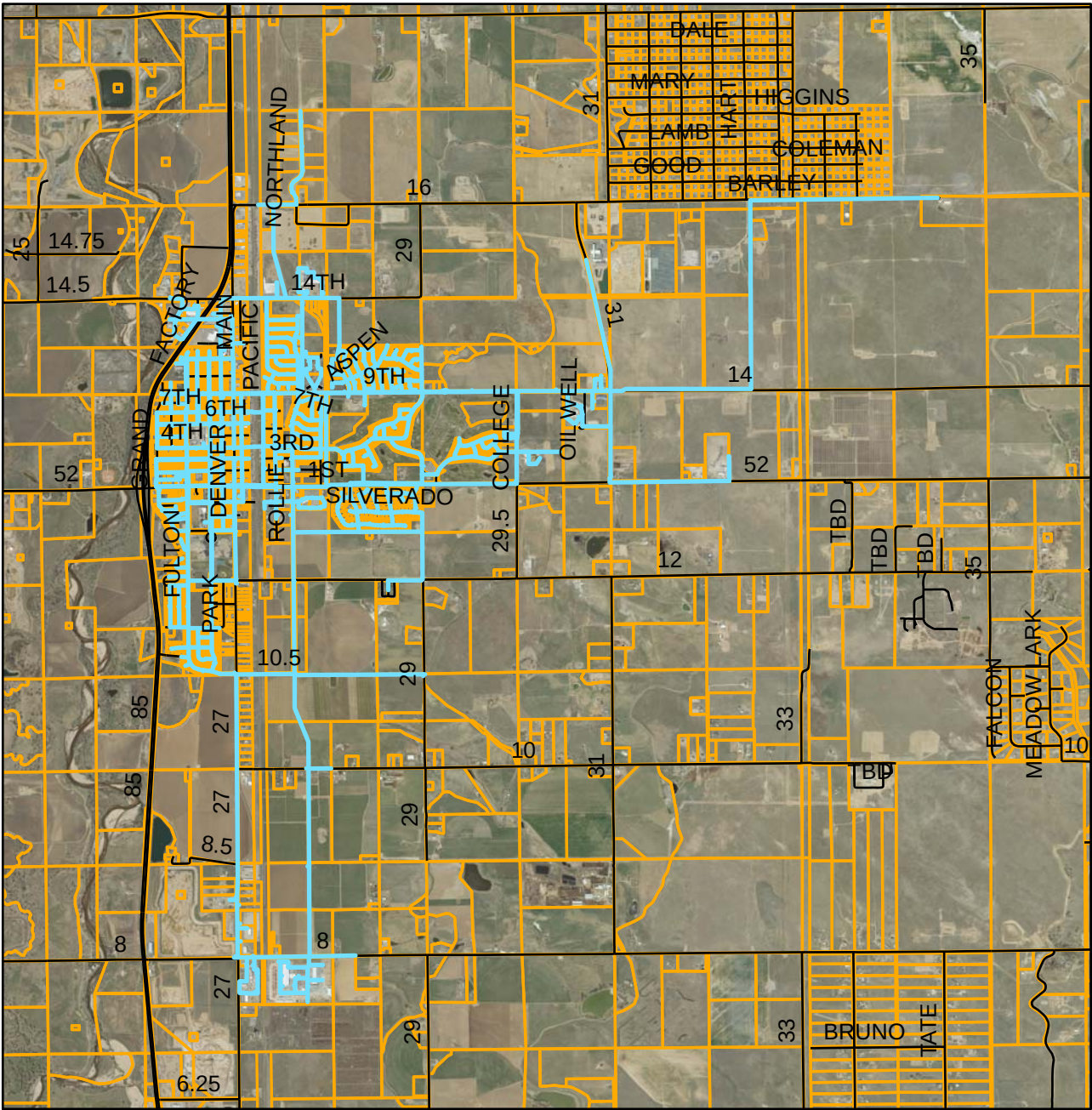
January 24, 2022

Fort Lupton
City of Fort Lupton, Colorado

This map was prepared by the City of Fort Lupton, Colorado, and is intended to provide information only. It is not a legal document and should not be used for legal purposes. The City of Fort Lupton, Colorado, is not responsible for any errors or omissions on this map.

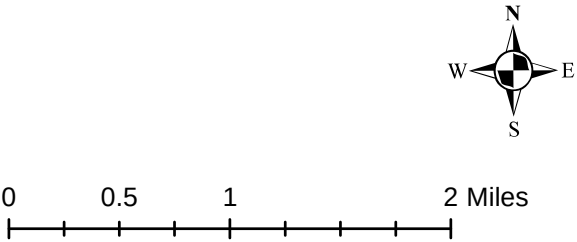


Fort Lupton Utility Map



Utilities

Water

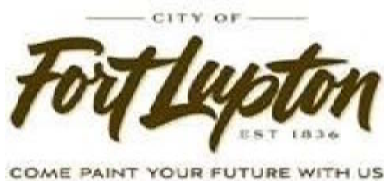


Utilities/Proposed Subdivision are in their best approximated locations as of 9/25/18 and are subject to change. Map is not for distribution among any other entity or persons other than intended recipient(s).

— Sanitary Sewer

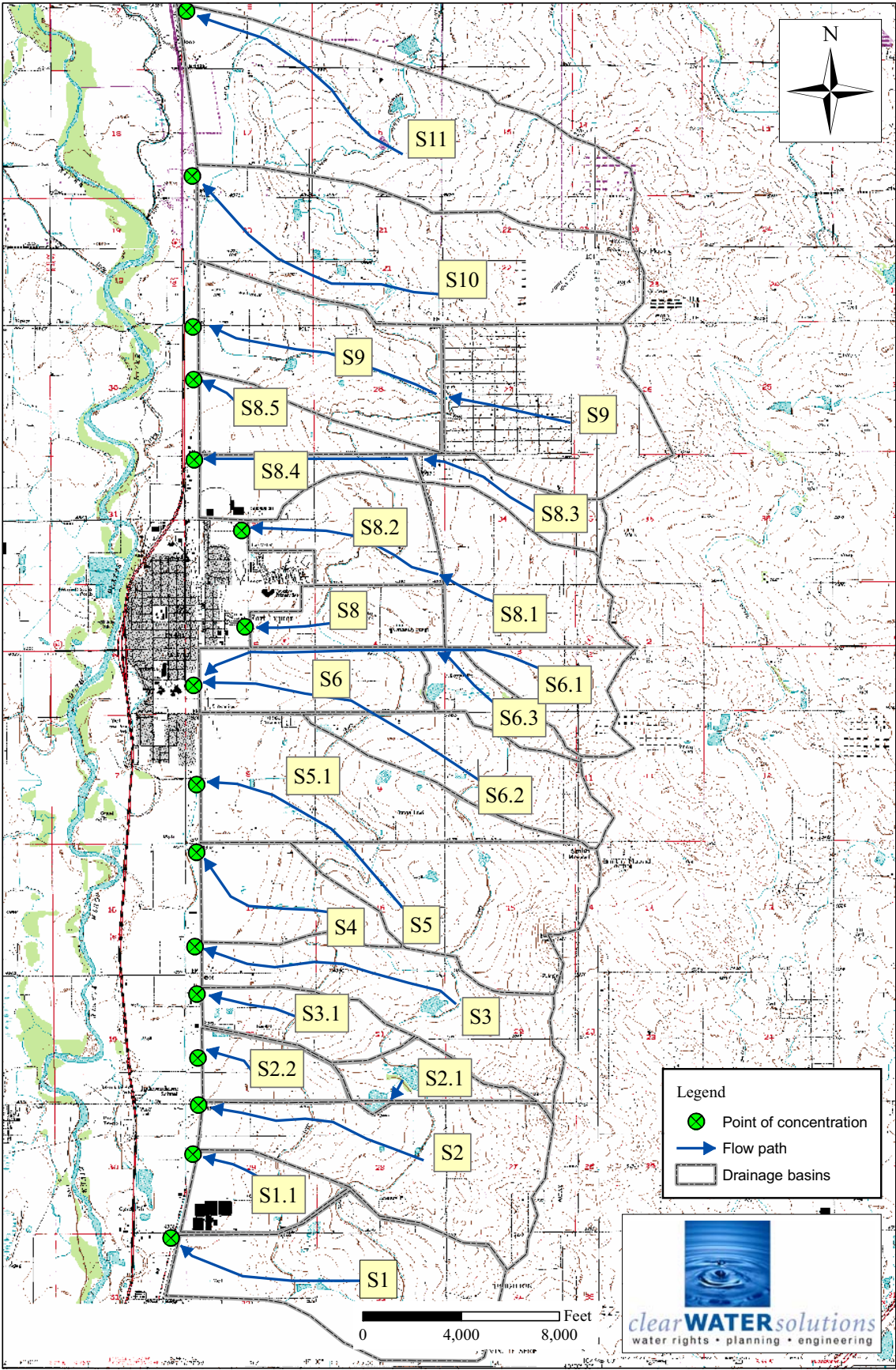


A horizontal number line representing distance in miles. It starts at 0 on the left and ends at 2 Miles on the right. Major tick marks are labeled at 0, 0.5, 1, and 2 Miles. There are 10 equal intervals between 0 and 1, and 10 equal intervals between 1 and 2. Each interval represents 0.1 miles. There are 19 small tick marks in total, one at each interval boundary.

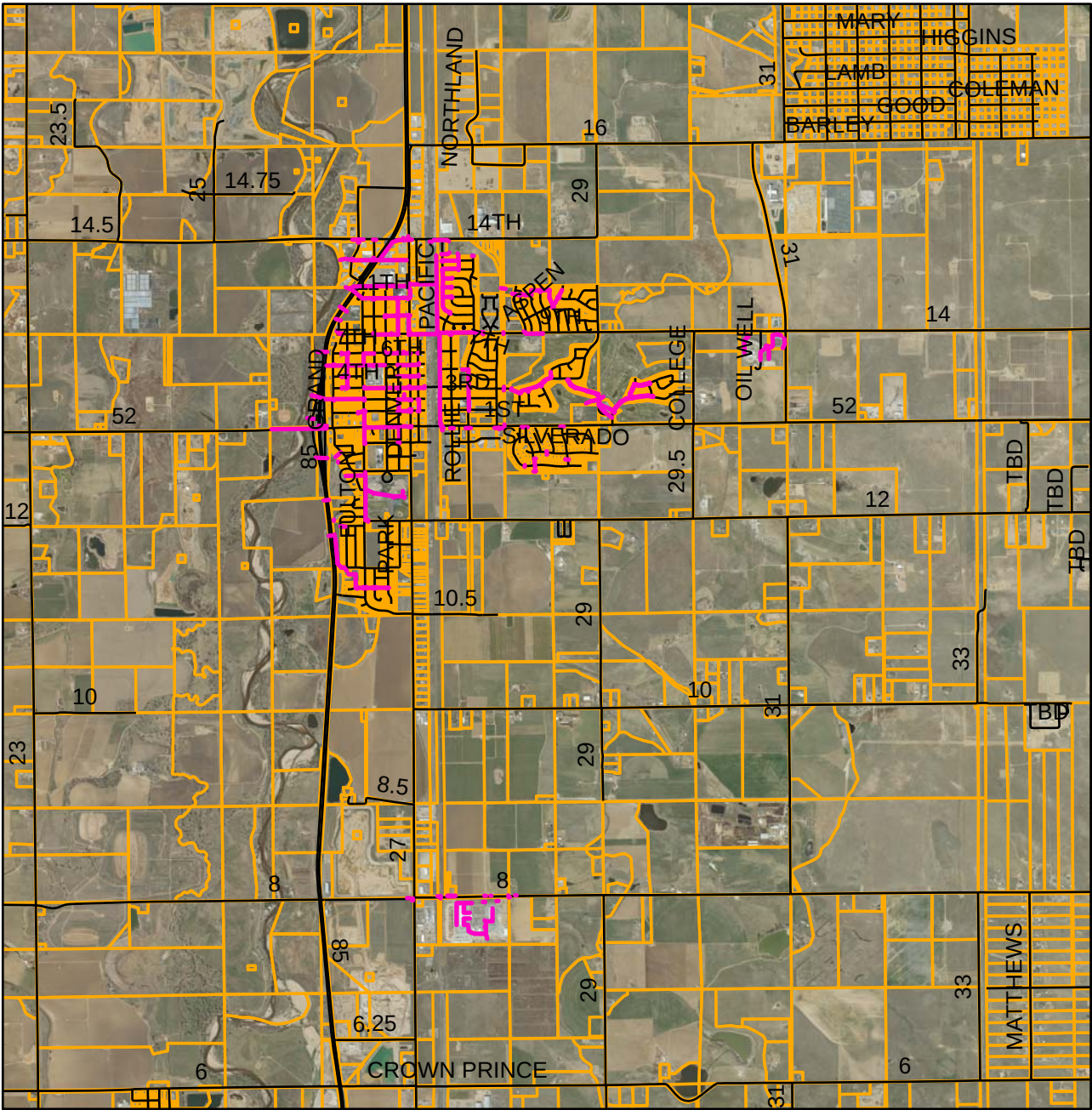


Page 85 of 338

Figure 8-1
City of Fort Lupton
Storm Drainage Study Area

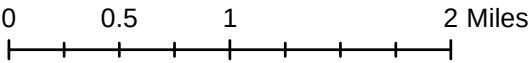


Fort Lupton Utility Map

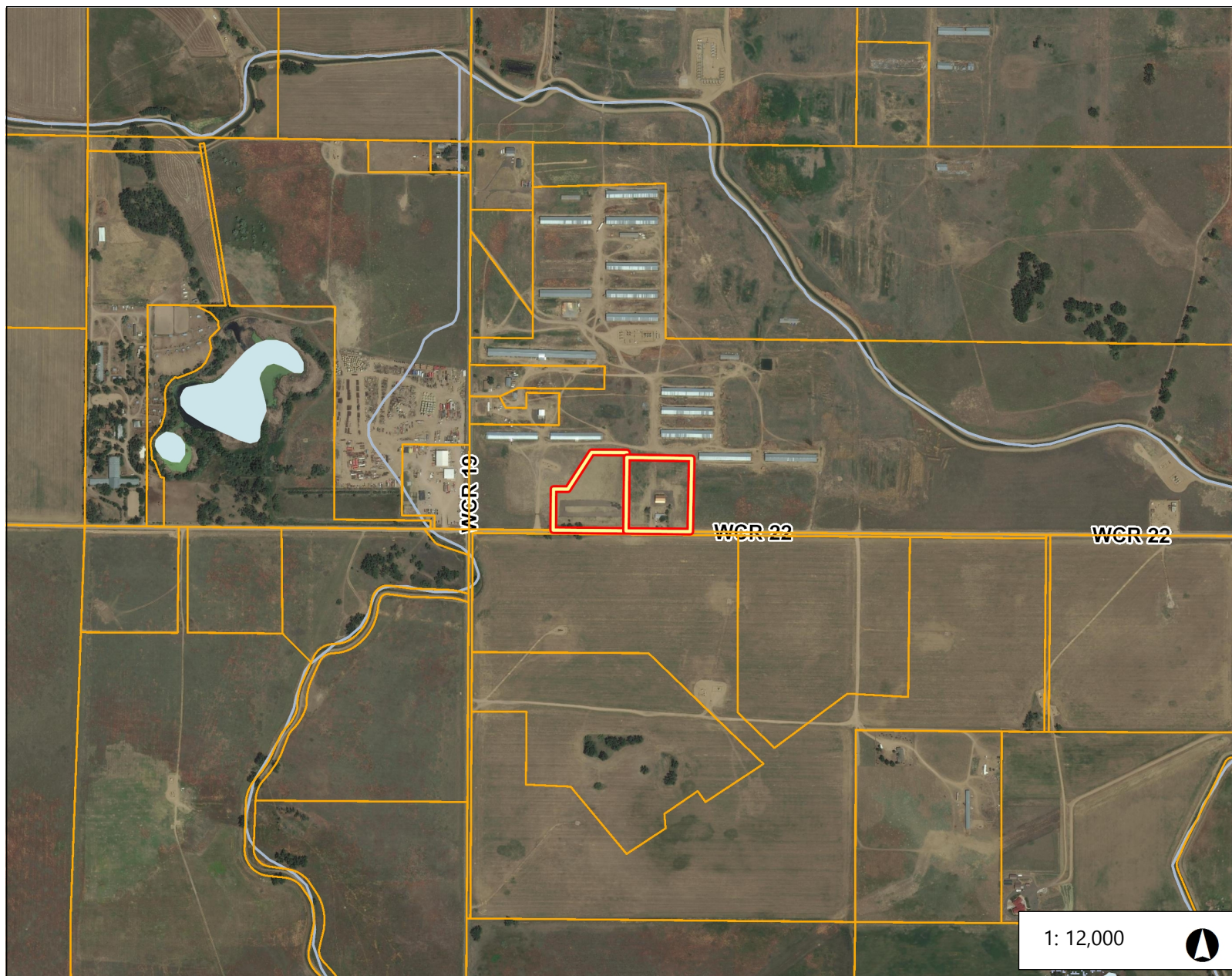
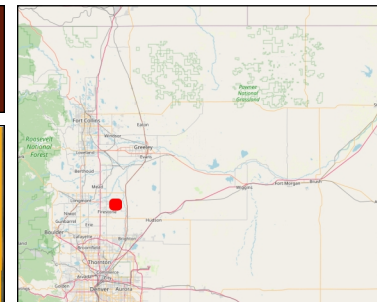


Utilities

Storm Sewer



Utilities/Proposed Subdivision are in their best approximated locations as of 9/25/18 and are subject to change. Map is not for distribution among any other entity or persons other than intended recipient(s).



Legend

- Parcels
- Highway
- County Boundary
- NHD Waterbody
 - Estuary
 - Ice Mass
 - Lake/Pond
 - Playa
 - Reservoir
 - Swamp/Marsh
- NHD Area
 - Bridge
 - Canal/Ditch
 - Dam/Weir
 - Flume
 - Levee
 - Lock Chamber
 - Spillway
 - Stream/River
 - Wash
- NHD Flowline
 - Canal/Ditch
 - Connector
 - Pipeline
 - Stream/River
 - Underground Conduit

Notes

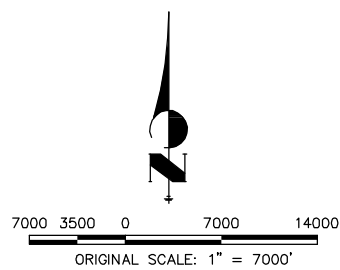
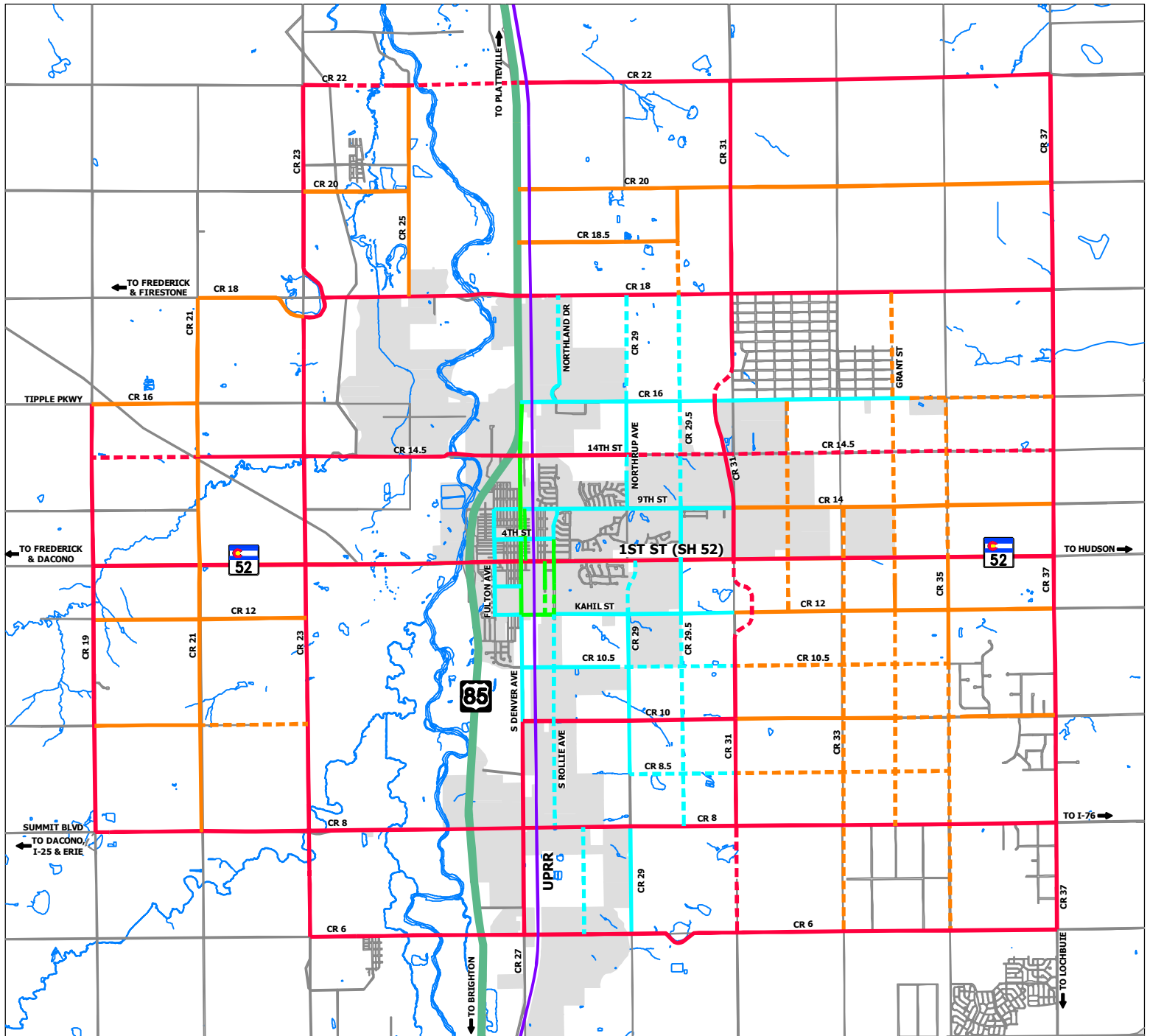
2,000.0 0 1,000.00 2,000.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Figure 9: Ultimate Roadway Network



**EXISTING NETWORK
LEGEND - ROAD IMPROVEMENTS**

- 4-LANE ARTERIAL
- RURAL COLLECTOR
- URBAN COLLECTOR
- RETAIL STREET
- UNION PACIFIC RR
- 4-LANE HIGHWAY
- FORT LUPTON CITY LIMITS

**FUTURE NETWORK
LEGEND - ROAD IMPROVEMENTS**

- - - 4-LANE ARTERIAL
- - - RURAL COLLECTOR
- - - URBAN COLLECTOR
- - - RETAIL STREET

NOTE: FUTURE ROADWAYS ARE SHOWN ON A CONCEPTUAL BASIS.

WELD COUNTY TAX DISTRICT AND AUTHORITY REPORT

FOR TAX YEAR 2021

Tax District - 2288

<u>Authority Code</u>	<u>Authority Name</u>	<u>Mill Levy</u>
0100	WELD COUNTY	15.038000
0208	SCHOOL DIST RE8-FORT LUPTON	19.782000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0305	CENTRAL WELD COUNTY WATER (CWC)	0.000000
0516	PLATTEVILLE-GILCREST FIRE	8.656000
0700	AIMS JUNIOR COLLEGE	6.342000
1050	HIGH PLAINS LIBRARY	3.197000
1202	LONGMONT CONSERVATION	0.000000
Total Levy		54.015000

Tax District - 2295

<u>Authority Code</u>	<u>Authority Name</u>	<u>Mill Levy</u>
0100	WELD COUNTY	15.038000
0213	SCHOOL DIST RE1J-LONGMONT	57.358000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0305	CENTRAL WELD COUNTY WATER (CWC)	0.000000
0507	FREDERICK-FIRESTONE FIRE	13.900000
0531	FREDERICK-FIRESTONE FIRE (BOND 2022)	0.469000
0620	ST VRAIN SANITATION	0.473000
0900	CARBON VALLEY REC	4.427000
1050	HIGH PLAINS LIBRARY	3.197000
1202	LONGMONT CONSERVATION	0.000000
Total Levy		95.862000



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: Cameron Knapp (Drexel, Barrell) cknapp@drexelbarrel.com
From: Roy Vestal
Date: February 17, 2022
Subject: Hagler Annexation & Special Use Permit LUP2021-0027
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.

Site Plan

1. Transportation

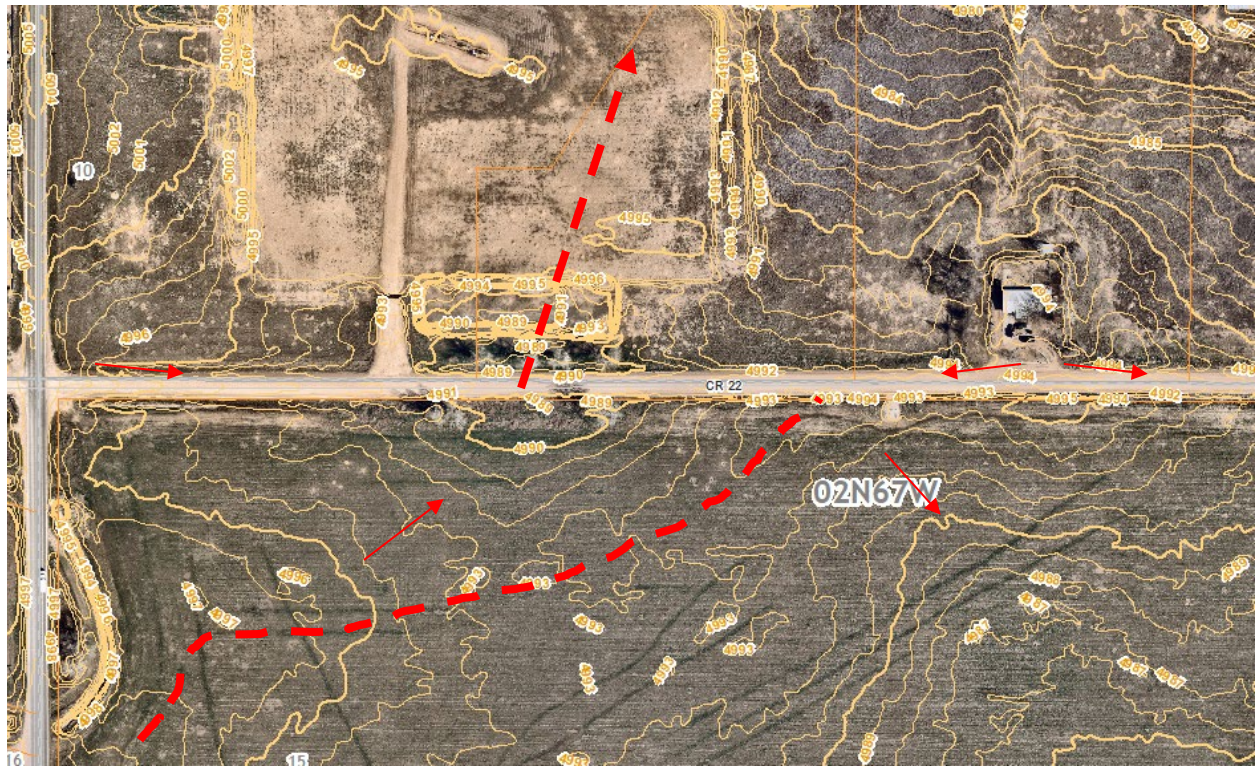
- a. Traffic Analysis is acceptable. Property owner is advised future participation in roadway improvements will be required. No improvements are required at this time.
- b. ROW dedication of 55-feet along southern property line is required by separate document prior to recording Site Plan. It appears the existing property description goes to the section line. Provide ROW dedication for the entire frontage of the property, 55-feet wide.

2. 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.

3. Drainage

- a. *Final Drainage Study should address the true historic drainage patterns. There is no channel or receiving conveyance.* Further consideration of this area is required. The low point in CR 22 near the western portion of the site requires an outfall through the site. It is not acceptable to leave the low point to infiltrate for a dirt road.





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: 2/17/2022

Project name: Hagler Annexation

Project address: 9241 Cr 22, Fort Lupton, CO 80621

FLFPD Project # R2022-004

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral submittal for **Hagler Annexation** located at **9241 Cr 22**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2012 International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, the City Council of Fort Lupton and the Weld County Commissioners. The following specific requirements and conditions shall be met.

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. Construction documents and supporting data (i.e. code analysis) shall be submitted electronically with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.
 - a. Application for permit can be found at [Contractors: | Fort Lupton Fire Protection District](#)
3. Construction documents shall be submitted electronically to the Fire Marshal at ttamlin@ftluptonfire.com. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official.
4. 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.

5. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.
6. 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. *(Access within the facility shall be such that a vehicle can travel along a loop through the facility from the entrance and back again without having to back up at any point).*
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
8. Fire apparatus access road (driveway) shall be designed and maintained to support the imposed loads of fire apparatus (56,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities (e.g. gravel, road base or recycled asphalt).
9. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
 1. The minimum gate width shall be 20 feet (6096 mm).
 2. Gates shall be of the swinging or sliding type.
 3. Construction of gates shall be of materials that allow manual operation by one person.
 4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

A knoxbox or knoxSwitch is acceptable for emergency access. A KnoxSwitch shall require an electrical back up system. Either a battery backup system or generator back up system

10. As part of this annexation, The Fort Lupton Fire Protection District has an intergovernmental agreement with the City of Fort Lupton to be the sole provider of fire protection services within the city limits of Fort Lupton. Therefore, as this annexation process moves forward, the Fire District and our attorneys from Ireland Stapleton, will be working with you to complete the inclusion paperwork into our District and exclusion process from your previous fire protection provider's District. Please watch for any legal paperwork and we would please ask you to respond in a timely fashion.

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

Magaly Morales-Tejada

From: Kathy Naibauer <kathy@cwcd.com>
Sent: Wednesday, February 9, 2022 11:36 AM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

Magaly,

Thank you for the opportunity to review the Hagler project. Parcel 131110300016 currently receives water service through tap 3314. The customer may use water from this tap for the proposed restroom as long as it is situated on parcel 131110300016, as shown on the site plan. Per District policy, the customer is not allowed to take service from tap 3314 over to parcel 131110300014 to provide service to an additional parcel.

Properties with commercial activity must be surveyed by District staff to determine whether additional backflow prevention devices are required. A representative from CWCWD will reach out to the customer to conduct the survey.

Best regards,

Kathy Naibauer

Central Weld County Water District
2235 2nd Ave
Greeley, CO 80631

Phone 970 352 1284

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, January 24, 2022 11:36 AM
Subject: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

Good Morning,

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

<https://www.fortlupton.org/DocumentCenter/Index/649>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 14, 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 24, 2022 at 6:00 PM; and
- City Council: Tuesday, March 15, 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



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.



FROM: Maria Lancto
 DATE: 01/19/21
 PROJECT: Hagler Annexation and Special Use Permit
 Project No. LUP2021-0027; & Plan Nos. ANX2021-0004 & SUP2021-0005

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:

Central Weld Water District;
 Weld ROW Specialist

If you have comments, please respond by: **02/09/22**

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

COMMENTS:

NO COMMENT / TOWN OF FIRESTONE / MARTY OSTMOOTHOFF, PLAN. MGR. PMD

Magaly Morales-Tejada

From: Maureen Welsh <MWelsh@frederickco.gov>
Sent: Wednesday, January 19, 2022 12:18 PM
To: Magaly Morales-Tejada
Subject: Referral Response LUP2021-0027

Magaly,

After conducting a review of the provided referral, the Town of Frederick has no issue with this proposed project as it falls well outside of our Planning Area Boundary. We appreciate your inclusion and allowing Frederick to review.

Have a great day,

Maureen Welsh | Planner I
Pronouns: she/her/hers
Town of Frederick | 720-382-5654
MWelsh@FrederickCO.gov | FrederickCO.gov



Built On What Matters



Click [here](#) to see what matters to us!

This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of this information is strictly prohibited. If you have received this message in error, please notify the sender, by electronic mail or otherwise and delete the original message from your computer.

Magaly Morales-Tejada

From: Kristen Thompson <kthompson@northernwater.org>
Sent: Friday, February 4, 2022 1:50 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Alyssa Knutson; Todd Hodges
Subject: RE: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

Magaly,

We have no comment on this referral.

Thank you
Kris

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



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](#)

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Wednesday, January 19, 2022 9:05 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

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

Good Morning,

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

<https://www.fortlupton.org/DocumentCenter/Index/649>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 9, 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 24, 2022 at 6:00 PM; and
- City Council: Tuesday, March 15, 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: John Fryar
Sent: Wednesday, January 19, 2022 9:45 AM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

No law enforcement issues.



Chief John Fryar

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Wednesday, January 19, 2022 9:05 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

Good Morning,

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

<https://www.fortlupton.org/DocumentCenter/Index/649>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 9, 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 24, 2022 at 6:00 PM; and
- City Council: Tuesday, March 15, 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





January 28, 2022

City of Fort Lupton
130 S McKinley Ave
Fort Lupton, CO 80621

Re: LUP2021-0027 - Hagler Annexation & Special Use Permit

Dear Magaly Morales-Tejada:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Hagler Annexation & Special Use Permit. Please be aware that United Power, Inc. owns and operates electrical distribution facilities located within the site location. United Power will need to be notified when the annexation has been finalized to allow our mapping department to make the necessary updates to our mapping system.

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,

Veronica L Garcia

Veronica L. Garcia
United Power, Inc.
Right of Way Agent-RWP-EU
O: 303-637-1344 | Email: platreferral@unitedpower.com

Magaly Morales-Tejada

From: Lauren Light <llight@weldgov.com>
Sent: Monday, January 31, 2022 10:28 AM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Alyssa Knutson; Todd Hodges
Subject: RE: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

I have reviewed this application and have a couple questions. Will the RV storage be limited to the operating hours of 7am to 7pm? If not, access to restrooms would be required for after hours. Unincorporated Weld County does allow the use of portable restrooms if customers are on-site for two hours or less. How will dust be controlled on the drive aisles for the site? Will there be dumpsters available for waste disposal? We usually require an on-site dust abatement plan and a waste handling plan.

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



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

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Wednesday, January 19, 2022 9:05 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

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

<https://www.fortlupton.org/DocumentCenter/Index/649>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 9, 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 24, 2022 at 6:00 PM; and
- City Council: Tuesday, March 15, 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



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.

Sign Posting Affidavit

Hagler Annexation and Special Use Permit

Project No. LUP2021-0027 Plan Nos. ANX2021-0004; COZ2022-0001; SUP2021-0005



Facing County Road 22

I, LEE HAGLER hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 16* day of FEB, 2022.

[Signature]
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Lee Hagler, this 16 day of Feb, 2022. Witness my hand and seal.

My commission expires 10/10/24

Carri A. Ericson

Notary Public

(SEAL)



*Sign Posting Affidavit will be updated with correct posting date. Public Notice Sign was posted prior to February 9, 2022.

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

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Mandi Hagler and Lee Hagler for an annexation and initial zoning to the 'A' Agriculture Zone District for two parcels located north and adjacent to County Road 22 and approximately 0.20 miles east of County Road 19 in Weld County, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation also includes road right of way. A special use permit for the property is being considered at a separate public hearing before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 24, 2022, at 6:00 P.M., and before the City Council on Tuesday, March 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 the City Hall is closed to the public at the time of the hearings due to COVID-19, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

LEGAL DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N78°14'11"W, 147.10 FEET; THENCE N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22 AND SAID WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF BEGINNING.;

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N87°20'23"W, 645.38 FEET; THENCE N87°19'51"E, 645.16 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 75.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S78°12'41"W, 146.89 FEET; THENCE S78°14'11"E, 147.10 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°18'42"W, 2561.94 FEET; THENCE N89°20'47"E, 2561.70 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 600.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S87°19'51"W, 645.16 FEET; THENCE S87°20'23"E, 645.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.147 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'06"W, 2606.45 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'15"W, 2598.85 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°56'05"W, 2601.40 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°00'07"W, 30.08 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°09'24"W, 29.92 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SEVEN (7) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;
7. S00°25'54"W, 465.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 TO SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 1127.18 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'15"E, 2598.85 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'06"E, 2606.40 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°59'46"E, 1923.01 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°20'47"W, 2561.70 FEET; THENCE S89°18'42"E, 2561.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 20.997 ACRES

RESOLUTION NO. 2022R012

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE HAGLER ANNEXATION NOS. 1 – 4 AND SETTING THE PUBLIC HEARING FOR MARCH 15, 2022

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Mandi Hagler and Lee Hagler for 23.691 acres, more or less, and known as the Hagler Annexation Nos. 1 – 4; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the Hagler Annexation Nos. 1 – 4 and sets the hearing date for March 15, 2022, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 18th DAY OF JANUARY 2022.

/s/Zo Stieber
Zo Stieber, Mayor

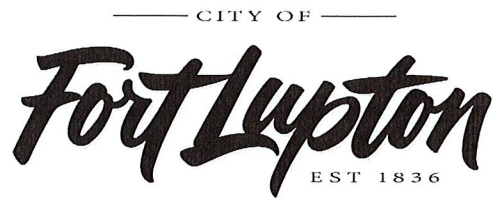
Attest:

/s/Maricela Peña
Maricela Peña, City Clerk

Approved as to form:

/s/Andy Ausmus
Andy Ausmus, City Attorney

Legal Notice No. FLP521
First Publication: February 3, 2022
Last Publication: February 24, 2022
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 8th day of February, 2022, a true and correct copy of the foregoing Notice of Public Hearings and Annexation Maps for the Hagler Annexation & Initial Zoning and the Notice of Public Hearings and Site Plan Map for the Hagler Special Use Permit was sent via U.S. Mail, postage pre-paid, to the following addresses:

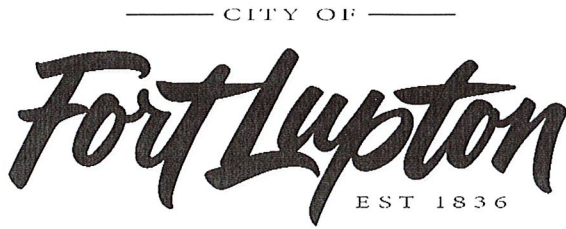
10182 WCR 19 LLC
147 S. DENVER AVE
FORT LUPTON, CO 80621

FIRESTONE CATTLE RANCH LP
PO BOX 517
EATON, CO 80615

STREAR PROPERTIES-WILDCAT BASIN LLC
6825 E. TENNESSEE AVE
BLDG. 1 #235
DENVER, CO 80224



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 an Annexation and Initial Zoning to the 'A' Agriculture Zone District for two parcels of land located north and adjacent to County Road 22 and approximately 0.20 miles east of County Road 19 in Weld County, CO pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The Annexation also includes road right of way. A special use permit for the property is being considered at a separate public hearing before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 24, 2022 at 6:00 P.M., and before the City Council on Tuesday, March 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 the City Hall is closed to the public 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: HAGLER ANNEXATION & SPECIAL USE PERMIT

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N78°14'11"W, 147.10 FEET; THENCE N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22 AND SAID WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF BEGINNING.;

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N87°20'23"W, 645.38 FEET; THENCE N87°19'51"E, 645.16 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 75.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S78°12'41"W, 146.89 FEET; THENCE S78°14'11"E, 147.10 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°18'42"W, 2561.94 FEET; THENCE N89°20'47"E, 2561.70 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 600.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S87°19'51"W, 645.16 FEET; THENCE S87°20'23"E, 645.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.147 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'06"W, 2606.45 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'15"W, 2598.85 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°56'05"W, 2601.40 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°00'07"W, 30.08 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°09'24"W,

29.92 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SEVEN (7) COURSES;

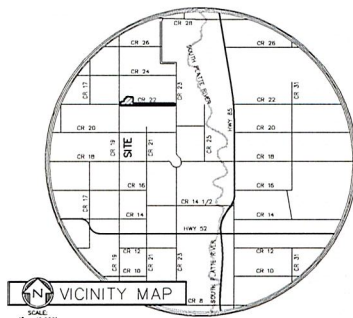
1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;
7. S00°25'54"W, 465.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 TO SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 1127.18 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'15"E, 2598.85 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'06"E, 2606.40 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°59'46"E, 1923.01 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°20'47"W, 2561.70 FEET; THENCE S89°18'42"E, 2561.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 20.997 ACRES

HAGLER ANNEXATION NUMBER 1,2,3, AND 4

PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 REC18-0072 AND SUBDIVISION EXEMPTION
NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 10,11,14, AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



OWNER'S APPROVAL
KNOW ALL MEN BY THESE PRESENTS, THAT _____ BEING THE
OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED
UNDER THE NAME OF HAGLER ANNEXATION NUMBER 1,2,3, AND 4
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND
SEALS THIS _____ DAY OF _____, 2021.
BY: _____ AS: _____

NOTARIAL CERTIFICATE
STATE OF COLORADO)
COUNTY OF WELD)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
_____ ON THIS _____ DAY OF _____, 2021, WITNESS MY
HAND AND SEAL.
MY COMMISSION EXPIRES: _____
NOTARIAL PUBLIC: _____ (SEAL)

ANNEXATION NO. 1
A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M. COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF
BEGINNING;
THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF
WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD
COUNTY ROAD 22, THENCE N78°14'11"W, 147.10 FEET;
THENCE N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD
COUNTY ROAD 23 AND SAID WESTERLY LINE OF WELD COUNTY
ROAD 23, THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY
LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF
BEGINNING;
CONTAINING 0.099 ACRES

ANNEXATION NO. 2
A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M. COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23, THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING
THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22, THENCE N87°50'23"E, 645.38 FEET;
THENCE N87°19'51"E, 645.16 FEET TO THE NORTHERLY LINE OF
SAID WELD COUNTY ROAD 22, N89°59'46"E, 75.00 FEET ALONG
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S78°12'41"E, 146.89 FEET, THENCE S78°14'11"E, 147.10 FEET TO
THE TRUE POINT OF BEGINNING;
CONTAINING 0.448 ACRES

ANNEXATION NO. 3
A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND
THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M. COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23, THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22, THENCE N89°18'42"W, 2561.94 FEET;
THENCE N87°20'47"E, 2561.70 FEET TO THE NORTHERLY LINE OF
SAID WELD COUNTY ROAD 22, N89°59'46"E, 600.00 FEET ALONG
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S87°19'51"W, 645.16 FEET, THENCE S87°50'23"E, 645.38 FEET TO
THE TRUE POINT OF BEGINNING;
CONTAINING 2.147 ACRES

ANNEXATION NO. 4
A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE
S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF
SECTION 10, T2N, R67W OF THE 6TH P.M. COUNTY OF WELD,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23, THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22, THENCE N89°55'06"W, 2606.45 FEET
ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
N89°55'15"W, 2598.85 FEET ALONG SAID SOUTHERLY LINE OF
WELD COUNTY ROAD 22, THENCE N87°56'05"W, 2601.40 FEET
ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
EASTERLY LINE OF WELD COUNTY ROAD 19, THENCE N00°00'07"W,
50.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD
19, THENCE N00°09'24"W, 29.92 FEET ALONG SAID EASTERLY LINE
OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID
WELD COUNTY ROAD 22, THENCE S89°56'05"E, 542.07 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03
REC18-0072;
THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C,
RECORDED EXEMPTION NO. 1311-10-03, REC18-0072, AND
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE
FOLLOWING SEVEN (7) COURSES:
1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. S132°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;
7. S00°25'24"W, 465.19 FEET ALONG SAID EASTERLY LINE OF
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 TO
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;
THENCE S89°56'05"E, 1127.18 FEET ALONG SAID NORTHERLY LINE
OF WELD COUNTY ROAD 22, THENCE S89°55'15"E, 2598.85 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S89°55'06"E, 3608.40 FEET ALONG SAID NORTHERLY LINE OF
WELD COUNTY ROAD 22, THENCE N89°59'46"E, 1923.01 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S89°20'47"W, 2561.70 FEET, THENCE S89°18'42"E, 2561.94 FEET
TO THE TRUE POINT OF BEGINNING;
CONTAINING 20.987 ACRES

ANNEXATION NO. 1 TABLE
TOTAL BOUNDARY: 353.99 L.F.
CONTIGUOUS BOUNDARY: 60.00 L.F.
1/6 OF TOTAL BOUNDARY: 59.00 L.F.
RATIO: 1/5.90

ANNEXATION NO. 2 TABLE
TOTAL BOUNDARY: 1,734.53 L.F.
CONTIGUOUS BOUNDARY: 293.99 L.F.
1/6 OF TOTAL BOUNDARY: 289.00 L.F.
RATIO: 1/5.90

ANNEXATION NO. 3 TABLE
TOTAL BOUNDARY: 7,614.18 L.F.
CONTIGUOUS BOUNDARY: 1,290.54 L.F.
1/6 OF TOTAL BOUNDARY: 1,269.03 L.F.
RATIO: 1/5.90

ANNEXATION NO. 4 TABLE
TOTAL BOUNDARY: 25,532.56 L.F.
CONTIGUOUS BOUNDARY: 5,123.64 L.F.
1/6 OF TOTAL BOUNDARY: 4,255.43 L.F.
RATIO: 1/4.98

GENERAL NOTES
1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SW1/4 OF SECTION
10, WITH THE LINE ASSUMED TO BEAR N89°56'05"W.
2. PREPARED BY: DREXEL, BARRELL & CO.
1800 35TH STREET
BOULDER, CO 80301
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL
ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS
AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY
ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED
MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
HEREON.
4. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY
PLAT, IT IS INTENDED ONLY TO DEPICT INFORMATION REQUIRED FOR AN
ANNEXATION MAP.
5. THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

PLANNING COMMISSION RECOMMENDATION
THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE DESCRIBED
PROPERTY WAS RECOMMENDED TO THE FORT LUPTON
CITY COUNCIL VIA RESOLUTION NO. _____
RECOMMENDED THIS _____ DAY OF _____, 2021.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THAT ABOVE DESCRIBED
PROPERTY WAS APPROVED BY ORDINANCE NO. _____
OF THE CITY OF FORT LUPTON PASSED AND
ADOPTED ON THE _____ DAY OF _____, A.D., 2021 AND THAT
THE MAYOR AND THE CITY OF FORT LUPTON, AS
AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY
OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID
ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL
PURPOSES INDICATED THEREON, APPROVED
THIS _____ DAY OF _____, 2021.

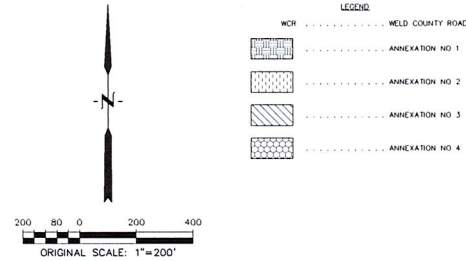
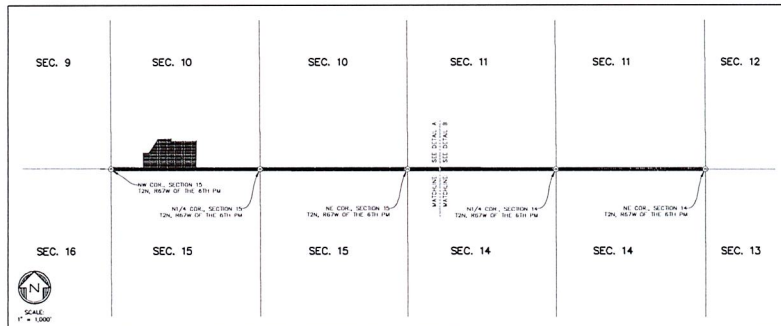
MAYOR
ATTEST: _____
(SEAL)

SURVEYOR'S CERTIFICATE
I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION.
I FURTHER STATE THAT NOT LESS THAN _____ OF THE PERIMETER OF
THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY
LINE OF THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF
COLORADO.

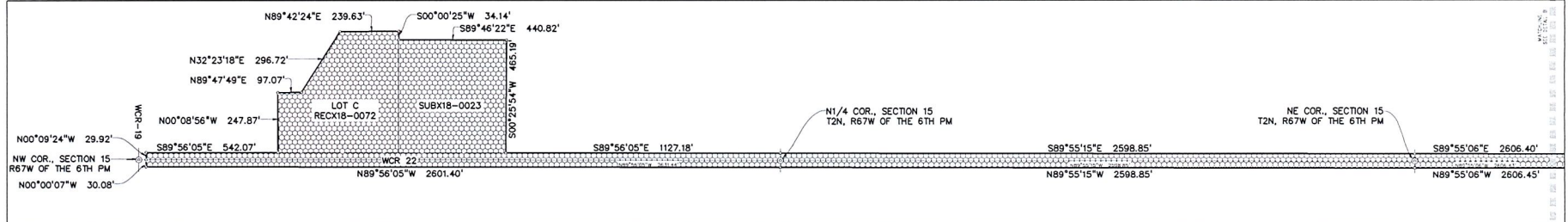
MATHEW E. SELLERS - ON BEHALF OF
DREXEL, BARRELL & CO.
COLORADO LICENSED LAND SURVEYOR
P.L.S. NO. 27275

HAGLER ANNEXATION NUMBER 1,2,3, AND 4

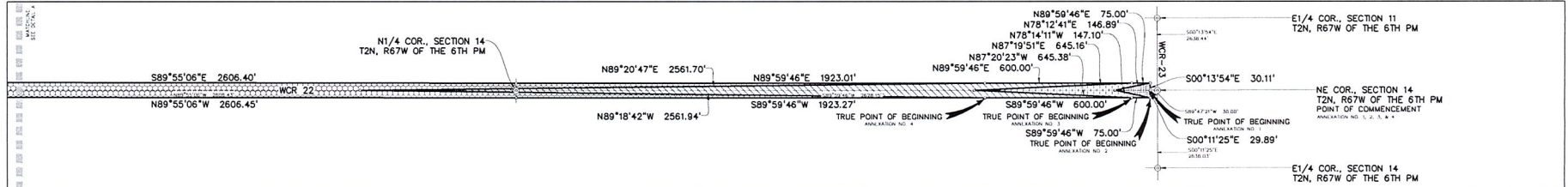
PROJECT NO. _____ PLAN NO. _____
 LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION
 NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 22
 LOCATED IN SECTIONS 10,11,14, AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

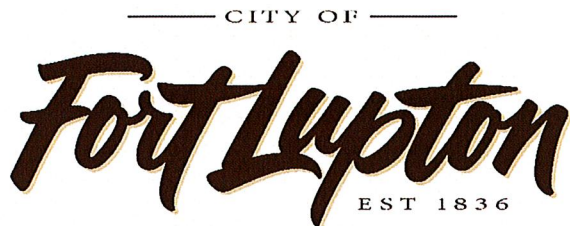


DETAIL A:



DETAIL B:





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 submitted by Mandi Hagler and Lee Hagler for a special use permit for a property located north and adjacent to County Road 22 and approximately 0.20 miles east of County Road 19 in Weld County, CO pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation and initial to the 'A' Agriculture Zone District for the property are being considered at separate public hearings before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 24, 2022 at 6:00 P.M., and before the City Council on Tuesday, March 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 the City Hall is closed to the public at the time of the hearings due to COVID-19, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov

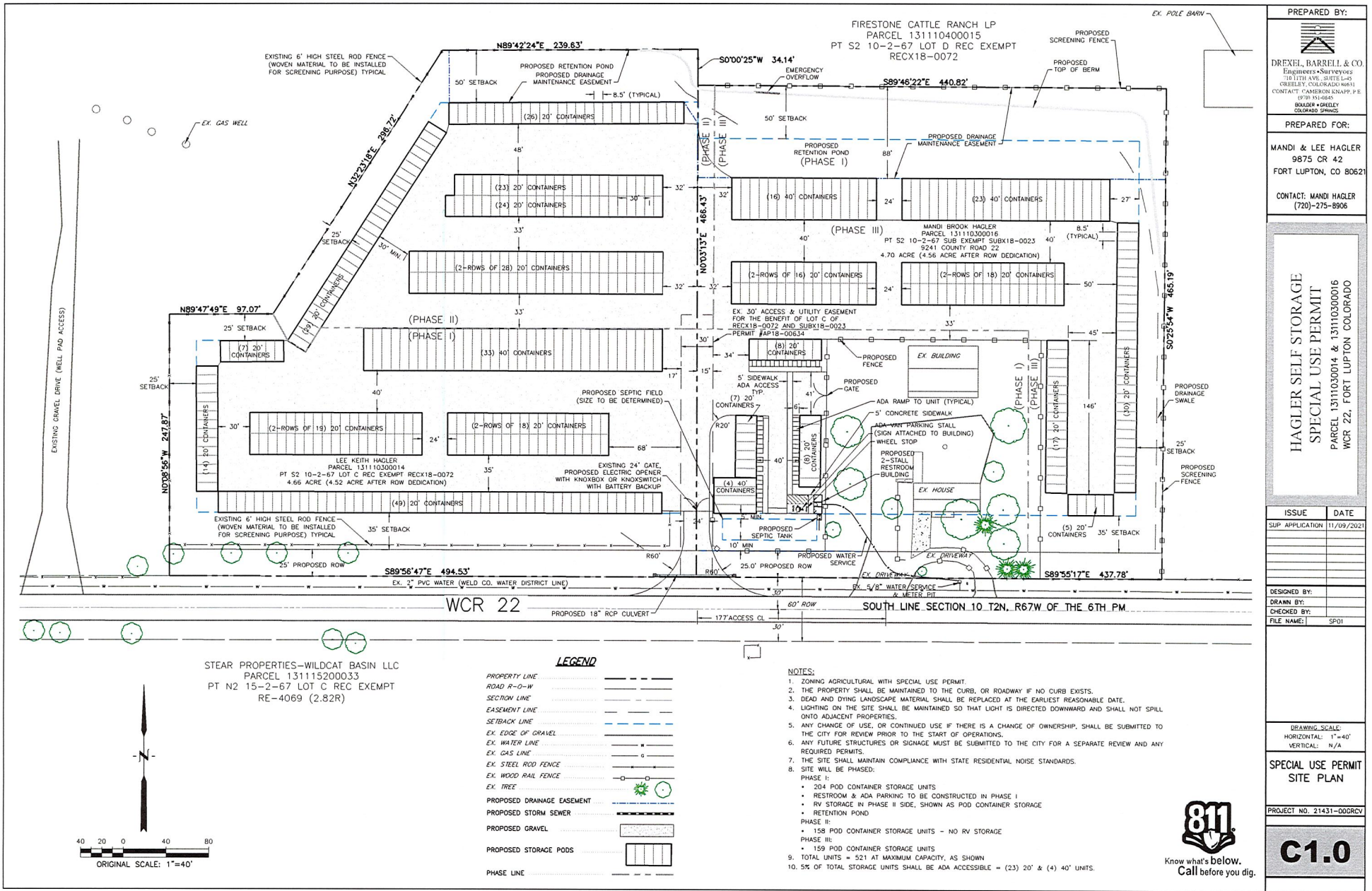
ALL INTERESTED PERSONS MAY ATTEND.

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

LEGAL DESCRIPTION

LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072, RECORDED AT RECEPTION NO. 4439922, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.





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 an Annexation and Initial Zoning to the 'A' Agriculture Zone District for two parcels of land located north and adjacent to County Road 22 and approximately 0.20 miles east of County Road 19 in Weld County, CO pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The Annexation also includes road right of way. A special use permit for the property is being considered at a separate public hearing before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 24, 2022 at 6:00 P.M., and before the City Council on Tuesday, March 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 the City Hall is closed to the public 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: HAGLER ANNEXATION & SPECIAL USE PERMIT

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N78°14'11"W, 147.10 FEET; THENCE N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22 AND SAID WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF BEGINNING.;

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N87°20'23"W, 645.38 FEET; THENCE N87°19'51"E, 645.16 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 75.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S78°12'41"W, 146.89 FEET; THENCE S78°14'11"E, 147.10 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°18'42"W, 2561.94 FEET; THENCE N89°20'47"E, 2561.70 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 600.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S87°19'51"W, 645.16 FEET; THENCE S87°20'23"E, 645.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.147 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'06"W, 2606.45 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'15"W, 2598.85 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°56'05"W, 2601.40 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°00'07"W, 30.08 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°09'24"W,

29.92 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SEVEN (7) COURSES;

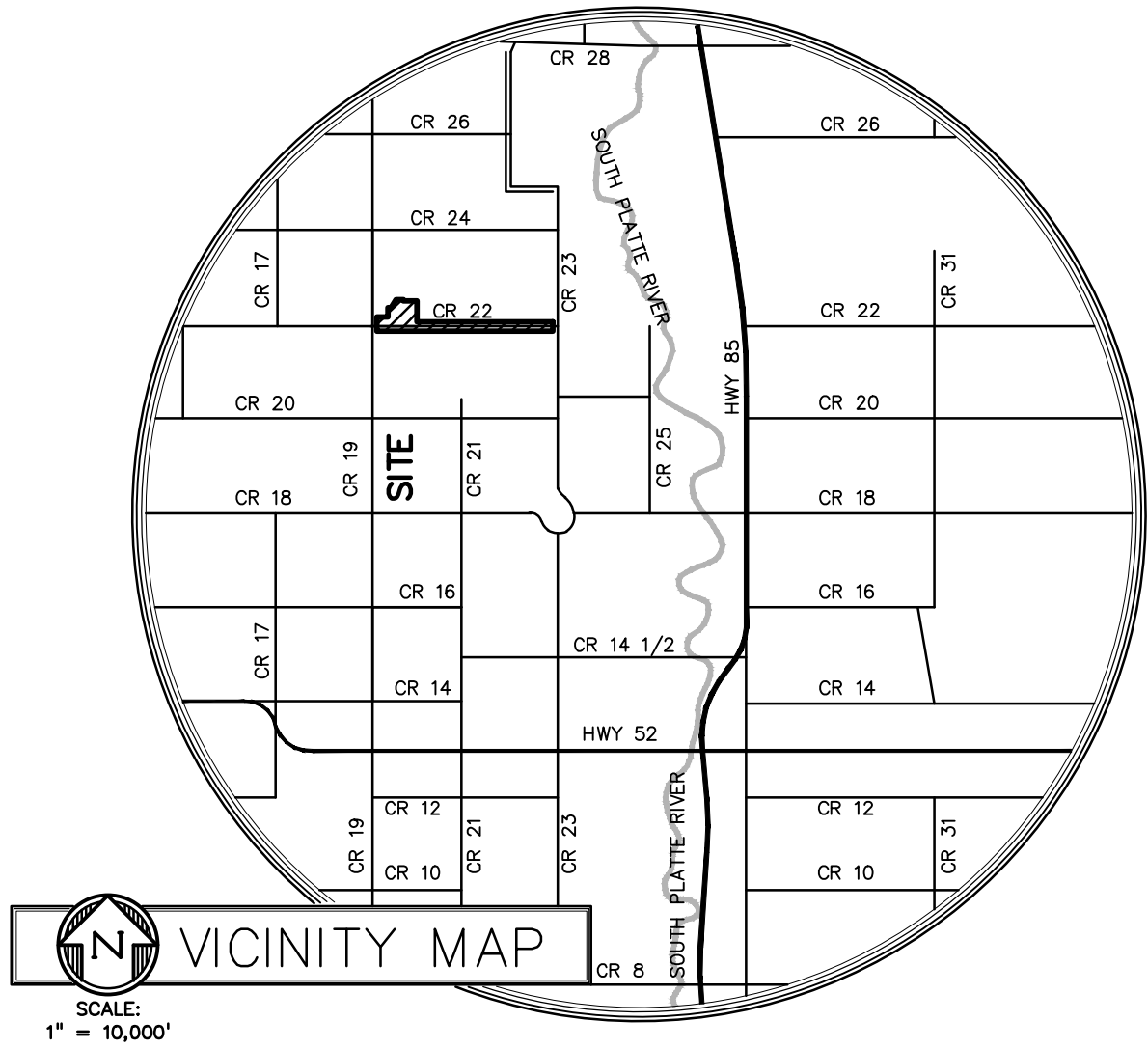
1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;
7. S00°25'54"W, 465.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 TO SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 1127.18 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'15"E, 2598.85 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'06"E, 2606.40 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°59'46"E, 1923.01 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°20'47"W, 2561.70 FEET; THENCE S89°18'42"E, 2561.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 20.997 ACRES

HAGLER ANNEXATION NUMBER 1,2,3, AND 4

PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION
NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 10,11,14, AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____ BEING THE
OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED
UNDER THE NAME OF HAGLER ANNEXATION NUMBER 1,2,3, AND 4
IN WITNESS WHERE OF, WE HAVE HEREUNTO SET OUR HANDS AND
SEALS THIS THE _____ DAY OF _____, 2021.
BY: _____ AS: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO }
COUNTY OF WELD } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
_____ ON THIS _____ DAY OF _____, 2021, WITNESS MY
HAND AND SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____ (SEAL)

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF
BEGINNING;
THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF
WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD
COUNTY ROAD 22; THENCE N78°14'11"W, 147.10 FEET; THENCE
N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD
COUNTY ROAD 22 AND SAID WESTERLY LINE OF WELD COUNTY
ROAD 23; THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY
LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF
BEGINNING;
CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING
THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE N87°20'23"W, 645.38 FEET;
THENCE N87°19'51"E, 645.16 FEET TO THE NORTHERLY LINE OF
SAID WELD COUNTY ROAD 22; N89°59'46"E, 75.00 FEET ALONG
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S78°12'41"W, 146.89 FEET; THENCE S78°14'11"E, 147.10 FEET TO
THE TRUE POINT OF BEGINNING.
CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND
THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE N89°18'42"W, 2561.94 FEET;
THENCE N89°20'47"E, 2561.70 FEET TO THE NORTHERLY LINE OF
SAID WELD COUNTY ROAD 22; N89°59'46"E, 600.00 FEET ALONG
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S87°19'51"W, 645.16 FEET; THENCE S87°20'23"E, 645.38 FEET TO
THE TRUE POINT OF BEGINNING.
CONTAINING 2.147 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE
S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF
SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE N89°55'06"W, 2606.45 FEET
ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
N89°55'15"W, 2598.85 FEET ALONG SAID SOUTHERLY LINE OF
WELD COUNTY ROAD 22; THENCE N89°56'05"W, 2601.40 FEET
ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°00'07"W,
30.08 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD
19; THENCE N00°09'24"W, 29.92 FEET ALONG SAID EASTERLY LINE
OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID
WELD COUNTY ROAD 22; THENCE S89°56'05"E, 542.07 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03
RECX18-0072;
THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C,
RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE
FOLLOWING SEVEN (7) COURSES;
1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;
7. S00°25'54"W, 465.19 FEET ALONG SAID EASTERLY LINE OF
SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 TO
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;
THENCE S89°56'05"E, 1127.18 FEET ALONG SAID NORTHERLY LINE
OF WELD COUNTY ROAD 22; THENCE S89°55'15"E, 2598.85 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°55'06"E, 2606.40 FEET ALONG SAID NORTHERLY LINE OF
WELD COUNTY ROAD 22; THENCE N89°59'46"E, 1923.01 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
S89°20'47"W, 2561.70 FEET; THENCE S89°18'42"E, 2561.94 FEET
TO THE TRUE POINT OF BEGINNING.
CONTAINING 20.997 ACRES

ANNEXATION NO. 1 TABLE

TOTAL BOUNDARY: 353.99 L.F.
CONTIGUOUS BOUNDARY: 60.00 L.F.
1/6 OF TOTAL BOUNDARY: 59.00 L.F.
RATIO: 1/5.90

ANNEXATION NO. 2 TABLE

TOTAL BOUNDARY: 1,734.53 L.F.
CONTIGUOUS BOUNDARY: 293.99 L.F.
1/6 OF TOTAL BOUNDARY: 289.09 L.F.
RATIO: 1/5.90

ANNEXATION NO. 3 TABLE

TOTAL BOUNDARY: 7,614.18 L.F.
CONTIGUOUS BOUNDARY: 1,290.54 L.F.
1/6 OF TOTAL BOUNDARY: 1,269.03 L.F.
RATIO: 1/5.90

ANNEXATION NO. 4 TABLE

TOTAL BOUNDARY: 25,532.56 L.F.
CONTIGUOUS BOUNDARY: 5,123.64 L.F.
1/6 OF TOTAL BOUNDARY: 4255.43 L.F.
RATIO: 1/4.98

GENERAL NOTES

1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SW1/4 OF SECTION 10, WITH THE LINE ASSUMED TO BEAR N89°56'05"W.
2. PREPARED BY: DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT, IT IS INTENDED ONLY TO DEPICT INFORMATION REQUIRED FOR AN ANNEXATION MAP.
5. THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON
CITY COUNCIL VIA RESOLUTION NO. _____
RECOMMENDED THIS _____ DAY OF _____, 2021.
CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THAT ABOVE DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND
ADOPTED ON THE _____ DAY OF _____, A.D., 2021 AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS
AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SOLD ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON. APPROVED
THIS _____ DAY OF _____, 2021.

MAYOR

ATTEST: _____
(SEAL)

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.
I FURTHER STATE THAT NOT LESS THAN _____ OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

MATHEW E. SELDERS – ON BEHALF OF
DREXEL, BARRELL & CO.
COLORADO LICENSED LAND SURVEYOR
P.L.S. NO. 27275

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

We, the undersigned landowners, in accordance with Colorado law, hereby petition the City of Fort Lupton and its City Council for annexation to the City of Fort Lupton of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and the State of Colorado, and to be known as the Hagler Annexation Nos. 1 - 4 to the City of Fort Lupton.

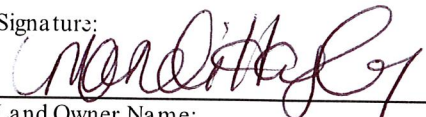
As part of this petition, your petitioners further state to the City Council that:

1. It is desirable and necessary that the territory described in Exhibit A be annexed to the City of Fort Lupton.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:
 - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton.
 - b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future.
 - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
 - e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - i. Has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way
 - ii. Comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - f. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality.
 - g. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - h. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - i. The territory to be annexed is 23.691 acres, more or less, in total area.
 - j. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally

describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.

- k. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - l. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
 4. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.
 5. The zoning classification requested for the area proposed to be annexed is Agriculture, as shown on the annexation map attached hereto and incorporated herein.
 6. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
 7. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.
 8. The non-refundable annexation application fee of \$0.00 is tendered herewith.

THEREFORE, the undersigned respectfully petition(s) the City Council of the City of Fort Lupton, to annex the territory described and referred to in Exhibit A to the City of Fort Lupton in accordance with and pursuant to the statutes of the State of Colorado.

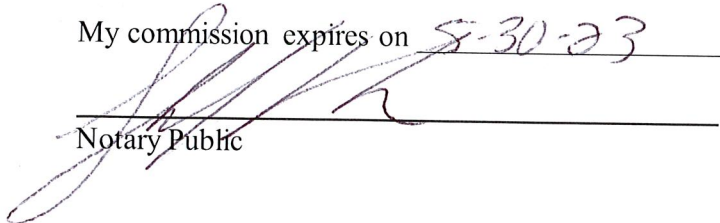
1	Land Owner Name: Mandi Hagler Signature: 	Mailing Address (street, city, state, ZIP): 9875 CR 24 Fort Lupton CO 80621 Date of signing: 1-11-22
2	Land Owner Name: Lee Hagler Signature: 	Mailing Address (street, city, state, ZIP): 9875 CR 24 Fort Lupton CO 80621 Date of signing: 1-11-22
3	Land Owner Name: Signature:	Mailing Address (street, city, state, ZIP): Date of signing:
4	Land Owner Name: Signature:	Mailing Address (street, city, state, ZIP Code): Date of signing:

(Additional sheets may be attached if necessary.)

The foregoing signature(s) was/were subscribed and sworn to before me this 11 day of January, 2022, by

Witness my hand and official seal.

My commission expires on 5-30-23


Notary Public

SHERYL FUEHRER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074021116
MY COMMISSION EXPIRES MAY 30, 2023

Exhibit A

[Exhibit A to the Annexation Petition should exclude public right of way. If necessary, attach separate sheet(s).]

Land Owned by Land Owner 1:

LEGAL DESCRIPTION

LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072, RECORDED AT RECEPTION NO. 4439922, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

TOGETHER WITH:

SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023, RECORDED AT RECEPTION NO. 4439923, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

Land Owned by Land Owner 2:

LEGAL DESCRIPTION

LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072, RECORDED AT RECEPTION NO. 4439922, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

TOGETHER WITH:

SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023, RECORDED AT RECEPTION NO. 4439923, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

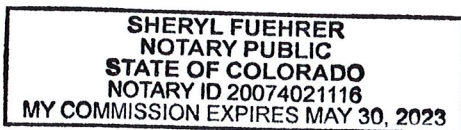
_____, being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 11 day of January, 2022, by Mandi Hagler + Lee Hagler.

Witness my hand and official seal.

My commission expires on 5-30-23.



[Signature]
Notary Public

RESOLUTION NO. 2022R012

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS THE HAGLER ANNEXATION NOS. 1 – 4 AND SETTING THE PUBLIC HEARING FOR MARCH 15, 2022

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Mandi Hagler and Lee Hagler for 23.691 acres, more or less, and known as the Hagler Annexation Nos. 1 – 4; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

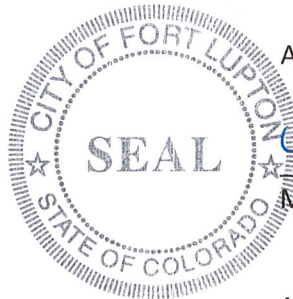
NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the Hagler Annexation Nos. 1 – 4 and sets the hearing date for March 15, 2022 , to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 18th DAY OF JANUARY 2022.

City of Fort Lupton, Colorado


Zo Stieber, Mayor

Attest:




Maricela Peña, City Clerk

Approved as to form:


Andy Ausmus, City Attorney



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 19th day of January, 2022, a true and correct copy of the foregoing flagpole notification letter for the Hagler Annexation, with annexation map and legal description, was sent via U.S. Mail, postage pre-paid, to the following addresses:

FIRESTONE CATTLE RANCH
PO BOX 517
EATON, CO 80615

TAX SERVICE DEPARTMENT
PO BOX 1979
DENVER, CO 80201

DANIEL L VONFELDT
10933 COUNTY ROAD 22
FORT LUPTON, CO 80621

KIMBERLY A WAGNER
10774 COUNTY ROAD 22
FORT LUPTON, CO 80621

ST FRANCIS CEMETARY ASSOCIATION
2708 JAVA CT
DENVER, CO 80211

LORAIN L KLAIN
10103 COUNTY ROAD 22
FORT LUPTON, CO 80621

WILLIAM P MCDONALD
6861 BALLASH RD
MEDINA, OH 44256

GLENN W GAUL
104848 COUNTY ROAD 22
FORT LUPTON, CO 80621

EARL W HOOD
10600 COUNTY ROAD 22
FORT LUPTON, CO 80621

JAMES H TURNER
10700 COUNTY ROAD 22
FORT LUPTON, CO 80621

RANDALL F LEIDING
PO BOX 322
FORT LUPTON, CO 80621

CARLOS BARRON
10810 COUNTY ROAD 22
FORT LUPTON, CO 80621

CODY G STEVENS
10978 COUNTY ROAD 22
FORT LUPTON, CO 80621

LETICIA PACHECO WILLIAMS
10002 COUNTY ROAD 22
FORT LUPTON, CO 80621

KERR MCGEE GATHERING LLC
PO BOX 173779
DENVER, CO 80217

PHILLIP S MCCOY
1012 3RD AVE
APT 214
LITTLE FALLS, MN 56345

STREAR PROPERTIES-WILDCAT BASIN LLC
6825 E TENNESSEE AVE
BLDG 1 #235
DENVER, CO 80224

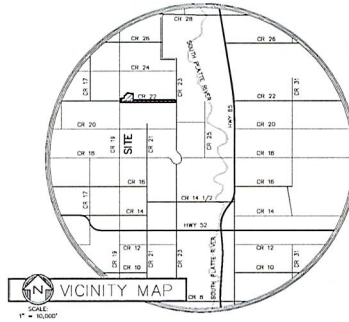
C/O DUFF & PHELPS, LLC
PEC MIDWEST LLC
PO BOX 2629
ADDISON, TX 75001

A handwritten signature in black ink, appearing to be 'May' followed by a stylized flourish, is written over a horizontal line.

City Official

HAGLER ANNEXATION NUMBER 1,2,3, AND 4

PROJECT NO. _____ PLAN NO. _____
 LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION
 NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 22
 LOCATED IN SECTIONS 10,11,14, AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



OWNER'S APPROVAL
 I, _____, BEING THE
 OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED
 UNDER THE NAME OF HAGLER ANNEXATION NUMBER 1,2,3, AND 4
 IN WITNESS WHERE OF, I HAVE HEREUNTO SET OUR HANDS AND
 SEALS THIS _____ DAY OF _____, 2021.
 BY: _____ AS: _____

NOTARIAL CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF WELD)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
 _____ ON THIS _____ DAY OF _____, 2021, WITNESS MY
 HAND AND SEAL.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC: _____ (SEAL)

ANNEXATION NO. 1
 A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
 THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
 OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
 THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
 WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF
 BEGINNING;

THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF
 WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY
 ROAD 22; THENCE N78°14'11"W, 147.30 FEET; THENCE
 N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD
 COUNTY ROAD 22 AND SAID WESTERLY LINE OF WELD COUNTY
 ROAD 23; THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY
 LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF
 BEGINNING;

CONTAINING 0.099 ACRES

ANNEXATION NO. 2
 A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
 THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
 OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
 THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
 WELD COUNTY ROAD 23, THENCE S00°11'25"E, 29.89 FEET ALONG
 SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
 SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING
 THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE
 OF WELD COUNTY ROAD 22; THENCE N87°20'23"W, 645.38 FEET;
 THENCE N07°05'11"E, 645.16 FEET TO THE NORTHERLY LINE OF
 SAID WELD COUNTY ROAD 22; THENCE S89°59'46"E, 75.00 FEET ALONG
 SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
 S78°27'41"W, 146.89 FEET; THENCE S78°14'11"E, 147.30 FEET TO
 THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3
 A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND
 THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY
 OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
 THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
 WELD COUNTY ROAD 23, THENCE S00°11'25"E, 29.89 FEET ALONG
 SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
 SOUTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
 S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
 COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE
 OF WELD COUNTY ROAD 22; THENCE N89°18'42"W, 2561.94 FEET;
 THENCE N89°20'23"E, 2561.70 FEET TO THE NORTHERLY LINE OF
 SAID WELD COUNTY ROAD 22; THENCE S89°59'46"E, 600.00 FEET ALONG
 SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
 S87°19'51"W, 645.16 FEET; THENCE S87°20'23"E, 645.38 FEET TO
 THE TRUE POINT OF BEGINNING.

CONTAINING 2.147 ACRES

ANNEXATION NO. 4
 A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE
 S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF
 SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD,
 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
 FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
 THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
 WELD COUNTY ROAD 23, THENCE S00°11'25"E, 29.89 FEET ALONG
 SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
 SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
 S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
 COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE
 OF WELD COUNTY ROAD 22; THENCE N89°50'06"W, 2006.45 FEET
 ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
 N89°50'15"W, 2568.85 FEET ALONG SAID SOUTHERLY LINE OF
 WELD COUNTY ROAD 22; THENCE N89°50'06"W, 2006.45 FEET
 ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
 EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE S00°07'07"W,
 30.08 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD
 19; THENCE N00°09'24"W, 29.52 FEET ALONG SAID EASTERLY LINE
 OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID
 WELD COUNTY ROAD 22; THENCE S89°50'07"E, 542.07 FEET
 ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
 WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03
 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C,
 RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND
 SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE
 FOLLOWING SEVEN (7) COURSES:
 1. N00°08'56"W, 247.87 FEET;
 2. N89°54'49"E, 97.07 FEET;
 3. N32°23'18"E, 296.62 FEET;
 4. N89°42'24"E, 239.63 FEET;
 5. S00°00'25"W, 34.34 FEET;
 6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID
 SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;
 7. S00°25'54"W, 455.19 FEET ALONG SAID EASTERLY LINE OF
 SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 TO
 SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°50'07"E, 1127.18 FEET ALONG SAID NORTHERLY LINE
 OF WELD COUNTY ROAD 22; THENCE S89°50'15"E, 2006.85 FEET
 ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
 S89°50'06"E, 2006.40 FEET ALONG SAID NORTHERLY LINE OF
 WELD COUNTY ROAD 22; THENCE N89°50'06"E, 1923.27 FEET
 ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE
 S89°50'47"W, 2561.70 FEET; THENCE S89°18'42"E, 2561.94 FEET
 TO THE TRUE POINT OF BEGINNING.

CONTAINING 20.997 ACRES

ANNEXATION NO. 1 TABLE
 TOTAL BOUNDARY: 353.99 L.F.
 CONTIGUOUS BOUNDARY: 60.00 L.F.
 1/6 OF TOTAL BOUNDARY: 59.00 L.F.
 RATIO: 1/5.90

ANNEXATION NO. 2 TABLE
 TOTAL BOUNDARY: 1,734.53 L.F.
 CONTIGUOUS BOUNDARY: 293.99 L.F.
 1/6 OF TOTAL BOUNDARY: 289.09 L.F.
 RATIO: 1/5.90

ANNEXATION NO. 3 TABLE
 TOTAL BOUNDARY: 7,614.18 L.F.
 CONTIGUOUS BOUNDARY: 1,290.54 L.F.
 1/6 OF TOTAL BOUNDARY: 1,269.03 L.F.
 RATIO: 1/5.90

ANNEXATION NO. 4 TABLE
 TOTAL BOUNDARY: 25,352.56 L.F.
 CONTIGUOUS BOUNDARY: 5,123.64 L.F.
 1/6 OF TOTAL BOUNDARY: 4,255.43 L.F.
 RATIO: 1/4.98

GENERAL NOTES
 1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SW1/4 OF SECTION
 10, WITH THE LINE ASSIGNED TO BEAR N89°50'05"W.
 2. PREPARED BY: DICKEL, BARRELL & CO.
 1800 38TH STREET
 BOULDER, CO 80501
 3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL
 ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS
 AFTER YOUR FIRST DISCOVERY OF SUCH DEFECT, OR NO EVENT MAY ANY
 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED
 MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
 HEREON.
 4. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY
 PLAT. IT IS INTENDED ONLY TO DEPICT INFORMATION REQUIRED FOR AN
 ANNEXATION MAP.
 5. THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

PLANNING COMMISSION RECOMMENDATION
 THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE DESCRIBED
 PROPERTY WAS RECOMMENDED TO THE FORT LUTON
 CITY COUNCIL VIA RESOLUTION NO. _____
 RECOMMENDED THIS _____ DAY OF _____, 2021.

CHAIRPERSON, FORT LUTON
 PLANNING COMMISSION

MAYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THAT ABOVE DESCRIBED
 PROPERTY WAS APPROVED BY ORDINANCE NO. _____
 OF THE CITY OF FORT LUTON PASSED AND
 ADOPTED ON THE _____ DAY OF _____, A.D., 2021 AND THAT
 THE MAYOR AND THE CITY OF FORT LUTON, AS
 AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY
 OF FORT LUTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID
 ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL
 PURPOSES INDICATED THEREON, APPROVED
 THIS _____ DAY OF _____, 2021.

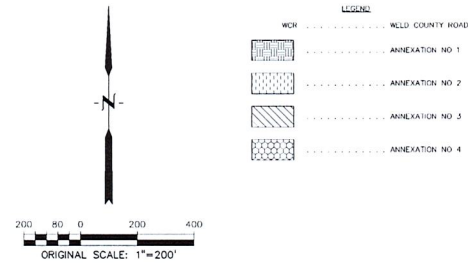
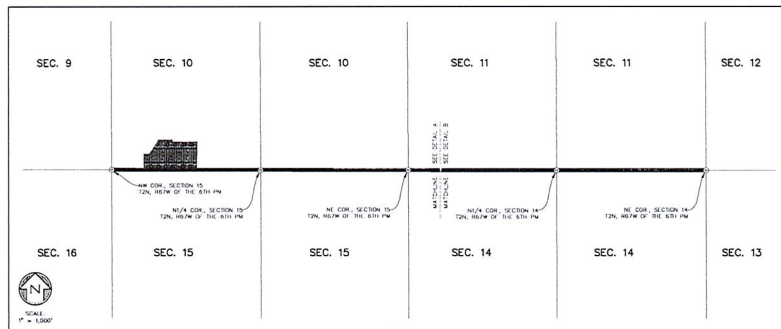
MAYOR
 ATTEST: _____
 (SEAL)

SURVEYOR'S CERTIFICATE
 I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY
 MADE BY ME OR UNDER MY DIRECT SUPERVISION.
 I FURTHER STATE THAT NOT LESS THAN _____ OF THE PERIMETER OF
 THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY
 LINE OF THE CITY OF FORT LUTON, COUNTY OF WELD, STATE OF
 COLORADO.

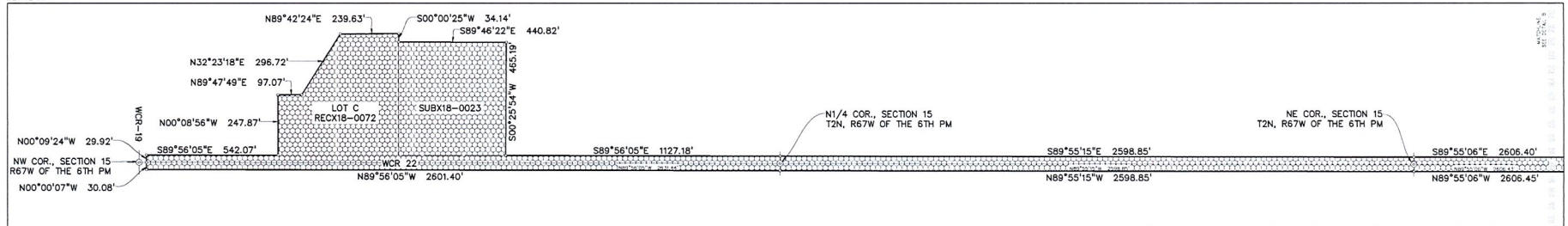
MATTHEW E. SOUTHERS - ON BEHALF OF
 DICKEL, BARRELL & CO.
 LICENSED LAND SURVEYOR
 P.L.S. NO. 27279

HAGLER ANNEXATION NUMBER 1,2,3, AND 4

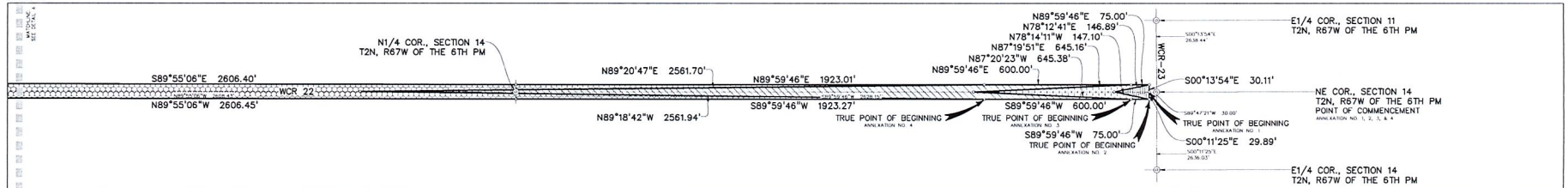
PROJECT NO. _____, PLAN NO. _____
 LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION
 NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 22
 LOCATED IN SECTIONS 10,11,14, AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



DETAIL A:



DETAIL B:



ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N78°14'11"W, 147.10 FEET; THENCE N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22 AND SAID WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF BEGINNING.;

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N87°20'23"W, 645.38 FEET; THENCE N87°19'51"E, 645.16 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 75.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S78°12'41"W, 146.89 FEET; THENCE S78°14'11"E, 147.10 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°18'42"W, 2561.94 FEET; THENCE N89°20'47"E, 2561.70 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 600.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S87°19'51"W, 645.16 FEET; THENCE S87°20'23"E, 645.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.147 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'06"W, 2606.45 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'15"W, 2598.85 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°56'05"W, 2601.40 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°00'07"W, 30.08 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°09'24"W, 29.92 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SEVEN (7) COURSES;

1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;
7. S00°25'54"W, 465.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 TO SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 1127.18 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'15"E, 2598.85 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'06"E, 2606.40 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°59'46"E, 1923.01 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°20'47"W, 2561.70 FEET; THENCE S89°18'42"E, 2561.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 20.997 ACRES

RESOLUTION NO. P2022-008

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A SELF-STORAGE FACILITY, KNOWN AS THE HAGLER SPECIAL USE PERMIT, ON A PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on February 24, 2022, for the purpose of reviewing the application from Mandi Hagler and Lee Hagler for a special use permit for a self-storage facility; and

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

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

NOW THEREFORE BE IT RESOLVED, 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 Hagler Special Use Permit for a self-storage facility, conditional upon the following:

I. Prior to recording the special use permit map:

- A. The title of the special use permit map shall include the Project No.: LUP2021-0027 & Plan No. SUP2021-0005.
- B. Any redline comments provided by City staff shall be made to the special use permit map.
- C. Applicant shall provide written acknowledgement of the comments from Central Weld County Water District.
- D. Applicant shall provide information on a trash disposal area including location and screening, if trash disposal is being proposed on site.
- E. Applicant shall submit written evidence that the comments from the Public Works Director have been adequately addressed.
- F. Applicant shall submit written acknowledgement of the comments from United Power.

G. Applicant shall dedicate by separate document 55-feet of right of way along the southern property line.

H. Screening is required around the entire perimeter of the site. Applicant shall submit examples of the proposed screening fence for review and approval by City staff.

II. Prior to release of building permit:

A. One set of Mylars of the special use permit map shall be submitted for recording with the Weld County Clerk & Recorder.

DONE THIS 24th DAY OF FEBRUARY, 2022, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

**HAGLER SPECIAL USE PERMIT STAFF REPORT
PROJECT NO. LUP2021-0027 & PLAN NO. SUP2021-0005**

PROJECT DESCRIPTION

Project No.: LUP2021-0027 / Plan No.: SUP2021-0005

Project Name: Hagler Special Use Permit

Owner's Name: Mandi Hagler and Lee Hagler ("Applicants")

Representative: Cameron Knapp with Drexel, Barrell & Co.

Location of Request:

The site consists of two parcels of land. The first parcel is located north and adjacent to County Road 22 right-of-way and approximately 0.11 miles east of County Road 19 (Parcel No. 131110300014). The second parcel is located east and adjacent to this parcel (Parcel No. 131110300016). The Special Use Permit is located in the Southwest Quarter of Section 10, Township 2 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado. The Property will be directly adjacent to City limits to the south after approval and recording of the Hagler Annexation Nos. 1 – 4.



The Property is directly surrounded by agricultural and rural residential land uses. Additionally, nearby there are several Weld County Use by Special Review permits including oil and gas service lines, mineral resource development facilities, a dog kennel and an equine facility.

Nature of Request:

The Applicant has submitted a request for a Special Use Permit that would allow for a self-storage facility with up to 521 storage container pods. The site will be developed in three phases. Phase I includes 167 pods in the southwest portion of the site with RV and camper storage on the north side. Phase II will add 158 pods in the northwest area of the site, replacing the RV and camper storage. Phase III will add 120 pods north and east of the existing residents. The house located on the eastern parcel is will not be associated with the storage facility.

Site Size: 9.36 acres, more or less.

Zone District: Proposed 'A' Agricultural Zone District, with concurrent initial zoning review.

Proposed Use: The Applicants are requesting a Special Use Permit that would allow for a self-storage facility.

Existing Use: The Property is currently vacant agricultural land.

Hearing Dates: Planning Commission – February 24, 2022 at 6:00 PM; and
City Council – March 15, 2022 at 7:00 PM.

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

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

SUMMARY OF PREVIOUS APPLICATIONS

To staff's knowledge, there are no prior applications for this Property through the City of Fort Lupton.

APPLICATION PROCESS

The Applicant is requesting approval of a special use permit. A special use permit application is processed under [Section 16-7](#) of the Code.

After required public notice of the special use permit application, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the special use permit. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

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

NOTIFICATION REQUIREMENTS

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings was published in the Fort Lupton Press on February 3, 2022.

Notice of the public hearings were posted at least fifteen (15) days prior to the hearings, as required by the Zoning Regulations.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on February 8, 2022.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant submitted an application for annexation and initial zoning to the 'A' Agricultural Zone District, which was reviewed at a separate public hearing before the Planning Commission. Self-storage facilities are not a listed use by right in the 'A' Agricultural Zone District. Section 16-7 of the Fort Lupton Municipal Code (the "Code") states that similar or compatible uses may be permitted as special uses, subject to such conditions and limitations as the City may prescribe to ensure that the location and operation of the special uses will comply with special use criteria. Pursuant to Section 16-7(a), special uses are granted to individuals or entities, and not to the property itself. Therefore, this proposed use requires a special use permit review prior to beginning business operations. A special use review requires a public hearing before Planning Commission and City Council. The intent of the special use permit is to provide flexibility, to provide a means for setting performance standards for individual land uses and to help diversify uses within a zoning district.

Section 16-7(d) states that the City shall use the following criteria to evaluate the Applicant's request:

1. The special use shall satisfy all applicable provisions of the Code and shall be consistent with the intent of the Comprehensive Plan.

Staff Comment: The Applicant has been working with City staff to comply with applicable provisions of the Code, and has submitted all required special use permit application materials as required.

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

Staff Comment: The Property is surrounded by agricultural and rural residential, as well as several Weld County Use by Special Review permits including oil and gas service lines, mineral resource development facilities, a dog kennel, and an equine facility. The proposed use is consistent with these surrounding uses. In addition, the site will be required to incorporate screening with landscaping elements.

3. The special use will result in efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles.

Staff Comment: The Public Works Director has reviewed the Traffic Memo. There are no roadway improvements required at this time.

4. Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; erosion and other performance issues identified through the public hearing process.

Staff Comment: These items are addressed in the code, as well as addressed as conditions of approval on the proposed resolution.

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

Staff Comment: A special use permit is non-transferable, and therefore if a new owner were to occupy the Property, the self-storage facility will no longer be permitted unless a new application was submitted and approved. The Planning Department staff will ensure compliance with other conditions of approval, either as listed on the proposed Resolution or as added by City Council.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as the Agriculture & Rural Residential land use type. This designation allows for agricultural and related uses as well as low density residential on the periphery of the planning area, intended to preserve a generally rural character. This also includes a variety of miscellaneous uses, such as isolated industrial businesses and semi-rural properties located under Estate Zoning.

The property is surrounded by agricultural and rural residential land uses, as well as several special use permits for uses compatible to the proposed use. The proposed use substantively conforms to the designated land use type and zoning.

REFERRALS

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

Building Inspector	OMI	City Attorney
GIS Specialist	Police Chief	Public Works Director
Fort Lupton Fire Protection District	Colorado Parks and Wildlife	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld County Dept. of Public Health & Env.
Weld County School District RE-8	NCWCD	Town of Frederick
Town of Firestone	Central Weld Water District	

RECOMMENDATION

Staff recommends conditional approval of the Hagler Special Use Permit. Conditions are listed on the proposed Resolution provided to Planning Commission.

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



CITY OF

Planning & Building

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

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Mandi & Lee Hagler
 Company: _____
 Phone: 720-275-8906 Email: mandibrook26@hotmail.com
 Address: 9875 CR 24, Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Cameron Knapp
 Company: Drexel, Barrell & Co.
 Phone: 970-351-0645 Email: cknapp@drexelbarrell.com
 Address: 710 11th Avenue, Suite L-45, Greeley CO 80631
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Property Owner
 Billing Company: (same as above for Owner)
 Phone: _____ Email: _____
 Address: _____

B. SITE DESCRIPTION

Site Address: 9241 CR 22
 Parcel Number: 131110300016 & 131110300014
 Existing Zone Classification: Agriculture Proposed Zone Classification: ~~I-1~~ Aq
 Water Type: district water Name: North Weld Water District
 Sewage Type: septic District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

Project No. _____

D. PROJECT DESCRIPTION

Project Name: Hagler Self Storage

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

Self Storage

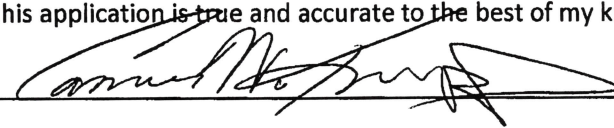
E. REQUIRED DOCUMENTS

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

F. CERTIFICATIONS

Representative Certification

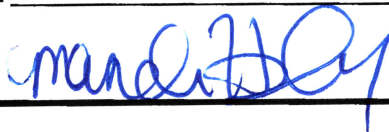
By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all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

Representative:  Date: 8-12-2021

Owner Certification

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

Owner: _____ Date: 8-12-2021



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 <https://www.fortluptonco.gov/405/Zoning>.

C. APPLICATION TYPE

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

D. PROJECT DESCRIPTION

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

E. REQUIRED DOCUMENTS

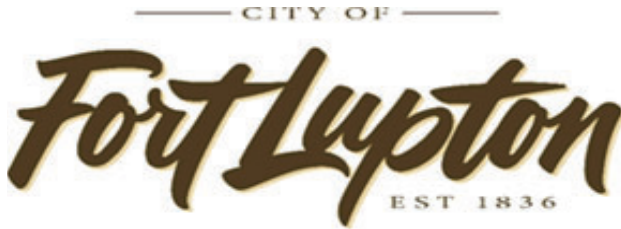
Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

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

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

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



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303-857-6694
Fax: 303.857.0351

www.fortluptonco.gov

APPLICATION FOR SPECIAL USE PERMIT

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

Applicant should provide the following:

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

The applicant is responsible for the following:

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

Name of Property Owner(s): Mandi & Lee Hagler Phone: 720-275-8906

Address: 9875 CR 24, Fort Lupton CO 80621

Applicant (if different from owner): _____

Address: _____

Home Phone: _____ Cell Phone: _____

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

9241 CR 22 (Parcel 13110300016) and adjacent Parcel 131110300014)

Legal Description PT S2 10-2-67, SUB EXEMPT SUBX18-0023 & LOT C REC EXEMPT RECX18-0072

Current Zoning: Agricultural

Reason for Request:

Self Storage is not a use by right for Agricultural zoning.

Please answer the following questions in detail.

1. What is the proposed use?

Self Storage along with current residence.

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

Noise No nuisance noise is anticipated.

Dust Storage and driving surfaces will be Gravel, CR 22 is Gravel. Any dust from traffic is not anticipated to impact surrounding properties.

Odor Storage of odor causing items will not be allowed.

Safety The site is fenced and gated for Security. Site will remain locked at all times, with coded access by customers. Know Box on gate will allow emergency vehicle access to site. Drive aisles provide enough width to accommodate emergency vehicles.

Traffic Additional traffic will not warrant any improvements to CR 22.

Light No Lighting proposed, day time use.

3. What are the proposed hours of operation?

7 am to 7 pm, 7 days a week.

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

N/A

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

N/A

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

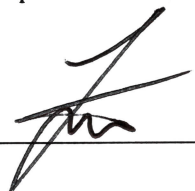
N/A

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

UP to 2.

The applicant hereby certifies that the above information, along with the attached plans and project descriptions, is correct. The applicant agrees to comply with the provisions of the zoning ordinances, building code and all other applicable sections of the City Code, Land Use Code, City Plan and all other laws and ordinances affecting the construction and occupancy of the proposed building.

Signature(s): _____



Date: 8-12-2021



HAGLER SELF STORAGE

LOT C RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072

& SUBDIVISION EXEMPTION NO. 1311-10-03 SBUX18-0023

CR 22, Fort Lupton, COLORADO

SPECIAL USE PERMIT

NARRATIVE

The proposed Hagler Self Storage facility requires a Special Use Permit in City of Fort Lupton under the Agricultural Zoning District, since it is not a prescribed use by right.

Location

The site comprises Parcel 131110300014 (4.66 acres) and Parcel 131110300016 (4.70 acres), located on the north side of WCR 22, approximately 550 feet east of WCR 19.

Firestone Cattle Ranch, which includes open space and agricultural buildings, is located adjacent to the site on the north and west. Well heads on that property are more than 150 feet away. The Stear property south of WCR 22 is agricultural field with no structures within a notable distance.

Parcel 131110300016 is addressed as 9241 CR 22 and contains an existing home and barn owned by the Haglers. The house will not be involved in operations and will be left separate from the self-storage operations. If operations expand and it is deemed necessary by the owners, the house could potentially be used as an office for the self-storage business.

Site Layout

A new gravel access will be constructed on the east property line per Fort Lupton specifications within the existing 30-foot access easement. The proposed interior driveways and site driving/storage surfaces will be constructed of either Class 5 ABC, or more likely, recycled asphalt.

The proposed individual storage units will consist of new "Pod" enclosed steel shipping containers placed in rows with access doors facing the gravel drive lanes. (See example photo attached.) All of the proposed pod containers will be purchased brand new (no used units) and all will be of uniform color for an aesthetically appealing look.

Storage unit layout will consist of 8.5'x20' container pods which may be placed in double rows, back to back or 40-foot long pods configured in a single line. 20-foot pods will be placed around the perimeter, inside of the required setbacks, for screening and security.

Gravel drive isles between the pod rows will generally be 30' wide or greater for easy access.

Refer to the "Site Plan" for layout configuration and dimensions.

Phasing

The development is proposed to be phased.

Phase I at full build-out is proposed to include 167-20' pods and 37-40' pods on the southwest portion of the site with RV and camper storage on the north side. The RV storage area for Phase I will consist of a gravel base course or recycled asphalt surface. Immediately to the east of the new gravel access road from CR22 there will be ADA parking, ADA assessable pods, and restroom facilities. The stormwater detention pond, located at the north/northeast portion of the site, will be constructed during Phase 1 to accommodate the full build-out condition.

Phase II at full build-out is proposed to include 158 additional-20' pods on northwest area of the site; replacing the RV and camper storage.

Phase III will add gravel drives and another 120-20' pods and 39-40' pods. This will fill in the remaining area north and east of the existing homestead.

The maximum number of Pods that the site will accommodate is 521 units.

Operations

- Pods will be delivered to the site by truck and offloaded in a large open gravel surface area inside the gate.
- Pods will be moved around the site with a forklift that will be kept on site and operated by the owner.
- Hours of operation will be 7am to 7pm – 7 days a week.
- Access will be controlled by a solar powered gate with kiosk that will be key coded per individual customers.
- No lighting is proposed since operations are limited to daylight hours.
- A 2-stall restroom facility will be provided next to the ADA parking area.
- No onsite office or personnel will be stationed on site except for during Pod moving operations and truck loading/unloading. The nature of self-storage doesn't warrant the need for the owner/operator to be onsite for customer access.

Security -Access

- There is an existing metal pipe fence around the site with a gate at the entrance. The existing gate will be reconfigured with a solar powered sliding or swing gate with a key pad kiosk. Customers will have individual codes (that can be tracked to ensure their account is current and paid) to open the gate.
- Pods are proposed to be placed around the perimeter of the site, inside of the required setbacks, for screening and security.
- All Pods will be padlocked for individual access by the customer.
- Entrance will allow room for vehicles to pull in at the gate without backing up on WCR 22.
- There will be minimal impact to traffic on WCR 22 since customers are free to come and go on their own. It is anticipated that many customers will only access their Pods on a monthly basis.

Fire Safety

- No fire hydrants are proposed since the container pods are constructed entirely of metal. No hazardous or flammable material will be allowed to be stored on the site.
- A Knox Box and/or Fire Access Code will be provided to the fire department at the powered gate for emergency access.
- The site drive isles are designed to accommodate a W-40 truck which is adequate for fire truck or emergency vehicle access.

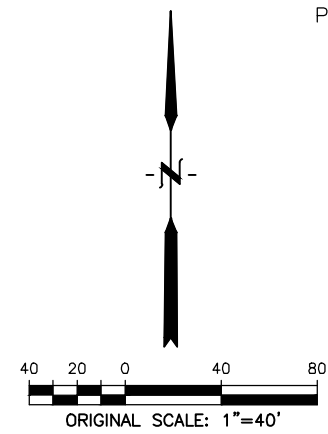
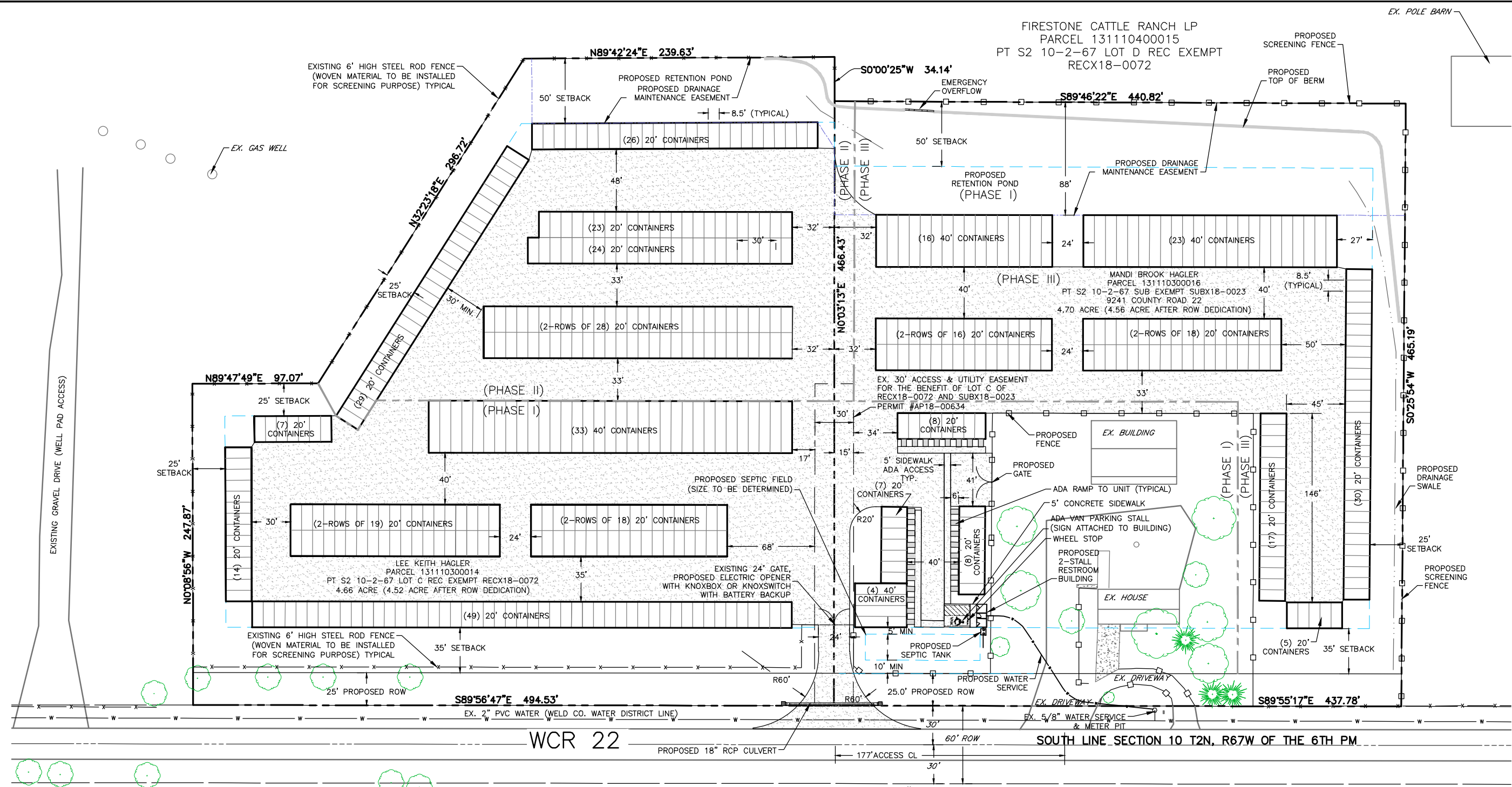
Utilities & Drainage

- A solar powered access gate will be installed such that no new electrical service/equipment will be necessary for the site operations.
- Sanitary sewer for the proposed restroom will be provided by a new onsite individual septic system.

- Water to service the restroom will be provided by a connection with the existing 5/8" water tap on the east property (9241 CR 22). The tap is supplied by Central Weld County Water District.
- Stormwater drainage will be provided for. The use of the site will change the imperviousness of the open, vacant field – thereby increasing the runoff rates and volumes from the properties. A proposed stormwater detention and water quality pond will be constructed at the north/northeast end of the site to provide onsite volume for stormwater such that runoff will be held and then released at historic rates. The discharge point from the pond will be at the low end of the property (NE corner) where runoff historically passes onto the neighboring field. Although runoff released from the pond will be a point discharge, the only structures in the near vicinity are old pole barns such that flooding or water damage to the structures will not be imposed by the released runoff from the pond. The outlet structure will be equipped with water quality aspects and a Water Quality Capture Volume (WQCV) in the pond will provide a permanent water quality measure to reduce sediment and other pollutants from being conveyed downstream. Temporary erosion control measures (Best Management Practices - BMP's) will be implemented during construction for erosion and sediment control.

EXAMPLE POD CONTAINERS





STEAR PROPERTIES-WILDCAT BASIN LLC
PARCEL 131115200033
PT N2 15-2-67 LOT C REC EXEMPT
RE-4069 (2.82R)

LEGEND	
PROPERTY LINE	---
ROAD R-O-W	---
SECTION LINE	---
EASEMENT LINE	---
SETBACK LINE	---
EX. EDGE OF GRAVEL	---
EX. WATER LINE	---
EX. GAS LINE	---
EX. STEEL ROD FENCE	---
EX. WOOD RAIL FENCE	---
EX. TREE	---
PROPOSED DRAINAGE EASEMENT	---
PROPOSED STORM SEWER	---
PROPOSED GRAVEL	---
PROPOSED STORAGE PODS	---
PHASE LINE	---

- NOTES:**
1. ZONING AGRICULTURAL WITH SPECIAL USE PERMIT.
 2. THE PROPERTY SHALL BE MAINTAINED TO THE CURB, OR ROADWAY IF NO CURB EXISTS.
 3. DEAD AND DYING LANDSCAPE MATERIAL SHALL BE REPLACED AT THE EARLIEST REASONABLE DATE.
 4. LIGHTING ON THE SITE SHALL BE MAINTAINED SO THAT LIGHT IS DIRECTED DOWNWARD AND SHALL NOT SPILL ONTO ADJACENT PROPERTIES.
 5. ANY CHANGE OF USE, OR CONTINUED USE IF THERE IS A CHANGE OF OWNERSHIP, SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO THE START OF OPERATIONS.
 6. ANY FUTURE STRUCTURES OR SIGNAGE MUST BE SUBMITTED TO THE CITY FOR A SEPARATE REVIEW AND ANY REQUIRED PERMITS.
 7. THE SITE SHALL MAINTAIN COMPLIANCE WITH STATE RESIDENTIAL NOISE STANDARDS.
 8. SITE WILL BE PHASED:
PHASE I:
 - 204 POD CONTAINER STORAGE UNITS
 - RESTROOM & ADA PARKING TO BE CONSTRUCTED IN PHASE I
 - RV STORAGE IN PHASE II SIDE, SHOWN AS POD CONTAINER STORAGE
 - RETENTION PONDPHASE II:
 - 158 POD CONTAINER STORAGE UNITS - NO RV STORAGEPHASE III:
 - 159 POD CONTAINER STORAGE UNITS
 9. TOTAL UNITS = 521 AT MAXIMUM CAPACITY, AS SHOWN
 10. 5% OF TOTAL STORAGE UNITS SHALL BE ADA ACCESSIBLE = (23) 20' & (4) 40' UNITS.



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
710 11TH AVE., SUITE L-45
GREELEY, COLORADO 80631
CONTACT: CAMERON KNAPP, P.E.
(970) 351-0645
BOULDER • GREELEY
COLORADO SPRINGS

PREPARED FOR:

MANDI & LEE HAGLER
9875 CR 42
FORT LUPTON, CO 80621

CONTACT: MANDI HAGLER
(720)-275-8906

HAGLER SELF STORAGE
SPECIAL USE PERMIT

PARCEL 131110300014 & 131110300016
WCR 22, FORT LUPTON COLORADO

ISSUE	DATE
SUP APPLICATION	11/09/2021

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FILE NAME: SP01

DRAWING SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

SPECIAL USE PERMIT
SITE PLAN

PROJECT NO. 21431-00GRV

C1.0



MEMORANDUM

TO: **Mandi Hagler**
Mandibrook26@hotmail.com

FROM: Derek Schuler, P.E., PTOE

DATE: November 11, 2020

RE: Traffic Memorandum: Hagler Self Storage, PT S2 10-2-67 LOT C,
REC EXEMPT RECX18-0072, Fort Lupton, CO

This traffic memo serves to summarize the land use, probable trip generation and distribution, and vehicular access to the proposed self storage facility. This is located at the subject lot on CR 22 roughly 550 feet east of CR 19. The site is generally located 4 miles northeast of the Town of Firestone and 4 miles northwest of Fort Lupton (proper). See related site plan for site location and layout. The existing 4.52 acre site is currently vacant. The site is zoned as A – agricultural and is generally surrounded by farming uses. The property to the east contains a single family house owned by the Hagler's but is not associated with this development.

339 Pod storage units are proposed. Renters of the units will utilize the proposed gravel drive aisles between the rows of units but there are no designated parking spaces. There are no other building types or any employees on site. A single existing access driveway will be upgraded for the new site use. This access point on CR 22 is located approximately 550 feet east of CR 19. Entry will be controlled by an electronic activated gate with key code required.

Proposed Land Use & Trip Generation

The proposed land use will be only for the proposed storage units plus a storm water detention pond. The hours of operation are 7am – 7pm seven days per week. Almost all trips will be made by personal vehicle with a rare need for occasional truck access.

Table 1 below shows the probable trip generation numbers. The Trip Generation manual is currently in its 10th edition and is an industry accepted informational report published by the Institute of Transportation Engineers (ITE). The table shows the number of expected trips for the development using the latest ITE trip rates. The Mini-Warehouse code #151 was used and is defined as buildings in which individual storage units are rented for the storage of goods. Using the ITE rates, the development is

Hagler Self Storage

Page 2

anticipated to generate about 61 daily trips, 5 trips (3 in/2 out) in the morning peak hour and 7 trips (4 in/3 out) in the evening peak hour.

Table 1 - Trip Generation Estimate for Hagler Self Storage, Fort Lupton, CO															
ITE Code / Land Use	Size	Trip Generation Rates ¹			Trips Generated										
					Average Weekday Trips	AM Peak-Hour (7 - 9)				Total	PM Peak-Hour (4 - 6)				Total
		Avg. Weekday	AM PEAK	PM PEAK		Inbound % Trips	Outbound Trips	Inbound % Trips	Outbound Trips		Inbound % Trips	Outbound Trips	Inbound % Trips	Outbound Trips	
#151 - Mini Warehouse	339 Unit	0.18	0.014	0.02	61	50%	2.4	50%	2.4	5	50%	3.4	50%	3.4	7
Total Trips ²					61		3		2	5		4		3	7

¹Source: "Trip Generation" Institute of Transportation Engineers, 10th Edition, 2017

²Inbound Trips rounded up (worst case for traffic on CR 22)

Existing Roads & Distribution

CR 22, in front of the subject site, is classified as a local unpaved road. It is narrow at roughly 18' wide, but can generally accommodate two way travel at low speeds. Nearby perpendicular (north/south) CR 19 is a paved and striped two lane arterial road. It is assumed that 100% of site traffic will be to/from the west to access the paved CR 19. From there, most of the traffic will be to/from the south towards Firestone and Fort Lupton (assume 75% site traffic). Due to the very low peak hour site traffic, there is minimal disruption to traffic on CR 22 (expected to serve local traffic only).

Conclusion

With the addition of the proposed development, vehicular traffic is adequately accommodated by the surrounding roadway network. If you have any questions or would like to discuss my analysis further, please don't hesitate to contact me.

Sincerely,

Drexel, Barrell & Co.

Derek Schuler

Derek Schuler, P.E., PTOE
Transportation Group Leader

DRAINAGE REPORT
For
HAGLER SELF STORAGE
9241 CR 22
Fort Lupton, COLORADO
SPECIAL USE PERMIT

Prepared for:

Mandi & Lee Hagler
9875 CR 24
Fort Lupton, Colorado 80621

Contact: Mandi Hagler
(720) 275-8905

November 2021



Drexel, Barrell & Co.
Engineers / Surveyors
710 11th Avenue, Suite L-45
Greeley, Colorado 80631
(970) 351-0645

Prepared By:
Cameron Knapp, P.E.



November 9, 2021

Todd Hodges
Fort Lupton Planning Director
130 S McKinley Avenue
Fort Lupton, CO 80621

RE: Drainage Report
9241 CR 22

Dear Mr. Hodges:

We are pleased to resubmit, for your review and approval, this Drainage Report for Self-Storage proposed at 9241 CR 22, as required for the Special Use Permit.

The investigation and design within this report have been performed according to the criteria established by the City of Fort Lupton Storm Drainage Design and Technical Criteria and the Urban Storm Drainage Manual.

We sincerely appreciate your time and consideration in the review of this project. If you should have any questions, please feel free to contact this office.

Respectfully,

Cameron W. Knapp, P.E.
Drexel, Barrell & Co.

"I hereby certify that this report for the drainage design for Self-Storage proposed at 9241 CR 22, was prepared by me (or under my direct supervision) in accordance with the provisions of City of Fort Lupton Storm Drainage Design and Technical Criteria for the owners thereof."

Cameron W. Knapp, P.E.
Registered Professional Engineer
State of Colorado No. 38898



11/9/2021

Developer's Statement

Mandi & Lee Hagler, owners hereby affirms that the drainage facilities for the Hagler Self Storage development proposed at 9241 CR 22, shall be constructed according to the design presented in this report. I understand that the City of Fort Lupton does not and will not assume liability for drainage facilities designed and/or certified by my engineer. I understand that the City of Fort Lupton reviews drainage plans but cannot, on behalf of Mandi & Lee Hagler and/or their successors and/or assigns assume future liability for improper design. I am also aware of the provisions of the City CODE as it pertains to the City's review."

Name of Developer/Owner

Authorized Signature/Title

TABLE OF CONTENTS

<i>HEADING</i>	<i>PAGE</i>
COVER SHEET	i
COVER LETTER	ii
DEVELOPER'S STATEMENT	iii
TABLE OF CONTENTS	iv
I. GENERAL LOCATION & DESCRIPTION	1
A. Location	1
B. Description of Property	1
C. General Project Description	1
II. DRAINAGE BASINS	2
A. Major Basin Description	2
B. Sub-Basin Description	2
III. DRAINAGE DESIGN CRITERIA	3
A. Development Criteria Reference and Constraints.....	3
B. Hydrological Criteria	3
C. Hydraulic Criteria	3
D. Adaptations from Criteria	3
IV. DRAINAGE FACILITY DESIGN	4
A. General Concept.....	4
B. Specific Details	4
V. SUMMARY	6
A. Compliance with Fort Lupton Storm Drainage Criteria	6
B. Drainage Concept.....	6
VI. REFERENCES	6
APPENDICES	
A. Vicinity Map/Adjacent Drainage	
B. Soils Information from USDA NRCS “Soils Web Survey”	
C. FIRM Floodplain Map	
D. Existing Conditions Hydrology	
E. Proposed Conditions Hydrologic Computations	
F. Proposed Retention Pond and Infiltration Calculations	
G. Hydraulic Calculations	
H. Charts, Tables and Graphs	
BACK POCKET:	
24”x36” Proposed Drainage Plan	
24”x36” Drainage Details	

I. GENERAL LOCATION & DESCRIPTION

A. Location

1. The project "Site" is located on PT S2 10-2-67 Lot C Rec Exempt No. RECX18-0072 (4.66 acres) and Subdivision Exemption No 1311-10-03 SUBX18-0023 (4.70 acres), 8.81 acres total after ROW dedication.
2. The Site in the South 1/2 of Section 10, Township 2 North, Range 67 West, of the 6th Principal Meridian, Weld County, Colorado.
3. The property address is 9241 County Road 22, Fort Lupton Colorado
4. There are no major irrigation channels, lakes or streams located on the site.
5. The site is outlined on the South by CR 22. To the east by agricultural lot. Firestone Cattle Ranch, which includes open space and agricultural pole barn buildings, is located adjacent to the site on the north and west.

B. Description of Property

1. The site includes 8.81 acres after ROW adjustment.
2. Overall vegetative cover is estimated at 80%
3. The (west lot) RECX18-0072 is currently a fair stand of grass, with a few trees on the south property line.
4. The (east lot) SUBX18-0023 has an existing 1690 square foot house and 2800 square foot steel building with trees on the south half of the lot, the north side of the lot is a fair stand of grass.
5. There is a gravel access directly off CR 22 and around the house.
6. There is an existing 30-foot Access Easement centered on the property line between the two lots.
7. The "Soil Survey of Weld County, Colorado, Southern Part" prepared by the U.S. Department of Agriculture, Soil Conservation Service, indicates that the surface soils on the site consists of Vona Loamy Sand.
 - a. Vona Loamy Sand soil type is described as well drained soil, with a high capacity to transmit water. The soil is classified in the 'A' hydrologic group.

C. General Project Description

1. The property is proposed to be used as a Self-Storage facility.
 - a. Up to 521 pod steel containers will be placed on site for storage units, in multiple phases.
 - b. The existing 1690 square foot house and 2800 square foot building will used in the operations as office and storage.

- c. Gravel access and site drive surface improvements are proposed. The access will be located within the 30-foot access easement between the site and adjacent lot.
- d. A detention pond will be constructed on the north side of the east lot to serve the proposed development at full buildout.

II. DRAINAGE BASINS

A. Major Basin Description

1. The site drains to the northeast across the Firestone Cattle Ranch and is captured in the Coalridge Ditch approximately 1/4 mile away.
2. No known master drainage plan or previous drainage report exists for this area.
3. According to the FEMA Flood Insurance Rate Map (FIRM) Community Panel No. 08123C1895E, the site is not located in a designated 100-year floodplain or floodway.

B. Sub-Basin Description

Basin A

1. The area of the developed site, 8.81 acres was used for the drainage basin and detention sizing.
2. The site slopes from southwest northeast to at approximately 2-5% slope. Runoff historically sheet flows to the northeast.
 - a. The existing house is located at a high point on CR 22 with drainage flowing to the east and west from that point.
 - b. Approximately (1) acre at the west end of the site, drains south to a low point next to CR 22. Site regrading will allow developed portion to route to detention.
 - c. Runoff south of CR 22 flows to the south.
 - d. No significant offsite drainage is anticipated to pass across site.

Basin OS-N

3. The undeveloped area west of the site and the ROW south of the Site and north of CR22, 1.65 acres drains to a low point in the ROW, north of CR22.
4. Calculations are provided in Appendix f to show that runoff from this Basin will infiltrate into the ground prior to overtopping the road or site.

Basin OS-S

5. The undeveloped area south of CR22 , 1.65 acres drains to a low point in the ROW, south of CR22.
6. Calculations are provided in Appendix F to show that runoff from this Basin will infiltrate into the ground prior to overtopping the road.

III. DRAINAGE DESIGN CRITERIA

A. Development Criteria Reference and Constraints

1. There are no known previous drainage studies for the area.
2. CR 22 roadside ditch drainage will require a culvert be installed under the proposed driveway.
3. The portion of the site, at the southwest corner, that drains toward CR 22 will be regraded to runoff to the northeast. Only the back slope of this regraded area, outside the developed area will drain toward CR 22.
4. There are no identified wetlands in the area.

B. Hydrological Criteria

1. The design storm frequencies for un-urbanized land use are the 5-year and 100-year storm events per the Criteria.
2. Rainfall intensities for the 1-hour point rainfall were taken from the Criteria Storm Rainfall Table 5-3. One-Hour Point Rainfall and calculated for Tc using USDCM Equation RA-5r.

$$5\text{-year} = 1.42 \text{ inch}, 100\text{-year} = 2.71 \text{ inch}$$

3. Rainfall point precipitation frequency estimates in inches/hour from the NOAA atlas 14, Volume 8 Version 2 are used in the Rational Method calculations for Retention Volume.
4. The Rational Method was utilized to calculate peak runoff rates.
 - a. Runoff coefficients and Imperviousness values are taken from Tables 6-3 and 6-5 of the Urban Storm Drainage Criteria Manual, Volume 1 based on the 'A' Hydrologic Soils Group.

C. Hydraulic Criteria

1. There is no storm sewer system proposed.
2. The area downstream from the site is agricultural with large animal pole barns. A retention pond will be constructed at the northeast corner of the property, to avoid concentrated runoff from the site.
3. The retention pond is sized to retain 150% of the developed 100-year, 24-hour runoff with 1-foot of free board. The 100-year volume is calculated using the Rational Method.
4. With no runoff from the site, no Water Quality Capture Volume (WQCV) is required.

D. Adaptations from Criteria

The City of Fort Lupton Storm Drainage Design and Technical Criteria does not have a section for Retention. Weld County Retention criteria will be used.

IV. DRAINAGE FACILITY DESIGN

A. General Concept

1. Minimal regrading of the site is anticipated except as required for access drive, parking, drainage improvements and for the construction of the storm water detention pond. Runoff will sheet flow across the site directly to the detention pond or to the proposed drainage swale on the north and east sides of the site that will direct runoff to the detention pond.
2. The 8.81-acre site is defined as a single drainage basin identified on the Proposed Drainage Plan as Basin 'A'. The peak runoff rates and runoff coefficients associated with Basin 'A' are presented in Table 1. Runoff coefficients values are calculated per the Criteria using the current Urban Storm Drainage Criteria Manual Tables 6-3 and 6-5, based on the 'A' Hydrologic Soils Group.

TABLE 1 DEVELOPED CONDITIONS RUNOFF RATES

Basin	Area (acres)	5-year Runoff Coefficient	5-year Peak Runoff (cfs)	100-Year Runoff Coefficient	100-year Peak Runoff (cfs)
A	8.81	0.34	4.23	0.44	10.76

3. The site will drain to the proposed water retention pond at the northeast corner of the site. *Note that all elevations listed are based on Digital Terrain Elevation Data, actual field surveyed elevations may vary.*
4. Drawings, calculations and figures are included in the Appendices at the end of this report.
5. No existing reports or studies were found for this area.

B. Specific Details

1. Some minor grading at the southwest corner will be required to direct runoff to the northeast. A swale on the east side of the site will route runoff to the retention pond. A portion of the site will sheet flow to the retention pond at the north side of the site. The swale has capacity for the total runoff.
2. An 18-inch RCP culvert will be constructed within the proposed CR 22 ROW for the proposed access drive to the site.
3. Retention Pond Design:
 - a. Retention volumes were calculated using the Rational Method for a 100-year, 24-hour storm, based on a proposed final site build out imperviousness of **43.7%**.

- b. The pond bottom is flat to maximize infiltration. Pond side slopes and berm will have a maximum 4:1 side slopes. After final grading operations, the pond will be seeded with a native grass mixture to establish long-term vegetation over the pond. There are two low points in the pond, interlinked by a swale.
- c. Retention Pond volumes: (See Appendix F for calculations)

100-year, 24-hour Volume	66,225 cubic-feet
Required Retention Volume 1.5 X 100-yr	99,338 cubic-feet
- d. The required 100-year retention volume is achieved at the 100-year WSL of 4985.50.
- e. The 100-year retention volume will infiltrate into the ground in approximately 10 hours, less than the 72-hour code requirement.
- f. One (1) foot of freeboard, elevation 4986.50, is provided in the pond.
- 4. There should be no storm discharge from the site. If runoff exceeds 150% of the 100-year storm the retention pond will overflow through a riprap overflow spillway to the north following the historic path to the northeast across the neighboring property, an agricultural field. The historic drainage path will not be in the way of any existing homes or structures.
- 5. An access and maintenance easement will be dedicated for the retention pond area and the drainage swale for access.
- 6. The maintenance access shall be for the sole use of the City of Lupton, or drainage representatives to inspect or if needed to maintain the retention facilities if the owner does not keep them maintained.
- 7. Routine and extended maintenance of the retention facility will be needed to preserve the designed function. Maintenance shall be the responsibility of the property owner.
 - a. Mowing of the grass bottom will occur periodically in the spring, summer, and fall months as necessary. The native grass is intended to be higher than manicured sod, so the height will be left to the discretion of the owner.
 - b. Quarterly inspection and removal of sediment, debris, and other material is suggested for the retention pond.
 - c. Periodic inspections (quarterly as a minimum) should be conducted and also after every large storm event. Inspections should include, but not limited to, the inspection of the pond perimeter (sides and bottom), presence of trash and debris, sediment accumulation, erosion at the rip rap overflow spillway, invasive vegetation, standing water, outlet structure damage/clogging/seepage, rodent presence, acts of vandalism, condition of the flared end outlet section and riprap pad, and functioning of the outlet pipe.

- d. General long-term maintenance and repairs as necessary will ensure that the pond will function as intended over the life of the facility and ensure safe and limit release of stormwater to the historic downstream path.
8. There are no floodplains near the site or downstream that will be affected by the development.

V. SUMMARY

A. Compliance with Fort Lupton Storm Drainage Criteria

1. The proposed drainage improvements designed for this site will be effective for controlling up to the 100-year storm with no runoff.
2. No release of stormwater is proposed and any overflow will not jeopardize the health, safety or welfare of public or private property.
3. All design criteria meet the City of Fort Lupton Storm Drainage Design and Technical Criteria and referenced volumes of the Mile High Flood District-Urban Storm Drainage Criteria Manual.
4. The site is over one acre so an Erosion Control Plan will need to be submitted to the City of Lupton for grading permit and the Colorado Department of Public Health & Environment, Water Quality Control Division for Construction Stormwater Discharge Permit regulations. Erosion control BMPs are shown on the Drainage Plan.

B. Drainage Concept

1. The developed site will drain in the historic direction. A Retention Pond will be constructed at the northeast corner of the property to retain the 100-year, 24-hour storm without runoff from the site. The historic drainage path will not be in the way of any existing homes or structures.

VI. REFERENCES

1. The City of Fort Lupton Storm Drainage Design and Technical Criteria.
2. MHFD-Urban Storm Drainage Criteria Manual 2017, Volumes I, II, & III
3. NRCS Soil Survey web site
4. FEMA web site
5. ACAD C3D "Hydraflow" software
6. Weld County Engineering and Construction Guidelines (WCECG), Chapter 5 Drainage Criteria, 2017.

APPENDIX A

VICINITY MAP
ADJACENT DRAINAGE

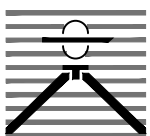


→ RUNOFF FLOW DIRECTION



ADJACENT DRAINAGE

SCALE 1"=1000'



VICINITY MAP

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:
08/13/2021

JOB NO:
21431-00

DWG. NO.

VM

SHEET 1 OF 1

APPENDIX B

NRCS SOILS INFORMATION



United States
Department of
Agriculture

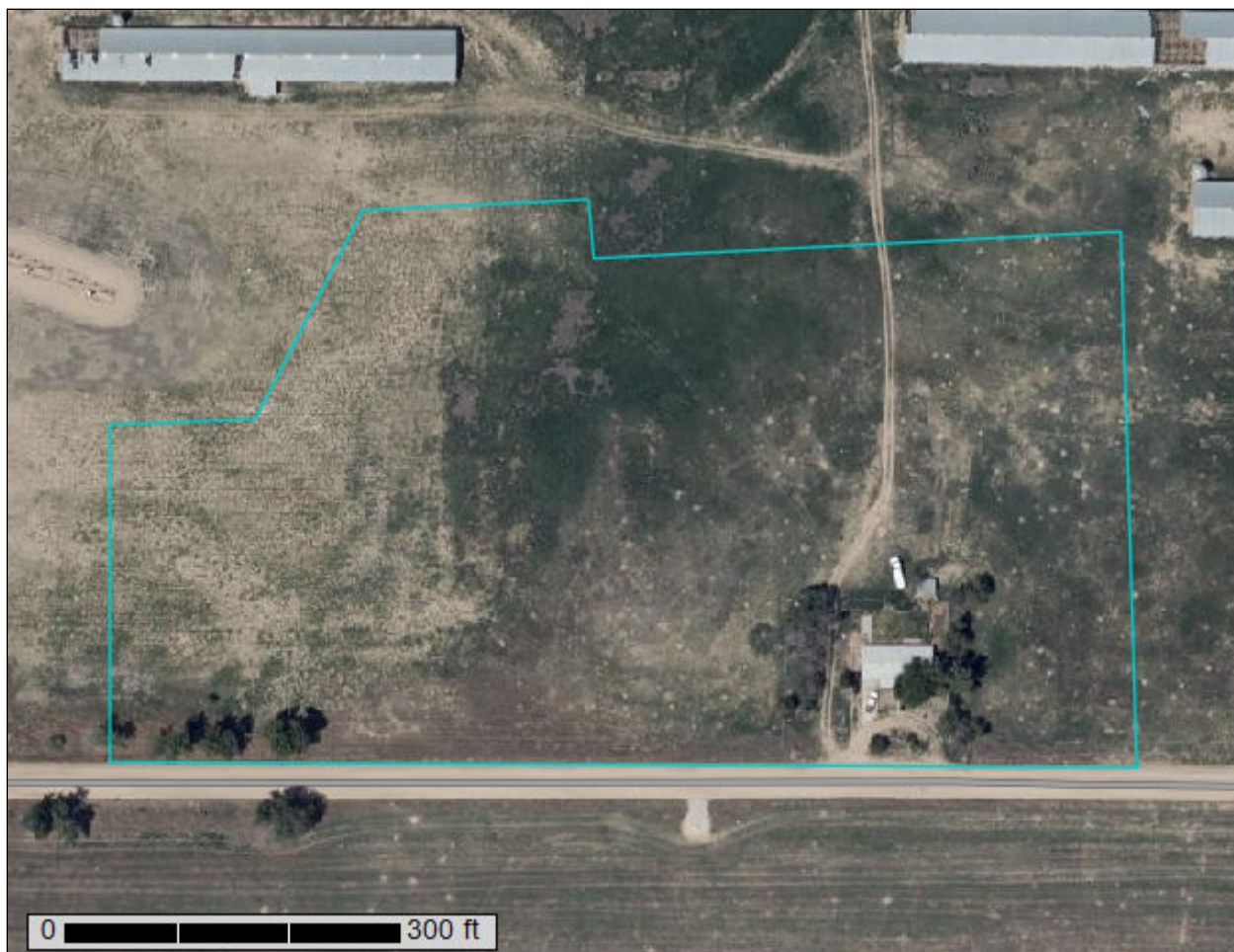
NRCS

Natural
Resources
Conservation
Service

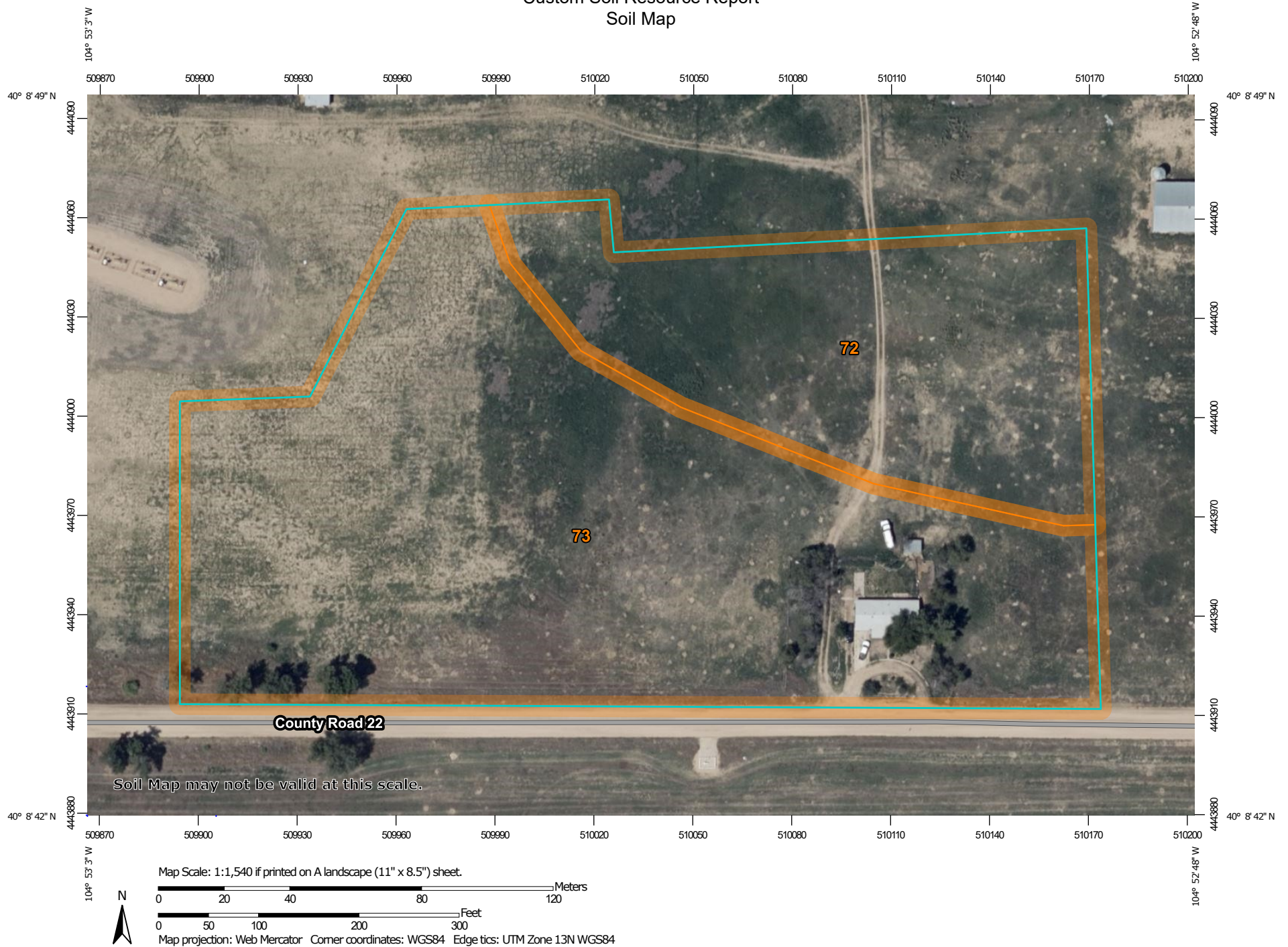
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

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

Hagler



Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
72	Vona loamy sand, 0 to 3 percent slopes	2.7	29.7%
73	Vona loamy sand, 3 to 5 percent slopes	6.5	70.3%
Totals for Area of Interest		9.3	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

72—Vona loamy sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 363r
Elevation: 4,600 to 5,200 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 local 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: Plains, terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 6 inches: loamy sand
H2 - 6 to 28 inches: fine sandy loam
H3 - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 3 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 (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 capacity: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Minor Components

Remmit

Percent of map unit: 10 percent
Hydric soil rating: No

Valent

Percent of map unit: 5 percent

Hydric soil rating: No

73—Vona loamy sand, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2x0j8

Elevation: 4,100 to 5,200 feet

Mean annual precipitation: 12 to 17 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 130 to 155 days

Farmland classification: Not prime farmland

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: Hills, hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Parent material: Eolian sands

Typical profile

A - 0 to 7 inches: loamy sand

Bt1 - 7 to 14 inches: sandy loam

Bt2 - 14 to 20 inches: sandy loam

Bk - 20 to 45 inches: sandy loam

C - 45 to 80 inches: loamy sand

Properties and qualities

Slope: 3 to 5 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

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)

Available water capacity: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: R067BY015CO - Deep Sand
Hydric soil rating: No

Minor Components

Ascalon

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Manter

Percent of map unit: 5 percent
Landform: Hills, interfluves
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Olnest

Percent of map unit: 3 percent
Landform: Interfluves, hills
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Valent

Percent of map unit: 2 percent
Landform: Dunes
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Ecological site: R067BY015CO - Deep Sand
Hydric soil rating: No

APPENDIX C

FIRM FLOODPLAIN MAP



JOINS PANEL 1915

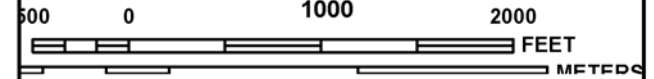
1300

22

1295



MAP SCALE 1" = 1000'



NFP

PANEL 1895E

FIRM

**FLOOD INSURANCE RATE MAP
WELD COUNTY,
COLORADO
AND INCORPORATED AREAS**

PANEL 1895 OF 2250

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FIRESTONE, TOWN OF	080241	1895	E
WELD COUNTY	080266	1895	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER
08123C1895E**

**EFFECTIVE DATE
JANUARY 20, 2016**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX D

EXISTING CONDITIONS HYDROLOGY



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Client: Mandi Hagler

Designed by: MAB

Job # 21431-00GRCV

Date: 07/19/2020

COMPOSITE RUNOFF COEFFICIENTS

EXISTING CONDITIONS:

Basin	Area (sq. ft.)	Urban Drainage, Volume 1, 2018 Table 6-5 Type A NRCS Soil Group						Weighted C ₂	Weighted C ₅	Weighted C ₁₀	Weighted C ₁₀₀	Weighted Imperv.
		Description	Percent Imp. "I"	C ₂	C ₅	C ₁₀	C ₁₀₀					
'LOT 1'	0	Streets (Asphalt Pavement)	100%	0.84	0.86	0.87	0.89	0.00	0.00	0.00	0.00	0.0%
	0	Drives & Walks	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Roofs	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Packed Gravel	40%	0.25	0.27	0.28	0.42	0.00	0.00	0.00	0.00	0.0%
	190,000	Undeveloped	2%	0.01	0.01	0.01	0.13	0.01	0.01	0.01	0.13	2.0%
	190,000	<<Total Area Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ , C ₁₀₀ & I>>						0.01	0.01	0.01	0.13	2.0%
'LOT 2'	0	Streets (Asphalt Pavement)	100%	0.84	0.86	0.87	0.89	0.00	0.00	0.00	0.00	0.0%
	0	Drives & Walks	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Roofs	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.0%
	0	Packed Gravel	40%	0.25	0.27	0.28	0.42	0.00	0.00	0.00	0.00	0.0%
	193,663	Undeveloped	2%	0.01	0.01	0.01	0.13	0.01	0.01	0.01	0.13	2.0%
	193,663	<<Total Area Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ , C ₁₀₀ & I>>						0.01	0.01	0.01	0.13	2.0%
TOTAL acres 8.81	383,663	<<Total Area Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ , C ₁₀₀ & I>>						0.01	0.01	0.01	0.13	2.0%



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

TABLE 4-2
TIME OF CONCENTRATION
RATIONAL METHOD
PROJECT: SELF STORAGE
CALC. BY: MAB DATE: 09/19/2020

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti) = $0.395(1.1-C_5)(L^{1/2})/(S^{0.33})$				TRAVEL TIME (Tt) = (L)/(V*60) where $V = C_v S_w^{0.5}$						FINAL Tc	REMARKS
DESIGN PT.	COEFF. C5	AREA (Ac)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Ti (Min.)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Conveyance Coefficient (Cv)	VELOCITY (Fps)	Tt (Min.)	(Min.)	CONTRIBUTING BASINS
EXISTING BASINS														
1	0.01	8.81	390	3	0.008	43.1	400	7	0.018	10	1.32	5.0	48.1	'A'



DREXEL BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS
STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

PROJECT
 JOB #
 DATE:

SELF STORAGE
21431-00GRCV
9/19/2020

Client: MANDI HAGLER

CALC. BY:
 CHECKED BY:
 DESIGN STORM

MAB
CWK
HISTORIC/ALLOWABLE

		DIRECT RUNOFF											
DESIGN STORM		DESIGN POINT	AREA DESIGN	AREA (ac.)	RUNOFF COEFF.	tc (min.)	CA (ac.)	I IN/HR *	EXISTING Q (cfs)	(AC)	CFS/ACRE **	ALLOWABLE Q (cfs)	REMARKS
	5-YEAR	1	'A'	8.81	0.01	48.1	0.088	1.66	0.15	8.81	0.07	0.62	
	100-YEAR	1	'A'	8.81	0.13	48.1	1.145	2.71	3.10	8.81	0.50	1.55	

* Time-Intensity-Frequency Table 5.3, Fort Lupton, Colorado One-Hour Point Rainfall and USDCM Equation RA-5

$$P_2 = 1.00$$

$$P_5 = 1.42$$

$$P_{10} = 1.68$$

$$P_{100} = 2.71$$

$$** I = ((28.5 * P_x) / ((10 + t_c)^{0.786}))$$

** According to the City of Fort Lupton Storm Drainage Design and Technical Criteria, developed site discharge shall be restricted to 0.07 cfs/acre for the 5-year runoff rate and 0.50 cf for the 100-year runoff.

APPENDIX E

PROPOSED CONDITION **HYDROLOGIC COMPUTATIONS**



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Client: MANDI HAGLER

Designed by: MAB

Job # 21431-00GRCV

Date: 04/06/2021

COMPOSITE RUNOFF COEFFICIENTS

PROPOSED CONDITIONS:

Basin	Area (sq. ft.)	Urban Drainage, Volume 1, 2018 Table 6-5 Type A NRCS Soil Group						Weighted C ₂	Weighted C ₅	Weighted C ₁₀	Weighted C ₁₀₀	Weighted Imperv.
		Description	Percent Imp. "I"	C2	C5	C10	C100					
'PR-1'	0	Streets (Asphalt Pavement)	100%	0.84	0.86	0.87	0.89	0.00	0.00	0.00	0.00	0.0%
	2,360	Drives & Walks	90%	0.73	0.75	0.77	0.81	0.00	0.00	0.00	0.00	0.6%
	116,900	Roofs	90%	0.73	0.75	0.77	0.81	0.22	0.23	0.23	0.25	27.4%
	145,000	Packed Gravel	40%	0.25	0.27	0.28	0.42	0.09	0.10	0.11	0.16	15.1%
	119,403	Undeveloped	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.04	0.6%
acres												
8.81	383,663	<<Total Area						Total Weighted Runoff Coefficients C ₂ , C ₅ , C ₁₀ , C ₁₀₀ & I>>				
								0.32	0.34	0.35	0.45	43.7%



DREXEL, BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

TABLE 4-2
TIME OF CONCENTRATION
RATIONAL METHOD
PROJECT: SELF STORAGE

CALC. BY: MAB DATE: 04/06/2021

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti) = $0.395(1.1-C_5)(L^{1/2})/(S^{0.33})$				TRAVEL TIME (Tt) = (L)/(V*60) where $V = C_v S_w^{0.5}$						FINAL Tc	REMARKS
DESIGN PT.	COEFF. C5	AREA (Ac)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Ti (Min.)	LENGTH (Ft)	Δ ELEV. (ft)	SLOPE (ft/ft)	Conveyance Coefficient (Cv)	HISTORIC (Fps)	Tt (Min.)	(Min.)	CONTRIBUTING BASINS
DEVELOPED BASINS														
1	0.38	8.81	390	3	0.008	28.5	400	7	0.018	10	1.32	5.0	33.5	'A'



DREXEL BARRELL & CO.
CIVIL ENGINEERS/LAND SURVEYORS

STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

PROJECT
 JOB #
 DATE:
 CLIENT:
 CALC. BY:
 CHECKED BY:
 DESIGN STORM

SELF STORAGE
21431-00GRCV
4/6/2021
Mandy Hagler
MAB
CWK
DEVELOPED

DESIGN STORM	DESIGN POINT	DIRECT RUNOFF							TOTAL RUNOFF				STREET		REMARKS
		AREA DESIGN	AREA (ac.)	RUNOFF COEFF.	tc (min.)	CA (ac.)	I IN/HR	Q (cfs)	tc (min.)	(CA) (AC)	I IN/HR	Q (cfs)	SLOPE %	STREET FLOW CFS	
5-YEAR	1	A'	8.81	0.34	33.5	2.980	1.42	4.23							Developed Conditions
100-YEAR	1	A'	8.81	0.45	33.5	3.972	2.71	10.76							Developed Conditions

* Time-Intensity-Frequency Table 5.3, Fort Lupton, Colorado One-Hour Point Rainfall and USDCM Equation RA-5

$$P_2 = 1.00$$

$$P_5 = 1.42$$

$$P_{10} = 1.68$$

$$P_{100} = 2.71$$

$$** I = ((28.5 * P_x) / ((10 + tc)^{0.786}))$$

APPENDIX F

PROPOSED
RETENTION POND AND INFILTRATION
CALCULATIONS



DREXEL, BARRELL & CO.
CIVIL ENGINEERS / LAND SURVEYORS

Project: SELF STORAGE	Job # 21431-00GRCV
Engineers/Surveyors Client: MANDI HAGLER	Designed by: MAB Date: 11/09/2021

REQUIRED 100-yr. STORAGE VOLUME: BASIN A

RATIONAL FORMULA METHOD

Variables:

A = 8.81 acres
C = 0.44 (Composite)
Q_{OUT} = 0.00 ft³/s No out Flow
k = 1.00

STORM DURATION (min)	RAINFALL INTENSITY (in/hr)	RUNOFF VOLUME (ft ³)	OUTFLOW VOLUME (ft ³)	STORAGE VOLUME (ft ³)	STORAGE VOLUME (acre-ft)
0	0.00	0	0	0	0.000
60	2.71	37,577	0	37,577	0.863
120	1.61	44,649	0	44,649	1.025
180	1.16	48,254	0	48,254	1.108
360	0.65	53,829	0	53,829	1.236
720	0.36	59,070	0	59,070	1.356
1440	0.20	66,225	0	66,225	1.520
				99,338	2.280

24 hour storm
***1.5x 24hr**

Retention based on peak accumulated volume for Basin 'A' for a 24-hour period.

*Weld County Code Sec. 8-11-100.B. requires Retention of 1.5 x the 100-yr 24 hour storm



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors	Project: SELF STORAGE	Job # 21431-00GRCV
	Client: MANDI HAGLER	Designed by: MAB Date: 11/09/2021

STORAGE VOLUME PROVIDED IN RETENTION POND: BASIN A

CONTOUR ELEVATION*** (ft)	SURFACE AREA (A) (ft ²)	SURFACE AREA (B) (ft ²)	DEPTH BETWEEN CONTOURS (ft)	INCREMENTAL VOLUME (ft ³)	CUMULATIVE VOLUME (ft ³)	CUMULATIVE VOLUME (ac-ft)	
4979.00	1,757	0	0	0	0	0.000	POND INVERT
4979.50	4,519	1,757	0.5	1,869	1,869	0.043	
4980.00	6,163	4,519	0.5	3,033	4,902	0.113	
4980.50	7,758	6,163	0.5	3,860	8,762	0.201	
4981.00	9,390	7,758	0.5	4,680	13,441	0.309	
4981.50	11,057	9,390	0.5	5,516	18,957	0.435	
4982.00	12,760	11,057	0.5	6,373	25,330	0.581	
4982.50	14,512	12,760	0.5	7,342	32,672	0.750	
4983.00	16,698	14,512	0.5	8,326	40,998	0.941	
4983.50	18,889	16,698	0.5	9,460	50,458	1.158	
4984.00	21,233	18,889	0.5	10,636	61,095	1.403	
4984.50	23,749	21,233	0.5	11,921	73,016	1.676	
4985.00	26,550	23,749	0.5	13,300	86,315	1.982	
4985.50	29,556	26,550	0.5	13,527	99,843	2.292	100-YEAR x1.5
4986.00	27,562	29,556	0.5	10,219	110,061	2.527	
4986.50	12,520	27,562	0.5	4,594	114,655	2.632	FREE BOARD

INCREMENTAL VOLUME CALCULATED FROM EQN: $(1/3) \cdot d \cdot (A + B + (A \cdot B)^{1/2})$

Required 100-YR Storm Pond Volume = 66,225 cf

Required Retention = 100-YR Storm x 1.5 = 99338

Retention Maximum Depth = 6.50 ft

Major Storm Depth in parking lot = n/a

Major Storm Release Rate = 0.00 cfs

***All elevations listed are based on Digital Terrain Elevation Data, actual field surveyed elevations may vary.



DREXEL, BARRELL & CO.
CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors	Project: SELF STORAGE	Job # 21431-00GRCV
	Client: MANDI HAGLER	Designed by: MAB Date: 11/09/2021

RETENTION POND DRAIN TIME BY INFILTRATION: BASIN A

C.R.S. 37-92-602(8) Requires that Stormwater ponds drain within 72 Hours

NRCS Soil Survey infiltration rate for Vona Loamy Sand is 1.98 to 6.0 in/hr (median 4.0 ini/hr)

100-yr storage Volume	99,843 cu.ft.
100-yr surface area	28,652 sq. ft.
Surface area= area at 100-yr WSL	
Infiltration Rate	4.0 in/hr
Infiltration Rate	$28,652 \times 4.0/12 = 9551$ cu.ft/hr
Time to drain	$99843/9551 = 10$ hours



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Job # 21431-00GRCV

Client: MANDI HAGLER

Designed by: MAB

Date: 11/09/2021

REQUIRED 100-yr. STORAGE VOLUME: BASIN OS-S

AREA SOUTH OF CR22

RATIONAL FORMULA METHOD

Variables:

A = 5.30 acres
 C = 0.02 (Composite)
 $Q_{OUT} = 0.00$ ft³/s No out Flow
 k = 1.00

STORM DURATION (min)	RAINFALL INTENSITY (in/hr)	RUNOFF VOLUME (ft ³)	OUTFLOW VOLUME (ft ³)	STORAGE VOLUME (ft ³)	STORAGE VOLUME (acre-ft)
0	0.00	0	0	0	0.000
60	2.71	1,034	0	1,034	0.024
120	1.61	1,229	0	1,229	0.028
180	1.16	1,328	0	1,328	0.030
360	0.65	1,481	0	1,481	0.034
720	0.36	1,626	0	1,626	0.037
1440	0.20	1,823	0	1,823	0.042
				2,734	0.063

24 hour storm
***1.5x 24hr**

Retention based on peak accumulated volume for Basin 'A' for a 24-hour period.

*Weld County Code Sec. 8-11-100.B. requires Retention of 1.5 x the 100-yr 24 hour storm



DREXEL, BARRELL & CO.
CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors	Project: SELF STORAGE		Job # 21431-00GRCV	
	Client: MANDI HAGLER	Designed by: MAB	Date: 11/09/2021	

DRAIN TIME BY INFILTRATION: BASIN OS-S

C.R.S. 37-92-602(8) Requires that Stormwater ponds drain within 72 Hours

NRCS Soil Survey infiltration rate for Vona Loamy Sand is 1.98 to 6.0 in/hr (median 4.0 ini/hr)

100-yr storage Volume	2,734 cu.ft.
100-yr surface area	11,000 sq. ft.
Surface area of Retention estimated at 1' deep	

Infiltration Rate	4.0 in/hr
Infiltration Rate	$11,000 \times 4.0/12 = 3667$ cu.ft/hr
Time to drain	$2,734/3,667 = 0.7$ hours



DREXEL, BARRELL & CO.
CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors

Project: SELF STORAGE

Job # 21431-00GRCV

Client: MANDI HAGLER

Designed by: MAB

Date: 11/09/2021

REQUIRED 100-yr. STORAGE VOLUME: BASIN OS-N

AREA NORTH OF CR22

RATIONAL FORMULA METHOD

72180.00

1.657024793

Variables:

A = 1.66 acres
 C = 0.02 (Composite)
 $Q_{OUT} = 0.00$ ft³/s No out Flow
 k = 1.00

STORM DURATION (min)	RAINFALL INTENSITY (in/hr)	RUNOFF VOLUME (ft ³)	OUTFLOW VOLUME (ft ³)	STORAGE VOLUME (ft ³)	STORAGE VOLUME (acre-ft)
0	0.00	0	0	0	0.000
60	2.71	324	0	324	0.007
120	1.61	385	0	385	0.009
180	1.16	416	0	416	0.010
360	0.65	464	0	464	0.011
720	0.36	509	0	509	0.012
1440	0.20	571	0	571	0.013
				856	0.020

24 hour storm
***1.5x 24hr**

Retention based on peak accumulated volume for Basin 'A' for a 24-hour period.

*Weld County Code Sec. 8-11-100.B. requires Retention of 1.5 x the 100-yr 24 hour storm



DREXEL, BARRELL & CO.
CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors	Project: SELF STORAGE	Job # 21431-00GRCV
	Client: MANDI HAGLER	Designed by: MAB Date: 11/09/2021

DRAIN TIME BY INFILTRATION: BASIN OS-N

C.R.S. 37-92-602(8) Requires that Stormwater ponds drain within 72 Hours

NRCS Soil Survey infiltration rate for Vona Loamy Sand is 1.98 to 6.0 in/hr (median 4.0 ini/hr)

100-yr storage Volume 856 cu.ft.
100-yr surface area 10,000 sq. ft.
Surface area of Retention estimated at 1' deep

Infiltration Rate		4.0 in/hr
Infiltration Rate	$10,000 \times 4.0/12 =$	3333 cu.ft/hr
Time to drain	$2,7343/3,667 =$	0.3 hours

2,734 CC

APPENDIX G

HYDRAULIC CALCULATIONS

Channel Report

SWALE A-A

Triangular

Side Slopes (z:1) = 10.00, 4.00
Total Depth (ft) = 1.00

Invert Elev (ft) = 100.00
Slope (%) = 2.30
N-Value = 0.022

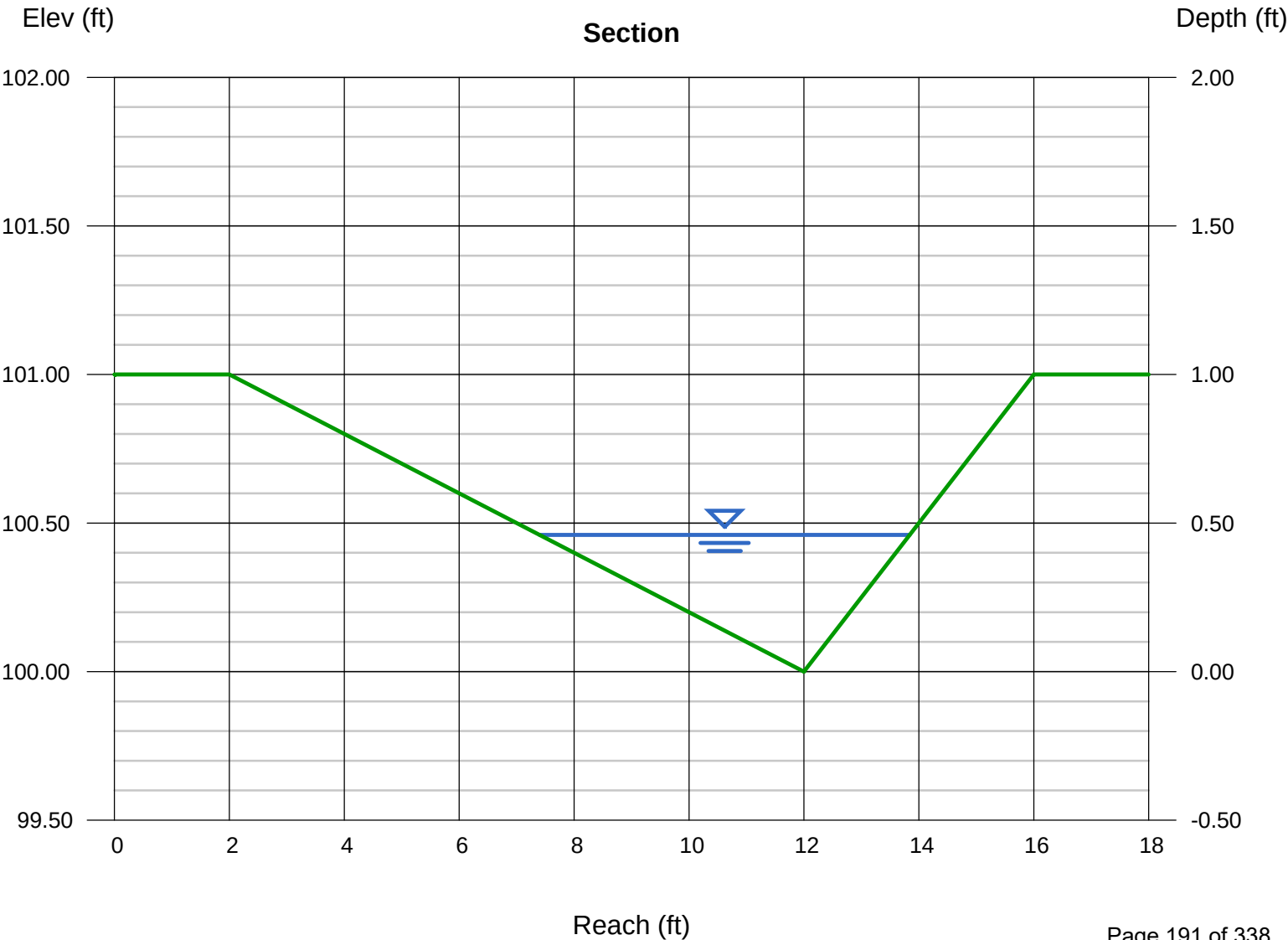
Calculations

Compute by: Known Q
Known Q (cfs) = 5.60

Q= approximately 1/2 max 100-year flow
split between north and east swale

Highlighted

Depth (ft) = 0.46
Q (cfs) = 5.600
Area (sqft) = 1.48
Velocity (ft/s) = 3.78
Wetted Perim (ft) = 6.52
Crit Depth, Yc (ft) = 0.53
Top Width (ft) = 6.44
EGL (ft) = 0.68





DREXEL, BARRELL & CO. **CIVIL ENGINEERS / LAND SURVEYORS**

Project: SELF STORAGE Job # 21431-001
 Engineers/Surveyors Client: MANDI HAGLER Designed by: MAB Date:04/06/2021

SIZING OF EMERGENCY OVERFLOW SPILLWAY FOR DETENTION POND:

- Q₁₀₀ Peak Runoff Rate = **10.76 cfs**

Bottom Width of Weir	L=	6 ft.
Side Slope Weir	S1=	4.0 Horizontal to 1 Vertical
Side Slope Weir	S2=	4.0 Horizontal to 1 Vertical
Elev. for Weir Crest	Ew=	4985.50 elevation
Coef. for Rectangular Weir	Cw=	3
Coef. for Trapezoidal Weir	Ct=	3

NOTE: Output of Overflow Capacity based on Trapezoidal Shaped Spillway Calculated from USDCM Spreadsheet

Water Surface Elevation (ft)	Water incremental Depth (ft)	Weir incremental width (ft)	Weir Rectangular Flowrate Qr (cfs)	Weir Triangular Flowrate Qs1 (cfs)	Weir Triangular Flowrate Qs2 (cfs)	Trapezoidal Weir Flowrate (cfs)
4985.50	0.00	6.00	0.00	0.00	0.00	0.00
4985.60	0.10	6.80	0.57	0.02	0.02	0.60
4985.70	0.20	7.60	1.61	0.09	0.09	1.78
4985.80	0.30	8.40	2.96	0.24	0.24	3.43
4985.90	0.40	9.20	4.55	0.49	0.49	5.53
4986.00	0.50	10.00	6.36	0.85	0.85	8.06
4986.10	0.60	10.80	8.37	1.34	1.34	11.04
4986.20	0.70	11.60	10.54	1.97	1.97	14.48
4986.30	0.80	12.40	12.88	2.75	2.75	18.38
4986.40	0.90	13.20	15.37	3.69	3.69	22.75
4986.50	1.00	14.00	18.00	4.80	4.80	27.60

- Begin Overflow
 @100-yr. W.S.L.

- 100-yr Peak Flow



DREXEL, BARRELL & CO.

CIVIL ENGINEERS / LAND SURVEYORS

Engineers/Surveyors Project: SELF STORAGE Job # 21431-00
Client: MANDI HAGLER Designed by: MAB Date: 8/13/2021

SIZING OF RIP RAP OVERFLOW SPILLWAY

Rip Rap Channel Sizing

Volume I Urban Storm Drainage Criteria Manual, Section 8.1.1

Design Information:

Velocity = 2.26 c.f.s.

Slope below Weir Downstream $V \leq 0.15 \text{ ft/ft}$

$$\text{Riprap sizing } d_{50} > \text{ feet} \left[\frac{VS^{0.17}}{4.5(G_s - 1)^{0.66}} \right]^2$$

$$\text{Riprap sizing } d_{50} > \text{ inch} \left[\frac{2.26 \times 0.15^{0.17}}{4.5(2.5 - 1)^{0.66}} \right]^2 \times 12 \text{ in/ft}$$

Riprap sizing $d_{50} >$ 3.34 inch Use Type 'VL' to match pipe

- From Figure 8-34, Median Rock Size, d_{50} , for Type 'VL' is 6 inches
- Rip Rap Thickness $T = 2.0 \times d_{50} = 2.0 \times 6 = 12$ inches

APPENDIX H

CHARTS, TABLES & GRAPHS

Table 6-3. Recommended percentage imperviousness values

Land Use or Surface Characteristics	Percentage Imperviousness (%)
Business:	
Downtown Areas	95
Suburban Areas	75
Residential lots (lot area only):	
Single-family	
2.5 acres or larger	12
0.75 – 2.5 acres	20
0.25 – 0.75 acres	30
0.25 acres or less	45
Apartments	75
Industrial:	
Light areas	80
Heavy areas	90
Parks, cemeteries	10
Playgrounds	25
Schools	55
Railroad yard areas	50
Undeveloped Areas:	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
Streets:	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	2
Lawns, clayey soil	2

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

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

Where:

i = % imperviousness (expressed as a decimal)

C_A = Runoff coefficient for Natural Resources Conservation Service (NRCS) HSG A soils

C_B = Runoff coefficient for NRCS HSG B soils

$C_{C/D}$ = Runoff coefficient for NRCS HSG C and D soils.

The values for various catchment imperviousness and storm return periods are presented graphically in Figures 6-1 through 6-3, and are tabulated in Table 6-5. These coefficients were developed for the Denver region to work in conjunction with the time of concentration recommendations in Section 2.4. Use of these coefficients and this procedure outside of the semi-arid climate found in the Denver region may not be valid. The UD-Rational Excel workbook performs all the needed calculations to find the runoff coefficient given the soil type and imperviousness and the reader may want to take advantage of this macro-enabled Excel workbook that is available for download from the UDFCD's website www.udfcd.org.

See Examples 7.1 and 7.2 that illustrate the Rational Method.

Table 6-5. Runoff coefficients, *c*

Total or Effective % Impervious	NRCS Hydrologic Soil Group A						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.01	0.01	0.04	0.13	0.27
5%	0.02	0.02	0.02	0.03	0.07	0.15	0.29
10%	0.04	0.05	0.05	0.07	0.11	0.19	0.32
15%	0.07	0.08	0.08	0.1	0.15	0.23	0.35
20%	0.1	0.11	0.12	0.14	0.2	0.27	0.38
25%	0.14	0.15	0.16	0.19	0.24	0.3	0.42
30%	0.18	0.19	0.2	0.23	0.28	0.34	0.45
35%	0.21	0.23	0.24	0.27	0.32	0.38	0.48
40%	0.25	0.27	0.28	0.32	0.37	0.42	0.51
45%	0.3	0.31	0.33	0.36	0.41	0.46	0.54
50%	0.34	0.36	0.37	0.41	0.45	0.5	0.58
55%	0.39	0.4	0.42	0.45	0.49	0.54	0.61
60%	0.43	0.45	0.47	0.5	0.54	0.58	0.64
65%	0.48	0.5	0.51	0.54	0.58	0.62	0.67
70%	0.53	0.55	0.56	0.59	0.62	0.65	0.71
75%	0.58	0.6	0.61	0.64	0.66	0.69	0.74
80%	0.63	0.65	0.66	0.69	0.71	0.73	0.77
85%	0.68	0.7	0.71	0.74	0.75	0.77	0.8
90%	0.73	0.75	0.77	0.79	0.79	0.81	0.84
95%	0.79	0.81	0.82	0.83	0.84	0.85	0.87
100%	0.84	0.86	0.87	0.88	0.88	0.89	0.9
Total or Effective % Impervious	NRCS Hydrologic Soil Group B						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.07	0.26	0.34	0.44	0.54
5%	0.03	0.03	0.1	0.28	0.36	0.45	0.55
10%	0.06	0.07	0.14	0.31	0.38	0.47	0.57
15%	0.09	0.11	0.18	0.34	0.41	0.5	0.59
20%	0.13	0.15	0.22	0.38	0.44	0.52	0.61
25%	0.17	0.19	0.26	0.41	0.47	0.54	0.63
30%	0.2	0.23	0.3	0.44	0.49	0.57	0.65
35%	0.24	0.27	0.34	0.47	0.52	0.59	0.66
40%	0.29	0.32	0.38	0.5	0.55	0.61	0.68
45%	0.33	0.36	0.42	0.53	0.58	0.64	0.7
50%	0.37	0.4	0.46	0.56	0.61	0.66	0.72
55%	0.42	0.45	0.5	0.6	0.63	0.68	0.74
60%	0.46	0.49	0.54	0.63	0.66	0.71	0.76
65%	0.5	0.54	0.58	0.66	0.69	0.73	0.77
70%	0.55	0.58	0.62	0.69	0.72	0.75	0.79
75%	0.6	0.63	0.66	0.72	0.75	0.78	0.81
80%	0.64	0.67	0.7	0.75	0.77	0.8	0.83
85%	0.69	0.72	0.74	0.78	0.8	0.82	0.85
90%	0.74	0.76	0.78	0.81	0.83	0.84	0.87
95%	0.79	0.81	0.82	0.85	0.86	0.87	0.88
100%	0.84	0.86	0.86	0.88	0.89	0.89	0.9

POINT PRECIPITATION FREQUENCY ESTIMATES

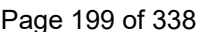
Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk,
Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.77 (2.14-3.59)	3.36 (2.59-4.36)	4.52 (3.48-5.88)	5.66 (4.34-7.40)	7.51 (5.70-10.5)	9.16 (6.72-12.9)	11.0 (7.79-15.8)	13.0 (8.86-19.3)	16.0 (10.5-24.3)	18.5 (11.7-28.2)
10-min	2.03 (1.57-2.62)	2.46 (1.90-3.19)	3.31 (2.55-4.30)	4.15 (3.18-5.42)	5.50 (4.17-7.71)	6.70 (4.92-9.44)	8.03 (5.70-11.6)	9.53 (6.49-14.1)	11.7 (7.67-17.8)	13.5 (8.56-20.6)
15-min	1.65 (1.28-2.13)	2.00 (1.54-2.59)	2.69 (2.07-3.50)	3.37 (2.58-4.40)	4.47 (3.39-6.27)	5.45 (4.00-7.68)	6.53 (4.64-9.43)	7.74 (5.28-11.5)	9.52 (6.24-14.5)	11.0 (6.96-16.8)
30-min	1.12 (0.862-1.44)	1.35 (1.04-1.75)	1.81 (1.39-2.35)	2.27 (1.74-2.96)	3.00 (2.28-4.21)	3.66 (2.69-5.16)	4.39 (3.12-6.34)	5.21 (3.55-7.73)	6.41 (4.20-9.76)	7.41 (4.69-11.3)
60-min	0.682 (0.528-0.884)	0.823 (0.636-1.07)	1.10 (0.850-1.44)	1.39 (1.06-1.81)	1.84 (1.40-2.59)	2.25 (1.66-3.18)	2.71 (1.92-3.92)	3.22 (2.20-4.78)	3.98 (2.61-6.06)	4.61 (2.92-7.02)
2-hr	0.404 (0.316-0.516)	0.486 (0.380-0.622)	0.652 (0.508-0.837)	0.819 (0.634-1.06)	1.09 (0.838-1.52)	1.34 (0.994-1.86)	1.61 (1.16-2.30)	1.92 (1.32-2.81)	2.38 (1.57-3.57)	2.76 (1.76-4.14)
3-hr	0.292 (0.229-0.371)	0.350 (0.275-0.445)	0.469 (0.367-0.597)	0.588 (0.458-0.753)	0.783 (0.606-1.08)	0.959 (0.718-1.33)	1.16 (0.835-1.64)	1.38 (0.956-2.00)	1.71 (1.14-2.54)	1.98 (1.27-2.95)
6-hr	0.173 (0.138-0.217)	0.206 (0.163-0.259)	0.271 (0.215-0.341)	0.337 (0.265-0.426)	0.444 (0.347-0.603)	0.540 (0.408-0.736)	0.647 (0.472-0.903)	0.768 (0.538-1.10)	0.946 (0.637-1.39)	1.10 (0.712-1.61)
12-hr	0.105 (0.084-0.130)	0.124 (0.099-0.153)	0.160 (0.128-0.199)	0.195 (0.155-0.244)	0.251 (0.197-0.334)	0.301 (0.229-0.402)	0.355 (0.262-0.487)	0.416 (0.294-0.585)	0.505 (0.343-0.729)	0.579 (0.380-0.837)
24-hr	0.063 (0.051-0.077)	0.075 (0.061-0.091)	0.096 (0.078-0.118)	0.116 (0.093-0.143)	0.146 (0.115-0.189)	0.171 (0.131-0.224)	0.199 (0.147-0.267)	0.229 (0.163-0.315)	0.271 (0.186-0.384)	0.306 (0.203-0.436)
2-day	0.036 (0.029-0.043)	0.043 (0.036-0.053)	0.057 (0.046-0.069)	0.068 (0.055-0.083)	0.084 (0.067-0.107)	0.097 (0.075-0.125)	0.111 (0.083-0.146)	0.125 (0.090-0.169)	0.145 (0.100-0.201)	0.161 (0.108-0.225)
3-day	0.026 (0.022-0.031)	0.031 (0.026-0.038)	0.040 (0.033-0.048)	0.048 (0.039-0.058)	0.059 (0.047-0.074)	0.068 (0.053-0.086)	0.077 (0.058-0.100)	0.087 (0.062-0.116)	0.100 (0.069-0.137)	0.110 (0.075-0.153)
4-day	0.021 (0.017-0.025)	0.025 (0.021-0.030)	0.031 (0.026-0.038)	0.037 (0.031-0.045)	0.045 (0.036-0.057)	0.052 (0.041-0.066)	0.059 (0.045-0.077)	0.066 (0.048-0.088)	0.077 (0.053-0.104)	0.084 (0.057-0.117)
7-day	0.014 (0.011-0.017)	0.016 (0.013-0.020)	0.020 (0.016-0.025)	0.023 (0.019-0.028)	0.028 (0.022-0.035)	0.032 (0.025-0.040)	0.036 (0.028-0.046)	0.040 (0.031-0.050)	0.046 (0.035-0.058)	0.051 (0.039-0.064)





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: Cameron Knapp (Drexel, Barrell) cknapp@drexelbarrel.com
From: Roy Vestal
Date: February 17, 2022
Subject: Hagler Annexation & Special Use Permit LUP2021-0027
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.

Site Plan

1. Transportation

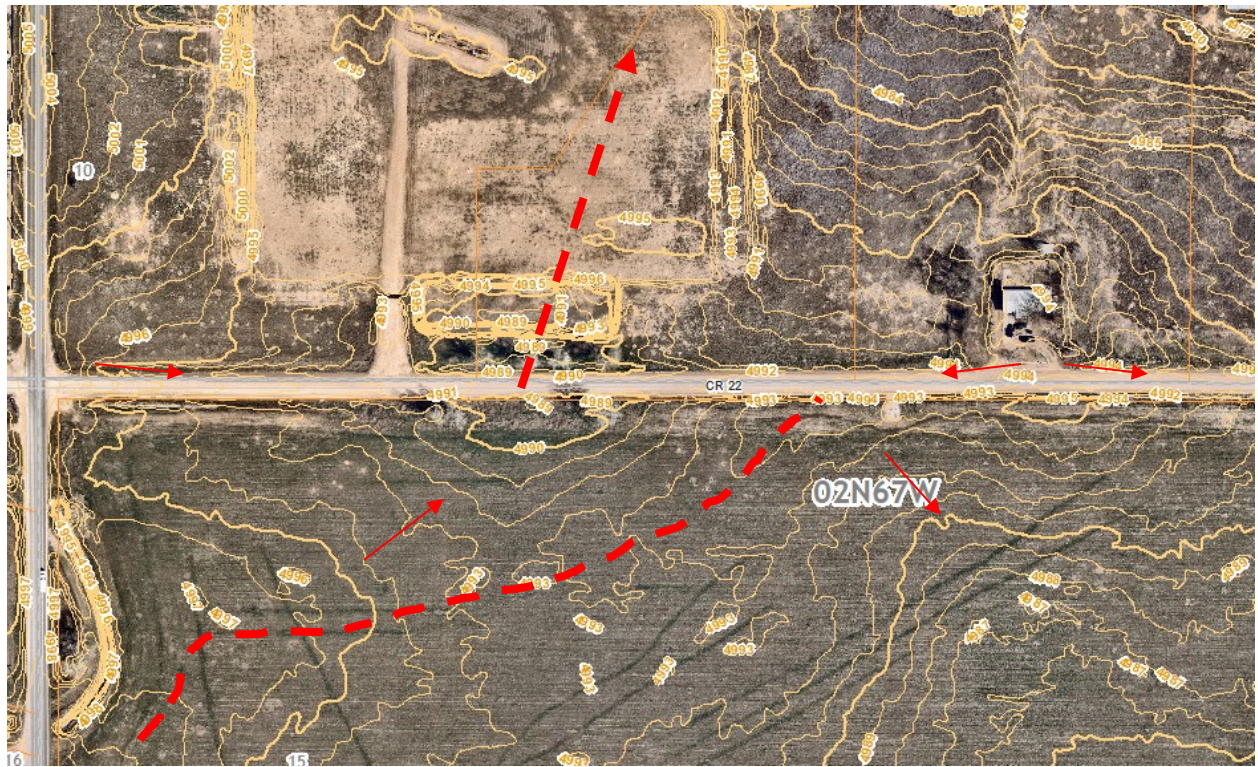
- a. Traffic Analysis is acceptable. Property owner is advised future participation in roadway improvements will be required. No improvements are required at this time.
- b. ROW dedication of 55-feet along southern property line is required by separate document prior to recording Site Plan. It appears the existing property description goes to the section line. Provide ROW dedication for the entire frontage of the property, 55-feet wide.

2. 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.

3. Drainage

- a. *Final Drainage Study should address the true historic drainage patterns. There is no channel or receiving conveyance.* Further consideration of this area is required. The low point in CR 22 near the western portion of the site requires an outfall through the site. It is not acceptable to leave the low point to infiltrate for a dirt road.





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: 2/17/2022

Project name: Hagler Annexation

Project address: 9241 Cr 22, Fort Lupton, CO 80621

FLFPD Project # R2022-004

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral submittal for **Hagler Annexation** located at **9241 Cr 22**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2012 International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, the City Council of Fort Lupton and the Weld County Commissioners. The following specific requirements and conditions shall be met.

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. Construction documents and supporting data (i.e. code analysis) shall be submitted electronically with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.
 - a. Application for permit can be found at [Contractors: | Fort Lupton Fire Protection District](#)
3. Construction documents shall be submitted electronically to the Fire Marshal at ttamlin@ftluptonfire.com. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official.
4. 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.

5. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.
6. 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. *(Access within the facility shall be such that a vehicle can travel along a loop through the facility from the entrance and back again without having to back up at any point).*
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
8. Fire apparatus access road (driveway) shall be designed and maintained to support the imposed loads of fire apparatus (56,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities (e.g. gravel, road base or recycled asphalt).
9. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
 1. The minimum gate width shall be 20 feet (6096 mm).
 2. Gates shall be of the swinging or sliding type.
 3. Construction of gates shall be of materials that allow manual operation by one person.
 4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

A knoxbox or knoxSwitch is acceptable for emergency access. A KnoxSwitch shall require an electrical back up system. Either a battery backup system or generator back up system

10. As part of this annexation, The Fort Lupton Fire Protection District has an intergovernmental agreement with the City of Fort Lupton to be the sole provider of fire protection services within the city limits of Fort Lupton. Therefore, as this annexation process moves forward, the Fire District and our attorneys from Ireland Stapleton, will be working with you to complete the inclusion paperwork into our District and exclusion process from your previous fire protection provider's District. Please watch for any legal paperwork and we would please ask you to respond in a timely fashion.

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

Magaly Morales-Tejada

From: Kathy Naibauer <kathy@cwcd.com>
Sent: Wednesday, February 9, 2022 11:36 AM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

Magaly,

Thank you for the opportunity to review the Hagler project. Parcel 131110300016 currently receives water service through tap 3314. The customer may use water from this tap for the proposed restroom as long as it is situated on parcel 131110300016, as shown on the site plan. Per District policy, the customer is not allowed to take service from tap 3314 over to parcel 131110300014 to provide service to an additional parcel.

Properties with commercial activity must be surveyed by District staff to determine whether additional backflow prevention devices are required. A representative from CWCWD will reach out to the customer to conduct the survey.

Best regards,

Kathy Naibauer

Central Weld County Water District
2235 2nd Ave
Greeley, CO 80631

Phone 970 352 1284

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, January 24, 2022 11:36 AM
Subject: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

Good Morning,

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

<https://www.fortlupton.org/DocumentCenter/Index/649>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 14, 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 24, 2022 at 6:00 PM; and
- City Council: Tuesday, March 15, 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



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.



FROM: Maria Lancto
 DATE: 01/19/21
 PROJECT: Hagler Annexation and Special Use Permit
 Project No. LUP2021-0027; & Plan Nos. ANX2021-0004 & SUP2021-0005

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:

Central Weld Water District;
 Weld ROW Specialist

If you have comments, please respond by: **02/09/22**

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

COMMENTS:

NO COMMENT / TOWN OF FIRESTONE / MARTY OSTMOOTHOFF, PLAN. MGR. PMD

Magaly Morales-Tejada

From: Maureen Welsh <MWelsh@frederickco.gov>
Sent: Wednesday, January 19, 2022 12:18 PM
To: Magaly Morales-Tejada
Subject: Referral Response LUP2021-0027

Magaly,

After conducting a review of the provided referral, the Town of Frederick has no issue with this proposed project as it falls well outside of our Planning Area Boundary. We appreciate your inclusion and allowing Frederick to review.

Have a great day,

Maureen Welsh | Planner I
Pronouns: she/her/hers
Town of Frederick | 720-382-5654
MWelsh@FrederickCO.gov | FrederickCO.gov



Built On What Matters



Click [here](#) to see what matters to us!

This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of this information is strictly prohibited. If you have received this message in error, please notify the sender, by electronic mail or otherwise and delete the original message from your computer.

Magaly Morales-Tejada

From: Kristen Thompson <kthompson@northernwater.org>
Sent: Friday, February 4, 2022 1:50 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Alyssa Knutson; Todd Hodges
Subject: RE: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

Magaly,

We have no comment on this referral.

Thank you
Kris

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



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](#)

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Wednesday, January 19, 2022 9:05 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

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

Good Morning,

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

<https://www.fortlupton.org/DocumentCenter/Index/649>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 9, 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 24, 2022 at 6:00 PM; and
- City Council: Tuesday, March 15, 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: John Fryar
Sent: Wednesday, January 19, 2022 9:45 AM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

No law enforcement issues.



Chief John Fryar

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Wednesday, January 19, 2022 9:05 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

Good Morning,

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

<https://www.fortlupton.org/DocumentCenter/Index/649>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 9, 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 24, 2022 at 6:00 PM; and
- City Council: Tuesday, March 15, 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





January 28, 2022

City of Fort Lupton
130 S McKinley Ave
Fort Lupton, CO 80621

Re: LUP2021-0027 - Hagler Annexation & Special Use Permit

Dear Magaly Morales-Tejada:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Hagler Annexation & Special Use Permit. Please be aware that United Power, Inc. owns and operates electrical distribution facilities located within the site location. United Power will need to be notified when the annexation has been finalized to allow our mapping department to make the necessary updates to our mapping system.

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,

Veronica L Garcia

Veronica L. Garcia
United Power, Inc.
Right of Way Agent-RWP-EU
O: 303-637-1344 | Email: platreferral@unitedpower.com

Magaly Morales-Tejada

From: Lauren Light <llight@weldgov.com>
Sent: Monday, January 31, 2022 10:28 AM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Alyssa Knutson; Todd Hodges
Subject: RE: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

I have reviewed this application and have a couple questions. Will the RV storage be limited to the operating hours of 7am to 7pm? If not, access to restrooms would be required for after hours. Unincorporated Weld County does allow the use of portable restrooms if customers are on-site for two hours or less. How will dust be controlled on the drive aisles for the site? Will there be dumpsters available for waste disposal? We usually require an on-site dust abatement plan and a waste handling plan.

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



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

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Wednesday, January 19, 2022 9:05 AM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: Referral Response Request: Hagler Annexation & Special Use Permit LUP2021-0027

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

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

<https://www.fortlupton.org/DocumentCenter/Index/649>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 9, 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 24, 2022 at 6:00 PM; and
- City Council: Tuesday, March 15, 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

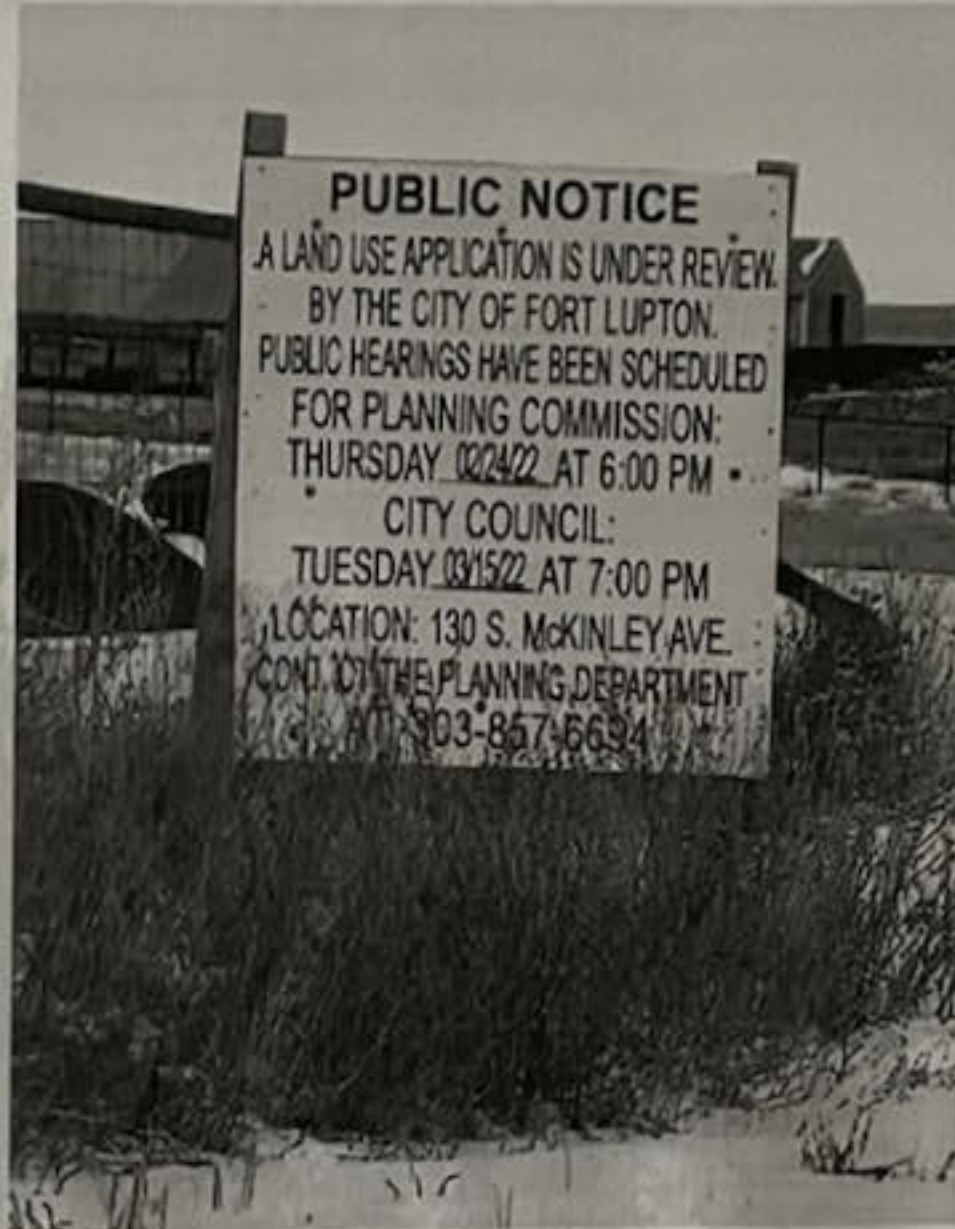


The information transmitted is intended only for the person or entity to which it is addressed and may contain CONFIDENTIAL material. If you receive this information in error, please delete or destroy the information.

Sign Posting Affidavit

Hagler Annexation and Special Use Permit

Project No. LUP2021-0027 Plan Nos. ANX2021-0004; COZ2022-0001; SUP2021-0005



Facing County Road 22

I, LEE HAGLER hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 16* day of FEB, 2022.

[Signature]
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Lee Hagler, this 16 day of Feb, 2022. Witness my hand and seal.

My commission expires 10/10/24

Carri A. Ericson

Notary Public

(SEAL)



*Sign Posting Affidavit will be updated with correct posting date. Public Notice Sign was posted prior to February 9, 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 submitted by Mandi Hagler and Lee Hagler for a special use permit for a property located north and adjacent to County Road 22 and approximately 0.20 miles east of County Road 19 in Weld County, CO pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation and initial to the 'A' Agriculture Zone District for the property are being considered at separate public hearings before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission **on Thursday, February 24, 2022 at 6:00 P.M., and before the City Council on Tuesday, March 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 the City Hall is closed to the public at the time of the hearings due to COVID-19, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov

LEGAL DESCRIPTION

LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072, RECORDED AT RECEPTION NO. 4439922, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

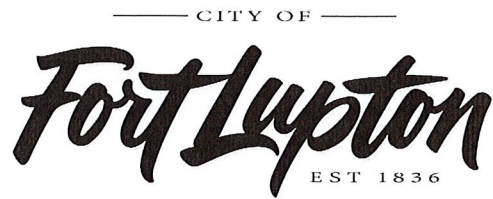
EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.

Legal Notice No. FLP520

First Publication: February 3, 2022

Last Publication: February 3, 2022

Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 8th day of February, 2022, a true and correct copy of the foregoing Notice of Public Hearings and Annexation Maps for the Hagler Annexation & Initial Zoning and the Notice of Public Hearings and Site Plan Map for the Hagler Special Use Permit was sent via U.S. Mail, postage pre-paid, to the following addresses:

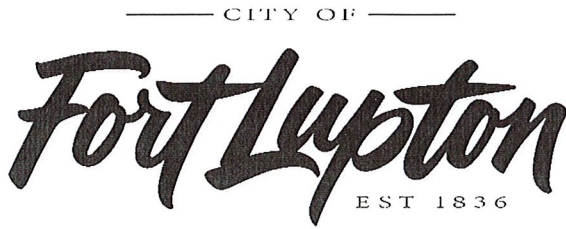
10182 WCR 19 LLC
147 S. DENVER AVE
FORT LUPTON, CO 80621

FIRESTONE CATTLE RANCH LP
PO BOX 517
EATON, CO 80615

STREAR PROPERTIES-WILDCAT BASIN LLC
6825 E. TENNESSEE AVE
BLDG. 1 #235
DENVER, CO 80224



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 an Annexation and Initial Zoning to the 'A' Agriculture Zone District for two parcels of land located north and adjacent to County Road 22 and approximately 0.20 miles east of County Road 19 in Weld County, CO pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The Annexation also includes road right of way. A special use permit for the property is being considered at a separate public hearing before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 24, 2022 at 6:00 P.M., and before the City Council on Tuesday, March 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 the City Hall is closed to the public 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: HAGLER ANNEXATION & SPECIAL USE PERMIT

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N78°14'11"W, 147.10 FEET; THENCE N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22 AND SAID WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF BEGINNING.;

CONTAINING 0.099 ACRES

ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N87°20'23"W, 645.38 FEET; THENCE N87°19'51"E, 645.16 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 75.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S78°12'41"W, 146.89 FEET; THENCE S78°14'11"E, 147.10 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.448 ACRES

ANNEXATION NO. 3

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°18'42"W, 2561.94 FEET; THENCE N89°20'47"E, 2561.70 FEET TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; N89°59'46"E, 600.00 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S87°19'51"W, 645.16 FEET; THENCE S87°20'23"E, 645.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.147 ACRES

ANNEXATION NO. 4

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF WELD COUNTY ROAD 23; THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;

THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'06"W, 2606.45 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°55'15"W, 2598.85 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°56'05"W, 2601.40 FEET ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°00'07"W, 30.08 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19; THENCE N00°09'24"W,

29.92 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID WELD COUNTY ROAD 22; THENCE S89°56'05"E, 542.07 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 THE FOLLOWING SEVEN (7) COURSES;

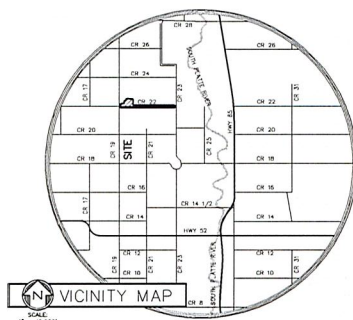
1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. N32°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023;
7. S00°25'54"W, 465.19 FEET ALONG SAID EASTERLY LINE OF SUBDIVISION EXEMPTION NO. 1311-10-03 SUBX18-0023 TO SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;

THENCE S89°56'05"E, 1127.18 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'15"E, 2598.85 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°55'06"E, 2606.40 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE N89°59'46"E, 1923.01 FEET ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22; THENCE S89°20'47"W, 2561.70 FEET; THENCE S89°18'42"E, 2561.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 20.997 ACRES

HAGLER ANNEXATION NUMBER 1,2,3, AND 4

PROJECT NO. _____, PLAN NO. _____
LOT C EXEMPTION NO. 1311-10-03 REC18-0072 AND SUBDIVISION EXEMPTION
NO. 1311-10-03 SUB18-0023 AND A PORTION OF WELD COUNTY ROAD 22
LOCATED IN SECTIONS 10,11,14, AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



OWNER'S APPROVAL
KNOW ALL MEN BY THESE PRESENTS, THAT _____ BEING THE
OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE ANNEXED
UNDER THE NAME OF HAGLER ANNEXATION NUMBER 1,2,3, AND 4
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND
SEALS THIS _____ DAY OF _____, 2021.
BY: _____ AS: _____

NOTARIAL CERTIFICATE
STATE OF COLORADO }
COUNTY OF WELD }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
_____ ON THIS _____ DAY OF _____, 2021, WITNESS MY
HAND AND SEAL.
MY COMMISSION EXPIRES: _____
NOTARIAL PUBLIC: _____ (SEAL)

ANNEXATION NO. 1
A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M. COUNTY OF
WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23, SAID POINT BEING THE TRUE POINT OF
BEGINNING;
THENCE S00°11'25"E, 29.89 FEET ALONG SAID WESTERLY LINE OF
WELD COUNTY ROAD 23 TO THE SOUTHERLY LINE OF WELD
COUNTY ROAD 22, THENCE N78°14'11"W, 147.10 FEET;
THENCE N78°12'41"E, 146.89 FEET TO THE NORTHERLY LINE OF SAID WELD
COUNTY ROAD 23 AND SAID WESTERLY LINE OF WELD COUNTY
ROAD 23, THENCE S00°13'54"E, 30.11 FEET ALONG SAID WESTERLY
LINE OF WELD COUNTY ROAD 23 TO THE TRUE POINT OF
BEGINNING;
CONTAINING 0.099 ACRES

ANNEXATION NO. 2
A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 14 AND
THE SE1/4 OF SECTION 11, T2N, R67W OF THE 6TH P.M. COUNTY OF
WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23, THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22, SAID POINT BEING
THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22, THENCE N87°50'07"W, 645.38 FEET;
THENCE N87°19'51"E, 645.16 FEET TO THE NORTHERLY LINE OF
SAID WELD COUNTY ROAD 22, THENCE S89°59'46"E, 75.00 FEET ALONG
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S78°12'41"W, 146.89 FEET, THENCE S78°14'11"E, 147.10 FEET TO
THE TRUE POINT OF BEGINNING;
CONTAINING 0.448 ACRES

ANNEXATION NO. 3
A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14 AND
THE S1/2 OF SECTION 11, T2N, R67W OF THE 6TH P.M. COUNTY OF
WELD, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23, THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S89°59'46"W, 75.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 600.00 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22, THENCE N87°18'42"W, 2561.94 FEET;
THENCE N87°20'47"E, 2561.70 FEET TO THE NORTHERLY LINE OF
SAID WELD COUNTY ROAD 22, THENCE N89°59'46"E, 600.00 FEET ALONG
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S87°19'51"W, 645.16 FEET, THENCE S87°07'23"E, 645.38 FEET TO
THE TRUE POINT OF BEGINNING;
CONTAINING 2.147 ACRES

ANNEXATION NO. 4
A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 14, THE
S1/2 OF SECTION 11, THE N1/2 OF SECTION 15 AND THE S1/2 OF
SECTION 10, T2N, R67W OF THE 6TH P.M. COUNTY OF WELD,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14,
THENCE S89°47'21"W, 30.00 FEET TO THE WESTERLY LINE OF
WELD COUNTY ROAD 23, THENCE S00°11'25"E, 29.89 FEET ALONG
SAID WESTERLY LINE OF WELD COUNTY ROAD 23 TO THE
SOUTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S89°59'46"W, 675.00 FEET ALONG SAID SOUTHERLY LINE OF WELD
COUNTY ROAD 22 TO THE TRUE POINT OF BEGINNING;
THENCE S89°59'46"W, 1923.27 FEET ALONG SAID SOUTHERLY LINE
OF WELD COUNTY ROAD 22, THENCE N89°55'06"W, 2606.45 FEET
ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
N89°55'15"W, 2598.85 FEET ALONG SAID SOUTHERLY LINE OF
WELD COUNTY ROAD 22, THENCE N87°36'05"W, 2001.40 FEET
ALONG SAID SOUTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
EASTERLY LINE OF WELD COUNTY ROAD 19, THENCE N00°00'07"W,
50.00 FEET ALONG SAID EASTERLY LINE OF WELD COUNTY ROAD
19, THENCE N00°09'24"W, 29.92 FEET ALONG SAID EASTERLY LINE
OF WELD COUNTY ROAD 19 TO THE NORTHERLY LINE OF SAID
WELD COUNTY ROAD 22, THENCE S89°56'05"E, 542.07 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22 TO THE
WESTERLY LINE OF LOT C, RECORDED EXEMPTION NO. 1311-10-03
REC18-0072;
THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT C,
RECORDED EXEMPTION NO. 1311-10-03 REC18-0072 AND
SUBDIVISION EXEMPTION NO. 1311-10-03 SUB18-0023 THE
FOLLOWING SEVEN (7) COURSES:
1. N00°08'56"W, 247.87 FEET;
2. N89°47'49"E, 97.07 FEET;
3. S13°23'18"E, 296.72 FEET;
4. N89°42'24"E, 239.63 FEET;
5. S00°00'25"W, 34.14 FEET;
6. S89°46'22"E, 440.82 FEET TO THE EASTERLY LINE OF SAID
SUBDIVISION EXEMPTION NO. 1311-10-03 SUB18-0023;
7. S00°25'24"W, 465.19 FEET ALONG SAID EASTERLY LINE OF
SUBDIVISION EXEMPTION NO. 1311-10-03 SUB18-0023 TO
SAID NORTHERLY LINE OF WELD COUNTY ROAD 22;
THENCE S89°56'05"E, 1127.18 FEET ALONG SAID NORTHERLY LINE
OF WELD COUNTY ROAD 22, THENCE S89°55'15"E, 2598.85 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S89°55'06"E, 3608.40 FEET ALONG SAID NORTHERLY LINE OF
WELD COUNTY ROAD 22, THENCE N89°59'46"E, 1923.01 FEET
ALONG SAID NORTHERLY LINE OF WELD COUNTY ROAD 22, THENCE
S89°20'47"W, 2561.70 FEET, THENCE S89°18'42"E, 2561.94 FEET
TO THE TRUE POINT OF BEGINNING;
CONTAINING 20.987 ACRES

ANNEXATION NO. 1 TABLE
TOTAL BOUNDARY: 353.99 L.F.
CONTIGUOUS BOUNDARY: 60.00 L.F.
1/6 OF TOTAL BOUNDARY: 59.00 L.F.
RATIO: 1/5.90

ANNEXATION NO. 2 TABLE
TOTAL BOUNDARY: 1,734.53 L.F.
CONTIGUOUS BOUNDARY: 293.99 L.F.
1/6 OF TOTAL BOUNDARY: 289.00 L.F.
RATIO: 1/5.90

ANNEXATION NO. 3 TABLE
TOTAL BOUNDARY: 7,614.18 L.F.
CONTIGUOUS BOUNDARY: 1,290.54 L.F.
1/6 OF TOTAL BOUNDARY: 1,269.03 L.F.
RATIO: 1/5.90

ANNEXATION NO. 4 TABLE
TOTAL BOUNDARY: 25,532.56 L.F.
CONTIGUOUS BOUNDARY: 5,123.64 L.F.
1/6 OF TOTAL BOUNDARY: 4,255.43 L.F.
RATIO: 1/4.98

GENERAL NOTES
1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SW1/4 OF SECTION
10, WITH THE LINE ASSUMED TO BEAR N89°56'05"W.
2. PREPARED BY: DREXEL, BARRELL & CO.
1800 35TH STREET
BOULDER, CO 80301
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL
ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS
AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY
ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED
MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
HEREON.
4. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY
PLAT. IT IS INTENDED ONLY TO DEPICT INFORMATION REQUIRED FOR AN
ANNEXATION MAP.
5. THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

PLANNING COMMISSION RECOMMENDATION
THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE DESCRIBED
PROPERTY WAS RECOMMENDED TO THE FORT LUPTON
CITY COUNCIL VIA RESOLUTION NO. _____
RECOMMENDED THIS _____ DAY OF _____, 2021.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THAT ABOVE DESCRIBED
PROPERTY WAS APPROVED BY ORDINANCE NO. _____
OF THE CITY OF FORT LUPTON PASSED AND
ADOPTED ON THE _____ DAY OF _____, A.D., 2021 AND THAT
THE MAYOR AND THE CITY OF FORT LUPTON, AS
AUTHORIZED BY ORDINANCE NO. _____ ON BEHALF OF THE CITY
OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID
ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL
PURPOSES INDICATED THEREON, APPROVED
THIS _____ DAY OF _____, 2021.

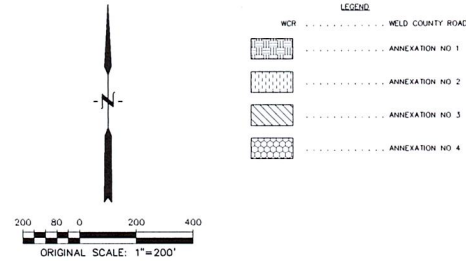
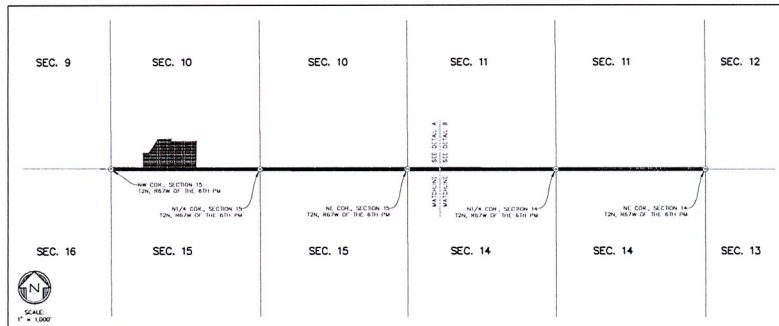
MAYOR
ATTEST: _____
(SEAL)

SURVEYOR'S CERTIFICATE
I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION.
I FURTHER STATE THAT NOT LESS THAN _____ OF THE PERIMETER OF
THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY
LINE OF THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF
COLORADO.

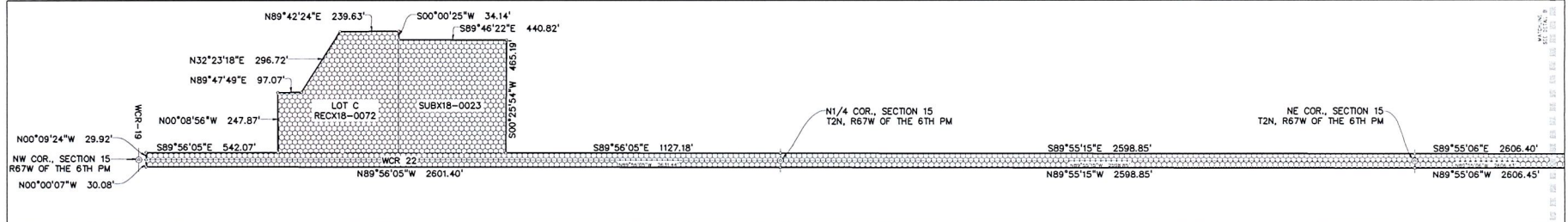
MATHEW E. SELLERS - ON BEHALF OF
DREXEL, BARRELL & CO.
COLORADO LICENSED LAND SURVEYOR
P.L.S. NO. 27275

HAGLER ANNEXATION NUMBER 1,2,3, AND 4

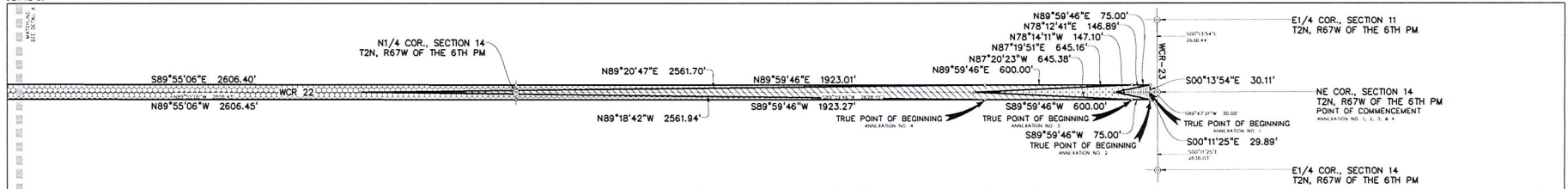
PROJECT NO. _____ PLAN NO. _____
 LOT C EXEMPTION NO. 1311-10-03 RECX18-0072 AND SUBDIVISION EXEMPTION
 NO. 1311-10-03 SUBX18-0023 AND A PORTION OF WELD COUNTY ROAD 22
 LOCATED IN SECTIONS 10,11,14, AND 15, ALL IN TOWNSHIP 2 NORTH, RANGE 67 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

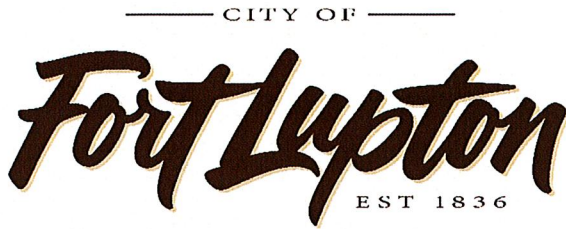


DETAIL A:



DETAIL B:





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 submitted by Mandi Hagler and Lee Hagler for a special use permit for a property located north and adjacent to County Road 22 and approximately 0.20 miles east of County Road 19 in Weld County, CO pursuant to the City of Fort Lupton Municipal Code Notice Requirements. The annexation and initial to the 'A' Agriculture Zone District for the property are being considered at separate public hearings before the Planning Commission and City Council.

The public hearings are to be held before the Planning Commission on Thursday, February 24, 2022 at 6:00 P.M., and before the City Council on Tuesday, March 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 the City Hall is closed to the public at the time of the hearings due to COVID-19, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov

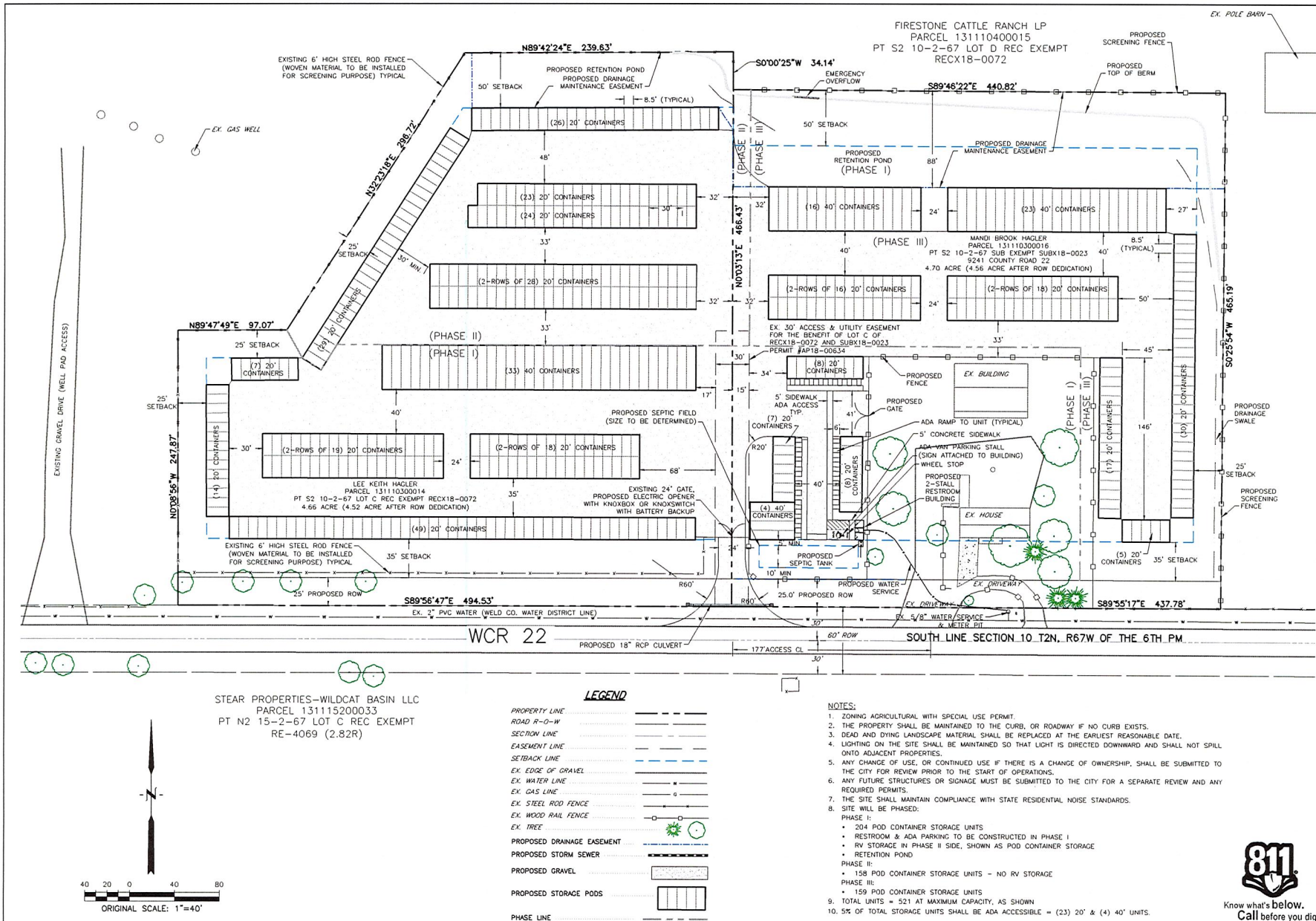
ALL INTERESTED PERSONS MAY ATTEND.

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

LEGAL DESCRIPTION

LOT C, RECORDED EXEMPTION NO. 1311-10-03 RECX18-0072, RECORDED AT RECEPTION NO. 4439922, LOCATED IN THE SW1/4 OF SECTION 10, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT ANY PORTION WITHIN WELD COUNTY ROAD NO. 22.



PREPARED BY:

DREXEL, BARRELL & CO.
ENGINEERS/SURVEYORS
710 17TH AVE., SUITE L-45
CRENSHAW, COLORADO 80015
CONTACT: CAMERON KNAPP, P.E.
(303) 911-6665
BROOKER & HUBLEY
COLORADO SPRINGS

PREPARED FOR:

MANDI & LEE HAGLER
9875 CR 42
FORT LUPTON, CO 80621

CONTACT: MANDI HAGLER
(720)-275-8906

HAGLER SELF STORAGE
SPECIAL USE PERMIT
PARCEL 131110300016 & 131110300016
WCR 22, FORT LUPTON COLORADO

ISSUE DATE
SUP APPLICATION 11/09/2021

DESIGNED BY:
DRAWN BY:
CHECKED BY:
FILE NAME: SP01

DRAWING SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

SPECIAL USE PERMIT
SITE PLAN

PROJECT NO. 21431-000RCV

C1.0



Know what's below.
Call before you dig.

January 18, 2022

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

STREAR FARMS COMPANY
6825 E. Tennessee Avenue Bldg 1
Denver, Colorado 80224-1628

Re: Mineral Rights Notification of Public Hearing

To Whom It May Concern:

On behalf of the property owners, Lee and Mandi Haggler, and as required under Colorado Revised Statutes Section 24-65.5.103(1)(a), notice is hereby given to you as mineral estate owner of land located in the Southwest Quarter of Section 10, Township 2 North, Range 67 West, Weld County, Colorado, pursuant to the Request for an Application for Development that the City of Ft. Lupton Planning Commission will consider on the date and location as follows:

Date and Time: February 24, 2022 at 6:00 P.M. (MST)

Location: City of Ft. Lupton
130 S. McKinley Avenue
Ft. Lupton, CO 80621

Nature of Hearing: Application for Special Use Permit (SUP)

Legal Description of Subject Property: PT S2 10-2-67 LOT C REC EXEMPT RECX18-0072
& PT S2 10-2-67 SUB EXEMPT SUBX18-0023

Applicant Name: Lee & Mandi Haggler

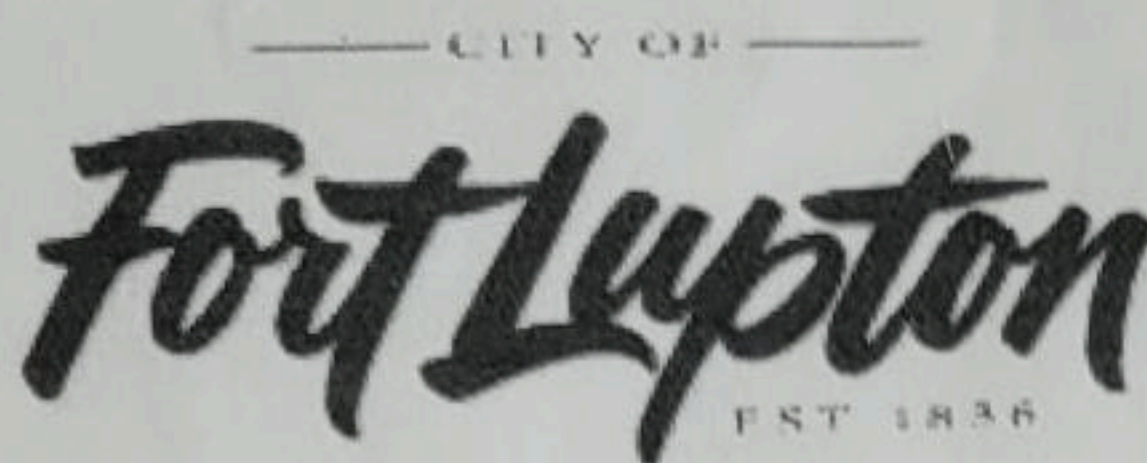
Sincerely,

Cameron W. Knapp



Drexel, Barrell & CO.

cc: City of Ft. Lupton Planning Department
130 S. McKinley Avenue
Ft. Lupton, CO 80621



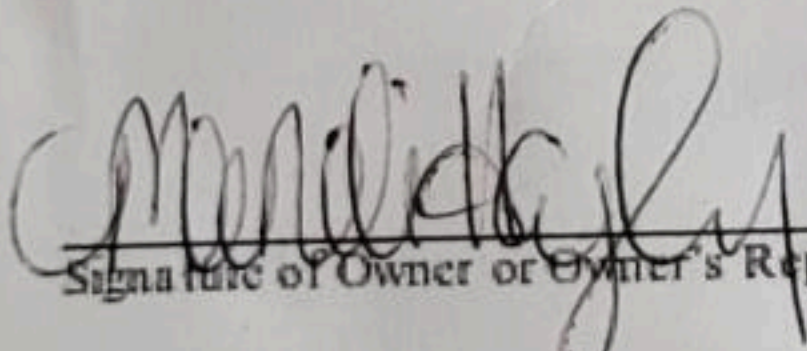
Planning Department

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

Affidavit of Mineral Notice
CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103
HAGGLER ANNEXATION

The undersigned applicant, **Mandi Hagglar**, hereby certifies:

- (a) To the best of his or her knowledge, the attached list is a true and accurate list of the names and addresses of all mineral owners and lessees of mineral owners on or under the parcel of land being considered pursuant to C.R.S. 24-65.5-103(1)(a).
- (b) Notice was sent to mineral estate owner(s) by certified mail, return receipt requested, or by a nationally recognized overnight courier not less than 30 days prior to the date scheduled for the initial public hearing by the City of Fort Lupton;
- (c) Notice contained the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township, and range of the property that is subject of the hearing, and the name of the applicant. A copy of the notice sent is attached hereto.

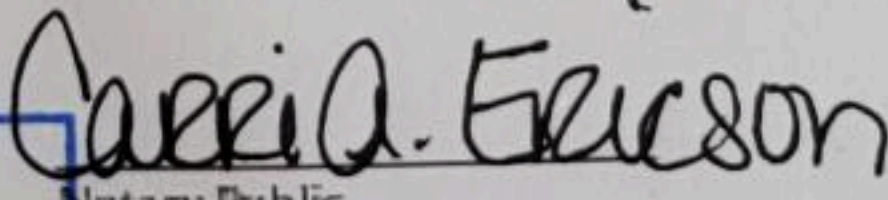


Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Mandi Hagglar this 27
day of Jan., 2022. Witness my hand and seal.

My commission expires 10/10/24.

CARRI A ERICSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164038682
MY COMMISSION EXPIRES OCTOBER 10, 2024



Notary Public

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Stream Farms Co

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

80224

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

See Reverse for Instructions

Total

\$13.70

First-Class Mail® 1

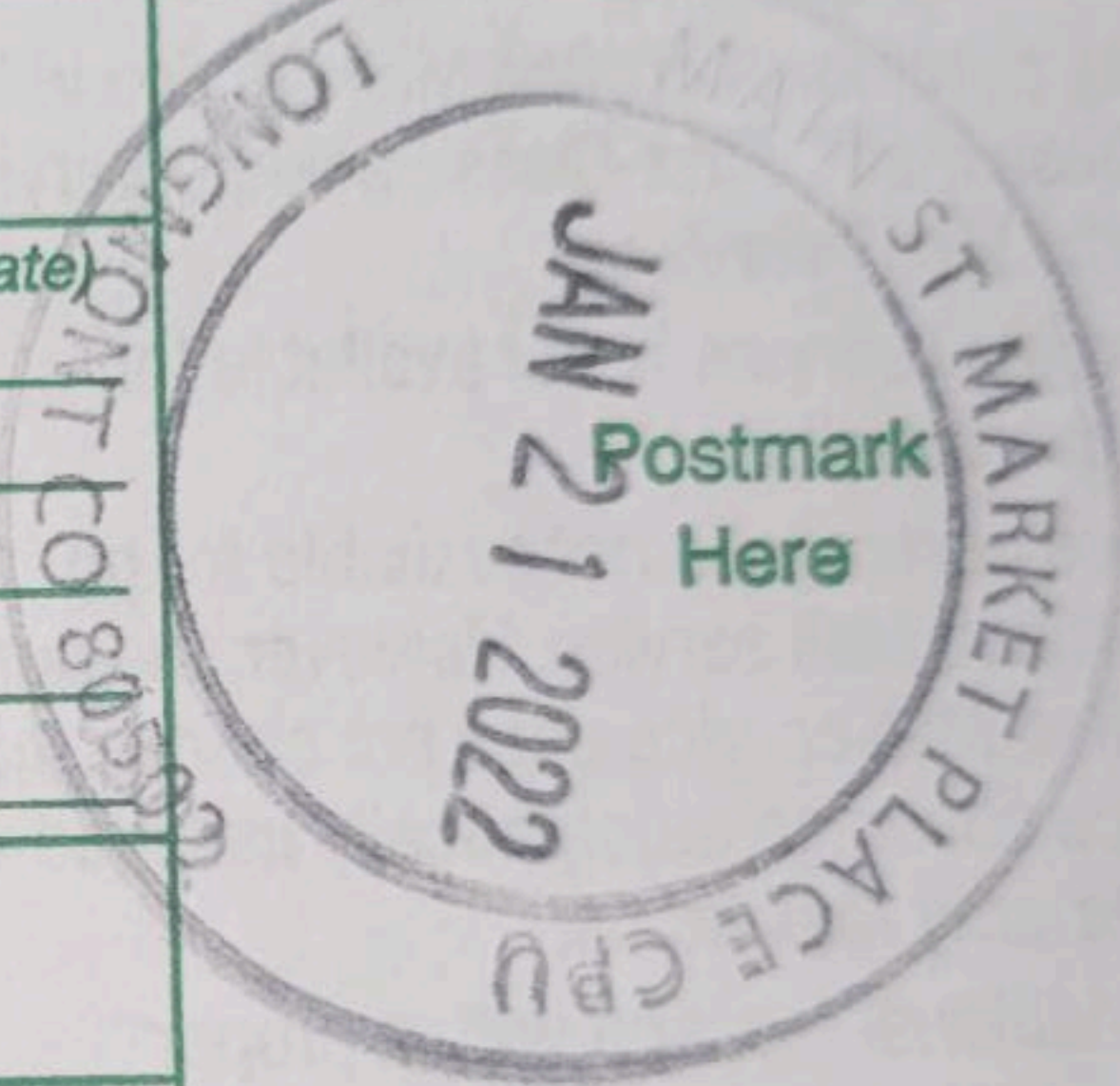
\$5.80

Package

Loveland, CO 80538

Weight: 0 lb 9.10 oz

Estimated Delivery Date



Magaly Morales-Tejada

From: Maria Lancto
Sent: Thursday, February 24, 2022 10:18 AM
To: Magaly Morales-Tejada
Subject: FW: Hagler Annexation and Special Use Permit

From: Vicki Hutchinson [REDACTED]@gmail.com>
Sent: Wednesday, February 23, 2022 12:36 PM
To: Maria Lancto <MLancto@Fortluptonco.gov>; Sil Trujillo [REDACTED]@gmail.com>; Phillips, Cheryl [REDACTED]@ball.com>
Subject: Re: Hagler Annexation and Special Use Permit

Maria,

Here are my comments/objections to the Hagler Annexation and Special Use Permit. As I am overseas I am unable to send a letter. Please advise if I need to submit this to a different email address. Thank you.

When I bought my property the location was based on a view of the mountains, the quiet, and little or no traffic in and out. I love being able to see the stars at night and the various wildlife we have in the area. I believe that the annexation and special use permit will change all of that. The aesthetics of turning on CR22 and seeing a large number of containers is abhorrent to me.

The documents contain conflicting information.

The request states that there is not and to their knowledge never has been hazardous materials stored on the site. There is no way to control what people will be storing in the containers and nothing showing how any spills would not contaminate the land and possibly water. A large enough spill could migrate to the retention pond and then contaminate the water table, creating major complications for the area's residents. If hazardous/flammable materials are stored how will a potential fire be contained? Water for the bathrooms is coming off a 5/8 water line from the adjacent home - not enough to fight a fire that could get out of control. Metal containers do burn or should I say melt when they get hot enough. These containers are painted and the paint itself has a lower flash point (100-200F depending on the type), they could then get hot enough to start the recycled asphalt (175F) on fire.

What happens when the retention pond overflows onto the adjoining landowners property flooding it? While it is currently farmland this potential overflow could negatively impact that owners use. To say "Although runoff released from the pond will be a point discharge, the only structures in the near vicinity are old pole barns such that flooding or water damage to the structures will not be imposed by the released runoff" is short-sighted. Documents state that the retention pond should be inspected quarterly - who does this? How is compliance ensured? What occurs if there is no compliance?

The site is over one acre so an Erosion Control Plan will need to be submitted to the City of Lupton for grading permit and the Colorado Department of Public Health & Environment, Water Quality Control Division for Construction Stormwater Discharge Permit regulations - will the public be able to view this document? Fort Lupton's response includes the following: Drainage a. **Final Drainage Study should address the proposed outfall. It appears there is no channel or receiving conveyance. Answer is insufficient.** You may not concentrate flows and discharge indiscriminately on the downhill property. There is no established drainage way in this area. Retention will be required until such time as the adjacent property develops and can a discharge conveyance. c. **Further study of this area is required.** How can a project go forward without this?

The special use also implies there is a community need - I do not believe that for a moment. We all bought land zoned agricultural because we wanted that life and type of environment - not to be near self storage units. When you have acres of land you have plenty of space to store your own items and there are already storage facilities closer to Fort Lupton. I would like to see the supporting documentation of the needed "use for the community". This special use permit also states there will be mostly private vehicles and minimal large trucks accessing the site. I would consider RVs as equivalent to a large truck.

Operational hours are listed as daylight hours, 7 am to 7 pm. That may be the hours during the summer but that is certainly not daylight hours during the winter! Additionally if there is no on-site office or personnel how would this be enforced? The last time this project was proposed there was going to be a light at the entry, but supporting documents said there may be a requirement for additional lighting depending on what the fire department said. This submission says no lighting - what will prevent them from adding lighting at a future date?

The documents say "There will be minimal impact to traffic on WCR 22 since customers are free to come and go on their own. It is anticipated that many customers will only access their Pods on a monthly basis." The current condition of CR22 requires the county to grade the road usually every 2 weeks. Often-times that is not enough as the washboard effect is significant. Total pods in the project is 521 - and I do not believe that most people will only access their pod on a monthly basis - what documentation is there to support only 1 entry per month? Adding additional traffic onto CR22 will have an effect on the road. The traffic study says "339 Pod storage units are proposed" yet the total final shows 521 pods. The "anticipated to generate about 61 daily trips, 5 trips (3 in/2 out) in the morning peak hour and 7 trips (4 in/3 out) in the evening peak hour." But in other documents they only anticipate a monthly visit to each of the 521 pods. 61 visits per day equals 1,830 visits in 30 days - that is VERY different from the 521 based on 1 visit per day. That is a dramatic increase in noise pollution. Note 7 on the plat says "the site shall maintain compliance with state residential noise standards": This is NOT a residential area and what is acceptable in a residential area is higher than the quiet we currently enjoy in our agricultural zoning.

The plat shows a 30' utility easement for lot C. It is unclear to me where lot C is. Based on the plat and where the septic is located and no lighting being required for the site - why is a utility easement needed? Is this to address future needs? Note 4, on the plat, references "lighting on the site" - elsewhere it says there will not be any lighting!!!!

United Powers comments include: "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." I understand this may be a form letter however elsewhere it again says no lighting - why would the Power company make this statement if there was not a reason to?

Lauren Light, M.B.S. Program Manager/Environmental Planner, Environmental Health Services Weld County Department of Public Health says: "I have reviewed this application and have a couple questions. Will the RV storage be limited to the operating hours of 7am to 7pm? If not, access to restrooms would be required for after hours. Unincorporated

Weld County does allow the use of portable restrooms if customers are on-site for two hours or less. How will dust be controlled on the drive aisles for the site? Will there be dumpsters available for waste disposal? We usually require an on-site dust abatement plan and a waste handling plan." I did not see answers to these questions." The RV comment is interesting - will people be allowed to stay in the RVs? With no on-site office or people how can we be assured they will only be stored and not used?

Vicki Hutchinson
9735 CR 21
Fort Lupton, CO 8021

On Thu, Feb 17, 2022 at 11:42 PM Maria Lancto <MLancto@fortluptonco.gov> wrote:

Hi Vicki,

I am following up in response to your voicemail regarding a public notice sign located at a property north and adjacent to County Road 22 just east of County Road 19. The information for that application can be found at this link: <https://www.fortluptonco.gov/DocumentCenter/Index/649>. Additionally, we will be publishing the agenda and packet for the Planning Commission in the next day or two. That will located in the [Agenda Center](#) when it is available.

I believe you said in that voicemail that you are out of the country. If you would like to provide comments in regards to this project, you are welcome to write a letter and we will provide that to Planning Commissioners and City Councilmembers.

Thank you,

Maria Lancto

Planner I

130 S. McKinley Ave.

Fort Lupton, CO 80621

Direct: 720.466.6107

Cell: 303.718.0172

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.

RESOLUTION NO. P2022-009

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE VISTA MEADOWS PUD SKETCH PLAT AND SKETCH PUD PLAN SUBMITTED BY GAO HOLDINGS, LLC TO CREATE A RESIDENTIAL SUBDIVISION LOCATED SOUTH OF COUNTY ROAD 12, AND BETWEEN COUNTY ROAD 29 AND COUNTY ROAD 29 1/2 IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on February 24, 2022, for the purpose of reviewing the Vista Meadows PUD Sketch Plat and Sketch PUD Plan (the “Sketch Plat and Plan”) submitted by GAO Holdings, LLC; and

WHEREAS, the Sketch Plat and Plan proposes to subdivide the property for a residential subdivision to include a mix of residential estate lots, single-family detached lots and single-family attached lots; and

WHEREAS, after review of the application for the Sketch Plat and Plan, and consideration of staff comments, applicant’s presentation, and any public input, the Planning Commission finds the request for the Vista Meadows PUD Sketch Plat and Sketch PUD Plan conforms with City codes, and requirements and policies therein; and

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

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the application and has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the Vista Meadows PUD Sketch Plat and Sketch PUD Plan located in Part of the Northwest Quarter of Section 9, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado with the following conditions:

- I. Prior to submittal of the Preliminary Plat and Preliminary PUD Plan:
 - A. Applicant shall submit a pre-application meeting request and meet with City Staff to determine requirements of the submittal.
 - B. Any redline comments provided by City staff shall be made to the Amended Sketch Plat and Plan map, including updating the PUD regulations to be compared against the applicable zone district adopted by the City.
- II. As part of the Preliminary Plat and Preliminary PUD Plan submittal, the applicant shall include the following:

- A. Provide information concerning any existing surface use agreements and provide detail of how the agreements have been addressed on the design of the development.
- B. The applicant shall provide written evidence that the comments from Kerr-McGee Gathering LLC have been adequately addressed.
- C. Provide information concerning any planned metro district and/or homeowners association.
- D. Provide locations of all active and inactive wells, and evidence that they meet setback requirements of the City. Work with Planning Department staff for any layout changes due to setback requirements.
- E. Identify the location of the Perpetual Easement entered into with City and evidence that the proposed development does not encroach on that easement.
- F. Provide evidence that Fulton Ditch has approved any crossing across the ditch, or use adjacent to the ditch.
- G. The applicant shall provide written evidence that the comments from the Division of the Water Resources have been adequately addressed.
- H. The applicant shall finalize inclusion into the Northern Colorado Water Conservation District.
- I. The applicant shall work with the City on the potential transfer of the wells to the City, pursuant to the Annexation Agreement.
- J. The applicant shall delineate the right of way along County Road 10 ½.
- K. The applicant shall provide written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed.
- L. The applicant shall provide written evidence that the comments from United Power have been adequately addressed.
- M. The applicant shall provide written evidence that the comments from Xcel Energy (Public Service Company) have been adequately addressed.

DONE THIS 24th DAY OF FEBRUARY 2022 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

Nature of Request:

The Applicant has submitted a request for a sketch PUD plan for a residential subdivision that will include 20 residential estate lots, 320 single-family residential detached lots, and 45 single-family residential attached lots. The overall project density is to be 2.6 dwelling units per acre. The development will include pocket parks, open space and interconnecting trails.

Site Size: 159 acres, more or less.

Zone District: PUD Planned Unit Development

Proposed Use: A residential subdivision that will provide a mix of estate lots, single-family attached and detached homes, as well as a pocket parks, open space and interconnecting trails.

Existing Use: Vacant.

Hearing Dates: Planning Commission – Thursday, February 24, 2022 at 6:00 PM; and
City Council – Tuesday, March 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, as shown on the proposed resolution.

SUMMARY OF PREVIOUS APPLICATIONS

On June 2, 2014, the Fort Lupton City Council approved the annexation of the Property, known as the Fitzsimmons Annexation (Ordinance No. 2014-979).

APPLICATION PROCESS

The Planning Commission's review of the PUD sketch plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the applicants and staff. Pursuant to Section 16-45(c)(3) of the Fort Lupton Municipal Code, except as specifically provided in said Section, PUD plan application shall be processed in the same manner as set forth for major subdivisions. Therefore, the Planning Commission shall evaluate the sketch plat and PUD sketch plan application and public comments, and make a recommendation to the City Council to approve, approve with conditions or deny the sketch plat and PUD sketch plan.

In making a determination on a sketch PUD plan, the City shall use the following review criteria:

1. The proposed public benefits offset the proposed exceptions to City standards.
2. The proposed PUD plan is compatible to surrounding neighborhoods.
3. The proposed PUD plan contains creative and innovative design and high quality development standards.
4. Because of proposed innovative and creative design, the proposed development cannot be accommodated within one (1) of the conventional zone districts.
5. The proposed PUD plan is in conformance with the Comprehensive Plan.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant has proposed a residential subdivision that will include a total of 20 residential estate lots, 320 single-family residential detached lots, and 45 single-family residential attached lots. The zoning is PUD Planned Unit Development, and the proposed land use conforms to this zoning.

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

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

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

The southern portion of the Property is designated as the Multi-family land use. This designation allows for multi-family buildings and planned multi-family developments. Multi-family complements traditional single-family detached by offering the highest density options within Fort Lupton. Opportunities to develop new multi-family will provide affordable housing options and contribute to greater housing diversity.

This proposed application conforms with these land use designation, and provides a diversity of housing types, with estate lots planned for the northernmost portion of the Property, and single-family residential for the western and southern portions. Finally, there is single-family attached planned for the eastern portion of the property. This mix of housing types meets the intent of the Future Land Use Map adopted by the City. The Comprehensive Plan also identifies a Residential Framework for where residential should development out within the community. Property is located within a Residential Growth Area to the north, as identified in the Comprehensive Plan, with Multi-Family Expansion to the south. While the single-family attached lots are intended to be located to the east of the Property, the City has determined that the intent of the residential framework has been addressed.

NOTIFICATION REQUIREMENTS

All notification requirements were met, including mailing notice to property owners within 500 feet of the site and sending notice to mineral owners and lessees of record on the properties, as well as notifications to mineral estate interests.

REFERRALS

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

Buildings/Grounds Manager	City Attorney	Police Chief
Public Works Director	Building Inspector	Recreation Manager
Water Treatment Plant Manager	GIS Specialist	Weld Cty Dept. of Public Health & Env
Weld County GIS	Fort Lupton Fire Protection District	CDOT
Colorado Parks & Wildlife	Division of Water Resources	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld County Public Works
Northern Colorado Water Cons. Dist.	Fulton Ditch Company	Weld County School Dist RE-8
Western Midstream		

RECOMMENDATION

Staff recommends conditional approval of the Vista Meadows PUD Sketch Plat and Sketch PUD Plan. Conditions are listed on the proposed Resolution provided to Planning Commission.

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



Planning & Building

 130 S. McKinley Avenue
 Fort Lupton, CO 80621

 Phone: 303.857.6694
 Fax: 303.857.0351

www.fortluptonco.gov

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: John J. Fitzsimmons
 Company: _____
 Phone: 303-378-2242 Email: jack.fitzsimmons@gmail.com
 Address: 4447 Rio Grande Place
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: J.R. Osborne
 Company: GAO Holdings, LLC.
 Phone: 303-880-6410 Email: c3construction@live.com
 Address: 515 Jerry Street Castle Rock, CO 80104
 Preferred method of contact? Email: ☐ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): J.R. Osborne
 Billing Company: GAO Holdings, LLC.
 Phone: 303-880-6410 Email: c3construction@live.com
 Address: 515 Jerry Street Castle Rock, CO 80104

B. SITE DESCRIPTION

Site Address: 14114 CR 12, Fort Lupton 147109 CR 12, Fort Lupton
 Parcel Number: 147109000054, 147209000004
 Existing Zone Classification: PUD ☒ Proposed Zone Classification: PUD ☒
 Water Type: Municipal ☒ Name: Fort Lupton
 Sewage Type: Municipal ☒ District Name or Location Hauled to: Fort Lupton

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

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

Project No. _____

D. PROJECT DESCRIPTION

Project Name: Vista Meadows

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

150 acre property subdivided into approximately 320 residential lots, 40 Duplex units, and 20
residential estate lots. The project will incorporate a collector road to tie in CR 29 to 29.5. CR
12, 29, and a portion of CR 29.5 will be improved with the subdivision.

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: M O Shore Date: 12/7/21

Owner Certification

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

Owner: _____ Date: _____

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: _____

Vista Meadows: Sketch Plan Narrative

December 17, 2022

General Description/Site Features and Proposed Land Uses

The property is located on south of County Road 12, west of County Road 29, and east of County Road 29 ½. The property is approximately 150 acres with existing PUD zoning. Proposed uses will include 22 residential estate lots, 333 single family detached lots and 45 single family attached residential units. The overall project density is 2.6 du/ac. The development will include pocket parks, open space, and interconnecting trails.

Compliance with the City of Fort Lupton Comprehensive Plan

The proposed development integrates the goals set out in the Town Comprehensive Plan in the following ways:

Growth and Development

The proposed development is designed to provide continuous, direct, convenient, and safe pedestrian pathways throughout the site with the ability to connect to future adjacent subdivisions and development. The site is well situated for housing per the Comprehensive Plan. The plan also provides for diversity in housing types for the community.

Transportation and Mobility

This plan provides a safe and efficient transportation network that accommodates pedestrians, vehicles and bicycles. The primary entrances are located along County Road 29 and County Road 29 1/2. The estate residential lots will take access from County Road 12. A collector roadway meanders through the project, connecting CR 29 to CR 29 ½. The collector roadway will provide convenient access to local streets for vehicles, bicycles and pedestrians. The project is planned as a pedestrian oriented and walkable community with detached sidewalks, tree lawns, street trees and connections throughout the community, to future adjacent neighborhoods.

Parks, Open Space and Environmental Features

The proposed parks, open space and trails within the development will provide high quality recreational opportunities for neighborhood residents and also create connections to future neighborhoods and uses beyond our project boundaries. As shown on the Fort Lupton Proposed Trails Map, the Main Fulton Ditch Trail will be constructed with this development, making a connection through the site and eventually providing pedestrian access to nearby subdivisions to the north and other destinations surrounding Fort Lupton. In addition, this project will construct the Connector Trail proposed along County Road 12.

Public Facilities and Services

The proposed development is a logical extension of the City of Fort Lupton public services without placing additional burdens on existing residents and businesses. Infrastructure will be provided so as to meet the requirements of the Comprehensive Plan and/or the Land Use Code.

Water will be provided by the Town of Fort Lupton by connecting to existing 12" potable and non-potable water mains in CR 12 & CR 29.5. There will also be a network of 8" potable and non-potable water mains throughout the site.

Sewer will be provided by the Town of Fort Lupton through a connection to an existing 12" sanitary sewer main on the west end of Mountain Sky Drive in the Mountain Sky Subdivision.

Stormwater will be treated using appropriate water quality measures, with on-site detention being utilized throughout the site to maintain stormwater releases at or below historic rates from the site. Storm water will be conveyed using a series of on-site storm drains culminating to a detention pond in the NW corner of the property. The detention pond will release into a storm drain under CR 12 which will daylight into a swale heading north to the natural drainage way on the west side of the Mountain Sky Subdivision. Stormwater releases will not be allowed into the Fulton Ditch, stormwater and will be conveyed under the ditch.

Compatibility With Adjacent Neighborhoods

Residential development is proposed for the Vista Meadows community. There is currently PUD zoning which is consistent with the property north of CR 12. Residential development, similar in scale, is currently under construction on the north side of CR 12. Property to the east, west and south are currently county properties. There are limited residences surrounding this property with the majority of the land being used for agricultural uses. A large landscape buffer has been proposed along the property boundary for this community. Landscape will be used to create visual interest and provide screening in any necessary locations. Multiple access points have been provided which could serve as both vehicular and pedestrian connections to adjacent development, at the time those properties redevelop. A regional trail through the property will also serve as an amenity for future adjacent developments.

Urban Design Requirements and Architectural Guidelines

Architectural guidelines will be developed prior to the construction of homes, but high-quality residences are envisioned for this neighborhood and will be consistent with development to the north. A mix of elevations will provide an appealing streetscape while detached walks and tree lawns will support a pedestrian friendly community.

Description Of Standards For Infrastructure

There are no deviations of design standards proposed for this subdivision. If it becomes necessary to propose a change to standards at the time of platting, a variance will be requested.

Description Of Standards To Vary

There are no deviations of design standards or City requirements proposed for this subdivision. If it becomes necessary to propose a change to standards at the time of platting, a variance will be requested.

Planned Phasing

The development is proposed in seven phases. Trails and parks included in the phase boundaries will be constructed with that phase.

Phase 1 will include 50' lots with and Single Family detached housing products. A portion of the collector roadway within the site as well as required improvements along CR 29 ½ will be constructed with this phase.

Phase 2 will extend the collector roadway through the site, with 50' wide lot and will include the construction of two pocket parks.

Phase 3 constructs 50' wide lots as well as required improvements along CR 12.

Phase 4 will include the construction of additional 50' wide lots.

Phase 5 will include the construction of additional 60' wide lots as well as the neighborhood park.

Phase 6 will include the construction of 50' and 60' wide lots as well as required improvements along CR 29.

Phase 7 will include the construction of the residential estate lots.

Phase 8 will include multi-family development.

Forecast of Projected Construction Timing

The construction of Vista Meadows infrastructure is planned to occur in eight phases, with the first phase of development taking 6 months, and the subsequent phases anticipated to be constructed in 72 months. The commencement of the initial phase of infrastructure is anticipated to occur upon receipt of the required entitlements/permits from the City of Fort Lupton. While the ultimate commencement of future phases of construction will be based on the market absorption of delivered lots and seasonality, the eight phases of development are currently projected to complete by the end of 2029.

Public Services

Fire and Police Protection

Law enforcement for the property would be provided by the Fort Lupton Police Department. It is not anticipated that there would be special security needs or a specific need for additional officers.

Fire protection for the property would be provided by Fort Lupton Fire Department. Fort Lupton Fire Station #2 is located at the northwest corner of County Road 31 and 9th Street. It is not anticipated that the project would pose special fire hazards. Fire prevention requirements, fire detection, fire lanes, emergency access, etc. will be provided as required by code.

Schools

The project is within the Weld Re-8 School District. We will work with the District to identify and address any impacts of this project.

Recreation and Open Space

The project will include park amenities, including open spaces and trails, and active and passive recreation.

Traffic Statement

The property is bordered by County Road 12 to the north, County Road 29 ½ to the east and County Road 29 to the west. A collector road with a 70' ROW will run east/west connecting CR 29 and CR 29 ½. Another local connection will be made at County Road 12 to provide access to the residential estate lots. These connections to surrounding Collectors have been designed to disperse traffic evenly within the development. A full Traffic Impact Study will be provided with the preliminary plat package.

Statement of Commercial Mineral Deposits

There are currently oil & gas facilities within the property but there are no known commercial mineral deposits on-site.

Environmental

The Vista Meadows property has no known environmentally sensitive areas, wetlands or floodplains on-site. There are no significant groves of trees/vegetation on site or wildlife corridors and/or habitat.

Hazards

There are no known hazards on-site.

Treatment of Conflicting Uses

A landscape buffer area is proposed adjacent to the existing irrigation ditch. A trail will be design along the ditch to serve as an amenity for the subdivision and regional connection for the community. There are existing oil & gas operations on-site. The required buffers, per the municipal code, have been provided and landscape will be used to provide appropriate visual buffers between residential development and oil & gas operations.

Historical or Archaeological Sites

The Vista Meadows property has no known historical significance and/or archaeological sites within the property boundary. There the property is currently a vacant lot with existing oil & gas on-site.

Public Land Dedication

Land dedication for Parks is calculated at 3 residents per single family detached unit and 2.5 residents per duplex unit (multi-family development parcels). With the current site plan the total number of single family detached units is 320 in addition to 20 residential estate lots, resulting in 1065 residents. The multi-family area will be platted as a future development tract with a maximum of 45 units, resulting in 113 residents for a community total of 1178 residents. Calculating the Community Park at 3 acres / 1000 persons, the required dedicated open space would be 3.53 acres. Open space to be dedicated to Fort Lupton would include a 2.2 ac neighborhood parks along with several smaller pocket parks, and multiple open spaces located throughout the development, providing the remainder of the required dedicated open space. Approximately 31% of the site is currently designated as open space (~47 acres).

The developer will work with the School District to determine the school site requirement. It is anticipated that cash-in-lieu will be the means to meet the school site dedication requirement.

Vista Meadows PUD Sketch Plat

Fort Lupton, Colorado

Project No. LUP2022-xxxx

Plan No. SPL2022-xxxxx

SEAL

PROJECT TITLE

VISTA
MEADOWS

SKETCH PLAT

FORT LUPTON, COLORADO

PREPARED FOR

OSBORNE DEVELOPMENT LLC.

515 JERRY STREET
CASTLE ROCK, CO 80104

REVISIONS

DATE

DATE

January 13, 2022

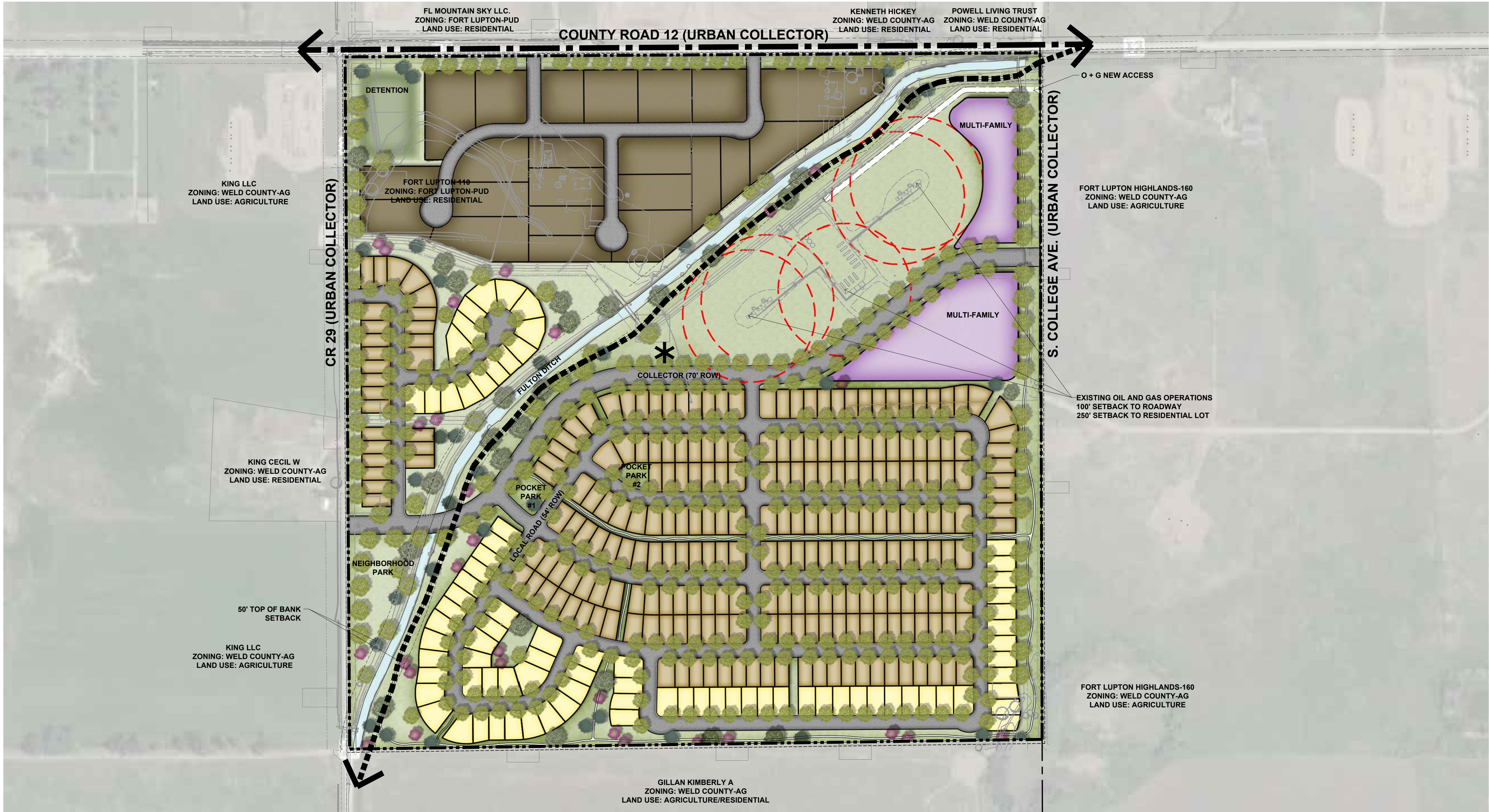
SHEET TITLE

Sketch Plan

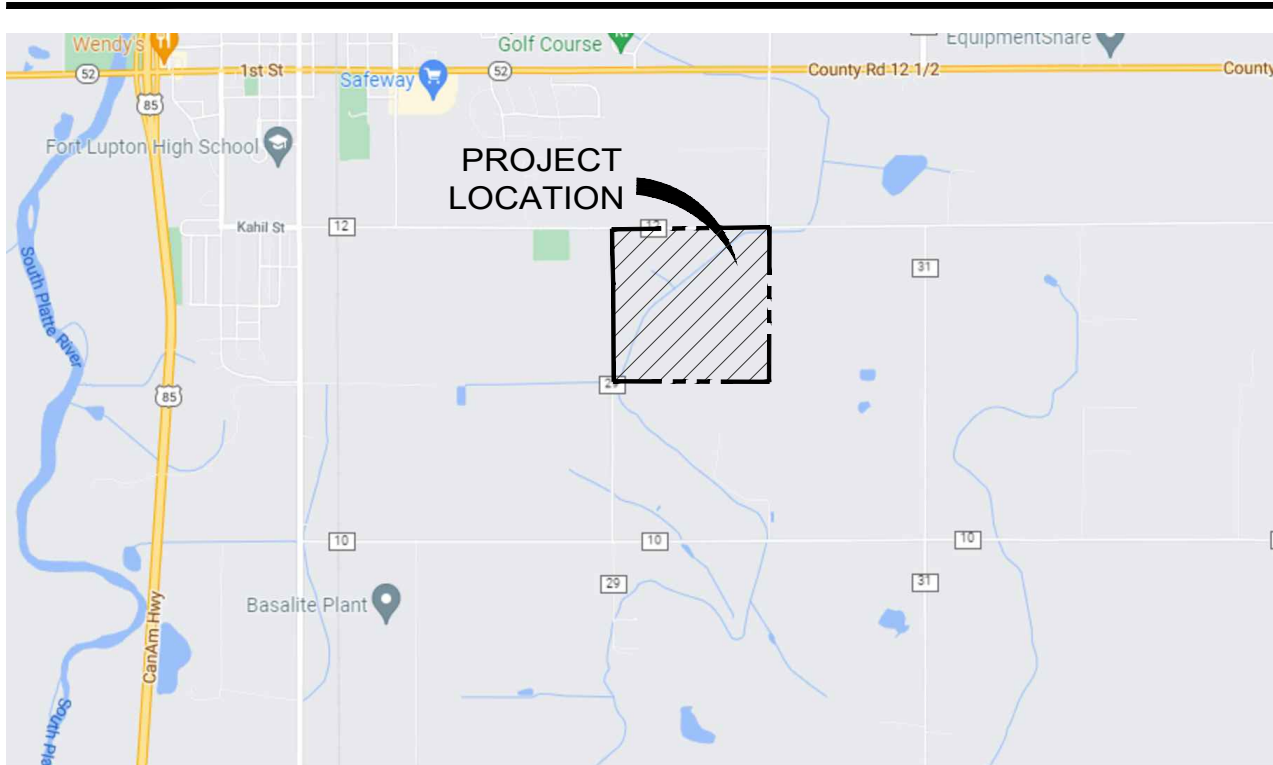
SHEET INFORMATION

Sheet Number: 1

Of: 3



Vicinity Map:

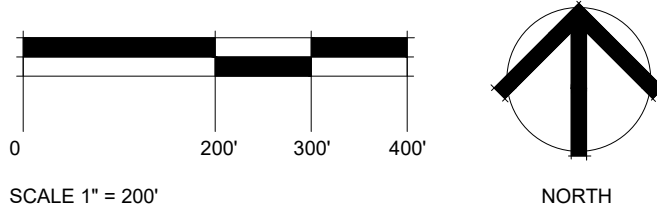


Land Use Statistics:

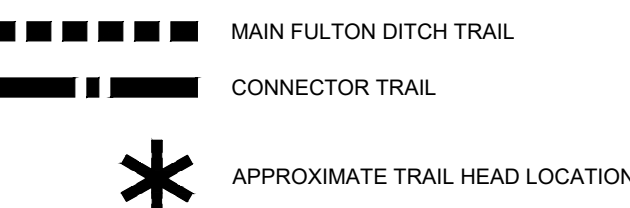
	USE	TYPE	ACREAGE	TOTAL UNITS	LOT SIZE (SF) (MINIMUM)	PERCENT TOTAL
	SINGLE FAMILY DETACHED	50' X 110'	36.23	251	5,000	24.15%
	SINGLE FAMILY DETACHED	60' X 110'	13.90	82	6,000	9.29%
	SINGLE FAMILY DETACHED	ESTATE	20.24	22	-	13.50%
	MULTI-FAMILY	DUPLEX	6.50	45	2,500	4.30%
	ROADWAYS	-	24.88	-	-	16.59%
	NEIGHBORHOOD PARK	-	2.20	-	-	0.23%
	OPEN SPACE	-	47.91	-	-	31.94%
	TRAILS	-	0.00	-	-	0.00%
	TOTAL		150.00	400	-	100.00%

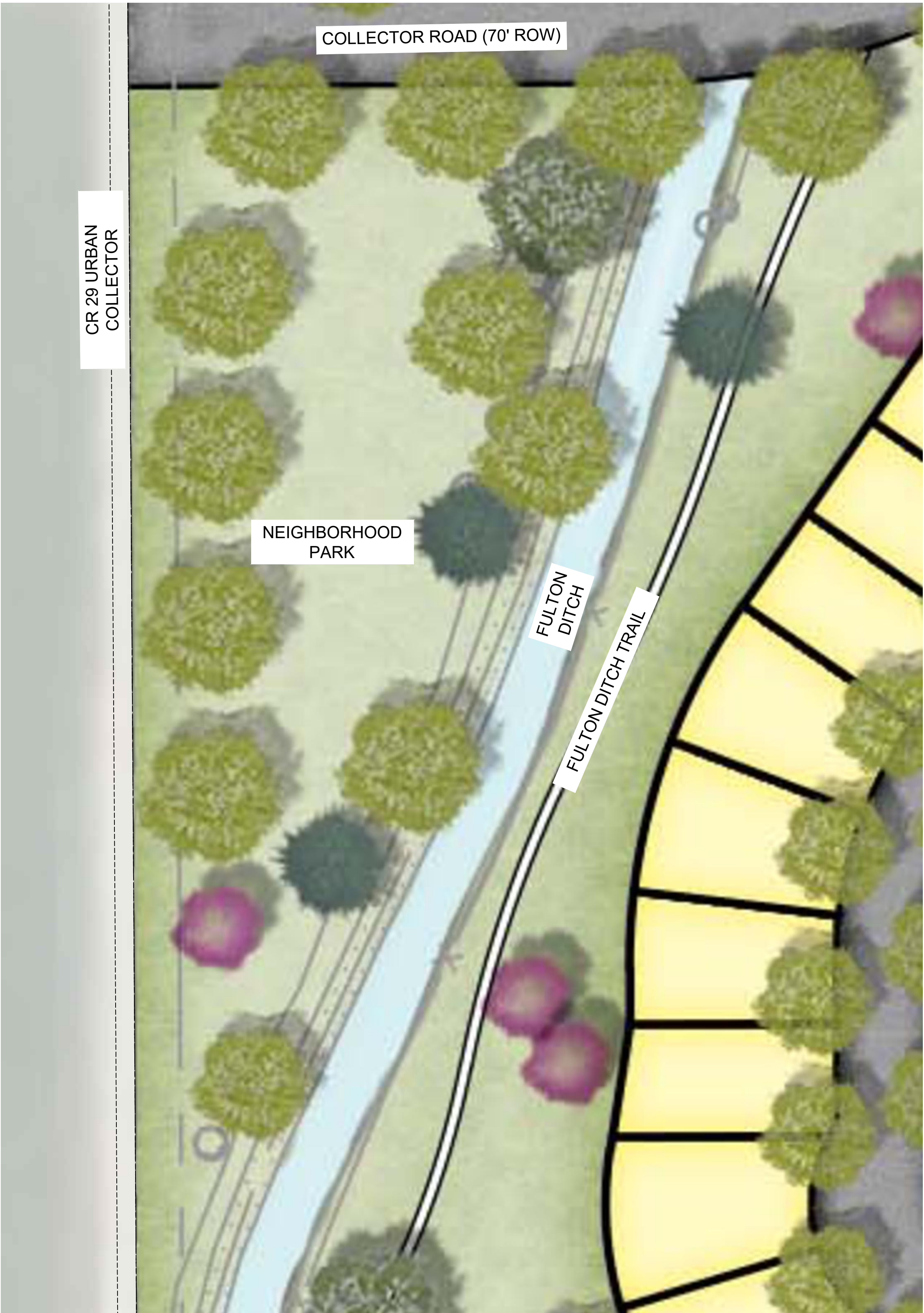
Bulk Setbacks:

SETBACK TYPE	DISTANCE
FRONT	15' TO HOUSE, 20' TO GARAGE
REAR	15'
SIDE	5'
SIDE (CORNER LOT)	15'



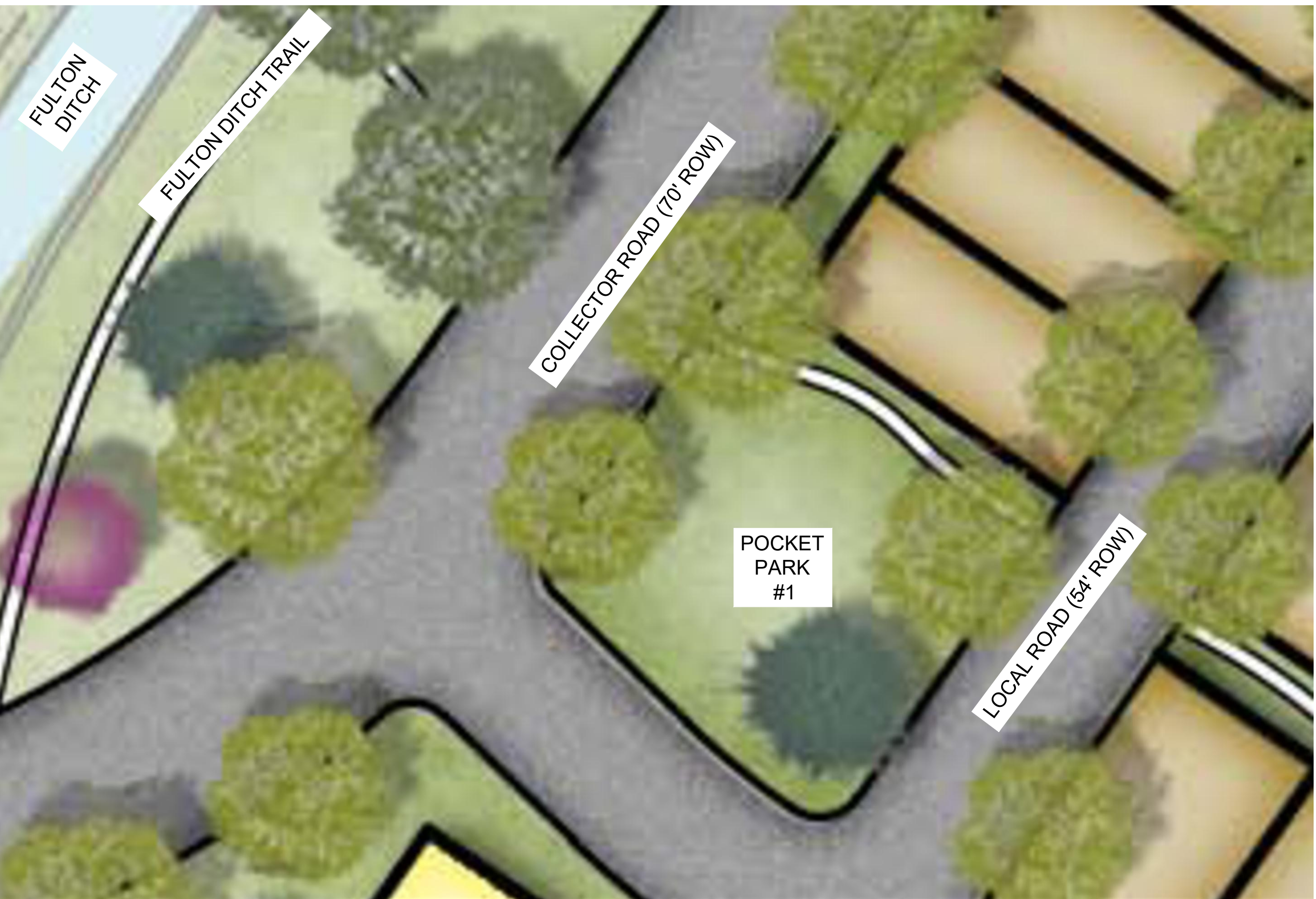
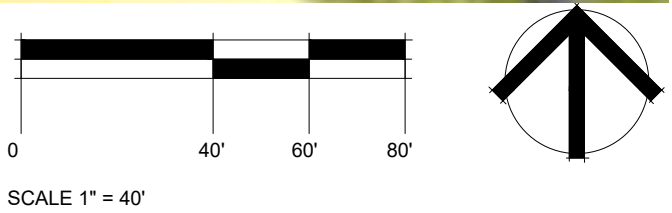
LEGEND:



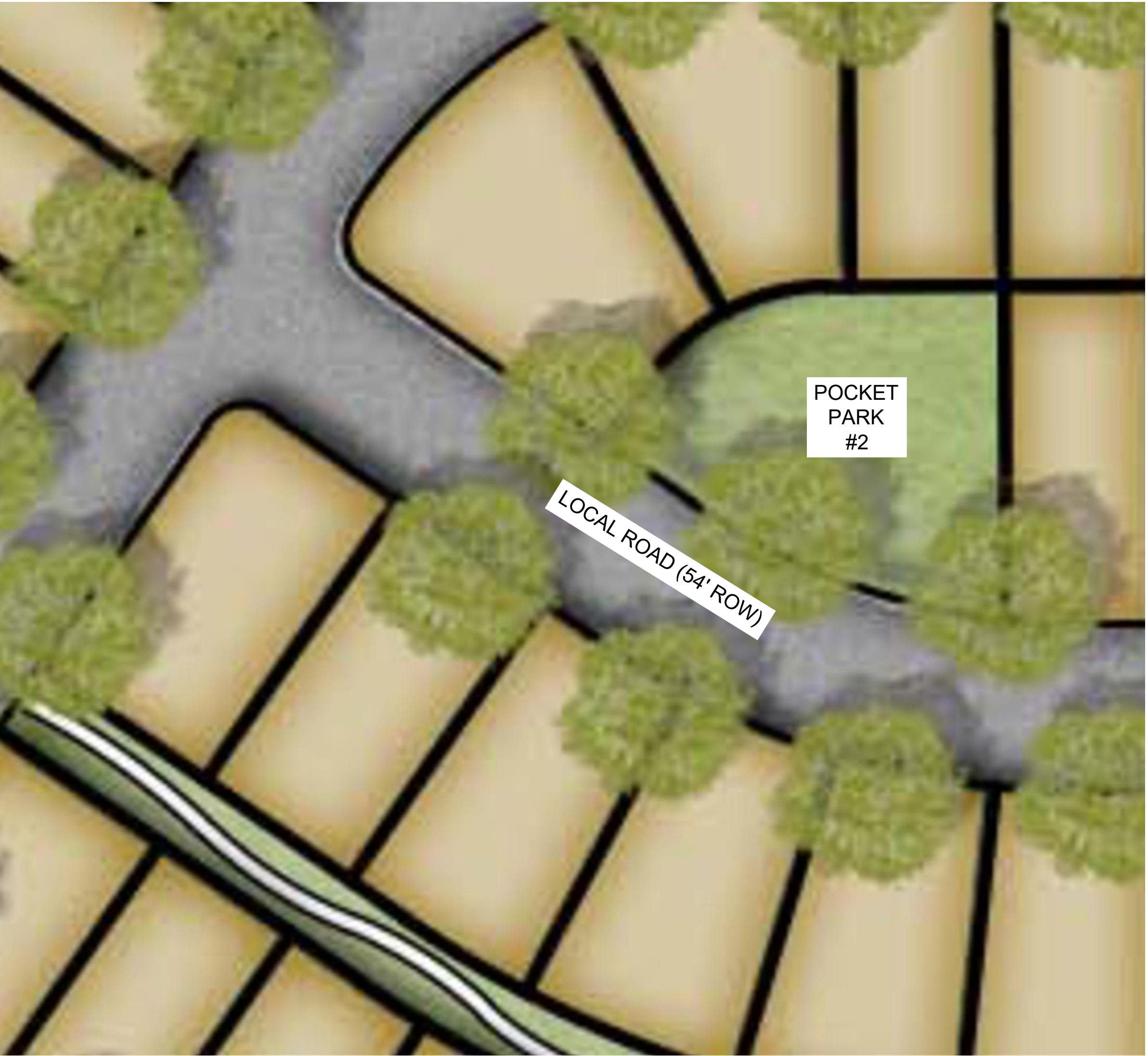
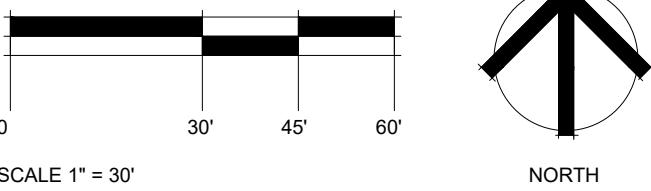


NEIGHBORHOOD PARK

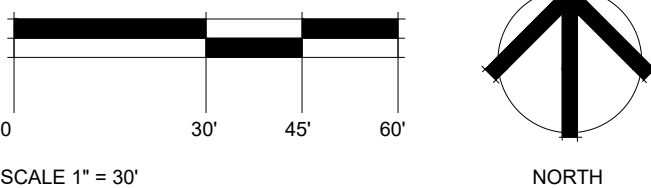
- ACTIVE AND PASSIVE RECREATION AMENITIES MAY INCLUDE BUT ARE NOT LIMITED TO:
- TURF AREA
 - PICNIC TABLES
 - PLAY STRUCTURE
 - RAMADA
 - BENCHES



- POCKET PARK #1
- ACTIVE AND PASSIVE RECREATION AMENITIES MAY INCLUDE BUT ARE NOT LIMITED TO:
- TURF AREA
 - PICNIC TABLES
 - PLAY STRUCTURE
 - RAMADA
 - BENCHES



- POCKET PARK #2
- ACTIVE AND PASSIVE RECREATION AMENITIES MAY INCLUDE BUT ARE NOT LIMITED TO:
- TURF AREA
 - PICNIC TABLES
 - PLAY STRUCTURE
 - RAMADA
 - BENCHES



SEAL

PROJECT TITLE

VISTA MEADOWS
SKETCH PLAT

FORT LUPTON, COLORADO

PREPARED FOR

OSBORNE DEVELOPMENT LLC.
515 JERRY STREET
CASTLE ROCK, CO 80104

REVISIONS DATE

DATE

January 13, 2022

SHEET TITLE

PARK CONCEPTS

SHEET INFORMATION

Sheet Number: 3

Of: 3

**PRELIMINARY SUBSURFACE EXPLORATION REPORT
PROPOSED VISTA MEADOWS MIXED-USE RESIDENTIAL DEVELOPMENT
FITZSIMMONS PROPERTY-APPROXIMATELY 160 ACRES
SOUTHEAST CORNER OF WELD COUNTY ROAD (WCR) 12 AND 29-1/2
FORT LUPTON, WELD COUNTY, COLORADO
EEC PROJECT NO. 1212117**

Prepared for:

C3 Construction Management
515 Jerry St.
Castle Rock, CO 80104

Attn: Mr. JR Osborne (c3construction@live.com)

Prepared by:

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



January 31, 2022



EARTH ENGINEERING
CONSULTANTS, LLC

C3 Construction Management
550 Jerry St
Castle Rock, CO 80104

Attn: Mr. JR Osborne (c3construction@live.com)

Re: Preliminary Geotechnical Subsurface Exploration Report
Proposed Vista Meadows - Mixed Use Residential Development
Fitzsimmons Property - Approximately 160-Acres
Southwest Corner of Weld County Roads (WCR's) 12 and 29-1/2
Fort Lupton, Weld County, Colorado
EEC Project No.1212117

Mr. Osborne:

Enclosed, herewith, are the results of the preliminary subsurface exploration and groundwater evaluation completed by Earth Engineering Consultants, LLC personnel for the referenced project located south of Weld County Road (WCR) 12 and west of WCR 29-1/2 as depicted on the enclosed site plans in Fort Lupton, Weld County, Colorado. For this project, fourteen (14) preliminary soil borings were drilled at the approximate locations as indicated on the enclosed *Boring Location Diagrams* included with this report. The borings were extended to depths of approximately 20 to 35 feet below existing site grades. Individual boring logs, including groundwater observations, depth to bedrock, and results of laboratory testing are included as a part of the attached report. This exploration was completed in general accordance with our proposal dated November 23, 2021.

In summary, the subsurface soils encountered in the preliminary test borings beneath the surficial vegetation/topsoil layer generally consisted of silty/clayey sand and/or sandy lean clay overburden subsoils. The silty/clayey sand and/or sandy lean clay soils were generally medium dense to dense/stiff to very stiff and exhibited low to high swell potential at current moisture and density conditions. The silty/clayey sand and/or sandy lean clay soils extended to the underlying bedrock formation at depths of approximately 4½ to 13 feet below site grades. Highly weathered/soft to hard siltstone/claystone bedrock was encountered below the silty/clayey sand, sandy lean clay and extended to the depths explored approximately 20 to 35 feet below the ground surface. Groundwater was observed in the test borings at depths of approximately 10 to 31½ feet below existing site grades at the time of drilling.

Based on the materials observed within the preliminary borings and the anticipated foundation loads, we believe the proposed light to moderately loaded residential structures with or without potential basements, could be supported by conventional spread footings bearing on suitable/approved native subsoils, or on a zone of approved engineered/controlled fill material or on grade beams and straight shaft drilled piers/caissons extending into the underlying bedrock formation as described within this report. Interior floor slabs, exterior flatwork, and site pavements could be supported on either native subsoils with low swell potential or engineered/controlled fill materials.

At the time of drilling, groundwater was encountered across the site within the preliminary borings at depths of approximately of 10 to 31½ feet below existing site grades. If lower-level construction or full-depth basements are being considered for the site, we would suggest that the lower level subgrade(s) be placed a minimum of 3 feet above the maximum anticipated rise in groundwater levels and a combination exterior and interior perimeter drainage system(s) be installed. Foundations for slab-on-grade buildings should also be placed at least 3 feet above maximum groundwater levels and have proper drainage in areas with extremely shallow groundwater. Additional drainage system recommendations are provided within the text portion of this report.

Preliminary geotechnical recommendations concerning design and construction of foundations and support of floor slabs and pavements are provided within the text of the enclosed 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



Ali Khorasani
Project Engineer

Reviewed by:



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

cc: Western Engineering Consultants, Inc - Chadwin Cox (chadwin.cox@westerneci.com)

**PRELIMINARY SUBSURFACE EXPLORATION REPORT
PROPOSED VISTA MEADOWS MIXED-USE RESIDENTIAL DEVELOPMENT
FITZSIMMONS PROPERTY-APPROXIMATELY 160 ACRES
SOUTHEAST CORNER OF WELD COUNTY ROAD (WCR) 12 AND 29-1/2
FORT LUPTON, WELD COUNTY, COLORADO
EEC PROJECT NO. 1212117**

January 31, 2022

INTRODUCTION

The preliminary subsurface exploration for the proposed Vista Meadows mixed use residential development, (A.K.A. The Fitzsimmons Property), located south of Weld County Road (WCR) 12 and west of WCR 29-1/2 as depicted on the enclosed site plans in Fort Lupton, Weld County, Colorado has been completed. For this preliminary assessment, a total of fourteen (14) preliminary soil borings, as requested, were drilled on December 8, 2021, and January 5 and 11, 2022, at the pre-selected locations as indicated on the enclosed *Test Boring Location Diagrams* included with this report. The preliminary soil borings were advanced to depths of approximately 20 to 35 feet below existing site grades to obtain general information on existing subsurface conditions. Upon completion of the drilling operations, six (6) of the open bore holes were converted to temporary PVC cased piezometers. The individual boring logs and site diagrams indicating the approximate boring locations are included with this report.

The proposed approximately 160 acre development parcel is located south of Weld County Road (WCR) 12 and west of WCR 29-1/2, in Fort Lupton, Colorado. We understand the approximate 160 acre parcel will be developed into a potential future single-family and multi-family mixed use residential development with infrastructure consisting of utilities, local interior roadway and residential homes along with single-family units. We have provided in the Appendix of this report a schematic copy of the proposed *Vista Meadows Development* concept. Foundation loads for the proposed development structures are anticipated to be light to moderate with continuous wall loads less than 3 kips per lineal foot and individual column loads less than 50 kips. Floor loads are expected to be light. Those structures are expected to include possible below grade construction such as crawl spaces, garden-level and/or full-depth basements. We anticipate maximum cuts and fills on the order of 5 feet (+/-) will be completed to develop the site grades. Overall site development will include construction of interior roadways designed in general accordance with Weld County and/or Fort Lupton Pavement Design Criteria.

The purpose of this report is to describe the subsurface conditions encountered in the preliminary borings, analyze and evaluate the test data and provide preliminary geotechnical recommendations concerning site development including site grading, foundations, floor slabs, an area underdrain system, and pavement sections.

EXPLORATION AND TESTING PROCEDURES

The boring locations were established in the field by representatives from EEC by pacing and estimating angles from identifiable site features as well as by use of a handheld GPS unit using Google Earth coordinates. Those approximate boring locations are indicated on the attached boring location diagrams. Ground surface elevations were estimated at each boring location using linear interpolation of contour as presented on the topographic map prepared by the civil engineering consultant. The estimated ground surface elevations are recorded on the enclosed boring logs. The locations of the borings and estimated ground surface elevations should be considered accurate only to the degree implied by the methods used to make the field measurements. Photographs of the site taken at the time of drilling are provided with this report.

The preliminary borings were performed using a truck-mounted CME 75 drill rig equipped with a hydraulic head employed in drilling and sampling operations. The boreholes were advanced using 4-inch diameter continuous flight augers. After completion of the drilling operations temporary PVC/piezometer pipe was installed in six (6) of the preliminary borings for supplemental groundwater measurement purposes. These PVC casings were removed upon readings approximately a month after drilling. 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 driven into the ground by means of a 140-pound hammer falling a distance of 30 inches. The number of blows required to advance the samplers is recorded and is used to estimate the in-situ relative density of cohesionless soils and, to less accuracy, the consistency of cohesive soils and hardness of weathered bedrock. In the California barrel sampling procedure, relatively undisturbed samples are obtained in brass liners. All samples obtained in the field were sealed and returned to the laboratory for further examination, classification, and testing.

Laboratory moisture content tests were performed on each of the recovered samples. In addition, selected samples were tested for fines content and plasticity by washed sieve analysis and Atterberg limits tests. Swell/consolidation tests were completed on select samples to evaluate the subgrade materials' tendency to change volume with variation in moisture content and load. The quantity of water-soluble sulfates was determined on select samples to evaluate the risk of sulfate attack on site concrete.

As a 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 sample's texture and plasticity. The estimated group symbol for the Unified Soil Classification System is shown on the boring logs and a brief description of that classification system is included with this report. Classification of the bedrock was based on visual and tactual observation of disturbed samples and auger cuttings. Coring and/or petrographic analysis may reveal other rock types.

SITE AND SUBSURFACE CONDITIONS

The approximate 160-Acre development property is located at the south of Weld County Road (WCR) 12 and west of WCR 29-1/2 as depicted on the enclosed site plans in Fort Lupton, Weld County, Colorado. Fulton Ditch bisects the property from the approximate northeast corner and runs diagonally toward the southwest corner of the site. The majority of the project site is generally undeveloped with existing oil and gas operations located south of the Fulton Ditch within the northeast quadrant of the site as depicted on the proposed *Vista Meadows sketch plan* included in the appendix of this report. An existing farmhouse with various outbuildings is located near the northwest portion of the site. A low lying area is situated near the northwest corner of the site and is currently being planned for as the site's detention pond area. Surface water drainage across the site is generally in the northwest direction with an approximate relief across the site on the order of 50 to 65 feet ($\pm$) from the southeast to the northwest.

An EEC field engineer was on-site during drilling to direct the drilling activities and evaluate the subsurface materials encountered. Field descriptions of the materials encountered were based on visual and tactual observation of disturbed samples and auger cuttings. The boring logs included with this report may contain modifications to the field logs based on results of laboratory testing and

engineering evaluation. Based on results of field and laboratory evaluation, subsurface conditions can be generalized as follows.

Vegetation and topsoil were encountered at the surface of the borings. The surficial layers were underlain by silty/clayey sand and/or sandy lean clay overburden subsoils. The silty/clayey sand and/or sandy lean clay soils were generally medium dense to dense/stiff to very stiff and exhibited low to high swell potential at current moisture and density conditions. The silty/clayey sand and/or sandy lean clay soils extended to the underlying bedrock formation at depths of approximately 4½ to 13 feet below site grades. Highly weathered/soft to hard siltstone/claystone bedrock was encountered below the silty/clayey sand, sandy lean clay and extended to the depths explored approximately 20 to 35 feet below the ground surface.

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

As part of our preliminary geotechnical engineering assessment, we prepared a bedrock contour map included in the Appendix of this report. The bedrock contour elevations were based on the ground surface elevations at each boring location, (estimated by linear interpolation of contours presented on the site-specific topography map), provided by the project's civil engineering consultant, and the approximate depth at which bedrock was encountered in the borings as identified herein. The bedrock contour map presented herein on approximate 5-foot intervals, trending to the northwest, is for illustration purposes only; variations may exist between boring locations across the site.

GROUNDWATER OBSERVATIONS

Observations were made while drilling and on January 27, 2022, within the installed piezometers, to detect the presence and level of groundwater. At the time of drilling and on January 27, 2022, groundwater was observed in the preliminary test borings at depths ranging from approximately 10 to 31½ feet below existing site grades. The measured depths to groundwater are recorded near the upper right-hand corner of each boring log included with this report. The groundwater measurements provided with this report are indicative of groundwater levels at the location and at the time the measurements were completed.

As part of our preliminary geotechnical engineering assessment, we prepared a groundwater contour map included in the Appendix of this report. The groundwater contour elevations were based on the estimated ground surface elevations at each boring location and the approximate depth at which groundwater was encountered in the borings while and approximately one month after drilling as identified herein. The groundwater contour map presented herein on approximate 5-foot intervals, trending to the northwest, is for illustration purposes only; variations may exist between boring locations across the site.

Perched and/or trapped water may be encountered in more permeable zones in the subgrade soils at times throughout the year. Perched water is commonly encountered in soils immediately overlying less permeable bedrock materials. Fluctuations in ground water levels and in the location and amount of perched water may occur over time depending on variations in hydrologic conditions, irrigation activities on surrounding properties and other conditions not apparent at the time of this report.

ANALYSIS AND RECOMMENDATIONS

Swell/Consolidation Test Results

Swell/consolidation testing is performed to evaluate the swell or collapse potential of soil or bedrock to assist in determining/evaluating foundation, floor slab and/or pavement design criteria. In the swell/consolidation test, relatively undisturbed samples obtained directly from the California barrel sampler are placed in a laboratory apparatus and inundated with water under a pre-established load. The swell-index is the resulting amount of swell or collapse under the initial loading condition expressed as a percent of the sample's initial thickness. After the inundation period, additional incremental loads are applied to evaluate swell pressure and/or consolidation.

For this assessment, we conducted seventeen (16) swell-consolidation tests on relatively undisturbed soil and bedrock samples obtained at various intervals/depths on the site. The swell index values for the in-situ soil samples analyzed revealed low swell characteristics and a slight tendency to consolidate/hydro-compact upon loading as indicated on the attached swell test summaries. The (+) test results indicate the soil materials swell potential characteristics while the (-) test results indicate the soils materials collapse/consolidation potential characteristics when inundated with water. Results of the laboratory swell tests are indicated in Table I below as well as on attached boring logs and the enclosed summary sheets.

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, PCF			
			Low End, %	High End, %	Low End, PCF	High End, PCF	Low End (+/-) %	High End, (+/-) %
3	150	Silty/Clayey Sand (SM/SC) Sandy Lean Clay (CL)	3	5.7	115.2	129.8	(+) 0.1	(+) 7.3
12	500	Clayey Sand/Sandy Lean Clay (SC/CL) or Bedrock	2.1	21.4	99.8	127.8	(-) 0.8	(+) 9.5
1	1000	Bedrock	21.2		106.2		(+) 3.3	

The Colorado Association of Geotechnical Engineers (CAGE) uses the following information to provide uniformity in terminology between geotechnical engineers to provide a relative correlation risk performance 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 samples of overburden subsoils and the underlying bedrock formation analyzed ranged from low to high risk.

General Considerations

General guidelines are provided below for the site subgrade preparation. However, it should be noted that compaction and moisture requirements vary between home builders and, consequently, between geotechnical engineering companies. If the development lots will be marketed to a target group of tract builders, fill placement criteria should be obtained from those builders and/or their

engineers prior to beginning earthwork activities on the site. Representatives from those entities should verify that the fill is being placed consistent with the home builders' guidelines.

The upper silty/clayey sand and/or sandy lean clay soils and the underlying bedrock formation exhibited low to high swell potential which would be of concern for support of building foundations, exterior flatwork, and pavements. If the near surface silty/clayey sand and/or sandy lean clay soils were to become wetted subsequent to construction of overlying improvements, heaving and/or differential heaving caused by soils/underlying bedrock could result in significant total and differential movement of foundations, pavements, exterior flatwork, and floor slabs. To reduce the risk of potential movement for building foundations, consideration could be given to the use of drilled pier foundations as well as a structural floor system as described in this report. Consideration could also be given to completing over excavation procedures below spread footing foundations, floor slabs, exterior flatwork, and pavements as described herein.

The presence of bedrock was identified in the soil borings extended within the proposed development area as previously discussed. The presence of bedrock throughout the site should be thoroughly evaluated prior to construction activities commencing. The bedrock contour diagram showing the approximate elevations of bedrock encountered across the site has been included with this report. It is likely that individual builders' geotechnical engineering representatives will require a minimum separation that should be maintained between the bottom of any potential footing foundations and/or floor slabs and bedrock. If the overburden soils or underlying bedrock were to become wetted subsequent to construction of overlying improvements, heaving, consolidation, and/or differential heaving caused by soils/underlying bedrock could result in significant total and differential movement of site improvements. Therefore, in areas where shallow bedrock was encountered, consideration could be given to the use of a straight shaft drilled pier foundation system and a structural floor slab system. Alternatively, with the acceptance of greater risk for movement, preliminary considerations and/or recommendations for an over-excavation and replacement concept to reduce the potential movement of foundations, floor slabs, and pavements, are included herein. Specific methods of reducing the potential for movement are to be determined by the individual/lot-specific builder.

Groundwater was encountered at shallow depths in some borings across the site. If lower-level construction or full-depth basements are being considered for the site, we would suggest that the lower-level subgrade(s) be placed a minimum of 3 feet above the maximum anticipated rise in

groundwater levels, or a combination exterior and interior perimeter drainage system(s) be installed in areas with shallow groundwater. Also, consideration could be given to 1) either designing and installing an area underdrain system to lower the groundwater levels, provided a gravity discharge point can be established. If a gravity outlet/system cannot be designed another consideration would be to design and install a mechanical sump pump system to discharge the collected groundwater within the underdrain system, or 2) elevate/raise the site grades to establish the minimum suggested 3-foot separation to the maximum anticipated rise in groundwater.

Site Preparation

All existing vegetation and/or topsoil should be removed from beneath site fills, roadways or building subgrade areas. Stripping depths should be expected to vary, depending, in part, on past agricultural activities. In addition, any soft/loose native soils or any existing fill materials without documentation of controlled fill placement should be removed from improvement and/or new fill areas.

Due to the low to high swell potential in some areas of the site overburden silty/clayey sand and/or sandy lean clay soils and claystone bedrock nearing the ground water table, and necessary separation between floor slabs and/or footings and bedrock we would expect mitigation procedures to prevent heaving caused by swelling soils. That mitigation would commonly include removal of dry and stiff or soft/compressible materials to a depth specified by the lot-specific geotechnical representative, and either replacing the moisture conditioned soils as moisture-controlled fill or replacing the over excavated zone with imported structural fill materials. Mitigation should be completed on an individual residence/roadway basis; however, care should be taken during overlot grading to avoid placing fill above the dry, dense soils which would require future removal and reworking.

After stripping and completing all cuts, any over excavation, and prior to placement of any fill, floor slabs or pavements, we recommend the exposed soils be scarified to a minimum depth of 9 inches, adjusted in moisture content and compacted to at least 95% of the material's maximum dry density as determined in accordance with ASTM Specification D698, the standard Proctor procedure. The moisture content of the scarified materials should be adjusted to be within a range of $\pm 2\%$ of standard Proctor optimum moisture at the time of compaction.

In general, fill materials required to develop the building areas or site pavement subgrades should consist of approved, low-volume change materials which are free from organic matter and debris. Approved imported structural fill or, with the understanding of greater potential for movement, the site silty/clayey sand and/or sandy lean clay soils could be used as fill in these areas. If granular imported structural fill is used, it should be similar to CDOT Class 5, 6 or 7 base course material with sufficient fines to prevent ponding of water in the fill. The claystone bedrock should not be used for fill in site improvement areas. We recommend the fill soils be placed in loose lifts not to exceed 9 inches thick, adjusted in moisture content and compacted to at least 95% of the material's maximum dry density as determined in accordance with the standard Proctor procedure. The moisture content of predominately clay soils should be adjusted to be within the range of $\pm 2\%$ of optimum moisture content at the time of placement. Granular soil should be adjusted to a workable moisture content.

Specific explorations should be completed for each building/individual lot to develop recommendations specific to the proposed structure and owner/builder and for specific pavement sections. A greater or lesser degree of compaction could be specified for specific individual structures along with alternative moisture requirements. The preliminary recommendations provided in this report are, by necessity, general in nature and would be superseded by site specific explorations/recommendations.

Care should be taken after preparation of the subgrades to avoid disturbing the subgrade materials. Positive drainage should be developed away from structures and across and away from pavement edges to avoid wetting of subgrade materials. Subgrade materials allowed to become wetted subsequent to construction of the residences and/or pavements can result in unacceptable performance of those improvements.

Foundation Systems – General Considerations

The cohesive subsoils and underlying bedrock will require attention in the design and construction to reduce the amount of movement/differential movement in various areas due to the in-situ swelling characteristics, near the groundwater table, and relatively shallow depth to bedrock. The following foundation systems were evaluated for use on the site; however final subsurface explorations should be performed after building footprint and elevations have been better defined and actual design loads determined:

- Straight shaft drilled piers bearing into the underlying bedrock formation. In areas with shallow claystone bedrock or moderate to very high swelling conditions exist consideration could also be given to the use of a structural floor slab in conjunction with a drilled pier/caisson foundation system or providing a zone of engineered/replaced fill material below floor slabs.
- Spread Footing foundations with possible over excavation to reduce potential for movement. If spread footings are chosen, over excavation and replacement of the silty/clayey sand and/or sandy lean clay soils should be considered below the bottom of the footings in areas with moderate to highly expansive soils. Additional recommendations regarding separation to bedrock may vary depending upon potential builder's independent hired geotechnical engineering consultants. If greater potential for movement cannot be tolerated, drilled pier foundations should be used.

Other alternative foundation systems could be considered, and we would be pleased to provide additional alternatives upon request.

Preliminary Drilled Piers/Caissons Foundation Recommendations

Based on the subsurface conditions and relatively shallow depth to bedrock across a majority of the site, as well as the anticipated foundation loads, we believe site structures could be supported on a grade beam and straight shaft drilled pier/caisson foundation system extending into the underlying bedrock formation.

For axial compression loads, we estimate a design maximum end-bearing pressure in the range of 15,000 pounds per square foot (psf) to 30,000 psf, along with an estimated skin-friction in the range of 1,500 psf to 3,000 psf for the portion of the pier extended into the underlying firm and/or harder bedrock formation. Specific explorations should be made for each building and/or individual residential lot to determine actual design end-bearing and skin friction values. Additional recommendations for the design of straight shaft piers can be made at the time the lot-specific subsurface explorations.

Drilling caissons to design depth should be possible with conventional heavy-duty single flight power augers equipped with rock teeth on the majority of the site. However, areas of well-cemented sandstone bedrock lenses may be encountered throughout the site at various depths where specialized drilling equipment and/or rock excavating equipment may be required. Excavation penetrating the well-cemented sandstone/siltstone/claystone bedrock may require the use of specialized heavy-duty equipment, together with rock augers and/or core barrels. Consideration should be given to obtaining a unit price for difficult caisson excavation in the contract documents for the project. Due to the shallow depth of groundwater in some borings, we expect temporary casings will be required to maintain open boreholes.

Preliminary Spread Footing Foundation Recommendations

An alternative foundation system to consider, should the drilled pier option not be selected, with the understanding of greater potential for movement, could be a spread footing foundation system with ground modifications to reduce the potential for post-construction movement. We expect varying depths of over excavation and replacement below the footings to reduce the potential for movement. Over excavation depths should be expected to vary across the site, based on builder/owner requirements and lot-specific conditions and could be expected to be in the range of anywhere from 2 to 8 feet (+/-) below footings. Certain residential home builders may also have a specified separation from bottom of footings to the underlying bedrock formation.

After completing a site-specific/lot-specific geotechnical exploration study, a thorough “open-hole/foundation excavation” observation should be performed prior to foundation formwork placement to determine the extent of any over excavation and replacement or other ground modification procedure. Deeper over excavation depths may be necessary depending upon the observed subsoils at the time of the foundation excavation observation. In general, the over excavation area would extend 8 inches laterally beyond the building perimeter for every 12 inches of over excavation depth. Backfill materials should be placed and compacted as described in the section *Site Preparation*.

We expect footing foundations could be supported on moisture conditioned and compacted controlled engineered fill material consisting of the native silty/clayey sand and/or sandy lean clay or imported structural fill material. If the silty/clayey sand and/or sandy lean clay material is re-worked to be used as controlled fill material, the moisture content should be adjusted to slightly wet of

optimum to reduce swell potential. Higher risk of movement should be expected with the use of the site silty/clayey sand and/or sandy lean clay as engineered fill material. If that risk cannot be accepted, we recommend that imported structural fill materials be used.

For design of footing foundations bearing on ground modified native subsoils, properly placed and compacted engineered fill materials or imported structural fill material as outlined above, maximum net allowable total load soil bearing pressures on the order of 1,500 psf to 3,000 psf could be considered depending upon the specific subgrade material used. Footing foundations should maintain separation above bedrock as required by the lot specific geotechnical engineering consultants as indicated earlier. The net bearing pressure refers to the pressure at foundation bearing level in excess of the minimum surrounding overburden pressure. Total load would include full dead and live loads.

Exterior foundations and foundations in unheated areas are typically located at least 30 inches below adjacent exterior grade to provide frost protection. Formed continuous footings would have minimum widths of 12 to 16 inches and isolated column foundations would have a minimum width of 24 to 30 inches. Additional footing design recommendations can be provided at the time of lot-specific subsurface explorations.

Care should be taken to avoid placement of structures on dissimilar fill materials to avoid differential settlement. If the silty/clayey sand and/or sandy lean clay soils are used as reconditioned engineered fill materials, steps should be taken to maintain moisture content at slightly above optimum. If these materials are allowed to dry and become wetted, swelling should be expected. Care should be taken on the site to fully document the horizontal and vertical extent of fill placement on the site, including benching the fill into native slopes.

Preliminary Basement Design and Construction

Groundwater was encountered across the site within some of the preliminary soil borings on the south side of the site at approximate depths of 10 to 31½ feet below existing site grades. If lower-level construction for either garden-level or full-depth basements is being considered for the site, we would suggest that the lower-level subgrade(s) be placed a minimum of 3 feet above maximum anticipated rise in groundwater levels, or a combination exterior and interior perimeter drainage system(s) be installed in areas with shallow groundwater.

For each individual building with a garden level or full-depth basement located less than 3 feet above maximum groundwater levels, the dewatering system should, at a minimum, include an under-slab gravel drainage layer sloped to an interior perimeter drainage system. Considerations for the preliminary design of the combination exterior and interior perimeter drainage system are as follows:

The under-slab drainage system should consist of a properly sized perforated pipe, embedded in free-draining gravel, placed in a trench at least 12 inches in width. The trench should be inset from the interior edge of the nearest foundation a minimum of 12 inches. In addition, the trench should be located such that an imaginary line extending downward at a 45-degree angle from the foundation does not intersect the nearest edge of the trench. Gravel should extend a minimum of 3 inches beneath the bottom of the pipe. The underslab drainage system should be sloped at a minimum 1/8 inch per foot to a suitable outlet, such as a sump and pump system.

The underslab drainage layer should consist of a minimum 6-inch thickness of free-draining gravel meeting the specifications of ASTM C33, Size No. 57 or 67 or equivalent. Cross-connecting drainage pipes should be provided beneath the slab at minimum 15-foot intervals and should discharge to the perimeter drainage system.

Sizing of drainage pipe will be dependent upon groundwater flow into the dewatering system. Groundwater flow rates will fluctuate with permeability of the soils to be dewatered and the depth to which groundwater may rise in the future. Pump tests to determine groundwater flow rates are recommended in order to properly design the system. For preliminary design purposes, the drainage pipe, sump and pump system should be sized for a projected flow of 0.5×10^{-3} cubic feet per second (cfs) per lineal foot of drainage pipe. Additional recommendations can be provided upon request and should be presented in final subsurface exploration reports for each residential lot.

The exterior drainage system should be constructed around the exterior perimeter of the lower level/below grade foundation system and sloped at a minimum 1/8 inch per foot to a suitable outlet, such as a sump and pump system.

The exterior drainage system should consist of a properly sized perforated pipe, embedded in free-draining gravel, placed in a trench at least 12 inches in width. Gravel should extend a minimum of 3 inches beneath the bottom of the pipe, and at least 2 feet above the bottom of the foundation wall. The system should be underlain with a polyethylene moisture barrier, sealed to the foundation walls, and extended at least to the edge of the backfill zone. The gravel should be covered with drainage fabric prior to placement of foundation backfill.

Preliminary Floor Slab/Exterior Flatwork Subgrades

If structural floor slabs in conjunction with the drilled pier/caisson foundations are not planned, and with the understanding of greater potential movement, an alternative approach to consider would be to over excavate and place and compact fill material below floor slabs. The over excavation depths should be expected to vary between buildings and should be determined through lot specific subsurface explorations.

Preparation of the initial zone at the bottom of the excavation as well as fill procedures or preparation of the natural undisturbed subgrades (if structural floor slabs are planned), should be completed as described in the section *Site Preparation*. If the subgrades become dry and desiccated prior to floor slab construction, it may be necessary to rework the subgrades prior to floor slab placement.

Lateral Earth Pressures

Any site retaining walls or similarly related structural elements that would be subjected to unbalanced lateral earth pressures would also be subjected to lateral soil forces. 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, including the grade beam walls for the loading docks. Free standing wing walls could be designed for active pressures assuming rotation of the walls is allowed. 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 essentially granular materials or low volume change cohesive soils. For the 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 Parameters for Lateral Earth Pressures

Soil Type	Lean Clay with Sand	Granular Structural Fill
Wet Unit Weight	115	135
Saturated Unit Weight	135	145
Friction Angle, ϕ (assumed)	25°	35°
Active Pressure Coefficient	0.40	0.27
At-rest Pressure Coefficient	0.58	0.42
Passive Pressure Coefficient	2.46	3.69

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. The outlined values assume wall backfill consists of non-expansive material extending a minimum distance of 4 feet laterally away from all walls.

Care should be taken to develop appropriate drainage systems behind below grade walls to reduce potential for hydrostatic loads developing on the walls and infiltration of water into below grade areas. 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.

Preliminary Pavement Subgrades

Based on the current subsurface conditions, we believe pavements could be placed directly on properly prepared native subsoils and/or structural fill material. Pavement subgrades should be prepared as described in the section site preparation.

After completion of the pavement subgrades, care should be taken to prevent disturbance of those materials prior to placement of the overlying pavements. Soils which are disturbed by construction

activities should be reworked in-place or, if necessary, removed and replaced prior to placement of overlying fill or pavements.

Depending on final site grading and/or weather conditions at the time of pavement construction, stabilization of a portion of the site pavement subgrades may be required to develop suitable pavement subgrades. The site clayey soils could be subject to instability at higher moisture contents. Stabilization could also be considered as part of the pavement design, although prior to finalizing those sections, a stabilization mix design would be required.

Preliminary Site Pavements

Pavement sections are based on traffic volumes and subgrade strength characteristics. An assumed R-Value of 10 was used for the preliminary pavement design. Suggested preliminary pavement sections for the local residential and minor collector roadways are provided below in Table IV. Thicker pavement sections may be required for roadways classified as major collectors. A final pavement design thickness evaluation will be determined when a pavement design exploration is completed (after subgrades are developed to ± 6 inches of design and wet utilities installed in the roadways). The projected traffic may vary from the traffic assumed from the roadway classification based on a site-specific traffic study.

TABLE IV – PRELIMINARY MINIMUM PAVEMENT THICKNESS SECTIONS

	Local Residential Roadways	Minor Collectors Roadways
EDLA – assume local residential roadways	10	25
Reliability	80%	80%
Resilient Modulus (based on an R-Value of 10)	3562	3562
PSI Loss – (Initial 4.5, Terminal 2.0 and 2.5 respectively)	2.5	2.2
Design Structure Number	2.67	3.11
Composite Section without Fly Ash – Alternative A		
Hot Mix Asphalt (HMA) Grading S (75) PG 58-28	4"	5"
Aggregate Base Course ABC – CDOT Class 5 or 6	9"	9"
Design Structure Number	(2.75)	(3.19)
Composite Section with Fly Ash – Alternative B		
Hot Mix Asphalt (HMA) Grading S (75) PG 58-28	4"	4"
Aggregate Base Course ABC – CDOT Class 5 or 6	6 "	7"
Fly Ash Treated Subgrade	12"	12"
Design Structure Number	(2.92)	(3.04)
PCC (Non-reinforced) – placed on an approved subgrade	6"	6½"

Asphalt surfacing should consist of grading S-75 or SX-75 hot bituminous pavement with PG 64-22 or PG 58-28 binder in accordance with Weld County requirements. Aggregate base should be consistent with CDOT requirements for Class 5 or Class 6 aggregate base.

As previously mentioned, a final subgrade investigation and pavement design should be performed in general accordance with the Weld County Pavement Design Criteria prior to placement of any pavement sections, to determine the required pavement section after design configurations, roadway utilities have been installed and roadway have been prepared to “rough” subgrade elevations have been completed.

Underground Utility Systems

All piping should be adequately bedded for proper load distribution. It is suggested that clean, graded gravel compacted to 70 percent of Relative Density ASTM D4253 be used as bedding. Utility trenches should be excavated on safe and stable slopes in accordance with OSHA regulations as further discussed herein. Backfill should consist of the on-site soils or approved imported materials. The pipe backfill should be compacted to a minimum of 95 percent of Standard Proctor Density ASTM D698.

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	Soluble Sulfate Content %
B-6 S-4 14'	Silty Sand (SM)	0.29
B-12 S-1 2'	Clayey-Silty Sand (SC-SM)	0.01
B-14 S-3 9'	Silty Sand (SM)	0.03

Based on the results as presented above, ACI 318, Section 4.2 indicates the site silty/clayey sand and/or sandy lean clay soils and underlying bedrock have a low to severe risk of sulfate attack on

Portland cement concrete, therefore, ACI Class S2 requirements should be followed for concrete placed in the overburden soils and underlying bedrock. Foundation concrete should be designed in accordance with the provisions of the ACI Design Manual, Section 318, Chapter 4.

Other Considerations and Recommendations

Although evidence of fills or underground facilities such as septic tanks, cesspools, and basements was not observed during the site reconnaissance, such features could be encountered during construction. If unexpected fills or underground facilities are encountered, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction. Excavations into the silty/clayey sand and/or sandy lean clay soils and bedrock can be expected to stand on relatively steep temporary slopes during construction. 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. Site specific explorations will be necessary for the proposed site buildings.

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

This report has been prepared for the exclusive use of C3 Construction Management 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 modified or verified in writing by the geotechnical engineer.

DRILLING AND EXPLORATION

DRILLING & SAMPLING SYMBOLS:

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

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

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

WATER LEVEL MEASUREMENT SYMBOLS:

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

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

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

DESCRIPTIVE SOIL CLASSIFICATION

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

CONSISTENCY OF FINE-GRAINED SOILS

Unconfined Compressive
 Strength, Qu, psf

Consistency

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

RELATIVE DENSITY OF COARSE-GRAINED SOILS:

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

PHYSICAL PROPERTIES OF BEDROCK

DEGREE OF WEATHERING:

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

HARDNESS AND DEGREE OF CEMENTATION:

Limestone and Dolomite:

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

Shale, Siltstone and Claystone:

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

Sandstone and Conglomerate:

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



UNIFIED SOIL CLASSIFICATION SYSTEM

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

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

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

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

GW-GM well graded gravel with silt

GW-GC well-graded gravel with clay

GP-GM poorly-graded gravel with silt

GP-GC poorly-graded gravel with clay

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

SW-SM well-graded sand with silt

SW-SC well-graded sand with clay

SP-SM poorly graded sand with silt

SP-SC poorly graded sand with clay

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

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

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

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

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

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

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

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

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

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

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

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

^Q PI plots below "A" line.

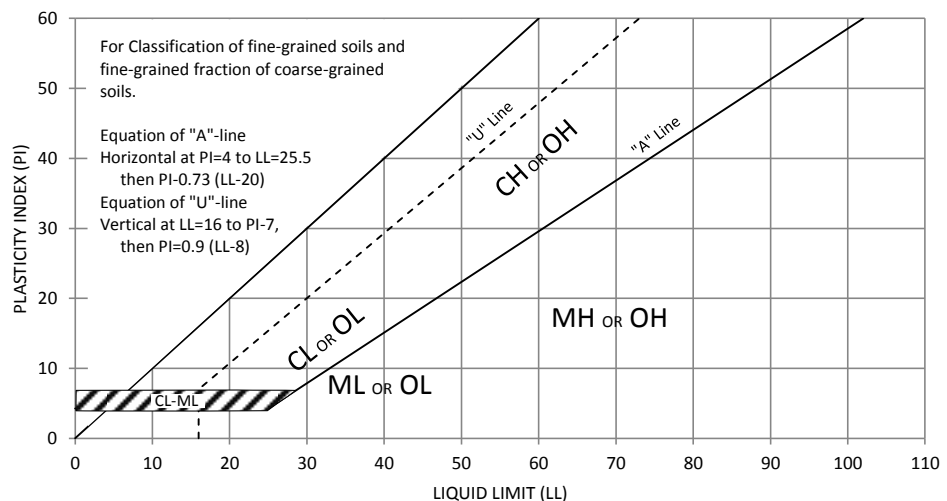




PHOTO # 1



PHOTO # 2

FITZSIMMONS PROPERTY
FORT LUPTON, COLORADO
EEC PROJECT No. 1212117
DECEMBER 2021



Vista Meadows PUD Sketch Plat

Fort Lupton, Colorado

Project No. LUP2022-xxxx

Plan No. SPL2022-xxxxx

VISTA
MEADOWS

SKETCH PLAT

FORT LUPTON, COLORADO

PREPARED FOR

OSBORNE DEVELOPMENT LLC.

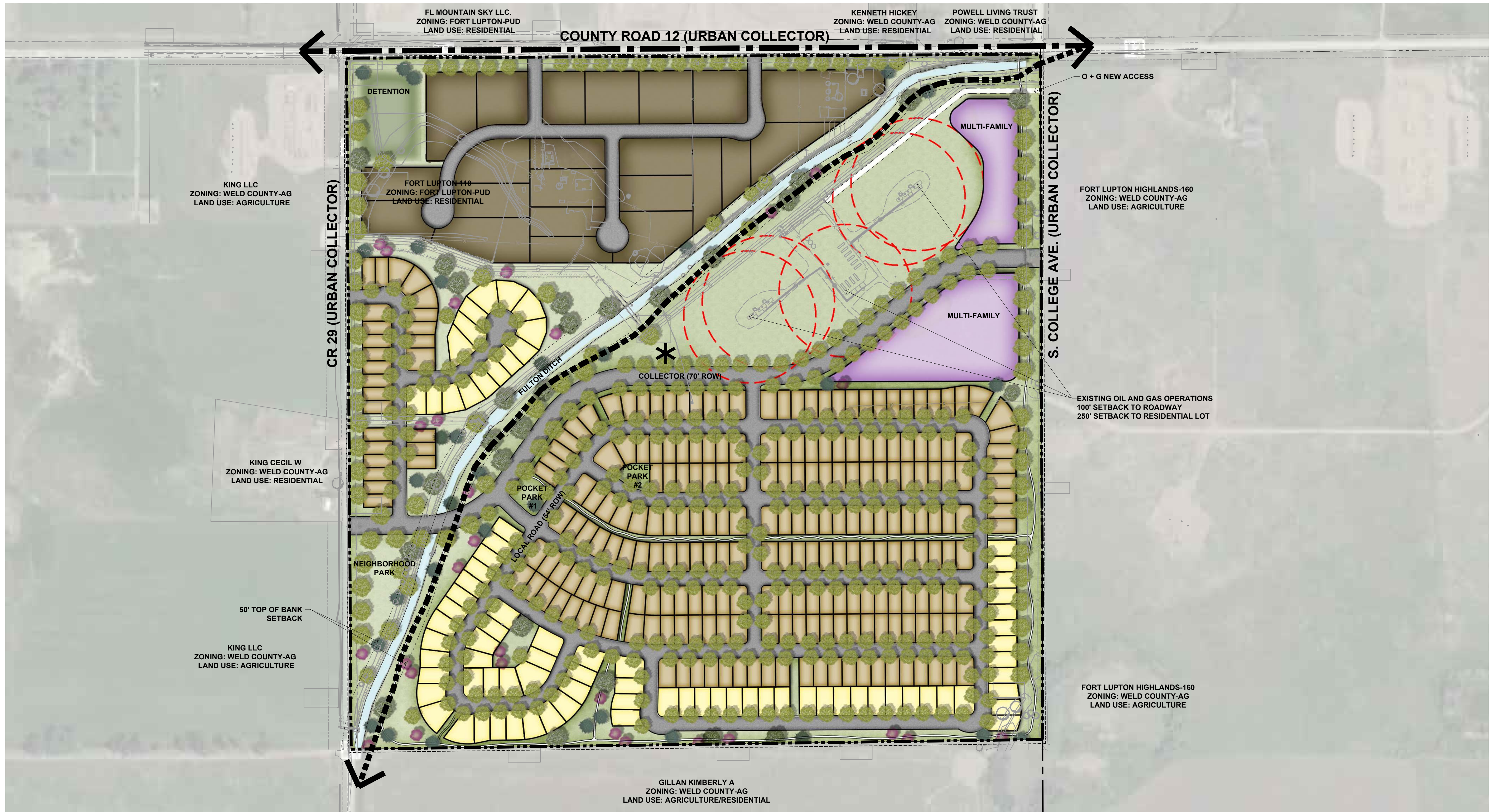
515 JERRY STREET
CASTLE ROCK, CO 80104

January 13, 2022

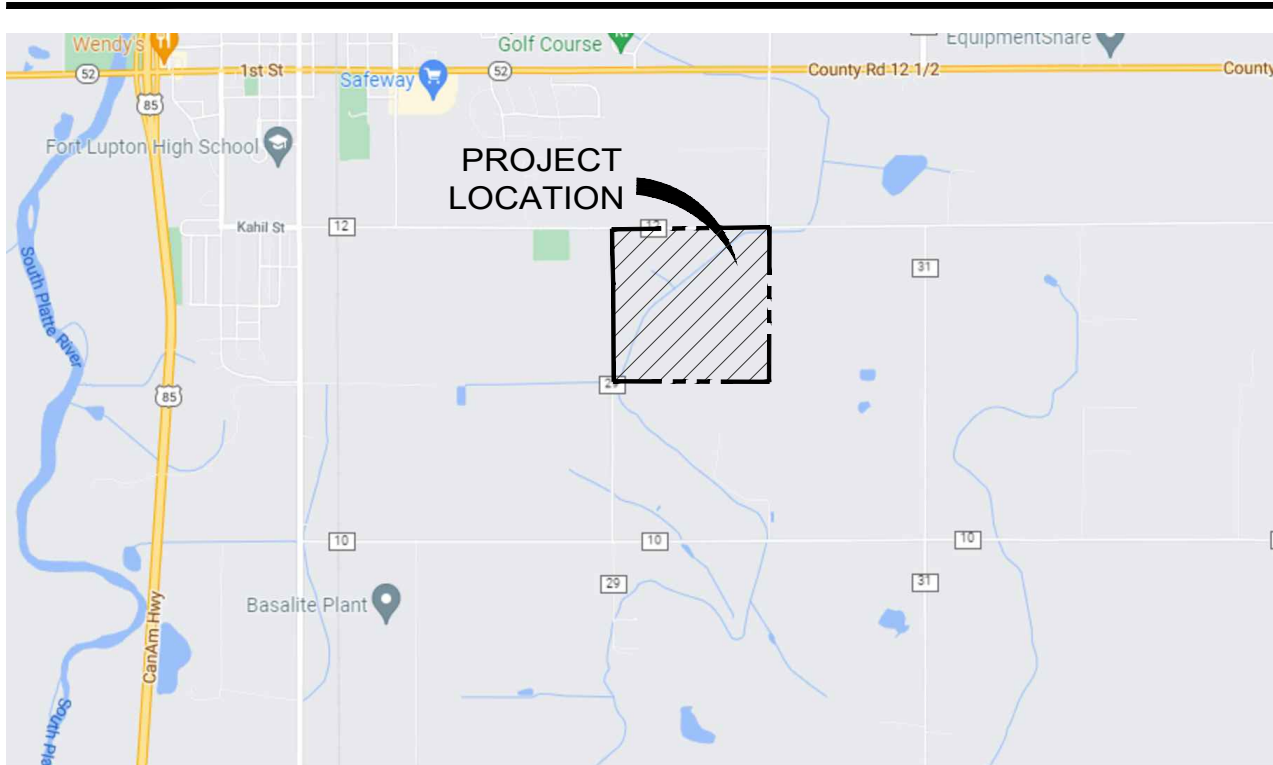
Sketch Plan

Sheet Number: 1

Of: 3



Vicinity Map:

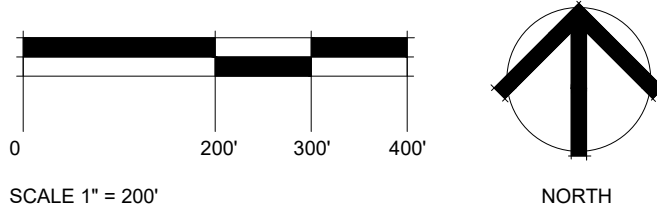


Land Use Statistics:

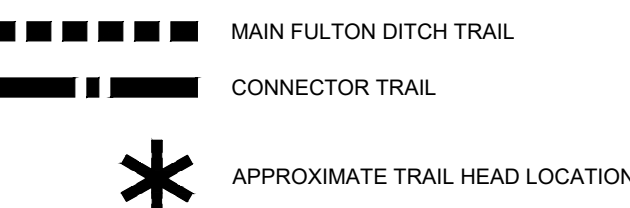
USE	TYPE	ACREAGE	TOTAL UNITS	LOT SIZE (SF) (MINIMUM)	PERCENT TOTAL
SINGLE FAMILY DETACHED	50' X 110'	36.23	251	5,000	24.15%
SINGLE FAMILY DETACHED	60' X 110'	13.90	82	6,000	9.29%
SINGLE FAMILY DETACHED	ESTATE	20.24	22	-	13.50%
MULTI-FAMILY	DUPLEX	6.50	45	2,500	4.30%
ROADWAYS	-	24.88	-	-	16.59%
NEIGHBORHOOD PARK	-	2.20	-	-	0.23%
OPEN SPACE	-	47.91	-	-	31.94%
TRAILS	-	0.00	-	-	0.00%
TOTAL		150.00	400	-	100.00%

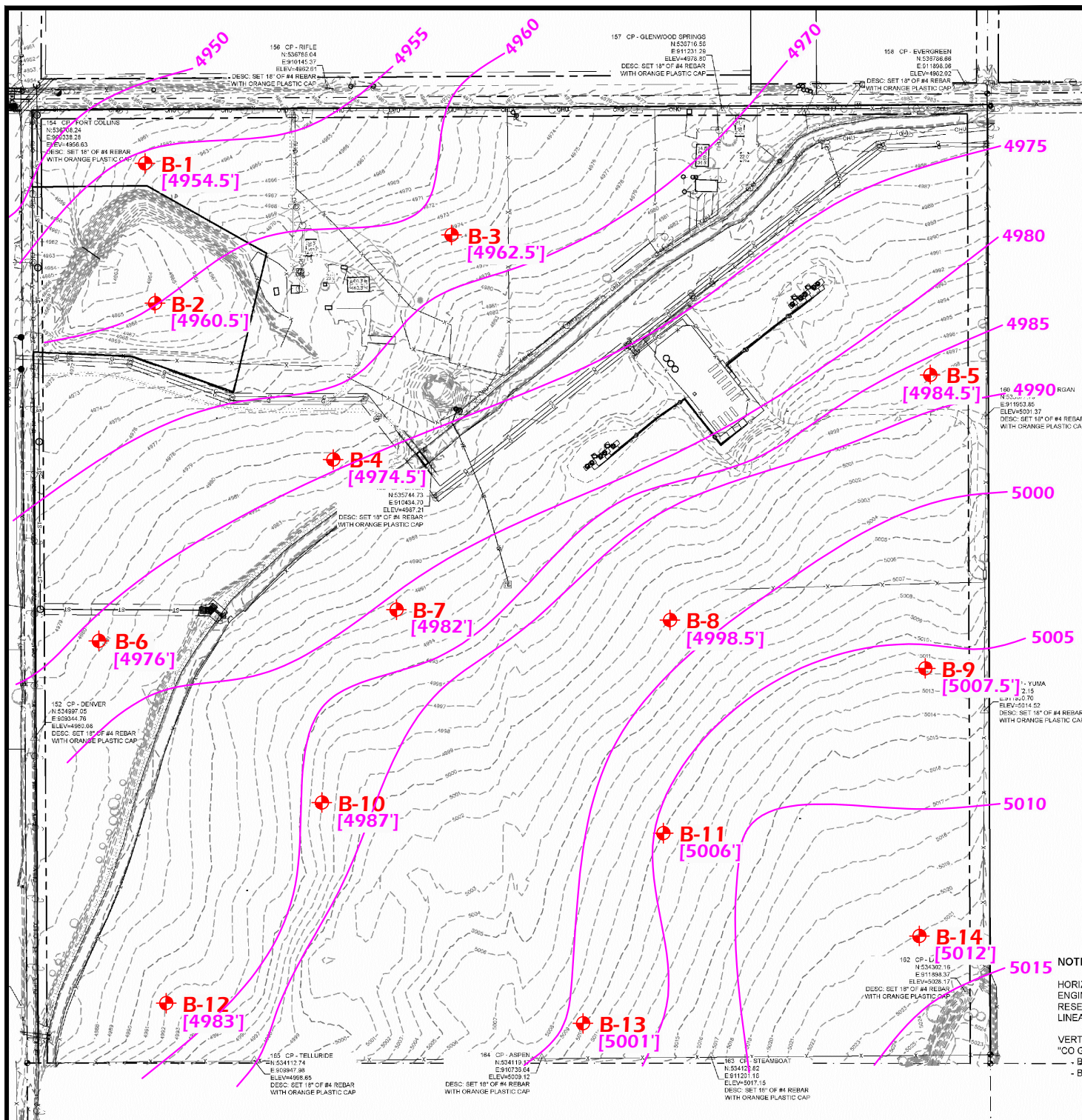
Bulk Setbacks:

SETBACK TYPE	DISTANCE
FRONT	15' TO HOUSE, 20' TO GARAGE
REAR	15'
SIDE	5'
SIDE (CORNER LOT)	15'



LEGEND:





Legend

◆ Approximate Boring Locations

[4983] Approximate Bedrock Elevations

~ Approximate Bedrock Contours

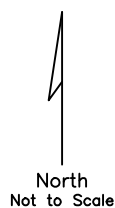


Figure 2: Bedrock Contour Diagram
Fitzsimmons Property
Fort Lupton, Colorado
EEC Project #: 1212117 Date: January 2022

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY

FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-1					DATE: JANUARY 2022				
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH				
FOREMAN: DG		START DATE		12/8/2021		WHILE DRILLING		None			
AUGER TYPE: 4" CFA		FINISH DATE		12/8/2021							
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		4962.5							
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL	
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF
SPARSE VEGETATION / WEED GROWTH <u>SANDY LEAN CLAY (CL) / CLAYEY SAND (SC)</u> brown / gray / rust very stiff		--									
		1									
		--									
		2									
		--									
		3	31	9000+	5.9	12.3	22	6	55.6		
		--									
		4									
		--									
		5	47	9000+	7.5						
*with trace gravel		6									
		--									
		7									
		--									
		8									
		--									
		9									
		--									
		10	25	9000+	15.9	114.9	66	47	89.2	8000 PSF	9.5%
		<u>SILTSTONE / CLAYSTONE BEDROCK</u> gray / rust highly weathered, soft to moderately hard		--							
11											
--											
12											
--											
13											
--											
14											
--											
15	27			9000+	19.7						
		16									
		--									
		17									
		--									
		18									
		--									
		19									
		--									
		20	45	9000+	16.5	123.2					
				21							
--											
22											
--											
23											
--											
24											
--											
25	50/10"			5000	15						
				--							
		26									
		--									
		27									
		--									
		28									
		--									
		29									
		--									
		30									

*intermittent cemented SANDSTONE lens

Continued on Sheet 2 of 2

*intermittent cemented SANDSTONE lens

Continued on Sheet 2 of 2

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY

FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-1 SHEET 2 OF 2					DATE: JANUARY 2022					
RIG TYPE: CME55							WATER DEPTH					
FOREMAN: DG		START DATE		12/8/2021		WHILE DRILLING		None				
AUGER TYPE: 4" CFA		FINISH DATE		12/8/2021								
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		4962.5								
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL		
		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF	
Continued from Sheet 1 of 2 <u>SILTSTONE / CLAYSTONE</u> gray / rust moderately hard to hard		26										
		—										
		27										
		—										
		28										
		—										
		29										
		—										
		30										
		CS	30	31	9000+	16.6	120.1					
BOTTOM OF BORING DEPTH 30.0'		—										
		31										
		—										
		32										
		—										
		33										
		—										
		34										
		—										
		35										
		—										
		36										
		—										
		37										
		—										
		38										
		—										
		39										
		—										
		40										
		—										
		41										
		—										
		42										
		—										
43												
—												
44												
—												
45												
—												
46												
—												
47												
—												
48												
—												
49												
—												
50												

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY
FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-2 SHEET 1 OF 1					DATE: JANUARY 2022				
RIG TYPE: CME55							WATER DEPTH				
FOREMAN: DG		START DATE		12/8/2021		WHILE DRILLING			None		
AUGER TYPE: 4" CFA		FINISH DATE		12/8/2021		1/27/2022			12'9"		
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		4965							
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL	
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF
SPARSE VEGETATION / WEED GROWTH		1									
		2									
		3									
		4									
		5									
<u>SANDY LEAN CLAY (CL) / CLAYEY SAND (SC)</u> brown / gray / rust very stiff		6									
		7									
		8									
		9									
		10									
		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
<u>SILTSTONE / CLAYSTONE BEDROCK</u> gray / rust highly weathered, soft to moderately hard		21									
		22									
		23									
		24									
		25									
		26									
		27									
		28									
		29									
		30									
BOTTOM OF BORING DEPTH 25.0'		31									

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY

FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-3					DATE: JANUARY 2022				
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH				
FOREMAN: DG		START DATE		12/8/2021		WHILE DRILLING		12'			
AUGER TYPE: 4" CFA		FINISH DATE		12/8/2021		1/27/2022		10'			
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		4974.5							
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL	
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF
SPARSE VEGETATION / WEED GROWTH <u>SILTY SAND (SM)</u> brown / gray / rust loose to medium dense		--									
		1									
		--									
		2									
		--									
		3									
		--									
		4									
		--									
		5	7	1000	4.1	9.9	22	4	26.3	<500 PSF	None
CS	--										
	6										
	--										
	7										
	--										
	8										
	--										
	9										
	--										
	10	13	6500	19							
SS	--										
	11										
	--										
	12										
	--										
	13										
	--										
	14										
	--										
	15	50/9"		28							
CS	--										
	16										
	--										
	17										
	--										
	18										
	--										
	19										
	--										
	20	32	2000	22							
SS	--										
	21										
	--										
	22										
	--										
	23										
BOTTOM OF BORING DEPTH 20.5'	--										
	24										
	--										
	25										
	--										

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY

FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-4					DATE: JANUARY 2022				
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH				
FOREMAN: DG		START DATE		12/8/2021		WHILE DRILLING		None			
AUGER TYPE: 4" CFA		FINISH DATE		12/8/2021							
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		4980.5							
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL	
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF
SPARSE VEGETATION / WEED GROWTH <u>SANDY LEAN CLAY (CL) / CLAYEY SAND (SC)</u> brown / gray / rust very stiff		1									
		2									
		3	29	9000+	4.6	125.6					
		4									
		5	27	9000+	9.4						
		6									
<u>SILTSTONE / CLAYSTONE BEDROCK</u> gray / rust highly weathered, soft to moderately hard		7									
		8									
		9									
		10	40	9000+	11.9	126.3	39	27	84	3000 PSF	2.1%
		11									
		12									
		13									
		14									
		15	26	9000+	19.1						
		16									
		17									
		18									
		19									
		20	50/9"	9000+	13.3	125.5					
BOTTOM OF BORING DEPTH 20.0'		21									
		22									
		23									
		24									
		25									

FORT LUPTON, WELD COUNTY, COLORADO

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY
FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-6					DATE: JANUARY 2022				
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH				
FOREMAN: DG		START DATE		1/5/2022		WHILE DRILLING			None		
AUGER TYPE: 4" CFA		FINISH DATE		1/5/2022							
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		4981							
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL	
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF
SPARSE VEGETATION / WEED GROWTH		--									
		1									
		--									
		2									
		--									
CS		3	17	4000	2.8	104.0					
		--									
		4									
		--									
		5	18		2.9						
SS		--									
		6									
		--									
		7									
		--									
		8									
		--									
		9									
		--									
		10	32	9000+	18	89.6	79	64	95.5		
CS		--									
		11									
		--									
		12									
		--									
		13									
		--									
		14									
		--									
		15	water soluble sulfates = 0.29%								
SS		16	41	9000+	17.9						
		--									
		17									
		--									
		18									
		--									
		19									
		--									
		20	50/10"	9000+	13.2						
		--									
		21									
		--									
		22									
		--									
		23									
		--									
		24									
		--									
		25	50	9000+	13.4						
		--									
*intermittent cemented SANDSTONE lens		SS									
BOTTOM OF BORING DEPTH 25.0'											

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY
FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-7					DATE: JANUARY 2022				
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH				
FOREMAN: DG		START DATE		1/5/2022		WHILE DRILLING		None			
AUGER TYPE: 4" CFA		FINISH DATE		1/5/2022							
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		4992							
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL	
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF
SPARSE VEGETATION / WEED GROWTH <u>SILTY SAND (SM)</u> brown / gray / rust medium dense to dense		--									
		1									
		--									
		2									
		SS	--								
		3	13	500	2.6						
		--									
		4									
		CS	--								% @ 500 PSF
		5	15	8500	2.5	83.9	NL	NP	14.7	None	None
<u>SILTSTONE / CLAYSTONE BEDROCK</u> gray / rust highly weathered, soft to moderately hard		--									
		6									
		--									
		7									
		--									
		8									
		--									
		9									
		SS	--								
		10	24	9000+	21.7						
		--									
		11									
		--									
		12									
		--									
13											
--											
14											
SS	--										
15	25	8500	20.9								
--											
16											
--											
17											
--											
18											
--											
19											
CS	--										
20	23	9000+	25.7								
--											
21											
--											
22											
--											
23											
--											
24											
SS	--										
25	42	9000+	18.1								
BOTTOM OF BORING DEPTH 25.0'		--									

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY

FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-8					DATE: JANUARY 2022				
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH				
FOREMAN: DG		START DATE		1/11/2022		WHILE DRILLING		18'6"			
AUGER TYPE: 4" CFA		FINISH DATE		1/11/2022							
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		5003							
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL	
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF
SPARSE VEGETATION / WEED GROWTH		1									
<u>SANDY LEAN CLAY (CL) / CLAYEY SAND (SC)</u>		2									
brown / gray / rust		3									
very stiff		4									
		5									%@ 500 PSF
		5	22	9000+	9.4	114.1				2000 PSF	1.3%
<u>SILTSTONE / CLAYSTONE BEDROCK</u>		6									
gray / rust		7									
highly weathered, soft to moderately hard		8									
		9									
		10									
		10	39	9000+	20.9						
		11									
		12									
		13									
		14									
		15									
		15	50/10"	1500	14.1	52.5					
		16									
		17									
		18									
		19									
		20									
		20	45	1500	20.3						
		21									
		22									
		23									
		24									
		25									
		25	35	9000+	19	111.3					

Continued on Sheet 2 of 2

Continued on Sheet 2 of 2

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY

FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-8					DATE: JANUARY 2022						
RIG TYPE: CME55		SHEET 2 OF 2					WATER DEPTH						
FOREMAN: DG		START DATE		1/11/2022		WHILE DRILLING			18'6"				
AUGER TYPE: 4" CFA		FINISH DATE		1/11/2022									
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		5003									
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL			
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF		
Continued from Sheet 1 of 2 <u>SILTSTONE / CLAYSTONE</u> gray / rust moderately hard to hard		26											
		--											
		27											
		--											
		28											
		--											
		29											
		--											
		CS	30	50/10"	9000+	13.8							
		--											
		31											
		--											
		32											
		--											
		33											
		--											
		34											
		--											
		CS	35	50/8"	9000+	18.5	113.1						
		--											
BOTTOM OF BORING DEPTH 35.0'		36											
		--											
		37											
		--											
		38											
		--											
		39											
		--											
		40											
		--											
		41											
		--											
		42											
		--											
		43											
--													
44													
--													
45													
--													
46													
--													
47													
--													
48													
--													
49													
--													
50													

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY

FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-9					DATE: JANUARY 2022				
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH				
FOREMAN: DG		START DATE		1/11/2022		WHILE DRILLING		22.5'			
AUGER TYPE: 4" CFA		FINISH DATE		1/11/2022							
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		5012							
SOIL DESCRIPTION		D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL	
							LL	PI		PRESSURE	% @ LOAD, PSF
SPARSE VEGETATION / WEED GROWTH		1									
<u>SANDY LEAN CLAY (CL) / CLAYEY SAND (SC)</u>		2									
brown / gray / rust		3									
very stiff		4									
											% @500 PSF
		5	28	9000+	11.9	123.9				7000	4.4%
<u>SILTSTONE / CLAYSTONE BEDROCK</u>		6									
gray / rust		7									
highly weathered, soft to moderately hard		8									
		9									
		10	50/11"	3000	20.4						
		11									
		12									
		13									
		14									
		15	50/10"	3500	19.4	108.6					
*interbedded SANDSTONE lenses		16									
		17									
		18									
		19									
		20	50/7"			17.2					
BOTTOM OF BORING DEPTH 20.0'		21									
		22									
		23									
		24									
		25									

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY

FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-10 SHEET 1 OF 1					DATE: JANUARY 2022				
RIG TYPE: CME55							WATER DEPTH				
FOREMAN: DG		START DATE		1/5/2022		WHILE DRILLING		None			
AUGER TYPE: 4" CFA		FINISH DATE		1/5/2022							
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		4997							
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL	
		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF
SPARSE VEGETATION / WEED GROWTH <u>SANDY LEAN CLAY (CL) / CLAYEY SAND (SC)</u> brown / gray / rust very stiff		1									
		2									
		3	19	500	2.7	113.1					
		4									
		5	16		2.2						
		6									
		7									
		8									
		9									
		10	31	9000+	21.1	94.7				4000	4.5%
<u>SILTSTONE / CLAYSTONE BEDROCK</u> gray / rust highly weathered, soft to moderately hard		11									
		12									
		13									
		14									
		15	37	9000+	21.0						
		16									
		17									
		18									
		19									
		20									
BOTTOM OF BORING DEPTH 20.0'		21									
		22									
		23									
		24									
		25									

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY

FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-11					DATE: JANUARY 2022				
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH				
FOREMAN: DG		START DATE		1/11/2022		WHILE DRILLING		None			
AUGER TYPE: 4" CFA		FINISH DATE		1/11/2022							
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		5010							
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL	
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF
SPARSE VEGETATION / WEED GROWTH		1									
		2									
		3	7		3.4	111.7					
		4									
<u>SILTY SAND (SM)</u> brown, tan, gray loose to medium dense		5	14	9000+	17.9						
		6									
		7									
		8									
		9									
		10	31	9000+	16.4	118.2				6000 PSF	4.9%
		11									
		12									
		13									
		14									
		15	45	9000+	12.2						
		16									
		17									
		18									
		19									
		20	50/9"	9000+	13.1	120.6					
		21									
		22									
		23									
		24									
		25	50/8"	1500	14.7						
BOTTOM OF BORING DEPTH 25.0'											

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY
FORT LUPTON, WELD COUNTY, COLORADO

[illegible]

Earth Engineering Consultants, LLC

FORT LUPTON, WELD COUNTY, COLORADO

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY
FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-13					DATE: JANUARY 2022				
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH				
FOREMAN: DG		START DATE		1/11/2022		WHILE DRILLING		19.0'			
AUGER TYPE: 4" CFA		FINISH DATE		1/11/2022							
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		5010							
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL	
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF
SPARSE VEGETATION / WEED GROWTH		--									
		1									
		--									
		2									
		--									
		3									
		--									
		4									
		--									
CS	5	13		3.7	113.7	18	2	26.3			
	--										
	6										
	--										
	7										
	--										
	8										
	--										
	9										
SILTSTONE / CLAYSTONE BEDROCK	10	50/9"	3500	7.1							
	--										
	11										
	--										
	12										
	--										
	13										
	--										
	14										
	--										
	15	50/7"	3000	9.0	111.6						
	--										
	16										
	--										
	17										
*interbedded SANDSTONE lenses	18										
	--										
	19										
	--										
	20	50/7"	1000	17.6							
	--										
	21										
	--										
	22										
CS	23										
	--										
	24										
	--										
	25	50/6"	500	20.6							
	--										
	26										
BOTTOM OF BORING DEPTH 25.0'											

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY
FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-14 SHEET 1 OF 1					DATE: JANUARY 2022					
RIG TYPE: CME55							WATER DEPTH					
FOREMAN: DG		START DATE		1/10/2022		WHILE DRILLING		27'				
AUGER TYPE: 4" CFA		FINISH DATE		1/10/2022		1/27/2022		24'				
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		5021								
SOIL DESCRIPTION		D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL		
							LL	PI		PRESSURE	% @ LOAD, PSF	
SPARSE VEGETATION / WEED GROWTH <u>SILTY SAND (SM)</u> brown / gray / rust medium dense / medium stiff		1										
		2										
		CS	3	24	9000+	5.7	119.1	21	7	45.7	300 PSF	0.4%
			4									
		SS	5	18	9000+	9.2						
			6									
			7									
		8										
		9										
		water soluble sulfates = 0.01%										
CS	10	30	9000+	11.5	119.3				700 PSF	0.1%		
<u>SILTSTONE / CLAYSTONE BEDROCK</u> gray / rust highly weathered, soft to moderately hard		11										
		12										
		13										
		14										
		SS	15	47	9000+	12.3						
			16									
			17									
		18										
		19										
		CS	20	50/8"	9000+	11.9	124.6					
		21										
		22										
		23										
		24										
		SS	25	50/8"		12.6						

Continued on Sheet 2 of 2

Continued on Sheet 2 of 2

Earth Engineering Consultants, LLC

VISTA MEADOWS (FITZSIMMONS PROPERTY) - PRELIMINARY STUDY

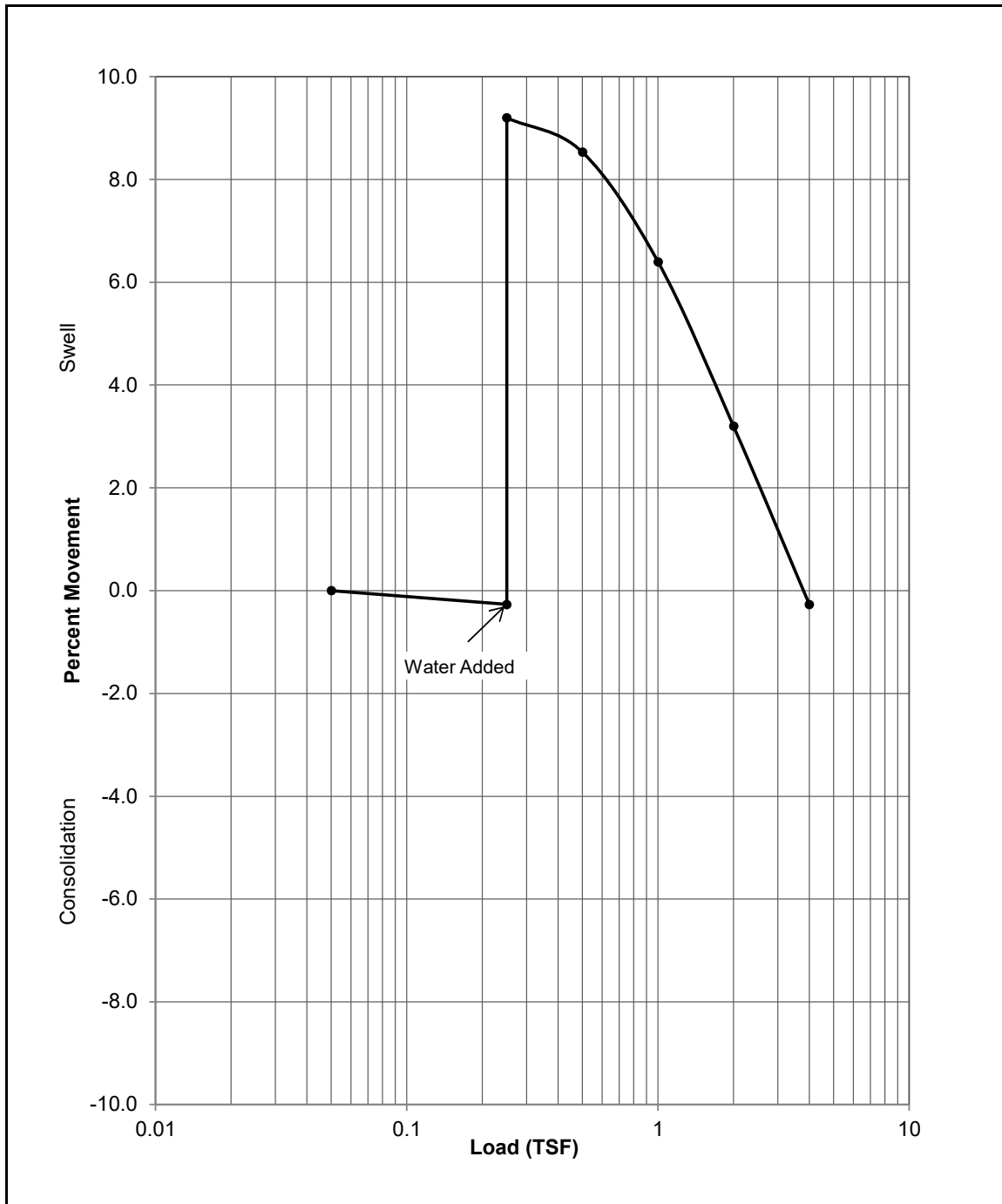
FORT LUPTON, WELD COUNTY, COLORADO

PROJECT NO: 1212117		LOG OF BORING B-14					DATE: JANUARY 2022				
RIG TYPE: CME55		SHEET 2 OF 2					WATER DEPTH				
FOREMAN: DG		START DATE		1/10/2022		WHILE DRILLING		27'			
AUGER TYPE: 4" CFA		FINISH DATE		1/10/2022		44588		24'			
SPT HAMMER: AUTOMATIC		APPROX. SURFACE ELEV		5021							
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL	
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ LOAD, PSF
Continued from Sheet 1 of 2 <u>SILTSTONE / CLAYSTONE</u> gray / rust moderately hard to hard		26									
		— —									
		27									
		— —									
		28									
		— —									
		29									
		— —									
		30	50								
		— —									
	31										
	— —										
	32										
	— —										
	33										
	— —										
	34										
	— —										
	35	50	9000+	167.0							
	— —										
BOTTOM OF BORING DEPTH 35.0'	36										
	— —										
	37										
	— —										
	38										
	— —										
	39										
	— —										
	40										
	— —										
	41										
	— —										
	42										
	— —										
	43										
— —											
44											
— —											
45											
— —											
46											
— —											
47											
— —											
48											
— —											
49											
— —											
50											

Earth Engineering Consultants, LLC

SWELL / CONSOLIDATION TEST RESULTS

Material Description: Siltstone / Claystone Bedrock - classified as FAT CLAY (CH)		
Sample Location: Boring 1, Sample 3, Depth 9'		
Liquid Limit: 66	Plasticity Index: 47	% Passing #200: 89.2%
Beginning Moisture: 15.7%	Dry Density: 115.6 pcf	Ending Moisture: 22.1%
Swell Pressure: 8000 psf		% Swell @ 500: 9.5%

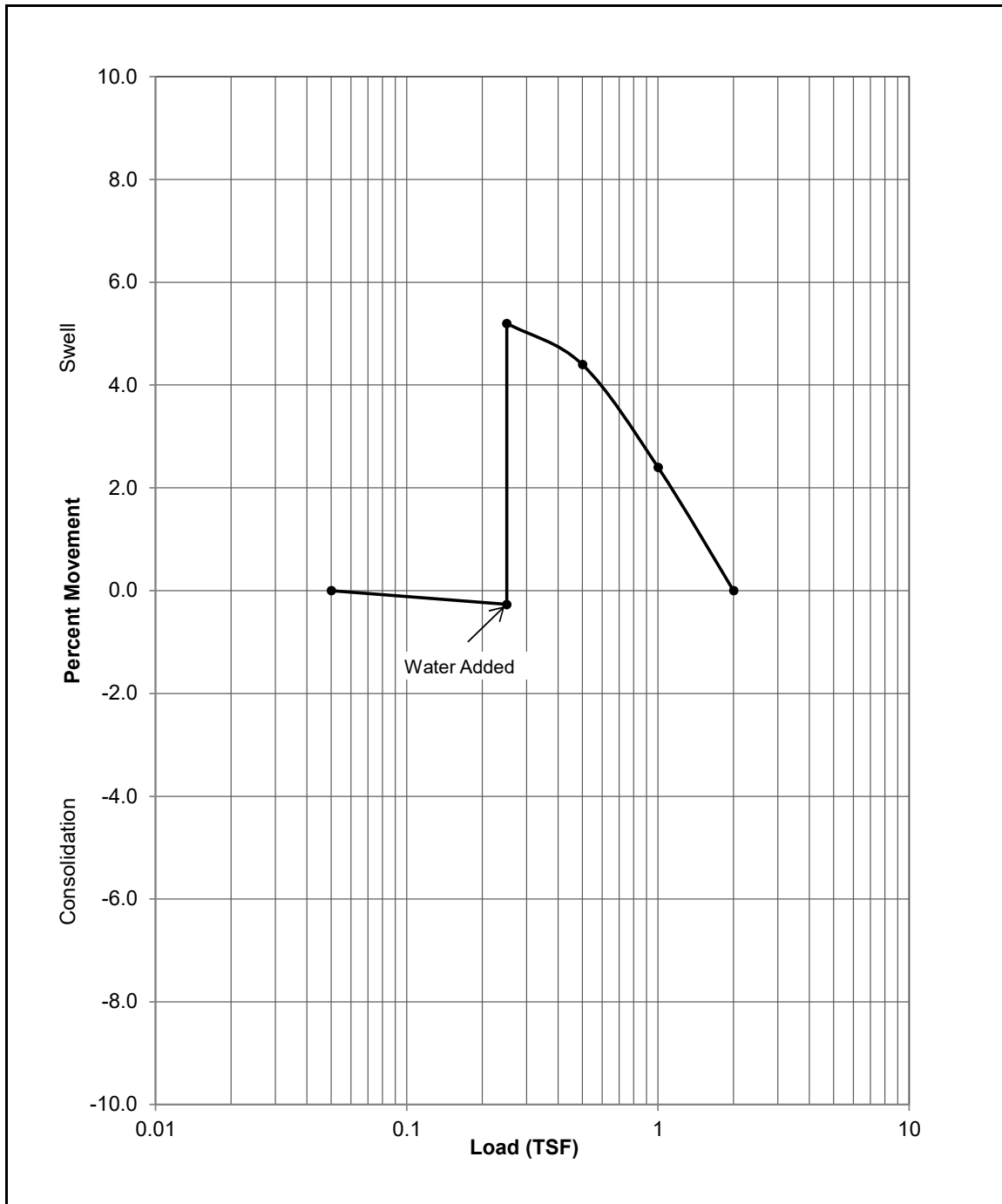


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Siltstone / Claystone Bedrock		
Sample Location: Boring 2, Sample 1, Depth 4'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 8.5%	Dry Density: 117 pcf	Ending Moisture: 21.4%
Swell Pressure: 4500 psf		% Swell @ 500: 5.5%

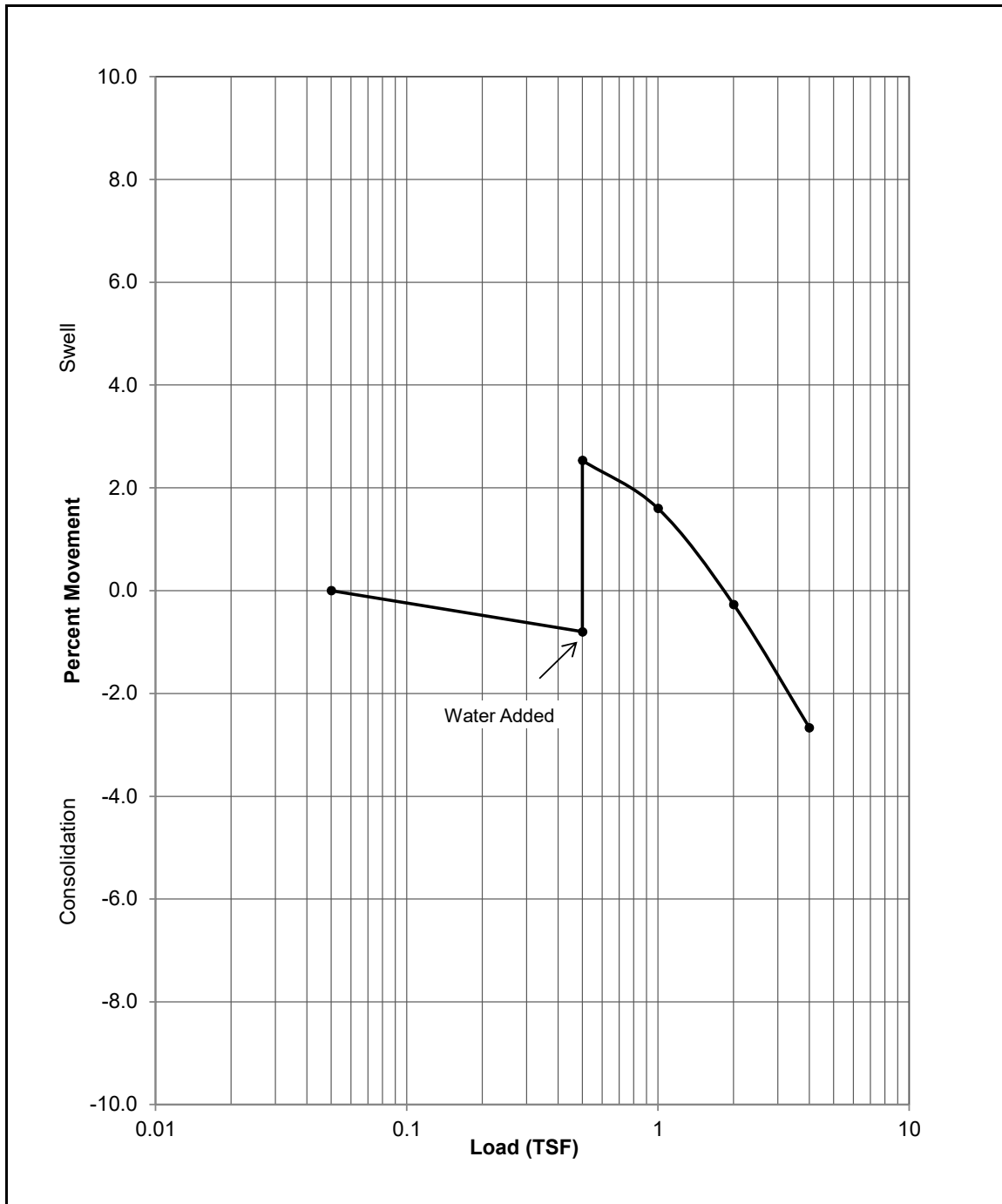


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Siltstone/Claystone Bedrock - classified as FAT CLAY (CH)		
Sample Location: Boring 2, Sample 3, Depth 14'		
Liquid Limit: 82	Plasticity Index: 59	% Passing #200: 99.5%
Beginning Moisture: 21.2%	Dry Density: 106.2 pcf	Ending Moisture: 23.1%
Swell Pressure: 5000 psf		% Swell @ 1000: 3.3%

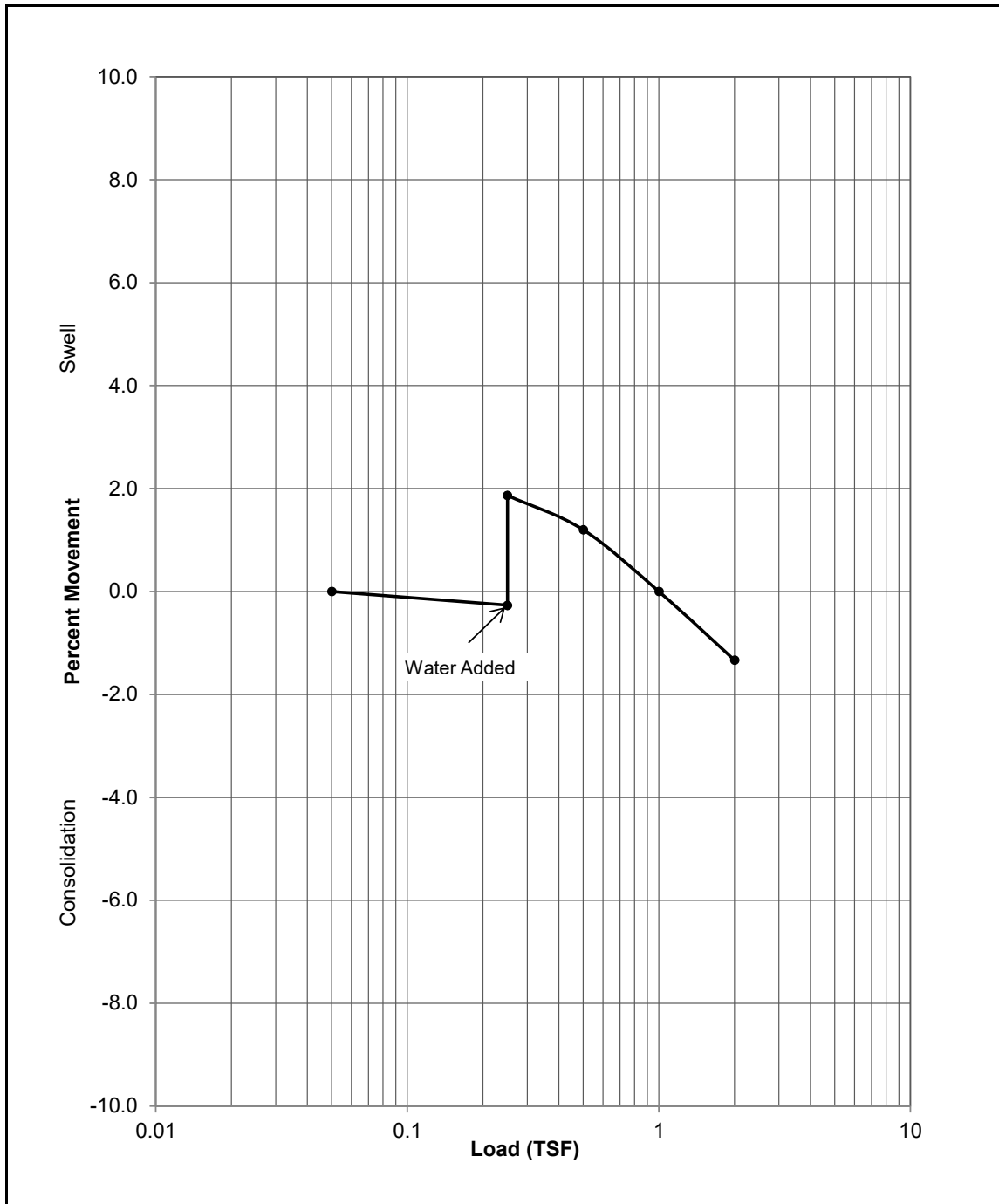


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Siltstone / Claystone Bedrock - classified as LEAN CLAY with SAND (CL)		
Sample Location: Boring 4, Sample 3, Depth 9'		
Liquid Limit: 39	Plasticity Index: 27	% Passing #200: 84.0%
Beginning Moisture: 11.8%	Dry Density: 125.1 pcf	Ending Moisture: 13.9%
Swell Pressure: 3000 psf		% Swell @ 500: 2.1%

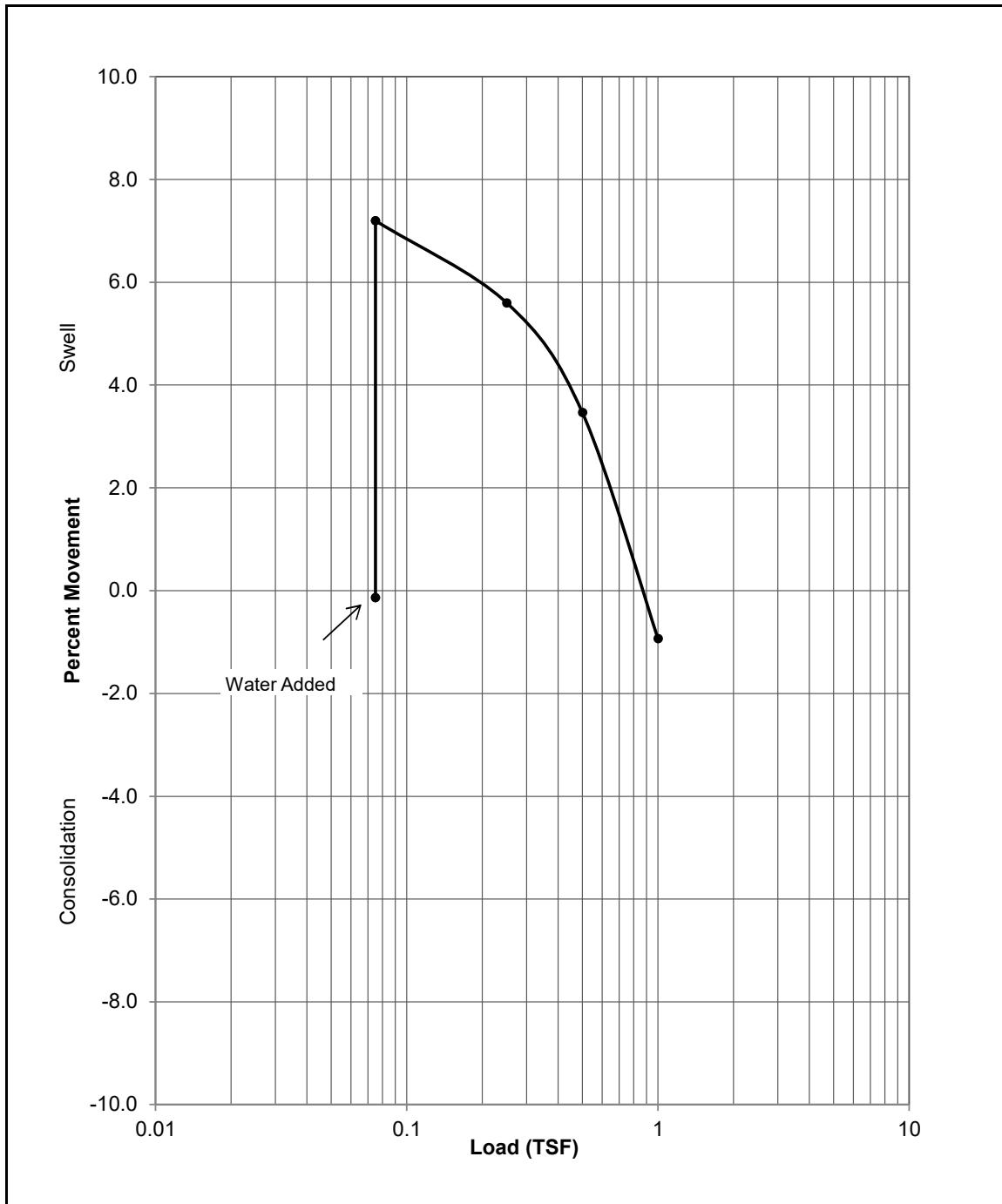


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Silty/Clayey Sand (SC-SM)		
Sample Location: Boring 5, Sample 1, Depth 2'		
Liquid Limit: 21	Plasticity Index: 6	% Passing #200: 21.8%
Beginning Moisture: 3.0%	Dry Density: 129.8 pcf	Ending Moisture: 14.7%
Swell Pressure: 1700 psf		% Swell @ 150: 7.3%

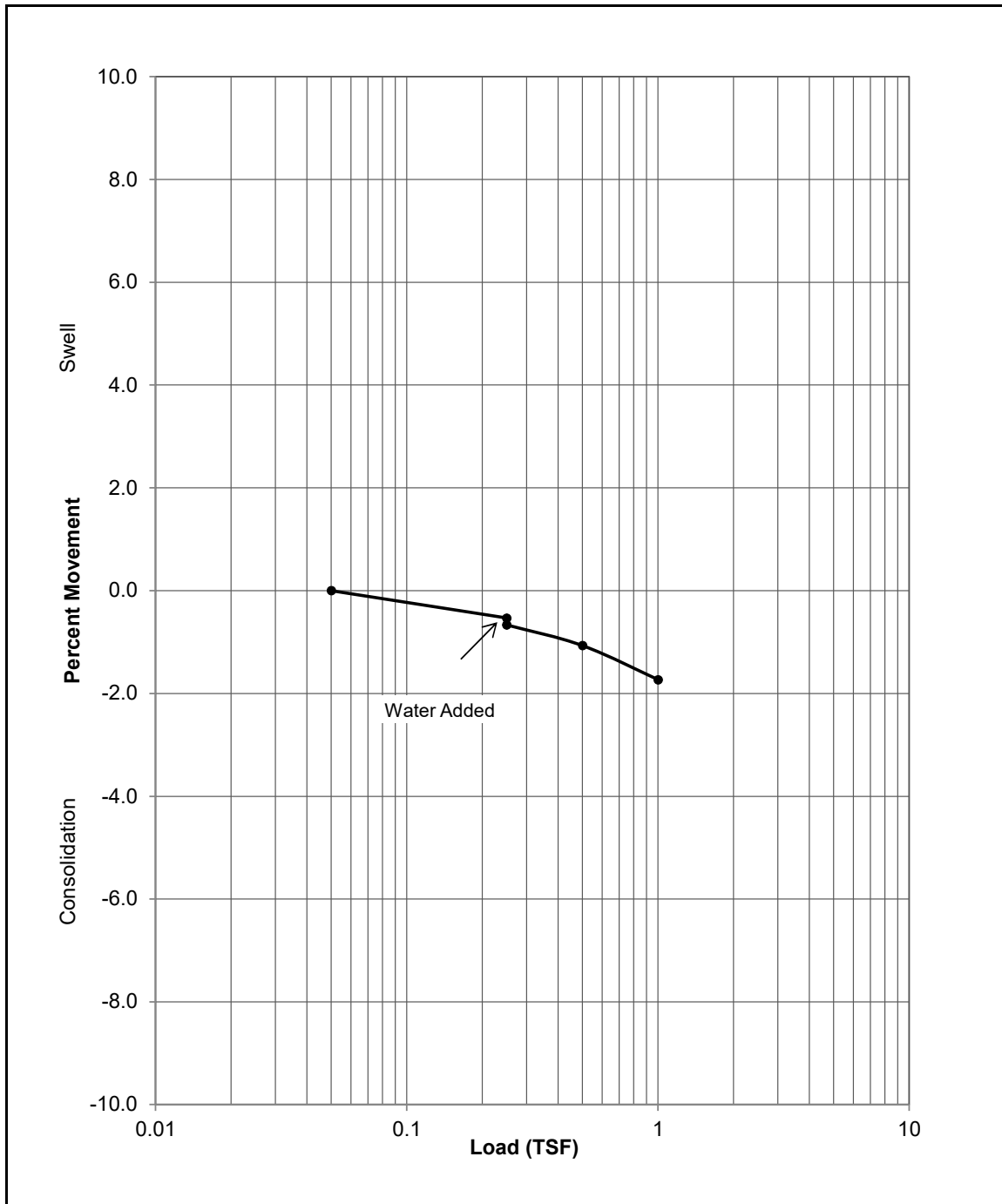


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Sandy Lean Clay (CL)		
Sample Location: Boring 5, Sample 3, Depth 9'		
Liquid Limit: 26	Plasticity Index: 15	% Passing #200: 54.1%
Beginning Moisture: 15.5%	Dry Density: 116 pcf	Ending Moisture: 15.6%
Swell Pressure: None psf		% Swell @ 500: None

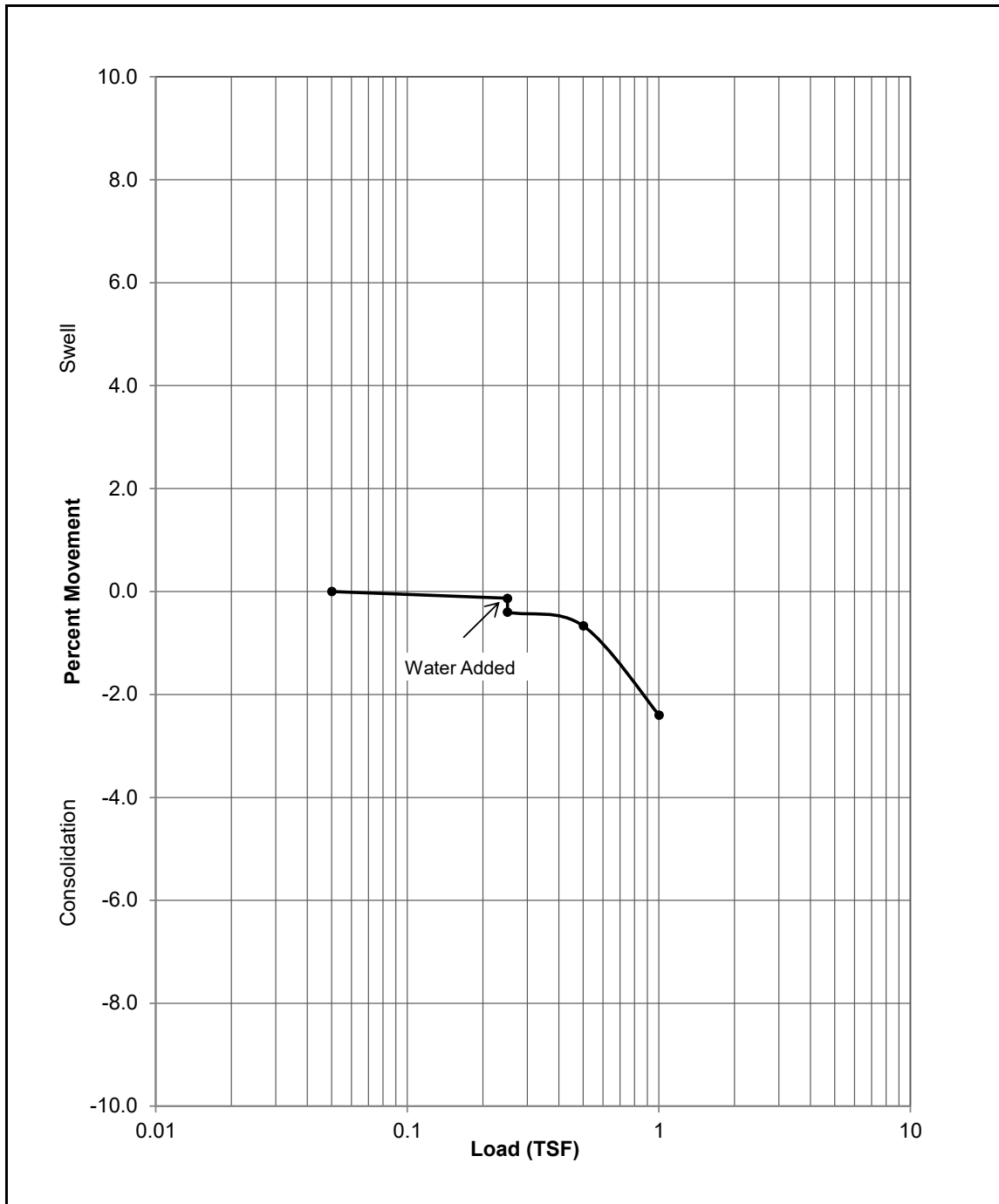


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Silty Sand (SM)		
Sample Location: Boring 7, Sample 2, Depth 4'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: 14.7%
Beginning Moisture: 2.5%	Dry Density: 100.3 pcf	Ending Moisture: 21.5%
Swell Pressure: None psf		% Swell @ 500: None

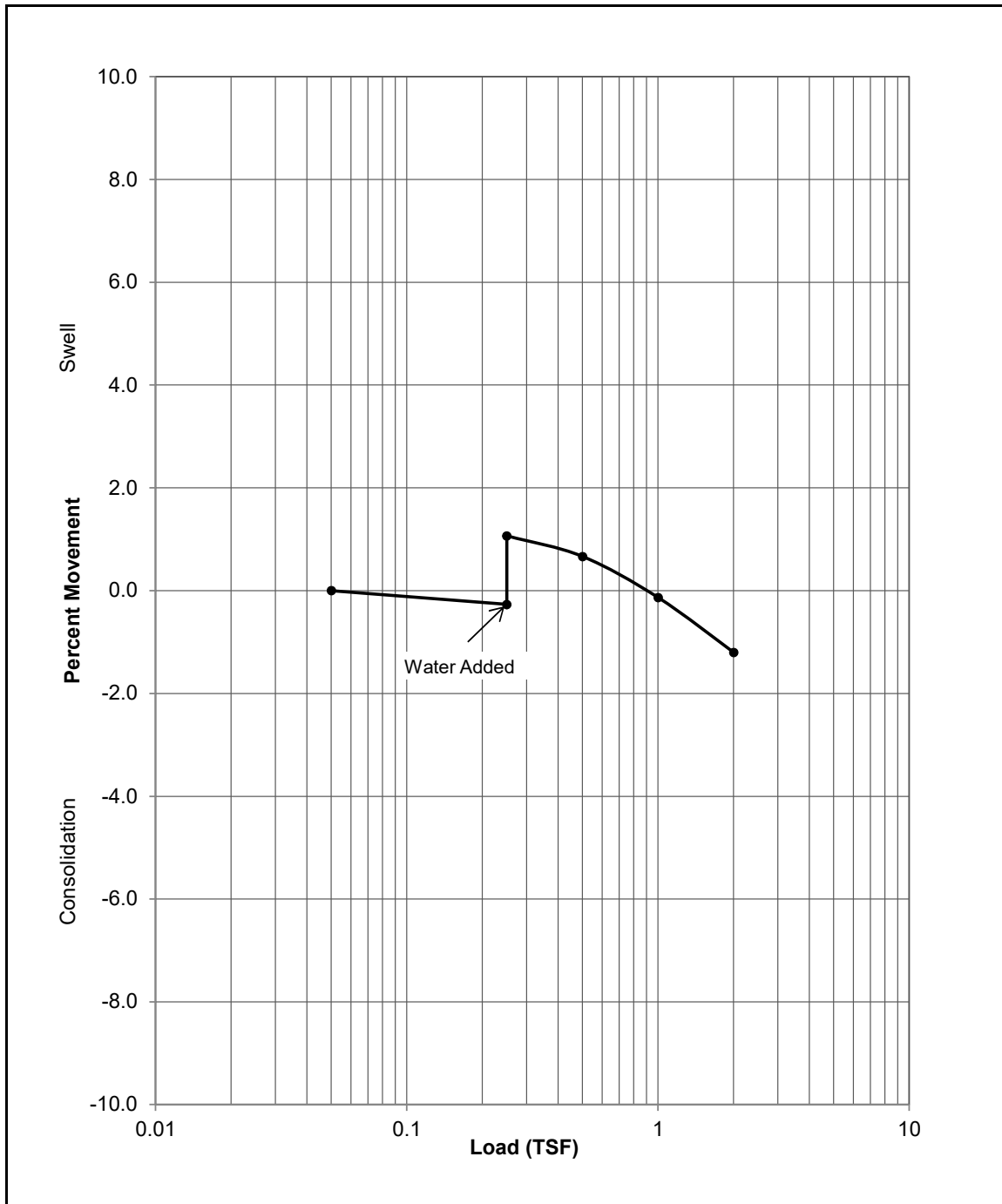


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Sandy Lean Clay (CL)		
Sample Location: Boring 8, Sample 1, Depth 4'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 9.4%	Dry Density: 113.6 pcf	Ending Moisture: 19.8%
Swell Pressure: 2000 psf		% Swell @ 500: 1.3%

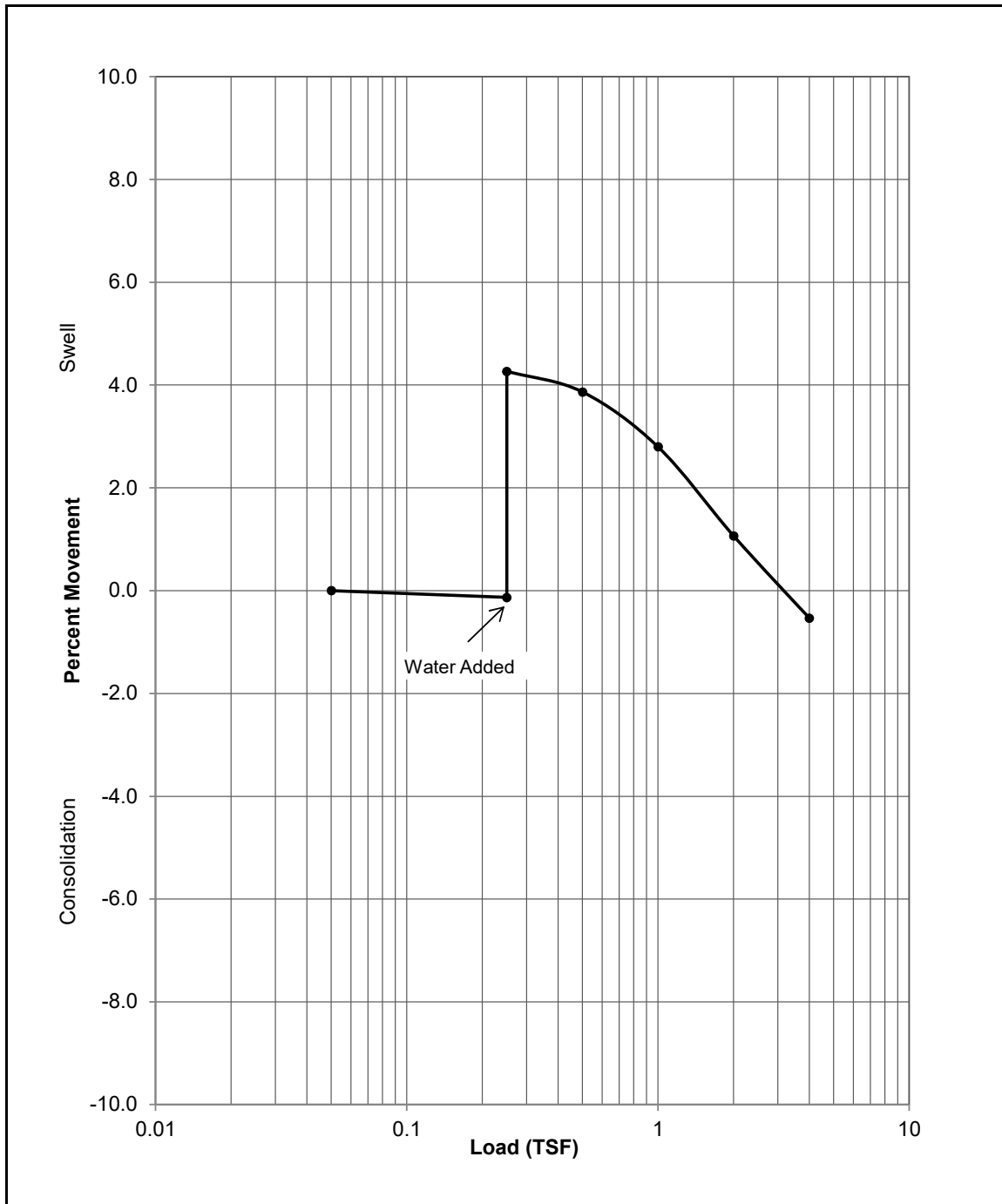


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Sandy Lean Clay (CL)		
Sample Location: Boring 9, Sample 1, Depth 4'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 11.9%	Dry Density: 127.8 pcf	Ending Moisture: 13.5%
Swell Pressure: 7000 psf		% Swell @ 500: 4.4%

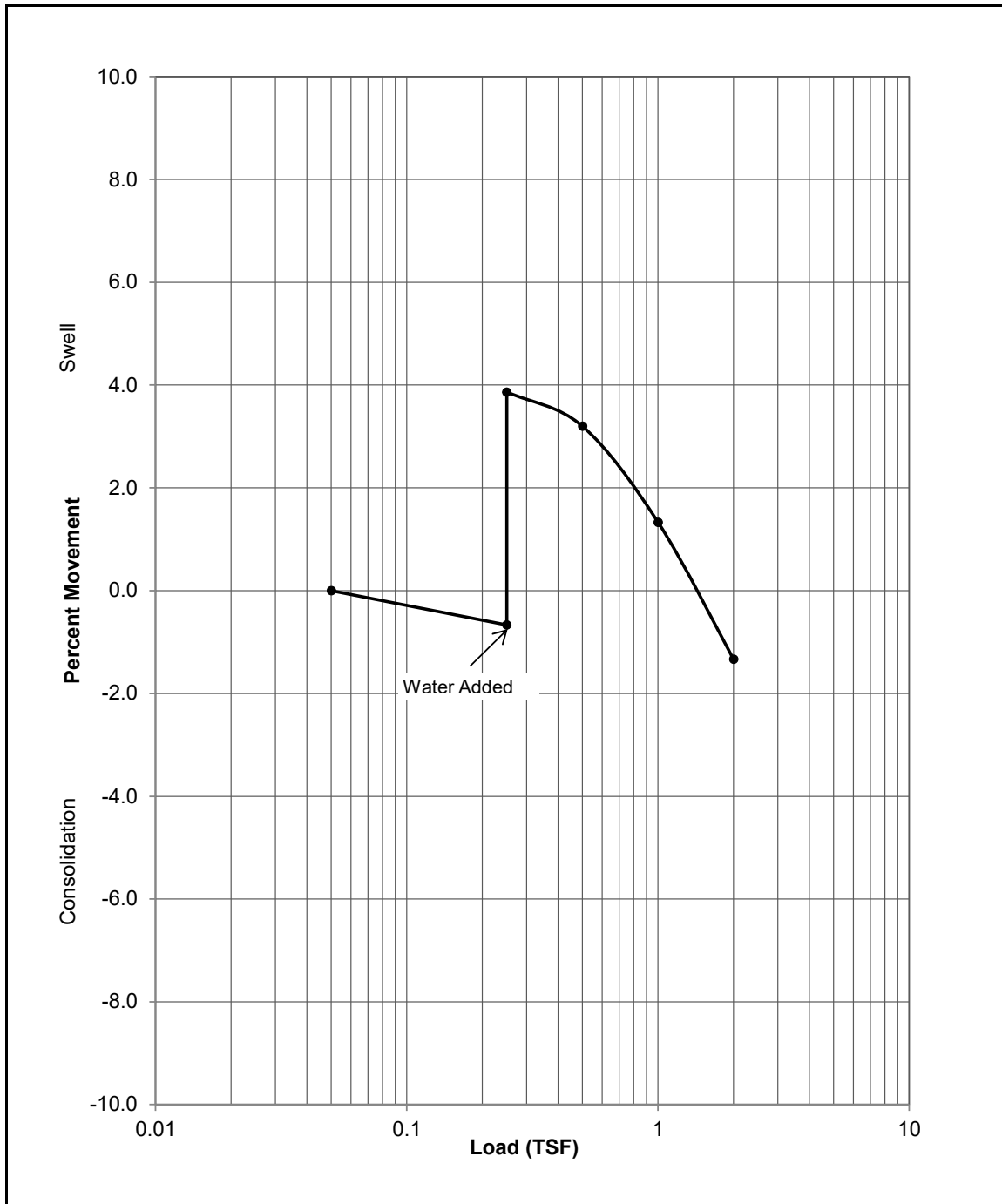


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Lean to Fat Clay (CL / CH)		
Sample Location: Boring 10, Sample 3, Depth 9'		
Liquid Limit: 49	Plasticity Index: 29	% Passing #200: 88.7%
Beginning Moisture: 21.1%	Dry Density: 99.8 pcf	Ending Moisture: 28.8%
Swell Pressure: 4000 psf		% Swell @ 500: 4.5%

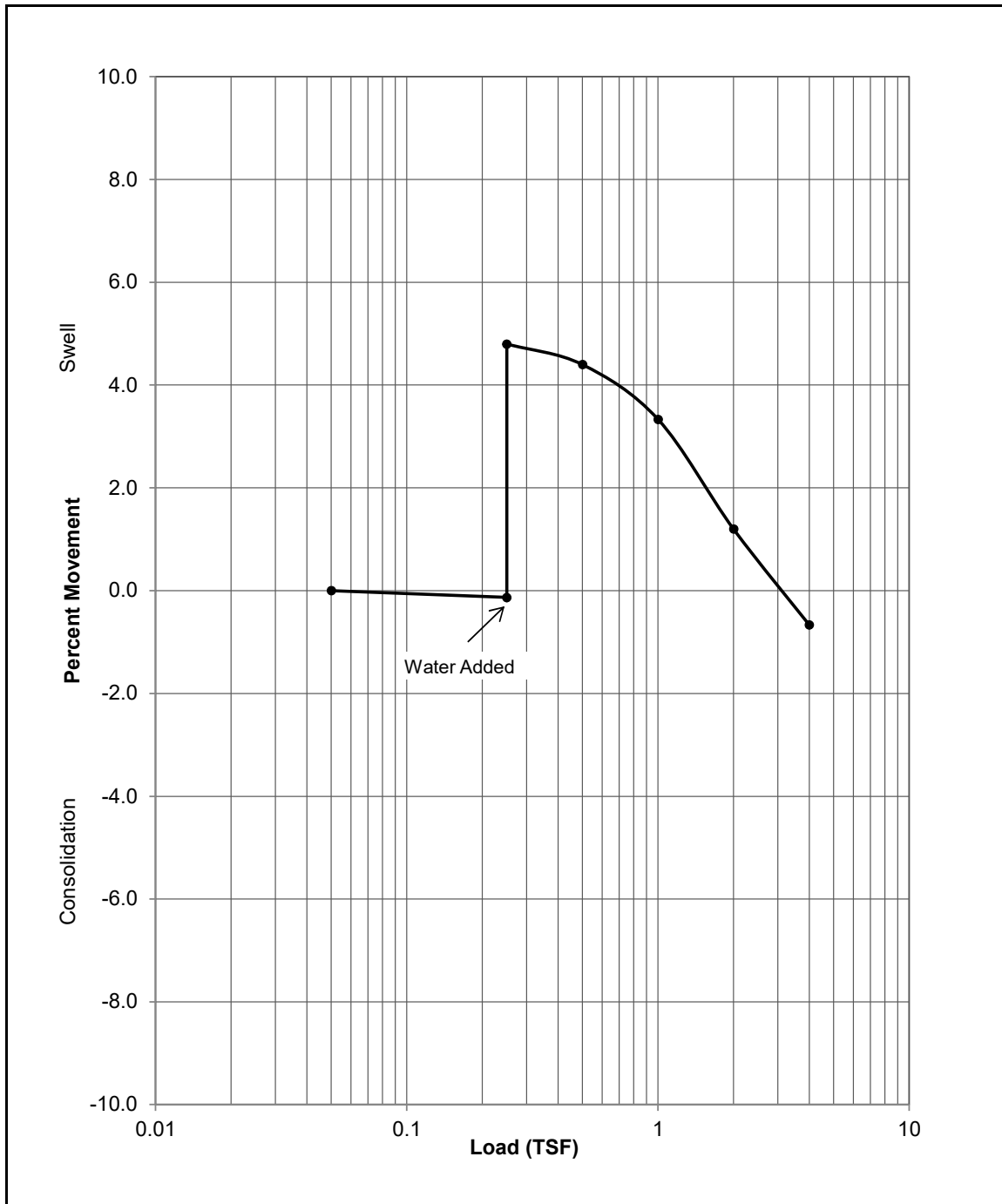


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Sandy Lean Clay (CL)		
Sample Location: Boring 11, Sample 3, Depth 9'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 16.4%	Dry Density: 113.8 pcf	Ending Moisture: 20.0%
Swell Pressure: 6000 psf		% Swell @ 500: 4.9%

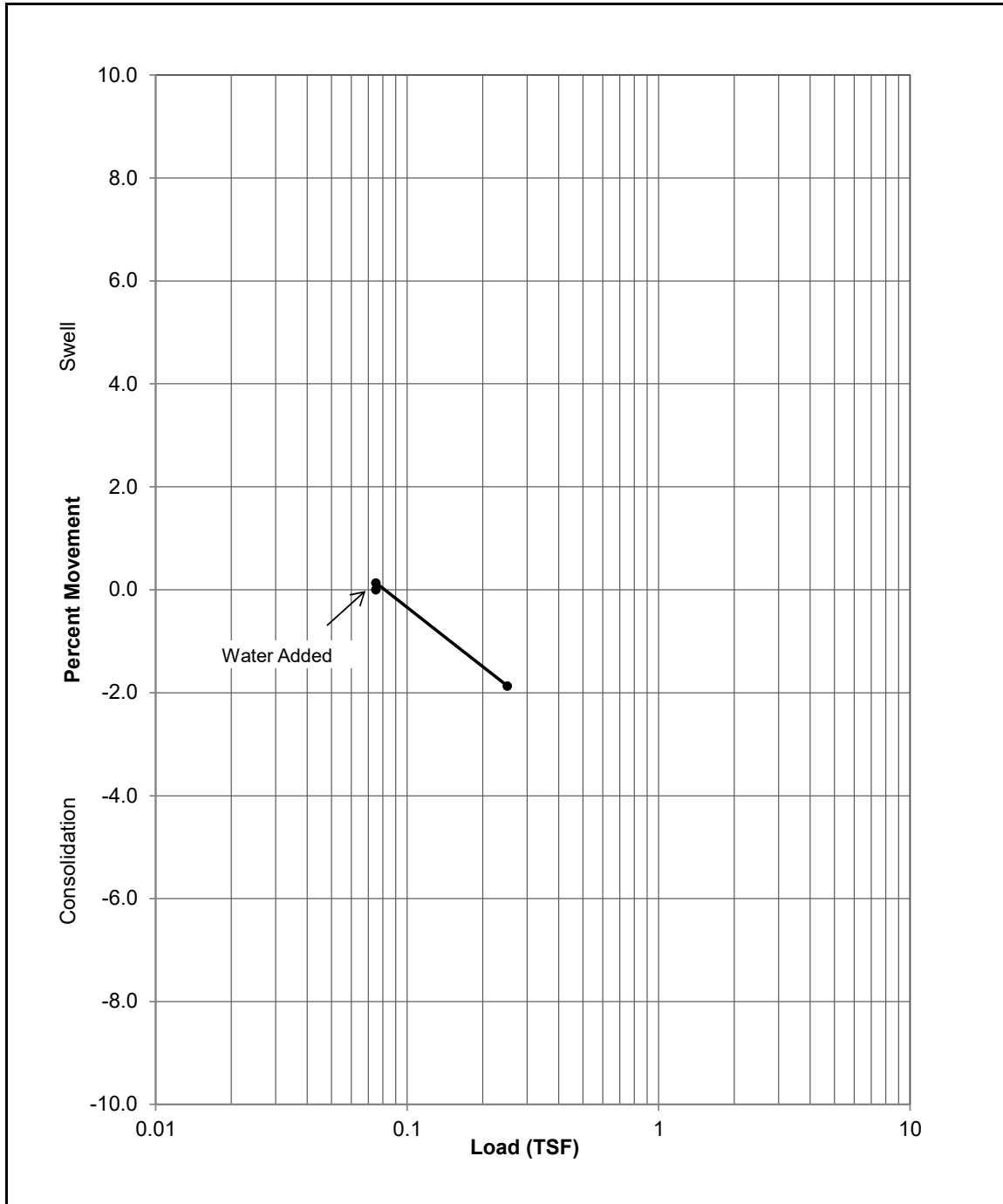


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Sandy Lean Clay (CL)		
Sample Location: Boring 12, Sample 1, Depth 2'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 3.7%	Dry Density: 115.2 pcf	Ending Moisture: 15.7%
Swell Pressure: 160 psf		% Swell @ 150: 0.1%

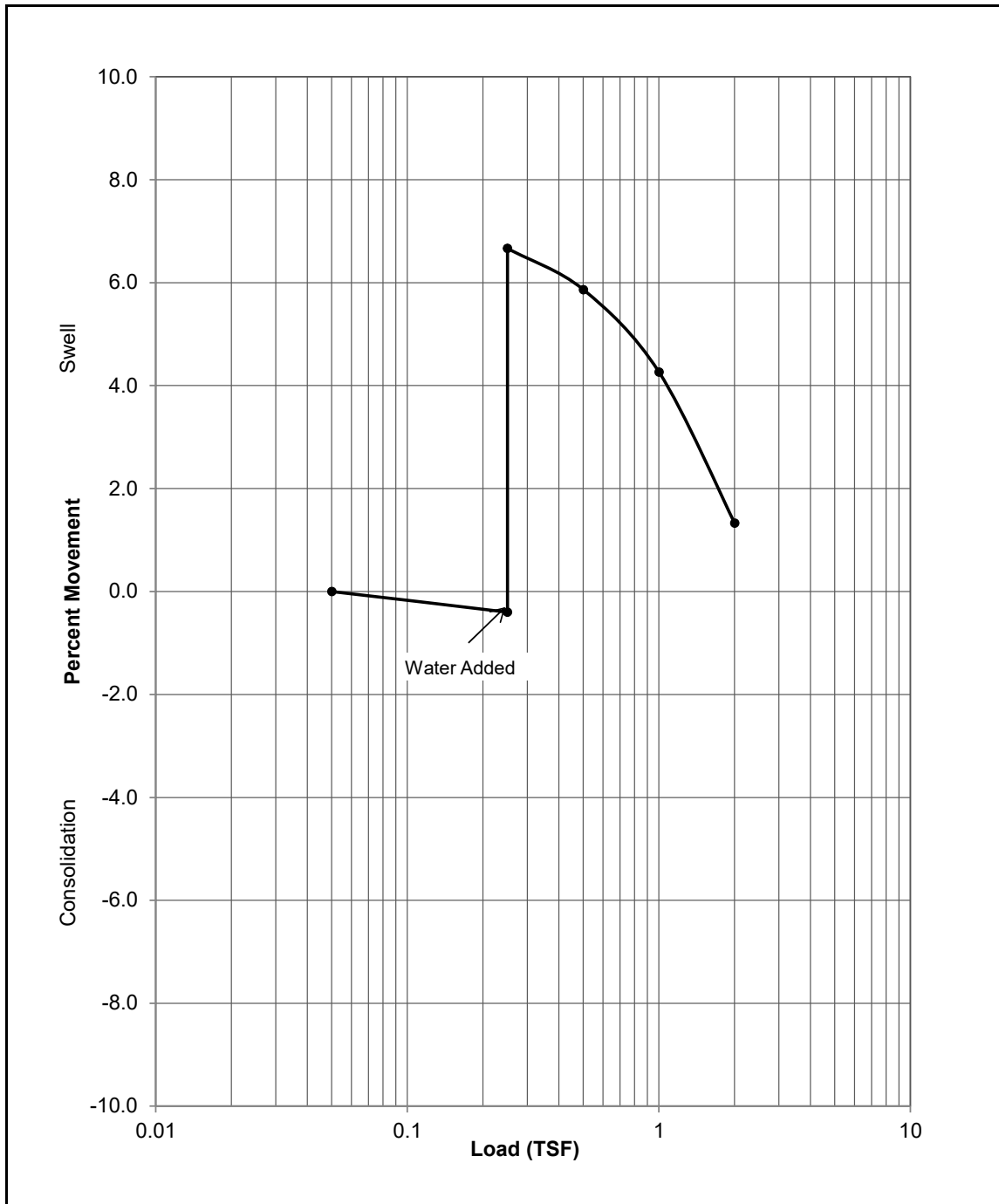


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Sandy Lean Clay (CL)		
Sample Location: Boring 12, Sample 3, Depth 9'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 21.4%	Dry Density: 104.8 pcf	Ending Moisture: 24.6%
Swell Pressure: 6000 psf		% Swell @ 500: 7.1%

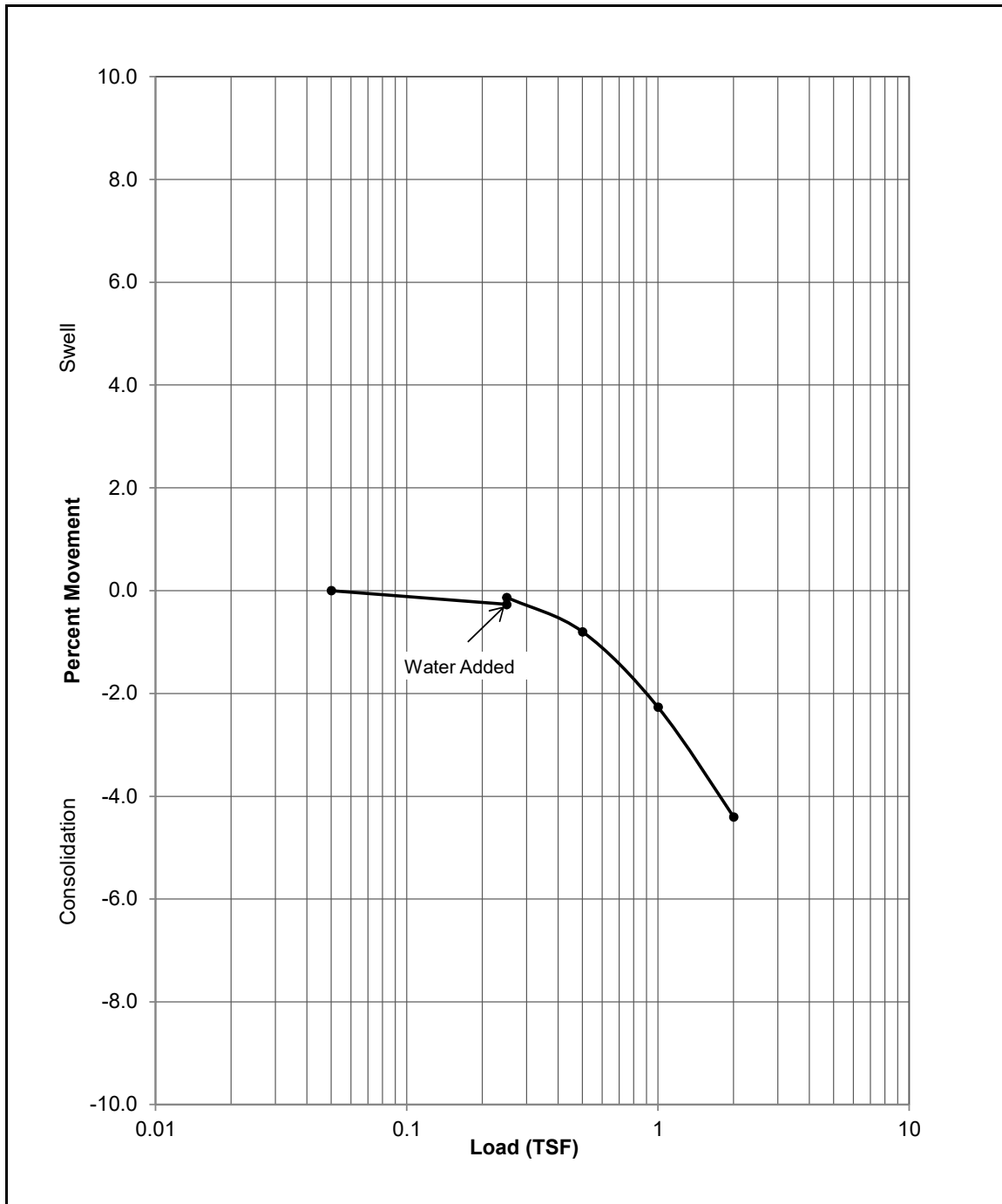


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Silty Sand (SM)		
Sample Location: Boring 13, Sample 1, Depth 4'		
Liquid Limit: 18	Plasticity Index: 2	% Passing #200: 26.3%
Beginning Moisture: 3.7%	Dry Density: 110.3 pcf	Ending Moisture: 17.2%
Swell Pressure: 600 psf		% Swell @ 500: 0.1%

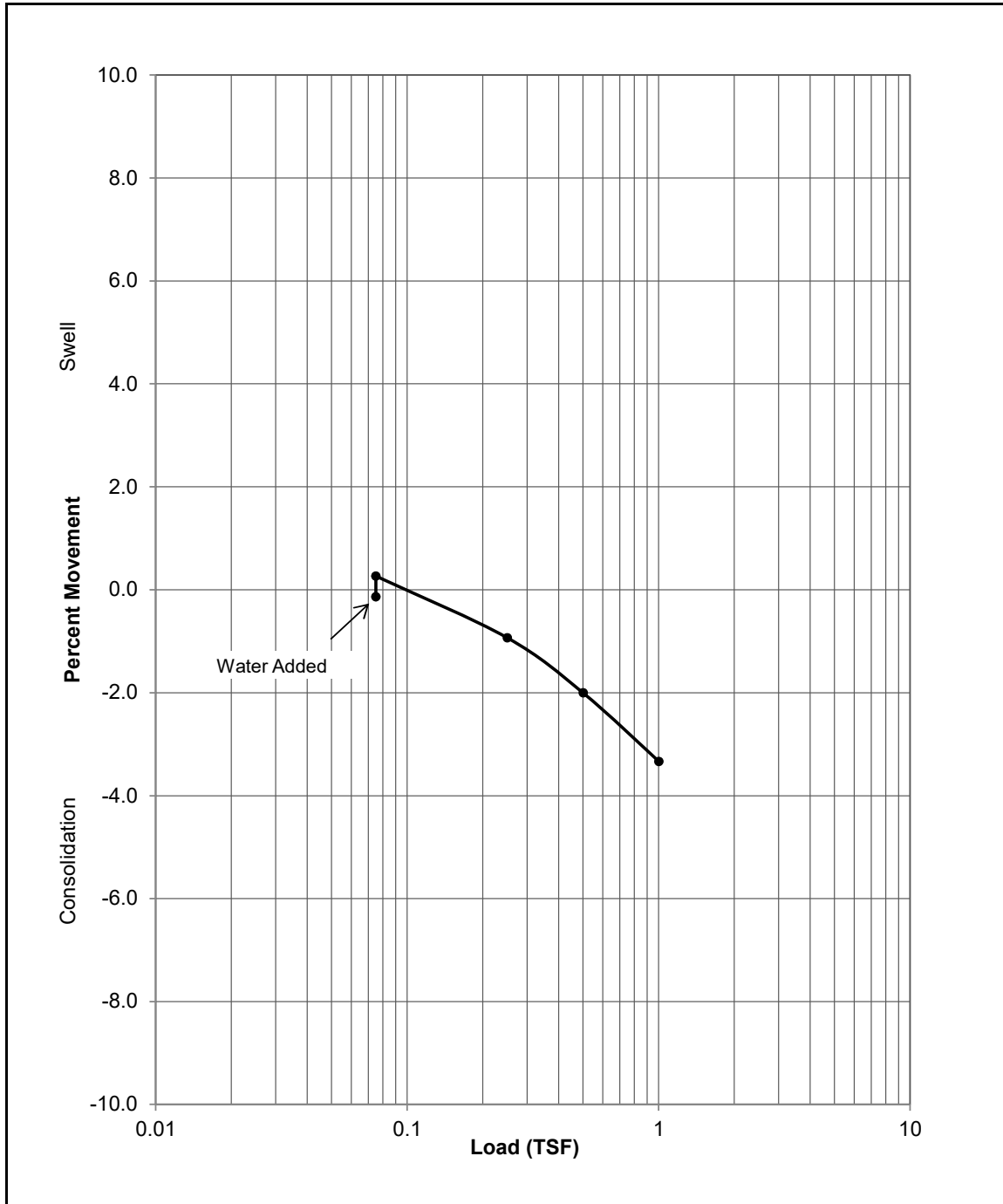


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Silty/Clayey Sand (SC-SM)		
Sample Location: Boring 14, Sample 1, Depth 2'		
Liquid Limit: 21	Plasticity Index: 7	% Passing #200: 45.7%
Beginning Moisture: 5.7%	Dry Density: 115.9 pcf	Ending Moisture: 16.2%
Swell Pressure: 300 psf		% Swell @ 150: 0.4%

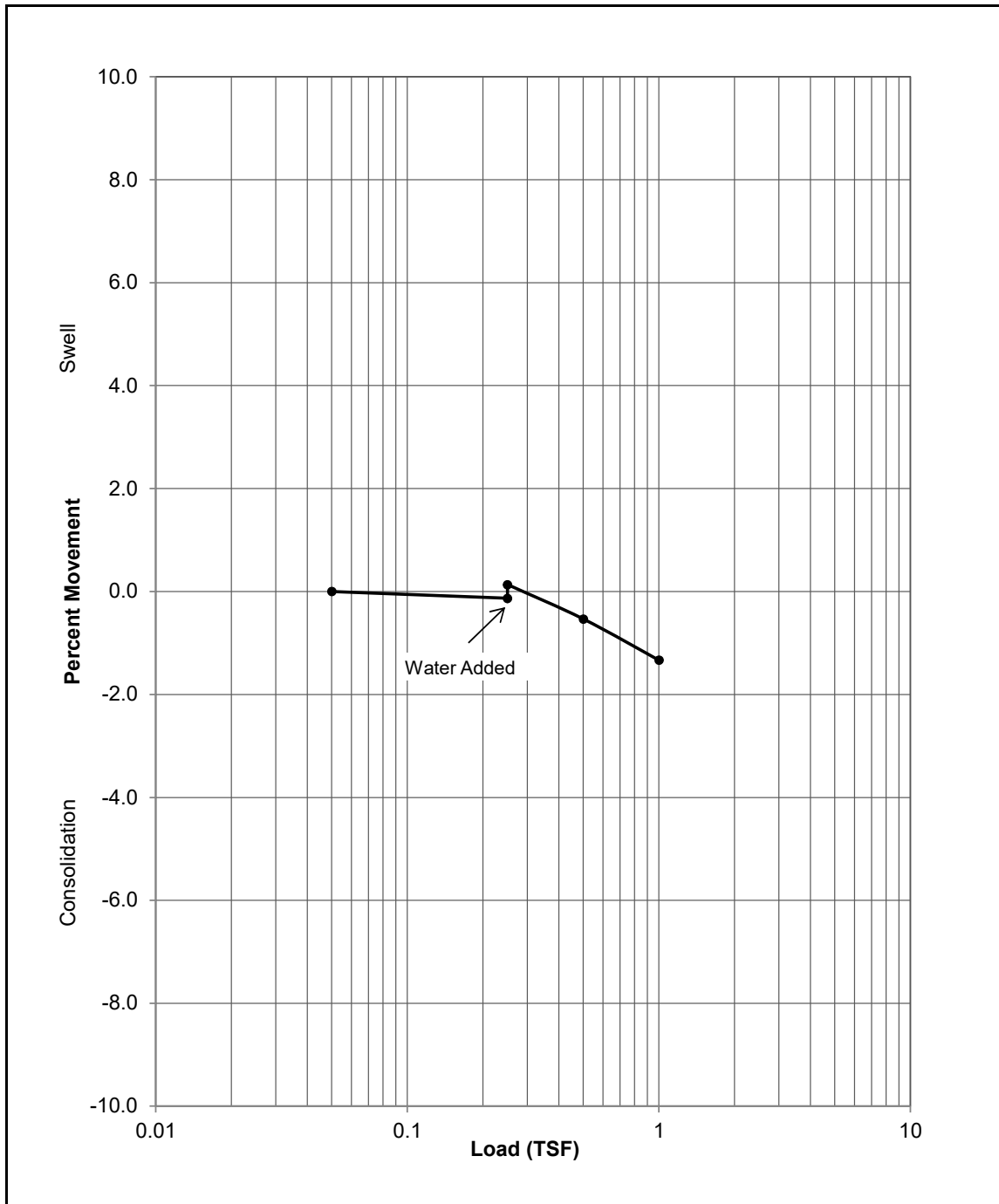


Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022



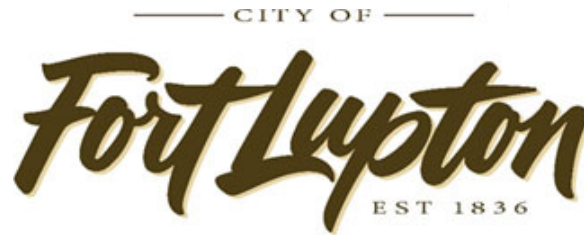
SWELL / CONSOLIDATION TEST RESULTS

Material Description: Sandy Lean Clay (CL)		
Sample Location: Boring 14, Sample 3, Depth 9'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 11.5%	Dry Density: 120.2 pcf	Ending Moisture: 19.1%
Swell Pressure: 700 psf		% Swell @ 500: 0.3%



Project: Vista Meadows - Preliminary Subsurface Exploration
 Location: Fort Lupton, Colorado
 Project #: 1212117
 Date: January 2022





FROM: Alyssa Knutson
 DATE: 01/25/22
 PROJECT: Vista Meadows Sketch Plat & Sketch PUD Plan
 Project No. LUP2022-0001; & Plan No. SPL2021-0001

INTERNAL DISTRIBUTION:

- | | | |
|---|--|---|
| ☒ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☐ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☒ Recreation Manager | ☐ Golf Course Manager |
| ☒ WWTP Manager | ☒ 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: **02/15/22**

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:



January 27, 2022

Alyssa Knutson
City of Fort Lupton
Transmitted via email:
aknutson@fortluptonco.gov

RE: Vista Meadows Sketch Plat & Sketch PUD Plan
Project no. LUP2022-0001 & Plan no. SPL2021-0001
NW ¼, Sec. 9, T1N, R66W, 6th P.M.
Water Division 1, Water District 2

Dear Ms. Knutson:

We have reviewed the information received by this office on January 25, 2022 regarding the above referenced referrals. The Applicant is proposing to subdivide approximately 150 acres into 20 residential estate lots, 320 single family detached lots and 45 single family residential units.

Pursuant to Section 30-28-136, C.R.S. the State Engineer's office will provide an opinion on water supply plans for new subdivisions regarding material injury to existing water rights or the adequacy of the proposed plan if a referral is submitted to this office by the board of county commissioners. This referral was submitted to this office from the City of Fort Lupton ("City") therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to the county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements.

The proposed water supply is a future water taps with the City of Fort Lupton. Our office has no comments on the City of Fort Lupton's ability to supply the proposed subdivision.

A review of our records found well permit nos. 2472, 9466 and 68228-F located on the subject property.

Permit no. 2472 was issued on November 25, 1958 for domestic use. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. **Prior to further evaluation of the water supply plan the applicant must clarify, if the well will be used within the subdivision or if the well will be plugged and abandoned. If well will be used within the subdivision, the proposed uses must be specified and the applicant must clarify the actual location of the well.**



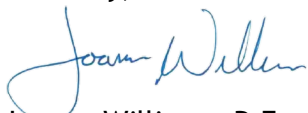
Permit no. 9466 was issued on August 1, 1969 for domestic use. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. **Prior to further evaluation of the water supply plan the applicant must clarify, if the well will be used within the subdivision or if the well will be plugged and abandoned. If well will be used within the subdivision, the proposed uses must be specified and the applicant must demonstrate that a court approved augmentation plan has been obtained for the well prior to subdivision approval.**

Well permit no. 68228-F was issued on July 27, 2009 pursuant to section 37-90-137(4) C.R.S., and the Findings of the State Engineer to withdraw groundwater from the Laramie-Fox Hills aquifer underlying 69 acres (portion of subject property). The well permit allows for the average annual withdrawal of 17.2 acre-feet per year from the nontributary Laramie-Fox Hills aquifer to be used for irrigation, commercial and livestock watering. This office has no comments regarding the well being used for irrigation, commercial and livestock watering, so long as the terms and conditions of the permit are complied with.

The applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

Should you or the applicant have any questions, please contact Ailis Thyne at (303) 866-3581 x8216.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File #29065
File for Permit Nos. 2772, 9466 & 68228-F



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: 2/1/2022

Project name: Vista Meadows Sketch Plat & Sketch PUD Plan

Project address: Cr 29 & Cr 12, Fort Lupton, Co 80621

FLFPD Project # R2022-003

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral submittal for **Vista Meadows Sketch Plat & Sketch PUD Plan** located at **Cr 29 & Cr 12.**, 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.

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.

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 and current additions 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.

Water Supply:

- 2018 International Fire Code, Chapter 5, Section 507 *Fire Protection Water Supplies*
- Fire hydrant placement shall be spaced as directed in the 2018 International Fire Code, Appendix C, *Fire Hydrant Locations and Distribution*

NOTE: Spacing for Single Family residential communities will be a maximum of 500 feet. Spacing for Multi-Family residential communities will be reviewed under the commercial section of the 2018 International Fire Code.

Fire Flow Requirements:

- 2018 International Fire Code – Appendix B, *Fire-Flow Requirements for Buildings*
- A fire-flow analysis report shall be provided for the project.

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
- Fire-Flow Analysis Report
- Architectural and Construction drawing submittal, signed and stamped
- Engineered drawings, signed, and stamped

If you have any questions, please contact Taw Tamlin, Fire Marshal at 303-857-4603 or ttamlin@ftluptonfire.com



January 26, 2022

VIA E-MAIL

City of Fort Lupton Planning and Building Department
130 S. McKinley Ave
Fort Lupton, Colorado 80621
planningdept@fortlupton.org

**NOTICE OF RIGHT-OF-WAY GRANT OWNED BY KERR-McGEE GATHERING
LLC**

Re: Vista Meadows Plat and PUD
GAO Holdings LLC – Property Owner
Township 1 North, Range 66 West, 6th P.M.
A portion of the NW4 of Section 9
Weld County, Colorado

City of Fort Lupton Planning and Building Department:

This letter is being sent by Kerr-McGee Gathering LLC (“KMGG”) to inform you KMGG is the owner of a valid easement and pipeline located in the NW4 of Section 9, Township 1 North, Range 66 West for which the City of Fort Lupton Planning and Building Department (“Town”) is reviewing Vista Meadows Plat and PUD. KMGG is submitting this comment timely, in accordance with the Town’s procedural requirements.

The following are comments in support of this Notice:

1. KMGG is the owner of a valid Right-of-Way Grant that was executed on April 25, 2016 and recorded on May 6, 2016 with the Weld County Clerk and Recorder at reception number 4201220. Referenced Right-of-Way Grant contains pipeline number 16-17-1266-4 & 16-17-1267-6.

KMGG does not object to the proposed Vista Meadows Plat and PUD provided the applicant does not encroach on KMGG’s pipelines and conforms to the terms of the Right-of-Way Grant identified above.

Please contact me at 970-598-4104 if you have any questions or comments about this matter.

Sincerely,
KERR-McGEE GATHERING LLC

Paul Gerrish
Senior Landman

cc: Sherry Bursey, Senior Counsel
Jayson VanShura
Jake Billadeau
Heather Bennett
Kelly Reyos

Magaly Morales-Tejada

From: Kristen Thompson <kthompson@northernwater.org>
Sent: Wednesday, February 16, 2022 2:40 PM
To: Magaly Morales-Tejada; PlanningDept
Cc: Alyssa Knutson
Subject: RE: Referral Response Request: Vista Meadows Sketch Plat & Sketch PUD Plan (LUP2022-0001)
Attachments: LUP2022-0001 - Vista Meadows.pdf
Importance: High

Magaly,

The parcels are not within the boundaries of the Northern Colorado Water Conservancy District, nor are they in the Municipal Subdistrict. These parcels must be within the boundaries to receive water from Northern Water and the Municipal Subdistrict.

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: Monday, February 7, 2022 1:42 PM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: FW: Referral Response Request: Vista Meadows Sketch Plat & Sketch PUD Plan (LUP2022-0001)

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

Hello,

A preliminary geotechnical report has just been added to the application documents for this project at <https://www.fortluptonco.gov/DocumentCenter/Index/650>.

Thank you,

Magaly Morales-Tejada
Planning Technician
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



From: Magaly Morales-Tejada
Sent: Tuesday, January 25, 2022 8:31 AM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: Referral Response Request: Vista Meadows Sketch Plat & Sketch PUD Plan (LUP2022-0001)

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for a Sketch Plat & Sketch PUD 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/650>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 15, 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 24, 2022 at 6:00 PM; and
- City Council: Tuesday, March 15, 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



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.

Magaly Morales-Tejada

From: John Fryar
Sent: Tuesday, January 25, 2022 10:41 AM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Vista Meadows Sketch Plat & Sketch PUD Plan (LUP2022-0001)

No LE issues.



Chief John Fryar

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Tuesday, January 25, 2022 8:31 AM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: Referral Response Request: Vista Meadows Sketch Plat & Sketch PUD Plan (LUP2022-0001)

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for a Sketch Plat & Sketch PUD 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/650>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 15, 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 24, 2022 at 6:00 PM; and
- City Council: Tuesday, March 15, 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





FROM: Alyssa Knutson
 DATE: 01/25/22
 PROJECT: Vista Meadows Sketch Plat & Sketch PUD Plan
 Project No. LUP2022-0001; & Plan No. SPL2021-0001

INTERNAL DISTRIBUTION:

- | | | |
|---|--|---|
| ☒ Buildings/Grounds Manager | ☒ City Attorney | ☒ Police Chief |
| ☐ City Administrator | ☐ City Clerk | ☒ Public Works Director |
| ☒ Building Inspector | ☒ Recreation Manager | ☐ Golf Course Manager |
| ☒ WWTP Manager | ☒ 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: **02/15/22**

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:

Buildings/Structures must comply with adopted building codes and requirements at time of permit application.

February 14, 2022

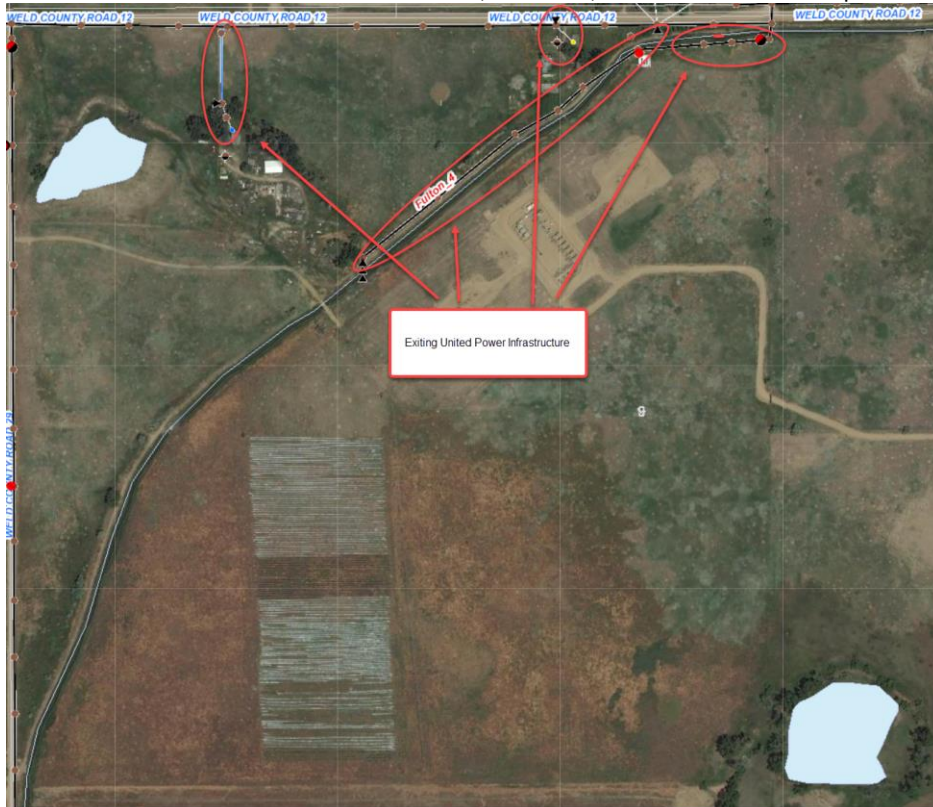
City of Fort Lupton
130 S. McKinley Ave.
Fort Lupton, CO 80621

Re: LUP2022-0001 - Vista Meadows Sketch Plat & Sketch PUD Plan

Dear Magaly:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the LUP2022-0001 - Vista Meadows Sketch Plat & Sketch PUD Plan. After review of the information, we have the following comments:

- United Power has existing electrical infrastructure in several locations within the proposed project location. These facilities will need to be either removed, relocated, or abandoned at the expense of the applicant.



As the plat referral process progresses, United Power will need the following utility easements on the plats:

- **Front or Rear Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. Typically, with electric in the rear of the

subdivision lots. We will need 8' to 10' wide dry utility easements in the rear of all lots. These utility easements will need to be on sides of lots abutting roads, and across tracts. If gas and electric will be sharing front lot distribution, we will need a 10' to 15' wide dry utility easements in the front of all lots. These utility easements will need to be on sides of lots abutting roads, and across tracts as well.

- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracts on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.
- **Tracts/Open Space/Parks** – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If Blanket utility easement(s) cannot be given, we will need a 10' to 12' wide dry utility easements along the perimeter of all tracts, along perimeter of tracts abutting roads, and through tracts between lots.
- **Streetlights** – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.
- **Landscaping within a Utility Easement** - When landscaping in utility easements, please keep in mind that we can only have shallow rooting vegetation such as small bushes and shrubs. We cannot have any deep rooting vegetation or trees planted above our lines. The trunk/base of the tree(s) should be minimum of 5' away from the underground electric line with no trees planted under overhead lines. Any landscaping should be a minimum clearance distance of 15' from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe if needed.

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 Agent
O: 303-637-1324 | Email: platreferral@unitedpower.com

Magaly Morales-Tejada

From: Lauren Light <llight@weldgov.com>
Sent: Monday, January 31, 2022 10:35 AM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Maria Lancto; Todd Hodges
Subject: RE: Referral Response Request: Vista Meadows Sketch Plat & Sketch PUD Plan (LUP2022-0001)

No concerns with this request.

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



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

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Tuesday, January 25, 2022 8:31 AM
Cc: Alyssa Knutson <AKnutson@Fortluptonco.gov>; Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>
Subject: Referral Response Request: Vista Meadows Sketch Plat & Sketch PUD Plan (LUP2022-0001)

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for a Sketch Plat & Sketch PUD 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/650>.

Any comments you consider relevant to this request would be appreciated. Please reply by **February 15, 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 24, 2022 at 6:00 PM; and
- City Council: Tuesday, March 15, 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



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.



DEPARTMENT OF PLANNING SERVICES

1555 N. 17th Ave

Greeley, CO 80631

Website: www.weldgov.com

Email: jflesher@weldgov.com

Phone: (970) 400-3552

Fax: (970) 304-6498

Via email to mmtejada@fortluptonco.gov

February 14, 2022

Magaly Morales-Tejada, Planning Technician
City of Fort Lupton
130 S. McKinley Avenue
Fort Lupton, CO 80621

Subject: Vista Meadows Sketch Plat & Sketch PUD Plan (LUP2022-0001)

Dear Ms. Morales-Tejada:

The Weld County Department of Planning Services has reviewed this proposal and submits the following comments for your consideration.

Traffic and drainage impacts will be evaluated and commented on when the corresponding studies are provided with subsequent submittals.

General comments

There is no County commitment to upgrade County roads and bridges to accommodate municipal developments.

The present zoning of adjacent and surrounding unincorporated properties is predominantly Agricultural. Owners of property in the area of this proposal should be made aware that agricultural uses, even when done in a manner consistent with good agricultural practices, may generate impacts such as noise, dust, flies, odors, aerial spraying, and slow-moving equipment on County roadways. It is important for future residents to note that adjacent properties may be in unincorporated Weld County and that Weld County has adopted a Right to Farm Statement and a Right to Extract Mineral Resources Statement and recommends they be placed on all plats adjacent to unincorporated areas:

Right-to-Farm Statement

Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high-speed traffic, sand burs, puncture vines, territorial farm dogs and livestock and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

Weld County Right to Extract Mineral Resources Statement

Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the State's commercial mineral deposits are essential to the State's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state.

Mineral resource locations are widespread throughout the County and person moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.

Thank you for the opportunity to comment on this proposal. This response addresses general requirements, concerns, or issues and is intended to assist in your community's decision-making process regarding this land use proposal. Weld County respectfully reserves the right to make further comment on information or issues as they are discovered.

Sincerely,

Jim Flesher, AICP
Long-Range Planner
Weld County



Right of Way & Permits

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

February 16, 2022

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

Attn: Alyssa Knutson and Todd Hodges

Re: Vista Meadows Sketch Plat & Sketch PUD Plan, Case # LUP2022-0001

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the sketch plat and PUD plan for **Vista Meadows**. As always, thank you for the opportunity to take part in the review process. For these *single-family residential* lots and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot in the subdivision. In addition, 10-foot-wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to the City of Fort Lupton for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

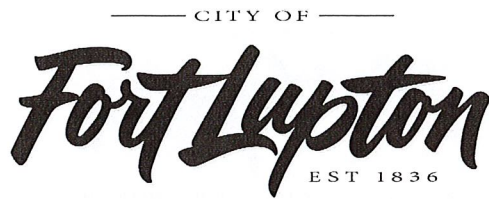
In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

The property owner/developer/contractor must complete the application process for any new natural gas via [xcelenergy.com/InstallAndConnect](https://www.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



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 9th day of February, 2022, a true and correct copy of the foregoing Notice of Public Hearings and Site Plan Map for the Vista Meadows Sketch Plat & Sketch PUD Plan was sent via U.S. Mail, postage pre-paid, to the following addresses:

ELLERMAN JAY DEE
PO BOX 352
FORT LUPTON, CO 80621

EQUINOX DEVELOPMENT LLC
9200 E MINERAL AVE STE 365
CENTENNIAL, CO 80112

FL MOUNTAIN SKY LLC
500 FAIRFAX ST
DENVER, CO 80220
FORT LUPTON HIGHLANDS- 160
1540 MAIN ST STE 218/303
WINDSOR, CO 80550

V BAR S EIGHTY ACRES LLC
12032 HIGHWAY 52
FORT LUPTON, CO 80621
FORT LUPTON MEADOWS LLC
6194 S BENTON CT
LITTLETON, CO 80123

GILLAN ALAN D
14421 COUNTY ROAD 10
FORT LUPTON, CO 80621

HICKEY KENNETH B
14405 COUNTY ROAD 12
FORT LUPTON, CO 80621

KING CECIL W
1840 OXFORD DR
CHEYENNE, WY 82001

MELODY HOMES INC
9555 S KINGSTON CT STE 200
ENGLEWOOD, CO 80112

OZBUN RYAN J
4284 COUNTY ROAD 29
FORT LUPTON, CO 80621

POWELL LIVING TRUST
14425 COUNTY ROAD 12
FORT LUPTON, CO 80621

STONEBACK JASON WAYNE
4461 COUNTY ROAD 31
FORT LUPTON, CO 80621

TAYLOR ANNA MARIE
1308 7TH ST
FORT LUPTON, CO 80621

FORT LUPTON 110
C/O JOHN J VANDEMOER
8791 CIRCLE DR
WESTMINSTER, CO 80031

DIAMOND M INVESTMENTS LLC
1840 OXFORD DR
CHEYENNE, WY 82001



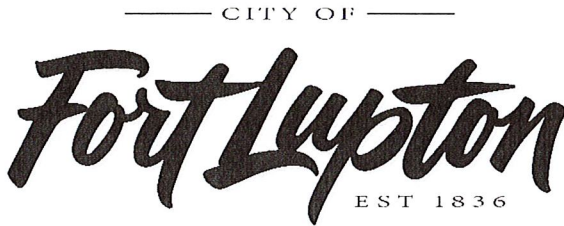
COME PAINT YOUR FUTURE WITH US

OCCIDENTAL PETROLEUM
ATTN: VINCE GERRISH
1099 18TH ST STE 700
DENVER, CO 80202

WESTERN MIDSTREAM
ATTN: BRETT CAVANAUGH
1099 18TH ST STE 700
DENVER, CO 80202



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 Sketch Plat & Sketch PUD Plan for a proposed subdivision referred to as the Vista Meadows Sketch Plat & Sketch PUD Plan, located east and adjacent to County Road 29 and south and adjacent to County Road 12 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public meetings are to be held before the Planning Commission on Thursday, February 24, 2022, at 6:00 P.M., and before the City Council on Tuesday, March 15, 2022, at 7:00 P.M. or as soon as possible thereafter.

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

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

ALL INTERESTED PERSONS MAY ATTEND.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: VISTA MEADOWS SKETCH PLAT & SKETCH PUD PLAN

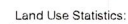
LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

Plan No. SPL2021-xxxxx

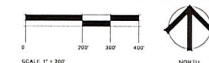


OSBORNE DEVELOPMENT LLC,
515 JERRY STREET
CASTLE ROCK, CO 80104



Bulk Setbacks:

SETBACK TYPE	DISTANCE
FRONT	15' TO HOUSE, 20' TO GARAGE
REAR	15'
SIDE	5'
SIDE (CORNER LOT)	15'



LEGEND:

MAIN FULTON DITCH TRAIL
CONNECTOR TRAIL

December 17, 2021

REFERENCES

Sketch Plan

Shoot Number: 1

Di: 3

Planning Department

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

Affidavit of Mineral Notice
CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103
Vista Meadows

The undersigned applicant, J.R. Osborne, hereby certifies:

- (a) To the best of his or her knowledge, the attached list is a true and accurate list of the names and addresses of all mineral owners and lessees of mineral owners on or under the parcel of land being considered pursuant to C.R.S. 24-65.5-103(1)(a).
- (b) Notice was sent to mineral estate owner(s) by certified mail, return receipt requested, or by a nationally recognized overnight courier not less than 30 days prior to the date scheduled for the initial public hearing by the City of Fort Lupton;
- (c) Notice contained the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township, and range of the property that is subject of the hearing, and the name of the applicant. A copy of the notice sent is attached hereto.



Signature of Owner or Owner's Representative

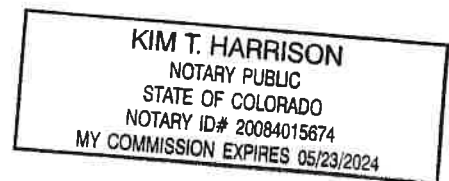
The foregoing instrument was acknowledged before me by JR Osborne this 15th
day of Dec, 2021. Witness my hand and seal.

My commission expires 5/23/2024.



Notary Public

(SEAL)



Magaly Morales-Tejada

From: [REDACTED]@bresnan.net
Sent: Thursday, February 24, 2022 8:22 AM
To: Alyssa Knutson
Subject: Vista Meadows PUD

Follow Up Flag: Follow up
Flag Status: Flagged

Alyssa:

Thank you for taking the time to answer my questions regarding the above-named development. I was also able to speak with Roy yesterday and he answered my road questions. He said that this is just the preliminary plans, that there will be further markup and changes to the proposed plat for this development

Just a couple of additional items:

1. This will all be on City water and sewer, so there should be only minor impact if any to the domestic well for our house across the road, correct?
2. In the packet I saw an "Affidavit of Mineral Notice" by JR Osborne. I did not find a list of mineral owners referred to in the affidavit attached. We own minerals in Sections 4 & 8 and did not receive any notice as referred to in the affidavit. We would appreciate a copy of the notice. Our ownership of the minerals is recorded at the county under King Minerals LLC.

Again, thanks for the help.

Earl King
King LLC
Diamond M Investments LLC

Magaly Morales-Tejada

From: Gin Stoneback <ginlally@hotmail.com>
Sent: Thursday, February 24, 2022 4:12 PM
To: Alyssa Knutson
Cc: JASON STONEBACK
Subject: Re: 2/24/22 6 PM Meeting, P2022-009 Vista Meadows Sketch Plat & PUD Plan

Alysa,

Thank you for speaking with me today on the phone regarding the meeting scheduled for 2/24/22 at 6 pm. As mentioned, I will be tuning in from the link provided. I am concerned that I will not be able to express our concerns due to audio or connectivity issues tonight so I wanted to email these questions to you prior be covered tonight regarding the proposed Vista Meadows project.

If you could have these questions below read aloud at the meeting tonight, 2/24/22, and have these added to the public record that would be great. Please have the appropriate people (city, developer, land owner, any additional relative entities, etc.) get back to us with answers to these questions as soon as their due diligence regarding these questions is complete, that would be most appreciated as surrounding neighbors, including myself, are eager for responses.

Concerns from Jason and Gin Stoneback at 4461 County Road 31, Fort Lupton, CO 80621 for proposed Vista Meadows development:

1.

At the NW corner of Stoneback's property (located at 4461 CR 31) which touches SE corner of the proposed development, there is drainage/water retention land which is functional and currently enclosed on all sides for irrigated water collection from the Stoneback hay field. The irrigated water comes from the pivot which is used throughout the growing season. If development plans for this proposed neighborhood are simply to level the SE corner of the property, and to not relocate the existing burm (high land border of the water retention area) or leave it alone all together, the NW part of the Stoneback's hay field will yield less hay or worse, see an elimination of hay for us which negatively impacts us.

Additionally, if SE corner is leveled, exposure to development materials, weed spray, pesticide and other chemicals from proposed neighborhood (during both the development stage and from potential future neighbors) will contaminate our hay field. Also, the Stoneback's hay field will be impacted negatively if the burm is destroyed or leveled as the water retention area will not hold irrigated water as it always has for the hay ground and for the large mature trees to soak up, providing nutrients.

If this development does not relocate the existing burm on the property to their back South and East property border or, better yet, simply leave the existing burm in place, which would guarantee no change, the Stoneback's hay field will be impacted negatively due to lower or no crop yield due to contamination from neighborhood development, weed spray, chemicals and pesticides and lack of water support to hay field. This would be a burden on your neighbors.

We request for the South and East property border of the lot: either to leave the existing berm as is or have the berm built up high enough on the property line to keep our hay field free from exposure to proposed development and to keep farm irrigated water from pivot in our current retention land as it has always been so that there is no impact to our farm ground and crops.

Can we have discussions and confirmation on how development can avoid negatively impacting Stoneback's hay field?

2.

In the NW back corner of Stoneback property, which touch the SE corner of the proposed development, there are eagles and eagle nests in the trees in and around the retention area mentioned above but we are not exactly sure if those nests are on our land or are on the proposed development's land. Either way, we want ensure that these tree habitats for the eagles and the nests are not disturbed per federal laws:

the Eagle Act,

the Migratory Bird Treaty Act

the Lacey Act

Please find the laws referenced here:

<https://www.fws.gov/midwest/eagle/History/protectations.html#:~:text=Eagles%2C%20their%20feathers%20and%20parts%2C%20nests%2C%20nest%20trees%2C,This%20includes%20inactivenests%20as%20well%20as%20active%20nests.>

Can you confirm that these habitats will not be removed, disturbed or destroyed?

3.

In addition to our concern about damages/destruction to the large mature trees as mentioned above, we are also concerned about damages/destruction to our large mature trees on the NW side of our property being damaged/destroyed due to backhoe, ground work, asphalt, and any other development processes that unknown to us. Damaging/destroying the root systems of these mature trees on SE corner of the proposed development mostly likely will damage/destroy our trees on our property as those roots most defiantly extend underground to the proposed development property. Root systems can be damaged in many ways... Our major concerns are:

A. the new elevations in the ground would bury those roots in more soil which would not allow

moisture to get down to those roots for those trees to take up nutrients resulting in our trees being killed.

B. We are also worried about the opposite problem: we are concerned the equipment used could rip out or damage the root systems resulting in killing trees.

We can all agree that growing and keeping trees alive in our area is a challenge and each one we lose is a huge loss for shade, natural beauty and migratory bird habitats. Most of the trees in the NW section of our property are decades old and cannot be replaced by little saplings as the shade and habitat that is provided by those large mature trees cannot be replaced for another several decades.

Can you confirm that our trees on our property will not sustain damages or be destroyed due to the work performed on the proposed development and existence of proposed neighborhood?

4.

The south and the east borders of this property borders up against county zoned properties. The setback rules for Weld County are different than for the city. Could you explain the placement and height of the proposed homes and structures that are planned to be placed on property's east and the south sides and let us know how these comply with Weld County setback rules?

5.

Prairie dogs. Currently the property proposed for development has an overpopulation of prairie dogs. We know this because we see and hear them from our property and are constantly taking measures to keep our hay ground free of prairie dogs as they will decrease or eliminate yield on our hay crop. Our concern is that the work performed by the ground preparation equipment and proposed development of this land will put an unnecessary overburden on neighbors' properties, such as mine at 4461 County Road 31, as well as the numerous other properties that surround this land.

What will you do to prevent and mitigate the overpopulated prairie dog problem currently on this property so that it does not become the surrounding neighbors' problems?

Thank you for your time,
Gin Stoneback
4461 County Road 31
Fort Lupton, CO 80621
ginlally@hotmail.com

Sent from my iPhone