**TOWN COUNCIL WORK SESSION & MEETING**
Zoom Webinar and/or Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

# AGENDA
# TOWN COUNCIL WORK SESSION & MEETING
# Tuesday, December 12, 2023, at 6:00 PM

## A. CALL TO ORDER WORK SESSION

*The Goal of the Work Session is to have the Town Council receive information on topics of Town business from the Town Manager, Town Attorney and Town Staff in order to exchange ideas and opinions regarding these topics.*

1. **Pledge of Allegiance**

2. **Pg 5 - Safe Passageways and Sidewalk Connections**
   - Discussion
   - Staff Presentation: Nicholas Wharton, Town Manager

## B. CALL TO ORDER REGULAR MEETING

1. **Roll Call**

2. **Agenda Review by Town Manager**

3. **Consent Calendar**

   *The Consent Calendar is intended to allow the Town Council to spend time and energy on the important items and not routine actions. A Council Member may request an item on this calendar to be "pulled" off the Consent Calendar and considered separately as a regular agenda item. Items remaining on the Consent Calendar will be approved by Town Council with one vote.*

   a. **Pg 18 - 11.14.23 Minutes**

   b. **Pg 22 - November 2023 Payables Report**

   c. **Pg 25 - November 2023 Financial Statements**

   d. **Pg 72 - Resolution 2023-45R: A Resolution of the Town Council of the Town of Severance, Colorado, Designating the public places for posting of notices of meetings for the Town Council and other local public bodies of the Town**

   e. **Pg 73 - Resolution 2023-46R: A Resolution of the Town Council of the Town of Severance, Colorado, Adopting a Schedule of Regular and Work Session Meetings for the Town**

f. **Pg 74 -** Home-Based Business Type II **Use by Special Review Approval**

- Legislative
- Staff Presentation: Shani Porter, Town Planner

**4. Approval of Agenda**

**5. Public Comment**

*The purpose of the Public Comment is for members of the public to speak to the Town Council on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minutes for those attending in person or an appropriate time as deemed by the Mayor. The Town Council is not obligated to make decisions or take action on comments but may choose to schedule the matter for a later discussion. Those addressing the Town Council, please state your name and address and sign-in.*

**6. Council Member Comments**

**7. Reports**

*Council approval may be sought for administrative actions in association with staff reports.*

a. Town Attorney

b. Pg 87 - Town Staff

c. Town Management

d. Council Members Liaisons

e. Mayor

**C. TOWN COUNCIL**

**1. Pg 105 - Resolution 2023-47R: A Resolution of the Town Council of the Town of Severance, Colorado, making certain findings of fact regarding the proposed Annexation of certain real property located in Weld County, Colorado - Severance Storage**

- Legislative
- Staff Presentation: Shani Porter, Town Planner

**2. Pg 111 - Ordinance 2023-14: An Ordinance of the Town Council of the Town of Severance, Colorado, annexing the property known as the Severance Storage Annexation to the Town of Severance, Colorado; and approving the associated Annexation Agreement**

- Quasi-Judicial
- Staff Presentation: Shani Porter, Town Planner

**3. PUBLIC HEARING**
**Pg 153 - Ordinance 2023-15: An Ordinance of the Town Council of the Town of Severance, Colorado, zoning certain land, fully described herein, to the Town of Severance Town Core Zoning District - Severance Storage**

- Quasi-Judicial
- Staff Presentation: Shani Porter, Town Planner

**4. Pg 161 - Resolution 2023-48R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a Final Subdivision Plat for certain real property located within the Tailholt Subdivision Third Filing; accepting the property interests dedicated by the Final Plat; accepting the Deferral of Water Rights dedication for the Franklin Place Subdivision; and authorizing a Subdivision Development Agreement pertaining to the Franklin's Place Subdivision**

- Quasi-Judicial
- Staff Presentation: Shani Porter, Town Planner

5. **Pg 288 - Ordinance 2023-16: An Ordinance of the Town Council of the Town of Severance, Colorado, vacating a portion of Ruth Avenue at 4th Street**
   - Legislative
   - Staff Presentation: Shani Porter, Town Planner
6. **Pg 293 - Resolution 2023-49R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a site development plan for certain real property located within that Town of Severance.**
   - Quasi-Judicial
   - Staff Presentation: Shani Porter, Town Planner
7. **Pg 356 - Resolution 2023-50R: A** Resolution to Appropriate Funds For Unanticipated Revenues and Expenditures
   -
   - Staff Presentation: Nicholas Wharton, Town Manager
8. **Pg 360 - Resolution 2023-51R: A Resolution of the Town Council of the Town of Severance, Colorado, Establishing a Transportation Utility Fee**
9. **Pg 368 - Resolution 2023-52R: A Resolution of the Town Council of the town of Severance, Colorado, prescribing the Town of Severance's water and wastewater rates, fees, tolls and charges, and infrastructure investment fees**
   - Legislative
   - Staff Presentation: Nicholas Wharton, Town Manager
10. **Pg 375 - Resolution 2023-53R: A Resolution of the Town Council of the Town of Severance, Colorado, levying general property taxes for the year 2024 to help defray the costs of government for the 2024 budget year.**
    - Legislative
    - Staff Presentation: Nicholas Wharton, Town Manager
11. **Pg 377 - Resolution 2023-54R: A Resolution of the Town Council of the Town of Severance, Colorado, Appropriating sums of money for the various funds in the amounts and for the purposes as set forth below for the 2024 Budget**
    -
    - Staff Presentation: Nicholas Wharton, Town Manager
12. **Pg 380 - Resolution 2023-55R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting the Town of Severance Fee Schedule**
    - Legislative
    - Staff Presentation: Nancy Mueller, Finance Director
13. **PUBLIC HEARING**
    **Pg 389 - Resolution 2023-56R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting a budget for the Fiscal Year of 2024 and appropriating sums for and defraying the expenses and liabilities for the fiscal Beginning January 1, 2024 and ending December 31, 2024**
    -
    - Staff Presentation: Nicholas Wharton, Town Manager

**D. COUNCIL MEMBER PETITIONS**

*Council Members may ask for items to be added to future agendas.*

## E. BOARD OF ADJUSTMENTS

1. **1-7 ALL PUBLIC HEARINGS**

   **Pg 509 - Resolution 2023-57R: A** Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 822 Emerald Lakes Street

2. **Pg 525 - Resolution 2023-58R: A** Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 824 Emerald Lakes Street

3. **Pg 541 - Resolution 2023-59R: A** Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 826 Emerald Lakes Street

4. **Pg 557 - Resolution 2023-60R: A** Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 828 Emerald Lakes Street

5. **Pg 572 - Resolution 2023-61R: A** Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 833 Emerald Lakes Street

6. **Pg 586 - Resolution 2023-62R: A** Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 835 Emerald Lakes Street

7. **Pg 601 - Resolution 2023-63R: A** Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 956 Milner Pass Road

## F. EXECUTIVE SESSION

1. **Pursuant to Colorado Revised Statutes Section 24-6-402(4)(f)(I) to discuss personnel matters pertaining to the Town Attorney's performance review**

2. Pursuant to Section 24-6-402(40)(e) of the Colorado Revised Statute for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators with respect to water.

## G. ADJOURN

**Town Council MEETING**
*Tuesday, December 12, 2023, 6:00 PM (MDT)*

*Registration URL*
*https://us02web.zoom.us/webinar/register/WN_GSL5tq02RNOARXxagWeWpA*

*The Town of Severance does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the provision of services. For disabled persons needing reasonable accommodation to attend or participate in a town service, program, public meeting, or activity, call 970-686-1218 at least 72 hours in advance. Disabled access is available from the front entrance of the Town Hall.*

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 5 - Safe Passageways and Sidewalk Connections | Nicholas Wharton, Town Manager | Nicholas J. Wharton, MPA, ICMA-CM |

## ACTION REQUESTED

| | |
|---|---|
| Town Management asks the Town Council to discuss connecting safe passageways throughout the Town and direct any further actions they deem necessary. | **Discussion Presentation** |

## BRIEF SUMMARY

This topic was requested during council member petitions and discussed in a previous work session at the June 13th Council Meeting. As discussed at the 2023 Council Retreat, the Town received additional one-time revenue funds from Severance Taxes. It was discussed to move forward with several safety programs, including bringing forward two 2024 projects to 2023: Mag-Chloride products for snow and installing a guardrail north on WCR 23. Additionally, it was discussed that the Town Management would bring back additional safety ideas for these funds. Town Management has rescheduled a work session to discuss the topic of safe passageways and sidewalk connections. Please note that the estimated costs provided are for concrete only and do not include the purchasing of ROW, site preparation, or labor costs.

## PUBLIC SUPPORT/CONCERN

See the attached email.

## ANALYSIS AND RECOMMENDATION

Town Management asks the Town Council to discuss connecting safe passageways throughout the Town and direct any further actions they deem necessary.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Settler's Landing
2. Re_ Crosswalk request
3. Crosswalk request- Kenley Fredrickson
4. Teller (South)
5. E. Harmony (West)
6. E. Harmony (South West)
7. E. Harmony (East)
8. E. Harmony (South East)
9. WCR 23 (South Part 1)
10. WCR 23 (South Part 2)
11. Safe Passageway Estimates (Rough Draft)

# Weld County Online Mapping

## Settler's Landing







### Legend

- Parcels
- Highway
- County Boundary

### Notes

558.6 0 279.28 558.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

**From:** Amberly Fredrickson
**To:** Matthew Fries; Nicholas Wharton
**Subject:** Re: Crosswalk request
**Date:** Friday, September 15, 2023 6:19:11 PM

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Caution: This is an external email and may have a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your OnixIT at support@onixit.com or (970) 223-0300.

Please ignore first message. I wrote it on my lunch break and used talk to text. Please see corrected email and request.

Good afternoon Mayor Fries and Nick Wharton

I am writing to express my deep concern regarding the traffic situation in our town, specifically in the intersection of CR 74 and Immigrant Trail/Mahogany. I believe that the installation of a blinking crosswalk in this area is urgently needed to enhance safety. My children would love the opportunity to be able to safely cross the street. They would love the opportunity to go to the neighborhood park, to ride their bikes to school, and to participate in town activities located across the street. Thank you for your time in considering this request.

Unfortunately, the lack of a designated crosswalk in this location has led to several near-miss accidents involving my kids and I will not let them cross alone. It is only a matter of time before a serious accident occurs. There are no city or neighborhood sidewalks on the North side of this intersection and they would have to access private property to walk to a legit crosswalk or stop light.

With the new business the traffic has increased. With new business coming the traffic will continue to increase and the safety of pedestrians at Settlers Landings is at risk.

As a concerned member of our community, I strongly believe that the town should install a blinking crosswalk for pedestrians. A well marked crosswalk will serve as a reminder for drivers to use caution and look for pedestrians.

I kindly request you install a blinking crosswalk as soon as possible. Please call me with any questions or concerns. please feel free to forward to anyone who needs this request.

Thank you
Amberly
970 556 3988

Sent from my iPhone

**From:** Amberly Fredrickson
**To:** Matthew Fries; Nicholas Wharton
**Subject:** Crosswalk request- Kenley Fredrickson
**Date:** Friday, September 15, 2023 1:35:07 PM

Caution: This is an external email and may have a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your OnixIT at support@onixit.com or (970) 223-0300.

Hello Mayor Fries and Nick

I am sending this email on behalf of Kenley Fredrickson. Kenley Fredrickson is my daughter and you may remember meeting her when her classroom visited Townhall on September 14, 2023.

First, thank you for spending your time with the Range View third grade students. They learned lots and it was a valuable experience.

Kenley heard that to be a good citizen sent you must follow the laws and also know how to change the laws. As you may recall, Kenley suggested a crosswalk at our intersection when she crossed paths with Mayor Fries. Please see the attached written request for a blinking crosswalk to change the laws.

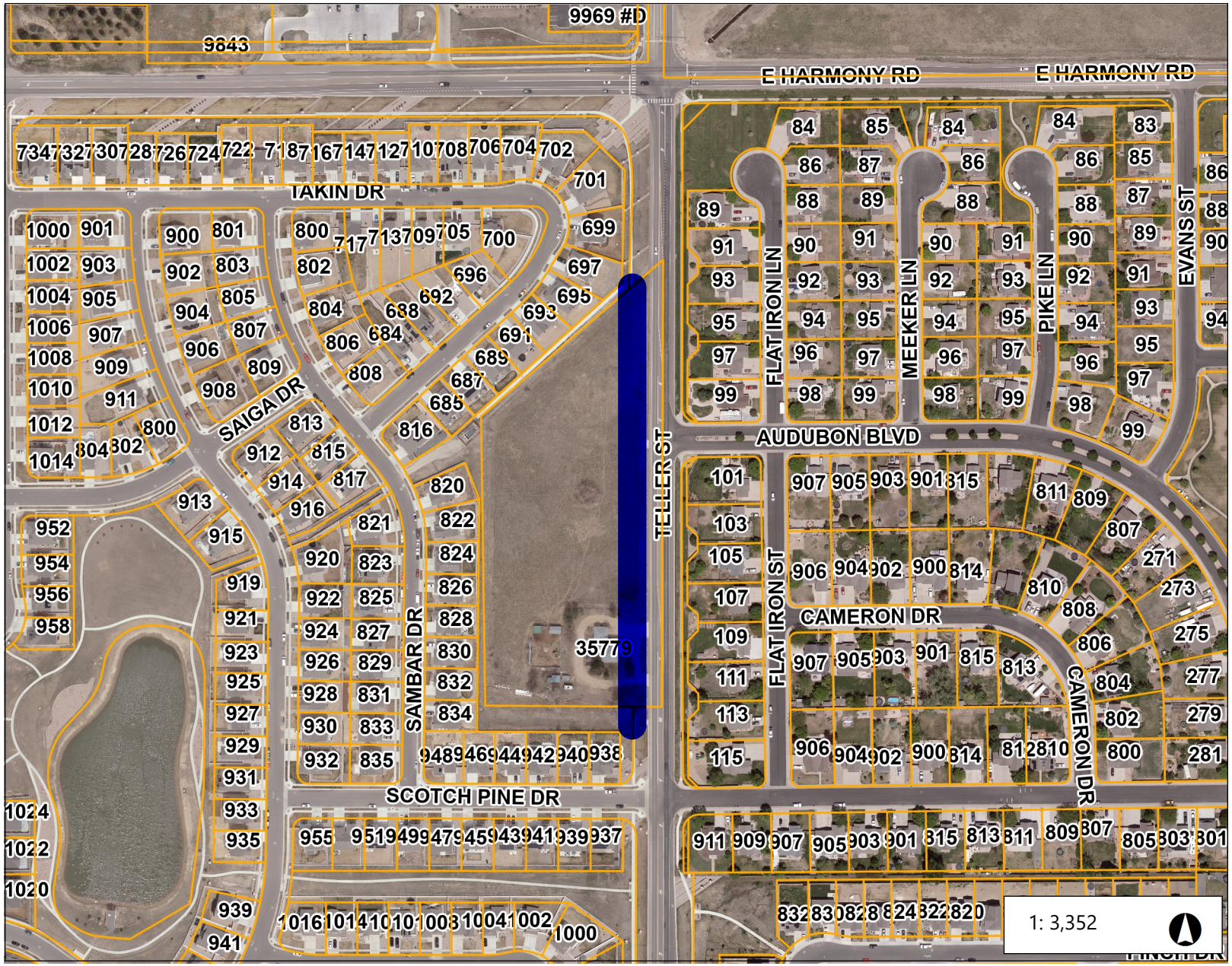
Thank you
Amberly Fredrickson
(Kenely's mom)

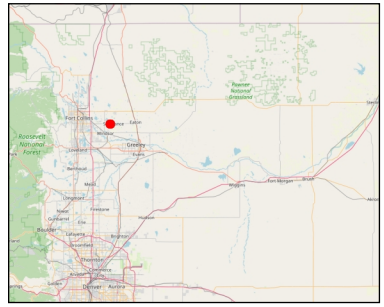
Dear Mayor and Nick
Can we please have a crosswalk from Settlers Landing to the gas station?
Thank you
Kenley Fredrickson

Sent from my iPhone

# Weld County Online Mapping

# Teller Sidewalk



## Legend

- Parcels
- Highway
- County Boundary

## Notes

Westside, north of Scotch Pine Dr.

1: 3,352

558.7 0 279.33 558.7 Feet

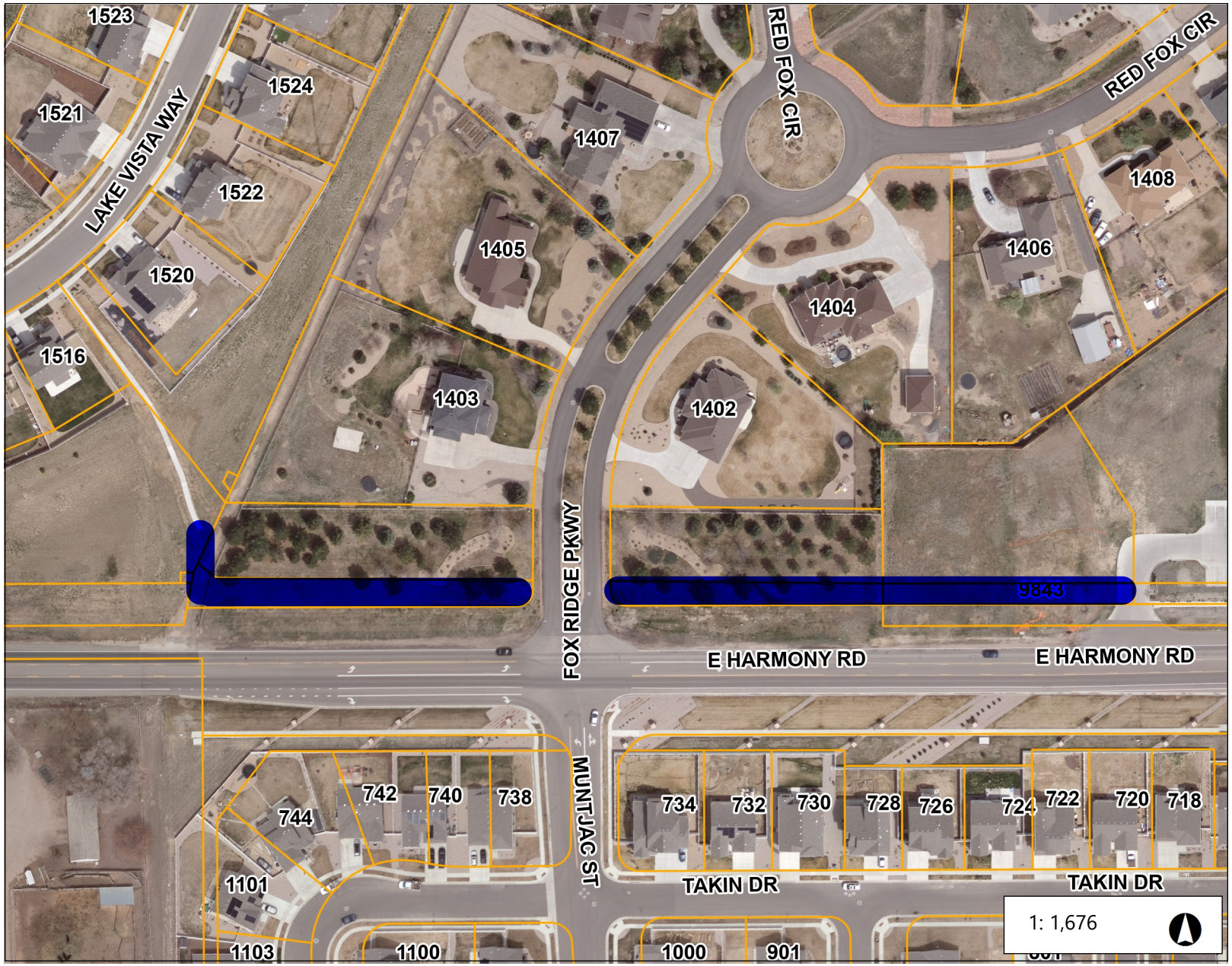
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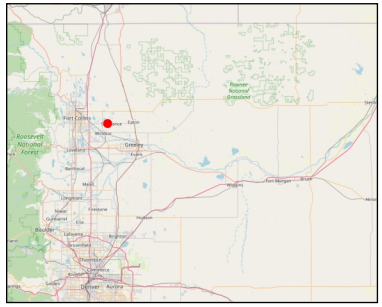
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# E. Harmony Sidewalk

WELD COUNTY ONLINE MAPPING



## Legend

- Parcels
- Highway
- County Boundary

1: 1,676

## Notes

Northside, east of Shoreview Parkway

279.3 0 139.67 279.3 Feet

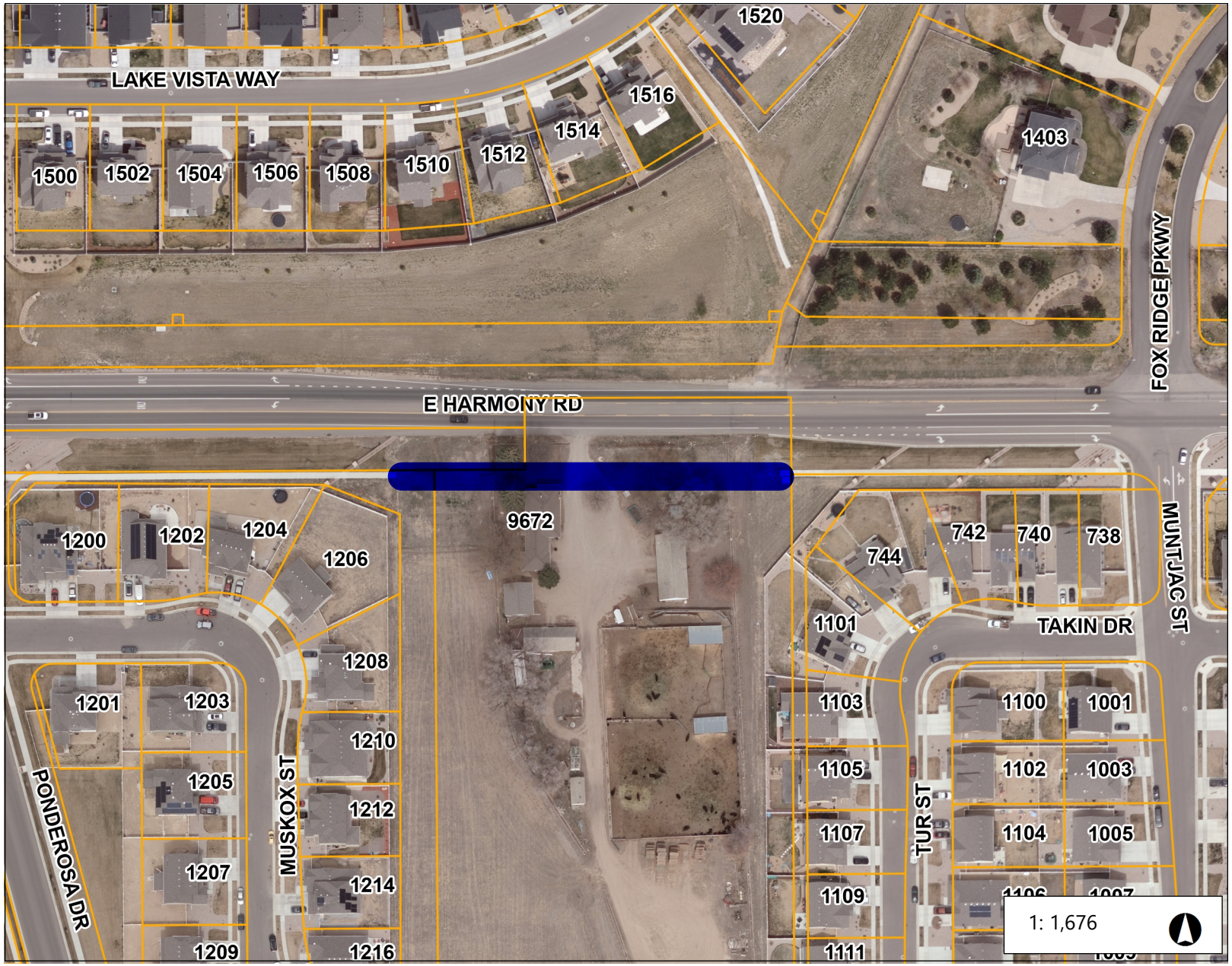
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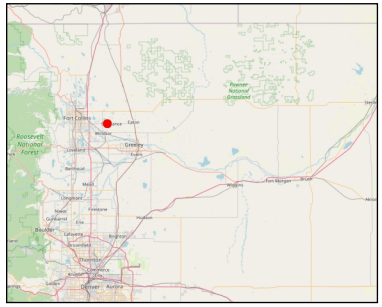
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# E. Harmony Sidewalk

WELD COUNTY ONLINE MAPPING



## Legend

- Parcels
- Highway
- County Boundary

## Notes

Southside, east of Shoreview Parkway

279.3 0 139.67 279.3 Feet

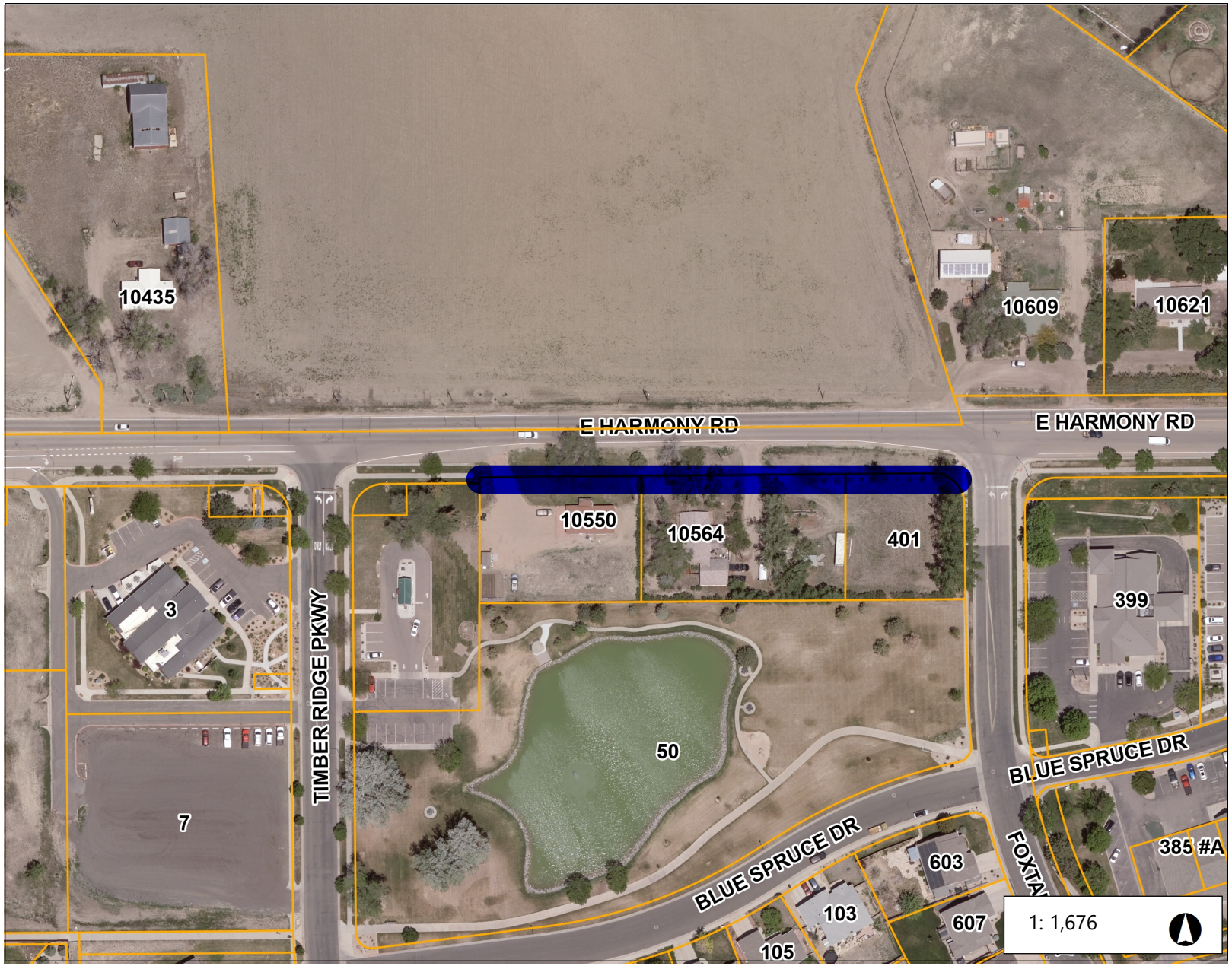
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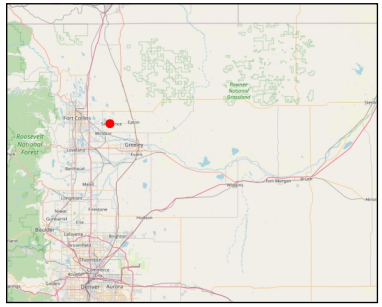
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WELD COUNTY
ONLINE MAPPING

# E. Harmony Sidewalk



## Legend

- Parcels
- Highway
- County Boundary

## Notes

Southside, east of Timber Ridge Parkway

279.3 0 139.67 279.3 Feet

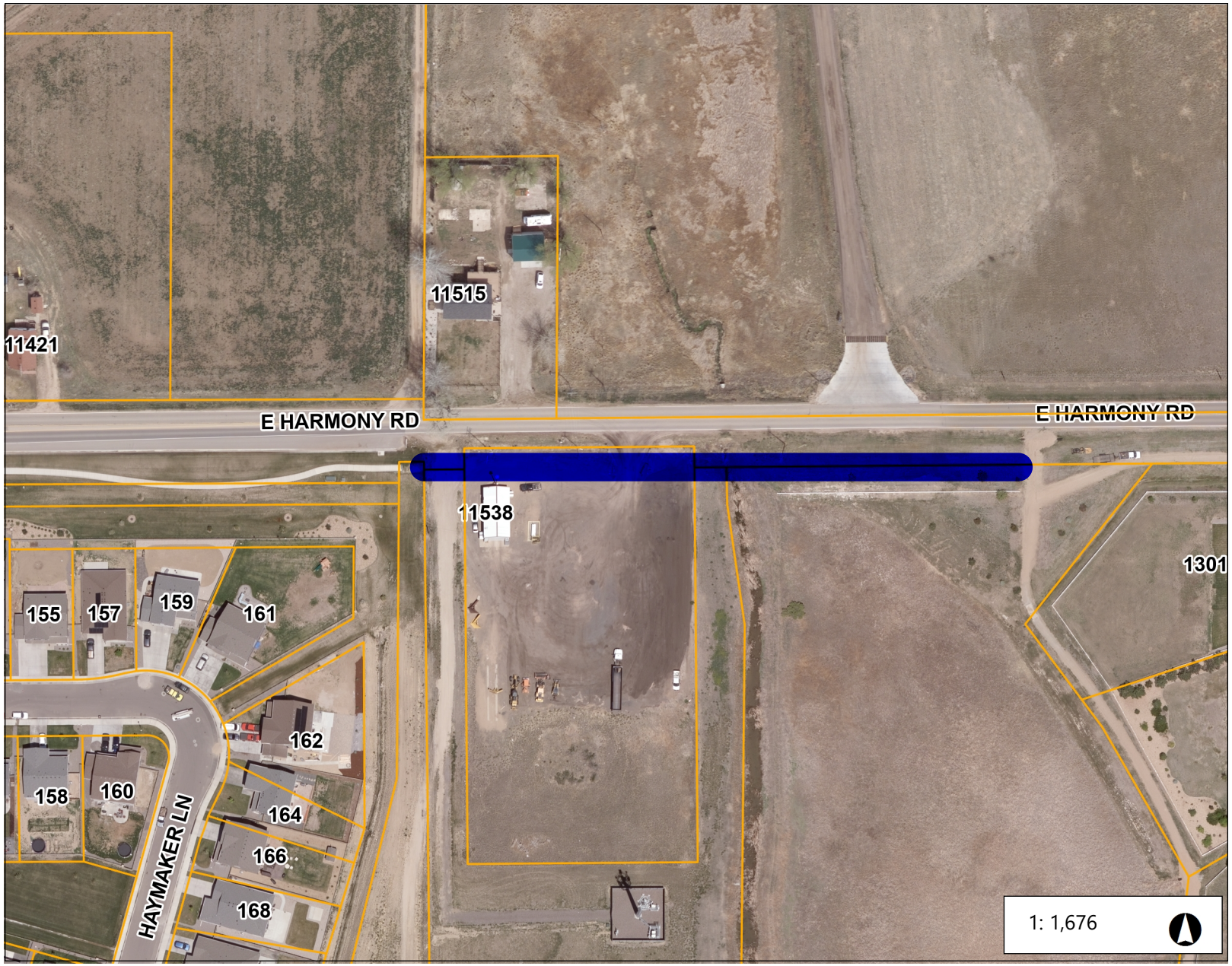
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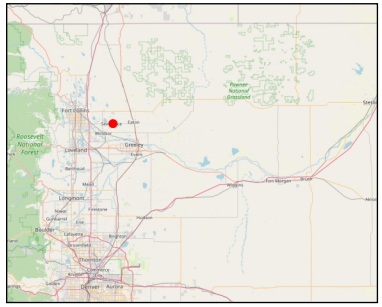
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WELD COUNTY
ONLINE MAPPING

# E. Harmony (SouthEast)



## Legend

- Parcels
- Highway
- County Boundary

## Notes

279.3 0 139.67 279.3 Feet

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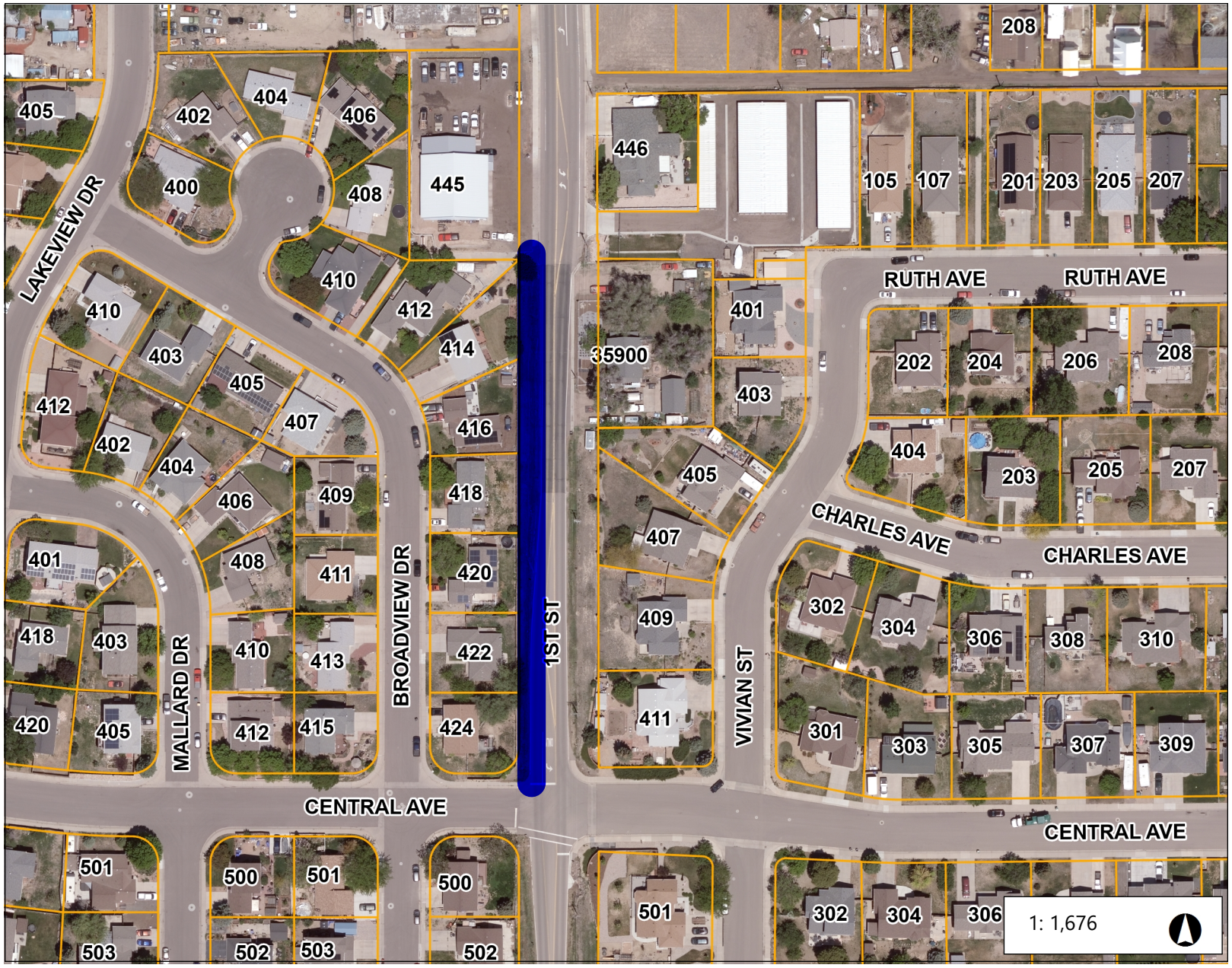
© Weld County Colorado

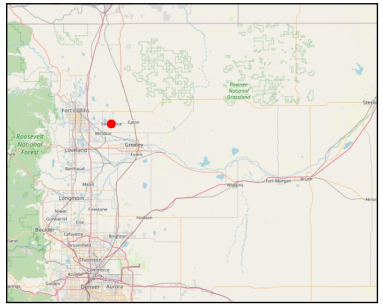
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# WELD COUNTY ONLINE MAPPING

## WCR 23 (South Part 1)



### Legend

- Parcels
- Highway
- County Boundary

### Notes

279.3 0 139.67 279.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

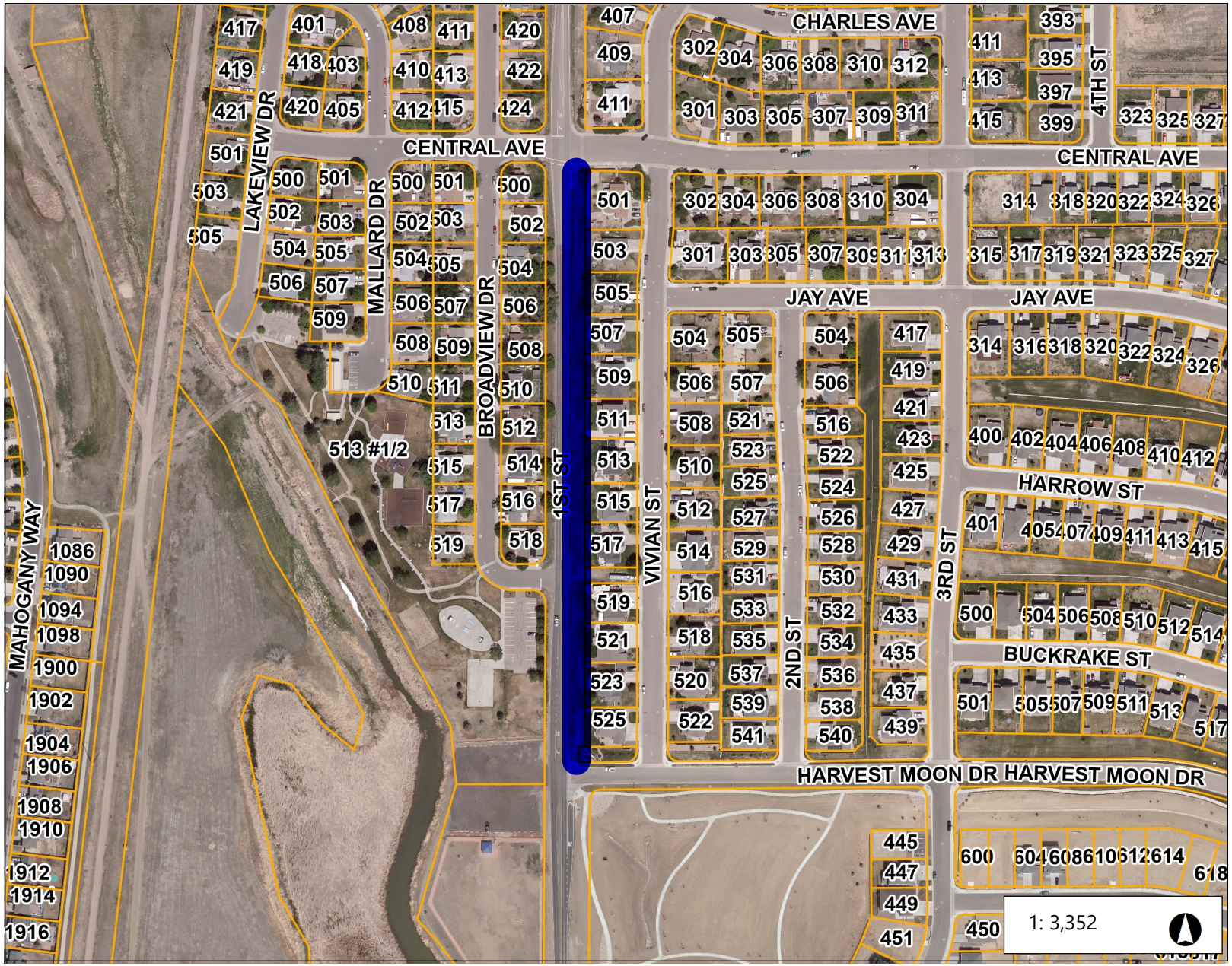
© Weld County Colorado

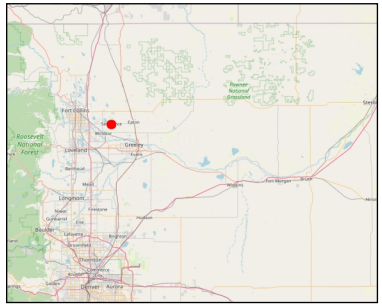
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# WELD COUNTY ONLINE MAPPING

## WCR 23 (South Part 2)



Legend

- Parcels
- Highway
- County Boundary

Notes

1: 3,352

558.7 0 279.33 558.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Safe Passageways

| Location | Distance | 6 ft. Sidewalk | Additional Information |
|---|---|---|---|
| Settler's Landing | ~795 ft. | $135,150 | Possible Crossing Needed |
| Teller (South) | ~820 ft. | $139,400 | |
| E. Harmony (West) | ~810 ft. | $137,700 | Additional ROW Required |
| E. Harmony (South West) | ~675 ft. | $114,750 | Additional ROW Required |
| E. Harmony (East) | ~470 ft. | $79,900 | |
| E. Harmony (South East) | ~600 ft. | $102,000 | |
| WCR 23 (South Part 1) | ~520 ft. | $88,400 | Possible Crossing Needed |
| WCR 23 (South Part 2) | ~1140 ft. | $193,800 | |

**TOWN COUNCIL MEETING**
Zoom Webinar and/or Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

**MEETING MINUTES**

**Tuesday, November 14, 2023, at 6:00 PM**

**Present:**

| | |
|---|---|
| **Mayor:** | Matthew Fries-Virtual |
| **Mayor Pro-tem:** | Dennis 'Zeke' Kane |
| **Council Members:** | Frank Baszler<br>Stephen Gagliardi<br>Michelle Duda<br>David Bruen<br>Dan Meyers |
| **Absent:** | Michelle Duda |

**Audience:** Christine McDaniel & Jennifer Nethery

**Staff:**

Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Nancy Mueller CPA, Finance Director
Leah Vanarsdall, Town Clerk
Keith Martin, Town Attorney-Virtual
Ken Chavez, Chief of Police
John Zacklene, Public Works Director

## A. PRIOR TO MEETING

### 1. Officer Swearing In Ceremony - Cody Boegeman

### 2. Veterans Appreciation Night

Joshua Burke - MARINE - led the Pledge

## B. CALL TO ORDER REGULAR MEETING

1. **Pledge of Allegiance**

   The Pledge was led by Marine Veteran ****

2. **Roll Call**

3. **Agenda Review by Town Manager**

4. **Consent Calendar**

   *The Consent Calendar is intended to allow the Town Council to spend time and energy on the important items and not routine actions. A Council Member may request an item on this calendar to be "pulled" off the Consent Calendar and considered separately as a regular agenda item. Items remaining on the Consent Calendar will be approved by Town Council with one vote.*

   **MOTION WAS MADE BY Council Member Baszler,** seconded by Council Member Meyers to Approve the Consent Calendar. All Council Members present voting Yes,

   **MOTION PASSED**

   a. **Pg 3 - 10.24.23 Minutes**

   b. **Pg 7 - Resolution 2023-43R: A Resolution of the Town Council of the Town of Severance, Colorado, Ratifying the Appointment of Cole Gerstner to the Board of Trustees of the Clearview Library District**

   c. **Pg 10 - Resolution 2023-44R: A Resolution of the Town Council of the Town of Severance, Colorado, Approving and Adopting Severance Housing Assessment**

5. **Approval of Agenda**

   **MOTION WAS MADE BY Council Member Baszler,** seconded by Council Member Meyers to Approve the Agenda as presented. All Council Members present voting Yes,

   **MOTION PASSED**

6. **Public Comment**

   *The purpose of the Public Comment is for members of the public to speak to the Town Council on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minutes for those attending in person or an appropriate time as deemed by the Mayor. The Town Council is not obligated to make decisions or take action on comments but may choose to schedule the matter for a later discussion. Those addressing the Town Council, please state your name and address and sign-in.*

7. **Council Member Comments**

8. **Reports**

   *Council approval may be sought for administrative actions in association with staff reports.*

a. Town Attorney

b. Pg 87 - Town Staff

c. Town Management

d. Council Members Liaisons

e. Mayor

## C. TOWN COUNCIL

### 1. Pg 97 - 2024 Proposed Water/Wastewater/Stormwater Fees

- Discussion
- Staff Presentation: Nancy Mueller, Finance Director

Town Council supports moving forward with a 30% increase for the 2024 Water/Wastewater/Stormwater Fees.

### 2. Pg 107 - 2024 Proposed Street Maintenance Fee

- Discussion
- Staff Presentation: Nancy Mueller, Finance Director

By Majority, Council supports a 2024 $15.50 Street Maintenance Fee

### 3. Pg 115 - 2024 Proposed Fee Schedule

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

Council supports Fee Schedule as proposed

### 4. Pg 122 - 2024 Proposed Operations Budget

- Discussion
- Staff Presentation: Nancy Mueller, Finance Director

**MOTION WAS MADE BY Council Member Baszler,** seconded by Mayor Pro-tem Kane Motion to Approve the Town Manager to purchase five (5) vehicles with proposed maintenance at current 2023 value with budget clean-up. All Council Members present voting Yes,

**MOTION PASSED**

## D. COUNCIL MEMBER PETITIONS

*Council Members may ask for items to be added to future agendas.*

Council Member Baszler would like to Petition RE-4 and Windsor Library District for Severance to become a Funding Member - All in Favor. Item will be brought back as a Work Session Agenda Item.

## E. ADJOURN

8:48 pm

| Vendor Name | Invoice Number | Description | Amount Paid |
|---|---|---|---|
| Ablao Law, LLC | 1227 | Municipal Judge - October 2023 | $ 600.00 |
| Amazon Capital Services | 1P4N-64HF-X6TH | Wm's clothing | $ 78.96 |
| Amazon Capital Services | 1P4N-64HF-X6TH | Notary stamp | $ 21.65 |
| Amazon Capital Services | 1P4N-64HF-X6TH | Screen protector | $ 8.99 |
| Amazon Capital Services | 14V4-7PWW-WRRG | Business Prime Membership Fee | $ 499.00 |
| Amazon Capital Services | 1P4N-64HF-X6TH | 4x6 American flags | $ 35.99 |
| Amazon Capital Services | 1P4N-64HF-X6TH | HDMI cable | $ 9.59 |
| Amazon Capital Services | 1YC3-V467-31JD CREDIT MEMO | return 3-ring binder | $ (32.49) |
| Amazon Capital Services | 1P4N-64HF-X6TH | Office supplies, TP, trash bags, brochure holders | $ 332.35 |
| Amazon Capital Services | 1H7Y-YD9J-Y1YC | Total Gym Pinnacle Fitness Equipment | $ 374.99 |
| Amazon Capital Services | 1H7Y-YD9J-Y1YC | GIFTINBOX 6/12 PCS Halloween | $ 68.97 |
| Amazon Capital Services | 1H7Y-YD9J-Y1YC | REESE Towpower 72783 Coupler Lock, Adjustable Storage Security, Heavy-Duty Steel, Yellow and Chrome | $ 18.19 |
| Amazon Capital Services | 1H7Y-YD9J-Y1YC | Sliding Bench Workout Poster - Incline Bench Exercise Chart (LAMINATED, 18 x 24")" | $ 9.89 |
| Applied Concepts, Inc. | 426432 | SAM/VMS Trailer | $ 9,925.00 |
| Arbor Valley | INV66446-1 | Tree City | $ 3,770.00 |
| Ascent Broadband, LLC | 133485 | PW Internet Service | $ 190.00 |
| Ausmus Law Firm PC | 8398 | Contract prosecution for the month of October 2023 | $ 850.00 |
| Ayres Associates Inc. | 210455 | Professional Personnel Services - DOLA - IHOP Grant | $ 2,413.83 |
| Ayres Associates Inc. | 210540 | General Economic Development | $ 488.00 |
| Ayres Associates Inc. | 210540 | Planning Services - Cust# 233 | $ 155.00 |
| Ayres Associates Inc. | 210540 | General Planning Services | $ 284.70 |
| Ayres Associates Inc. | 210540 | Land Use Advisory Committee | $ 5,097.50 |
| Banner Occupational Health Clinics | 826633 | PW physical | $ 95.00 |
| Berven Forestry and Fire, LLC | 101923A | Tree City USA | $ 1,875.00 |
| Bison Ridge Construction, LLC | 0024.11-101923 | Refund Meter Deposit | $ 3,500.00 |
| Bunting Disposal, Inc. | 142290-NOV2023 | Trash Service | $ 85.00 |
| Canyon Systems Inc | 16212 | Parts and installation-Upgrade to Mission MyDro RTU Model M851 | $ 3,209.00 |
| Carson Fabrication, LLC | 1354 | Unit#230 - DOT Inspection Labor, Parts & Materials | $ 677.95 |
| Carson Fabrication, LLC | 1355 | Unit#239 - Intl Dump Truck - DOT Inspection Labor, Parts & Materials | $ 5,225.88 |
| Caselle, Inc. | 127792 | Caselle Software Support - NOV2023 | $ 2,093.00 |
| City-County Communications & Marketing | 3032 | Individual Membership - Annual | $ 400.00 |
| Collins Control & Electric, Inc. | 4743 | PW BACKUP GENERATOR | $ 99,999.46 |
| Colorado Civil Group Inc. | 0042.0001.08-34 | Engineering - Cust#276 | $ 4,317.10 |
| Colorado Civil Group Inc. | 0042.0001.11-06 | Engineering - Cust#246 | $ 3,564.50 |
| Colorado Civil Group Inc. | 0042.0002.07-24 | Engineering - Cust#183 | $ 414.00 |
| Colorado Civil Group Inc. | 0042.0014.03-06 | Engineering - Cust#233 | $ 357.00 |
| Colorado Civil Group Inc. | 0042.0000.11-20 | Engineering - Pending Projects | $ 219.00 |
| Colorado Civil Group Inc. | 0042.0506.05-08 | Engineering - W-2101 Water Tank | $ 9,115.40 |
| Colorado Civil Group Inc. | 0042.0511.01-06 | Engineering - TR-2101 392/23 | $ 1,071.40 |
| Colorado Civil Group Inc. | 0042.0000.00-80 | Engineering - General Services | $ 36.50 |
| Colorado Civil Group Inc. | 0042.0000.09-18 | General Engineering Water Fund | $ 1,188.00 |
| Colorado Civil Group Inc. | 0042.0506.03-08 | Engineering - W-2801 Water Treatment Plant | $ 730.00 |
| Colorado Civil Group Inc. | 0042.0507.00-47 | Engineering - WW-2004 Wastewater Master Plan | $ 4,327.10 |
| Colorado Civil Group Inc. | 0042.0000.00-80 | Engineering - General Services | $ 1,260.00 |
| Colorado Civil Group Inc. | 0042.0510.00-18 | Engineering - TR-2201 Traffic Signal 74/19 | $ 594.00 |
| Colorado Civil Group Inc. | 0042.0000.00-80 | Engineering - General Services | $ 73.00 |
| Colorado Civil Group Inc. | 0042.0023.00-04 | Engineering - Cust#291 | $ 109.50 |
| Dean Contracting, Inc. | 2885 | Materials and labor to install wireless keypad | $ 650.00 |
| Direct Discharge Consulting, LLC | 2328 | Sept ORC Services | $ 1,500.00 |
| Eaton Grove Nursery Ltd | 10.09.23 | Trees for Tree City USA | $ 2,525.33 |
| Employers Council | 0000479384 | HR professional services | $ 720.00 |
| Employers Council | 0000482384 | HR professional services | $ 480.00 |
| Falcon Environmental Corp. | 10270 | Baldridge Lift Station part | $ 1,077.50 |
| Falcon Environmental Corp. | 10271 | Element Filter Kit | $ 355.04 |
| Falcon Environmental Corp. | 10264 | Baldridge Lift Station parts | $ 7,122.16 |
| Fluence USA | USCIN-0000142 | New Aerator for W/W | $ 6,677.00 |
| Freedom Mailing Services Inc | 46226 | Postcard Bill Processing | $ 1,330.25 |
| Freedom Mailing Services Inc | 46267 | Postcard Bill Processing | $ 201.50 |
| Front Range Compliance Services, LLC | 8085 | Periodic Inspection - #219, 212 passed. Inspec #222, 211, 210, 225, 221, & 200 | $ 600.00 |
| Front Range Compliance Services, LLC | 8085 | Periodic Inspection:Periodic Annual Inspection - Heavy Duty - #234 passed | $ 95.00 |
| Front Range Compliance Services, LLC | 8085 | Consulting Services - October expiring items | $ 75.00 |
| Front Range Compliance Services, LLC | 8085 | Consulting Services - Travel/Response Time | $ 75.00 |
| Front Range Compliance Services, LLC | 8085 | Consulting Services - Driver expired item update | $ 112.50 |
| Front Range Compliance Services, LLC | 8085 | MVR Service - Colorado | $ 70.00 |
| Front Range Compliance Services, LLC | 8085 | Consulting Services - Update to vehicle maintnenace tracking | $ 37.50 |
| Front Range Fire Protect Inc | SD5139 | annual inspection - public works bldg | $ 495.00 |
| Frontier Business Products | 876454 | PW - Copy Machine 94240 | $ 112.49 |
| Frontier Business Products | 876454 | PW Color Copies | $ 91.03 |
| Frontier Business Products | 876454 | TH Color Copies | $ 364.13 |
| Frontier Business Products | 879686 | PD - 96081 Copy Machine | $ 46.62 |
| Frontier Business Products | 879686 | PD - 96081 Copy Machine - Color Copies | $ 10.46 |
| Frontier Business Products | 876454 | TH - Copy Machine 94244 | $ 112.49 |
| Frontier Business Products | 875239 | PD - 96081 Copy Machine - Color Copies | $ 65.60 |
| Frontier Business Products | 875315 | Freight for toner | $ 9.00 |
| Frontier Business Products | 875239 | PD - 96081 Copy Machine | $ 46.62 |
| Ground Engineering Consul. Inc | 230547.0-4 | Materials Testing and Special Inspection Services, CO 392 and WCR 23 Intersection Improvements Project | $ 4,550.00 |
| Ground Engineering Consul. Inc | 230547.0-5 | Materials Testing and Special Inspection Services, CO 392 and WCR 23 Intersection Improvements Project | $ 10,202.50 |
| Ground Engineering Consul. Inc | 230547.0-3A | Materials Testing and Special Inspection Services, CO 392 and WCR 23 Intersection Improvements Project | $ 12,162.50 |
| Ground Engineering Consul. Inc | 230547.0-6 | Materials Testing and Special Inspection Services, CO 392 and WCR 23 Intersection Improvements Project | $ 115.00 |
| Hayashi & Macsalka, LLC | 572 | General Services - Travel Time | $ 55.00 |
| Hayashi & Macsalka, LLC | 576 | Legal Fees - W-2801 | $ 1,872.00 |
| Hayashi & Macsalka, LLC | 574 | Legal Fees - Cust#246 - Development Review | $ 322.50 |
| Hayashi & Macsalka, LLC | 575 | General Legal Services | $ 5,284.50 |
| Highland Products Group, LLC | 310033012 | Picnic tables, 9 Bike Sonic Wave Racks, Trash Receptacles, Shipping & Handling | $ 12,006.43 |
| Hotsy Equipment of Northern Colorado Inc | 85249 | Hotsy Hose Reel 100' Wall mount, 100' 6kPSI Hose, 25' 6kPSI hose reel, REmote control, detergent mix | $ 678.95 |
| Integrity Tire | 13531 | #001 - 2014 Ford Police Interceptor | $ 780.13 |
| Integrity Tire | 10693 | #010 - 2018 Ford Police Interceptor Utility | $ 2,110.14 |
| Integrity Tire | 11944 | #014 - 2018 Ford Police Interceptor Utility | $ 469.14 |
| J. P. Cooke Inc. | 799048 | Animal License Tags | $ 103.35 |
| JR Engineering, LLC | 83018 | Engineering services - Cust# 246 | $ 216.25 |
| JR Engineering, LLC | 83019 | Engineering services - Cust# 233 | $ 90.00 |
| JR Engineering, LLC | 83020 | Engineering services | $ 90.00 |
| JR Engineering, LLC | 83020 | Engineering services - SH 392/WCR 23 | $ 450.00 |
| La Salle Oil Co. | 183817 | Fuel | $ 2,219.79 |
| La Salle Oil Co. | 183318 | Fuel | $ 2,722.42 |
| Landmark Structures I, LP | W-2102-07 | 1.5 MG elevated Water Tank (08/26/23-09/25/23) | $ 139,859.00 |
| Lands End Business Outfitters | SIN11509872 | PD uniforms | $ 203.55 |
| Lands End Business Outfitters | SIN11509872 | Admin Uniforms | $ 404.70 |
| Language Line Services, Inc. | 11110777 | Acct - Translation Services | $ 13.12 |
| LightGig Communications, LLC | 443466 | Severance Town Hall Service | $ 120.00 |
| Li'L Flower Shop | 018352 | Fresh arrangement for sympathy | $ 72.95 |
| Lumin8 Transportation Technologies, LLC | 5674 | Harmony and Teller Light Timing Adjustment | $ 270.00 |
| MAC Equipment, Inc. | 452425 | #552 Walker Mower - reverse lip seal | $ 101.66 |
| McDonald Farms | 0089021-IN | Lagoon Project WW-2301 | $ 1,859.00 |

| Vendor Name | Invoice Number | Description | Amount Paid |
|---|---|---|---|
| McDonald Farms | 0089340-IN | Lagoon Project WW-2301 | $ 5,704.00 |
| McDonald Farms | 0089387-IN | Lagoon Project WW-2301 | $ 5,611.50 |
| McDonald Farms | 0089019-IN | Lagoon Project WW-2301 | $ 1,859.00 |
| McDonald Farms | 0089090-IN | Lagoon Project | $ 3,118.00 |
| McDonald Farms | 0089022-IN | Lagoon Project | $ 3,884.00 |
| McDonald Farms | 0089024-IN | Lagoon Project | $ 3,479.00 |
| McDonald Farms | 0089023-IN | Lagoon Project | $ 5,426.50 |
| McDonald Farms | 0089405-IN | Lagoon Project | $ 7,639.50 |
| McDonald Farms | 0089148-IN | Lagoon Project | $ 4,018.00 |
| McDonald Farms | 0088971-IN | Lagoon Project | $ 3,976.50 |
| McDonald Farms | 0089386-IN | Lagoon Project | $ 3,764.00 |
| McDonald Farms | 0089088-IN | Lagoon Project | $ 2,909.00 |
| McDonald Farms | 0089147-IN | Lagoon Project | $ 5,426.50 |
| McDonald Farms | 0088972-IN | Lagoon Project | $ 3,548.00 |
| McDonald Farms | 0089089-IN | Lagoon Project | $ 5,334.00 |
| McDonald Farms | 0088970-IN | Lagoon Project | $ 9,407.00 |
| McDonald Farms | 0089385-IN | Lagoon Project | $ 6,969.00 |
| MFCP Inc. | 8877847 | Vehicle Maintenance TK# 234 | $ 314.38 |
| Next Step Communications, LLC | 11420 | Starlink Monthly Rental for Lakeview City Park | $ 250.00 |
| Next Step Communications, LLC | 11435 | Starlink Monthly Rental for Severance Community Park | $ 250.00 |
| North Weld County Water District | 3386000-SEPT2023 | Water Meter-Account | $ 15,251.40 |
| North Weld County Water District | 3654000-SEPT2023 | Fire Meter- Account | $ 143.90 |
| North Weld County Water District | 6546000-SEPT2023 | Water Meter-Account | $ 65,824.11 |
| Onix IT, Inc. | 7999 | Managed Onsite Service | $ 840.00 |
| Onix IT, Inc. | 7999 | Microsoft Power Automate for Government | $ 30.00 |
| Onix IT, Inc. | 7999 | Managed Onsite Service | $ 3,800.00 |
| Onix IT, Inc. | 7999 | Microsoft Exchange Online (Plan 2) for GCC | $ 360.00 |
| Onix IT, Inc. | 7999 | Microsoft Office 365 G3 GCC | $ 836.00 |
| Onix IT, Inc. | 7982 | Azure Subscription | $ 314.83 |
| Patriot Petroleum Solutions LLC | 20778 | Fuel station work | $ 139.99 |
| Patriot Petroleum Solutions LLC | 18844 | Fuel station work | $ 1,516.95 |
| Pitney Bowes Global Financial | 3317991545 | Postal Machine Lease | $ 220.92 |
| Poudre Valley REA | 135 1023 | 75 Flat Iron Ln Power Source | $ 66.85 |
| Poudre Valley REA | 135 1023 | Streetlights, Hidden Valley Farms | $ 1,429.62 |
| Poudre Valley REA | 135 1023 | Streetlights, Sunset Ridge | $ 249.18 |
| Poudre Valley REA | 135 1023 | 629 Shoreview Pkwy Lift Station | $ 311.31 |
| Poudre Valley REA | 135 1023 | Streetlights, Severance Shores | $ 221.76 |
| Poudre Valley REA | 135 1023 | Streetlights, Casa Loma | $ 134.42 |
| Poudre Valley REA | 135 1023 | Streetlights, Soaring Eagle | $ 190.95 |
| Poudre Valley REA | 135 1023 | Streetlights, Foxridge | $ 104.68 |
| Poudre Valley REA | 135 1023 | CO RD 74 & 19 | $ 13.34 |
| Poudre Valley REA | 135 1023 | CO RD 23 and Belmont Dr | $ 33.62 |
| Poudre Valley REA | 135 1023 | CO RD 21 and 76 1/2 - Water Tank | $ 1,084.51 |
| Poudre Valley REA | 135 1023 | 2880 Branding Iron Power | $ 73.10 |
| Poudre Valley REA | 135 1023 | Streetlights, Belmont Farms | $ 235.37 |
| Poudre Valley REA | 135 1023 | Streetlights, Summit View | $ 417.45 |
| Poudre Valley REA | 135 1023 | 36252 Evans St Power | $ 48.46 |
| Poudre Valley REA | 135 1023 | CO RD 80 and Rangeview | $ 30.47 |
| Poulsen Ace Hardware, Inc. | 723129 | HYDRANT BURY 6 LF Water hydrant for washing off tools | $ 109.99 |
| Poulsen Ace Hardware, Inc. | 723131 | HEX BUSHING, STREET ELBOW, NIPPLE, COUPLE SCH40 | $ 23.63 |
| Prairie Mountain Media | 0000360099 | Public notice canceling election | $ 22.00 |
| Psychological Dimensions LLC | 3917 | PCOMP | $ 400.00 |
| PURCHASE POWER | 8000-9000-1021-3696-SEPT23 | Postage | $ 1,008.50 |
| Republic Services, Inc | 0642-000703749 | Trash Services - wastewater plant - Acct | $ 68.64 |
| Rhomar Industries, Inc. | 104884 | NEUTRO-WASH | $ 910.80 |
| Rhomar Industries, Inc. | 104884 | Shipping | $ 238.56 |
| Richmond American Homes | 0026.02-091523 | Refund hydrant meter deposit | $ 3,500.00 |
| Road Runner Grading LLC | OCT2023 | Grading and spray for WCR 21 | $ 9,500.00 |
| SAFEbuilt Colorado, Inc. | 0104854-IN | Building Inspections | $ 12,049.97 |
| SBS Services Group LLC | 6255176 | Town hall - routine janitorial | $ 520.00 |
| SBS Services Group LLC | 6253683 | PD - routine janitorial | $ 250.00 |
| SBS Services Group LLC | 6255177 | PW - routine janitorial | $ 250.00 |
| Scott's Electric & Bucket Truck, Inc | 8649 | INSTALLATION OF WIRING FOR NEW HOTSY | $ 2,707.00 |
| Scott's Electric & Bucket Truck, Inc | 8656 | SERVICE CALL POLE LIGHTS TOWN HALL & LABOR | $ 135.00 |
| Severance FFA | SEP2023 | Donation | $ 1,500.00 |
| Signs By Tomorrow | 45081 | Public Hearing Annexation & Zoning Sign - Cust# 270 | $ 85.00 |
| Skaggs Companies, Inc. | 100_A_191070_5 | Pants, taclite prog, khaki | $ 50.40 |
| Skaggs Companies, Inc. | 100_A_191070_7 | Polo ICE perform | $ 30.00 |
| Skaggs Companies, Inc. | 100_A_191070_9 | Officer Uniform | $ 24.00 |
| Skaggs Companies, Inc. | 100_A_191070_8 | Officer Uniform | $ 549.99 |
| Skaggs Companies, Inc. | 100_A_191070_6 | Zip-front breakaway safety vest | $ 52.00 |
| TDS | 8224-10-010-0028399-SEPT23 | PD Bldg phone and internet | $ 268.45 |
| TDS | 8224-10-010-0028399-OCT23 | PD Bldg phone and internet | $ 262.45 |
| Town of Windsor | 015265-000 0923 | Wastewater Treatment | $ 26,099.99 |
| TransUnion Risk & Alternative Data, Inc | 5453941-202309-1 | Background Checks | $ 75.00 |
| UMB Staff Credit Cards | 0151 0923 | Tractor Supply Co #1940-Tire for Pressure washer at shop- was returned 9-6 in exchange for correct part. Axle support on ri * | $ 17.50 |
| UMB Staff Credit Cards | 0151 0923 | The Home Depot #1544-Wool for roughing up surface for cover paint to stickPaint-Gray and Blue for skate park surfaceVan * | $ 133.40 |
| UMB Staff Credit Cards | 0151 0923 | The Home Depot #1515-1- Drill Bits for Shop2- Mop heads for Cleaning Crew3- Waste Water Samples | $ 119.00 |
| UMB Staff Credit Cards | 0151 0923 | Valley Fire Extinguisher-DOT. Extinguishers need to be mounted in vehicles | $ 107.64 |
| UMB Staff Credit Cards | 0151 0923 | Sq *pr Media-Police Dept. EEOC advertising add for recruiting | $ 380.00 |
| UMB Staff Credit Cards | 0151 0923 | Liberty Firearms Institut- range qualification | $ 30.00 |
| UMB Staff Credit Cards | 0151 0923 | Panera Bread #202451 P-Staff Meeting Snack 9.13.23 | $ 28.37 |
| UMB Staff Credit Cards | 0151 0923 | Government Finance Offic-GAAFR, Membership, Budget Course | $ 769.00 |
| UMB Staff Credit Cards | 0151 0923 | Home Depot Waste Water Samples | $ 119.00 |
| UMB Staff Credit Cards | 0151 0923 | Tractor Supply Co #1940-Exchanged for correct tire and added tube for tire on pressure washer. | $ 7.50 |
| UMB Staff Credit Cards | 0151 0923 | The Home Depot #1515-1- Drill Bits for Shop2- Mop heads for Cleaning Crew3- Waste Water Samples | $ 17.47 |
| UMB Staff Credit Cards | 0151 0923 | Paypal- POST Refresher Academy | $ 3,100.00 |
| UMB Staff Credit Cards | 0151 0923 | Summit Cove Inc-Training for Officer | $ 402.67 |
| UMB Staff Credit Cards | 0151 0923 | The Back Porch Cafe-TC Retreat 9.08.23 Coffee-pop | $ 30.01 |
| UMB Staff Credit Cards | 0151 0923 | The Back Porch Cafe-TC Retreat Meeting Breakfast | $ 162.92 |
| UMB Staff Credit Cards | 0151 0923 | Teds Montana Grill 47-APA Conference | $ 56.98 |
| UMB Staff Credit Cards | 0151 0923 | McCartys At Eaton Co-TC Retreat 9.07.23 Eaton Country Club Dinner | $ 361.27 |
| UMB Staff Credit Cards | 0151 0923 | Indeed Jobs-PD Recruiting | $ 504.70 |
| UMB Staff Credit Cards | 0151 0923 | Tractor Supply Co #1940-Tire for Pressure washer at shop- was returned 9-6 in exchange for correct part. Axle support on ri * | $ 17.49 |
| UMB Staff Credit Cards | 0151 0923 | Patrioticbrands.Com-Back stock for Flags Townhall and Public Works | $ 321.13 |
| UMB Staff Credit Cards | 0151 0923 | Colorado Ltap- LTAP | $ 25.00 |
| UMB Staff Credit Cards | 0151 0923 | Dollar General #20448-Halloween decorations | $ 27.00 |
| UMB Staff Credit Cards | 0151 0923 | Colorado Organization For training | $ 475.00 |
| UMB Staff Credit Cards | 0151 0923 | Ezcaterleos Italian K-TC Meal 9.12.23 | $ 225.56 |
| UMB Staff Credit Cards | 0151 0923 | Fsp*cgfoa-9/27 CGFOA Budget Webinar | $ 55.00 |
| UMB Staff Credit Cards | 0151 0923 | Cheyenne Mountain Resort-APA Conference | $ 50.00 |
| UMB Staff Credit Cards | 0151 0923 | Home Depot Waste Water Samples | $ (119.00) |
| UMB Staff Credit Cards | 0151 0923 | Lastpass.Com-LastPass access for finance and admin | $ 504.00 |
| UMB Staff Credit Cards | 0151 0923 | Rivera De Chapala-lunch approved | $ 31.63 |

| Vendor Name | Invoice Number | Description | Amount Paid |
|---|---|---|---|
| UMB Staff Credit Cards | 0151 0923 | Valley Fire Extinguisher-DOT. Extinguishers need to be mounted in vehicles | $ 79.56 |
| UMB Staff Credit Cards | 0151 0923 | Colorado Ltap- LTAP | $ 25.00 |
| UMB Staff Credit Cards | 0151 0923 | Palomino Mexican Restaura-Communications meeting | $ 70.05 |
| UMB Staff Credit Cards | 0151 0923 | Tst* Lunas Tacos & Tequi-Working Lunch for 7 staff members. | $ 48.00 |
| UMB Staff Credit Cards | 0151 0923 | Dropbox Fax Monthly-Monthly Service | $ 14.98 |
| UMB Staff Credit Cards | 0151 0923 | Uber Trip-APA Conference | $ 3.00 |
| UMB Staff Credit Cards | 0151 0923 | Mail N Copy 2020-11-16-The council wanted posters for the retreat. Forgot to take of Sales tax. | $ 384.66 |
| UMB Staff Credit Cards | 0151 0923 | Sp Purpleair-Air Quality Monitor for TOS | $ 299.53 |
| UMB Staff Credit Cards | 0151 0923 | Dollar Tree-Halloween decor | $ 61.95 |
| UMB Staff Credit Cards | 0151 0923 | Indeed Jobs-PD recruiting | $ 501.95 |
| UMB Staff Credit Cards | 0151 0923 | High Plains Diner-APA Conference | $ 43.81 |
| UMB Staff Credit Cards | 0151 0923 | Conoco - Sei 37221-APA Conference Gas | $ 46.87 |
| UMB Staff Credit Cards | 0151 0923 | Smartforce-Smartforce-Citizen Contact Membership | $ 499.90 |
| UMB Staff Credit Cards | 0151 0923 | In *nafco-Inc.-police citation envelopes | $ 91.00 |
| UMB Staff Credit Cards | 0151 0923 | Valley Fire Extinguisher-DOT. Extinguishers need to be mounted in vehicles | $ 79.56 |
| UMB Staff Credit Cards | 0151 0923 | Valley Fire Extinguisher-DOT. Extinguishers need to be mounted in vehicles | $ 4.68 |
| UMB Staff Credit Cards | 0151 0923 | Indeed Jobs-PD recruiting | $ 11.03 |
| UMB Staff Credit Cards | 0151 0923 | School Of Public Affairs-DTM Training | $ 500.00 |
| UMB Staff Credit Cards | 0151 0923 | Rivera De Chapala-Management/Mayor Lunch | $ 59.88 |
| UMB Staff Credit Cards | 0151 0923 | Rivera De Chapala-Manager/Mayor Lunch | $ 46.86 |
| UMB Staff Credit Cards | 0151 0923 | Colorado Association O-Colorado Property and Evidence Conference 2023 | $ 275.00 |
| UMB Staff Credit Cards | 0151 0923 | Valley Fire Extinguisher-DOT. Extinguishers need to be mounted in vehicles | $ 196.56 |
| UMB Staff Credit Cards | 0151 0923 | Sp Purpleair-Power Supply for Air Quality Monitor for TOS | $ 57.02 |
| UMB Staff Credit Cards | 0151 0923 | Wal-Mart #4599-Decor for trick or treat parade | $ 26.23 |
| UMB Staff Credit Cards | 0151 0923 | Keystone Resv-Hotel for training | $ 540.54 |
| UMB Staff Credit Cards | 0151 0923 | Wpy*apa Colorado-APA Conference for Town Planner | $ 440.00 |
| UMB Staff Credit Cards | 0151 0923 | Uber Trip-APA Conference | $ 9.49 |
| UMB Staff Credit Cards | 0151 0923 | Tractor Supply Co #1940-Exchanged for correct tire and added tube for tire on pressure washer. | $ 7.49 |
| UMB Staff Credit Cards | 0151 0923 | The Home Depot #1515-1- Drill Bits for Shop2- Mop heads for Cleaning Crew3- Waste Water Samples | $ 37.97 |
| UMB Staff Credit Cards | 0151 0923 | Costco Whse #1178-needed to get food for a training. | $ 245.29 |
| UMB Staff Credit Cards | 0151 0923 | Facebk B2632s7g92-Promotional ads for Severance Days | $ 205.95 |
| UMB Staff Credit Cards | 0151 0923 | Rivera De Chapala-Margs with the Mayor drinks/food | $ 31.82 |
| UMB Staff Credit Cards | 0151 0923 | Dominos 6244-CAB Mtg Meal 9.06.23 | $ 70.74 |
| University Auto Parts, Inc. | 364541 | Premium sealed beams - TK#219 | $ 43.98 |
| Upper Case Printing Ink | 984 | Window Envelopes for Delinquent Notices | $ 18.63 |
| USA Blue Book | INV00159645 | Gas for monitors manhole scooper | $ 493.26 |
| Utility Notification Center | 223091424 | RTL Transmissions | $ 619.20 |
| Utility Refunds | 5509.02 | Utility Refund 5509.02 513 LOWLAND STREET | $ 119.83 |
| Utility Refunds | 5598.02 | Utility Refund 5598.02 510 LOWLAND STREET | $ 359.40 |
| Utility Refunds | 5037.02 | Utility Refund 5037.02 939 SCOTCH PINE DRIVE | $ 130.18 |
| Utility Refunds | 2815.07 | Utility Refund 2815.07 1019 MAHOGANY WAY | $ 68.35 |
| Utility Refunds | 3032.04 | Utility Refund 3032.04 656 FOXTAIL WAY | $ 33.12 |
| Utility Refunds | 1560.07 | Utility Refund 1560.07 410 MALLARD DRIVE | $ 29.83 |
| Utility Refunds | 5316.02 | Utility Refund 5316.02 1441 MARKHOR DRIVE | $ 99.56 |
| Utility Refunds | 2732.04 | Utility Refund 2732.04 10201 COUNTY ROAD 74 | $ 168.86 |
| Utility Refunds | 5938.01 | Utility Refund 5938.01 806 FOREST CANYON ROAD | $ 1.18 |
| Utility Refunds | 5955.01 | Utility Refund 5955.01 946 MILNER PASS ROAD | $ 98.84 |
| Utility Refunds | 5950.01 | Utility Refund 5950.01 823 FOREST CANYON ROAD | $ 12.83 |
| Utility Refunds | 5480.02 | Utility Refund 5480.02 804 FINCH DRIVE | $ 9.38 |
| Utility Refunds | 3669.02 | Utility Refund 3669.02 1766 AVERY PLAZA STREET | $ 80.96 |
| Utility Refunds | 5933.01 | Utility Refund 5933.01 236 HAYMAKER LANE | $ 16.70 |
| Utility Refunds | 5935.01 | Utility Refund 5935.01 218 HAYMAKER LANE | $ 14.00 |
| Utility Refunds | 5815.01 | Utility Refund 5815.01 811 ELIAS TARN DRIVE | $ 5.58 |
| Utility Refunds | 5932.01 | Utility Refund 5932.01 234 HAYMAKER LANE | $ 15.98 |
| Utility Refunds | 4996.02-01 | Utility Refund 4996.02 702 TAKIN DRIVE | $ 43.24 |
| Vector Disease Control International, LL | PI-A00013431 | 2023 Mosquito Control Services | $ 8,687.85 |
| Verizon Wireless | 9945815362 | Cell Phone Service - PD | $ 1,602.15 |
| Verizon Wireless | 9944749928 | Cell Phone Service - TH & PW | $ 1,324.06 |
| Waste Management of Colorado, Inc | 5115111-2534-2 | Trash Service - PW | $ 163.21 |
| Waste Management of Colorado, Inc | 5119792-2534-5 | Roll Off Trash Service | $ 149.82 |
| WEX BANK | 92299422 | Offsite Fuel | $ 1,173.03 |
| Wickham Tractor Co. | ID43293 | Parts for Tractor #551 | $ 466.88 |
| Windsor Ace Hardware | 170105/4 | SIGN NO TRSPASS 10X14 & NUTS AND BOLTS" | $ 13.96 |
| Windsor Ace Hardware | 170235/4 | LED PL GX24Q-3 SW 26W | $ 8.99 |
| Windsor Ace Hardware | 170235/4 | SAW WALLBOARD 6,8.99" | $ 39.57 |
| Xcel Energy | 847112790 | 300966458 - 211 1st St | $ 66.33 |
| Xcel Energy | 847112790 | 301872364 - 513 1/2 Broadview Dr | $ 41.24 |
| Xcel Energy | 847112790 | 304920983 - 100 Waterfall Way | $ 396.27 |
| Xcel Energy | 847112790 | 301456912 - 336 1st St | $ 117.23 |
| Xcel Energy | 847112790 | 301709610 - 57/16 2-6-67 Pump | $ 11.90 |
| Xcel Energy | 847112790 | 300942323 - 10822 County Road 74 Bldg Stoc | $ 21.37 |
| Xcel Energy | 847112790 | 302039930 - 1236 1/2 Baldridge Dr Unit Lift | $ 257.67 |
| Xcel Energy | 847112790 | 304992152 - 145 W 3rd Ave Unit Outdoor Light | $ 95.67 |
| Xcel Energy | 847112790 | 303987355 - 3 S Timber Ridge Pkwy | $ 545.59 |
| Xcel Energy | 847112790 | 304182684 - 231 W 4th Ave Unit Pump | $ 265.21 |
| Xcel Energy | 847112790 | 300954583 - 20/15 2-6-67 Sewage Plant | $ 2,633.72 |
| Xcel Energy | 847112790 | 301274394 - 209 1st St Bldg Fire | $ 246.91 |
| Xcel Energy | 847112790 | 304683265 - 410 Immigrant Trail - Settlers Landing HOA | $ 13.36 |
| Xcel Energy | 847112790 | 304881524 - 145 3rd St | $ 818.80 |
| Xcel Energy | 847112790 | 301443761 - 1020 Mahogany Dr Unit Pump | $ 587.27 |
| Xcel Energy | 847112790 | 301597386 - 400 Timber Ridge Pkwy Unit Spkl | $ 12.77 |
| Xcel Energy | 847112790 | 301748145 - 410 Timber Ridge Pkwy Unit Spkl | $ 12.62 |
| Xcel Energy | 847112790 | 301894204 - 50 Timber Ridge Pkwy | $ 94.76 |
| Xcel Energy | 847112790 | 304920986 - 101 Waterfall Way | $ 157.62 |
| Xcel Energy | 847305845 | 305240804 - 32991 CR 23 | $ 74.78 |
| Xcel Energy | 847106809 | Street Lights | $ 4,066.29 |
| | | | **$ 671,327.54** |

# Financlal Statement Review

Nancy E. Mueller, CPA
December 12, 2023

October 2023 Interim Financial Statements

The October 2023 Town of Severance Interim Financial Statements have been reviewed and can be published as part of the October 24, 2023, Council Consent Agenda.

Nancy E. Mueller, CPA
Finance Director

TOWN OF SEVERANCE
COMBINED CASH INVESTMENT
OCTOBER 31, 2023

COMBINED CASH ACCOUNTS

| | | |
|---|---|---|
| 01-100700 | CASH ON HAND | 874 |
| 01-101000 | BANK OF CO- CHECKING ***1469 | 620,690 |
| 01-101500 | BANK OF CO CREDIT CARD ***1481 | 244,212 |
| 01-102100 | COLOTRUST | 16,421,963 |
| 01-102180 | UMB SAFEKEEPING | 35,412,590 |
| 01-106000 | XPRESS DEPOSIT ACCOUNT | 21,955 |
| 01-107500 | CASH CLEARING - UTILITIES | ( 199) |
| | TOTAL COMBINED CASH | 52,722,086 |
| 01-100000 | CASH ALLOCATED TO OTHER FUNDS | ( 52,722,086) |
| | TOTAL UNALLOCATED CASH | |

CASH ALLOCATION RECONCILIATION

| | | |
|---|---|---|
| 10 | ALLOCATION TO GENERAL FUND | 20,672,431 |
| 11 | ALLOCATION TO CONSERVATION TRUST FUND | 231,150 |
| 12 | ALLOCATION TO TRANSPORTATION FUND | 3,329,118 |
| 13 | ALLOCATION TO PARKS FUND | 358,766 |
| 14 | ALLOCATION TO PUBLIC FACILITIES FUND | 1,332,106 |
| 15 | ALLOCATION TO PUBLIC SAFETY FUND | 323,703 |
| 41 | ALLOCATION TO FLEET FUND | 412,910 |
| 51 | ALLOCATION TO WATER FUND | 13,751,371 |
| 52 | ALLOCATION TO WASTEWATER FUND | 11,845,245 |
| 53 | ALLOCATION TO STORMWATER FUND | 1,522,173 |
| 75 | ALLOCATION TO CAPITAL PROJECTS | ( 1,056,955) |
| | TOTAL ALLOCATIONS TO OTHER FUNDS | 52,722,019 |
| | ALLOCATION FROM COMBINED CASH FUND - 01-100000 | ( 52,722,019) |
| | ZERO PROOF IF ALLOCATIONS BALANCE | |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

GENERAL FUND

| | | | | |
|---|---|---|---|---|
| | ASSETS | | | |
| 10-100000 | CASH - COMBINED FUND | | 20,672,431 | |
| 10-105000 | TAXES RECEIVABLE | | 694 | |
| 10-105300 | CASH W/ WELD COUNTY TREASURER | | 34,207 | |
| 10-105400 | PREPAID EXPENSES | | 180 | |
| 10-115000 | ACCOUNTS RECEIVABLE | | 10,999 | |
| 10-115010 | FUEL INVENTORY | | 4,751 | |
| 10-115100 | OTHER ACCOUNTS RECEIVABLE | | 77 | |
| 10-115200 | GRANT RECEIVABLE | | 226,183 | |
| 10-120000 | DEVELOPER RECEIVABLES | | 405,605 | |
| 10-131000 | DUE FROM OTHER GOVERNMENTS | | 172,339 | |
| 10-131500 | ADVANCE TO STORMWATER FUND | | 40,000 | |
| | TOTAL ASSETS | | | 21,567,466 |
| | LIABILITIES AND EQUITY | | | |
| | LIABILITIES | | | |
| 10-202000 | ACCOUNTS PAYABLE | | 69,499 | |
| 10-203000 | CUSTOMER DEPOSITS-DEVELOPERS | | 53,472 | |
| 10-203500 | CUSTOMER DEPOSITS-RENTALS | | 1,500 | |
| 10-204000 | OTHER ACCRUED EXPENSES | | 4,675 | |
| 10-211400 | COLORADO UNEMPLOYMENT PAYABLE | | 472 | |
| 10-211650 | AFLAC PAYABLE | | 156 | |
| 10-211700 | HEALTH INSURANCE PAYABLE | | ( 542) | |
| 10-211710 | DISABILITY INSURANCE PAYABLE | | ( 86) | |
| 10-211800 | DEFERRED PROPERTY TAXES | | 694 | |
| 10-222000 | DEFERRED REVENUE | | 1,632,265 | |
| 10-223000 | DEFERRED INFLOWS OF RESOURCES | | 9,608 | |
| | TOTAL LIABILITIES | | | 1,771,714 |
| | FUND EQUITY | | | |
| | UNAPPROPRIATED FUND BALANCE: | | | |
| 10-290000 | FUND BALANCE | 16,354,473 | | |
| | REVENUE OVER EXPENDITURES - YTD | 3,441,280 | | |
| | BALANCE - CURRENT DATE | | 19,795,753 | |
| | TOTAL FUND EQUITY | | | 19,795,753 |
| | TOTAL LIABILITIES AND EQUITY | | | 21,567,466 |

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| REVENUE | | | | | | |
| | TAXES | | | | | |
| 10-31-1000 | GENERAL PROPERTY TAX | 3,672 | 1,880,323 | 1,864,462 | ( 15,861) | 100.9 |
| 10-31-3000 | SALES TAX | 172,339 | 1,482,706 | 1,680,000 | 197,294 | 88.3 |
| 10-31-4000 | USE TAX BUILDING MATERIALS | 13,001 | 1,081,649 | 990,236 | ( 91,413) | 109.2 |
| 10-31-8100 | SEVERANCE TAX (OIL & GAS) | | 450,074 | 10,000 | ( 440,074) | 4500.7 |
| 10-31-8200 | FRANCHISE | 39,245 | 197,089 | 225,000 | 27,911 | 87.6 |
| 10-31-9000 | INTEREST / DELINQUENT TAX | 233 | 1,256 | 1,500 | 244 | 83.7 |
| | TOTAL TAXES | 228,490 | 5,093,096 | 4,771,198 | ( 321,898) | 106.8 |
| | LICENSES & PERMITS | | | | | |
| 10-32-1000 | BUS.LICENSE | | | 2,000 | 2,000 | .0 |
| 10-32-1100 | LIQUOR LICENSE | 950 | 2,150 | 400 | ( 1,750) | 537.5 |
| 10-32-2000 | HOME BASED BUSINESS FEES | 250 | 750 | 1,000 | 250 | 75.0 |
| 10-32-2100 | BUILDING PERMIT & LICENSE | 13,933 | 597,400 | 450,000 | ( 147,400) | 132.8 |
| 10-32-2600 | ANIMAL LICENSES | 30 | 700 | 1,000 | 300 | 70.0 |
| 10-32-3100 | ADMIN. SERVICE DEVELOPMENT FEE | | 48,000 | 48,900 | 900 | 98.2 |
| 10-32-3400 | ADMINISTRATION FEES | 5,763 | 185,429 | 150,000 | ( 35,429) | 123.6 |
| 10-32-3600 | PLAT SUBDIVISION/ZONING FEES | 2,450 | 2,450 | | ( 2,450) | .0 |
| 10-32-4100 | ROW/HUNT/SIGN/DEVELOP. PERMITS | 1,800 | 28,480 | 7,500 | ( 20,980) | 379.7 |
| 10-32-4150 | SOLICITOR LICENSES | | 1,500 | 5,000 | 3,500 | 30.0 |
| | TOTAL LICENSES & PERMITS | 25,177 | 866,859 | 665,800 | ( 201,059) | 130.2 |
| | INTERGOVERNMENTAL | | | | | |
| 10-33-3000 | CDOT-MPO GRANTS | | 565,655 | 750,000 | 184,345 | 75.4 |
| 10-33-4000 | STATE GRANTS | 1,068 | 249,666 | 463,548 | 213,882 | 53.9 |
| 10-33-5000 | HIGHWAY USERS | 31,487 | 227,659 | 289,582 | 61,923 | 78.6 |
| 10-33-5050 | MINERAL LEASE | | 107,733 | 50,000 | ( 57,733) | 215.5 |
| 10-33-5100 | MOTOR VEHICLE FEES | 8,025 | 50,285 | 45,000 | ( 5,285) | 111.7 |
| 10-33-5200 | COUNTY ROAD & BRIDGE | 15,417 | 61,668 | 70,000 | 8,332 | 88.1 |
| 10-33-5300 | SPECIFIC OWNERSHIP TAX | 6,899 | 67,882 | 100,000 | 32,118 | 67.9 |
| 10-33-5600 | CIGARETTE TAX | 397 | 3,754 | 3,000 | ( 754) | 125.1 |
| 10-33-6000 | SHARED REVENUE WINDSOR | | 144,265 | 150,000 | 5,735 | 96.2 |
| | TOTAL INTERGOVERNMENTAL | 63,293 | 1,478,568 | 1,921,130 | 442,562 | 77.0 |
| | CHARGES FOR SERVICES | | | | | |
| 10-34-1100 | COURT COSTS | 360 | 2,705 | 2,500 | ( 205) | 108.2 |
| 10-34-1200 | POLICE REVENUE | 2 | 48,193 | 96,000 | 47,807 | 50.2 |
| 10-34-1400 | MAPS, PLANS, COPIES | 940 | 3,416 | 2,000 | ( 1,416) | 170.8 |
| | TOTAL CHARGES FOR SERVICES | 1,302 | 54,313 | 100,500 | 46,187 | 54.0 |

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| | FINES & FORFEITS | | | | | |
| 10-35-1000 | MUNICIPAL COURT FINES | 13,770 | 57,988 | 60,000 | 2,012 | 96.7 |
| 10-35-1100 | SURCHARGE | 605 | 3,265 | 2,500 | ( 765) | 130.6 |
| 10-35-1300 | RESTITUTION - TOWN | | 10,650 | | ( 10,650) | .0 |
| | TOTAL FINES & FORFEITS | 14,375 | 71,903 | 62,500 | ( 9,403) | 115.0 |
| | MISCELLANEOUS | | | | | |
| 10-36-1000 | RETURN CHECK CHARGES | 420 | 2,157 | 2,500 | 343 | 86.3 |
| 10-36-1500 | INSURANCE CLAIM PAYMENTS | 26,385 | 37,838 | 2,500 | ( 35,338) | 1513.5 |
| 10-36-1600 | SPECIAL ASSESSMENTS | | 766 | 766 | | 100.0 |
| 10-36-2000 | OTHER MISCELLANEOUS REVENUE | 1,582 | 8,013 | 5,000 | ( 3,013) | 160.3 |
| 10-36-3000 | RENT | 3,075 | 34,095 | 41,500 | 7,405 | 82.2 |
| 10-36-3500 | INTEREST AND DIVIDENDS | 61,929 | 518,792 | 225,000 | ( 293,792) | 230.6 |
| 10-36-3550 | CHANGE IN MARKET VALUE | 9,442 | 1,960 | | ( 1,960) | .0 |
| 10-36-3560 | INTERFUND LOAN - PRINCIPAL | 614 | 5,443 | | ( 5,443) | .0 |
| 10-36-3565 | INTERFUND LOAN - INTEREST | 132 | 1,269 | | ( 1,269) | .0 |
| 10-36-4500 | MATERIALS AND LABOR | | 8,943 | 10,000 | 1,057 | 89.4 |
| 10-36-5000 | SPECIAL EVENT REVENUE | 150 | 67,191 | 60,000 | ( 7,191) | 112.0 |
| 10-36-6500 | REIMBURSEMENTS/REFUNDS | | 17,515 | | ( 17,515) | .0 |
| 10-36-8050 | OIL AND GAS ROYALTIES | 487 | 6,570 | 10,000 | 3,430 | 65.7 |
| 10-36-9900 | OTHER REVENUES | 400,000 | 420,051 | | ( 420,051) | .0 |
| | TOTAL MISCELLANEOUS | 504,217 | 1,130,603 | 357,266 | ( 773,337) | 316.5 |
| | TRANSFERS IN | | | | | |
| 10-39-1000 | TRANSFERS FROM OTHER FUNDS | | | 8,203 | 8,203 | .0 |
| | TOTAL TRANSFERS IN | | | 8,203 | 8,203 | .0 |
| | TOTAL FUND REVENUE | 836,854 | 8,695,343 | 7,886,597 | ( 808,746) | 110.3 |

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| EXPENDITURES | | | | | | |
| | EXPENSES FOR ALLOCATION | | | | | |
| 10-40-3177 | VEHICLE REPAIRS & MAINTENANCE | 783 | 783 | | ( 783) | .0 |
| | TOTAL EXPENSES FOR ALLOCATION | 783 | 783 | | ( 783) | .0 |
| | LEGISLATIVE | | | | | |
| 10-41-1100 | REGULAR STAFF WAGES | 5,143 | 61,984 | 91,753 | 29,769 | 67.6 |
| 10-41-1104 | RETIREMENT 457 | 154 | 1,860 | 2,752 | 892 | 67.6 |
| 10-41-1105 | BOARD OF TRUSTEE FEES | 1,100 | 7,250 | 13,000 | 5,750 | 55.8 |
| 10-41-1130 | FICA/MEDICARE | 478 | 5,168 | 7,020 | 1,852 | 73.6 |
| 10-41-1140 | WORKERS COMPENSATION | | 1,796 | 2,500 | 704 | 71.9 |
| 10-41-1150 | UNEMPLOYMENT | 10 | 124 | 275 | 151 | 45.2 |
| 10-41-1160 | HEALTH INSURANCE | 738 | 11,660 | 18,714 | 7,054 | 62.3 |
| 10-41-1161 | DISABILITY INSURANCE | 106 | 1,325 | 1,843 | 518 | 71.9 |
| 10-41-2100 | LEGAL FEES | 5,586 | 51,566 | 130,000 | 78,435 | 39.7 |
| 10-41-3150 | TELEPHONE | 86 | 851 | 1,200 | 349 | 70.9 |
| 10-41-3180 | MILEAGE | | | 500 | 500 | .0 |
| 10-41-3210 | INSURANCE AND BONDS | | 5,723 | 5,288 | ( 435) | 108.2 |
| 10-41-3330 | PUBLISHING/RECORDING | 169 | 502 | 1,000 | 498 | 50.2 |
| 10-41-3350 | ORDINANCE CODIFICATION | | 3,043 | 4,000 | 957 | 76.1 |
| 10-41-3810 | DUES/MEMBERSHIPS/SUBSCRIPTIONS | 185 | 3,617 | 5,100 | 1,483 | 70.9 |
| 10-41-3820 | CONTINUING EDUCATION | 747 | 9,731 | 9,250 | ( 481) | 105.2 |
| 10-41-3825 | MEETING/MEALS | 1,030 | 8,225 | 10,000 | 1,775 | 82.3 |
| 10-41-3990 | MISCELLANEOUS | | 124 | 500 | 376 | 24.7 |
| 10-41-4010 | CORA REQUESTS | | 371 | | ( 371) | .0 |
| 10-41-4320 | COMPUTER REPLACE./AUDIO VISUAL | | 3,933 | 6,000 | 2,068 | 65.5 |
| 10-41-4330 | COMPUTER SUPPORT AND MAINT | 1,181 | 24,545 | 38,825 | 14,280 | 63.2 |
| 10-41-4810 | UNIFORMS | | 567 | 2,275 | 1,708 | 24.9 |
| 10-41-4990 | SUPPLIES | | 957 | 1,000 | 43 | 95.7 |
| 10-41-5050 | EDUCATION SCHOLARSHIP | | 1,000 | | ( 1,000) | .0 |
| 10-41-5500 | TOWN COUNCIL DISCRETIONARY | | 7,483 | 117,197 | 109,714 | 6.4 |
| 10-41-5550 | LAND USE ADVISORY COMMITTEE | 5,098 | 21,145 | 12,000 | ( 9,145) | 176.2 |
| 10-41-5555 | IHOP GRANT | | 26,686 | 26,636 | ( 50) | 100.2 |
| 10-41-5560 | TREE BOARD | 171 | 784 | 2,000 | 1,216 | 39.2 |
| 10-41-7000 | CAPITAL OUTLAY | | | 15,000 | 15,000 | .0 |
| 10-41-7700 | LAND PURCHASING | | 1,000 | | ( 1,000) | .0 |
| 10-41-8200 | ALLOCATION TO WATER FUND | ( 1,460) | ( 17,853) | ( 31,250) | ( 13,397) | ( 57.1) |
| 10-41-8300 | ALLOCATION TO WASTEWATER FUND | ( 1,396) | ( 17,064) | ( 29,871) | ( 12,807) | ( 57.1) |
| 10-41-8400 | ALLOCATION TO STORMWATER FUND | ( 494) | ( 6,036) | ( 10,570) | ( 4,534) | ( 57.1) |
| | TOTAL LEGISLATIVE | 18,630 | 222,065 | 453,937 | 231,872 | 48.9 |

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | ELECTIONS | | | | | |
| 10-42-3310 | WELD CO COORDINATED ELECTION | | | 12,000 | 12,000 | .0 |
| 10-42-3330 | PUBLISHING | | 22 | | ( 22) | .0 |
| 10-42-4990 | SUPPLIES | 39 | 39 | | ( 39) | .0 |
| | TOTAL ELECTIONS | 39 | 61 | 12,000 | 11,939 | .5 |
| | JUDICIAL | | | | | |
| 10-43-1100 | REGULAR STAFF WAGES | 1,714 | 25,981 | 47,176 | 21,195 | 55.1 |
| 10-43-1104 | RETIREMENT 457 | 51 | 779 | 1,415 | 636 | 55.1 |
| 10-43-1130 | FICA/MEDICARE | 131 | 1,859 | 3,609 | 1,750 | 51.5 |
| 10-43-1140 | WORKERS COMPENSATION | | 1,078 | 1,500 | 422 | 71.9 |
| 10-43-1150 | UNEMPLOYMENT | 3 | 52 | 141 | 89 | 36.8 |
| 10-43-1160 | HEALTH INSURANCE | 246 | 6,741 | 12,952 | 6,211 | 52.0 |
| 10-43-1161 | DISABILITY INSURANCE | 35 | 618 | 978 | 360 | 63.2 |
| 10-43-2100 | LEGAL FEES | 175 | 8,500 | 13,000 | 4,500 | 65.4 |
| 10-43-2110 | MUNICIPAL JUDGE | 1,275 | 6,600 | 8,000 | 1,400 | 82.5 |
| 10-43-3150 | TELEPHONE | 21 | 207 | 250 | 43 | 82.6 |
| 10-43-3210 | INSURANCE AND BONDS | | 3,434 | 3,173 | ( 261) | 108.2 |
| 10-43-3810 | MEMBERSHIP | | 50 | | ( 50) | .0 |
| 10-43-3820 | EDUCATION | | | 250 | 250 | .0 |
| 10-43-3830 | TRANSLATOR/JUROR FEES | | 730 | 1,500 | 770 | 48.7 |
| 10-43-4310 | COURT SUPPLIES | | 903 | 600 | ( 303) | 150.5 |
| 10-43-4810 | UNIFORMS | | 163 | 150 | ( 13) | 108.6 |
| | TOTAL JUDICIAL | 3,653 | 57,694 | 94,694 | 37,000 | 60.9 |

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | ADMINISTRATION | | | | | |
| 10-44-1100 | REGULAR STAFF WAGES | 20,401 | 199,409 | 273,660 | 74,251 | 72.9 |
| 10-44-1102 | OVERTIME | | 570 | | ( 570) | .0 |
| 10-44-1104 | RETIREMENT | 710 | 6,917 | 9,485 | 2,568 | 72.9 |
| 10-44-1130 | FICA/MEDICARE | 1,491 | 14,640 | 20,935 | 6,296 | 69.9 |
| 10-44-1140 | WORKERS COMPENSATION | | 4,957 | 6,900 | 1,943 | 71.9 |
| 10-44-1150 | UNEMPLOYMENT | 41 | 400 | 821 | 421 | 48.7 |
| 10-44-1160 | HEALTH & LIFE INSURANCE | 3,931 | 36,358 | 54,717 | 18,359 | 66.5 |
| 10-44-1161 | DISABILITY INSURANCE | 365 | 3,193 | 4,981 | 1,788 | 64.1 |
| 10-44-2150 | HR SERVICES | 635 | 6,605 | 45,000 | 38,395 | 14.7 |
| 10-44-2990 | OTHER PROFESSIONAL FEES | | 56,774 | 86,515 | 29,741 | 65.6 |
| 10-44-3110 | UTILITIES | 882 | 9,673 | 18,000 | 8,327 | 53.7 |
| 10-44-3150 | TELEPHONE | 323 | 3,226 | 5,000 | 1,774 | 64.5 |
| 10-44-3175 | BUILDING REPAIRS & MAINTENANCE | 1,389 | 10,651 | 20,000 | 9,349 | 53.3 |
| 10-44-3177 | VEHICLE REPAIRS & MAINTENANCE | 1,092 | 3,805 | 500 | ( 3,305) | 760.9 |
| 10-44-3210 | INSURANCE AND BONDS | | 16,845 | 14,596 | ( 2,249) | 115.4 |
| 10-44-3220 | CIRSA DEDUCTIBLES | 1,000 | 1,500 | 6,000 | 4,500 | 25.0 |
| 10-44-3330 | PUBLISHING | | | 1,750 | 1,750 | .0 |
| 10-44-3810 | DUES/MEMBERSHIPS/SUBSCRIPTIONS | 400 | 2,020 | 2,000 | ( 20) | 101.0 |
| 10-44-3820 | CONTINUING EDUCATION | 2,624 | 12,522 | 10,000 | ( 2,522) | 125.2 |
| 10-44-3825 | MEALS/MISCELLANEOUS | 607 | 2,922 | 3,000 | 78 | 97.4 |
| 10-44-3990 | MISCELLANEOUS SERVICES/COPIER | 582 | 8,507 | 4,500 | ( 4,007) | 189.1 |
| 10-44-3992 | SPECIAL EVENT EXPENDITURE | 4,988 | 108,848 | 165,000 | 56,152 | 66.0 |
| 10-44-4000 | ADVERTISING | 1,478 | 9,647 | 1,750 | ( 7,897) | 551.2 |
| 10-44-4310 | OFFICE SUPPLIES | 989 | 5,966 | 6,000 | 34 | 99.4 |
| 10-44-4320 | COMPUTER REPLACE./AUDIO VISUAL | | 5,987 | 10,000 | 4,013 | 59.9 |
| 10-44-4330 | COMPUTER SUPPORT AND MAINT | 1,774 | 31,385 | 35,550 | 4,165 | 88.3 |
| 10-44-4340 | POSTAGE | | 3,114 | 6,000 | 2,886 | 51.9 |
| 10-44-4390 | OTHER OFFICE EXPENSE | 65 | 1,269 | 3,000 | 1,731 | 42.3 |
| 10-44-4520 | VEHICLE FUEL | 84 | 892 | 5,000 | 4,108 | 17.8 |
| 10-44-4810 | UNIFORMS | | 1,155 | 1,350 | 195 | 85.6 |
| 10-44-4850 | UNANTICIPATED EXP/CONTINGENCY | | | 40,000 | 40,000 | .0 |
| 10-44-4990 | MISCELLANEOUS SUPPLIES | | 563 | 3,000 | 2,437 | 18.8 |
| 10-44-5570 | CONSERVATION | | | 10,000 | 10,000 | .0 |
| 10-44-8000 | LEASE PAYMENT | | 663 | 1,000 | 337 | 66.3 |
| 10-44-8200 | ALLOCATION TO WATER FUND | ( 3,911) | ( 48,920) | ( 68,449) | ( 19,529) | ( 71.5) |
| 10-44-8300 | ALLOCATION TO WASTEWATER FUND | ( 3,738) | ( 46,760) | ( 65,429) | ( 18,669) | ( 71.5) |
| 10-44-8400 | ALLOCATION TO STORMWATER FUND | ( 1,323) | ( 16,545) | ( 23,152) | ( 6,607) | ( 71.5) |
| | TOTAL ADMINISTRATION | 36,877 | 458,759 | 718,980 | 260,221 | 63.8 |

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | FINANCE | | | | | |
| 10-45-1100 | REGULAR STAFF WAGES | 18,615 | 180,103 | 242,150 | 62,047 | 74.4 |
| 10-45-1102 | OVERTIME | | | 100 | 100 | .0 |
| 10-45-1104 | RETIREMENT 457 | 558 | 5,403 | 7,265 | 1,862 | 74.4 |
| 10-45-1130 | FICA/MEDICARE | 1,351 | 13,320 | 18,524 | 5,204 | 71.9 |
| 10-45-1140 | WORKERS COMPENSATION | | 3,880 | 5,400 | 1,520 | 71.9 |
| 10-45-1150 | UNEMPLOYMENT | 37 | 360 | 727 | 367 | 49.6 |
| 10-45-1160 | HEALTH & LIFE INSURANCE | 3,652 | 30,350 | 49,642 | 19,292 | 61.1 |
| 10-45-1161 | DISABILITY INSURANCE | 352 | 3,113 | 4,752 | 1,639 | 65.5 |
| 10-45-2200 | AUDIT & ACCOUNTING FEES | | 22,250 | 25,000 | 2,750 | 89.0 |
| 10-45-3150 | TELEPHONE | 123 | 740 | 800 | 60 | 92.5 |
| 10-45-3210 | INSURANCE AND BONDS | | 12,362 | 11,423 | ( 939) | 108.2 |
| 10-45-3315 | WELD COUNTY TREASURER FEE | 39 | 18,816 | 21,000 | 2,184 | 89.6 |
| 10-45-3340 | BANK CHARGES | | 32 | 1,000 | 968 | 3.2 |
| 10-45-3810 | DUES/MEMBERSHIPS/SUBSCRIPTIONS | | | 1,000 | 1,000 | .0 |
| 10-45-3820 | CONTINUING EDUCATION | 992 | 2,487 | 5,700 | 3,213 | 43.6 |
| 10-45-3825 | MEALS/MISCELLANEOUS | 53 | 231 | 500 | 269 | 46.2 |
| 10-45-4310 | OFFICE SUPPLIES | | 1,447 | 1,500 | 53 | 96.5 |
| 10-45-4320 | COMPUTER REPLACE./AUDIO VISUAL | 3,208 | 9,476 | 9,000 | ( 476) | 105.3 |
| 10-45-4810 | UNIFORMS | | 147 | 850 | 703 | 17.3 |
| 10-45-7000 | CAPITAL OUTLAY | | 13,474 | 270,000 | 256,526 | 5.0 |
| 10-45-8200 | ALLOCATION TO WATER FUND | ( 2,247) | ( 26,272) | ( 34,983) | ( 8,711) | ( 75.1) |
| 10-45-8300 | ALLOCATION TO WASTEWATER FUND | ( 2,148) | ( 25,115) | ( 33,439) | ( 8,324) | ( 75.1) |
| 10-45-8400 | ALLOCATION TO STORMWATER FUND | ( 760) | ( 8,887) | ( 11,832) | ( 2,945) | ( 75.1) |
| | TOTAL FINANCE | 23,825 | 257,718 | 596,079 | 338,361 | 43.2 |

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | PUBLIC SAFETY | | | | | |
| 10-51-1100 | REGULAR STAFF WAGES | 91,524 | 722,844 | 1,159,439 | 436,595 | 62.3 |
| 10-51-1102 | OVERTIME | 6,085 | 28,786 | 32,000 | 3,214 | 90.0 |
| 10-51-1104 | RETIREMENT | 378 | 3,496 | 5,024 | 1,528 | 69.6 |
| 10-51-1107 | CONTRACTED SECURITY SERVICES | 1,733 | 8,625 | 15,000 | 6,375 | 57.5 |
| 10-51-1130 | FICA/MEDICARE | 2,121 | 17,540 | 27,194 | 9,654 | 64.5 |
| 10-51-1140 | WORKERS COMPENSATION | | 20,117 | 28,000 | 7,883 | 71.9 |
| 10-51-1150 | UNEMPLOYMENT | 199 | 1,520 | 3,478 | 1,958 | 43.7 |
| 10-51-1155 | POLICE PENSION | 4,969 | 53,377 | 94,237 | 40,860 | 56.6 |
| 10-51-1160 | HEALTH INSURANCE | 15,182 | 141,614 | 254,411 | 112,797 | 55.7 |
| 10-51-1161 | DISABILITY INSURANCE | 3,196 | 32,064 | 23,797 | ( 8,267) | 134.7 |
| 10-51-2300 | MEDICAL | | 1,528 | 1,800 | 272 | 84.9 |
| 10-51-2310 | PSYCHOLOGICAL | 1,600 | 2,140 | 2,000 | ( 140) | 107.0 |
| 10-51-2990 | OTHER PROFESSIONAL FEES | ( 4,963) | 21,283 | 15,650 | ( 5,633) | 136.0 |
| 10-51-3110 | UTILITIES | 769 | 5,981 | 6,000 | 19 | 99.7 |
| 10-51-3150 | TELEPHONE/PAGERS | 1,666 | 16,301 | 20,000 | 3,699 | 81.5 |
| 10-51-3175 | BUILDING REPAIRS & MAINTENANCE | 12 | 3,303 | 7,000 | 3,697 | 47.2 |
| 10-51-3177 | VEHICLE REPAIRS & MAINTENANCE | 1,998 | 19,949 | 20,000 | 51 | 99.7 |
| 10-51-3180 | MILEAGE | | | 100 | 100 | .0 |
| 10-51-3210 | INSURANCE AND BONDS | | 64,098 | 59,231 | ( 4,867) | 108.2 |
| 10-51-3320 | PRINTING/FORMS | 57 | 795 | 5,000 | 4,205 | 15.9 |
| 10-51-3610 | DISPATCH COMMUNICATIONS | | 41,938 | 42,000 | 62 | 99.9 |
| 10-51-3630 | MENTAL HEALTH CO-RESP. PROGRAM | | | 15,000 | 15,000 | .0 |
| 10-51-3640 | DRUG TASK FORCE | | | 1,000 | 1,000 | .0 |
| 10-51-3650 | DOG TAGS/IMPOUND FEES | | 103 | 1,000 | 897 | 10.3 |
| 10-51-3740 | RADIO MAINTENANCE | | | 1,500 | 1,500 | .0 |
| 10-51-3810 | DUES/MEMBERSHIPS/SUBSCRIPTIONS | ( 843) | 335 | 2,000 | 1,665 | 16.8 |
| 10-51-3820 | CONTINUING EDUCATION & TRAIN | 4,255 | 18,537 | 13,000 | ( 5,537) | 142.6 |
| 10-51-3825 | MEALS/MISCELLANEOUS | 288 | 796 | 1,000 | 204 | 79.6 |
| 10-51-3850 | LAB TESTING FEES | | 258 | 1,000 | 742 | 25.8 |
| 10-51-3990 | MISCELLANEOUS SERVICES | | 173 | 2,000 | 1,827 | 8.7 |
| 10-51-4300 | OFFICE FURNITURE | | 1,749 | 1,000 | ( 749) | 174.9 |
| 10-51-4310 | OFFICE SUPPLIES | 1,675 | 3,226 | 3,000 | ( 226) | 107.5 |
| 10-51-4330 | COMPUTER SUPPORT AND MAINT | 1,818 | 38,636 | 43,850 | 5,214 | 88.1 |
| 10-51-4340 | POSTAGE | | | 100 | 100 | .0 |
| 10-51-4520 | VEHICLE FUEL | 2,556 | 23,156 | 35,000 | 11,844 | 66.2 |
| 10-51-4530 | VEHICLE & EQUIP AMORTIZATION | 1,475 | 14,750 | 17,700 | 2,950 | 83.3 |
| 10-51-4720 | EQUIPMENT FOR PATROL | 4,238 | 7,722 | 3,000 | ( 4,722) | 257.4 |
| 10-51-4730 | EQUIPMENT FOR TRAINING | | 1,882 | 3,500 | 1,618 | 53.8 |
| 10-51-4740 | EQUIPMENT FOR INVEST./EVIDENCE | | 825 | 2,000 | 1,175 | 41.3 |
| 10-51-4810 | UNIFORMS | 1,445 | 14,654 | 20,000 | 5,346 | 73.3 |
| 10-51-4850 | UNANTICIPATED EXP/CONTINGENCY | ( 11,900) | | 20,000 | 20,000 | .0 |
| 10-51-4990 | MISCELLANEOUS SUPPLIES | 919 | 2,897 | 7,000 | 4,103 | 41.4 |
| 10-51-7000 | CAPITAL OUTLAY | 11,900 | 39,877 | 50,000 | 10,123 | 79.8 |
| | TOTAL PUBLIC SAFETY | 144,351 | 1,376,875 | 2,065,011 | 688,136 | 66.7 |

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | STREETS / MAINTENANCE | | | | | |
| 10-61-1100 | REGULAR STAFF WAGES | 10,591 | 118,436 | 137,196 | 18,760 | 86.3 |
| 10-61-1101 | PART-TIME STAFF WAGES | | | 6,000 | 6,000 | .0 |
| 10-61-1102 | OVERTIME | 70 | 1,647 | 2,000 | 353 | 82.4 |
| 10-61-1104 | RETIREMENT | 320 | 3,526 | 4,116 | 590 | 85.7 |
| 10-61-1130 | FICA/MEDICARE | 794 | 8,706 | 12,026 | 3,320 | 72.4 |
| 10-61-1140 | WORKERS COMPENSATION | | 3,305 | 4,600 | 1,295 | 71.9 |
| 10-61-1150 | UNEMPLOYMENT | 21 | 242 | 411 | 169 | 58.9 |
| 10-61-1160 | HEALTH & LIFE INSURANCE | 2,517 | 32,351 | 39,656 | 7,305 | 81.6 |
| 10-61-1161 | DISABILITY INSURANCE | 230 | 2,407 | 3,035 | 628 | 79.3 |
| 10-61-2100 | LEGAL FEES | | 273 | | ( 273) | .0 |
| 10-61-2400 | ENGINEERING | | 45,510 | 65,000 | 19,490 | 70.0 |
| 10-61-2990 | OTHER PROFESSIONAL FEES | 730 | 1,695 | 1,000 | ( 695) | 169.5 |
| 10-61-3150 | TELEPHONE | 156 | 1,400 | 1,500 | 100 | 93.4 |
| 10-61-3161 | STREET LIGHTING | 3,777 | 64,909 | 80,000 | 15,091 | 81.1 |
| 10-61-3172 | REPAIRS & MAINTENANCE - STREET | 9,500 | 56,726 | 125,000 | 68,274 | 45.4 |
| 10-61-3173 | REPAIRS & MAINTENANCE - EQUIPM | 1,597 | 11,752 | 7,610 | ( 4,142) | 154.4 |
| 10-61-3175 | BUILDING REPAIRS & MAINTENANCE | 146 | 1,689 | 1,500 | ( 189) | 112.6 |
| 10-61-3177 | VEHICLE REPAIRS & MAINTENANCE | 1,668 | 7,528 | 4,800 | ( 2,728) | 156.8 |
| 10-61-3210 | INSURANCE AND BONDS | | 13,974 | 9,731 | ( 4,243) | 143.6 |
| 10-61-3810 | DUES/MEMBERSHIPS/SUBSCRIPTIONS | | | 500 | 500 | .0 |
| 10-61-3820 | CONTINUING EDUCATION | | 1,494 | 1,375 | ( 119) | 108.7 |
| 10-61-3825 | MEAL, MEETING, TRAVEL EXPENSE | | | 250 | 250 | .0 |
| 10-61-3990 | MISCELLANEOUS SERVICES | ( 270) | | 2,500 | 2,500 | .0 |
| 10-61-4311 | STREET SUPPLIES | 102 | 3,378 | 5,000 | 1,622 | 67.6 |
| 10-61-4330 | COMPUTER SUPPORT & MAINTENANCE | 652 | 9,208 | 11,130 | 1,922 | 82.7 |
| 10-61-4520 | VEHICLE FUEL | 990 | 11,620 | 11,000 | ( 620) | 105.6 |
| 10-61-4810 | UNIFORMS | | 472 | 825 | 353 | 57.3 |
| 10-61-4850 | UNANTICIPATED EXP/CONTINGENCY | | | 10,000 | 10,000 | .0 |
| 10-61-4990 | MISCELLANEOUS SUPPLIES | | 4,635 | 5,000 | 365 | 92.7 |
| 10-61-5000 | STREET SIGNS | 37 | 9,445 | 15,000 | 5,555 | 63.0 |
| 10-61-7000 | CAPITAL OUTLAY | 3,386 | 18,688 | 41,900 | 23,212 | 44.6 |
| | TOTAL STREETS / MAINTENANCE | 37,015 | 435,017 | 609,661 | 174,644 | 71.4 |
| | SNOW | | | | | |
| 10-63-1100 | REGULAR STAFF WAGES | | 17,653 | 22,000 | 4,347 | 80.2 |
| 10-63-1102 | OVERTIME | | 8,102 | 12,000 | 3,898 | 67.5 |
| 10-63-1104 | RETIREMENT | | 629 | 1,110 | 481 | 56.7 |
| 10-63-1130 | FICA/MEDICARE | | 1,494 | 2,168 | 674 | 68.9 |
| 10-63-1150 | UNEMPLOYMENT | | 42 | 36 | ( 6) | 116.5 |
| 10-63-3173 | REPAIRS & MAINTENANCE - EQUIPM | ( 6,883) | 26,927 | 3,000 | ( 23,927) | 897.6 |
| 10-63-3825 | MEALS/MISCELLANEOUS | | | 250 | 250 | .0 |
| 10-63-4110 | SUPPLIES | 1,149 | 49,805 | 50,000 | 195 | 99.6 |
| | TOTAL SNOW | ( 5,734) | 104,652 | 90,564 | ( 14,088) | 115.6 |

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | PUBLIC WORKS OVERHEAD | | | | | |
| 10-64-3110 | UTILITIES | 1,415 | 16,955 | 20,000 | 3,045 | 84.8 |
| 10-64-3150 | TELEPHONES & INTERNET | | | 800 | 800 | .0 |
| 10-64-3175 | BUILDING REPAIRS & MAINTENANCE | 891 | 18,791 | 15,000 | ( 3,791) | 125.3 |
| 10-64-3690 | MOSQUITO CONTROL | 8,688 | 31,517 | 30,000 | ( 1,517) | 105.1 |
| 10-64-3825 | MEALS, MEETINGS AND TRAVEL | 47 | 229 | 600 | 371 | 38.2 |
| 10-64-3990 | MISCELLANEOUS SERVICES | 139 | 1,701 | 2,000 | 299 | 85.0 |
| 10-64-4310 | OFFICE SUPPLIES | 87 | 1,284 | 1,000 | ( 284) | 128.4 |
| 10-64-4320 | COMPUTER REPLACE./AUDIO VISUAL | | 2,503 | | ( 2,503) | .0 |
| 10-64-4520 | VEHICLE FUEL | | | 1,200 | 1,200 | .0 |
| 10-64-4990 | MISC SUPPLIES | 23 | 1,101 | 4,000 | 2,899 | 27.5 |
| 10-64-5001 | TORNADO SIRENS | | | 2,500 | 2,500 | .0 |
| 10-64-7000 | CAPITAL OUTLAY | | 16,886 | 47,500 | 30,614 | 35.6 |
| | TOTAL PUBLIC WORKS OVERHEAD | 11,290 | 90,966 | 124,600 | 33,634 | 73.0 |
| | PARKS / GREEN SPACE | | | | | |
| 10-65-1100 | REGULAR STAFF WAGES | 9,829 | 110,437 | 177,237 | 66,800 | 62.3 |
| 10-65-1101 | PART-TIME STAFF WAGES | | 8,236 | 30,000 | 21,764 | 27.5 |
| 10-65-1102 | OVERTIME | 70 | 1,877 | 2,000 | 123 | 93.8 |
| 10-65-1104 | RETIREMENT | 297 | 3,286 | 5,317 | 2,032 | 61.8 |
| 10-65-1130 | FICA/MEDICARE | 741 | 8,783 | 15,853 | 7,070 | 55.4 |
| 10-65-1140 | WORKERS COMPENSATION | | 4,598 | 6,400 | 1,802 | 71.9 |
| 10-65-1150 | UNEMPLOYMENT | 20 | 243 | 532 | 289 | 45.6 |
| 10-65-1160 | HEALTH & LIFE INSURANCE | 2,346 | 30,839 | 49,434 | 18,595 | 62.4 |
| 10-65-1161 | DISABILITY INSURANCE | 216 | 2,266 | 4,015 | 1,749 | 56.4 |
| 10-65-3110 | UTILITIES | 1,218 | 13,968 | 21,000 | 7,032 | 66.5 |
| 10-65-3150 | TELEPHONE/PAGERS | 188 | 1,706 | 2,000 | 294 | 85.3 |
| 10-65-3171 | VANDALISM | 37 | 604 | 8,000 | 7,396 | 7.5 |
| 10-65-3172 | TREE & LANDSCAPE MAINTENANCE | | 798 | 4,000 | 3,202 | 20.0 |
| 10-65-3173 | REPAIRS & MAINTENANCE - EQUIPM | 1,597 | 18,239 | 10,660 | ( 7,579) | 171.1 |
| 10-65-3175 | BUILDING REPAIRS & MAINTENANCE | 1,146 | 4,273 | 1,200 | ( 3,073) | 356.1 |
| 10-65-3176 | GROUNDS MAINTENANCE | 2,434 | 10,278 | 14,000 | 3,722 | 73.4 |
| 10-65-3177 | VEHICLE REPAIRS & MAINTENANCE | 1,668 | 7,732 | 4,700 | ( 3,032) | 164.5 |
| 10-65-3210 | INSURANCE AND BONDS | | 14,651 | 13,538 | ( 1,113) | 108.2 |
| 10-65-3810 | DUES/MEMBERSHIPS/SUBSCRIPTIONS | ( 500) | 280 | | ( 280) | .0 |
| 10-65-3820 | CONTINUING EDUCATION | | 1,444 | 1,375 | ( 69) | 105.0 |
| 10-65-3990 | SERVICES | | 1,504 | 2,500 | 996 | 60.2 |
| 10-65-4330 | COMPUTER SUPPORT & MAINTENANCE | 652 | 9,208 | 11,125 | 1,917 | 82.8 |
| 10-65-4520 | VEHICLE FUEL | 962 | 11,340 | 9,000 | ( 2,340) | 126.0 |
| 10-65-4810 | UNIFORMS | | 428 | 825 | 397 | 51.9 |
| 10-65-4850 | UNANTICIPATED EXP/CONTIGENCY | | | 10,000 | 10,000 | .0 |
| 10-65-4990 | SUPPLIES | | 9,018 | 10,131 | 1,113 | 89.0 |
| 10-65-6000 | TREE CITY USA | 8,398 | 8,797 | 21,200 | 12,403 | 41.5 |
| 10-65-7000 | CAPITAL OUTLAY | | | 18,100 | 18,100 | .0 |
| 10-65-7990 | OTHER SMALL EQUIPMENT | | 2,667 | | ( 2,667) | .0 |
| | TOTAL PARKS / GREEN SPACE | 31,318 | 287,497 | 454,142 | 166,645 | 63.3 |

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | COMMUNITY DEVELOPMENT | | | | | |
| 10-70-1100 | REGULAR STAFF WAGES | 22,349 | 221,497 | 300,723 | 79,226 | 73.7 |
| 10-70-1104 | RETIREMENT | 769 | 7,553 | 11,097 | 3,544 | 68.1 |
| 10-70-1130 | FICA/MEDICARE | 1,659 | 16,614 | 25,048 | 8,434 | 66.3 |
| 10-70-1140 | WORKERS COMPENSATION | | 5,101 | 7,100 | 1,999 | 71.9 |
| 10-70-1150 | UNEMPLOYMENT | 45 | 443 | 982 | 539 | 45.1 |
| 10-70-1160 | HEALTH & LIFE INSURANCE | 3,034 | 27,813 | 50,041 | 22,228 | 55.6 |
| 10-70-1161 | DISABILITY INSURANCE | 357 | 3,231 | 5,821 | 2,590 | 55.5 |
| 10-70-2400 | ENGINEERING | 1,479 | 49,612 | 60,000 | 10,388 | 82.7 |
| 10-70-2600 | PLANNING SERVICES | 285 | 8,999 | 40,000 | 31,001 | 22.5 |
| 10-70-2980 | BUILDING INSPECTIONS & LICENSE | 8,169 | 387,334 | 300,000 | ( 87,334) | 129.1 |
| 10-70-2990 | OTHER PROFESSIONAL FEES | | | 2,500 | 2,500 | .0 |
| 10-70-3110 | UTILITIES | | 670 | 1,000 | 330 | 67.0 |
| 10-70-3150 | TELEPHONE | 193 | 1,880 | 2,500 | 620 | 75.2 |
| 10-70-3173 | REPAIRS & MAINTENANCE - EQUIPM | | | 500 | 500 | .0 |
| 10-70-3177 | VEHICLE REPAIRS & MAINTENANCE | | 727 | | ( 727) | .0 |
| 10-70-3210 | INSURANCE AND BONDS | | 16,253 | 15,019 | ( 1,234) | 108.2 |
| 10-70-3330 | PUBLISHING/COMMUNICATIONS | | 160 | 2,000 | 1,840 | 8.0 |
| 10-70-3810 | DUES & MEMBERSHIPS | | 4,713 | 4,500 | ( 213) | 104.7 |
| 10-70-3820 | CONTINUING EDUCATION | 418 | 1,108 | 2,000 | 892 | 55.4 |
| 10-70-3825 | MEALS/MISCELLANEOUS/TRAVEL | | | 200 | 200 | .0 |
| 10-70-4099 | DEVELOPER EXP.TO BE REIMBURSED | 995 | 2,002 | | ( 2,002) | .0 |
| 10-70-4310 | OFFICE SUPPLIES | | 237 | 1,000 | 763 | 23.7 |
| 10-70-4330 | COMPUTER SUPPORT | | 3,300 | | ( 3,300) | .0 |
| 10-70-4520 | VEHICLE FUEL | 29 | 678 | 3,500 | 2,822 | 19.4 |
| 10-70-4810 | UNIFORMS | | 40 | 750 | 710 | 5.3 |
| 10-70-4987 | ECONOMIC DEVELOPMENT | 488 | 6,181 | 25,000 | 18,819 | 24.7 |
| 10-70-4989 | TRAIL DEVELOPMENT | | 10,000 | 15,000 | 5,000 | 66.7 |
| | TOTAL COMMUNITY DEVELOPMENT | 40,265 | 776,148 | 876,281 | 100,133 | 88.6 |
| | TRANSFERS TO OTHER FUNDS | | | | | |
| 10-90-9011 | TRANSFERS TO OTHER FUNDS | | 1,185,828 | 290,000 | ( 895,828) | 408.9 |
| | TOTAL TRANSFERS TO OTHER FUNDS | | 1,185,828 | 290,000 | ( 895,828) | 408.9 |
| | TOTAL FUND EXPENDITURES | 342,312 | 5,254,064 | 6,385,949 | 1,131,885 | 82.3 |
| | NET REVENUE OVER EXPENDITURES | 494,542 | 3,441,280 | 1,500,648 | ( 1,940,632) | 229.3 |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

CONSERVATION TRUST FUND

| | | | | |
|---|---|---|---|---|
| | ASSETS | | | |
| 11-100000 | CASH - COMBINED FUND | | 231,150 | |
| | TOTAL ASSETS | | | 231,150 |
| | LIABILITIES AND EQUITY | | | |
| | FUND EQUITY | | | |
| | UNAPPROPRIATED FUND BALANCE: | | | |
| 11-290000 | FUND BALANCE | 132,327 | | |
| | REVENUE OVER EXPENDITURES - YTD | 98,823 | | |
| | BALANCE - CURRENT DATE | | 231,150 | |
| | TOTAL FUND EQUITY | | | 231,150 |
| | TOTAL LIABILITIES AND EQUITY | | | 231,150 |

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

CONSERVATION TRUST FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| REVENUE | | | | | | |
| | INTERGOVERNMENTAL | | | | | |
| 11-33-5900 | COLORADO LOTTERY | | 93,787 | | ( 93,787) | .0 |
| | TOTAL INTERGOVERNMENTAL | | 93,787 | | ( 93,787) | .0 |
| | MISCELLANEOUS | | | | | |
| 11-36-3500 | INTEREST AND DIVIDENDS | 677 | 5,017 | | ( 5,017) | .0 |
| 11-36-3550 | CHANGE IN MARKET VALUE | 90 | 19 | | ( 19) | .0 |
| | TOTAL MISCELLANEOUS | 767 | 5,036 | | ( 5,036) | .0 |
| | TOTAL FUND REVENUE | 767 | 98,823 | | ( 98,823) | .0 |
| | NET REVENUE OVER EXPENDITURES | 767 | 98,823 | | ( 98,823) | .0 |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

TRANSPORTATION FUND

| | | | | |
|---|---|---|---|---|
| | ASSETS | | | |
| 12-100000 | CASH - COMBINED FUND | | 3,329,118 | |
| | TOTAL ASSETS | | | 3,329,118 |
| | LIABILITIES AND EQUITY | | | |
| | LIABILITIES | | | |
| 12-202000 | ACCOUNTS PAYABLE | | 6,948 | |
| 12-205000 | RETAINAGE PAYABLE | | 64,759 | |
| | TOTAL LIABILITIES | | | 71,706 |
| | FUND EQUITY | | | |
| | UNAPPROPRIATED FUND BALANCE: | | | |
| 12-290000 | FUND BALANCE | 3,750,692 | | |
| | REVENUE OVER EXPENDITURES - YTD | ( 493,280) | | |
| | BALANCE - CURRENT DATE | | 3,257,412 | |
| | TOTAL FUND EQUITY | | | 3,257,412 |
| | TOTAL LIABILITIES AND EQUITY | | | 3,329,118 |

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

TRANSPORTATION FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| REVENUE | | | | | | |
| | IMPACT FEES | | | | | |
| 12-34-3000 | ROAD INFRASTRUCTURE FEE | | 474,785 | | ( 474,785) | .0 |
| | TOTAL IMPACT FEES | | 474,785 | | ( 474,785) | .0 |
| | MISCELLANEOUS | | | | | |
| 12-36-3500 | INTEREST AND DIVIDENDS | 10,111 | 101,099 | | ( 101,099) | .0 |
| 12-36-3550 | CHANGE IN MARKET VALUE | 1,872 | 382 | | ( 382) | .0 |
| | TOTAL MISCELLANEOUS | 11,983 | 101,481 | | ( 101,481) | .0 |
| | TRANSFERS FROM OTHER FUNDS | | | | | |
| 12-39-1000 | TRANSFERS FROM OTHER FUNDS | | 750,000 | | ( 750,000) | .0 |
| | TOTAL TRANSFERS FROM OTHER FUNDS | | 750,000 | | ( 750,000) | .0 |
| | TOTAL FUND REVENUE | 11,983 | 1,326,266 | | ( 1,326,266) | .0 |

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

TRANSPORTATION FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| EXPENDITURES | | | | | | |
| | STREETS CAPITAL OUTLAY | | | | | |
| 12-61-7400 | OVERLAYS AND CHIPSEALS | 6,811 | 6,811 | | ( 6,811) | .0 |
| | TOTAL STREETS CAPITAL OUTLAY | 6,811 | 6,811 | | ( 6,811) | .0 |
| | CR 74 IMPROVEMENTS PROJECT | | | | | |
| 12-83-2100 | LEGAL FEES | | 1,121 | | ( 1,121) | .0 |
| 12-83-2400 | ENGINEERING | 29,372 | 165,341 | | ( 165,341) | .0 |
| 12-83-7500 | CONSTRUCTION | | 1,485,153 | 3,643,323 | 2,158,170 | 40.8 |
| | TOTAL CR 74 IMPROVEMENTS PROJECT | 29,372 | 1,651,614 | 3,643,323 | 1,991,709 | 45.3 |
| | TRANSFERS TO OTHER FUNDS | | | | | |
| 12-90-9010 | TRANSFERS TO OTHER FUNDS | | 161,121 | | ( 161,121) | .0 |
| | TOTAL TRANSFERS TO OTHER FUNDS | | 161,121 | | ( 161,121) | .0 |
| | TOTAL FUND EXPENDITURES | 36,183 | 1,819,545 | 3,643,323 | 1,823,778 | 49.9 |
| | NET REVENUE OVER EXPENDITURES | ( 24,200) | ( 493,280) | ( 3,643,323) | ( 3,150,043) | ( 13.5) |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

PARKS FUND

| | | | | |
|---|---|---|---|---|
| | ASSETS | | | |
| 13-100000 | CASH - COMBINED FUND | | 358,766 | |
| | TOTAL ASSETS | | | 358,766 |
| | LIABILITIES AND EQUITY | | | |
| | FUND EQUITY | | | |
| | UNAPPROPRIATED FUND BALANCE: | | | |
| 13-290000 | FUND BALANCE | 153,783 | | |
| | REVENUE OVER EXPENDITURES - YTD | 204,983 | | |
| | BALANCE - CURRENT DATE | | 358,766 | |
| | TOTAL FUND EQUITY | | | 358,766 |
| | TOTAL LIABILITIES AND EQUITY | | | 358,766 |

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

PARKS FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| REVENUE | | | | | | |
| | IMPACT FEES | | | | | |
| 13-34-7400 | PARKS FEES | | 227,520 | | ( 227,520) | .0 |
| | TOTAL IMPACT FEES | | 227,520 | | ( 227,520) | .0 |
| | MISCELLANEOUS | | | | | |
| 13-36-3500 | INTEREST AND DIVIDENDS | 1,046 | 7,411 | | ( 7,411) | .0 |
| 13-36-3550 | CHANGE IN MARKET VALUE | 132 | 28 | | ( 28) | .0 |
| | TOTAL MISCELLANEOUS | 1,179 | 7,439 | | ( 7,439) | .0 |
| | TOTAL FUND REVENUE | 1,179 | 234,959 | | ( 234,959) | .0 |

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

PARKS FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| EXPENDITURES | | | | | | |
| | TRANSFERS TO OTHER FUNDS | | | | | |
| 13-90-9010 | TRANSFERS TO OTHER FUNDS | | 29,976 | | ( 29,976) | .0 |
| | TOTAL TRANSFERS TO OTHER FUNDS | | 29,976 | | ( 29,976) | .0 |
| | TOTAL FUND EXPENDITURES | | 29,976 | | ( 29,976) | .0 |
| | NET REVENUE OVER EXPENDITURES | 1,179 | 204,983 | | ( 204,983) | .0 |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

PUBLIC FACILITIES FUND

| | | | | |
|---|---|---|---|---|
| | ASSETS | | | |
| 14-100000 | CASH – COMBINED FUND | | 1,332,106 | |
| | TOTAL ASSETS | | | 1,332,106 |
| | LIABILITIES AND EQUITY | | | |
| | FUND EQUITY | | | |
| | UNAPPROPRIATED FUND BALANCE: | | | |
| 14-290000 | FUND BALANCE | 1,141,392 | | |
| | REVENUE OVER EXPENDITURES - YTD | 190,715 | | |
| | BALANCE - CURRENT DATE | | 1,332,106 | |
| | TOTAL FUND EQUITY | | | 1,332,106 |
| | TOTAL LIABILITIES AND EQUITY | | | 1,332,106 |

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

PUBLIC FACILITIES FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| REVENUE | | | | | | |
| | IMPACT FEES | | | | | |
| 14-32-3000 | PUBLIC FACILITIES IMPACT FEE | | 160,000 | 160,000 | | 100.0 |
| | TOTAL IMPACT FEES | | 160,000 | 160,000 | | 100.0 |
| | MISCELLANEOUS | | | | | |
| 14-36-3500 | INTEREST AND DIVIDENDS | 3,961 | 33,655 | | ( 33,655) | .0 |
| 14-36-3550 | CHANGE IN MARKET VALUE | 613 | 127 | | ( 127) | .0 |
| | TOTAL MISCELLANEOUS | 4,575 | 33,783 | | ( 33,783) | .0 |
| | TOTAL FUND REVENUE | 4,575 | 193,783 | 160,000 | ( 33,783) | 121.1 |

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

PUBLIC FACILITIES FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| EXPENDITURES | | | | | | |
| | TRANSFERS TO OTHER FUNDS | | | | | |
| 14-90-9010 | TRANSFERS TO OTHER FUNDS | | 3,068 | | ( 3,068) | .0 |
| | TOTAL TRANSFERS TO OTHER FUNDS | | 3,068 | | ( 3,068) | .0 |
| | TOTAL FUND EXPENDITURES | | 3,068 | | ( 3,068) | .0 |
| | NET REVENUE OVER EXPENDITURES | 4,575 | 190,715 | 160,000 | ( 30,715) | 119.2 |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

PUBLIC SAFETY FUND

| | | | | |
|---|---|---|---|---|
| | ASSETS | | | |
| 15-100000 | CASH – COMBINED FUND | | 323,703 | |
| | TOTAL ASSETS | | | 323,703 |
| | LIABILITIES AND EQUITY | | | |
| | FUND EQUITY | | | |
| | UNAPPROPRIATED FUND BALANCE: | | | |
| 15-290000 | FUND BALANCE | 236,616 | | |
| | REVENUE OVER EXPENDITURES - YTD | 87,087 | | |
| | BALANCE - CURRENT DATE | | 323,703 | |
| | TOTAL FUND EQUITY | | | 323,703 |
| | TOTAL LIABILITIES AND EQUITY | | | 323,703 |

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

PUBLIC SAFETY FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| REVENUE | | | | | | |
| | IMPACT FEES | | | | | |
| 15-32-3000 | PUBLIC SAFETY IMPACT FEE | | 80,000 | 75,000 | ( 5,000) | 106.7 |
| | TOTAL IMPACT FEES | | 80,000 | 75,000 | ( 5,000) | 106.7 |
| | MISCELLANEOUS | | | | | |
| 15-36-3500 | INTEREST AND DIVIDENDS | 957 | 7,698 | | ( 7,698) | .0 |
| 15-36-3550 | CHANGE IN MARKET VALUE | 139 | 29 | | ( 29) | .0 |
| | TOTAL MISCELLANEOUS | 1,096 | 7,727 | | ( 7,727) | .0 |
| | TOTAL FUND REVENUE | 1,096 | 87,727 | 75,000 | ( 12,727) | 117.0 |

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

PUBLIC SAFETY FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| EXPENDITURES | | | | | | |
| | TRANSFERS TO OTHER FUNDS | | | | | |
| 15-90-9010 | TRANSFERS TO OTHER FUNDS | | 640 | | ( 640) | .0 |
| | TOTAL TRANSFERS TO OTHER FUNDS | | 640 | | ( 640) | .0 |
| | TOTAL FUND EXPENDITURES | | 640 | | ( 640) | .0 |
| | NET REVENUE OVER EXPENDITURES | 1,096 | 87,087 | 75,000 | ( 12,087) | 116.1 |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

FLEET FUND

| | | | | |
|---|---|---|---|---|
| | ASSETS | | | |
| 41-100000 | CASH - COMBINED FUND | | 412,910 | |
| | TOTAL ASSETS | | | 412,910 |
| | LIABILITIES AND EQUITY | | | |
| | FUND EQUITY | | | |
| | UNAPPROPRIATED FUND BALANCE: | | | |
| 41-290000 | FUND BALANCE | 387,306 | | |
| | REVENUE OVER EXPENDITURES - YTD | 25,604 | | |
| | BALANCE - CURRENT DATE | | 412,910 | |
| | TOTAL FUND EQUITY | | | 412,910 |
| | TOTAL LIABILITIES AND EQUITY | | | 412,910 |

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

FLEET FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| REVENUE | | | | | | |
| | CHARGES FOR SERVICES | | | | | |
| 41-34-2000 | FLEET REPLACEMENT REVENUE | 1,475 | 14,750 | | ( 14,750) | .0 |
| | TOTAL CHARGES FOR SERVICES | 1,475 | 14,750 | | ( 14,750) | .0 |
| | MISCELLANEOUS | | | | | |
| 41-36-3500 | INTEREST AND DIVIDENDS | 1,233 | 10,813 | | ( 10,813) | .0 |
| 41-36-3550 | CHANGE IN MARKET VALUE | 198 | 41 | | ( 41) | .0 |
| | TOTAL MISCELLANEOUS | 1,430 | 10,854 | | ( 10,854) | .0 |
| | TOTAL FUND REVENUE | 2,905 | 25,604 | | ( 25,604) | .0 |
| | NET REVENUE OVER EXPENDITURES | 2,905 | 25,604 | | ( 25,604) | .0 |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

WATER FUND

| | | | | |
|---|---|---|---|---|
| | ASSETS | | | |
| 51-100000 | CASH - COMBINED FUND | | 13,751,371 | |
| 51-115000 | ACCOUNTS RECEIVABLE | | 199,189 | |
| 51-115005 | PARTS INVENTORY | | 72,310 | |
| 51-115300 | CONTRACT RECEIVABLE | | 50 | |
| 51-161000 | LAND | | 294,759 | |
| 51-162100 | ACCUMULATED DEPRECIATION | | ( 1,421,725) | |
| 51-163000 | WATER SYSTEM | | 9,464,601 | |
| 51-164000 | EQUIPMENT | | 181,884 | |
| 51-165000 | CONSTRUCTION IN PROGRESS | | 148,099 | |
| 51-166000 | WATER RIGHTS | | 34,176,374 | |
| 51-167000 | WATER CAPACITY | | 4,880,334 | |
| 51-168000 | BUILDINGS | | 747,577 | |
| 51-168500 | NISP PROJECT | | 5,322,877 | |
| | TOTAL ASSETS | | | 67,817,699 |
| | LIABILITIES AND EQUITY | | | |
| | LIABILITIES | | | |
| 51-202000 | ACCOUNTS PAYABLE | | 605,126 | |
| 51-205000 | RETAINAGE PAYABLE | | 206,263 | |
| 51-212000 | ACCRUED COMPENSATED ABSENCES | | 14,246 | |
| 51-222000 | HYDRANT METER DEPOSITS | | 7,000 | |
| | TOTAL LIABILITIES | | | 832,634 |
| | FUND EQUITY | | | |
| 51-273000 | CONTRIBUTED CAPITAL - DEVELOPM | | 6,848,000 | |
| | UNAPPROPRIATED FUND BALANCE: | | | |
| 51-290000 | RETAINED EARNINGS | 63,027,243 | | |
| | REVENUE OVER EXPENDITURES - YTD | ( 2,890,178) | | |
| | BALANCE - CURRENT DATE | | 60,137,065 | |
| | TOTAL FUND EQUITY | | | 66,985,065 |
| | TOTAL LIABILITIES AND EQUITY | | | 67,817,699 |

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

WATER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| REVENUE | | | | | | |
| | CHARGES FOR SERVICES | | | | | |
| 51-34-1000 | WATER SALES- WATER BILLS | 209,222 | 1,834,269 | 2,152,474 | 318,205 | 85.2 |
| | TOTAL CHARGES FOR SERVICES | 209,222 | 1,834,269 | 2,152,474 | 318,205 | 85.2 |
| | MISCELLANEOUS | | | | | |
| 51-36-2000 | WATER PIT/METER SET FEE | | 36,715 | 85,000 | 48,285 | 43.2 |
| 51-36-3500 | INTEREST AND DIVIDENDS | 41,595 | 403,984 | | ( 403,984) | .0 |
| 51-36-3550 | CHANGE IN MARKET VALUE | 7,461 | 1,526 | | ( 1,526) | .0 |
| 51-36-6500 | WATER ACQUISITION FEE | 1,250 | 479,750 | 256,875 | ( 222,875) | 186.8 |
| 51-36-9900 | OTHER REVENUES | | 6,097 | | ( 6,097) | .0 |
| | TOTAL MISCELLANEOUS | 50,306 | 928,073 | 341,875 | ( 586,198) | 271.5 |
| | LOCAL PLANT INVESTMENT FEES | | | | | |
| 51-37-7150 | LOCAL PLANT INVESTMENT FEE | | 1,306,200 | | ( 1,306,200) | .0 |
| | TOTAL LOCAL PLANT INVESTMENT FEES | | 1,306,200 | | ( 1,306,200) | .0 |
| | TOTAL FUND REVENUE | 259,528 | 4,068,542 | 2,494,349 | ( 1,574,193) | 163.1 |

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

WATER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| EXPENDITURES | | | | | | |
| | ADMINISTRATION | | | | | |
| 51-81-1100 | REGULAR STAFF WAGES | 1,612 | 16,928 | 20,960 | 4,032 | 80.8 |
| 51-81-1102 | OVERTIME | | | 200 | 200 | .0 |
| 51-81-1104 | RETIREMENT | 48 | 508 | 629 | 121 | 80.7 |
| 51-81-1130 | FICA/MEDICARE | 123 | 1,295 | 1,603 | 308 | 80.8 |
| 51-81-1140 | WORKERS COMPENSATION | | 575 | 800 | 225 | 71.9 |
| 51-81-1150 | UNEMPLOYMENT | 3 | 34 | 63 | 29 | 53.7 |
| 51-81-1160 | HEALTH & LIFE INSURANCE | 394 | 3,935 | 8,056 | 4,121 | 48.9 |
| 51-81-1161 | DISABILITY INSURANCE | 37 | 370 | 476 | 106 | 77.8 |
| 51-81-3162 | CC FEES | 1,876 | 19,812 | 18,000 | ( 1,812) | 110.1 |
| 51-81-4330 | COMPUTER SUPPORT AND MAINT | 967 | 11,022 | 13,060 | 2,038 | 84.4 |
| 51-81-4345 | MAILING SERVICE | 745 | 12,790 | 12,700 | ( 90) | 100.7 |
| 51-81-5000 | UTILITY BILL ADJUSTMENTS | | 20 | | ( 20) | .0 |
| | TOTAL ADMINISTRATION | 5,806 | 67,288 | 76,547 | 9,259 | 87.9 |

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

WATER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | WATER OPERATIONS | | | | | |
| 51-82-1100 | REGULAR STAFF WAGES | 19,052 | 191,387 | 246,971 | 55,584 | 77.5 |
| 51-82-1102 | OVERTIME | 55 | 2,136 | 10,000 | 7,864 | 21.4 |
| 51-82-1104 | RETIREMENT | 671 | 6,849 | 8,710 | 1,861 | 78.6 |
| 51-82-1130 | FICA/MEDICARE | 1,400 | 14,390 | 18,960 | 4,570 | 75.9 |
| 51-82-1140 | WORKERS COMPENSATION | | 4,311 | 6,000 | 1,689 | 71.9 |
| 51-82-1150 | UNEMPLOYMENT | 38 | 389 | 744 | 355 | 52.3 |
| 51-82-1160 | HEALTH & LIFE INSURANCE | 3,703 | 35,428 | 52,229 | 16,801 | 67.8 |
| 51-82-1161 | DISABILITY INSURANCE | 354 | 3,365 | 4,614 | 1,250 | 72.9 |
| 51-82-2100 | LEGAL FEES | | 702 | 20,000 | 19,298 | 3.5 |
| 51-82-2400 | ENGINEERING | | | 2,000 | 2,000 | .0 |
| 51-82-2410 | WATER SYSTEM IMPROVE. PERMIT | | | 500 | 500 | .0 |
| 51-82-2900 | OTHER PROFESSIONAL FEES | 750 | 7,500 | 12,000 | 4,500 | 62.5 |
| 51-82-3110 | UTILITIES | 146 | 12,778 | 15,000 | 2,222 | 85.2 |
| 51-82-3150 | TELEPHONE | 230 | 1,954 | 2,000 | 46 | 97.7 |
| 51-82-3173 | REPAIRS & MAINTENANCE - EQUIPM | 1,364 | 5,823 | 9,210 | 3,387 | 63.2 |
| 51-82-3175 | BUILDING REPAIRS & MAINTENANCE | | 21 | 2,000 | 1,979 | 1.0 |
| 51-82-3177 | VEHICLE REPAIRS & MAINTENANCE | | 3,684 | 3,220 | ( 464) | 114.4 |
| 51-82-3178 | SYSTEM REPAIR & MAINTENANCE | 4,954 | 25,217 | 30,000 | 4,783 | 84.1 |
| 51-82-3200 | SAMPLING/TESTING | | 699 | 5,000 | 4,302 | 14.0 |
| 51-82-3210 | INSURANCE AND BONDS | | 15,567 | 14,385 | ( 1,182) | 108.2 |
| 51-82-3810 | DUES/MEMBERSHIPS/SUBSCRIPTIONS | | 225 | 1,500 | 1,275 | 15.0 |
| 51-82-3820 | CONTINUING EDUCATION | 449 | 1,794 | 2,450 | 656 | 73.2 |
| 51-82-3990 | OTHER SERVICES | 397 | 6,694 | 17,000 | 10,306 | 39.4 |
| 51-82-4120 | WATER SYSTEM SUPPLIES | | 3,244 | 15,000 | 11,756 | 21.6 |
| 51-82-4130 | METER SET SUPPLIES | ( 22,765) | 18,038 | 85,000 | 66,962 | 21.2 |
| 51-82-4520 | VEHICLE FUEL | 827 | 8,279 | 13,000 | 4,721 | 63.7 |
| 51-82-4810 | UNIFORMS | | 350 | 500 | 150 | 70.1 |
| 51-82-4850 | UNANTICIPATED EXP/CONTINGENCY | | | 20,000 | 20,000 | .0 |
| 51-82-4990 | MISCELLANEOUS SUPPLIES | | 2,482 | 1,000 | ( 1,482) | 248.2 |
| 51-82-4995 | WATER TREATMENT & DISTRIBUTION | 62,894 | 584,247 | 1,100,000 | 515,753 | 53.1 |
| 51-82-4996 | AUGMENTATION PUMPING FEE | | | 1,500 | 1,500 | .0 |
| 51-82-4997 | WATER SHARE ASSESSMENTS | | 86,001 | 120,000 | 33,999 | 71.7 |
| 51-82-8200 | ADMIN OVERHEAD ALLOCATION | 7,618 | 93,045 | 134,682 | 41,637 | 69.1 |
| | TOTAL WATER OPERATIONS | 82,137 | 1,136,598 | 1,975,175 | 838,577 | 57.5 |
| | WATER CAPITAL | | | | | |
| 51-83-2100 | LEGAL FEES | 585 | 7,820 | 60,000 | 52,181 | 13.0 |
| 51-83-2400 | ENGINEERING | 40,160 | 162,714 | 200,000 | 37,286 | 81.4 |
| 51-83-7000 | CAPITAL OUTLAY | | 2,373 | 95,000 | 92,627 | 2.5 |
| 51-83-7500 | CONSTRUCTION | 535,412 | 4,128,840 | 7,659,676 | 3,530,836 | 53.9 |
| 51-83-7545 | BUILDING/STRUCTURE | | 262,500 | 300,000 | 37,500 | 87.5 |
| 51-83-7562 | WATER AQUISITION | | | 975,000 | 975,000 | .0 |
| | TOTAL WATER CAPITAL | 576,158 | 4,564,246 | 9,289,676 | 4,725,430 | 49.1 |

WATER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | LOCAL PLANT INVESTMENT EXPENSE | | | | | |
| 51-84-2100 | LEGAL FEES | 234 | 1,443 | | ( 1,443) | .0 |
| 51-84-7530 | PROFESSIONAL SERVICES | 1,188 | 15,328 | 11,674 | ( 3,654) | 131.3 |
| 51-84-7540 | NORTHERN INTEGRATED SUPPLY | | 1,155,800 | 1,155,800 | | 100.0 |
| | TOTAL LOCAL PLANT INVESTMENT EXPENS | 1,422 | 1,172,571 | 1,167,474 | ( 5,097) | 100.4 |
| | OTHER PLANT INVESTMENT EXPENSE | | | | | |
| 51-85-2100 | LEGAL FEES | | 137 | | ( 137) | .0 |
| 51-85-4996 | OTHER PLANT INVESTMENT EXPENSE | | | 2,900,000 | 2,900,000 | .0 |
| | TOTAL OTHER PLANT INVESTMENT EXPEN | | 137 | 2,900,000 | 2,899,864 | .0 |
| | TRANSFERS TO OTHER FUNDS | | | | | |
| 51-90-9010 | TRANSFERS TO OTHER FUNDS | | 17,880 | | ( 17,880) | .0 |
| | TOTAL TRANSFERS TO OTHER FUNDS | | 17,880 | | ( 17,880) | .0 |
| | TOTAL FUND EXPENDITURES | 665,522 | 6,958,720 | 15,408,872 | 8,450,152 | 45.2 |
| | NET REVENUE OVER EXPENDITURES | ( 405,994) | ( 2,890,178) | ( 12,914,523) | ( 10,024,345) | ( 22.4) |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

WASTEWATER FUND

| | | | | |
|---|---|---|---|---|
| | ASSETS | | | |
| 52-100000 | CASH - COMBINED FUND | | 11,845,245 | |
| 52-115000 | ACCOUNTS RECEIVABLE | | 107,535 | |
| 52-115002 | MISCELLANEOUS RECEIVABLE | | 161,718 | |
| 52-115300 | CONTRACT RECEIVABLE | | 15 | |
| 52-162100 | ACCUMULATED DEPRECIATION | | ( 3,411,191) | |
| 52-163000 | SEWER SYSTEM | | 17,357,412 | |
| 52-164000 | EQUIPMENT | | 173,233 | |
| 52-168000 | BUILDINGS | | 653,477 | |
| | TOTAL ASSETS | | | 26,887,445 |
| | LIABILITIES AND EQUITY | | | |
| | LIABILITIES | | | |
| 52-202000 | ACCOUNTS PAYABLE | | 37,094 | |
| 52-212000 | ACCRUED COMPENSATED ABSENCES | | 13,567 | |
| | TOTAL LIABILITIES | | | 50,661 |
| | FUND EQUITY | | | |
| | UNAPPROPRIATED FUND BALANCE: | | | |
| 52-290000 | RETAINED EARNINGS | 26,457,989 | | |
| | REVENUE OVER EXPENDITURES - YTD | 378,794 | | |
| | BALANCE - CURRENT DATE | | 26,836,784 | |
| | TOTAL FUND EQUITY | | | 26,836,784 |
| | TOTAL LIABILITIES AND EQUITY | | | 26,887,445 |

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

WASTEWATER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| REVENUE | | | | | | |
| | CHARGES FOR SERVICES | | | | | |
| 52-34-1000 | WASTEWATER TREATMENT FEES | 109,298 | 1,072,095 | 1,211,247 | 139,152 | 88.5 |
| | TOTAL CHARGES FOR SERVICES | 109,298 | 1,072,095 | 1,211,247 | 139,152 | 88.5 |
| | MISCELLANEOUS | | | | | |
| 52-36-3500 | INTEREST AND DIVIDENDS | 35,496 | 321,192 | | ( 321,192) | .0 |
| 52-36-3550 | CHANGE IN MARKET VALUE | 5,892 | 1,214 | | ( 1,214) | .0 |
| | TOTAL MISCELLANEOUS | 41,388 | 322,406 | | ( 322,406) | .0 |
| | WASTEWATER PLANT INVEST. FEE | | | | | |
| 52-38-7100 | WASTEWATER PLANT INVEST. FEE | | 1,033,500 | | ( 1,033,500) | .0 |
| | TOTAL WASTEWATER PLANT INVEST. FEE | | 1,033,500 | | ( 1,033,500) | .0 |
| | TOTAL FUND REVENUE | 150,687 | 2,428,001 | 1,211,247 | ( 1,216,754) | 200.5 |

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

WASTEWATER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| EXPENDITURES | | | | | | |
| | WASTEWATER ADMINISTRATION | | | | | |
| 52-81-1100 | REGULAR STAFF WAGES | 1,008 | 10,580 | 13,100 | 2,520 | 80.8 |
| 52-81-1102 | OVERTIME | | | 125 | 125 | .0 |
| 52-81-1104 | RETIREMENT | 30 | 318 | 393 | 76 | 80.8 |
| 52-81-1130 | FICA/MEDICARE | 77 | 810 | 1,002 | 192 | 80.8 |
| 52-81-1140 | WORKERS COMPENSATION | | 359 | 500 | 141 | 71.9 |
| 52-81-1150 | UNEMPLOYMENT | 2 | 21 | 39 | 18 | 54.4 |
| 52-81-1160 | HEALTH & LIFE INSURANCE | 246 | 2,460 | 5,035 | 2,576 | 48.9 |
| 52-81-1161 | DISABILITY INSURANCE | 23 | 231 | 298 | 67 | 77.6 |
| 52-81-3162 | CC FEES | 1,876 | 19,812 | 18,000 | ( 1,812) | 110.1 |
| 52-81-4330 | COMPUTER SUPPORT AND MAINT | 967 | 11,022 | 13,060 | 2,038 | 84.4 |
| 52-81-4345 | MAILING SERVICE | 745 | 7,091 | 11,800 | 4,709 | 60.1 |
| 52-81-5000 | UTILITY BILL ADJUSTMENTS | | 69 | | ( 69) | .0 |
| | TOTAL WASTEWATER ADMINISTRATION | 4,974 | 52,772 | 63,352 | 10,580 | 83.3 |
| | WASTEWATER OPERATIONS | | | | | |
| 52-82-1100 | REGULAR STAFF WAGES | 19,052 | 190,688 | 247,223 | 56,535 | 77.1 |
| 52-82-1102 | OVERTIME | 55 | 2,039 | 1,000 | ( 1,039) | 203.9 |
| 52-82-1104 | RETIREMENT | 671 | 6,825 | 8,710 | 1,885 | 78.4 |
| 52-82-1130 | FICA/MEDICARE | 1,400 | 14,333 | 18,960 | 4,627 | 75.6 |
| 52-82-1140 | WORKERS COMPENSATION | | 4,311 | 6,000 | 1,689 | 71.9 |
| 52-82-1150 | UNEMPLOYMENT | 38 | 387 | 744 | 357 | 52.1 |
| 52-82-1160 | HEALTH & LIFE INSURANCE | 3,703 | 35,428 | 53,300 | 17,872 | 66.5 |
| 52-82-1161 | DISABILITY INSURANCE | 354 | 3,364 | 4,614 | 1,250 | 72.9 |
| 52-82-2100 | LEGAL FEES | | | 20,000 | 20,000 | .0 |
| 52-82-2400 | ENGINEERING | | 5,457 | 5,000 | ( 457) | 109.1 |
| 52-82-2410 | DISCHARGE PERMIT FEES | | 976 | 1,500 | 524 | 65.1 |
| 52-82-2900 | OTHER PROFESSIONAL FEES | 750 | 7,500 | 9,000 | 1,500 | 83.3 |
| 52-82-3110 | UTILITIES | 2,869 | 42,991 | 48,000 | 5,009 | 89.6 |
| 52-82-3150 | TELEPHONE | 226 | 1,913 | 2,400 | 487 | 79.7 |
| 52-82-3173 | REPAIRS & MAINTENANCE - EQUIPM | 1,306 | 4,960 | 5,010 | 50 | 99.0 |
| 52-82-3177 | VEHICLE REPAIRS & MAINTENANCE | | 3,650 | 3,220 | ( 430) | 113.4 |
| 52-82-3178 | SYSTEM REPAIR & MAINTENANCE | 5,369 | 40,047 | 50,000 | 9,953 | 80.1 |
| 52-82-3200 | SAMPLING/TESTING | 194 | 4,855 | 8,000 | 3,145 | 60.7 |
| 52-82-3210 | INSURANCE AND BONDS | | 14,880 | 13,750 | ( 1,130) | 108.2 |
| 52-82-3290 | OTHER TREATMENT COSTS | 53,671 | 181,537 | 180,000 | ( 1,537) | 100.9 |
| 52-82-3810 | DUES/MEMBERSHIPS/SUBSCRIPTIONS | | 1,400 | 1,000 | ( 400) | 140.0 |
| 52-82-3820 | CONTINUING EDUCATION | 449 | 1,619 | 1,000 | ( 619) | 161.9 |
| 52-82-3990 | OTHER SERVICES | 397 | 7,448 | 8,000 | 552 | 93.1 |
| 52-82-4120 | SYSTEM SUPPLIES | 3,215 | 18,730 | 15,000 | ( 3,730) | 124.9 |
| 52-82-4520 | VEHICLE FUEL | 783 | 8,093 | 13,000 | 4,907 | 62.3 |
| 52-82-4810 | UNIFORMS | | 350 | | ( 350) | .0 |
| 52-82-4850 | UNANTICIPATED EXP/CONTINGENCY | | | 15,000 | 15,000 | .0 |
| 52-82-4990 | MISCELLANEOUS SUPPLIES | 493 | 4,055 | 7,500 | 3,445 | 54.1 |
| 52-82-8200 | ADMIN OVERHEAD ALLOCATION | 7,282 | 88,938 | 128,740 | 39,802 | 69.1 |
| | TOTAL WASTEWATER OPERATIONS | 102,279 | 696,774 | 875,671 | 178,897 | 79.6 |

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

WASTEWATER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | WASTEWATER CAPITAL | | | | | |
| 52-83-7500 | CONSTRUCTION | 2,822 | 87,508 | 350,000 | 262,492 | 25.0 |
| | TOTAL WASTEWATER CAPITAL | 2,822 | 87,508 | 350,000 | 262,492 | 25.0 |
| | WASTEWATER INVESTMENT EXPENSE | | | | | |
| 52-84-2100 | LEGAL FEES | | 1,151 | | ( 1,151) | .0 |
| 52-84-7530 | PROFESSIONAL SERVICES | 4,327 | 5,963 | 57,378 | 51,415 | 10.4 |
| 52-84-7570 | WINDSOR/SEV. SEWER PROJECT | | | 1,200,000 | 1,200,000 | .0 |
| | TOTAL WASTEWATER INVESTMENT EXPEN | 4,327 | 7,113 | 1,257,378 | 1,250,265 | .6 |
| | OTHER PLANT INVESTMENT EXPENSE | | | | | |
| 52-85-4996 | OTHER PLANT INVESTMENT EXPENSE | | 1,196,100 | | ( 1,196,100) | .0 |
| | TOTAL OTHER PLANT INVESTMENT EXPEN | | 1,196,100 | | ( 1,196,100) | .0 |
| | TRANSFERS TO OTHER FUNDS | | | | | |
| 52-90-9010 | TRANSFERS TO OTHER FUNDS | | 8,940 | | ( 8,940) | .0 |
| | TOTAL TRANSFERS TO OTHER FUNDS | | 8,940 | | ( 8,940) | .0 |
| | TOTAL FUND EXPENDITURES | 114,402 | 2,049,207 | 2,546,401 | 497,194 | 80.5 |
| | NET REVENUE OVER EXPENDITURES | 36,285 | 378,794 | ( 1,335,154) | ( 1,713,948) | 28.4 |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

STORMWATER FUND

| | | | | |
|---|---|---|---|---|
| | ASSETS | | | |
| 53-100000 | CASH - COMBINED FUND | | 1,522,173 | |
| 53-115000 | ACCOUNTS RECEIVABLE | | 17,910 | |
| 53-115300 | CONTRACT RECEIVABLE | | 3 | |
| 53-162100 | ACCUMULATED DEPRECIATION | | ( 729,740) | |
| 53-163000 | STORM DRAINAGE SYSTEM | | 9,750,163 | |
| 53-164000 | VEHICLES & EQUIPMENT | | 6,032 | |
| | TOTAL ASSETS | | | 10,566,540 |
| | LIABILITIES AND EQUITY | | | |
| | LIABILITIES | | | |
| 53-202000 | ACCOUNTS PAYABLE | | 208 | |
| 53-208510 | ADVANCE FROM GENERAL FUND | | 40,000 | |
| 53-212000 | ACCRUED COMPENSATED ABSENCES | | 4,522 | |
| | TOTAL LIABILITIES | | | 44,730 |
| | FUND EQUITY | | | |
| 53-273000 | CONTRIBUTED CAPITAL | | 4,113,680 | |
| | UNAPPROPRIATED FUND BALANCE: | | | |
| 53-290000 | RETAINED EARNINGS | 6,276,196 | | |
| | REVENUE OVER EXPENDITURES - YTD | 131,934 | | |
| | BALANCE - CURRENT DATE | | 6,408,131 | |
| | TOTAL FUND EQUITY | | | 10,521,810 |
| | TOTAL LIABILITIES AND EQUITY | | | 10,566,540 |

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

STORMWATER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| REVENUE | | | | | | |
| | STORMWATER SYSTEM INVEST. FEE | | | | | |
| 53-32-3000 | STORMWATER / DRAINAGE FEE | | 160,000 | | ( 160,000) | .0 |
| | TOTAL STORMWATER SYSTEM INVEST. FEE | | 160,000 | | ( 160,000) | .0 |
| | CHARGES FOR SERVICES | | | | | |
| 53-34-1000 | STORMWATER FEES | 17,326 | 170,067 | 201,266 | 31,199 | 84.5 |
| | TOTAL CHARGES FOR SERVICES | 17,326 | 170,067 | 201,266 | 31,199 | 84.5 |
| | MISCELLANEOUS | | | | | |
| 53-36-3500 | INTEREST AND DIVIDENDS | 4,528 | 38,593 | | ( 38,593) | .0 |
| 53-36-3550 | CHANGE IN MARKET VALUE | 704 | 146 | | ( 146) | .0 |
| | TOTAL MISCELLANEOUS | 5,232 | 38,739 | | ( 38,739) | .0 |
| | TRANSFERS FROM OTHER FUNDS | | | | | |
| 53-39-1000 | TRANSFERS FROM OTHER FUNDS | | | 40,000 | 40,000 | .0 |
| | TOTAL TRANSFERS FROM OTHER FUNDS | | | 40,000 | 40,000 | .0 |
| | TOTAL FUND REVENUE | 22,558 | 368,806 | 241,266 | ( 127,540) | 152.9 |

STORMWATER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| EXPENDITURES | | | | | | |
| | ADMINISTRATION | | | | | |
| 53-81-1100 | REGULAR STAFF WAGES | 605 | 6,348 | 7,860 | 1,512 | 80.8 |
| 53-81-1102 | OVERTIME | | | 75 | 75 | .0 |
| 53-81-1104 | RETIREMENT | 18 | 190 | 236 | 46 | 80.7 |
| 53-81-1130 | FICA/MEDICARE | 46 | 485 | 601 | 116 | 80.8 |
| 53-81-1140 | WORKERS COMPENSATION | | 216 | 300 | 84 | 71.9 |
| 53-81-1150 | UNEMPLOYMENT | 1 | 13 | 24 | 11 | 52.5 |
| 53-81-1160 | HEALTH & LIFE INSURANCE | 148 | 1,476 | 3,021 | 1,545 | 48.9 |
| 53-81-1161 | DISABILITY INSURANCE | 14 | 139 | 179 | 40 | 77.5 |
| 53-81-5000 | UTILITY BILL ADJUSTMENTS | | 10 | | ( 10) | .0 |
| | TOTAL ADMINISTRATION | 832 | 8,876 | 12,296 | 3,420 | 72.2 |
| | STORMWATER OPERATIONS | | | | | |
| 53-82-1100 | REGULAR STAFF WAGES | 6,263 | 60,272 | 81,921 | 21,649 | 73.6 |
| 53-82-1102 | OVERTIME | | 329 | 500 | 171 | 65.9 |
| 53-82-1104 | RETIREMENT | 188 | 1,837 | 2,457 | 620 | 74.8 |
| 53-82-1130 | FICA/MEDICARE | 455 | 4,512 | 6,267 | 1,755 | 72.0 |
| 53-82-1140 | WORKERS COMPENSATION | | 1,437 | 2,000 | 563 | 71.9 |
| 53-82-1150 | UNEMPLOYMENT | 13 | 123 | 246 | 123 | 49.9 |
| 53-82-1160 | HEALTH & LIFE INSURANCE | 1,317 | 11,667 | 18,581 | 6,914 | 62.8 |
| 53-82-1161 | DISABILITY INSURANCE | 122 | 1,082 | 1,583 | 501 | 68.4 |
| 53-82-2410 | STORMWATER PERMITS | | 350 | | ( 350) | .0 |
| 53-82-3150 | TELEPHONE | 63 | 477 | 500 | 23 | 95.4 |
| 53-82-3173 | REPAIRS & MAINTENANCE - EQUIPM | | 2,488 | 5,860 | 3,372 | 42.5 |
| 53-82-3177 | VEHICLE REPAIRS & MAINTENANCE | | | 1,060 | 1,060 | .0 |
| 53-82-3178 | SYSTEM REPAIR & MAINTENANCE | | | 1,000 | 1,000 | .0 |
| 53-82-3210 | INSURANCE AND BONDS | | 5,265 | 4,865 | ( 400) | 108.2 |
| 53-82-3990 | OTHER SERVICES | | | 1,350 | 1,350 | .0 |
| 53-82-4520 | VEHICLE FUEL | 227 | 1,638 | 2,000 | 362 | 81.9 |
| 53-82-8100 | INTERFUND LOAN - PRINCIPAL | 614 | 5,443 | 6,677 | 1,234 | 81.5 |
| 53-82-8101 | INTERFUND LOAN - INTEREST | 132 | 1,269 | 1,526 | 257 | 83.2 |
| 53-82-8200 | ADMIN OVERHEAD ALLOCATION | 2,577 | 31,469 | 45,554 | 14,085 | 69.1 |
| | TOTAL STORMWATER OPERATIONS | 11,971 | 129,658 | 183,947 | 54,289 | 70.5 |
| | STORMWATER CAPITAL | | | | | |
| 53-83-7000 | CAPITAL OUTLAY | | 80,458 | 83,000 | 2,542 | 96.9 |
| | TOTAL STORMWATER CAPITAL | | 80,458 | 83,000 | 2,542 | 96.9 |

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2023

STORMWATER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | TRANSFERS TO OTHER FUNDS | | | | | |
| 53-90-9010 | TRANSFES TO OTHER FUNDS | | 17,880 | 8,203 | ( 9,677) | 218.0 |
| | TOTAL TRANSFERS TO OTHER FUNDS | | 17,880 | 8,203 | ( 9,677) | 218.0 |
| | TOTAL FUND EXPENDITURES | 12,802 | 236,871 | 287,446 | 50,575 | 82.4 |
| | NET REVENUE OVER EXPENDITURES | 9,756 | 131,934 | ( 46,180) | ( 178,114) | 285.7 |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

CAPITAL PROJECTS

| | | | | |
|---|---|---|---|---|
| | ASSETS | | | |
| 75-100000 | CASH – COMBINED FUND | | ( 1,056,955) | |
| | TOTAL ASSETS | | | ( 1,056,955) |
| | LIABILITIES AND EQUITY | | | |
| | LIABILITIES | | | |
| 75-202000 | ACCOUNTS PAYABLE | | 7,095 | |
| 75-205000 | RETAINAGE PAYABLE | | 29,488 | |
| | TOTAL LIABILITIES | | | 36,582 |
| | FUND EQUITY | | | |
| | UNAPPROPRIATED FUND BALANCE: | | | |
| 75-290000 | FUND BALANCE | 15,212 | | |
| | REVENUE OVER EXPENDITURES - YTD | ( 1,108,749) | | |
| | BALANCE - CURRENT DATE | | ( 1,093,537) | |
| | TOTAL FUND EQUITY | | | ( 1,093,537) |
| | TOTAL LIABILITIES AND EQUITY | | | ( 1,056,955) |

CAPITAL PROJECTS

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---|---|---|---|---|---|---|
| REVENUE | | | | | | |
| | TRANSFERS FROM OTHER FUNDS | | | | | |
| 75-39-1000 | TRANSFERS FROM OTHER FUNDS | | 675,331 | 250,000 | ( 425,331) | 270.1 |
| | TOTAL TRANSFERS FROM OTHER FUNDS | | 675,331 | 250,000 | ( 425,331) | 270.1 |
| | TOTAL FUND REVENUE | | 675,331 | 250,000 | ( 425,331) | 270.1 |

CAPITAL PROJECTS

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| EXPENDITURES | | | | | | |
| | ADMINISTRATION - CIP | | | | | |
| 75-44-7000 | CAPITAL OUTLAY | | 2,373 | 225,000 | 222,627 | 1.1 |
| | TOTAL ADMINISTRATION - CIP | | 2,373 | 225,000 | 222,627 | 1.1 |
| | PUBLIC SAFETY - CIP | | | | | |
| 75-51-2100 | LEGAL FEES | | 1,170 | | ( 1,170) | .0 |
| 75-51-2400 | ENGINEERING | | 17,839 | 350,000 | 332,161 | 5.1 |
| 75-51-7500 | CONSTRUCTION | | | 3,092,334 | 3,092,334 | .0 |
| | TOTAL PUBLIC SAFETY - CIP | | 19,009 | 3,442,334 | 3,423,325 | .6 |
| | STREETS/MAINTENANCE - CIP | | | | | |
| 75-61-7000 | CAPITAL OUTLAY | | 169,856 | 188,000 | 18,144 | 90.4 |
| 75-61-7400 | OVERLAYS AND CHIPSEALS | | 849,407 | 1,015,000 | 165,593 | 83.7 |
| | TOTAL STREETS/MAINTENANCE - CIP | | 1,019,263 | 1,203,000 | 183,737 | 84.7 |
| | PUBLIC WORKS OVERHEAD - CIP | | | | | |
| 75-64-7000 | CAPITAL OUTLAY | 5,559 | 414,941 | 473,000 | 58,059 | 87.7 |
| 75-64-7500 | CONSTRUCTION | | 4,604 | 70,000 | 65,396 | 6.6 |
| | TOTAL PUBLIC WORKS OVERHEAD - CIP | 5,559 | 419,545 | 543,000 | 123,455 | 77.3 |
| | PARKS/GREEN SPACE - CIP | | | | | |
| 75-65-2100 | LEGAL FEES | 410 | 410 | 5,000 | 4,591 | 8.2 |
| 75-65-2400 | ENGINEERING | ( 16,418) | 3,623 | 15,000 | 11,377 | 24.2 |
| 75-65-7000 | CAPITAL OUTLAY | 13,782 | 115,887 | 409,000 | 293,113 | 28.3 |
| 75-65-7500 | CONSTRUCTION | 16,491 | 203,971 | 584,735 | 380,764 | 34.9 |
| | TOTAL PARKS/GREEN SPACE - CIP | 14,265 | 323,891 | 1,013,735 | 689,844 | 32.0 |
| | TOTAL FUND EXPENDITURES | 19,824 | 1,784,081 | 6,427,069 | 4,642,988 | 27.8 |
| | NET REVENUE OVER EXPENDITURES | ( 19,824) | ( 1,108,749) | ( 6,177,069) | ( 5,068,320) | ( 18.0) |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

GENERAL FIXED ASSET GROUP

| | | | |
|---|---|---|---|
| | ASSETS | | |
| 80-160000 | CONSTRUCTION IN PROGRESS | 870,422 | |
| 80-161000 | LAND | 1,644,621 | |
| 80-162000 | BUILDINGS | 2,673,205 | |
| 80-163000 | IMPROVEMENTS OTHER THAN BUILDI | 36,586,233 | |
| 80-164000 | MACHINERY AND EQUIPMENT | 1,232,918 | |
| 80-165000 | VEHICLES | 856,002 | |
| 80-169999 | ACCUMULATED DEPRECIATION | ( 6,747,041) | |
| | TOTAL ASSETS | | 37,116,361 |
| | LIABILITIES AND EQUITY | | |
| | FUND EQUITY | | |
| 80-280000 | INVESTMENTS IN FIXED ASSETS | 37,116,361 | |
| | TOTAL FUND EQUITY | | 37,116,361 |
| | TOTAL LIABILITIES AND EQUITY | | 37,116,361 |

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2023

GENERAL LONG-TERM DEBT GROUP

| | | | |
|---|---|---|---|
| | ASSETS | | |
| 90-170000 | AMOUNT TO BE PROVIDED | 127,716 | |
| | TOTAL ASSETS | | 127,716 |
| | LIABILITIES AND EQUITY | | |
| | LIABILITIES | | |
| 90-250000 | ACCRUED LEAVE | 125,949 | |
| 90-252000 | CAPITAL LEASE PAYABLE | 1,767 | |
| | TOTAL LIABILITIES | | 127,716 |
| | TOTAL LIABILITIES AND EQUITY | | 127,716 |

**TOWN OF SEVERANCE**

**RESOLUTION NO. 2023-45R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, DESIGNATING THE PUBLIC PLACE FOR POSTING OF NOTICES OF MEETINGS FOR THE TOWN COUNCIL AND OTHER LOCAL PUBLIC BODIES OF THE TOWN**

**WHEREAS,** the Town Council of the Town of Severance has determined that two regular meetings and two work sessions are sufficient to manage the demands of Town business, and;

**WHEREAS,** C.R.S. § 24-6-402 (2)(c) requires that Town Council annually designate at the Town Council's first regular meeting of each calendar year the public place for posting of notice of meetings for the Town Council and other local public bodies of the Town; and

**WHEREAS,** local public body means any board, committee, commission, authority, or other advisory, policy-making or formally constituted body of the Town; and

**WHEREAS,** the Town shall also, as set forth in C.R.S. § 24-6-402 (2)(c)(III), designate alternative, physical locations at which the Town will post 24 hours' notice of meetings of the Town Council and other local bodies of the Town, if it is unable to post a notice online in the event of internet service interruption or a power outage.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE:**

**Section 1.** Pursuant to C.R.S. § 24-6-402(2)(c)(III), the Town of Severance's official website, https://www.townofseverance.org, is hereby designated as the public place for posting of notices of meetings of the town council, boards, commissions, agencies and committees.

**Section 2.** Pursuant to C.R.S. § 24-6-402(2)(c)(III), notices of such meetings shall also be published no less than twenty-four hours prior to the holding of such meeting at the following seconda1y locations: i) on the bulletin board in the Severance Town Hall lobby, located at 3 South Timber Ridge Parkway, Severance, Colorado, 80546; and ii) at the U.S. Post Office, located at 320 1st Street, Severance, Colorado 80546, if the timely online posting of notice of such meetings is disrupted or delayed due to internet service interruption or a power outage.

**Section 3.** This resolution will take effect on January 9, 2024.

**PASSED AND ADOPTED THIS 12th DAY OF DECEMBER 2023**

TOWN OF SEVERANCE

_____

Matthew Fries, Mayor

ATTEST:

_____

Leah Vanarsdall, Town Clerk

**TOWN OF SEVERANCE**

**RESOLUTION NO. 2023-46R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, ADOPTING A SCHEDULE OF REGULAR AND WORK SESSION MEETINGS FOR THE TOWN**

**WHEREAS,** the Town Council of the Town of Severance has determined that two regular meetings and two work sessions are sufficient to manage the demands of town business and;

**WHEREAS,** the Town Council decided that the regular meetings will be held on the second and fourth Tuesday of each month, unless the meeting date falls on a legal holiday, immediately following the Work Session or 7:00 p.m., whichever is earliest, during which all Town Business matters would be considered, and;

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE:**

**Section 1.** The Town Council will meet on the second and fourth Tuesday of the month immediately following the Work Session or 7:00 p.m., whichever is earliest, to conduct public hearings, issues and all ministerial matters.

**Section 2.** The Town Council will meet on the second and fourth Tuesday of the month at 6:00 p.m. to conduct work sessions as needed.

**Section 3.** The Town Council recognizes that it may be necessary from time to time to alter the schedule of meetings by canceling some meetings and adding others.

**Section 4.** This resolution will take effect January 1, 2024

**PASSED AND ADOPTED THIS 12th DAY OF DECEMBER 2023**

TOWN OF SEVERANCE

_____
Matthew Fries, Mayor

ATTEST:

_____
Leah Vanarsdall, Town Clerk

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 74 - Home-Based Business Type II Use by Special Review Approval | Shani Porter, Town Planner | Shani Porter, Town Planner |

| ACTION REQUESTED | |
|---|---|
| The town staff asks that the Town Council approve the Home-Based Business for a dog grooming business, as approved by the Town Planning Commission, by motion of the consent calendar. | **Attorney Approved Action Requested** |

**BRIEF SUMMARY**

The owners of 1109 Tur Street are requesting a Use by Special Review for a Home-Based Business (Type II) for a Dog Grooming Salon to be named "Jack Russell Salon". The applicant has submitted all required application materials.

**PUBLIC SUPPORT/CONCERN**

None at this time.

**ANALYSIS AND RECOMMENDATION**

Town Staff recommended approval of the Use by Special Review at 1109 Tur Street, as approved by the Town Planning Commission, by motion of the consent Calander.

**MATERIALS SUBMITTED**

The following materials were submitted and included in this packet:

1. application
2. Metro District Approval
3. Vicinity Map
4. 1109 Tur St - Neighborhood Letter
5. Applicant email drawings
6. PC-2023-05R-USR Jack Russell Grooming HBB 11.15.23

**TOWN OF SEVERANCE**
3 S. TIMBER RIDGE PARKWAY, P.O. BOX 339, SEVERANCE, CO 80546
PHONE: (970) 686-1218 FAX: (970) 686-6250

## APPLICATION FOR HOME-BASED BUSINESS PERMIT
## FEE: $250

(TYPE OR PRINT CLEARLY)

Business Name: Jack Russell Grooming

Business Address: 1109 Tur St

Name of Property Owner(s): Kyle and Jacquelyn Russell Phone: 970-988-2621

Mailing Address: 1109 Tur St

City: Severance State: CO Zip: 80550 Email Address: jml85428@gmail.com

Type of Business: Pet Grooming

**Description of Proposed Home-Based Business – include type of products sold and services provided:**
It is a service only buisness. Animals, primarly dogs, will be washed, dryed and given hair cuts as well as other basic animal care services; nail trims, ear cleaning ect.

Will There Be Outdoor Activities? **YES** **(NO)**

If Yes, Please Describe:

Hours of Operation: Varies 8 am to 6 pm

Will Deliveries Be Made to This Location? **YES** **(NO)** If Yes, Please Describe:

I declare, under the penalty of perjury, that this application has been examined by me and to the best of my knowledge and belief, are true, correct and complete.

Signature of Applicant: Jacqueyln Russell Digitally signed by Jacqueyln Russell Date: 2023.10.11 12:36:14 -06'00'

Printed Name: Jacquelyn Russell Title: Owner

Date: 10-11-2023

Revised 8/12/22

## CHECKLIST FOR HOME-BASED BUSINESS PERMIT

**Please fill out and return to the Community Development, PO Box 339, Severance CO 80546**

Business Name: Jack Russell Grooming

Name of Property Owner(s): Kyle and Jacquelyn Russell Phone: 970-988-2621

Location Address: 1109 Tur Street

City: Severance State: CO Zip: 80550 Email Address: jml85428@gmail.com

| | Circle Answer | |
|---|---|---|
| 1. How many employees will come to your residence? | ☐ Yes | ☑ No |
| 2. Do you have _____HOA waiting for city Metro District Approval? Fram- | ☐ Yes | ☑ No |
| 3. Does your business operation exceed 1,000 square feet or 30% of the floor area of the dwelling? 1st Floor____2nd Floor____ Basement_____Business Area_____ | ☐ Yes | ☑ No |
| 4. Is your business operation located in an accessory building? | ☐ Yes | ☑ No |
| If so, does it exceed 500 square feet? | ☐ Yes | ☑ No |
| 5. Is your dwelling used primarily for business? | ☐ Yes | ☑ No |
| 6. Does your business operation change the residential character of the dwelling? | ☐ Yes | ☑ No |
| 7. Is there any change in the outside appearance of the building or premises or any visible sign of a home-based business? | ☐ Yes | ☑ No |
| 8. Will you have an advertising sign-Must adhere to Sign Code? | ☐ Yes | ☑ No |
| 9. Do you have any exterior storage on your property for equipment or materials for your business? | ☐ Yes | ☑ No |
| 10. Does your business operation create any noise, glare, fumes, odors or other objectionable conditions detectable to the normal senses outside the dwelling? | ☐ Yes | ☑ No |
| 11. How many customers per day will come to your residence? | ☑ Yes | ☐ No |

2-5 costumers

2-3 days a week

The following uses, because of their tendency to go beyond the limits permitted for home-business and thereby impair the use and value of the residential area, are NOT permitted as home-based businesses:

- ANY Medical Marijuana or Marijuana related Business
- Auto Repair, painting or motorized vehicles or Motorized Implement Repair
- Dance, Music or other types of instruction (if more than 4 students are instructed at one time)
- Welding Shops
- Nursing Homes
- Any retail or wholesale sales to consumers upon the premises not incidental to the home-based business

**FOR ADMINISTRATIVE USE**

**Business Classification**

_____Home-Based Business Type I

__✓__Home- Based Business Type II

**Additional Home- Based Business Type II Required Documents**

_____Proof of Ownership

_____Aerial Image

_____Site Plan (Access & Exit Points Indicated)

_____Mailing Labels & Stamped Envelopes (500 Ft. Radius)

_____HOA/Metro District Approval

**TOWN USE ONLY BELOW THIS POINT**

Public Hearing Date NOV. 15TH, 2023

Public Hearing Notification of Surrounding Property Owners within 500 feet (15 days prior to Hearing)

Decision_____

Date of Decision_____

## Shani Porter

**From:** Jacquelyn Russell <jml85428@gmail.com>
**Sent:** Thursday, October 12, 2023 10:02 AM
**To:** Shani Porter
**Subject:** Fwd: FW: HUNTERS CROSSING - 1109 Tur, Jacquelyn Russell, 970-988-2621

**Caution:** This is an external email and may have a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your OnixIT at support@onixit.com or (970) 223-0300.

Porter,

Here is the email I received from the metro district in regards to the home based business.

Jackie Russell

---------- Forwarded message ---------
From: **Megan VanCamp** <megan@frommco.us>
Date: Tue, Oct 10, 2023 at 10:53 AM
Subject: FW: HUNTERS CROSSING - 1109 Tur, Jacquelyn Russell, 970-988-2621
To: Jml85428@gmail.Com <Jml85428@gmail.com>

Good Morning:

We are in receipt of your below inquiry. Please note that all requests need to go through the Town of Severance. You will need to do the following:

1.) Obtain & Complete and application from the Town
2.) The Town will review and forward to us for review and approval
3.) We will conditionally approve

Please note that all necessary permits, insurance and licenses must be obtained and remain current for any home-based business. The intent of the community is for single family living and residential purposes. Your business may not present any type of nuisance for any surrounding property, to include traffic, parking, sights, odors, etc...you may not have signage on your property for your business. Essentially, you may operate a business out of your home, but it may not disturb any residential person or property with its operations.

Please let me know if you have further questions.

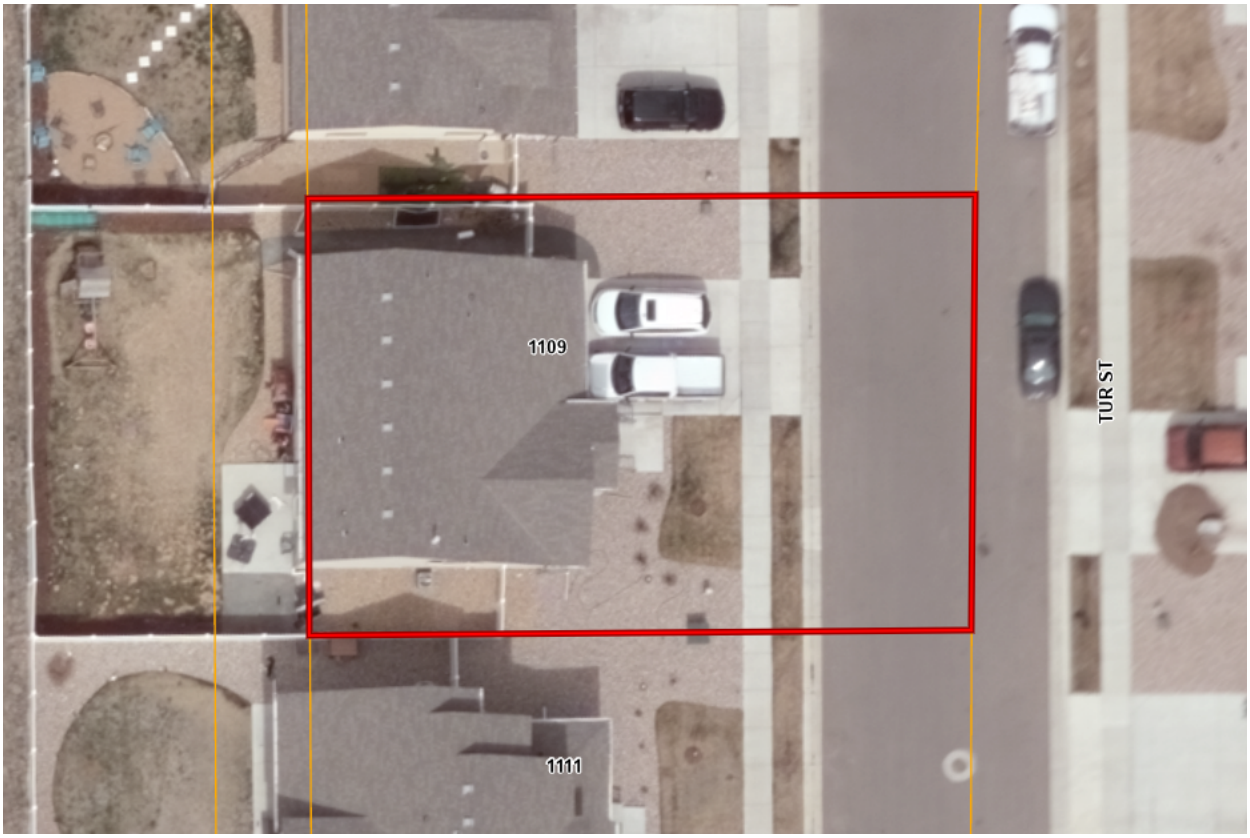
Thanks,

Megan VanCamp
Manager/Accountant
Fromm & Company LLC
contact@frommco.us
(970) 875-7047
8200 S. Quebec Street, Suite A3 – 305
Centennial, CO 80112
*Please note our updated mailing address as of 02/01/2023*

-----Original Message-----
From: soundtelecom@sound-tele.net <soundtelecom@sound-tele.net>
Sent: Monday, October 9, 2023 10:10 AM
To: Megan VanCamp <megan@frommco.us>
Subject: Tag: ROUTINE CALLS Name: Jacquelyn Russell Phone: 970-988-2621 D+

Tag: ROUTINE CALLS
Name: Jacquelyn Russell
Phone: 970-988-2621
District Name: Hunters Crossing District 6
Address: 1109 Tur St
City: Severance
State: CO
Zip: 80550
Message: I Am Interested In Starting A Home-Based Business. Please Call Me Jml85428@gmail.Com


1103
1100
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820
818
816


1109
TUR ST
1111

**RE: 1109 Tur Street – Use by Special Review**

Dear Resident/Property Owner:

The Town of Severance would like to invite you to a public meeting to discuss the 1109 Tur Street Use by Special Review for a Home-Based Business for a dog grooming business that may affect your property. The Planning Commission meeting will be held on **Wednesday, November 15th, 2023** ***at 6:00 P.M. at Severance Town Hall located at 3 S. Timber Ridge Parkway, Severance, Colorado***. The meeting may also be attended virtually. Links can also be found on our website.

Please note that the schedule is subject to change, to confirm schedule please visit our website at www.townofseverance.org or call at 970-686-1218.

The Town of Severance considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's consideration of this proposal. If you are unable to attend the meeting, but would like to provide input, written comments are welcome. You may contact Shani Porter at 970-686-1218 or at sporter@townofseverance.org.

The list of affected property owners for this public notice is derived from official records of the Weld County Assessor by the applicant. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,
TOWN OF SEVERANCE

Shani Porter
Town Planner

**Shani Porter**

**From:** Jacquelyn Russell <jml85428@gmail.com>
**Sent:** Friday, November 3, 2023 8:24 PM
**To:** Shani Porter
**Subject:** 1109 Tur St Grooming Salon

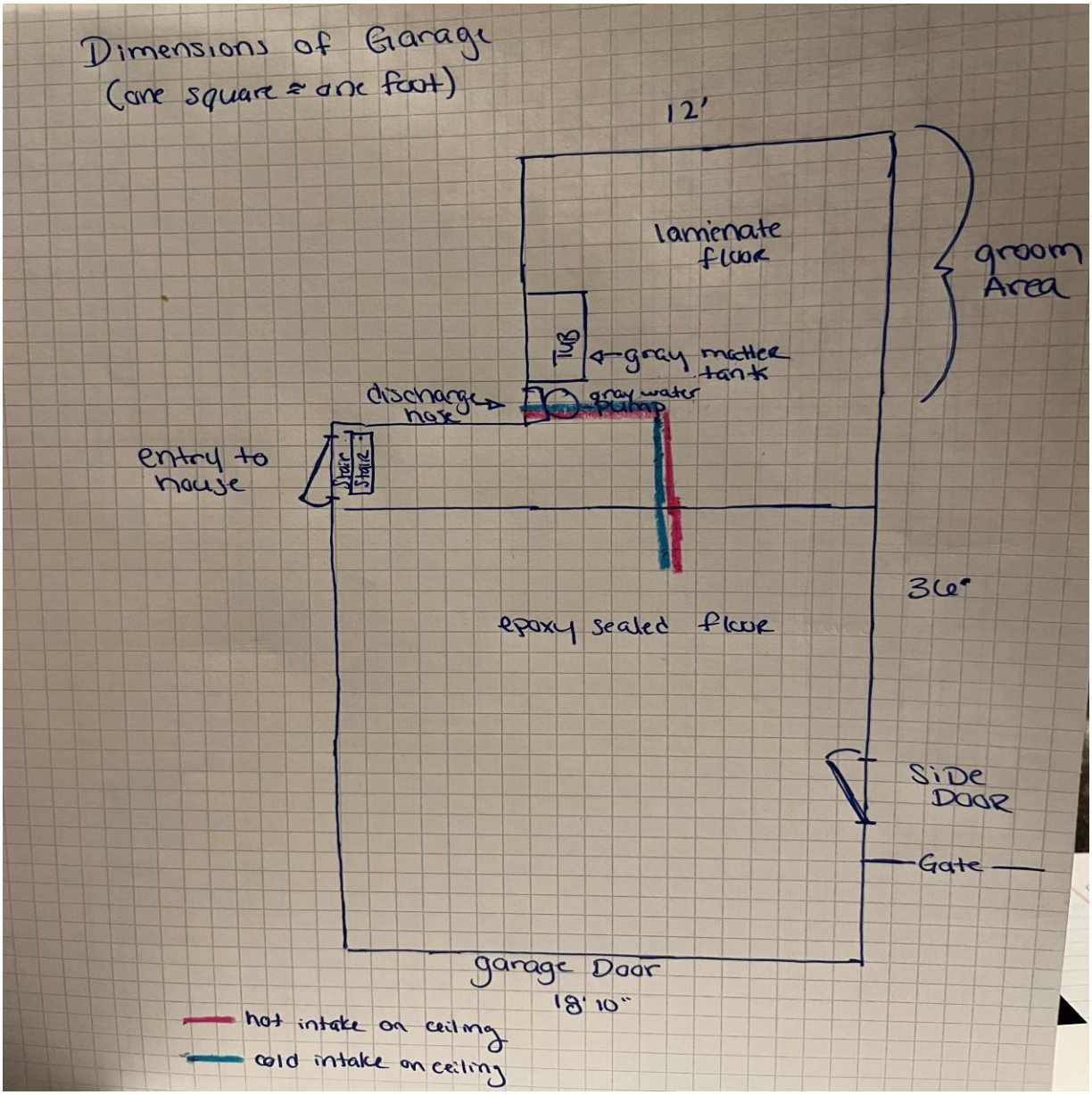
**Caution:** This is an external email and may have a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your OnixIT at support@onixit.com or (970) 223-0300.

Ms Porter,

Here are the specs for the home based business. If you need the whole property I can find the blueprints but I drew up the dimensions with written expectations and included photos. It is still under construction as operations anticipated to begin January 2024/late December 2023
assuming all goes well with the town.

Please let me know if you have any questions or need any additional information before November 15th.

Jackie Russell


Dimensions of Garage
(one square = one foot)
12'
laminate floor
groom Area
TUB
gray matter tank
discharge hose
gray water pump
entry to house
Stair
Stair
36'
epoxy sealed floor
SIDE DOOR
Gate
garage Door
18' 10"
hot intake on ceiling
cold intake on ceiling


AYLEID
WERNER

**SEVERANCE PLANNING COMMISSION**
**RESOLUTION NO. PC -2023-05R**

**A RESOLUTION OF THE SEVERANCE PLANNING COMMISSION APPROVING A USE BY SPECIAL REVIEW APPLICATION TO OPERATE A HOME BASED BUSINESS ON REAL PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE, COMMONLY KNOWN AS 1109 TUR STREET**

**WHEREAS**, Jacquelyn Russell ("Applicant"), who is the owner of certain real property located in the Town of Severance, having a legal description of Lot 26, Block 2 of Hunters Crossing, Town of Severance, County of Weld, State of Colorado ("Property"), has submitted an application for Use by Special Review to conduct a dog grooming business on the Property (the "Application"); and

**WHEREAS**, Applicant has also submitted a conceptual site plan relating to such special use review; and

**WHEREAS**, after considering all the testimony, evidence, and argument presented at the public hearing held before the Severance Planning Commission on November 15, 2023, the Severance Planning Commission finds and determines that the Application is complete, and that the Applicant has met the relevant standards and use by special review criteria set forth in Section 16.19.130 of the Severance Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE PLANNING COMMISSION:

Section 1. The above Recitals and Findings of the Planning Commission are hereby incorporated into this resolution.

Section 2. Jacquelyn Russell's application for a Use by Special Review to operate a dog grooming business on the Property, as a special review use within the existing Suburban Perimeter zone district, is hereby approved, subject to and contingent upon compliance with the following conditions:

a Such special use approval shall not authorize the use or conversion of the facility to a commercial use facility.

b Approval of a use by special review shall lapse and be considered null and void:

(1) If the use itself, or if permanent construction in conjunction with such use, has not commenced within one (1) year of the approving action, or within the time frame established as a condition of approval of the use by special review; or

(2) If the use is no longer active or in operation for a period of twelve consecutive months; or

(3) Upon a change of primary use of the Property.

c Failure to use the Property for the uses authorized by such special use approval for a period of 12 consecutive months shall terminate the right to use the Property for the specified special use.

PASSED AND ADOPTED this 15th day of November 15, 2023.

Julie Ford
Chairperson

Town of Severance Town Seal
Incorporated 1920
Severance, Colorado

ATTEST:

Leah Vanausdall
Town Clerk

# Finance Director Report

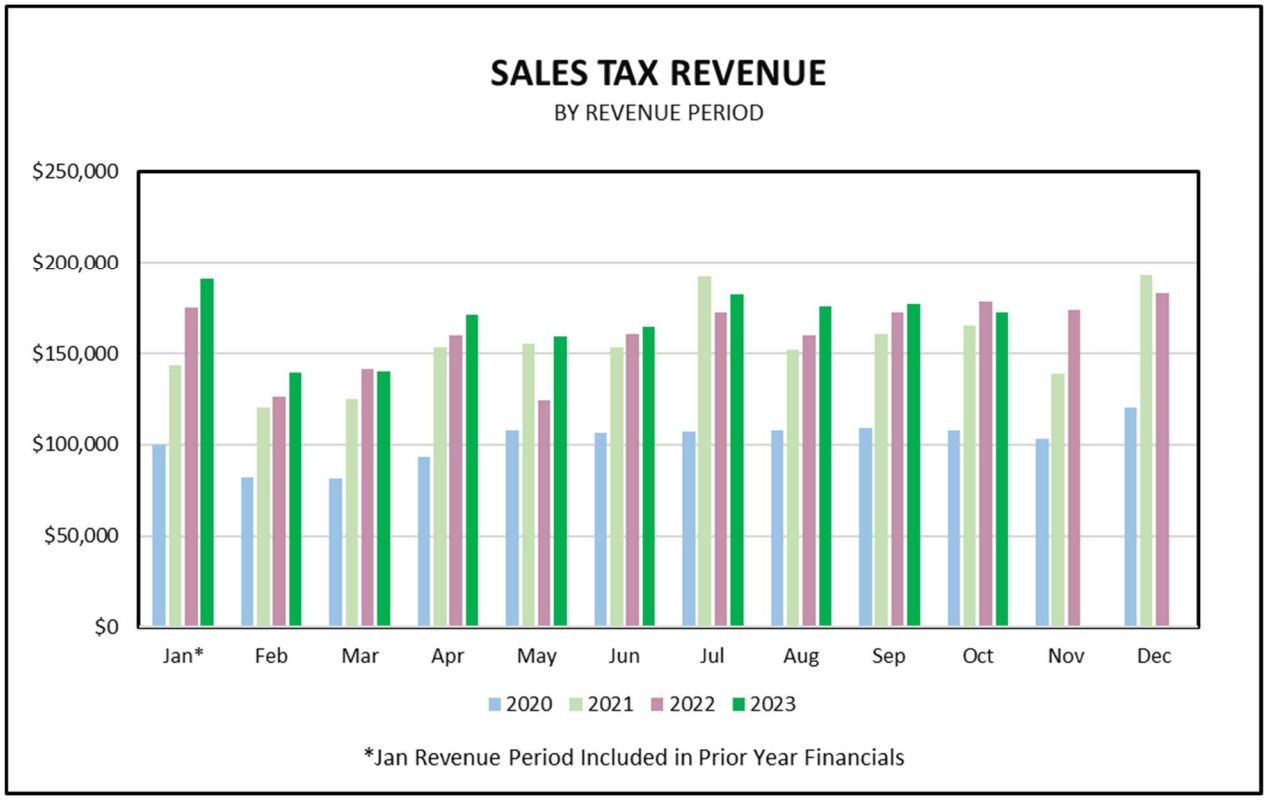
Nancy E. Mueller, CPA
November 2023

## Sales Tax Revenues

Sales tax revenues for the October 2023 Revenue Period were 3.4% lower than the same period in 2022 and total sales tax revenues year to date (YTD) are 6.5% higher than 2022.

The October Revenue Period is for September "shopping".

**October 2023 Revenue Period = $172,339**




**PLEASE NOTE THIS IS BY REVENUE PERIOD**
**LATE OR AMENDED FILINGS ARE INCLUDED**

## Property Tax Revenues

Property taxes are collected throughout the year, but typically 95% are received in the first six months with February, April, and June having the highest collection amounts. Weld County allows homeowners to make full payment by April 30th or to pay ½ by February 28th and ½ by June 15th.

| | PROPERTY TAX COLLECTIONS | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2020 | | 2021 | | 2022 | | 2023 | |
| Month | $ YTD | % Budget | $ YTD | % Budget | $ YTD | % Budget | $ YTD | % Budget |
| Oct | 1,219,175 | 85% | 1,316,717 | 101% | 1,797,684 | 100% | 1,880,323 | 101% |

*2020 includes correcting AJE; 2021 includes overdue amounts collected for 2020

# Issued Permits by Permit Type

## Severance

11/01/2023 - 11/30/2023

| **Commercial One Stop** | Permits Issued | Valuation | Fees Paid |
|---|---|---|---|
| AC/Furnace Combination - Commercial | 1 | $7,000.00 | $296.00 |
| Subtotals: | 1 | $7,000.00 | $296.00 |

| **Residential New** | Permits Issued | Valuation | Fees Paid |
|---|---|---|---|
| Detached Single Family | 12 | $4,535,733.16 | $444,302.77 |
| Temporary Construction Trailer (Residential New) | 1 | $2,000.00 | $283.00 |

# Issued Permits by Permit Type

## Severance

### 11/01/2023 - 11/30/2023

| | | | |
|---|---|---|---|
| Subtotals: | 13 | $4,537,733.16 | $444,585.77 |

| **Residential One Stop** | Permits Issued | Valuation | Fees Paid |
|---|---|---|---|
| AC/Furnace Combination - Residential | 1 | $14,330.00 | $427.94 |
| Air Conditioner - Residential | 1 | $6,029.65 | $208.53 |
| Misc. Mechanical, Plumbing or Electrical - Residential | 1 | $1,308.70 | $168.56 |
| Replacement Windows - Residential | 2 | $20,092.00 | $561.66 |
| Residential Exterior Flatwork | 1 | $8,000.00 | $244.00 |

# Issued Permits by Permit Type

## Severance

### 11/01/2023 - 11/30/2023

| | | | |
|---|---|---|---|
| Residential Roof - Asphalt | 1 | $20,000.00 | $450.00 |
| Water Heater - Residential | 1 | $4,535.00 | $171.63 |
| Subtotals: | 8 | $74,295.35 | $2,232.32 |

| | | | |
|---|---|---|---|
| Totals: | 22 | $4,619,028.51 | $447,114.09 |

Total Records: 17

**SEVERANCE MUNICIPAL COURT**
3 SOUTH TIMBER RIDGE PKWY
SEVERANCE, CO 80550

| Violation | Count |
|---|---|
| 10-3-40 - HARASSMENT | 1 |

| Date Reported | Citation Number |
|---|---|
| 11/10/2023 | 2634 |

| Violation | Count |
|---|---|
| 10-8-10 - POSSESSION OF MARIJUANA | 12 |

| Date Reported | Citation Number |
|---|---|
| 11/15/2023 | 2631 |
| 11/15/2023 | 2632 |
| 11/13/2023 | 2628 |
| 11/13/2023 | 2628 |
| 11/13/2023 | 2628 |
| 11/13/2023 | 2629 |
| 11/13/2023 | 2629 |
| 11/13/2023 | 2629 |
| 11/13/2023 | 2630 |
| 11/13/2023 | 2630 |
| 11/13/2023 | 2630 |
| 11/17/2023 | 2225 |

| Violation | Count |
|---|---|
| 7-1-220 - ABANDON JUNK AND INOPERABLE | 3 |

| Date Reported | Citation Number |
|---|---|
| 11/7/2023 | 2300217 |
| 11/7/2023 | 2300215 |
| 11/7/2023 | 2300216 |

| Violation | Count |
|---|---|
| TRAFFIC VIOL-ORDINANCE - 703(3) - FAILED TO STOP FOR STOP SIGN | 1 |

| Date Reported | Citation Number |
|---|---|
| 11/2/2023 | 2790 |

# Revenue Type Summary

Period: 11/1/2023 - 11/30/2023
Created by: LEAH VANARSDALL on 12/4/2023 9:44:33 AM

**Severance Court Clerk**
Severance Municipal Court
3 S. Timber Ridge Parkway
Severance, CO. 80550

## Payment Amounts by Type

| Description | Amount |
|---|---|
| RESTITUTION | $357.08 |
| COURT COSTS | $330.00 |
| FINES | $3,120.00 |
| SUR-CHARGE | $420.00 |
| **Payments Total** | **$4,227.08** |

# December Engineering Report

Chris Messersmith and Shar Shadowen, Colorado Civil Group, Inc. (CCG)

**December 12, 2023**

## Capital Improvement Projects

### SH 392 – WCR 23 Intersection Improvements

Felsberg Holt & Ullevig (FHU), the construction project manager consultant, is planning to submit all the final documentation to CDOT in December 2023. The Town has engaged a subconsultant to perform the required inspections for the Colorado Department of Public Health and Environment (CDPHE) construction stormwater discharge permit, which will continue until the vegetation has been reestablished. The termination of this permit is anticipated in the second quarter of 2024.

### E Harmony Road – WCR 19 Intersection Improvements

This project has been on hold since the beginning of the year as an opportunity for grant funding became available through CDOT. Town staff has been coordinating with CDOT with an IGA recently being executed in November. The funding assists with getting the signal improvements paid for with federal funds (approximately 83%). The remainder of the project will be funded by the Town. Currently, we are waiting for notice to proceed (NTP) for the design portion of the project, hoping to receive in early December. Once the NTP has been received, final design will begin. Design approval is anticipated for June 2024, with construction beginning in July/August 2024.

### CDOT TAP/MMOF Trail Project

The trail project has been completed since June and CDOT is currently reviewing the project documents for final acceptance. Project close out is now anticipated in December 2023.

### South Water Line Loop

CCG was provided with a draft request for proposal (RFP) template for the South Water Line Loop design services on November 30, 2023. CCG is working with the Finance Department on the American Rescue Plan Act (ARPA) funding requirements for this project. It is anticipated that the RFP for design services will be published in January 2024.

### Community Park Phases 2 & 3

Water service for the CXT restroom is anticipated to be provided by The Town of Severance South Water Line Loop Capital Improvement Project and/or the Waterfowl Way Extension (Tailholt Subdivision Fourth Filing) when completed. Obtaining a water service from the NWCWD is not likely.

### City of Greeley Emergency Interconnect

Town staff completed a draft IGA document and met with City of Greeley staff on May 22, 2023, July 10, 2023, and July 31, 2023, to discuss operational parameters related to the emergency interconnect. CCG has updated the emergency interconnect supporting calculations

(operation/sizing) based on an alignment that will benefit both municipalities. A conceptual water line plan and profile was emailed to the City of Greeley staff on August 2, 2023, for review and comment. CCG did follow up with City of Greeley staff on September 6, 2023. The City of Greeley provided some general feedback on October 11, 2023. CCG may be updating the emergency interconnect conceptual design based on input from Town Management and will continue to coordinate with the City of Greeley.

**Water System Monitoring**

CCG has been working with the Public Works Department and the NWCWD staff on a weekly basis to monitor the Town's water distribution system and performance (pressure and flowrates) continuously since June 5, 2022. The Town's 2022 Maximum Day Demand (MDD) of 1.20 MGD was observed on July 17, 2022. The Town's 2023 MDD of 1.10 MGD was observed on July 16, 2023. CCG has been working with the Public Works Department and the NWCWD to make seasonal adjustments to Master Meters No. 1 and No. 2 to meet water quality requirements.

**NWCWD Amended and Restated Water Service Agreement/Potable Water System Master Plan**

CCG has completed the potable water system hydraulic modeling for the full build out of the Town of Severance's water service area. Data has been requested of Stantec/NWCWD at the Master Meter No. 1 location. Future upgrades to Master Meter No. 1 will allow the Town of Severance to serve the full build out of the water service area. On January 6, 2023, Stantec confirmed that they have all the information they need from the Town of Severance. Once a response is provided by Stantec/NWCWD, CCG will coordinate with Town Management on the final Potable Water System Master Plan since it is unknown, at this time, what additional capacity the NWCWD can provide to the Town of Severance. During a meeting with Town staff on November 16, 2023, the NWCWD indicated that this information may be available during the first quarter of 2024. Currently, Town Management is considering a revised expansion of the Town of Severance water service area. CCG is currently working with Town Management and the CLRWTA on this task.

**1.5 MG Elevated Water Tank**

The 1.5 MG Elevated Water Tank is currently being constructed by Landmark Structures I, LP. The Contactor has completed the 12" and 16" inlet and outlet water line installation, the concrete foundation, the concrete pedestal, the concrete dome cap, and the steel water tank at grade (see photo). The Contractor has also installed the water piping, ladder, landing, inspection rail, and cable hanging brackets within the concrete pedestal. The Contractor has also installed the electrical and communication conduit across the site. Work has been suspended until April 2024, when temperatures will allow for the steel water tank to be painted. The 1.5 MG Elevated Water Tank is approximately 78% complete and anticipated to be commissioned by October 31, 2024.



**Wastewater Projections**

Town Management and CCG have reached out to the Town of Windsor (TOW) regarding future wastewater treatment capacity with their planned Wastewater Treatment Facility (WWTF) expansion. Additional wastewater capacity is dependent on three items; (1) Additional capacity at the TOW WWTF, (2) a new sanitary sewer interceptor from Severance South to the Town of Windsor WWTF, and (3) a Utility Plan Amendment/208 Boundary Amendment that the Town will need to prepare and submit to the North Front Range Water Quality Planning Association for review and approval. CCG has completed the wastewater projections for the full buildout of the Town of Severance service area. CCG submitted the wastewater (building permit) projections over the next 20+ years to Town Management for review on December 14, 2022. CCG monitors the wastewater flowrates monthly. On August 21, 2023, the Town of Severance Public Works Department took the WWTF out of service and began diverting all wastewater to the TOW WWTF. CCG worked with the Town to submit a Short-Term Remediation Activities Dewatering Permit with the Colorado Department of Public Health and Environment (CDPHE). This permit was issued by the CPDHE and the Public Works Department will be able to dewater the Severance WWTF site and evaluate the lagoon liner(s) and determine the next step(s). An average daily wastewater flow of 508,714 GPD was observed the week of November 20th with a maximum of 569,000 GPD observed on August 27, 2023. This is equivalent to 51% – 57% of the total capacity available to the Town of Severance by the Town of Windsor.

# Police Chief Report

Kenneth Chavez, Interim Chief of Police
November 2023

**Projects Updates**

- The Town of Severance swore in a police officer on November 14, 2023. The new police officer was hired back in August 2023 and successfully passed the Colorado POST certification. He now starts the 12-week Field Training Program. The Severance Police Department also hired a new officer who previously worked for the Weld County Sheriff's Office. He started on November 29th. He too will now start the 12-week Field Training Program. The Severance Police Department is still short of three patrol officers. Additionally, one officer is on non-paid medical leave. The Severance Police Department and Human Resources will continue to advertise our three open officer positions on various platforms to include Indeed, Government Jobs, and the Colorado Association of Chiefs of Police website.

- The Severance Police Department sent five vehicles in for needed repairs. All patrol vehicles are currently fully operational.

- Interim Chief Chavez held two all-staff meetings in November to gain a greater understanding of the morale, training levels, capabilities, staffing shortfalls, and changes that may need to take place in order to make the Severance Police Department the best in Weld County.

**Community Support and Relations**

- The Severance Police Department assisted with the "Turkey Food Drive" on November 4, 2023. Our officers were present to greet and thank citizens who dropped off much needed food for those suffering from food insecurity.

- Interim Chief Chavez met with numerous key local and law enforcement officials this month to include the following:

    - Breakfast meeting with the Mayor Fries and Town Manager Wharton on November 3, 2023
    - Meeting with Northern Colorado CDOT Law Enforcement Liaison on November 7, 2023
    - Lunch meeting with Windsor PD Chief Klimec and Interim Chief Lopez on November 7, 2023
    - Meeting with Weld County Emergency Management Senior Coordinator, Dave Burns on November 7, 2023
    - Weld County RE-4 School Safety Task Force meeting on November 8, 2023
    - Weld County RE-4 School District PIO meeting on November 9, 2023
    - Weld County Chiefs Association meeting on November 15, 2023
    - Meeting with Weld County Communications Center Director, Tina Powell on November 16, 2023

- Meeting with Colorado Rangers on November 17, 2023
- Meeting with Weld County District Attorney, Mickael Rourke on November 20, 2023
- Meeting with Eaton Police Department Chief Kevin Sturch on November 27, 2023
- Meeting with Weld County Co-Responder Program Director on November 27, 2023
- Numerous meetings with Town Manager Wharton and Deputy Town Manager Radcliff - Coombes

# POLICE DEPARTMENT
# CALLS FOR SERVICE

*PLEASE NOTE THAT MONTHLY STATS MAY VARY DUE TO WHEN INFORMATION IS PROCESSED*

## November 2023

It is the mission of the Severance Police Department to serve our community through collaboration with our citizens to maximize public safety while providing ethical and equitable services.

IF YOU HAVE AN EMERGENCY OR NEED TO SPEAK WITH A SEVERANCE POLICE OFFICER, PLEASE CALL 911.

If you do not wish to call 911 and still need to speak with a Severance Police Officer, please call the Weld County Dispatch 970-350-9600 (option 4).

| | |
|---|---|
| Alarm Burglar | 4 |
| Trespass | 2 |
| Assault | 3 |
| Assist Fire /Medical | 1 |
| Drug Activity | 4 |
| Civil Issue /Standby | 2 |
| Criminal Mischief | 4 |
| Custodial Arrest | 0 |
| Disturbance | 9 |
| Domestic Violence | 1 |
| Family Problems/ Child | 3 |
| Fraud | 0 |
| Harassment | 2 |
| Hit and Run | 1 |
| Suicide/Mental Health | 2 |
| Suspicious Circumstances | 16 |
| Traffic Stops | 43 |
| Traffic Accidents | 4 |

**TOTAL CITATIONS**
**14**

**TOTAL CALLS FOR SERVICE**
**397**

Town of Severance Police Dept.
3 Timber Ridge Pkwy
Severance, CO 80550

970 -686-1218
townofseverance.org/police-department

# Public Work Director Report

**John Zacklene**

**Dec 4 ,2023**

**WATER/WASTEWATER-**

**Reporting** – A list of approved Lead/Copper sites has been submitted and approved by the state. Additionally, our team, with the help of Direct Discharge, is working on submitting an updated wastewater Water Quality Management plan. 8 Aerators are operational currently and the North Pond liner is under repair as of 8-21-23. We have received the permit from the state for the dewatering of the lagoon. The contract was signed and sent back to the contractor to start drilling 5 dewatering wells. We are waiting on a start date. Valve exercising and Hydrant maintenance has been completed throughout the entire town as of 9-23. We will look at painting all the fire hydrants next year.

**Sampling** – All testing for water and wastewater sampling has been transferred back to Weld County. Currently the Town complies with all testing and sampling requirements. We are doing 9 samples per month currently. All samplings have been going well with no town issues. Lead and Copper tests are up to 20 tests every 3 years.

**Water Tanks**- We currently have an Emergency Response Plan with Dave Lewis from Direct Discharge for our town's water supply. The North water tank rehab has been completed. Construction has started on the new tower tank, and they are welding the holding tank currently before it is set in place. The tower tank crew has de mobilized until next spring as of 11-30-23. The water line tie in that connects the new tower tank to the existing water lines is completed.

**Jetting**- Sewer main jetting of the entire town has begun in 2023. There is approximately 40 miles of main line to be cleaned. We have approximately 5 hot spots to watch for. The pipe between ponds 1&2 has been jetted due to poor performance and build up. The Baldridge lift station has completed its major maintenance this year. We will investigate having the inside of Baldridge lift station epoxy coated due to age and water seepage. New valves, pressure switches, contactors, and filters have been installed and are functioning correctly at this time.

**STORM WATER**

- Culvert grates are being repaired and painted as needed. Safety grates are built and installed on the Baldridge inlet and the box culvert under Ponderosa at Sunset Ridge.
- The new sweeper is being used to keep drain pans and gutter pans clear of debris.
- The drainage ditch between Ponderosa and the Overlook subdivision will be scheduled to be cleared after the WWTP project has been completed.

**STREETS**

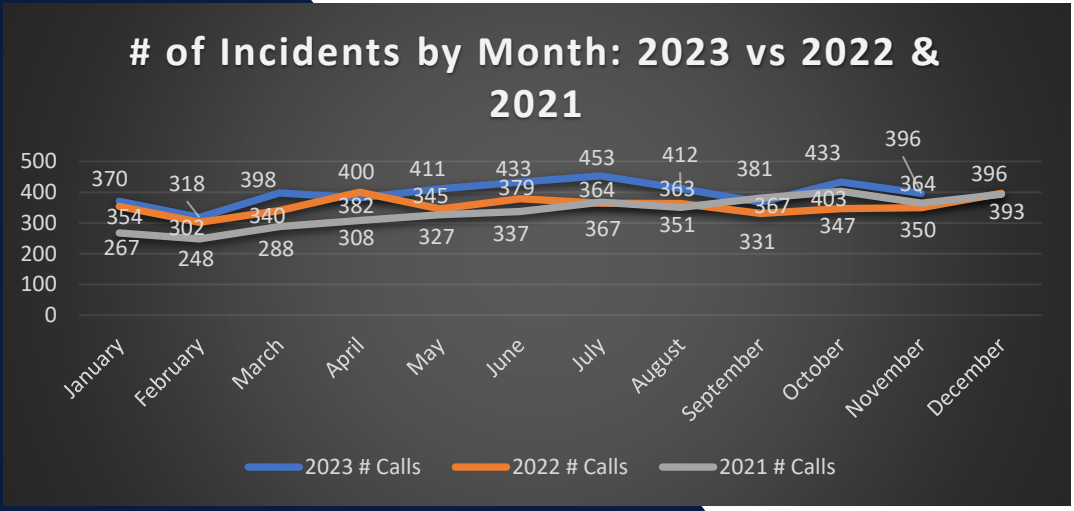
- Road striping has been completed.
- All new delineation has been installed on the south end of Cr23 on the curves.
- All new delineation has been installed on the east end curves of Cr80.
- ROW mowing has been completed for this year.
- The well project at P.W. is almost completed. The well shed has been built and the well controls are installed. Waiting for the electrical to be completed.
- A new set of guardrails has been scheduled for December to be installed on Cr23 north along the ponds.
- The roadway that had settled, was repaired around 6 manholes in Severance Shores.
- No parking signs are going up in certain areas around town.

**PARKS**

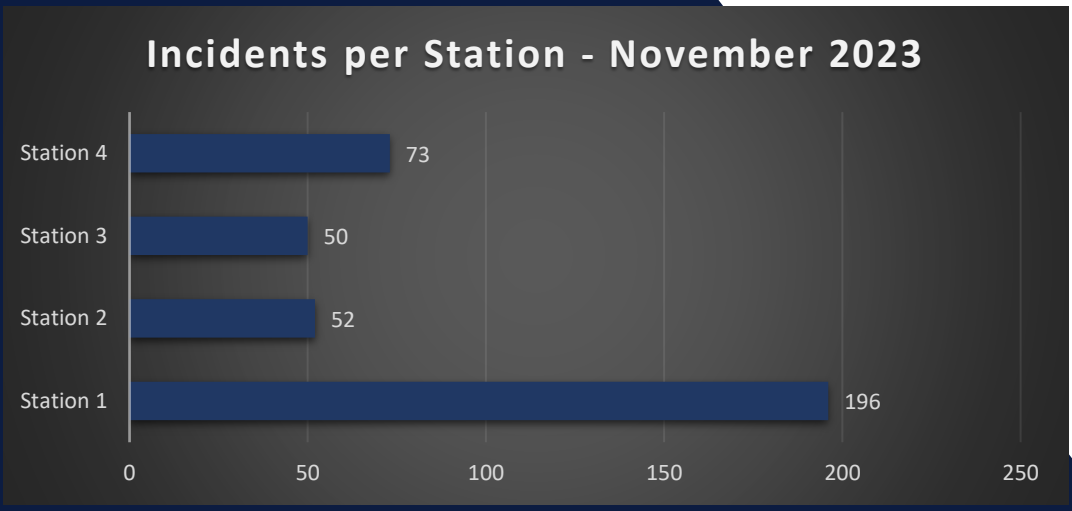
- Playground equipment has been inspected and repaired for Cirsa standards.
- The maintenance shed has been built and we are waiting for the electrical work to be completed.
- New trash cans will be installed along with the benches at Comm Park.
- Looking to add an additional fountain in Blue Spruce Pond this year.
- We are having a good amount of vandalism at our parks again this year.
- We have received new bike racks to add at Comm Park and will be installed throughout the fall/winter.
- 2 Connex storage containers have been set at the old county property and have been posted with “No Trespass” signs.
- 27 new trees have been planted throughout the parks this fall.
- Lakeview Park has had new LED lights installed under the gazebos.

| MAJOR INCIDENT TYPE | # INCIDENTS | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan | Feb | March | April | May | June | July | Aug | Sept | Oct | Nov | YTD 2023 | YTD 2022 | YTD 2021 |
| Fires | 4 | 4 | 9 | 7 | 9 | 7 | 6 | 12 | 1 | 4 | 10 | 73 | 82 | 83 |
| Overpressure rupture, explosion, overheat - no fire | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 4 | 4 | 3 |
| Rescue & Emergency Medical Service | 248 | 199 | 262 | 221 | 229 | 237 | 258 | 254 | 222 | 266 | 252 | 2648 | 2529 | 2410 |
| Hazardous Condition (No Fire) | 9 | 15 | 9 | 8 | 11 | 9 | 17 | 4 | 6 | 9 | 7 | 104 | 86 | 97 |
| Service Call | 46 | 33 | 53 | 71 | 66 | 100 | 67 | 51 | 69 | 55 | 40 | 651 | 334 | 350 |
| Good Intent Call | 35 | 33 | 42 | 42 | 54 | 36 | 53 | 33 | 34 | 51 | 52 | 465 | 484 | 464 |
| False Alarm & False Call | 28 | 33 | 23 | 33 | 41 | 44 | 50 | 57 | 35 | 47 | 34 | 425 | 354 | 230 |
| Severe Weather & Natural Disaster | 0 | 0 | 0 | | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 3 |
| Special Incidents | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 1 |
| TOTAL | 370 | 318 | 398 | 382 | 411 | 433 | 452 | 412 | 367 | 433 | 396 | 4372 | 3875 | 3641 |
| Mutual Aid/Auto Aid Given | 6 | 6 | 8 | 15 | 9 | 12 | 14 | 11 | 5 | 13 | 12 | 111 | 141 | 139 |
| Mutual Aid/Auto Aid Received | 4 | 4 | 8 | 6 | 6 | 5 | 2 | 5 | 2 | 4 | 3 | 49 | 52 | 33 |

The National Fire Incident Response System (NFIRS) uses these 9 categories to track emergency response incidents nationally.

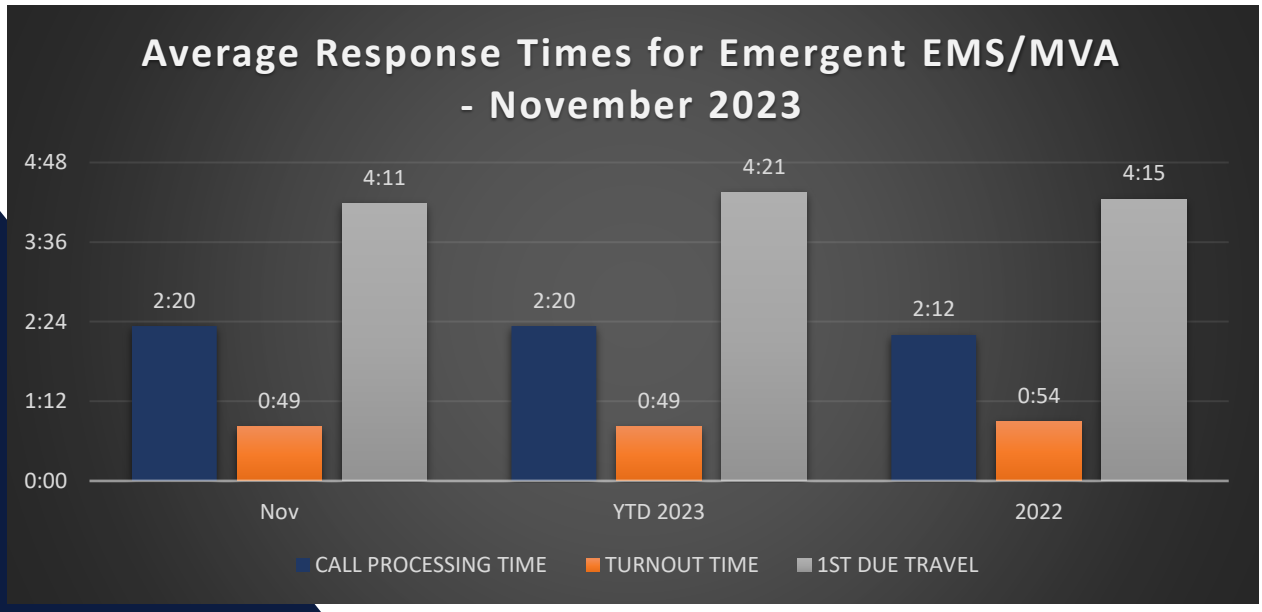



This chart illustrates the calls for service by month relative to the past years.

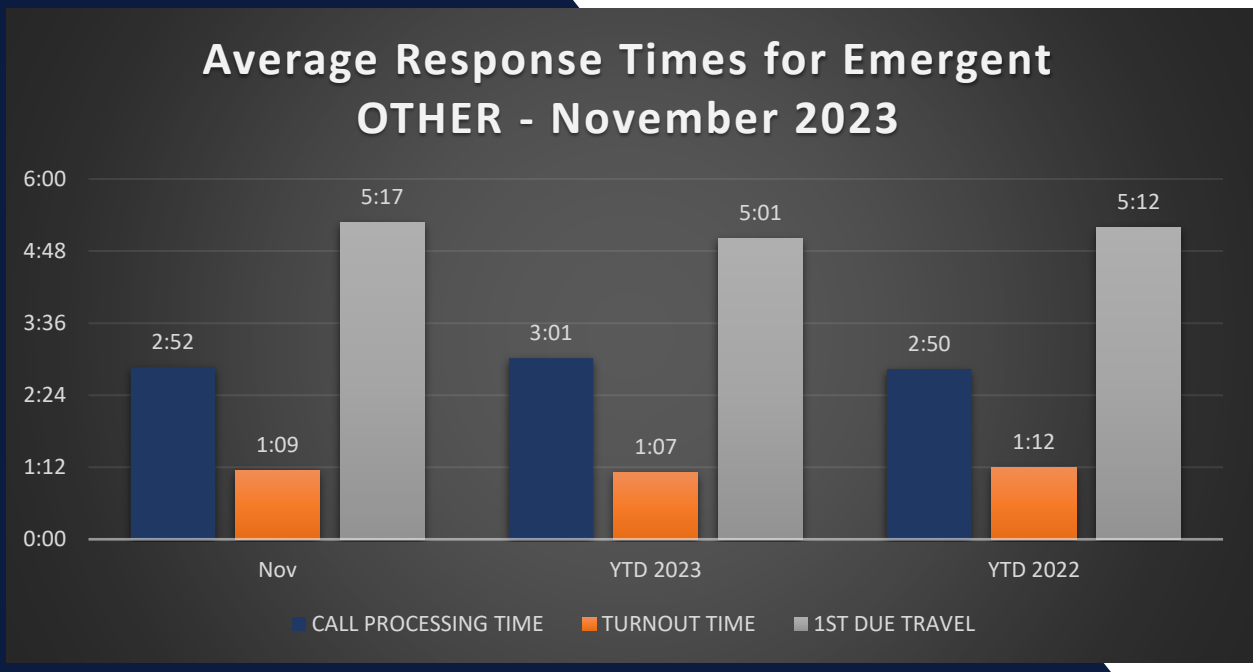



WSFR tracks incidents by the location of the incident based on which station is the closest.

# WSFR Response Report: December 2023




These graphs are looking at the average (50th percentile) for the following 3 segments: Call Processing times (911 answering), Turnout Times (time it takes WSFR/UCH units to begin to respond), and 1st Due Travel (time it takes for the first arriving unit to travel to the incident). When added together, that is the total time for responding to incidents. WSFR also looks at our response data at the 90th percentile as a measure of greater accuracy as part of our accreditation data analysis.




# WSFR Response Report: December 2023

# Town Management Report

Nicholas J. Wharton & Lindsay Radcliff-Coombes
November 2023

## UPCOMING TOWN MEETINGS & AND EVENTS

- 11/10 – Town Hall Closed Veterans Day
- 11/14 – Town Council Work Session and Council Meeting
- 11/15 – Planning Commission Meeting
- 11/23 & 24 Town Hall closed for Holiday
- 11/27 – Tree Board Meeting
- 11/28 – Town Council Work Session and Council Meeting- CANCELLED
- 12/6 - Municipal Court
- 12/6 – Citizens Advisory Board Meeting
- 12/09- Annual Town Christmas Event
- 12/12 – Town Council Work Session and Council Meeting
- 12/20 – Planning Commission Meeting
- 12/25 & 12/26 Town Hall Closed for Holiday
- 01/01 - Town Hall Closed for Holiday

## TRANSPARENCY

- Zip Codes
    - Management has received feedback from Representative Ken Buck's office which has moved their location to Greeley from Windsor. Management has had a meeting with Brenda Baldwin, and it was recommended to reach out for a preferred last line with Severance at the top as a possible step one. Discussion included complications and reasons shared how the unions, and postal service routes and their takeaways from other areas are complex, as the unions all have to agree on change bids, providing better service to Severance, possible new growth coming on board to have 80546 open up for additional usage, and the 80550 large area of service currently. We discussed the possibility of a larger 80546 post office to serve more homes once Severance has commercial space to host it. The district manager would have to agree, and additional truck stops would need to be supported by unions and postal services. The next step is a follow-up call with Brenda and Jow, the manager of AIS, to get more feedback for helping continue to move forward with options for Severance.

- Town Vehicles
    - As discussed and approved at the November 14th Council Meeting, Management and Public Works have purchased several replacement vehicles for the use of Town Staff. In all, three SUVs and two work trucks have been purchased or ordered, and by doing so in 2023, over $75,000 has been saved by purchasing available vehicles rather than ordering 2024 models.

## WATER & WASTEWATER SECURITY

- 1.5 MG Elevated Water Tower
    - Please see Engineering Report CCG

- South Water Line Loup
    - Please see Engineering Report CCG

- City of Greeley Emergency Interconnect
    - Please see Engineering Report CCG

- Water System Monitoring & NWCWD Water Service Agreement
    - Please see Engineering Report CCG

- Regional Water Treatment Plant
    - Updates in 2024 to come.

- Wastewater Plant
    - We received confirmation that the State did approve our de-watering permit and staff is now working towards hiring a drilling company to start the de-watering wells. Meetings with Windsor regarding Severance sending all flows to them in the interim are taking place, and we are working on a partnership with Windsor for the longer future.

**TRANSPORTATION**

- SH 392/WCR 23 Intersection Improvements
    - Please see Engineering Report CCG

- WCR 19/Harmony Rd Intersection Improvements
    - Please see Engineering Report CCG

- Pavement Assessment
    - Completed and discussion was had with the Council at the council retreat and the council meeting.

**COMMUNICATIONS**

- Open Positions:
    - Three (3) Patrol Officers
    - Budget Analyst

If there are any questions, comments, or concerns with the above memo, please do not hesitate to contact Management.

Sincerely,

Nicholas J. Wharton, MPA, ICMA-CM
Town Manager

Lindsay Radcliff-Coombes, SHRM-CP
Deputy Town Manager

**ADDITIONAL**

**REPORTS INCLUDED IN THE PACKET**

- Finance Report
- Court Report
- Public Works Report
- Public Safety Report
- Building Department (SAFEbuilt) Report
- Engineering Report
- WSFR Report

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 105 - **Resolution 2023-47R:** A Resolution of the Town Council of the Town of Severance, Colorado, making certain findings of fact regarding the proposed Annexation of certain real property located in Weld County, Colorado - Severance Storage | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

Town Staff asks that the Town Council review, discuss and take action on Resolution No. 2023-47R: a resolution of the Town Council of the Town of Severance, Colorado, making certain findings of the fact regarding the proposed annexation.

- Actions that may be taken:
    1. Move to approve Resolution 2023-47R
    2. Move to approve Resolution 2023-47R with Alterations
    3. Take No Action

**Resolution**

## BRIEF SUMMARY

The Town Staff finds the property being considered for annexation is not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town and, thus, because of such contiguity, a community of interest exits between the property proposed to be annexed and the Town; the property proposed to be annexed is urban or will be urbanized in the near future; and that the property proposed to be annexed is integrated or is capable of being integrated with the Town.

## PUBLIC SUPPORT/CONCERN

None at this time

## ANALYSIS AND RECOMMENDATION

Town Staff asks that Town Council take action and move to approve Resolution 2023-47R: a Resolution of the Town Council of the Town of Severeance, Colorado, making certain findings of fact regarding the proposed annexation.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Severance Storage Vicinity Map
2. 2023-47R - Severance Storage Annexation Eligibility FOF

# Severance Storage Vicinity Map



**TOWN OF SEVERANCE**
**RESOLUTION NO. 2023-47R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF CERTAIN REAL PROPERTY LOCATED IN WELD COUNTY, COLORADO**

**WHEREAS**, the Town Council of the Town of Severance, Colorado, has found a written petition requesting the annexation of certain real property described below, to be known as the Severance Storage Annexation (the "Petition"), to be in substantial compliance with the requirements of C.R.S. § 31-12-107(a), by duly adopted Resolution No. 2023-47R; and

**WHEREAS**, the Town Clerk has provided notice of public hearing on the proposed annexation by publication once per week for four successive weeks, and by registered mail to the Clerk of the Board of County Commissioners, the County Attorney, the school district and to any special district having territory in the area to be annexed; and

**WHEREAS**, the Town Council has completed a public hearing on December 12, 2023 to determine if the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and C.R.S. §§ 31-12-104; -105, to establish eligibility for annexation.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE COLORADO**:

Section 1. The Town Council hereby finds and concludes with regard to the annexation of the territory described in **Exhibit A**, attached hereto and incorporated herein, that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town and, thus, because of such contiguity, a community of interest exits between the territory proposed to be annexed and the Town; the territory proposed to be annexed is urban or will be urbanized in the near future; and that the territory proposed to be annexed is integrated or is capable of being integrated with the Town.

Section 2. The Town Council further finds and determines that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; that the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a municipal boundary more than three miles; that the Town has a plan for said three mile area; and that in establishing the boundaries of the area to be annexed the entire width of any street or alley is included within the area to be annexed.

Section 3. An election is not required, and no additional terms or conditions are to be imposed upon the area to be annexed.

Section 4. Based on the foregoing finding and conclusions, the Town Council finds that the proposed annexation complies with C.R.S. §§ 31-12-104; -105, and that the subject property is eligible for annexation to the Town of Severance.

**RESOLVED AND APPROVED** this 12th day of December, 2023.

**TOWN OF SEVERANCE**

BY:_____
Matthew Fries, Mayor

**ATTEST**:

_____
Leah Vanarsdall, Town Clerk

# Exhibit A

## SEVERANCE STORAGE ANNEXATION
## LEGAL DESCRIPTION

SEVERANCE STORAGE LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Weld, State of Colorado, and is described as follows:

PARCEL 1: Lot A of Recorded Exemption No. 0705-35-4 RECX15-0020, recorded December 2, 2015 at Reception No 4162466, being a part of the Southeast 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

PARCEL 2: Lot 1, Johnson Subdivision, County of Weld, State of Colorado; Excepting therefrom a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows: Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

PARCEL 3: Lot 1, Johnson Subdivision, County of Weld, State of Colorado; Being a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M. described in Deed dated October 30, 1991 and recorded November 4, 1991 at Reception No. 2268212 of the records of the Weld County Clerk & Recorder, being more particularly described as follows: Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 111 - **Ordinance 2023-14**: An Ordinance of the Town Council of the Town of Severance, Colorado, annexing the property known as the Severance Storage Annexation to the Town of Severance, Colorado; and approving the associated Annexation Agreement | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

Town Staff asks the Town Council review, discuss, and take action on Ordinance 2023-14: an Ordinance of the Town Council of the Town of Severance, Colorado, annexing the property known as The Severance Storage Annexation to the Town of Severance.

Actions that may be taken:
1. Move to Approve Ordinance 2023-14
2. Move to Approve Ordinance 2023-14 with Alterations
2. Take No Action

**Action Requested**
**Attorney Approved**
**Annexation**

## BRIEF SUMMARY

Severance Land LLC has petitioned the Town to annex and zone an approximately 6.42 acre parcel located near the intersection of West 4th Avenue and 3rd Street in order to develop an extension of the existing Severance Self Storage. The annexation petition for substantial compliance was heard and approved by the Town Council on September 12, 2023.

## PUBLIC SUPPORT/CONCERN

See attached email and comments.

## ANALYSIS AND RECOMMENDATION

Town Staff and the Planning Commission have reviewed the application for annexation and finds it consistent with Town of Severance Comprehensive Plan and Land Use Code.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Severance Storage Annexation Staff Report TC 12-12-23
2. 2022163ANNEX_PRELIM 6-14-2023
3. Severance Storage Annexation Impact Report
4. Severance Storage Vicinity Map
5. Severance Storage Town Review 8th Submittal
6. Legal Description
7. SPO Email Severance Storage

8. SPO PC Comments Tom Peterson 10.18.23
9. Ordinance 2023-14 Severance Storage Annexation

## COMMUNITY DEVELOPMENT STAFF REPORT

Project Name: Severance Storage

Land Use Process: Request for Annexation
Planning Commission **October 18, 2023**
Town Council **November 14, 2023 moved to December 12, 2023**

Report Date: 10.5.23

Vicinity Map: Area to be annexed is outlined in Green. To be joined with existing red and blue outlined parcels already in the Town of Severance and currently used as a storage facility.

**Property to be Annexed**




## PUBLIC NOTIFICATION AND REFERRALS

Notice of the Planning Commission public hearing was mailed to all property owners within 1000 feet of this proposed project. (mailed September 22, 2023)

A sign notifying the public that the property was under review for development was posted a minimum of 15 days ahead of the Planning Commission hearing. (Sign Posted October 2, 2023)

The public hearing was also posted in the newspaper of record a minimum of 15 days ahead of the Town Council hearing (To begin October 17, 2023)

### Referral Agencies Involved

- ✓ Windsor-Severance Fire District
- ✓ Great Western Trail Association
- ✓ Platte Valley REA\EXCEL
- ✓ Century Link
- ✓ State of Colorado DNR
- ✓ Clearview Library District
- ✓ North Weld County Water District
- ✓ Town of Severance Public Works
- ✓ SAFEbuilt
- ✓ Town of Severance Police Department
- ✓ Weld County Government
- ✓ Weld County School District RE-4
- ✓ Town of Windsor
- ✓ Light Gig
- ✓ Eaton Ditch

The referral comments have been reviewed by planning staff and the applicant and have been addressed during the review process and included in any conditions of approval.

## PROJECT DESCRIPTION

Severance Land LLC has petitioned the Town to annex and zone an approximately 6.42-acre parcel located near the intersection of West 4th Avenue and 3rd Street in order to develop an extension of Severance Storage. Upon annexation, the applicant is also requesting to zone the property to Town Core. Accompanying the annexation is also a request to amend the zoning of the existing parcel (parcel II as shown on the Severance Storage Rezone Map) from Suburban Perimeter to Town Core. This request is being made to bring the entire site into the same zoning district.

This application is specific to the annexation of the 6.42 acre parcel. The annexation petition for substantial compliance was heard and approved by the Town Council on September 12, 2023. Staff has reviewed the annexation and finds it is consistent with the Town of Severance Comprehensive Plan and the Town Land Use Code. This area is included in the growth management area of the Town and is also contiguous to existing Town boundaries. The applicant has submitted an annexation impact report which is attached.

The applicant has also submitted a site plan application to prepare for the future development and expansion of the self-storage facility that will occur in two phases. Phase 1 is planned to include boat and RV storage spaces in addition to a new self-storage warehouse building. Phase 2 is planned to convert a large portion of the outdoor storage space to self-storage buildings. The expanded use of storage facilities for outdoor storage of RV's, boats, trailers etc. in the Town Core requires additional review. Site specific details will be reviewed at the time of Use by Special Review and Final Plat.

## OVERALL STAFF COMMENTS

### TOWN PLANNER

Town Staff has reviewed the application for annexation and finds it consistent with Town of Severance Comprehensive Plan specific and Land Use Code. Staff recommends the following:

- The applicant will work with the Town Attorney and Town Staff to finalize the annexation agreement prior to the Town Council meeting.

**TOWN MANAGEMENT**
No further comments currently.

**TOWN ENGINEER**
No further comments currently.

**TOWN TRAFFIC ENGINEER**
No further comments currently.

**TOWN ATTORNEY**
No further comments currently.

**PUBLIC WORKS**
No further comments currently.

**POLICE**
No further comments currently.

**TOWN BUILDING DEPARTMENT**
No further comments currently.

**OTHER REFERRALS**
No further comments currently.

## STAFF RECOMMENDATION TO PLANNING COMMISSION

Town staff agrees that this proposal adheres to the Town of Severance Comprehensive Plan and Land Use Code requirements for annexation as required in Section 16.3.20. Staff recommends that the Planning Commission forward a recommendation of approval to the Town Council to approve the annexation of 6.42 acres.

## PLANNING COMMISSION RECOMMENDATION TO TOWN COUNCIL

The Planning Commission reviewed the annexation request at their October 18th meeting and found it in compliance with Section 16.3.20 of Town Code and recommends Town Council approved the annexation.

# SEVERANCE STORAGE ANNEXATION

## TO THE TOWN OF SEVERANCE, COLORADO

## SITUATE IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M.

## COUNTY OF WELD, STATE OF COLORADO

## 6.419 ACRES




VICINITY MAP
SCALE: 1" = 2000'

PARCEL DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

Lot A, Recorded Exemption No. 0705-35-4 RECX15-0020 as recorded December 2, 2015 as Reception No. 4162466 of the records of the Weld County Clerk & Recorder.

Said parcel contains 279,625 Square Feet or 6.419 Acres more or less by this survey.

OWNER'S APPROVAL

The undersigned, being sole owners of the land described herein, have caused to be laid out and Annexed under the name of SEVERANCE STORAGE ANNEXATION.

Witness our hands and seals this _____ day of _____, 2023.

OWNER: Severance Land, LLC

By:_____ As:_____

Witness my hand and seal this _____ day of _____, 2023.

NOTARIAL CERTIFICATE

STATE OF COLORADO )
ss
COUNTY OF WELD )
The foregoing instrument was acknowledged before me by _____ as _____this _____ day of _____, 2023.

Witness my Hand and Official Seal.

My commission expires: _____.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado licensed professional land surveyor, do hereby state that this plat of SEVERANCE STORAGE ANNEXATION was performed by me or under my personal supervision, and that this plat has been prepared in compliance with all applicable laws of the State of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the land proposed to be annexed is contiguous to the boundary line of the Town of Severance, County of Weld, State of Colorado.

PRELIMINARY

_____
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

TOWN COUNCIL CERTIFICATE

This is to certify that the SEVERANCE STORAGE ANNEXATION was approved on the _____ day of _____, 2023, by Ordinance No. _____ passed and adopted at the regular Town Council meeting of Severance, Colorado held on the _____ day of _____, 2023, and that the Mayor of the Town of Severance on behalf of the Town of Severance hereby acknowledges said annexation upon which this certificate is endorsed for all purposes indicated thereon.

Attest:_____ _____
Town Clerk Mayor

PLANNING COMMISSION APPROVAL

Recommended this _____ day of _____, 2023.

_____
Chairman, Severance Planning Commission

FLOOD PLAIN NOTE

The subject property is in flood zone 'X', "areas determined to be outside the 0.2% annual chance of floodplain, areas of 0.2% annual chance, Zone AE and Floodway Areas in Zone AE per FEMA flood map 08123C1213E effective January 20, 2016.

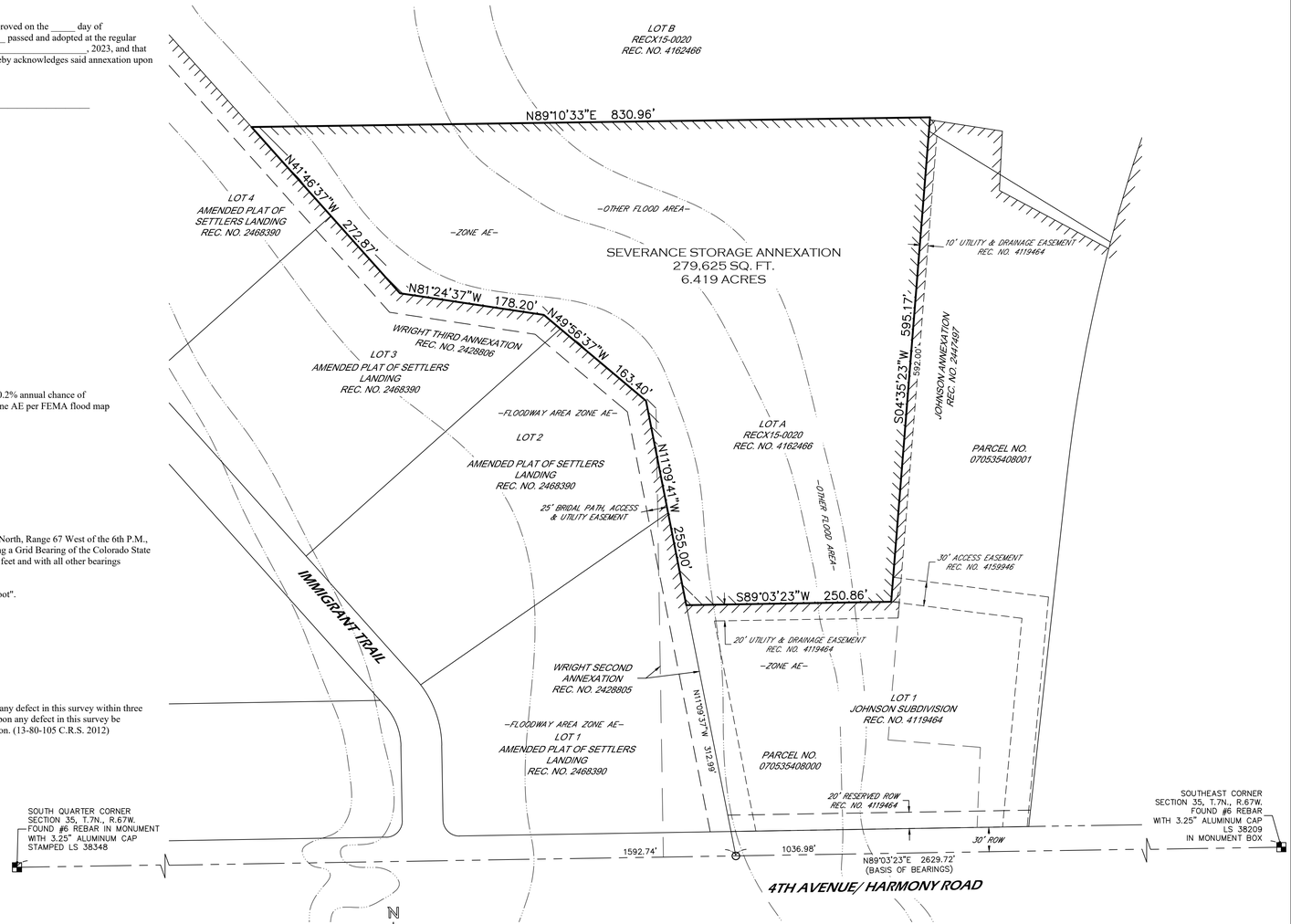
BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 35, Township 7 North, Range 67 West of the 6th P.M., monumented as shown on this drawing, as bearing North 89°03'23" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2629.72 feet and with all other bearings contained herein relative thereto.

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

NOTICE

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. (13-80-105 C.R.S. 2012)




## LEGEND

- BOUNDARY LINE
- EXISTING TOWN BOUNDARY
- ANNEXATION BOUNDARY
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- FLOODPLAIN LINE
- PARCEL LINE
- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION

ANNEXATION TABLE

| | |
|---|---|
| TOTAL PERIMETER: | 2,546.46 L.F. |
| CONTIGUOUS BOUNDARY: | 1,712.33 L.F. |
| MINIMUM CONTIGUOUS PERIMETER REQUIRED | 424.41 L.F. |
| RATIO 1:1.487 | |

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

| | | | | |
|---|---|---|---|---|
| PROJECT NO: 2022163 | PROJECT NAME: SEV. STORAGE | REVISIONS: | DATE: | 1 |
| DATE: 4-14-2022 | CLIENT: MORALES | REDLINES | 7-13-22 | |
| | | REDLINES | 11-16-22 | |
| DRAWN BY: SIP | FILE NAME: 2022163ANNEX | REDLINES | 2-13-23 | |
| CHECKED BY: SIP | SCALE: 1" = 80' | | | SHEET 1 OF 1 |

# 2021 SEVERANCE STORAGE ANNEXATION IMPACT REPORT

December 3, 2021

## Project Location

Severance Storage, LLC (Severance Storage) is petitioning the Town of Severance to annex approximately 6.42 acres currently located in Weld County. The property borders include:

- North: Unincorporated Weld County
- East: Severance Storage
- South: Severance Storage
- West: Single Family Residences
    - Tines Roxene Rochelle, Parcel: 070535405004
    - Bowdish Kimi S, Parcel: 070535405003
    - Bender Carla, Parcel: 070535405002
    - Wacker Lila J, Parcel: 070535405001

The area to be developed would be zoned Town Core as designated in the 2020 Comprehensive Plan Future Land Use Map.

## Proposed Land Use

The Severance Storage Annexation is an outdoor and indoor storage facility. The site will maintain natural vegetative state along the existing ditch within the site and the floodway. The applicant has submitted a phased site plan submittal with this annexation request.

## Annexation Agreement

Per Colorado Revised Statutes 2013 134 Title 134, an agreement will be drafted between the property owner and municipality outlining the responsibilities of each party.

## Municipal Services

The area to be annexed will receive the following municipal services from the stated responsible agencies:

- Water: Town of Severance
- Sewer: Town of Severance
- Police: Severance Police Department
- Fire and Emergency Services: The Town of Severance and the Windsor Severance Fire Rescue (WSFR)
- Schools: Not applicable to project
- Library District: Not applicable to project
- Power/Gas: Xcel
- Phone/Internet Service: Centurylink

## Financing Method

The project will be privately funded by the project owner/developer.

## School District Impact

Not applicable to project

## Severance Police Department Impact

The police impact will be minimal, the vehicular entrance is gated and locked and portions of the site that are adjacent to the trail have security fencing in place.

**North Weld County Water District (NWCWD) Impacts**

NWCWD impacts will be minimal as the project is proposing surface parking storage and building storage.

**Traffic Impacts**

Please refer to the Traffic Report submitted with the site plan.

**Environmental Impacts**

The proposed annexation and site plan submittal maintain the natural vegetative state along the floodway of the existing ditch that is located along the western portion of the annexed property. The portion of the site to be developed will impact the site environmental with new buildings and roadways.

**Residential Impacts**

The proposed annexation itself does not directly impact residents. However, the site development that will occur will affect the four (4) residents to the west. Similar to all new developments being built, construction would potentially be the largest impact on current residents. Construction noise, dust, and trash is a common resident impact. The viewsheds from these residents will also be impacted to some degree. This will be mitigated by maintaining all existing vegetation along the ditch and within the floodway.

**Economic Impact**

At this time the Town of Severance will receive a property tax increase due to this annexation. The future development of the project (i.e., Site Plan) may lead to additional use tax revenue based on the construction of the full storage facilty intended. The proposed site plan and building permit fees will increase the Town's revenue and hundreds of thousands of dollars are and will be invested into creating construction, design and planning jobs.

# Severance Storage Vicinity Map



# Town of Severance Review Comments

Date: 5.2.2022 Resubmitted: 8.31.2022, 12.19.22, 4.28.23, 6.23.23, 7.25.23

Project Name/Contact: Severance Storage Annex-Zoning-Concept/ Tony Ollila

Project Address: Near E. Harmony Road & Railroad Ave Intersection

Customer 270 - Severance Storage

Review Number: 8th Submittal

Project Coordinator: Shani Porter, Town Planner

Recipients:

- ☒ MANAGEMENT
- ☒ PLANNING
- ☒ ENGINEERING
- ☒ TRAFFIC
- ☒ TOWN ATTORNEY
- ☒ PUBLIC WORKS
- ☒ POLICE
- ☒ BUILDING
- ☐ OTHER

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The following comments must be addressed in order to proceed with the development process. All subsequent submittals should be submitted electronically.

Please submit a revised document addressing all comments along with a comment response letter to the project coordinator. Large plan sets should be submitted through Dropbox and a link provided.

With the project resubmittal, please indicate whether or not the change was made and provide a response as applicable. Please contact me if you have any questions.

**Project Coordinator – Abdul Barzak, Town Planner, Town of Severance**

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| **Item 1** | All Staff Redlines to be addressed. | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Please address all remaining redlines/memos from Staff<br>- Engineering<br>- Legal<br>- Planning | |
| Applicant Response | All comments addressed with this submittal | |
| Notes | No further comment | |
| **Item 2** | **Annexation Agreement** | **Resolved?**<br>☒ YES<br>☐ NO |
| Notes | Annexation Agreement must be finalized prior to Public Hearings. Please see Legal Item # 2 below. | |

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| Applicant Response | Legal Item #2 below is addressed | ☐ SEE ATTACHED |
| Notes | | |
| **Item 3** | **Development Agreement** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Development Agreement must be finalized prior to Public Hearings for Site Plan. Please see the attached template Development Agreement; please fill out the applicant information and return it with the next resubmittal package. | |
| Applicant Response | Communication with Abdul and Keith have confirmed that the Development Agreement will be reviewed and contemplated after the annexation, zoning and subdivision are complete and approval of the Development Agreement will be part of the Final Site Plan review. Applicant acknowledges the town provided draft Development Agreement as an example only at this point. | |
| Notes | No further comment at this time, DA to be completed and reviewed with Site Plan. | |
| **Item 4** | **Annexation Map** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Please see attached Civil (Civil item #3) | |
| Applicant Response | See updated Annexation Map. All comments are addressed | |
| Notes | No further comments | |
| **Item 5** | **Zoning Map** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Please see attached Civil (Civil item #1) | |
| Applicant Response | See updated Zoning Map. All comments are addressed | |
| Notes | No further comments | |
| **Item 6** | **Subdivision Map** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Please see attached Civil & Legal (Civil Item #2 & Legal item #3) | |
| Applicant Response | See updated Subdivision Map. All comments are addressed | |
| Notes | | |
| **Item 7** | **Site Plan** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Town Staff will provide a more thorough review of the Site Plan once all comments on Annexation/Zoning/Subdivision are finalized. | |
| Applicant Response | OK. Both Planning and Civil memo comments have been addressed | |
| Notes | Site Plan to be reviewed with Final Site Plan submittal | |
| **Item 8** | **Traffic** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Please see Traffic Engineering Items #2 and #5 below. These Items will need to be submitted and finalized prior to Public Hearings. | |
| Applicant Response | OK. Traffic Engineering Items #2 and #5 have responses in the traffic portion of this letter below. | |

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| Notes | No further comments, all comments addressed | |
| **Item 9** | **Building Department Comments** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Please reach out to Abdul Barzak abarzak@townofseverance.org and provide availability to set a meeting with the Town's Building Department to go over Phase 2 of the Site Plan so comments can be incorporated into the resubmittal. | |
| Applicant Response | A call was conducted with Abdul and Russ Weber on 2/27/23 which successfully clarified all building department comments. Further, specific responses are below in the corresponding building department comment sections. | |
| Notes | No further comment, all comments addressed | |
| **Item 10** | **Stakeholder/Referral Comments** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Applicant to resolve all remaining Stakeholder/referral comments. Current Outstanding Comments<br>- Windsor Severance Fire Rescue<br>- Great Western Trail Authority<br>- SafeBuilt<br>- Severance Police Department | |
| Applicant Response | - Windsor Severance Fire Rescue comments about the second emergency access have been resolved per Sandi Friedrichsen's email on 1/26/23<br><br>- Great Western Trail Authority's comments have been incorporated and will be captured in the coming Development Agreement and have been added to the site plan.<br><br>- SafeBuilt comments have been addressed as we understand the spacing requirements. Also, the Final Site Plan will be an additional mechanism and review structure to double ensure the Final Site Plan accounts for the required building spacing.<br><br>- Severance Police Department fencing comments have been incorporated. Also, the Final Site Plan will be an additional mechanism and review structure to double ensure the Final Site Plan accounts for the required fencing. | |
| Notes | WSFR = No further comments<br>SafeBuilt = No further comments<br>SPD = No further comments<br>GWTA = Comments to be incorporated into future Development Agreement for Site Plan | |

**Town Management – Nick Wharton & Lindsay Radcliff-Coombes, Town Management , Town of Severance**

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| **Item 1** | **No Additional Comments at this Time.** | **Resolved?** |

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| Notes | No Additional Comments at this Time. | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Applicant Response | OK | |

## Planning – Josh Olhava & Logan Graves, Community Planner , Ayres Associates

| **Item 1** | **Subdivision Map** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
|---|---|---|
| Notes | Label all streets; Label all parcel lines being vacated; Label all adjacent lots and landowners; Ensure Parcel Description is correct. See Engineering/ Legal Redlines | |
| Applicant Response | See attached responses and updated Subdivision Map | |
| Notes | No Further Comments | |
| **Item 2** | **Rezone Map** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Ensure Parcel Description is correct; Include all reception numbers; In addition to labeling all adjacent zoning, and subdivision names, please include existing uses; Label all streets. See Legal Redlines | |
| Applicant Response | Comments have been incorporated on updated Rezone Map | |
| Notes | This has not been addressed. Please include the zoning and land uses for the adjacent lots. | |
| Applicant Response | Comments have been incorporated on updated Rezone Map | |
| Notes | No further comments | |
| **Item 3** | **Annexation Map** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Label all streets; Show and label the contiguous boundary of the City limits next to the boundary of the area proposed for annexation; Label ownership and subdivision lot and block on adjacent property; Wasn't able to verify length of contiguous boundary with dimensions provided. See Engineering/ Legal Redlines | |
| Applicant Response | | |
| Notes | No Further Comments | |
| **Item 4** | ***Rezone Request Letter*** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | 1. In your Rezone Request Letter, please address how the rezoning meets the intent of the zoning district considered and how it meets the goals and objectives of the comprehensive plan. The narrative should also address consistency with the surrounding zoning and how the proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.<br>2. In your Rezone Request Letter, you mentioned storage facilities and outdoor storage being an | |

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| | encouraged use in the Town Core zoning district. This is not the case and is a land use that will require an additional review. | |
| Applicant Response | | |
| Notes | No Further Comments | |

## Civil Engineering – Brad Curtis P.E , Northern Engineering

| **Item 1** | **Refer to attached REDLINES for ReZone Map** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
|---|---|---|
| Notes | Refer to attached Legal REDLINES for ReZone Map | |
| Applicant Response | See updated Rezone Map | |
| Notes | Refer to attached REDLINES for ReZone Map (01.27.2023) | |
| Applicant Response | See updated Rezone Map | |
| Notes | Refer to attached REDLINES for ReZone Map, dated 02.13.2023 | |
| Applicant Response | See updated Rezone Map | |
| Notes | No Further Comments (7.3.2023) | |
| **Item 2** | **Refer to attached REDLINES for Subdivision Map** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Refer to attached REDLINES for Subdivision Map | |
| Applicant Response | See updated Subdivision Map | |
| Notes | Refer to attached REDLINES for Subdivision Map (01.27.2023) | |
| Applicant Response | See updated Subdivision Map | |
| Notes | Refer to attached REDLINES for Subdivision Map, dated 02.13.2023 | |
| Applicant Response | See updated Subdivision Map | |
| Notes | No Further Comments (7.3.2023) | |
| **Item 3** | **Refer to attached REDLINES for Annexation Map** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Refer to attached REDLINES for Annexation Map | |
| Applicant Response | See attached responses and updated Annexation Map | |
| Notes | Refer to attached REDLINES for Annexation Map (01.27.2023) | |
| Applicant Response | See updated Annexation Map | |
| Notes | Refer to attached REDLINES for Annexation Map, dated 02.13.2023 | |

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|---|---|---|
| Applicant Response | See updated Annexation Map | |
| Notes | No Further Comments (7.3.2023) | |
| **Item 4** | **Site Plan Resubmittal** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Though this is submittal #05, the updated Site Plan is only in the second iteration of review. Please refer to the attached LETTER for comments and questions. (01.27.2023) | |
| Applicant Response | Responses have been provided on the LETTER directly. The Final Site Plan will also be submitted and reviewed as it's own process after the Rezoning, Annexation and Subdivision are complete to ensure all of these comments are incorporated before Site Plan approval. | |
| Notes | No further comments from Engineering as it relates to the Site Plan. Please refer to the attached LETTER for comments and questions (05.25.2023) | |
| **Item 5** | **Preliminary Drainage Report** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Please refer to the attached LETTER and REDLINES for comments and questions. (01.27.2023) | |
| Applicant Response | | |
| Notes | Please refer to the attached LETTER regarding Final Drainage Report (05.25.2023). Comments include:<br><br>a. Section III.C.4: According to the detention pond calculations in Appendix 2, the water quality and detention volume were calculated from Modified FAA method;<br><br>Section IV.A.3: How are you over-detaining for the new buildings that do not drain towards the detention ponds? In Appendix 2, the total release rate for Ponds A and B is 1.42 cfs. This is equivalent to the historic 10-year release rate as mentioned throughout your report. This leads the conclusion that Ponds A and B are not over-detaining for the new buildings in Parcels 2 and 3. If they were being over-detained, the combined release rate from Ponds A and B should be less than 1.42 cfs (1.42 cfs - the undetained flows from the new buildings = the total allowable release rate from Ponds A and B).<br>Alternate: If you can prove the flows from the new buildings in Parcels 2 and 3 will "Beat the Peak" from The Slough, then we have no concerns with the new buildings being released undetained. | |

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| Applicant Response | Refer to Section IV.A.1.3 of the report - "There are 3 new future buildings proposed on Parcels 2 and 3. The increased imperviousness created by these new buildings, which is not significant, has been included in the calculations for the proposed water quality/detention ponds. Therefore, the detention ponds are "over detaining" to account for the new buildings that do not drain to the ponds."<br><br>The total runoff from the redeveloped basins "A" and "B" has been slightly adjusted to account for the new buildings, increasing the 10-yr historic from 1.42 cfs to 1.46 cfs. The historic flow rate and hence release rate of the pond is not directly related to the storage volume calculated to overdetain the additional buildings, ie the volume of water stored does not determine the rate at which it is released. Therefore, the outlet design calculations for the ponds total the historic release rate seen from this portion of the property at 1.46 cfs. The Pond B design was slightly modified for an increase in the WSE of 0.30' to 4871.20 and an increase in the release rate from 0.70 cfs to 0.73 cfs. | |
| Notes | No Further Comments (7.3.2023) | |

**Traffic Engineering – Eli Farney, P.E, PTOE, JR Engineering, LLC**

| **Item 1** | **See attached Memo** | **Resolved?** |
|---|---|---|
| Notes | Please see memo dated Feb 4, 2022 | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Applicant Response | Comment No. 1 Within the Proposed Mitigations section, JR noted that the Town of Severance does not have plans to widen 4th Avenue in this area due to right-of-way constraints.<br>Response to Comment: The revised TIS now reflects that 4th Avenue near the proposed development will not be widened due to right-of-way constraints.<br>Comment No. 2 A potential mitigation along 4th Avenue is modifications to striping to provide sufficient left turn storage into the storage site.<br>Response to Comment: The revised TIS includes the recommendation for a eastbound left-turn lane as well as a southbound to eastbound acceleration lane. This would be accomplished through a restriping of the roadway.<br>Comment No. 3 The TIS indicates that a 4% growth rate was applied to 2022 background traffic and a 3% growth | |

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| | rate was applied to 2042 background traffic. Recommend revising these growth rates to 5% in accordance with the Town's latest standards. Response to Comment: The revised TIS now uses a 5% annual growth rate.to arrive at future year peak-hour and daily traffic volumes. | |
| Notes | No further comment | |
| **Item 2** | **Section I** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Section I includes a recommendation for an eastbound (EB) acceleration lane. The acceleration lane will conflict with the existing EB left turn lane onto 3rd Avenue. | |
| Applicant Response | The recommendation for an eastbound acceleration lane has been revised in the report to be an eastbound left-turn lane only. | |
| Notes | No further comment, revised to meet standards | |
| **Item 3** | **Missing Page** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Figure 11 "Total 2042 Volumes" (page 21) is missing. | |
| Applicant Response | See attached, updated study. | |
| Notes | No further comment | |
| **Item 4** | **Multi-Modal Transportation** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | The TIA does not include sections for pedestrians, bicycles and transit. | |
| Applicant Response | See attached, updated study. | |
| Notes | No further comment | |
| **Item 5** | **Second Site Access** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | There are discussions of providing a second site access along E Harmony Road. The access would be for emergency purposes only and will require a variance request from the Town's criteria on access spacing. Please submit a variance request letter to the Town for review. | |
| Applicant Response | There are no new accesses being proposed. There is an existing emergency access gate that will remain in place and this existing emergency access gate satisfies Windsor-Severance Fire Dept as well. Requested variance letter will not be needed. | |
| Notes | Existing Access will be utilized as an emergency secondary access, no variance is needed. Windsor Severance Fire Rescue has approved this secondary (emergency only) access. | |

## Town Attorney – Keith Martin, Attorney, Hayashi & Macsalka, LLC

| **Item 1** | **Annexation Petition and Annexation Map.** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
|---|---|---|
| Notes | Coming up on the 180-day deadline for petition signature validity. Applicant is strongly advised to get a new Petition on file with updated signatures and circulator affidavit. The reason for this is because someone could challenge the annexation on the basis that signatures are stale and, as a result, procedurally ,we could not find the petition was in substantial compliance with the Act.<br><br>A few minor comments to the map. *See* annotated map for specific comments. | |
| Applicant Response | A new, signed petition is included with this submittal | |
| Notes | Annexation map comments addressed. New Petition submitted. No further comments. | |
| **Item 2** | **Annexation Agreement** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Par. 12: "feed" should be changed to "feet"<br>Additional edits also suggested. *See* attached agreement for specific comments. TAO would have made these edits to word document, but submittal only contained a pdf.<br><br>One point of clarification: is the annexation of the Property also contingent on successful rezone of Lot 1, Johnson Sub to Town Core? Or is that something that Applicant feels should be kept independent? If the rezone of Lot 1, Johnson Sub is tied to the annexation, however, then we'll need to address it in the annexation agreement. | |
| Applicant Response | Annexation is contingent on successful rezone of Lot 1 to Town Core | |
| Notes | Noted. Please see attached | |
| Applicant Response | See included, updated Annexation Agreement | |
| Notes | A few, very minor (formatting) edits to the Annexation Agreement. | |
| Applicant Response | Applicant is OK with formatting edits made | |
| Notes 7.25.23 | No further comments | |
| **Item 3** | **Minor Sub Plat** | **Resolved?** ☐ YES ☒NO ☐ SEE ATTACHED |
| Notes | **Applicant's surveyor** has disregarded or left unaddressed most, if not all, prior civil and legal comments to 4th MS plat submittal. This is unacceptable and results in a waste of everyone's time. All prior comments are hereby re-stated as is fully set forth herein. ***Refer to* prior and current** *annotated plats for comments.* | |
| Applicant Response | Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments. | |

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| Notes | A few minor comments. See attached annotated plat for specific comments. | |
| Applicant Response | Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments. | |
| Notes | The floodway restriction note on the cover sheet has an error in the conjunctive sentence shown in yellow highlight: "and no changes or alterations affecting he the hydraulic characteristics . . ." That's obviously meant to be a "the." Other than that small revision to be made, plat otherwise looks great. No further comments. | |
| Applicant Response | Updated plan attached | |
| Notes 7.25.23 | No further comments | |
| **Item 4** | **Rezone Map** | **Resolved?** ☒YES ☐NO ☐ SEE ATTACHED |
| Notes | See annotated map for Comments | |
| Applicant Response | Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments. | |
| Notes | Rezone map comments have been addressed. | |
| **Item 5** | **Site Plan** | **Resolved?** ☒YES ☐NO ☐ SEE ATTACHED |
| Notes | TAO will review site plan in conjunction with formal submittal of use by additional review request and MS re-submittal, and then only after annexation/zoning matters are completely addressed. The site plan (which is only in its 2nd iteration) should be premised on the proposed subdivision being approved, not prior sub conditions. E.g., it still refers to old parcel descriptions and an existing access easement that would go away if MS is approved. It also shows old lot lines. | |
| Applicant Response | OK. Final Site plan will be reviewed and approved after Annexation, Rezone and Subdivision. | |
| Notes | No further comments. | |

## Public Works – John Zacklene, Public Works Director, Town of Severance

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| **Item 1** | **Confirmation** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Is the applicant requesting any new water or sewer service? Still only one entrance? | |
| Applicant Response | No request for new water or sewer service.<br>Yes, still only one entrance | |

## Police – Chief Gerdeman, Chief of Police, Severance Police

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| **Item 1** | **See attached** | **Resolved?** ☒ YES |
| Notes | See attached comment received 1/4/2022 | |

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| Applicant Response | Comments have been incorporated and responded to directly on the PDF copy of the email that contains the comments. | ☐ NO<br>☐ SEE ATTACHED |
| Notes 4.28.2023 | No Further Comment | |

**Building Department– Russ Weber, Chief Building Official, SAFEbuilt**

| **Item 1** | **Building Separation** | **Resolved?** |
|---|---|---|
| Notes | These building are classified as S1 Occupancies (Storage) Table 602 of the International Building Code requires a minimum 10 foot fire separation from a property line or a fire protection rating when located less than 10 feet. To determine the fire rating between buildings located on the same lot, section 705.3 assumes an imaginary line between buildings. This would require buildings on the same lot to maintain a minimum 20 foot separation or have a fire rating. Per table 601 a 1-hour fire rating would be required between the existing storage buildings and buildings D and E due to only having a 10 foot separation as shown on the site plan (Sheet 3 attached). An exception would be that if the two existing buildings and the one new building located on the West side of the existing lot (3638 square feet and 2228 square feet and the new 3400 square feet) and the two new buildings D and E have a total aggregate area that does not exceed the allowable area of table 506.2 for an S1 occupancy of a type II-B construction (26,000 square feet) I calculate the total of these building to be 38,466 square feet. Therefore, a fire resistive rating of one hour must be provided with exposure from both sides of the exterior wall (Per section 705.5) for buildings located less than 20 feet between buildings. A Fire resistance rating may be constructed to separate both the new and existing buildings in a way to limit the allowable area to 26,000 square feet. | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Applicant Response | 2 buildings will conform to the adopted codes at the time The allowable area for a type II S-1 building is 17,500 SF. With frontage increases this is approximately 26,250 SF, calculated using the 2021 building code method of frontage increases where between 50 and 75% of the building perimeter has a frontage of 30 feet or greater for a frontage increase factor of 50%. 810 of the 1600 feet of exterior building perimeter from buildings C, E, and the two existing structures has a frontage of 30 feet or greater. The 2021 building code method is assuming 2021 codes or later will be adopted at the time of phase 2 construction. All future phase of construction and exterior rated walls are anticipated with the design. | |

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| | The aggregate area shall be used for buildings C, E, and the two existing structures for a total area of 23,200 SF. This is subject to future codes at the time of phase 2 construction.<br><br>Building D will have the east wall rated as required by codes at the time of phase 2 construction per section 705.3 and 705.5 | |
| Notes | This is an unusual request to use a building code (2021 IBC) when we have adopted the 2018 IBC and will be skipping a code cycle. They will Need to design and comply with the 2018 IBC as adopted today. | |
| Applicant Response | RESPONSE: Under the 2018 building codes, both buildings D and E will require a rated wall per section 705.3 and 705.5. This was anticipated with the overall site design.<br><br>Future phase 2 buildings will comply with applicable codes at the time of design, permitting, and construction which may include future code updates and changes as required. | |
| Notes 12.19.2022 | A pre-submittal meeting would be best to make sure they understand the requirements for the separation between buildings that are existing and new. | |
| Applicant Response | Per our coordination call on 2/27/23: The allowable area calculation including an area increase complies with the maximum allowable area of table 506.2 and section 506.3 for frontage increase per section 705.3 for buildings on the same lot. This pertains to buildings B, C and the two existing buildings. The east wall of building D will have a 2 hour rating as required by 602 and 705.3 to establish the required fire separation between the new building and the existing buildings. | |
| Notes 5.1.2023 | No Further Comment | |

Please revise the plans accordingly and respond to all of the above action items in the **Applicant Response** boxes provided at your earliest convenience.

Once the project is resubmitted it will be referred out as necessary and any outstanding issues will be addressed with a comment response.

If you should have any questions, please contact me at 970-692-1556, or email.

Thank you,



**Abdul Barzak**
Town Planner
abarzak@townofseverance.org
Town of Severance
3 South Timber Ridge Parkway
PO BOX 339
Severance, CO 80546
970-692-1556

**SEVERANCE STORAGE**

**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Weld, State of Colorado, and is described as follows:

PARCEL 1:

Lot A of Recorded Exemption No. 0705-35-4 RECX15-0020, recorded December 2, 2015 at Reception No 4162466, being a part of the Southeast 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

PARCEL 2:

Lot 1, Johnson Subdivision, County of Weld, State of Colorado;
Excepting therefrom a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:
Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

PARCEL 3:

Lot 1, Johnson Subdivision, County of Weld, State of Colorado;
Being a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M. described in Deed dated October 30, 1991 and recorded November 4, 1991 at Reception No. 2268212 of the records of the Weld County Clerk & Recorder, being more particularly described as follows:
Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

## Shani Porter

**From:** Shani Porter
**Sent:** Tuesday, November 7, 2023 4:13 PM
**To:** kim@huntersmoonmeadery.com
**Subject:** RE: Tonights Town Council - Severance Storage.
**Attachments:** Rescheduled - Severance Storage Surrounding Property Owner Notification.pdf

Hi Kim - thank you for your email concerning the annexation and zoning of property referred to as Severance Storage. The Town Council will consider this proposal at their December 12th meeting. You should have received an updated meeting date thru the mail. I've attached it again for your reference.

The Town appreciates the comments you present in your email and will pass them along to the applicant. The Town Council will only be considering the Annexation and Zoning of the property at this time. The applicant will be required to submit a Use by Special Review and a Final Plat for the expansion of the Self-Storage facility and at that time site specific conditions will be reviewed in detail.

Please let me know if you have additional questions or would like more information.

Thank you - Shani

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 privileged, confidential, or otherwise protected information. If you have received this communication in error, please immediately notify the sender by return email and destroy the transmission. Any disclosure, copying, distribution, or taking any action concerning this communication's contents or attachments by anyone other than the named recipient is strictly prohibited.

-----Original Message-----
From: kim@huntersmoonmeadery.com <kim@huntersmoonmeadery.com>
Sent: Tuesday, November 7, 2023 4:02 PM
To: Shani Porter <sporter@townofseverance.org>
Subject: Tonights Town Council - Severance Storage.

Caution: This is an external email and may have a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your OnixIT at support@onixit.com or (970) 223-0300.

Hi Shani; My husband and I live at 404 Immigrant Trail, so the Storage unit expansion is behind our home. (I am recovering from Covid and 1 of my ears is totally plugged and the other one is partially plugged,
and I have a hard time hearing at the Town Hall to begin with, so I won't be attending and my husband has a meeting elsewhere)
I am not sure if this is just about annexing in this new section or what, but wanted to give my 2 cents.
We would hope that if they are going to park motorhomes or boats they would create a privacy fence or replant trees that they have cut down.
Having the Tree Farm behind our property was one main reason
we chose our home. We would also hope that they would not be able to park to close to the ditch that runs between our properties in case of vehicle leakage and waste getting in the ditch. The flood plain is at

the back of our property, so I assume they are in the Flood plain near the ditch as well.
We are concerned that more storage units or motorhome/boat storage will affect the value of our property as well.
I just looked at the Town Council scedule and it doesn't look like there is a meeting tonight.
anyway, our thoughts on the matter when it comes up, maybe the 14th? I couldn't get Agendas to come up.
Kim & Greg Bowdish
404 Immigrant Trail

1. **Floodway – Green and Red hash marks, 100 Yr. Floodplain - Green, 500 Yr. Floodplain - Orange**

   a) Campers, boats and privacy fence on SW Corner of property in Floodway

   b) Egress of rainwater from the expansion. Rainwater cannot be channeled directly into the floodway.

   c) No earth can be moved in the floodway

   d) No structures (including fences) can be built in the floodway

   e) Nothing can be parked/stored in the floodway unless it is moveable, and you have possession of the keys/ability to move it.

2. **Commercial Retail 50X100 building divided into 4 – 25 X 50's**

   a) has an external bathroom for commercial/retail use

3. **Workout Center**

   a) Former owners garage w/bathroom and shower

   c) No Parking – which leads to:

   -Congestion on Harmony Rd
   -Patron's trespassing (parking/turning around) on our property
   -Licensed home daycare concerns

4. **Great Western Trail encroachment**

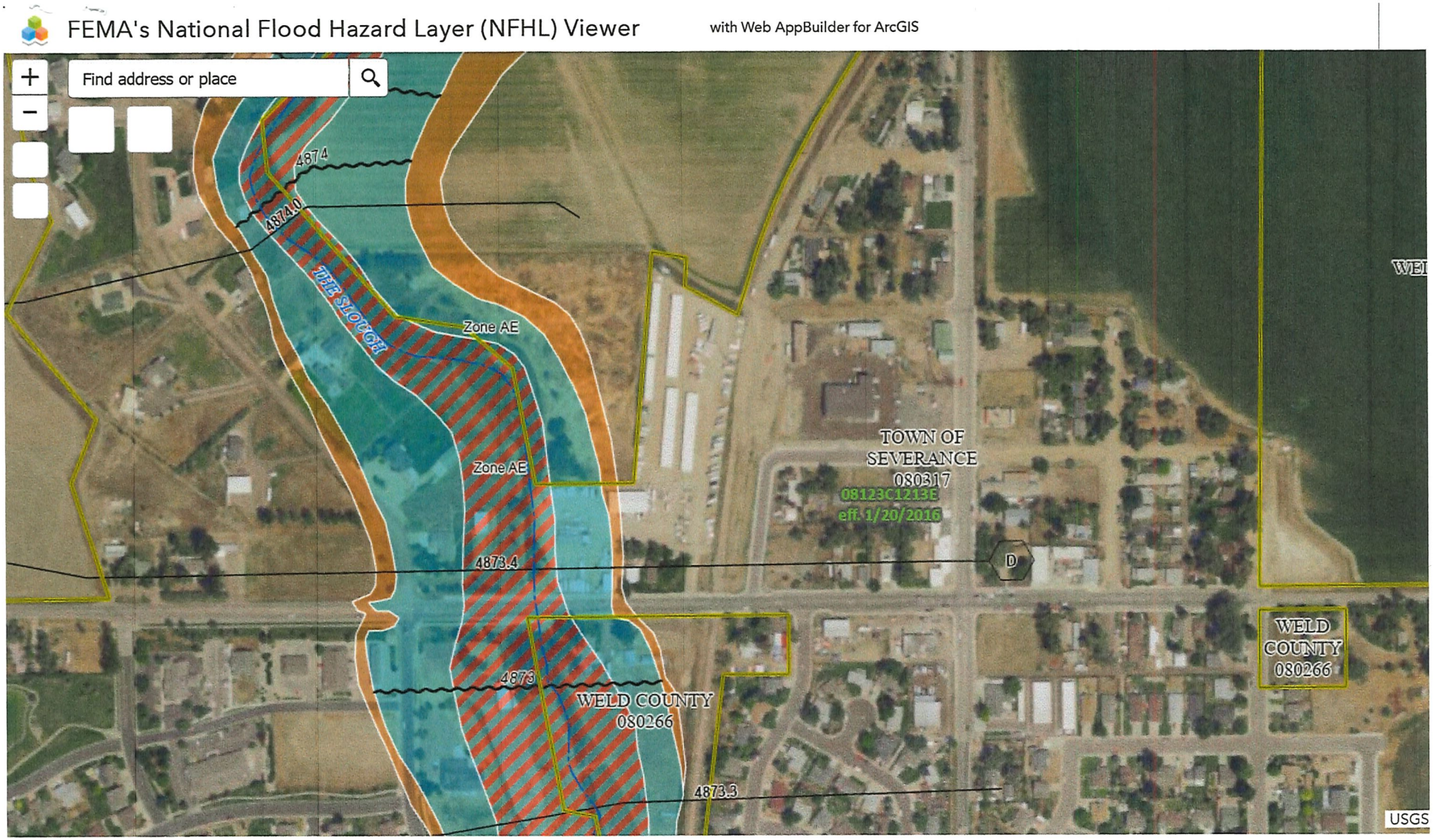
   Campers, vehicles and fence on East border 6-8 feet onto the Great Western Trail Property

5. **Traffic**

   Impact study?

6. **Safety**

   Murder victim stored overnight in early 2000's
   Theft – Is all of the property under video surveillance?
   No security fence on the west or south side of the property. Needs built above the floodway


FEMA's National Flood Hazard Layer (NFHL) Viewer
with Web AppBuilder for ArcGIS
Find address or place
4874
4874.0
THE SLOUGH
Zone AE
Zone AE
4873.4
4873
4873.3
TOWN OF SEVERANCE
080317
08123C1213E
eff. 1/20/2016
D
WELD COUNTY
080266
WELD COUNTY
080266
USGS
300ft
-104.855 40.527 Degrees

**TOWN OF SEVERANCE**
**ORDINANCE NO. 2023-14**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, ANNEXING THE PROPERTY KNOWN AS THE SEVERANCE STORAGE ANNEXATION TO THE TOWN OF SEVERANCE, COLORADO; AND APPROVING THE ASSOCIATED ANNEXATION AGREEMENT**

**WHEREAS,** the Town Council previously adopted Resolution 2023-37R, finding substantial compliance and initiating annexation proceedings for the Severance Storage Annexation, as described therein and as described below; and

**WHEREAS,** the Town Council previously adopted Resolution 2023-47R, setting forth findings of fact and determinations regarding the eligibility of the Severance Storage Annexation for annexation; and

**WHEREAS,** Severance Land, LLC, who submitted the petition relating to the Severance Storage Annexation, and the Town wish to agree to certain terms pertaining to the Severance Storage Annexation; and

**WHEREAS,** the Town Council has determined that it is in the best interests of the Town of Severance to annex the property to be known as Severance Storage Annexation (the "Property") to the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. The Town Council makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The Town Council hereby incorporates the findings of Resolution 2023-37R and Resolution 2023-47R; the Town Council further finds that the annexation of the Property is in compliance with the Municipal Annexation Act of 1965 and that it is in the best interests of the Town to annex the Property to the Town.

Section 3. The Property, as more particularly described in **Exhibit A**, attached hereto and incorporated herein, is hereby annexed to the Town and made a part of the Town, to be known as the Severance Storage Annexation, which annexation shall become effective upon completion of the conditions contained in C.R.S. § 31-12-113, including, without limitation, all required filings for recording with the Weld County Clerk and Recorder.

Section 4. The Annexation Agreement between Severance Land, LLC and the Town of Severance regarding the Severance Storage Annexation is approved in substantially the same

form as the copy attached hereto as **Exhibit B**. Upon the effective date of this Ordinance, the Mayor is authorized to execute such Agreement on behalf of the Town.

Section 5. That in annexing the Property to the Town, the Town does not assume any obligation regarding the construction of water mains, sewer lines, gas mains, electrical service lines, streets or any other service or utilities in connection with the Property hereby annexed, except as may be provided by ordinances of the Town.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this ___ day of _____, 2023.

TOWN OF SEVERANCE, COLORADO

_____
Matthew Fries, Mayor

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

# EXHIBIT A

## (Legal Description)

### SEVERANCE STORAGE

The Land referred to herein below is situated in the County of Weld, State of Colorado, and is described as follows:
PARCEL 1:
Lot A of Recorded Exemption No. 0705-35-4 RECX15-0020, recorded December 2, 2015 at Reception No 4162466, being a part of the Southeast 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.
PARCEL 2:
Lot 1, Johnson Subdivision, County of Weld, State of Colorado;
Excepting therefrom a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:
Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.
PARCEL 3:
Lot 1, Johnson Subdivision, County of Weld, State of Colorado;
Being a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M. described in Deed dated October 30, 1991 and recorded November 4, 1991 at Reception No. 2268212 of the records of the Weld County Clerk & Recorder, being more particularly described as follows:
Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

**EXHIBIT B**

**(Annexation Agreement)**

This Agreement is made and entered into this ____ day of _____, 2023**,** by and between **SEVERANCE LAND, LLC**, a Colorado limited liability company, with a legal address of 10845 Co Rd 74, Severance, CO 80550 ("Annexor") and the **TOWN OF SEVERANCE,** a Colorado municipal corporation, with a legal address of _____ (the "Town"). The Town and Annexor may be termed individually a "Party" or collectively the "Parties."

WHEREAS, the Annexor holds fee title to one hundred percent of the property to be annexed to the Town pursuant to the SEVERANCE STORAGE ANNEXATION and as more particularly described in **Exhibit A**, attached hereto, (hereinafter the "Annexation Property" or the "Property"), as well as fee title to Lot 1, Johnson Subdivision, abutting the Annexation Property; and

WHEREAS, the Annexor desires to have the Property annexed to and be subject to the jurisdiction of the Town, upon and subject to the terms and conditions set forth herein, all of which conditions are agreeable to the Annexor; and

WHEREAS, the Annexor intends to file a Petition to annex the Property to the Town; and

WHEREAS, the Parties desire to include in this Agreement certain provisions, understandings and agreements regarding the Property and its annexation; and

WHEREAS, the Town Council has determined that it is in the best interest of the Town to annex the Property, to provide municipal services thereto, and to receive revenues from the Property upon the terms and conditions contained herein.

THEREFORE, in consideration of the recitals, promises, mutual covenants and agreements herein contained, the parties agree as follows:

1. Warranties of Parties.

(a) **Severance Land, LLC**.

(i) Severance Land, LLC, is a limited liability company duly organized, validly existing, and in good standing under the laws of the State of Colorado, and is authorized to do business in the State of Colorado; and has the legal capacity and the authority to enter

into and perform its obligations under this Agreement, which shall be valid and binding upon Severance Land, LLC.

(ii) Severance Land, LLC is the legal and equitable owner of the Annexation Property.

(b) **Town of Severance**

(i) The Town of Severance is a Colorado home-rule municipality and has the power to take all actions required to authorize this Agreement and to carry out the obligations hereunder.

2. Annexation. The annexation of the Annexation Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended, the Severance Municipal Code and all applicable laws.

a. Conditions Precedent. Annexation of the Property shall not become effective, and neither the Annexor nor the Town shall record or cause to be recorded the items described in C.R.S. § 31- 12- 113(2)(a)(II)(A) or this Agreement, until all of the following conditions have been satisfied (it being acknowledged that the Town shall record the requisite documents to effect annexation of the Property upon satisfaction of the conditions precedent):

i. The Annexor and the Town have mutually executed and delivered this Agreement;

ii. The ordinance approving the annexation of the Property has become effective in accordance with the provisions of the Town Charter.

iii. The Town's approval of a storage facility as a "use by additional review" for the Property.

iv. The Town's approval of a site plan and any accompanying agreement for the development of the Property and Lot 1, Johnson Subdivision as a storage facility.

b. Failure of Conditions. Until the conditions precedent set forth in subparagraph 2.a have been satisfied, this document shall constitute an offer by the Annexor and the Town to enter into this Agreement (notwithstanding the parties' mutual execution and delivery of this document), and the annexation of the Property to the Town shall not become effective. In such case, neither the Annexor nor the Town shall record or cause to be recorded this Agreement or the items described in C.R.S. § 31- 12- 113(2)(a)(II)(A).

3. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by the Annexor upon the initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Severance Municipal Code, as amended.

4. Consent to Annexation. Annexor hereby consents to the annexation of the Property subject to the terms of any Petition for Annexation filed with the Town, pursuant to C.R.S. § 31-12-107(1) and this Agreement.

5. Zoning.

a. Annexor hereby consents to the zoning of the Property as Town Core, in accordance with the Town's established zoning designations. Initial zoning of the Property shall be considered simultaneously with the Petition for Annexation by the Town as allowed by the Colorado Municipal Annexation Act of 1965.

b. Annexor is entering into this Agreement and is undertaking the obligations imposed upon Annexor herein in reliance upon the Town's adoption of an ordinance annexing the Property into the Town and an ordinance zoning the Property as provided in this Section 5. Performance of Annexor's obligations hereunder is expressly conditioned upon the Town's adoption of the ordinances described in this Paragraph. If the Town fails to adopt the ordinances described in this Paragraph, then the petition for annexation will be deemed withdrawn and the annexation process and this Agreement will be terminated.

c. Because the zoning of property in Colorado constitutes legislative action by a municipality, nothing in this Agreement shall be construed to be an agreement, commitment, or contract binding the Town to approval of any specific zoning. Nothing in this Paragraph shall constitute or be interpreted as a waiver or abrogation of the Town's legislative, governmental, or police powers to later rezone the Property to promote and protect the health, safety and general welfare of the Town or its inhabitants.

6. Application of Town Laws. Except as expressly provided herein, all Town ordinances, regulations, policies, and procedures, all requirements contained in the Severance Municipal Code, currently in effect and as the same may be amended from time to time, shall be applicable to the use and development of the Property, upon annexation.

7. Water Service and Utilities. The Town will provide water services to the Annexation Property, if Annexor or the then-current owner of the Annexation Property satisfies all requirements of the Severance Municipal Code including, but not limited to, the dedication of water rights and/ or the payment of fees in lieu thereof, and the construction of water lines and facilities necessary to service the land use proposed for the Property, and the following provisions will apply:

(a) No Vested Rights. IT IS EXPRESSLY UNDERSTOOD AND AGREED

THAT ANNEXOR HAS NO CLAIM OR ENTITLEMENT TO RECEIVE WATER UTILITY SERVICES FROM THE TOWN OR RIGHT TO ANY PORTION OF THE SUPPLY OF WATER OR CAPACITY IN THE TOWN'S WATER SYSTEM TO SERVE THE POTENTIAL MAXIMUM DEVELOPMENT OF THE PROPERTY OR FUTURE SUBDIVISION PHASES UNDER THIS AGREEMENT. Annexor acknowledges and agrees that no vested property rights are granted by this Agreement. Further, Annexor hereby waives and releases any common law vested rights, whether known or unknown, suspected or unsuspected, contingent or fixed, relating to water treatment and conveyance capacity, which Annexor may or might hereafter have or acquire against the Town arising from or relating to the granting of any land-use approvals, building permits, certificates of occupancy, or the construction of public improvements.

(b) System Connection. Annexor acknowledges and agrees that capacity in the Town's water system may not be available or capable of serving the potential maximum development of the Property, and that the Town is not making and it expressly disclaims any express or implied warranty, representation, or commitment of any kind that the Property is capable of receiving water utility services from the Town, to sell or furnish utility services or extend utility infrastructure to the Property for future development, or to make available capacity from the existing Town water utility system sufficient to meet the projected water needs of the Property or any future development of the Property.

(c) No Guarantee of Water. Nothing in this Agreement shall be construed to provide or warrant, and the Town specifically disclaims, and that it is obligated under this Agreement to supply any guaranteed minimum or maximum volume or quantity of potable water to the Property at any time, nor is the Town making any express or implied warranty, representation, or commitment of any kind regarding the available supply, flow rates or quantity of potable water.

8. Sewer/Storm Water Drainage Services. The Town will provide wastewater or storm drainage utility services to the Annexation Property, if Annexor satisfies all requirements of the Severance Municipal Code including, but not limited to, the construction of laterals, interceptors, pumping stations, treatment plants, points of discharge and any other facilities necessary to service the land use proposed for the Property, and the following provisions will apply:

(a) No Vested Rights. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANNEXOR HAS NO CLAIM OR ENTITLEMENT TO RECEIVE WASTEWATER OR STORM DRAINAGE UTILITY SERVICES FROM THE TOWN OR RIGHT TO CAPACITY IN THE TOWN'S WASTEWATER OR STORM DRAINAGE SYSTEMS TO SERVE THE POTENTIAL MAXIMUM DEVELOPMENT OF THE PROPERTY OR FUTURE SUBDIVISION PHASES. Annexor acknowledges and agrees that no vested property rights are granted by this Agreement. Further, Annexor hereby waives and releases any common law vested rights, whether known or unknown, suspected or unsuspected, contingent or fixed, relating to wastewater treatment and

conveyance capacity or storm water drainage and conveyance capacity, which Annexor may or might hereafter have or acquire against the Town arising from or relating to the granting of any land-use approvals, building permits, certificates of occupancy, or the construction of public improvements.

(b) System Connection. Annexor acknowledges and agrees that capacity in the Town's wastewater or storm drainage systems may not be available or capable of serving the potential maximum development of the Property or any future Subdivision phases, and that the Town is not making and it expressly disclaims any express or implied warranty, representation, or commitment of any kind that the Property is capable of receiving wastewater or storm drainage utility services from the Town, to sell or furnish utility services or extend utility infrastructure to the Property for future Subdivision phases, or to make available capacity from the existing Town wastewater or storm drainage utility systems sufficient to provide the Project or any future Subdivision phase with adequate wastewater treatment or storm drainage conveyance. Moreover, Annexor acknowledges and agrees that that there may be many years in which wastewater utility services are not available to the Property or that there may not be any time when the Town may have surplus collection and conveyance capacity available under in its wastewater treatment plant sufficient to meet the sewage disposal needs of the Project or future Subdivision phases.

(c) No Guarantee of Service. Nothing in this Agreement shall be construed to provide or warrant, and the Town specifically disclaims, and that it is obligated under this Agreement to sell or furnish sewer or storm water drainage utility services to the Annexation Property upon annexation, and the Town expressly disclaims that it is able to or will sell or furnish such utility services to the Annexation Property upon annexation. Annexor further acknowledges and agrees that capacity in the Town's respective Sewer Utility Enterprise and Storm Drainage Enterprise systems and facilities may not be available or capable of serving the Annexation Property, and that the Town is not making and it expressly disclaims any express or implied warranty, representation, or commitment of any kind that the Annexation Property is capable of receiving such utility services from the Town or to sell or furnish utility services or extend utility infrastructure to the Annexation Property upon annexation. Nor is the Town making any express or implied warranty, representation, or commitment of any kind the Town's wastewater collection system is or will be adequate to accommodate the sewage disposal needs of the Annexation Property or future development thereof, or that the Town's storm water collection system is or will be adequate to accommodate the projected flows of the Annexation Property or future development thereof.

9. Other Services. Upon annexation, the Town shall provide all customary public safety (but excluding fire protection) and public roadway and maintenance services to the Annexation Property, to the same extent and upon the same terms and conditions as such services are provided to other properties throughout the Town.

10. Special District Inclusion. Upon annexation or upon thirty (30) days' written notice of the Town to Annexor, as determined by the Town, Annexor shall initiate an action necessary to assure inclusion of the Annexation Property into the Northern Colorado Water Conservancy District, the Municipal Subdistrict, and/or the Windsor-Severance Fire Protection District (if the Property is not yet within one or more of these district).

11. Special District Exclusion.

(a) Upon annexation, Annexor will initiate and diligently pursue actions necessary to assure exclusion of the Annexation Property from any and all special districts that provide municipal services to the Annexation Property of a type described in sections 7-9; provided, however, that Annexor shall not be required to complete any such exclusion until such time that the Town is able to actually provide such services to the Annexation Property.

(b) Upon annexation, the Town may, at its option, initiate actions necessary to assure exclusion of the Property from any and all special districts that provide municipal services to the Annexation Property of a type described in sections 7 - 9. The Annexor shall bear the related costs and legal fees for said exclusion, including any amounts as may be required to pay to any special district to effectuate exclusion, if the exclusion proceedings are initiated within 12 months of the effective date of the annexation.

12. Future Dedication. Upon further subdivision and/or development of the Annexation Property, or upon sixty (60) days' written notice of the Town to Annexor, as determined by the Town, Annexor or the then-current owner of Lot 1, Johnson Subdivision, shall dedicate and convey to the Town, by plat or special warranty deed, in fee simple absolute, free and clear of all liens and encumbrances, not more than ____20 feet of land abutting East Harmony Road which is necessary for additional future right-of-way for East Harmony Road on the southern boundary of Lot 1, Johnson Subdivision, as determined by the Town in its sole and absolute discretion. Annexor or the then-current owner of Lot 1, Johnstown Subdivision shall have no obligation to remove any improvements within such dedicated right-of-way.

13. Assignment. The rights, duties, and obligations of the Annexor hereunder may be assigned to another person or entity only with the prior written consent of the City. In such event, the assignee shall assume all of the rights, duties, and obligations of the Annexor hereunder and the Annexor shall be correspondingly relieved from all such liabilities, duties and obligations.

14. Notices. All notices, demands or other documents required or desired to be given to either party under this Agreement shall be made in writing and shall be deemed effective upon receipt and shall be personally delivered or mailed by certified mail as follows:

Town: Town Manager
Town of Severance
3 South Timber Ridge Pkwy,
PO Box 339
Severance, CO 80546

Annexor: Severance Land, LLC
PO Box 183
Severance, CO 80546

15. Remedies. The sole and exclusive remedies of Annexor against the Town for any breach of this Agreement shall be limited to breach of contract claims. The Town's remedies under this Agreement include, but are not limited to, the following:

(a) The refusal to issue any building permit or certificate of occupancy;

(b) The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;

(c) A demand that the security given for the completion of any public improvements be paid or honored; and

(d) Any other remedy available at law.

16. Cooperation. This Agreement is the product of the voluntary and cooperative effort of the Parties and shall not be construed or interpreted against either Party solely on the basis of that Party having drafted any portion of this Agreement.

17. Binding Effect of Agreement. This Agreement shall inure to the benefit of and be binding upon the successors and the assigns of the respective parties. The parties' respective rights and obligations set forth in this Agreement shall constitute covenants that shall run with the land.

18. Recordation. As described in Paragraph 2.a of this Agreement, this Agreement shall be recorded in the records of the Clerk and Recorder of Weld County, State of Colorado.

19. Future Acts. Following execution of this Agreement, the parties covenant and agree that they will cooperate with each other in accomplishing the terms, conditions and provisions of the Agreement, and will execute such additional documents as necessary to effectuate the Agreement

20. Third Parties. The covenants, stipulations and agreements contained in this Agreement are and shall be for the sole and exclusive benefit of the parties hereto and their

respective successors and assigns, and nothing in this Agreement, express or implied, is intended nor shall be construed of confer upon or give any other person any rights, remedy or claim under or by reason of the Agreement. The Town shall not be obligated or liable under the terms of this Agreement to any person or entity not a party hereto. Further, the Town shall not be bound by any contracts or conditions that Annexor may negotiate with third parties related to matters set forth in this Agreement.

21. Police Power. Nothing contained in the Agreement shall constitute or be interpreted as a repeal of existing Codes or ordinances or as a waiver or release of the Town's legislative, governmental or police powers to promote and protect, the health, safety, morals or general welfare of the municipality or its inhabitants. This Agreement shall not prohibit the enactment by the Town of any tax, fee, ordinance, resolution, rule, or regulation which is of uniform and general application.

22. No Partnership or Agency. Notwithstanding any language in this Agreement, neither party shall be deemed a member, partner or joint venture of each other and neither party shall be responsible for the debts or liabilities of the other nor the other's contractor or agent.

23. Venue. This Agreement is being executed and delivered and is intended to be performed in the State of Colorado, and the laws of Colorado shall govern the validity, construction, enforcement, and interpretation of this Agreement. Exclusive jurisdiction and venue for resolution of any dispute arising hereunder shall be in the District Court for Weld County, Colorado.

24. Attorney's Fees. In the event that it is necessary to initiate legal proceedings to enforce the provisions of this Agreement, the non-prevailing party shall be responsible for all reasonable legal expenses and costs incurred by the prevailing party, including reasonable attorney's fees.

25. Effective Date. This Agreement shall be effective and binding upon the parties immediately upon the effective date of an ordinance annexing the Property, regardless of whether the Agreement is executed prior to the effective date of said ordinance annexing the Property.

26. Entire Agreement. This Agreement including the Exhibits and Recitals, which are incorporated herein, set forth the entire agreement of the parties concerning the annexation. There are no promises, terms, conditions, or obligations other than those contained herein that exist with respect to the annexation. This Agreement shall supersede all other provisions, communications, representations, or agreements, either verbal or written, between the parties with respect to the annexation and the economic incentives.

27. Waiver Limitations. A written waiver by either party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver or any subsequent breach by another party.

28. Headings. The headings of the sections or subsections of this Agreement are only for the convenience and reference of the parties and are not intended to define, limit, or describe the scope or intent of this Agreement.

29. Severability. If any part, term or provision of this Agreement is held by any court of competent jurisdiction to be illegal, invalid or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid, and the parties shall cooperate to cure any such defect.

30. No Vested Property Rights. It is understood and agreed by the parties that no vested property rights are granted by this Agreement. The Annexor represents to the Town that there are no vested rights to the Annexation Property from the County of Weld or any other governmental entity. Annexor hereby waives and releases any prior vested rights which may have been so granted or acquired in Weld County so long as the Property remains annexed into the Town.

31. Disconnection. No right or remedy of disconnection of the Annexation Property from the Town shall accrue from this Agreement, other than that provided by C.R.S. § 31-12-119. In the event the Annexation Property or any portion thereof is disconnected from the Town at the Annexor's request, the Town shall have no obligation to serve the disconnected Annexation Property.

32. Referendum. If the annexation of the Annexation Property or any portion thereof is challenged by a referendum, all provisions of the Agreement, together with the duties and obligations of each party, shall be suspended pending the outcome of the referendum election. If the referendum challenge to the annexation results in disconnection of the Annexation Property from the Town, then this Annexation Agreement shall be null and void and of no further effect. If the referendum challenge fails, then the Annexor and the City shall continue to be bound by this Annexation Agreement.

33. Court Order. In the event that the annexation of the Property or any portion thereof is voided by Final Action ("Final Action" means that no appeal can be made or the time to appeal has expired) of a court of proper jurisdiction (such Final Action not being associated with referendum or initiative matters), the City and the Annexor shall cooperate to cure any legal defects cited by the court or that resulted in disconnection of the Annexation Property, and immediately upon such cure this Annexation Agreement shall be deemed to be an agreement to annex the Property to the Town pursuant to the Colorado Municipal Annexation Act of 1965. The Annexor shall reapply for annexation when the Initial Annexation Property becomes eligible for annexation as determined by the Town.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date first set forth above.

[*Remainder of page left intentionally blank—Signature Pages to follow*]

**ANNEXOR:**

**SEVERANCE LAND, LLC**

By:_____

STATE OF COLORADO )
)ss.
COUNTY OF _____ )

The foregoing Annexation Agreement was signed and sworn to before me by _____ _____, as _____, of SEVERANCE LAND, LLC, a Colorado limited liability company this ____ day of _____, 20___.

Witness my hand and official seal.

_____
(Notary Public Official Signature)

_____
(Title of office)

_____
(Commission Expiration)

**TOWN OF SEVERANCE, a Colorado municipal corporation**

By:_____
Matthew Fries, Mayor

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| **PUBLIC HEARING**<br>Pg 153 - **Ordinance 2023-15**: An Ordinance of the Town Council of the Town of Severance, Colorado, zoning certain land, fully described herein, to the Town of Severance Town Core Zoning District - Severance Storage | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

Town Staff asks that the Town Council review, discuss and take action on Ordinance 2023-15: An Ordinance of the Town Council of the Town of Severance, Colorado, zoning certain land, fully described herein, to the Town of Severance Town Core Zoning District - Severance Storage

1. Approve Ordinance 2023-15
2. Approve Ordinance 2023-15 with modifications
2. Take No Action.

**Zoning**
**Action Requested**
**Attorney Approved**
**Ordinance**

## BRIEF SUMMARY

Severance Land LLC has requested to zone an approximately 6.42 acre parcel located near the intersection of West 4th Avenue and 3rd Street in order to develop an extension of Severance Self Storage. They are also requesting to rezone an existing 1.69 acre parcel that is currently located in the Town from Suburban Permiter to Town Core.

## PUBLIC SUPPORT/CONCERN

N/A

## ANALYSIS AND RECOMMENDATION

Town Staff and the Planning Commission agree that this proposal adheres to the Town of Severance Comprehensive Plan and Land Use Code requirements for zoning as outlined in Section 16.3.10. The Planning Commission recommends the Town Council approve the zoning of the the 6.42 acre parcel to Town Core and rezone the existing 1.69 acre parcel from Suburban Perimeter to Town Core.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Severance Storage Zoning Staff Report TC 12-12-23
2. Severance Storage Vicinity Map
3. Ordinance 2023-15 Severance Storage zone

## COMMUNITY DEVELOPMENT STAFF REPORT

Project Name: Severance Storage

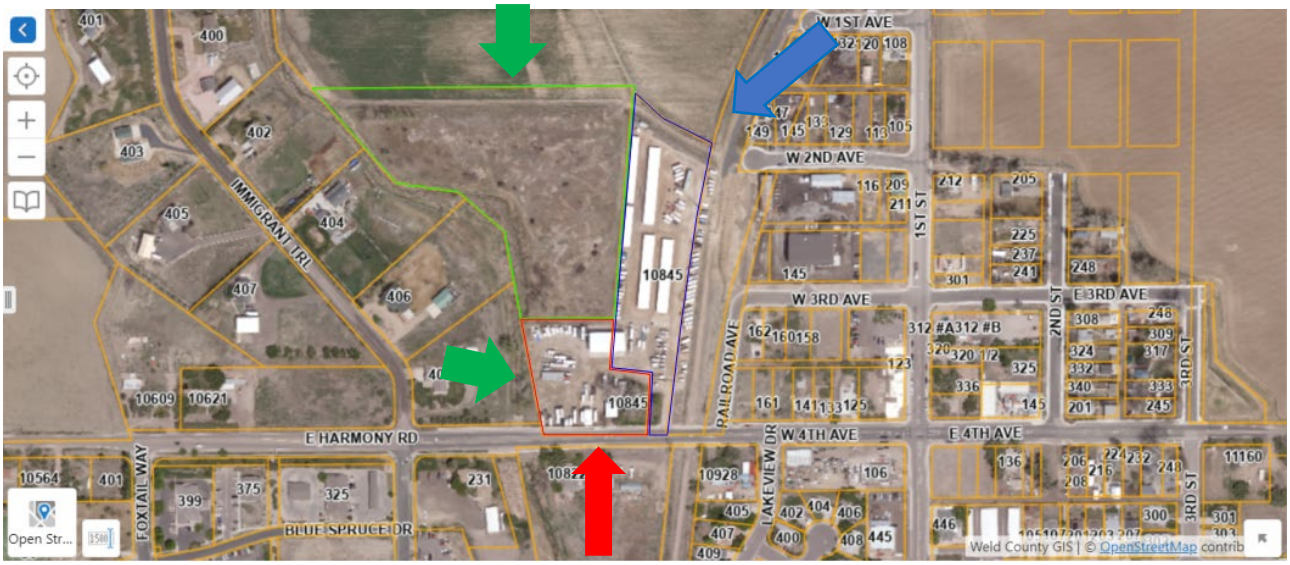
Land Use Process: Request for Zoning – from Suburban Perimeter to Town Core
Planning Commission **October 18, 2023**
Town Council **November 14, 2023 moved to December 12, 2023**

Report Date: 10.5.23

Vicinity Map: Area to be zoned to Town Core is outlined in Green

**Property to be Zoned Town Core**

**Existing Town Core Zoning**




**Existing Town Suburban Perimeter Zoning**

## PUBLIC NOTIFICATION AND REFERRALS

Notice of the Planning Commission public hearing was mailed to all property owners within 1000 feet of this proposed project. (mailed September 22, 2023)

A sign notifying the public that the property was under review for development was posted a minimum of 15 days ahead of the Planning Commission hearing. (Sign Posted October 2, 2023)

The public hearing was also posted in the newspaper of record a minimum of 15 days ahead of the Town Council hearing (To begin October 17, 2023)

### Referral Agencies Involved

- ✓ Windsor-Severance Fire District
- ✓ Great Western Trail Association
- ✓ Platte Valley REA\EXCEL
- ✓ Century Link
- ✓ State of Colorado DNR
- ✓ Clearview Library District
- ✓ North Weld County Water District
- ✓ Town of Severance Public Works
- ✓ SAFEbuilt
- ✓ Town of Severance Police Department
- ✓ Weld County Government
- ✓ Weld County School District RE-4
- ✓ Town of Windsor
- ✓ Light Gig
- ✓ Eaton Ditch

The referral comments have been reviewed by planning staff and the applicant and have been addressed during the review process and included in any conditions of approval.

## PROJECT DESCRIPTION

Severance Land LLC has petitioned the Town to annex and zone an approximately 6.42-acre parcel located near the intersection of West 4th Avenue and 3rd Street, in order to develop an extension of Severance Storage. Upon annexation, the applicant is also requesting to zone the property to Town Core. Accompanying the annexation is also a request to amend the zoning of the existing parcel (parcel II as shown on the Severance Storage Rezone Map) from Suburban Perimeter to Town Core. This request is being made to bring the entire site into the same zoning district.

This application is specific to the zoning of 6.42 acre parcel to Town Core and the rezone the existing 1.69 acre parcel from Suburban Perimeter to Town Core. Staff has reviewed the proposed zoning and finds it is consistent with the Town of Severance Comprehensive Plan and the Town Land Use Code. A key objective of the Future Land Use Plan is to create a land use pattern that prevents conflict between adjacent uses. The applicant intends to expand the existing storage facilities, which is a use allowed in the Town Core zone with additional review. A water way and vegetated area along with existing residential uses is located to the west of the development with vacant land to the north. To the East is the Great Western Trail and existing commercial buildings. Town Staff believes the re-zoning of this property to Town Core is more in line with the overall zoning and intended uses of the downtown area.

The applicant has also submitted a concept plan to prepare for the future development and expansion of the self-storage facility that will occur in two phases. Phase 1 is planned to include boat and RV storage spaces in addition to a new self-storage warehouse building. Phase 2 is planned to convert a large portion of the outdoor storage space to self-storage buildings. The expanded use of storage facilities for outdoor storage of RV's, boats, trailers etc. in the Town Core requires additional review. Site specific details will be reviewed at the time of Use by Special Review and Final Plat.

## OVERALL STAFF COMMENTS

**TOWN PLANNER**
Town Staff has reviewed the application for zoning to Town Core and finds it consistent with Town of Severance Comprehensive Plan specific and Land Use Code.

**TOWN MANAGEMENT**
No further comments currently.

**TOWN ENGINEER**
No further comments currently.

**TOWN TRAFFIC ENGINEER**
No further comments currently.

**TOWN ATTORNEY**
No further comments currently.

**PUBLIC WORKS**
No further comments currently.

**POLICE**
No further comments currently.

**TOWN BUILDING DEPARTMENT**
No further comments currently.

**OTHER REFERRALS**
No further comments currently.

## STAFF RECOMMENDATION TO PLANNING COMMISSION

The Planning Commission and Town staff agree that this proposal adheres to the Town of Severance Comprehensive Plan and Land Use Code requirements for zoning as outlined in section 16.3.10. The Planning Commission forwards a recommendation of approval to Town Council to zone the 6.42 acre parcel and rezone the existing 1.69 acre parcel to Town Core.

# Severance Storage Vicinity Map



**TOWN OF SEVERANCE**
**ORDINANCE NO. 2023-15**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, ZONING CERTAIN LAND, FULLY DESCRIBED HEREIN, TO TOWN OF SEVERANCE TOWN CORE ZONING DISTRICT**

**WHEREAS,** Severance Land, LLC, who owns certain real property generally located in Section 35, Township 7 North, Range 67 West, County of Weld, State of Colorado and as legally described in **Exhibit A** ("Property"), attached hereto and incorporated herein, has submitted an application proposing to zone the Property to Town Core zone district (the "Application"); and

**WHEREAS,** on October 18, 2023, the Severance Planning Commission conducted a public hearing on the Application; and

**WHEREAS,** following the conclusion of the duly noticed public hearing conducted on October 18, 2023, the Planning Commission recommended to the Town Council that it approve the Application; and

**WHEREAS**, on December 12, 2023, the Town Council conducted a public hearing on the Application; and

**WHEREAS,** after considering and reviewing the Planning Commission's decision, the testimony, evidence and argument presented at the Town Council public hearing, and the applicable requirements and standards set forth in Section 16.19.60(b) of the Severance Municipal Code, the Town Council finds and determines that the Application is complete, that the Applicant has met the applicable requirements and standards set forth in Section 16.19.60(b) of the Severance Municipal Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. The Property legally described in Exhibit A, which is attached hereto and incorporated herein, and which consists of approximately 8.11 acres, more or less, shall be zoned Town of Severance Town Core Zone District.

Section 2. The Town Council certifies a change in the Zoning Map zoning the property described herein to Town of Severance Town Core Zone District.

Section 3. The Town Council directs that a certified copy of this Ordinance be filed with the Town Clerk and further, that the Town Clerk index, file and make the Ordinance available to the public.

Section 4. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 5. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portions hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this ___ day of _____, 2023.

TOWN OF SEVERANCE, COLORADO

_____
Matthew Fries, Mayor

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

# EXHIBIT A

## (Legal Description)

### SEVERANCE STORAGE

The Land referred to herein below is situated in the County of Weld, State of Colorado, and is described as follows:

PARCEL 1:
Lot A of Recorded Exemption No. 0705-35-4 RECX15-0020, recorded December 2, 2015 at Reception No 4162466, being a part of the Southeast 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

PARCEL 2:
Lot 1, Johnson Subdivision, County of Weld, State of Colorado;
Excepting therefrom a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:
Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

PARCEL 3:
Lot 1, Johnson Subdivision, County of Weld, State of Colorado;
Being a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M. described in Deed dated October 30, 1991 and recorded November 4, 1991 at Reception No. 2268212 of the records of the Weld County Clerk & Recorder, being more particularly described as follows:
Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 161 - **Resolution 2023-48R**: A Resolution of the Town Council of the Town of Severance, Colorado, approving a Final Subdivision Plat for certain real property located within the Tailholt Subdivision Third Filing; accepting the property interests dedicated by the Final Plat; accepting the Deferral of Water Rights dedication for the Franklin Place Subdivision; and authorizing a Subdivision Development Agreement pertaining to the Franklin's Place Subdivision | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

Town Staff asks that the Town Council review, discuss and take action on Resolution 2023-48R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a Final Subdivision Plat for certain real property located within the Tailholt Subdivision Third Filing; accepting the property interests dedicated by the Final Plat; accepting the Deferral of Water Rights dedication for the Franklin Place Subdivision; and authorizing a Subdivision Development Agreement pertaining to the Franklin's Place Subdivision

1. Approve Resolution 2023-48R
2. Approve Resolution 2023-48R with modifications
2. Take No Action.

**Final Plat**
**Action Requested**
**Attorney Approved**
**Resolution**

## BRIEF SUMMARY

The Franklin Place Final Plat also known at Tailholt 3rd Filing is bounded by East Harmony Road on the north, Tailholt Avenue on the east and 4th street on the west. The Final Plat includes seven buildings planned for uses to be consistent with the Town Core Zone District.

Access to the site will be a right-in right-out off of Harmony Road and two access points from Tailholt Avenue. The site is planned to be developed in phases with the buildings allowing for flexible retail and commercial shell buildings that will allow for multiple tenants with flexibility in size for future tenant spaces.

Staff has reviewed the landscaping and open space plans and find them consistent with the Land Use Code Section 16.12. In addition, the application is consistent with the Design Standards as outlined in

Section 16.6.30 of the Land Use Code specific to Town Core

## PUBLIC SUPPORT/CONCERN

No comments at this time

## ANALYSIS AND RECOMMENDATION

Town Staff and the Planning Commission has reviewed the application for Final Plat and finds it consistent with Town of Severance Comprehensive Plan and Town Land Use Code specific to the Town Core Zone District.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Franklin Place FP Staff Report TC 12-12-23
2. Town Referal Review Comments
3. 20230829 Franklin Place Site Plan
4. Franklin_Place_RIRO_Memo_SIGNED
5. Franklin Place DA -A120123
6. Reso 2023-48R- Franklin Place FP

## COMMUNITY DEVELOPMENT STAFF REPORT

Project Name: Franklin Place

Land Use Process: Final Plat/Site Plan
Planning Commission **October 18, 2023**
Town Council **November 14, 2023 moved to December 12, 2023**

Report Date: 10.5.23

Vicinity Map:




## PUBLIC NOTIFICATION AND REFERRALS

Notice of the Planning Commission and Town Council public hearings was mailed to all property owners within 1000 feet of this proposed project. (mailed September 22, 2023)

A sign notifying the public that the property was under review for development was posted a minimum of 15 days ahead of the Planning Commission hearing. (Sign Posted October 2, 2023)

### Referral Agencies Involved

- ✓ Windsor-Severance Fire District
- ✓ Platte Valley REA
- ✓ Town of Severance Public Works
- ✓ SAFEbuilt
- ✓ Town of Severance Police Department
- ✓ Weld County Government
- ✓ Weld County School District RE-4
- ✓ Town of Windsor
- ✓ Loup Reservoir
- ✓ Light Gig
- ✓ North Weld County Water District
- ✓ Great Western Trail Authority
- ✓ Clearview Library District
- ✓ Eaton Ditch

The referral comments have been reviewed by planning staff and the applicant and have been addressed during the review process and included in any conditions of approval.

## PROJECT DESCRIPTION

The Franklin Place Final Plat also known at Tailholt 3rd Filing is bounded by East Harmony Road on the north, Tailholt Avenue on the east and 4th Street on the west. The Final Plat includes seven buildings planned for uses to be consistent with the Town Core Zone District.

Access to the site will be a right-in right-out off of Harmony Road and two access points from Tailholt Avenue. The site is planned to be developed in phases with the buildings allowing for flexible retail and commercial shell buildings that will allow for an array of tenant types with flexibility in size for future tenant spaces.

Staff has reviewed the landscaping and open space plans and find them consistent with the Land Use Code Section 16.12. In addition, the application is consistent with the Design Standards as outlined in Section 16.6.30 of the Land Use Code specific to Town Core.

## OVERALL STAFF COMMENTS

### TOWN PLANNER

Town Staff has reviewed the application for Final Plat and Site Plan and finds it consistent with Town of Severance Comprehensive Plan and Town Land Use Code specific to the Town Core Zone District. Staff recommends the following:

- The applicant will work with the Town Attorney and Town Staff to finalize the Subdivision Development Agreement prior to the Town Council meeting.

### TOWN MANAGEMENT

No further comments currently.

### TOWN ENGINEER

No further comments currently.

### TOWN TRAFFIC ENGINEER

No further comments currently.

**TOWN ATTORNEY**
No further comments currently.

**PUBLIC WORKS**
No further comments currently.

**POLICE**
No further comments currently.

**TOWN BUILDING DEPARTMENT**
No further comments currently.

**OTHER REFERRALS**
No further comments currently.

## TREE BOARD REVIEW

The Tree Board reviewed the landscape plan at their meeting on October 23, 2023. The tree board offered the following comments:

1. Maintain turf and well-maintained landscaping along East Harmony. The applicant will use harmony tree lawn.
2. Use of low native grass and non-irrigation native grass where possible.
3. Concern with mature screening on the west side of the development for the existing neighborhood to the west. The applicant chose the use of juniper to the west for their dense year round screening.
4. Concern with scorch with proposed box elder and ash. The applicant will use Redmond Linden in place of box elder.

## STAFF RECOMMENDATION TO PLANNING COMMISSION and TOWN COUNCIL

Town staff and the Planning Commission agree that this proposal adheres to the Town of Severance Comprehensive Plan and Land Use Code requirements pertaining to Town Core. Staff and the Planning Commission recommend the Town Council approve the Franklin Place Final Plat and Site Plan.

# Town of Severance Review Comments

| | |
|---|---|
| Date: | 5.1.23 Revised: 7.10.23; Revised: 9.21.23 |
| Project Name/Contact: | Franklin Place (Tailholt 3rd) Final Plat & Site Plan /Sam Case |
| Project Address: | Southeast corner of E. Harmony Road/Tailholt Ave |
| Customer/Project Number: | 246 – Franklin Place |
| Review Number: | 2nd Submittal |
| Project Coordinator: | Abdul Barzak, Town Planner<br>Shani Porter, Town Planner |

Recipients:

- ☒ MANAGEMENT
- ☒ PLANNING
- ☒ ENGINEERING
- ☒ TRAFFIC
- ☒ TOWN ATTORNEY
- ☒ PUBLIC WORKS
- ☒ POLICE
- ☒ BUILDING
- ☐ OTHER

---

The following comments must be addressed in order to proceed with the development process. All subsequent submittals should be submitted electronically.

Please submit a revised document addressing all comments along with a comment response letter to the project coordinator. Large plan sets should be submitted through Dropbox and a link provided.

With the project resubmittal, please indicate whether or not the change was made and provide a response as applicable. Please contact me if you have any questions.

**Abdul Barzak, Town Planner, Town of Severance**

| Item 1 | Applicant to address all Staff Redlines and Comments | Resolved? |
|---|---|---|
| Notes | Applicant to address all Staff comments and redlines<br>- Planning<br>- Civil<br>- Legal | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |

| | | |
|---|---|---|
| | - Public Works | |
| Applicant Response | | |
| **Item 2** | **Development Agreement** | **Resolved?**<br>☐ YES<br>☒ NO<br>☒ SEE ATTACHED |
| Notes | Prior to scheduling of public meetings, the applicant will need to finalize a Development Agreement with Town Staff. See attached draft template. | |
| Applicant Response | Owner Response: Staff meeting discussion on 6/26/23 indicated final form is needed for Town Council, not for Planning Commission. Draft DA has been submitted. | |
| **Item 3** | **Missing Sheets from Site Plan Set** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Please add missing plans from Site Plan Set from Construction Set. See Planning Item #1 and Legal Item #5 below. | |
| Applicant Response | RMS Response: Sets have been combined to one set. | |
| **Item 4** | **RIRO Variance** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Please see Civil Item #2 below, a variance will be required from the Severance Transportation Master Plan. | |
| Applicant Response | Response: Staff meeting 6/26/23 indicated documentation/memo for location and spacing is what is needed. Approval from County on location has been approved. This will be approved administratively. Applicant can send ahead of resubmittal, Variance request sent on July 6, 2023. | |
| **Item 5** | **Water Dedication** | **Resolved?**<br>☐ YES<br>☒ NO<br>☐ SEE ATTACHED |
| Notes | Water Dedication must be finalized in the Development Agreement prior to Public Hearings.<br>Town Explanation from 6/26/23 meeting: Because final plat we want as final as we can get it. Water requirements for each use – utility uses updated with believed uses. Irrigation non-potable through metro district. Known tenants give historic uses. If ¾ works for largest use then ok for smaller use. Need to assume worst case scenario – restaurant if we don't know tenant. Exchange of funds at building permit – but needs to be figured out for DA. Goal to have agreement on where we are at time of hearings, change at building permit if needed. Does DA apply to entire project? We can put in water dedication for phase 1, phase 2 will be determined at time of building permit. | |
| Applicant Response | Response: Please refer to Utility Report and Water Dedication Table on Site Plan | |
| **Item 6** | **Referral Comments** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Applicant to provide a response to all received referral/stakeholder comments. | |
| Applicant Response | RMS Response: Responses included. | |

## Town Management – Nick Wharton & Lindsay Radcliff-Coombes, Town Management , Town of

| Item 1 | No Comment | Resolved? |
|---|---|---|
| Notes | No Additional Comment at this time. | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Applicant Response | RMS Response: Noted. | |

## Planning – Josh Olhava & Logan Graves, Community Planner , Ayres Associates

| Item 1 | Missing Items | Resolved? |
|---|---|---|
| Notes | Missing items include utility plan, grading and drainage plan, sound mitigation plan, and an ecological characterization study. Include phasing on cover sheet and approval certifications. | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Applicant Response | RMS Response: Will provide memo on sound mitigation, no ECS will be provided as discussed at 6/26/23 meeting. Assumption that plans were reviewed. | |
| Notes 7.10 | | |

| Item 2 | Site Plan Sheet | Resolved? |
|---|---|---|
| Notes | On the Overall Site Plan sheet, please clearly label and delineate Lot 1 and Lot 2. | ☐ YES<br>☒ NO<br>☐ SEE ATTACHED |
| Applicant Response | RMS Response: Lot 1 label added, Lot 2 labeled enlarged, lot line weight has been increased. | |
| Notes 7.10 | | |

| Item 3 | Parking | Resolved? |
|---|---|---|
| Notes | Provide the dimension of the width of the parking stalls on the plan set.<br>RMS Response: Width dimensions have been added to plans.<br><br>Up to 40% of parking may be designed for compact vehicles. Please provide a calculation on the cover sheet for compact spaces.<br>RMS Response: Overhang parking is utilized on plans at 17' depth. Compact parking is problematic in commercial parking areas and generally not something we design to. | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |

| | | |
|---|---|---|
| | Bicycle parking should be provided near the entrance of all buildings. Please consider providing bicycle racks near the entrances of Building 3 and Building 4.<br>RMS Response: There is no requirement for bicycle parking counts. New rack shown at building 6, building 2 rack is relocated to serve both building 2 and 3. | |
| Applicant Response | | |
| Notes 7.10 | | |
| **Item 4** | **Landscape Plan** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Include sight triangles on the landscaping plan. | |
| Applicant Response | RMS Response: sight triangles added Along Tailholt and Harmony. | |
| Notes 7.10 | | |
| **Item 5** | **Street Trees** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | It is difficult to determine what street trees are being proposed along Tailholt Avenue. Street trees should be of the large shade deciduous variety and should extend all the way to the south extent of the property. | |
| Applicant Response | RMS Response: Existing Street trees are labeled on LP102 and LP104. Symbol has been added to legend as well. | |
| Notes 7.10 | | |
| **Item 6** | **Screening** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Parking should be completely screened with a combination of year-round landscaping, landscape screen walls, and/or earthen berms, or similar devices. Please include a denser planting screen along the perimeter of the parking lot in Lot 2 to better protect the single-family lots to the south. | |
| Applicant Response | RMS Response: Parking area is 50'+ from SF homes providing a buffer zone and setback. The landscape provides ample evergreen trees and deciduous trees along the parking lot edge as well as additional evergreen trees and 6' privacy fences that are in place along SF homes. | |
| Notes 7.10 | | |
| **Item 7** | **Open Space** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | It is highly encouraged that the patio/ plaza areas include art or other creative features (string lights, etc.) in addition to the site furnishings and landscaping. | |
| Applicant Response | RMS Response: Plazas will include features and furnishings that that tenants believe will be useful for their business. | |

| | | |
|---|---|---|
| Notes 7.10 | | |
| **Item 8** | **Design Requirements** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Architecture should reflect the regional character of urban buildings. Brick appears to have precedence in the area and should be used more liberally as the primary building material on each of the buildings.<br><br>Suggestion to have a maximum of four materials.<br><br>Buildings should have a consistent level of design and detail on all elevations. The south elevation of Building 1 could use more brick and/or stone and display windows. The north elevation facing Harmony should also incorporate more brick and contain more windows. Additional detail is needed on the west and south elevations of Building 4. The north elevation of Building 6 should include more detail and if windows are not feasible, awnings can be used to simulate an opening or display. Same comment for the west elevation of Building 7.<br><br>Trash enclosures shall be masonry with steel gates to match building architecture. | |
| Applicant Response | Alm2s Response: The synthetic stone veneer has been updated to a charcoal-colored brink veneer and the project now has only three primary materials with stucco, brick and metal panels. More glazing/windows have been incorporated on Buildings 1 and 6 to provide more activation along Harmony Road.<br>RMS Response: Will remain as stucco to match buildings. | |
| Notes 7.10 | | |
| **Item 9** | **Pedestrian connections.** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Building 1 is missing a connection from the public sidewalk along Harmony to the entrance. | |
| Applicant Response | RMS Response: The sidewalk connection on the west of the entry drive is the safest route into the site to avoid the truck and loading area on Building 1. Pedestrian would then cross over to the front of Building 1 at the south end of entry drive. Sidewalk along RIRO on west side will be constructed with Phase 1. | |
| Notes 7.10 | | |
| **Item 10** | **Site Layout** | **Resolved?**<br>☒ YES<br>☐ NO |
| Notes | Building 6 would provide better activation and visual interest on the corner of Harmony Road and Tailholt, whereas Building | |

| | | |
|---|---|---|
| | 1 might be better suited where Building 6 is located. Is there a way to flip these two buildings? | ☐ SEE ATTACHED |
| Applicant Response | RMS Response: The building are set to provide truck area for the tenant of building 1 that is looking for primary corner of the site. The tenant would be part of Phase 1 development and therefore needs to be on the NE corner. | |
| Notes 7.10 | | |
| **Item 11** | **Plat** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Eliminate building footprint outlines from the plat map. | |
| Applicant Response | Response: Easement exclusion areas are for blanket easements and areas must be excluded for buildings. | |
| Notes 7.10 | | |

## Civil Engineering – Chris Messersmith & Amber Messersmith , P.E , Colorado Civil Group,

| | | |
|---|---|---|
| **Item 1** | **Please see attached Memo and Redlines** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Engineering Comment Memo & Redlines are included in the dropbox link: https://www.dropbox.com/scl/fo/h4a9t1f71pg5ah2e4atgu/h?rlkey=dg4xxid5i55s9svp2cw7l5wnz&dl=0 | |
| Applicant Response | Response: Acknowledged, see responses on PDFs | |
| Notes 7.10 | CCG Response: Refer to Memo and Redlines dated August 8, 2023 provided in dropbox link above. | |
| Notes 9.21 | CCG Response: See dropbox link above for comments and redlines. Our remaining comments are minor and technical in nature; therefore, Engineering has no objections to the application proceeding to Planning Commission. | |
| **Item 2** | **Auxiliary Lanes/Intersection** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes 7.10 | ~~Engineering understands that the Town has submitted an amendment to the E Harmony Road Access Control Plan to Weld County for the proposed RIRO intersection.~~ Please submit a simple variance request for the ~~RIRO intersection spacing, the~~ two (2) right turn lanes on E Harmony Road, and the three (3) turn lanes on Tailholt Avenue. The variance request shall state what is required per the TMP, what is being proposed, and the reasoning (i.e., posted speed limit, site restrictions, etc.) | |

| | | |
|---|---|---|
| Applicant Response | Response: Variance request sent to Town on July 6, 2023. | |
| Notes 7.10 | CCG Response: Variance Letter provided on July 6, 2023 was for the RIRO only. | |
| Notes 9.21 | CCG Response: Changes were made to the striping on Tailholt Avenue for the two (2) northbound turn lanes to meet criteria. A variance letter request was submitted for the two (2) right turn lanes on E Harmony Road and one (1) turn lanes on Tailholt Avenue. The variance request is acceptable to Engineering. | |
| **Item 3** | **E Harmony Rd** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | The curb, gutter, and sidewalk should be extended west to 3rd Street for pedestrian connectivity to Franklins Place. E Harmony Road is classified as the General Urban Zone Arterial (T4) Streetscape section per the East Harmony Road/WCR 74 and 1st Street/WCR 23 Corridor Plan and a Major Arterial per the Severance Transportation Masterplan. The vertical curb & gutter shall be installed 40 feet south of the centerline (section line) as shown. This 40-foot offset shall extend west past the RIRO porkchop island. The north flowline of the RIRO porkchop island should be installed 40 feet south of the centerline (section line). This will allow the RIRO porkchop island to remain without modification when E Harmony Road is widened in the future.<br><br>Town Response at staff meeting 6/26/23: We need to accommodate the RIRO that is the change. Compliant to TMP, don't want to move the pork chop island. Improvements that would last. Developer would do geometry and Town would do signal. Town will have further conversation. May be next week on answer. | |
| Applicant Response | Response: Updated flowline to 40' from section line. | |
| Notes 7.10 | CCG Response: Item #3 has been addressed. | |
| **Item 4** | **E Harmony Rd - RIRO** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | The RIRO porkchop island must prevent vehicles from making a left on E Harmony Rd. Since there is no center median on E Harmony Rd., the porkchop island must extend to the east. The right turn deceleration lane for the RIRO does not meet the TMP for a speed limit of 25 mph.<br>Staff Meeting 6/26/23 How far does right out need to extend? Chris will ask Eli and get back to us. Example geometry would be good. Site was designed that RIRO not needed for fire. | |
| Applicant Response | Response: Updated flowline to 40' from section line. Increased radii on RO to point vehicles further east. | |
| Notes 7.10 | CCG Reponse: Item #4 has been addressed. | |

| | | |
|---|---|---|
| **Item 5** | **Site Plan, Cover** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | A Water Dedication Table is required, see redlines. More information from the Utility Report is required to complete this table. | |
| Applicant Response | Avant Response: Provided to RMS for site plan<br>RMS Response: Added to site plan | |
| Notes 7.10 | CCG Reponse: Refer to minor redlines. Water Dedication needs to be reviewed by the Community Development Director and Town Management. | |
| Notes 9.21 | CCG Reponse: Minor redlines have been addressed. Water Dedication needs to be reviewed by the Community Development Director and Town Management, see Comment #9. | |
| **Item 6** | **Final Drainage Report** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | ~~Storm Drain A that was installed with the Tailholt Subdivision Second Filing was designed to handle 11.4 cfs at the flared end section inlet on the west side of Tailholt Avenue where the new STMH A is proposed. This development proposes a release rate from Detention Pond A of 11.4 cfs, which is the design capacity of Storm Drain A. Storm Drain A also needs to be able to handle the flow from Basin OS1 and the flow from the north side of E. Harmony Road. It does not appear that the total flow will be able to be conveyed in Storm Drain A mentioned above. An analysis will need to be prepared showing the travel path of the excess flow to ensure safe conveyance to Franklin Lake to confirm that there will be no adverse effect on the downstream landowners on both sides of E. Harmony Road as required in Section 18 of the Town of Severance Ordinance No. 2022-13. This shall include the large agricultural field north of Franklins Place. This analysis can be simple, but it does need to be documented. The Final Drainage Report for Old Town Improvements - Phase 2 is included with this comment letter which identifies the Detention Pond release rate in the northeast quadrant of E Harmony Road – 3rd Street intersection.~~ | |
| Applicant Response | Response: Demonstrated that we are reducing runoff from site by overdetaining, which will benefit the drainage downstream. | |
| Notes 7.10 | CCG Reponse: Refer to comments in memo & redlines in Final Drainage Report. | |
| Notes 9.21 | CCG Reponse: Item #6 has been addressed. Refer to comments in memo & redlines in Final Drainage Report for minor items. | |
| | | |

| **Item 7** | **Utility Report, Wastewater** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
|---|---|---|
| Notes | Franklin Place wastewater will ultimately be collected by the Town of Severance Interceptor and treated at the Town of Windsor Wastewater Treatment Facility. ~~The Interceptor is currently operating at 29.2% - 38.5% of its capacity and can serve Franklins Place.~~ | |
| Applicant Response | Response: Acknowledged | |
| Notes 9.21 | CCG Response: The Interceptor is currently operating at 44.0% (Average Day) – 56.9% (Max Day) of its capacity and can serve Franklin Place. The wastewater generated from this project is estimated to the 9,945 gallons per day (GPD) or approximately 1.0% of the Interceptor capacity. | |
| **Item 8** | **Utility Report, Usage** | **Resolved?**<br>☒ YES<br>☒ NO<br>☐ SEE ATTACHED |
| Notes | ~~The water usage and sanitary contribution for the commercial buildings appears to be based on City of Greeley criteria. The assumed usage is for retail/office space only. Will all 6 commercial buildings be retail/office? If not, the commercial water usage needs to be broken out for each of the 6 buildings with the Type of Commercial Use listed (Retail, Restaurant, Daycare, Laundry, etc.). For known tenants (i.e. ACE Hardware, etc.) water usage should be based off of actual water usage from a similar sized tenant. Submit the monthly water usage records for 2020-2022 for similar tenants/businesses with their location and building square footage. The applicant shall also identify if irrigation is included in the water usage records for similar tenants. The Town may be able to provide water records for a multi-use commercial building if requested by the applicant. We need the total estimated water usage/demand in gallons/year for each building for the Town to verify water dedication calculations.~~ | |
| Applicant Response | Response: Requested actual water usage. Provided estimates based on City of FC water fee form. | |
| Notes 7.10 | CCG Response: Information submitted by Applicant is generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management. | |
| Notes 9.21 | CCG Response: Item #8 has be addressed. Refer to comments in memo & redlines in Utility Report.<br>The utility usage Information submitted by Applicant is generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management. | |
| **Item 9** | **Utility Report, Water Dedication** | **Resolved?**<br>☒ YES<br>☐ NO |
| Notes | The Town's water dedication is based on Equivalent Residential Units (ERU) and the associated water meter size. One (1) Equivalent Residential Unit (ERU) provides a maximum | |

| | | |
|---|---|---|
| | of 205,000 gallons/year. Engineering will confirm how many ERU's the total average demand equates to once the Applicant clarifies the commercial uses and demands. We will confirm the required number of ERU's to be dedicated to the Town once the Applicant provides the water service sizing calculations for the meter size(s). Refer to Site Plan comments for Water Dedication Table. Town Management will make the final decisions regarding water dedication requirements. | ☐ SEE ATTACHED |
| Applicant Response | Response: Provided info on Water Dedication Table | |
| Notes 7.10 | CCG Response: Information submitted by Applicant is generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management. | |
| Notes 9.21 | CCG Response:<br>For Lot 1, the calucated ERU amount based on estimated usage is 15.28 and the required ERU's is 17 based on water meter size. For Lot 2, the calcuated ERU amount based on estimated usage is 2.43 and the required ERU's is 2.5 based on water meter size.<br>Water Dedication Information submitted by Applicant and show in the Utility Report and the Site Plan Set Cover Sheet are generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management. | |

## Traffic Engineering – Eli Farney, P.E, PTOE, JR Engineering, LLC

| **Item 1** | **Traffic Impact Study** | **Resolved?** ☒ YES ☐ NO ☒ SEE ATTACHED |
|---|---|---|
| Notes | See attached Traffic Impact Study with redlines, additional information is needed. | |
| Applicant Response | Rollins Response: | |
| Notes 7.10 | | |

## Town Attorney – Keith Martin, Attorney, Hayashi & Macsalka, LLC

| **Item 1** | **Final Plat** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
|---|---|---|
| Notes | *See* annotated plat for specific comments. | |
| Applicant Response | Response: Acknowledged, see responses on PDF | |

| | | |
|---|---|---|
| Notes 7.10 | See annotated plat for specific comments. Prior comments to plat from 1st submittal not addressed. Final plat approval must be conditioned upon Town Council adoption of ordinance vacating ROW. | |
| Notes 9.21 | No further comments on plat, itself, but please note that plat approval must be conditioned upon successful street vacation. | |
| **Item 2** | **DRAFT Dec of CC&R's** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Clearly meant for Lot 1 only and in the context of a condominium type common interest community. That's fine, but this plat is for a simple subdivision, not the establishment of land as a common interest community. So, the CC&R's presumably will be recorded at or contemporaneously with the condo plat map. Thus, when it comes time for the applicant to condominiumize the commercial buildings on Lot 1, then the TAO will review the Dec in conjunction with the condo plat map. | |
| Applicant Response | Owner Response: Noted. | |
| Notes 7.10 | No further comments to Draft Dec of CC&R's. | |
| **Item 3** | **Water Rights Dedication** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | If no prior dedication can be allotted to this development, water rights will need to be dedicated to allow the Town's water enterprise to adequately serve the proposed subdivision. (See Civil Engineering Comment #10 and Town Planner Comment #5 - AKB) | |
| Applicant Response | Owner Response: Refer to above comment on water dedication. | |
| Notes 7.10 | | |
| Notes 9.21 | Mechanics of dedication and contingencies for surplus/shortfalls still need to be discussed and flushed out. TAO recognizes bnoth the difficulty of having to determine dedication requirement when specific business tenant uses are unknown as this time as well as the attendant financial impact on propospective business tenants resulting from dedicating water rights in such amounts up-front. However, determining water dedication requirements based on projections, requiring up-front dedications, and requiring true-ups later on, after plat approval, because water dedications are really just estimates, are pretty typical SOP's for this line of work. So, it's up to the Town to decide to what extent it wants to deviate from these SOP's. That said, nothing in the LUC prevents the parties from thinking outside the box on this issue. Notably, owner is proposing phased development of on-site improvements per SDP. E.g., Phase 1 will encompass Blds 1-3. One option to consider is possibly phasing the water dedications per Owner's propsed phasing plan, rather than | |

| | | |
|---|---|---|
| | the standard framework, which is everything up front based on the water projection, and then deal with excess/shortfalls on the back end. The phased water dedication framework would obviously be subject to the caveat that for each such phase, the applicant must at a minimum dedicate water rights of a sufficient legal priority to provide for each building an average annual and firm annual yield equal to some amount—e.g., that amount could be the value set forth in the water dedication summary table in shown on the cover sheet of the SDP. Another caveat is that building permits shall be available only to the extent of the water rights actually received. | |
| **Item 4** | **Subdivision Development Agreement** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | TAO will work with applicant to prepare and finalize a subdivision development agreement prior to scheduling of hearings on final plat. | |
| Applicant Response | Owner Response: Noted. | |
| Notes 7.10 | TAO will need to confer with Staff on recent edits to form SDA made by applicant. | |
| Notes 9.21 | TAO will need to confer with Staff on applicant replies to Staff responses to applicant's proposed edits to form SDA. Also, TAO anticipates the parties will need to meet to discuss a few concepts put forth in the SDA. In sum, the SDA is not in final form. | |
| **Item 5** | **Site Plan** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | See annotated site plan for specific comments. | |
| Applicant Response | RMS Response: Redlines responses on PDF comments. | |
| Notes 7.10 | No further comments on site plan. | |
| Notes 9.21 | See comment about phasing or deferring water dedication requirement coterminous with applicant's proposed phasing plan for commercial buildings and other on-site improvements. | |
| **Item 6** | **Reservation** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | TAO reserves the right to renew or make new or additional comments after resubmittal or based on other referral agency comments. | |
| Applicant Response | RMS Response: Noted. | |

## Public Works – John Zacklene, Public Works Director, Town of Severance

| | | |
|---|---|---|
| **Item 1** | **Site Plan** | |

| | | |
|---|---|---|
| Notes | Will there be some kind of wall to separate homes from businesses 5&6? | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Applicant Response | RMS Response: Please note plans with 6' privacy fence location and landscape elements planted along the buildings for screening. | |
| Notes 7.10 | | |

## Police - Chief Gerdeman, Chief of Police, Severance Police

| **Item 1** | **No Comment** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
|---|---|---|
| Notes | No Comment at this time. | |
| Applicant Response | RMS Response: Noted | |

## Building Department– – Russ Weber, Chief Building Official, SAFEbuilt

| **Item 1** | **No Comment** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
|---|---|---|
| Notes | No Comment | |
| Applicant Response | RMS Response: Noted. | |

Please revise the plans accordingly and respond to all of the above action items in the **Applicant Response** boxes provided at your earliest convenience.

Once the project is resubmitted it will be referred out as necessary and any outstanding issues will be addressed with a comment response.

If you should have any questions, please contact me at 970-692-1556, or email.

Thank you,



**Abdul Barzak**

Town Planner
abarzak@townofseverance.org
Town of Severance
3 South Timber Ridge Parkway
PO BOX 339
Severance, CO  80546
970-692-1556

# FINAL SITE PLAN:
# Franklin Place

*LEGAL DESCRIPTION*
*LOTS 1 AND 2, FRANKLIN PLACE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO*

## Land Use Information

GENERAL LAND USE DATA

| | |
|---|---|
| ZONING | TOWN CORE |
| EXISTING LAND USE | VACANT & TWO EXISTING SINGLE FAMILY STRUCTURES |
| PROPOSED LAND USE | COMMERCIAL AND PUBLIC ASSEMBLY FACILITY |
| LOT 1 (COMMERCIAL) | 7.70 ACRES \| 335,273 SF |
| LOT 2 (PLACE OF WORSHIP/REC NO POOL)) | 3.07 ACRES \| 133,761 SF |
| REQUIRED SETBACKS | DETERMINED DURING PLATTING/SITE PLAN |
| PROPOSED SETBACKS (MINIMUM) | FRONT (HARMONY) = 40'-0" , SIDE = 15'-0", REAR = 64'-0" |

PROPOSED PROJECT LAND USE DATA

LOT 1 (FULL BUILD OUT)

| PROPERTY /R.O.W. IMPROVEMENTS | SITE AREA (AC) | SITE AREA (SF) |
|---|---|---|
| BUILDINGS | 1.62 | 70,812 |
| PARKING / DRIVE AISLES / LOADING AREA | 2.87 | 124,935 |
| LANDSCAPE AREA (turf, shrub beds, detention seeding,playground) | 2.41 | 104,979 |
| CONCRETE WALKS / PLAZAS | 0.79 | 34,435 |

LOT 2 (FULL BUILD OUT)

| PROPERTY IMPROVEMENTS | SITE AREA (AC) | SITE AREA (SF) |
|---|---|---|
| BUILDING | 0.32 | 13,799 |
| PARKING AND DRIVE AISLES | 1.05 | 45,560 |
| LANDSCAPE AREA (turf, shrub beds, detention seeding, playground) | 1.48 | 64,468 |
| CONCRETE WALKS / PLAZAS | 0.21 | 9,230 |

COMMERCIAL BUILDINGS

| NAME | STATUS | AREA(GROSS) | MAX. HEIGHT | USE |
|---|---|---|---|---|
| BUILDING 1 | NEW | 22,558 SF | 23'-9" | RETAIL/RESTAURANT |
| BUILDING 2 | NEW | 7,540 SF | 20'-0" | CHILD CARE |
| BUILDING 3 | NEW | 6,421 SF | 20'-11" | RETAIL/RESTAURANT |
| BUILDING 4 | NEW | 10,101 SF | 21'-7" | RETAIL, RESTAURANT |
| BUILDING 5 | NEW | 7,101 SF | 22'-1" | RETAIL, OFFICE |
| BUILDING 6 | NEW | 16,247 SF | 24'-1" | RETAIL, OFFICE, RESTAURANT |
| TOTAL | | 69,968 SF | | |

PUBLIC ASSEMBLY FACILITY BUILDING

| NAME | STATUS | AREA(GROSS) | MAX. HEIGHT | USE |
|---|---|---|---|---|
| BUILDING 7 | NEW | 13,830 SF | 28'-0" | PLACE OF WORSHIP OR RECREATION (NO POOL) |
| TOTAL SEATS 339 | | | | |

VEHICLE PARKING

LOT 1: COMMERCIAL (FULL BUILD OUT)

| | | | |
|---|---|---|---|
| SHOPPING CENTER | 58,812 | 1 SPACE / 250 SF | 236 |
| RESTAURANT | 12,000 | 1 SPACE / 200 SF + 1 SPACE / 2 EMPLOYEES | 70 |
| CHILD CARE | 6,000 | 2 SPACE / 1,000 SF | 12 |
| TOTAL REQUIRED VEHICLE SPACES | | | 318 |
| TOTAL PROVIDED VEHICLE SPACES | | | 326 (+8) |

LOT 2: PUBLIC ASSEMBLY FACILITY

| | |
|---|---|
| 1 SPACE / 3 SEATS | |
| TOTAL REQUIRED VEHICLE SPACES | 113 |
| TOTAL PROVIDED VEHICLE SPACES | 113 |

BIKE PARKING

| | |
|---|---|
| COMMERCIAL LOT | 25 SPACES |
| PUBLIC ASSEMBLY FACILITY LOT | 18 SPACES |

OPEN SPACE

LOT 1

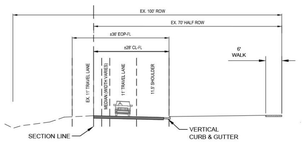
| | |
|---|---|
| REQUIRED | 0.77 AC (10%) |
| PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS) | 2.62 AC (34.1%) |
| DETENTION AREA | 0.65 AC |
| TOTAL PROVIDED | 3.27 AC (42.5%) |

LOT 2

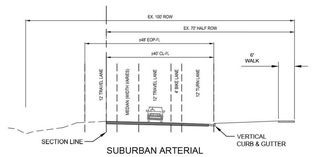
| | |
|---|---|
| REQUIRED | 0.31 AC (10%) |
| PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS) | 0.97 AC (29.4%) |
| DETENTION AREA | 0.73 AC (23.9%) |
| TOTAL PROVIDED | 1.70 AC (55.3%) |

NOTES:
1. REFER TO PHASING PLAN FOR MORE INFORMATION. PHASES 2 AND 3 SHALL BE CONSTRUCTED WITH MARKET DEMAND.
2. PLAN APPROVAL IS NOT IN ANY WAY SYNONYMOUS WITH OR EQUIVALENT TO A LOT OWNER'S CONSENT TO THE CONSTRUCTION OR USE OF ANY ON-SITE PRIVATE IMPROVEMENTS ON SUCH LOT BY THE ADJOINING LOT OWNER; NOR SHOULD THE TOWN'S LAND-USE APPROVALS BE CONSTRUED AS SUCH OR AS CONFERRING ON ONE LOT OWNER ANY RIGHT OR PROPERTY INTEREST IN AND TO THE OTHER LOT OWNER'S PROPERTY; RATHER, ANY REGULATORY APPROVALS THE TOWN MAY GIVE THE PROPERTY OWNER WITH REFERENCE TO DEVELOPMENT OF THE PROPERTY ARE SEPARATE AND LEGALLY DISTINCT FROM OTHER LEGAL OBLIGATIONS OR REQUIREMENTS THAT MAY IMPOSED UPON THE PROPERTY OWNER UNDER EXISTING LAW WHEN SEEKING TO DEVELOP ITS PROPERTY. IF OWNERSHIP OF EITHER LOT CHANGES HANDS IN THE FUTURE, THE TOWN WILL RELY ON THE LOT OWNERS THEMSELVES TO DETERMINE THE BEST COURSE OF ACTION WITH REFERENCE TO THE SHARED USE OF THE DRIVEWAY AND TO REACH A MUTUAL AGREEMENT, IF REQUIRED OR NECESSARY.

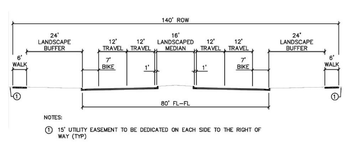
## Street Sections




SUBURBAN ARTERIAL STREET SECTION
±26' EOP TO FLOWLINE & DETACHED SIDEWALK
(INTERIM E HARMONY RD (WCR 74))




SUBURBAN ARTERIAL STREET SECTION
±56' EOP TO FLOWLINE & DETACHED SIDEWALK
(INTERIM E HARMONY RD (WCR 74))




SUBURBAN ARTERIAL STREET SECTION
80' FLOWLINE TO FLOWLINE & DETACHED SIDEWALK
(ULTIMATE E HARMONY RD (WCR 74))

## Zoning Map




## Vicinity Map




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| 44-46 | STREET DETAILS | | |


## Water Dedication

*See Water Dedication Requirement Summary Table for the number of equivalent residential units (ERU) of water required for development of lot. No building permits shall be issued unless and until the Town becomes titled owner of all water rights required for development. If, in the future, the actual annual water needs of development exceed the projected water dedication requirement for development, then the Town reserves the right to require Owner to acquire and dedicate additional water rights in an amount to make up for any shortfall and in a form solely determined by the Town.*

| Coverage | Lot # | Area (SF) | Use | Demand Type | Estimated Water Demand (gallons/year) | Water Meter Size | Calculated ERU[1] | Required ERU[2] |
|---|---|---|---|---|---|---|---|---|
| Building 1 | 1 | 22558 | Retail/Restaurant | Domestic In-Building | 731170 | 1.5" | 3.57 | 5 |
| Building 2 | 1 | 7540 | Childcare | Domestic In-Building | 211120 | 3/4" | 1.03 | 1 |
| Building 3 | 1 | 6421 | Retail/Restaurant | Domestic In-Building | 390925 | 1" | 1.91 | 2.5 |
| Building 4 | 1 | 10101 | Office/Restaurant | Domestic In-Building | 632781 | 1" | 3.09 | 2.5 |
| Building 5 | 1 | 7101 | Medical Office | Domestic In-Building | 234333 | 3/4" | 1.14 | 1 |
| Building 6 | 1 | 16247 | Retail/Restaurant | Domestic In-Building | 931595 | 1.5" | 4.54 | 5 |
| Building 7 | 2 | 13830 | Place of Worship or Recreation (no pool) | Domestic In-Building | 497880 | 1" | 2.43 | 2.5 |
| Irrigated Landscaping | N/A | N/A | N/A | Irrigation | 0 | N/A | 0.00 | 0 |
| | | | | | | Total = | 17.71 | 19.5 |

Irrigation is provided by Tailholt Metro. District Non-Potable Water System
[1]Calculated ERU is based on One (1) ERU equal to 205,000 gallons/year
[2]Required ERU per SMC 13-1-120

## Signature Blocks

**OWNER APPROVAL**
THE UNDERSIGNED OWNER HAS REVIEWED AND APPROVES THE PROPOSED IMPROVEMENTS SHOWN IN THIS SET OF DRAWINGS.

REVIEWED THIS _____ DAY OF _____, 20___.

_____
OWNER

**TOWN ENGINEER'S REVIEW**

REVIEWED THIS _____ DAY OF _____, 20___.

_____
TOWN ENGINEER

**TOWN PLANNING REVIEW**

REVIEWED THIS _____ DAY OF _____, 20___.

_____
TOWN PLANNER

**WINDSOR SEVERANCE FIRE RESCUE APPROVAL**

REVIEWED THIS _____ DAY OF _____, 20___.

_____
WINDSOR - SEVERANCE FIRE RESCUE

**PLANNING COMMISSION REVIEW**

REVIEWED THIS _____ DAY OF _____, 20___.

_____
CHAIRMAN,
SEVERANCE PLANNING COMMISSION

**TOWN COUNCIL CERTIFICATE**

THIS IS TO CERTIFY THAT THE SITE PLAN WAS APPROVED ON THE _____ DAY OF _____, 20____, BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TWON OF SEVERANCE, HELD ON THIS _____ DAY OF _____, 20____ AND MAY BE FILED WITH THE CLERK AND RECORDER OF WELD COUNTY.

_____ ATTEST: _____
MAYOR TOWN CLERK

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

## PROJECT BENCHMARKS

PROJECT DATUM: NAVD 88

BENCHMARK #1:
NGS BM Q136
Elevation = 4767.88

BASIS OF BEARINGS
The West line of the Southwest Quarter of Section 1 as bearing North 00° 16' 26" West.

## PROJECT TEAM

TJB Partners, Inc
Sam Case, President
2120 South College Avenue
Fort Collins, CO 80525

Russell + Mills Studios
Shelley LaMastra, RLA
141 S. College Avenue, Suite 104
Fort Collins, CO 80524
(970) 484-8855

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1337 Riverside Ave, Unit 2
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(970)305-3534

Northern Engineering Services, Inc.
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301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

Earth Engineering Consultants, LLC
David A. Richer, PE
4396 Greenfield Drive
Windsor, Colorado 80550
(970) 224-1522

## FIELD SURVEY

Northern Engineering Services, Inc.
Company Project No. 971-005
Date: July 2015

Northern Engineering Services, Inc.
Company Project No. 971-005
Date: February 2016

Northern Engineering Services, Inc.
Company Project No. 1828-001
Date: March 9, 2021

Northern Engineering Services, Inc.
Company Project No. 110-070
Date: September/November 2017

## SUBSURFACE EXPLORATION

Earth Engineering Consultants, LLC.
Revised Geotechnical Subsurface Exploration Report
Franklin Place – Mixed Use Development
Southwest Corner of East Harmony Road and Tailholt Avenue
Severance, Colorado
EEC Project No. 1212023
Dated April 16, 2021

## UTILITY CONTACT LIST

| SERVICE | COMPANY | CONTACT |
|---|---|---|
| Gas | Atmos Energy | Jerry Adams (970) 304-2075 |
| Electric | Xcel Energy | Cory Thelen (970) 225-7843 |
| Cable | Comcast | John Hamburg (970) 336-6013 |
| Telecom | Lumen | Ken Miller (303) 518-3360 |
| Domestic Water | Town of Severance | John Zacklene (970) 686-1218 |
| Sanitary Sewer | Town of Severance | John Zacklene (970) 686-1218 |

* This list is provided as a courtesy reference only. Avant Civil Group assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCO) at 811 for additional information.

FRANKLIN PLACE


TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525


russell + mills

| REV. | COMMENT | DATE |
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FINAL
SITE PLAN

Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name
COVER SHEET

Sheet
1

## A. STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN AND REQUIRED IN THE RELEVANT PERMITS ACQUIRED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
2. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
   a. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
   b. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
   c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
3. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
4. THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.
5. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
6. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
7. TOWN ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE CONTRACTOR SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
8. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
9. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY AS DIRECTED BY THE TOWN/COUNTY/STATE.
10. A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.
11. EROSION CONTROL SHALL CONFORM TO THE EROSION CONTROL REPORT TITLED "EROSION CONTROL REPORT FRANKLIN PLACE", AND THE STORM WATER MANAGEMENT PLAN (SWMP) TITLED "STORM WATER MANAGEMENT PLAN FRANKLIN PLACE".

## B. STREET IMPROVEMENTS NOTES:

1. ALL STREET CONSTRUCTION IS SUBJECT THE STREET IMPROVEMENTS NOTES LISTED HERE.
2. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT IF CONTRACTOR PROPOSES A DIFFERENT PAVEMENT DESIGN THAN SHOWN ON THESE PLANS AND IN THE SPECIFICATIONS). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3. VALVE BOXES AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY.

## C. TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES:

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.
2. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
3. ALL SIGNAGE SHALL BE PER LOCAL ENTITY STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
4. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE EPOXY PAINT WITH GLASS BEADS.
5. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.
6. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
8. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.
9. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE LOCAL ENTITY ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.
10. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
11. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

**Table V - Minimum Pavement Thickness Recommendations**

| | Light Duty Areas | Heavy Duty Areas | Minor Collector Roadways | Major Arterial / WCR 74 |
|---|---|---|---|---|
| 18-kip EDLA | 7 | 15 | 25 | 300 |
| 18-kip ESAL | 51,100 | 109,500 | 182,500 | 2,190,000 |
| Reliability | 75% | 80% | 75% | 90% |
| Resilient Modulus (Based on R-Value=10) | 3562 | 3562 | 3562 | 3562 |
| PSI Loss | 2.5 | 2.2 | 2.2 | 2.0 |
| Design Structure Number | 2.47 | 2.88 | 3.03 | 4.85 |
| Composite Section – Option A (assume Stable Subgrade) | | | | |
| Hot Mix Asphalt | 4" | 5" | 5" | 8" |
| Aggregate Base Course | 7" | 7" | 8" | 13" |
| Structure Number | (2.53) | (2.97) | (3.08) | (4.95) |
| Composite Section with Fly Ash Treated Subgrade | | | | |
| Hot Mix Asphalt | 3-1/2" | 4" | 5" | 7" |
| Aggregate Base Course | 6" | 6" | 6" | 12" |
| Fly Ash or Cement Treated Subgrade (assume half-credit) | 12" | 12" | 12" | 12" |
| Structure Number | (2.80) | (3.02) | (3.46) | (4.90) |
| PCC (Non-reinforced) – placed on a stable subgrade | 5½" | 6" | 6½" | 9 |

***PER GEOTECH REPORT, "SITE SOILS HAVE A LOW TO SEVERE RISK OF SULFATE ATTACK ON PORTLAND CEMENT CONCRETE, THEREFORE, ACI CLASS S2 REQUIREMENTS SHOULD BE FOLLOWED FOR CONCRETE PLACED ON OVERBURDENED SOILS. FOUNDATION CONCRETE SHOULD BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE ACI DESIGN MANUAL, SECTION 318, CHAPTER 4."

## STORM DRAIN NOTES:

1. SEE DETAILS SHEET FOR STORM DRAIN BEDDING REQUIREMENTS.
2. ALL JOINTS FOR PIPE SHALL BE BELL AND SPIGOT USING RUBBER GASKET O-RINGS IN ACCORDANCE WITH ASTM C443.
3. ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TOWN OF SEVERANCES MOST RECENT STORM DRAINAGE DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS. A COPY OF THE SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN.
4. STORM DRAIN PIPE MATERIAL SPECIFICATIONS ARE AS FOLLOWS.:

   REINFORCED CONCRETE PIPE (RCP) - REINFORCED CONCRETE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE CULVERT, STORM DRAIN AND SEWER PIPE" ASTM C-78. LATEST REVISION. SHOP DRAWINGS WILL BE REQUIRED WHEN STEEL PLACEMENT IS DIFFERENT THAN THAT SHOWN OR REQUIRED BY THE APPLICABLE ASTM SPECIFICATION. RCP SHALL BE CLASS III, UNLESS SPECIFIED OTHERWISE, AND OF THE SIZE INDICATED ON THE DRAWINGS. INTERNAL PIPE WALL SHALL BE REASONABLY SMOOTH AND FREE OF DEFECTS. PIPE THAT IS ROUGH OR UNEVEN SHALL BE REMOVED FROM THE JOB SITE.

   HIGH DENSITY POLYETHYLENE PIPE (HDPE) (ADS N-12) - SHALL BE BEDDED WITH CDOT #67, ¾ INCH CRUSHED ROCK, 6 TO 8 INCHES DEEP UNDER THE PIPE AND 12 INCHES OVER THE PIPE, AS PER SECTION 6.2 OF THE TOWN OF SEVERANCE STORM DRAINAGE CRITERIA MANUAL. THE MINIMUM TRENCH WITDTH FOR PIPE EMBANKMENT SHALL BE THE OUTSIDE DIAMETER OF THE TO EXCEED 6 INCHES. COMPACTION MACHINERY SHALL NOT BE USED AROUND FLEXABLE PIPE UNTIL THE BEDDING IS PLACED 12" OVER THE TOP OF THE PIPE.
5. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF ALL POINTS OF CONNECTION AND UTILITY CROSSINGS PRIOR TO INSTALLING ANY STORM DRAIN PIPE. IF A DESIGN MODIFICATION IS REQUIRED IT SHALL BE COORDINATED WITH THE ENGINEER AND APPROVED BY THE TOWN OF SEVERANCE.

## WATER AND SANITARY SEWER NOTES:

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF SEVERANCE'S STANDARD SPECIFICATIONS, LATEST EDITION.
2. ALL OVER LOT GRADING IN THE RIGHT-OF-WAY OR EASEMENT SHALL BE COMPLETED PRIOR TO INSTALLING WATER OR SANITARY SEWER LINES.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 811 BEFORE DIGGING, GRADING OR EXCAVATING.
4. MAINTAIN A MINIMUM OF 10 FOOT HORIZONTAL CLEAR DISTANCE SEPARATION BETWEEN WATER AND SANITARY SEWER MAINS AND SERVICES. WATER MAINS AND SERVICES ARE TO BE LOCATED 18 INCHES MINIMUM ABOVE THE SANITARY SEWER MAIN OR SERVICES. FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS AND THE SANITARY SEWER CANNOT BE LOCATED BELOW THE WATER MAIN OR SERVICE, A CLEAR VERTICAL DISTANCE OF 18 INCHES CANNOT BE MAINTAINED, OR A MINIMUM 10 FOOT HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE TOWN OF SEVERANCE'S INSPECTION SERVICES SHALL BE CONTACTED IMMEDIATELY TO REVIEW THE SITUATION. IF NO OTHER FEASIBLE SOLUTION CAN BE USED TO MAINTAIN THE REQUIRED CLEARANCES, THE SANITARY SEWER SHALL BE ENCASED PER CURRENT TOWN OF SEVERANCE CONSTRUCTION STANDARDS WITH THE ACCEPTANCE OF THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT.
5. IN ALL INSTANCES WHERE A WATER LINE LOWERING IS REQUIRED DUE TO UNFORESEEN FIELD CONDITIONS, A DETAILED DRAWING SHALL BE PROVIDED TO THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT FOR ACCEPTANCE PRIOR TO PERFORMING THE WORK. THE DRAWING SHALL INCLUDE ELEVATIONS OF THE WATER LINE AT ALL FITTINGS AND ELEVATIONS OF THE UTILITY BEING CROSSED. PIPE MATERIAL SHALL BE RESTRAINED DUCTILE IRON PIPE, MINIMUM THICKNESS CLASS 51.
6. WHERE WATER AND SANITARY SEWER LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS. THERE SHALL BE NO OTHER UTILITIES LOCATED HORIZONTALLY WITHIN 10 FEET OF EITHER LINE EXCEPT AT APPROVED CROSSINGS.
7. CONTRACTOR SHALL NOTIFY THE TOWN OF SEVERANCE FIELD CONSTRUCTION SERVICES ONE WEEK PRIOR TO COMMENCING WORK AFTER TOWN ACCEPTED CONSTRUCTION DRAWING DISTRIBUTION AND PRECONSTRUCTION MEETING HELD WITH THE TOWN.
8. CONTRACTOR TO OBTAIN ALL PERMITS, DO ALL EXCAVATION FOR OSHA SAFE TRENCH.
9. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO BE CROSSED BY WATER AND/OR SEWER LINES AT LEAST 24 HOURS PRIOR TO CROSSING TO ENSURE 18 INCH MINIMUM CLEARANCE IF OPEN CUT METHODS ARE USED AND 24 INCH MINIMUM CLEARANCE FOR BORED CROSSINGS. IF VERTICAL CLEARANCE CANNOT BE MET AS SHOWN ON THE DRAWINGS, CONTACT THE DESIGN ENGINEER IMMEDIATELY. HORIZONTAL AND VERTICAL LOCATION OF CROSSED EXISTING UTILITIES SHALL BE RECORDED ON THE AS-BUILT RECORD DRAWINGS.
10. SHOULD ANY VARIATIONS BEFORE OR DURING CONSTRUCTION TO THE WATER MAIN OR SANITARY SEWER COLLECTION SYSTEM DESIGN(S) BE CONSIDERED, NOTICE MUST FIRST BE GIVEN TO THE TOWN'S INSPECTOR TO DETERMINE IF IT NEEDS THE ACCEPTANCE OF THE WATER AND SEWER DEPARTMENT DIRECTOR. IF SO, THE NEW PLAN MUST BE DRAWN AND SUBMITTED FOR ACCEPTANCE TO THE DIRECTOR BY THE DEVELOPER'S ENGINEER 72 HOURS PRIOR TO CONSTRUCTION FOR ACCEPTANCE.
11. THE DEVELOPER SHALL PROVIDE THE TOWN DEVELOPMENT COORDINATOR WITH CERTIFIED AS-BUILT RECORD DRAWING TRANSPARENCIES UPON COMPLETION OF ANY PHASE OF CONSTRUCTION WITH MORE THAN A 30 DAY LAPSE BETWEEN PHASES. NO BUILDING PERMITS FOR CONSTRUCTION OF ANY STRUCTURE WITHIN THE DEVELOPMENT SHALL BE ISSUED BY THE TOWN OF SEVERANCE UNTIL THE AS-BUILT RECORD DRAWINGS HAVE BEEN RECEIVED AND ACCEPTED BY THE TOWN.
12. WATER AND SANITARY SEWER WARRANTY PERIOD WILL NOT BEGIN UNTIL AS-BUILT RECORD DRAWINGS ARE ACCEPTED BY THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT.
13. ALL WATER MAINS, FIRE HYDRANTS, AND SERVICES SHALL HAVE A MINIMUM COVER OF 5.0 FEET AND A MAXIMUM COVER OF 6.0 FEET UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

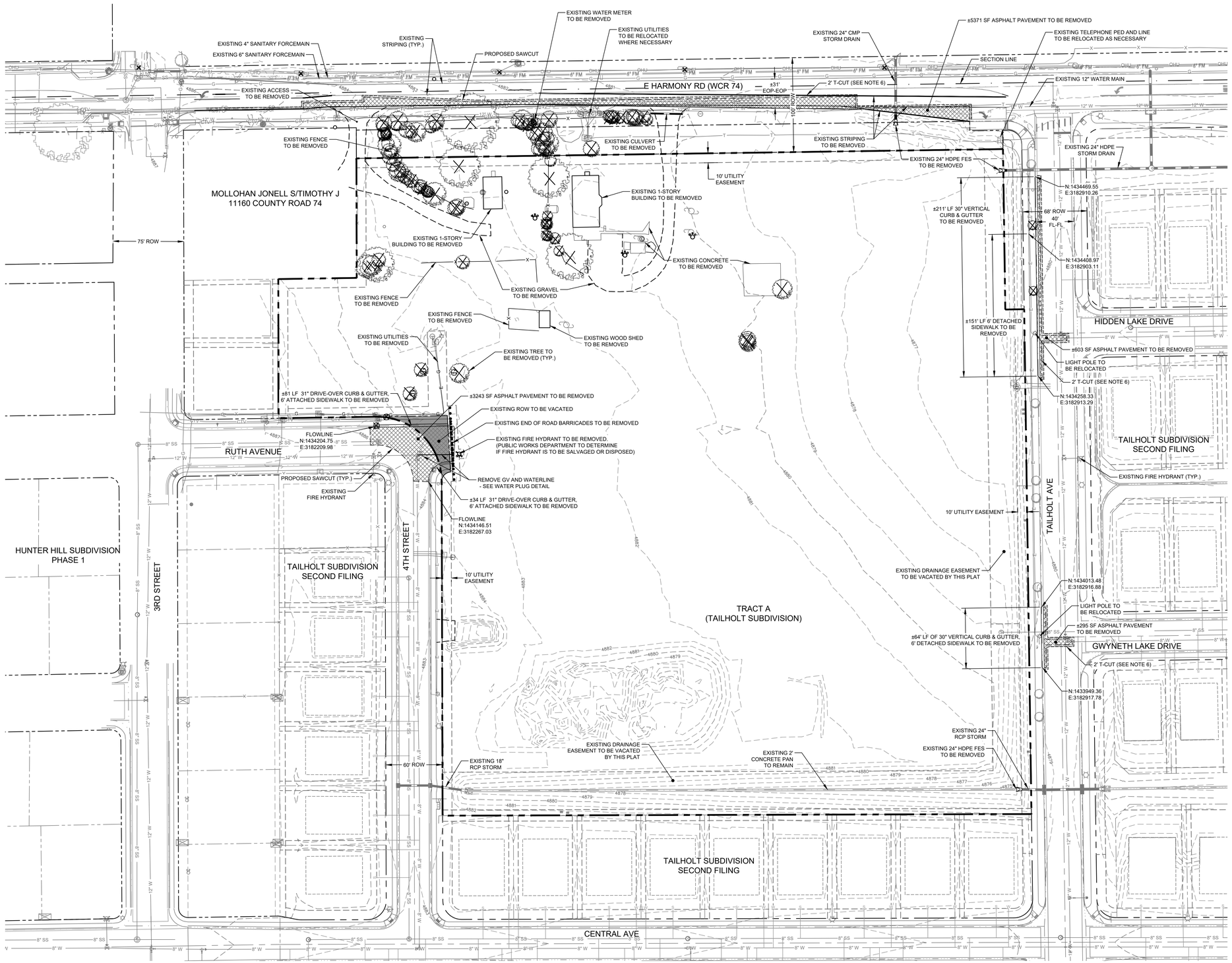
## WATER AND SANITARY SEWER NOTES CONTINUED:

14. ALL WATER MAINS SHALL BE LAID 5 FEET OFF OF THE CENTER LINE ON ALL STREETS UNLESS OTHERWISE SHOWN. IN NO CASE SHALL WATER MAINS BE LAID WITHIN 8 FEET OF THE LIP OF THE GUTTER OR EDGE OF UNPAVED STREET.
15. ALL VALVES ARE TO BE LOCATED AT PROPERTY LINES EXTENDED, OR AS SHOWN.
16. TYPICAL WATER SERVICES SHALL BE ¾" TYPE "K" COPPER AND BE 5 FEET OFF EDGE OF EACH LOT LINE UNLESS OTHERWISE NOTED.
17. ALL NEW WATER MAINS SHALL BE BULKHEADED AND TESTED AND APPROVED PRIOR TO CONNECTION TO THE EXISTING WATER SYSTEM. VALVES WHICH PASS TESTING FOR PRESSURE AND LEAKAGE AT THE TIME OF INSTALLATION AND THE TESTING WAS PERFORMED IN THE PRESENCE OF THE TOWN MAY BE CONSIDERED AS A BULKHEAD.
18. ALL VALVES AT DEAD ENDS SHALL BE RESTRAINED WITH RESTRAINING GLANDS UPSTREAM OF THE VALVE. LENGTH OF RESTRAINT IS SHOWN ON THE DRAWINGS.
19. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLYWRAPPED IN ACCORDANCE WITH AWWA STANDARD C-150.
20. NO POLYVINYL CHLORIDE (PVC) PIPE STORED OUTSIDE AND EXPOSED TO SUNLIGHT SHALL EXCEED THE MANUFACTURER'S RECOMMENDATION EXPOSURE TIME. THIS TIME SHALL BEGIN FROM THE DATE OF MANUFACTURE. IF THE TIME WILL BE GREATER THAN THE MANUFACTURER'S RECOMMENDED TIME THE PIPE SHALL BE COVERED WITH AN OPAQUE MATERIAL. AIR CIRCULATION SHALL BE PROVIDED UNDER THE COVERING.
21. COPPER TRACING WIRE SHALL BE INSTALLED PER TOWN OF SEVERANCE SPECIFICATIONS FOR ALL WATER PIPE.
22. FOR TAPPING PVC C-900 PIPE, A TOWN APPROVED TAPPING SADDLE SHALL BE USED. THE TAPPING MACHINE USED TO MAKE THE CONNECTION MUST OPERATE WITH A CUTTING/TAPPING TOOL WHICH IS CLASSIFIED AS A CORE CUTTING TOOL (EITHER WITH INTERNAL TEETH OR WITH DOUBLE SLOTS) OF THE SHELL DESIGN WHICH RETAINS THE COUPON WHILE PENETRATING THE WALL OF THE WATER MAIN. THE TAPPING MACHINE SHOULD PROVIDE THE STANDARD RATCHET HANDLE ON THE BORING BAR AND SHOULD BE OF THE DESIGN WHERE CUTTING AND TAPPING IS CONTROLLED AND ACCOMPLISHED WITH A FEED-NUT OR FEET-SCREW AND YOKE.
23. ALL BACKFLOW PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE COLORADO CROSS-CONNECTION CONTROL MANUAL, LATEST EDITION, AND AS REQUIRED NECESSARY BY THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT. ALL BACKFLOW ASSEMBLES MUST BE TESTED UPON INSTALLATION AND JUST PRIOR TO END OF WARRANTY PERIOD. OWNER SHALL BE RESPONSIBLE FOR TESTING EACH YEAR THEREAFTER.
24. ALL FIRE HYDRANT LEADS SHALL BE RESTRAINED PIPE.
25. THERE SHALL BE NO WATER METERS IN DRIVEWAYS, PARKING AREAS OR SIDEWALKS.
26. ALL DRY UTILITIES CROSSING WATER AND.OR SEWER MAINS MUST BE ENCASED IN HDPE SDR 11 PIPE ACROSS THE ENTIRE EASEMENT OR RIGHT-OF-WAY WIDTH. THE ENCASEMENT JOINT SHALL BE BUTT FUSED. FLEXIBLE JOINTS ARE NOT ALLOWED.
27. ALL DUCTILE IRON PIPE (D.I.P.) WATER MAINS SHALL BE THICKNESS CL 50 UNLESS OTHERWISE NOTED.
28. THERE SHALL BE NO PERMANENT STRUCTURES, FENCED, OR LANDSCAPING. (PLANTINGS OR BERMS GREATER THAN 3.0 FEET TALL MATURE GROWTH) LOCATED IN EXCLUSIVE WATER LINE AND SEWER LINE EASEMENTS.
29. THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, OR LANDSCAPING (PLANTINGS OR BERMS) PLACED WITHIN A 10.0 FOOT RADIUS OF FIRE HYDRANTS AS CONSTRUCTED.
30. WHERE WATER & SEWER LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS, THERE SHALL BE NO OTHER UTILITIES LOCATED WITHIN 10 FEET OF EITHER LINE EXCEPT AT APPROVED CROSSINGS.
31. ALL SANITARY SEWER SERVICES TO BE STUBBED OUT 10.0' BEYOND PROPERTY LINE . WATER SERVICES SHALL BE INSTALLED TO THE PROPERTY LINE.
32. BEDDING FOR DUCTILE IRON PIPE SHALL BE TYPE 3 AS PER AWWA C-151 STANDARD LAYING CONDITIONS (TOWN OF SEVERANCE STANDARDS CLASS B, SEE DETAIL SHEET 22) UNLESS OTHERWISE SPECIFIED.
33. PVC POTABLE (DOMESTIC) WATER MAIN PIPE SHALL MEET THE FOLLOWING QUALITY STANDARDS: AWWA C-900; CLASS 150 - OR 18 ELASTOMETRIC RING - ASTM D1869 & F477 RING TIGHT JOINT.
34. PVC WATER PIPE SHALL BE INSTALLED USING A CDOT CLASS 8 BEDDING 6 INCHES ABOVE AND 6 INCHES BELOW THE PIPE.
35. INSULATED 12 GAUGE TRACER WIRE SHALL BE AFFIXED TO THE PROPOSED WATER MAINS.
   A. PASS CURRENT THROUGH WIRE AND DEMONSTRATE THAT THE WIRE IS CAPABLE OF LOCATING THE WATER MAINS.
   B. IF WIRE WILL NOT PASS CURRENT LOCATE BREAK IN CIRCUIT AND TEST UNTIL TRACER WIRE WORKS IN ACCORDANCE WITH ITS INTENDED USE.
36. FOR PUBLIC WATER OR SEWER LINES LOCATED IN PRIVATE ROADS OR EASEMENTS: FUTURE REPAIR OF PAVING, LANDSCAPING, OR OTHER IMPROVED SURFACES SUBSEQUENT TO THE REPAIR OF A WATER OR SEWER LINE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE TOWN OF SEVERANCE'S WATER AND SEWER DEPARTMENTS WILL BACKFILL THE TRENCH TO THE SURFACE BUT NOT REBUILD ANY SURFACE IMPROVEMENTS OR REPLACE LANDSCAPING.
37. ALL SANITARY SEWER LINES SHALL BE ASTM D-3034 (PVC SDR 35) UNLESS OTHERWISE NOTED.
38. PVC SEWER PIPE SHALL BE INSTALLED USING A CDOT CLASS B BEDDING 6 INCHES ABOVE & 6 INCHES BELOW THE PIPE.
39. ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 10.0' HORIZONTAL & 18" VERTICAL CLEARANCE FROM PROPOSED OR EXISTING WATER LINES & STORM DRAIN LINES.
40. ALL SANITARY SEWER SERVICES TO BE 6" DIAMETER PVC (SDR 35) UNLESS OTHERWISE NOTED & SHALL NOT HAVE A SLOPE LESS THAN 1%.

## PROJECT GENERAL NOTES:

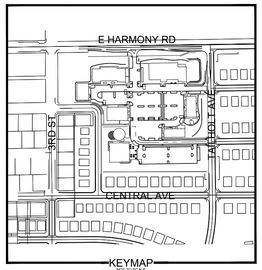
1. THE FOLLOWING SHALL BE FURNISHED WITH EACH BITUMINOUS PAVER:
   A. A SKI TYPE DEVICE AT LEAST 30 FEET IN LENGTH. THIS DEVICE SHALL BE USED ON ALL PASSES AND LIFTS OF BITUMINOUS PAVEMENT PLACED.
2. ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.
3. TYPE OF COMPACTION FOR THIS PROJECT SHALL BE AASHTO T-99 (ASTM D698) (STANDARD PROCTOR) FOR SUBGRADE SOILS AND AASHTO T-180 (ASTM D1557) (MODIFIED PROCTOR) FOR AGGREGATE BASE COURSE.
4. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIALS TO SATISFACTORILY CONTROL DUST AT ALL TIMES, AND AS DIRECTED BY THE TOWN. WATER SHALL BE USED AS THE DUST PALLIATIVE WHERE REQUIRED. THE CONTRACTOR WILL FURNISH AND SPREAD WATER AT NO ADDITIONAL COST TO THE PROJECT.
5. DEPTH OF MOISTURE-CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
   A. FULL DEPTH OF ALL EMBANKMENTS
   B. BASE OF CUTS AND FILLS, 0.5 FT
   C. EXCAVATION AND DIGGING AS REQUIRED FOR THE COMPACTION OF BASES OF CUTS AND FILLS WILL BE CONSIDERED SUBSIDIARY TO THAT OPERATION AND WILL NOT BE PAID FOR SEPARATELY.
6. WHEN EXISTING ASPHALT PAVEMENT IS TO BE REMOVED, IT SHALL BE CUT TO A NEAT WORK LINE WITH A CUTTING WHEEL ATTACHED TO A BLADE, SAW OR OTHER METHOUDS AS APPROVED BY THE ENGINEER. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED AS SUBSIDIARY TO OTHER WORK.
7. ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF OFF-SITE. LOCATION OF DUMP, LENGTH OF HAUL. AND DISPOSAL EXPENSES SHALL BE CONTRACTORS RESPONSIBILITY.
8. THE STREETS ADJACENT TO THE CONSTRUCTION AREA SHALL BE CLEARED OF DEBRIS GENERATED BY THE PROJECT BY THE CONTRACTOR AT THE EARLIEST OPPORTUNITY, BUT IN NO CASE SHALL THE ROADS BE LEFT UNCLEARED AFTER THE COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIAL TO SATISFACTORILY CLEAN THE ROADWAYS AT NO ADDITIONAL COST TO THE PROJECT.
9. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO PROVIDE SITE GRADING IN A MANNER CONSISTENT WITH DEVELOPMENT PLANS REGARDING SITE DRAINAGE. DRAINAGE EASEMENTS SHALL NOT BE RESTRICTED. ON-SITE AND PASS-THROUGH RUNOFF SHALL BE ROUTED TO STREETS. ALONG PROPERTY LINES, AND THROUGH EASEMENTS IN A MANNER WHICH CONTROLS SURFACE RUNOFF.
10. THERE SHALL BE A MINIMUM 12" VERTICAL SEPARATION WHERE UTILITY SLEEVES ARE LOCATED IN THE SAME TRENCH.
11. CONTRACTOR SHALL SUBMIT AS-BUILT INFORMATION TO THE PROJECT ENGINEER TO REVIEW AND PREPARE FINAL AS-BUILT RECORD DRAWINGS.
12. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO THE TOWN OF SEVERANCE CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT. A PERMIT FROM PUBLIC WORKS IS REQUIRED FOR ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH TOWN REPRESENTATIVES BEFORE A PERMIT WILL BE ISSUED.
14. THE CONTRACTOR SHALL NOTIFY CONSTRUCTION SERVICES (970)686-1218 AT LEAST 24-HOURS PRIOR TO THE DESIRED INSPECTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND THE TOWN, OF ANY PROBLEMS IN CONFORMING TO THE ACCEPTED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
16. IT IS THE RESPONSIBILITY OF THE DEVELOPER DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS, OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROCESS OF ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE TOWN, THE MODIFICATIONS PROPOSED BY THE DEVELOPER TO THE ACCEPTED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK. OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR RE-SUBMITTING THE REVISED PLANS TO THE TOWN OF SEVERANCE FOR ACCEPTANCE PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE PROJECT. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS, OR THE ACCEPTED REVISED PLANS, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLAN.
17. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUALLY AND SHALL NOT BE LIMITED TO REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN , ON, OR NEAR THE CONSTRUCTION SITE.
18. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS. OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE GREELEY SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS. ANY MONUMENT THAT MUST BE DESTROYED FOR CONSTRUCTION MUST BE REPLACED. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED SURVEYOR PRIOR TO DISTURBING ANY MONUMENTS.
20. PRIOR TO FINAL PLACEMENT OF SURFACE PAVEMENT, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND CURB LINE, WHEN ALLOWED BY THE UTILITY, SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER, AND SIDEWALK WHEN CONNECTIONS ARE MADE.
21. GEOTECHNICAL SUBSURFACE EXPLORATION REPORT FRANKLIN PLACE - MIXED USE DEVELOPMENT SOUTHWEST CORNER OF EAST HARMONY ROAD AND TAILHOLT AVENUE, SEVERANCE, COLORADO EEC PROJECT NO. 1212023
22. REPRODUCIBLE COPIES OF RECORD DRAWING PLANS SHALL BE SUBMITTED TO THE TOWN OF SEVERANCE PRIOR TO CONSTRUCTION ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
23. ALL WATER, SANITARY SEWER, STREETS AND STORM DRAINAGE SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF GREELEY CONSTRUCTION STANDARDS, LATEST EDITION. ALL REFERENCES TO "CITY OF GREELEY" (IN CONSTRUCTION DETAILS, ETC.) SHALL REFER TO "TOWN OF SEVERANCE".

CALL UTILITY N




50 0 50 100 150 Feet

( IN FEET )
1 inch = 50 ft.




KEYMAP
NO SCALE

## LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING MAJOR CONTOUR — 5015
- EXISTING MINOR CONTOUR — 5013
- EXISTING STORM SEWER
- EXISTING TELEPHONE — T
- EXISTING GAS — G
- EXISTING SANITARY SEWER — SS
- EXISTING WATER — W
- EXISTING ELECTRIC — E
- EXISTING FIBER OPTIC — FO
- EXISTING CABLE — CTV
- EXISTING OVERHEAD UTILITY — OHE
- EXISTING FENCE — X
- ASPHALT REMOVAL (FULL DEPTH)
- ASPHALT REMOVAL (MILL & OVERLAY)
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION BOX
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREES (TO REMAIN)
- EXISTING TREES (TO BE REMOVED)

## NOTES

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
4. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
6. REFER TO T-CUT DETAIL, SHEET 46.

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# FRANKLIN PLACE

## EXISTING CONDITIONS & DEMOLITION PLAN

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

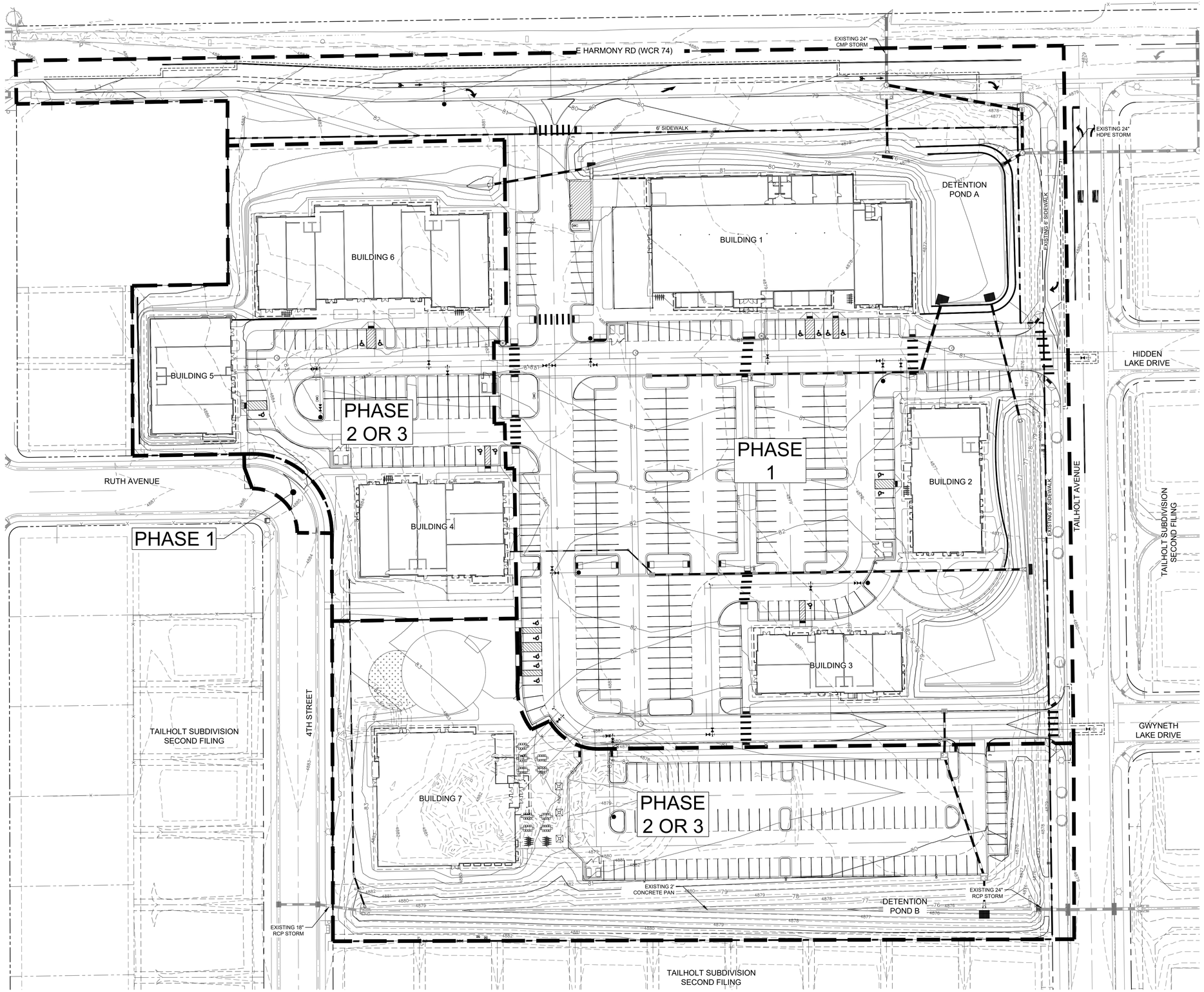
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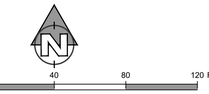
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HORIZ: 1" = 50'
VERT: N/A

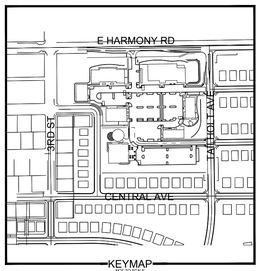
SHEET:
3 OF 78

PROJECT NO. 1828-001

[ dwebber | P:\1828-001\Dwg\Exhibit\1828-001_ECON.dwg | 8/28/2023 8:29 AM ]




## LEGEND

- PROJECT BOUNDARY
- PHASE LINE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

## NOTES

1. PHASE LINES SHOWN DELINEATE THE LOTS AND/OR AREAS THAT ARE INCLUDED WITHIN A PHASE. DEPENDING ON CONSTRUCTION SEQUENCING, INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
2. DEPENDING ON CONSTRUCTION SEQUENCING, PREVIOUSLY CONSTRUCTED ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF ASPHALT. FINAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL PATCHING AND STREET REPAIRS SHALL BE IN ACCORDANCE WITH TOWN STANDARDS.
3. THE PHASING DESIGNATIONS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT HAVE ANY RELATIONSHIP TO THE ACTUAL ORDER OF CONSTRUCTION.
4. ALL UTILITIES AND OVERLOT GRADING TO BE PERFORMED WITH PHASE 1.

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# FRANKLIN PLACE

## PHASING PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

CAUTION

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SCALE:

HORIZ: 1" = 40'

VERT: N/A

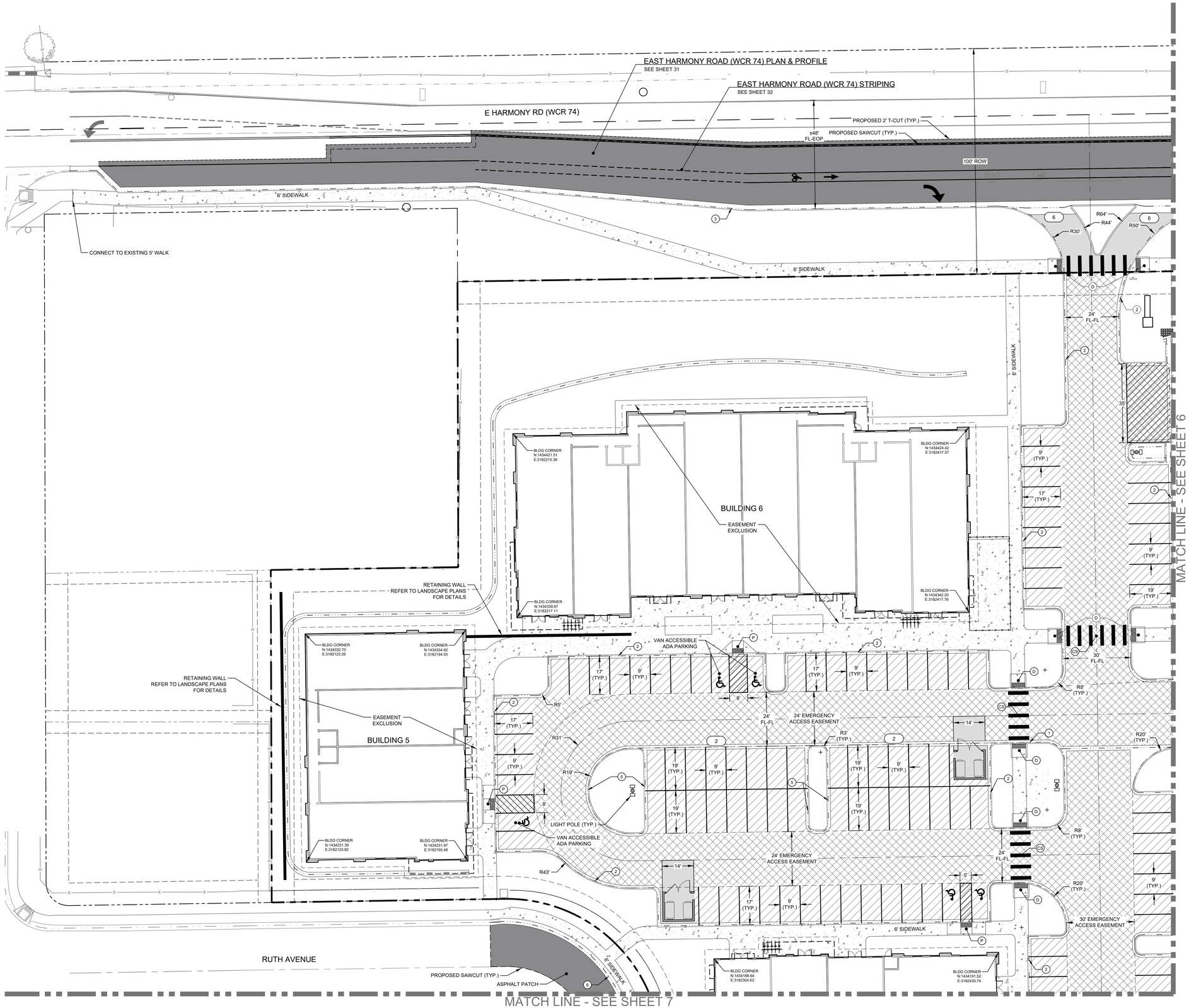
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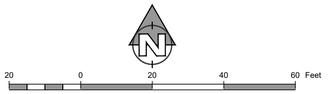
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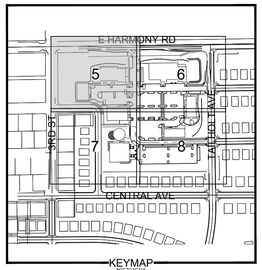
PROJECT NO. 1828-001



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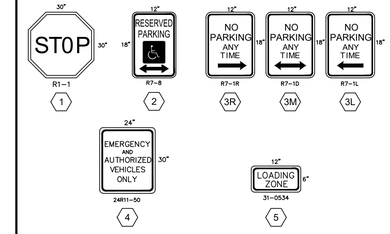




## LEGEND

| | | | |
|---|---|---|---|
| PROPOSED CURB & GUTTER | | | |
| PROPOSED EDGE OF PAVEMENT | | | |
| PROPERTY BOUNDARY | | | |
| LOT LINE | | | |
| EASEMENTS | | | |
| ASPHALT (PARKING) | | CONCRETE (PRIVATE FLATWORK) | |
| ASPHALT (HEAVY DUTY) | | CONCRETE PAVING (HEAVY DUTY) | |
| ASPHALT (STREET) | | | |
| X' SIDEWALK CHASE | X | 18" VERTICAL INFLOW CURB & GUTTER | 1 |
| X' CURB CUT | X | 18" VERTICAL OUTFALL CURB & GUTTER | 2 |
| CURB TRANSITION | TR | 30" VERTICAL INFLOW CURB & GUTTER | 3 |
| FLUSH CURB | FL | 30" VERTICAL OUTFALL CURB & GUTTER | 4 |
| CROSSWALK STRIPING (1.5' x 9' @ 6' O.C.) | CS | 18" FLAT CURB (SEE DETAIL 606, SHEET 44) | 5 |
| X' CONCRETE CROSS-PAN | X | 31" DRIVE-OVER CURB & GUTTER | 6 |
| PARALLEL ACCESS RAMP | P | | |
| DIRECTIONAL ACCESS RAMP | D | | |

## SITE SIGN LEGEND




## NOTES

1. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING CURBS AND PAVEMENT SECTIONS.
2. PAVEMENT MARKINGS SHALL BE PER TOWN OF SEVERANCE STANDARDS AND PROJECT SPECIFICATION MANUAL.
3. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN OF SEVERANCE ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN OF SEVERANCE STREET REPAIR STANDARDS.
4. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF SEVERANCE STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
5. ALL PUBLIC CONCRETE PAVING SHALL BE 6" THICK.
6. REFER TO SITE AND LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL INFORMATION RELATED TO DECORATIVE PAVING, HARDSCAPES, AND OTHER SITE AMENITIES.

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FRANKLIN PLACE

HORIZONTAL CONTROL & PAVING PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

CAUTION

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SCALE:

HORIZ: 1" = 20'

VERT: N/A

SHEET:

5 OF 78

PROJECT NO. 1828-001

dweber | P:\1828-001\Dwg\Site\1828-001_PAVE.dwg | 9/28/2023 9:56 AM |

EXISTING STRIPING (TYP.)

E HARMONY RD (WCR 74)

EAST HARMONY ROAD (WCR 74) PLAN & PROFILE
SEE SHEET 31

EAST HARMONY ROAD (WCR 74) STRIPING
SEE SHEET 32

EXISTING PAVEMENT MARKINGS (TYP.)

100' ROW

±36'
FL-EOP

PROPOSED SAWCUT (TYP.)

2' T-CUT (TYP.)

CONNECT TO EXISTING 9' WALK

6' SIDEWALK

R50'

"STOP" SIGN

MONUMENT SIGN

MONUMENT SIGN

TAILHOLT AVENUE STRIPING
SEE SHEET 32

ONLY

ONLY

MATCH LINE - SEE SHEET 5

BLDG CORNER
N:1434454.12
E:3182557.55

BUILDING 1

EASEMENT EXCLUSION

BLDG CORNER
N:1434434.20
E:3182784.26

BLDG CORNER
N:1434354.73
E:3182559.17

BLDG CORNER
N:1434342.62
E:3182784.94

RETAINING WALL
REFER TO LANDSCAPE PLANS
FOR DETAILS

TAILHOLT SUBDIVISION
SECOND FILING

5' SIDEWALK

VAN ACCESSIBLE
ADA PARKING

30' EMERGENCY
ACCESS EASEMENT

30'
FL-FL

30'
FL-FL

14'

R20'
(TYP.)

R3'
(TYP.)

LIGHT POLE (TYP.)

24' EMERGENCY
ACCESS EASEMENT

2' T-CUT (TYP.)

PROPOSED SAWCUT (TYP.)

HIDDEN LAKE DRIVE

ASPHALT PATCH

"STOP" SIGN

TAILHOLT AVENUE

BLDG CORNER
N:1434254.50
E:3182783.24

BLDG CORNER
N:1434255.36
E:3182843.44

EASEMENT
EXCLUSION

VAN ACCESSIBLE
ADA PARKING

BUILDING 2

9'
(TYP.)

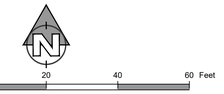
19'
(TYP.)

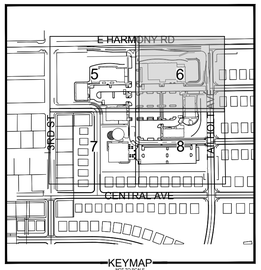
17'
(TYP.)

24'
FL-FL

5' SIDEWALK

MATCH LINE - SEE SHEET 8

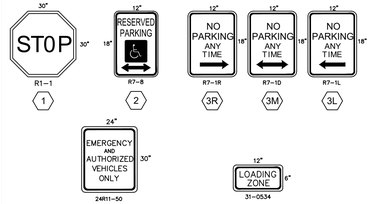



## LEGEND

| | | | |
|---|---|---|---|
| PROPOSED CURB & GUTTER | | ASPHALT (PARKING) | |
| PROPOSED EDGE OF PAVEMENT | | ASPHALT (HEAVY DUTY) | |
| PROPERTY BOUNDARY | | ASPHALT (STREET) | |
| LOT LINE | | CONCRETE (PRIVATE FLATWORK) | |
| EASEMENTS | | CONCRETE PAVING (HEAVY DUTY) | |
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| PARALLEL ACCESS RAMP | P | | |
| DIRECTIONAL ACCESS RAMP | D | | |

## SITE SIGN LEGEND




## NOTES

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FRANKLIN PLACE

HORIZONTAL CONTROL & PAVING PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

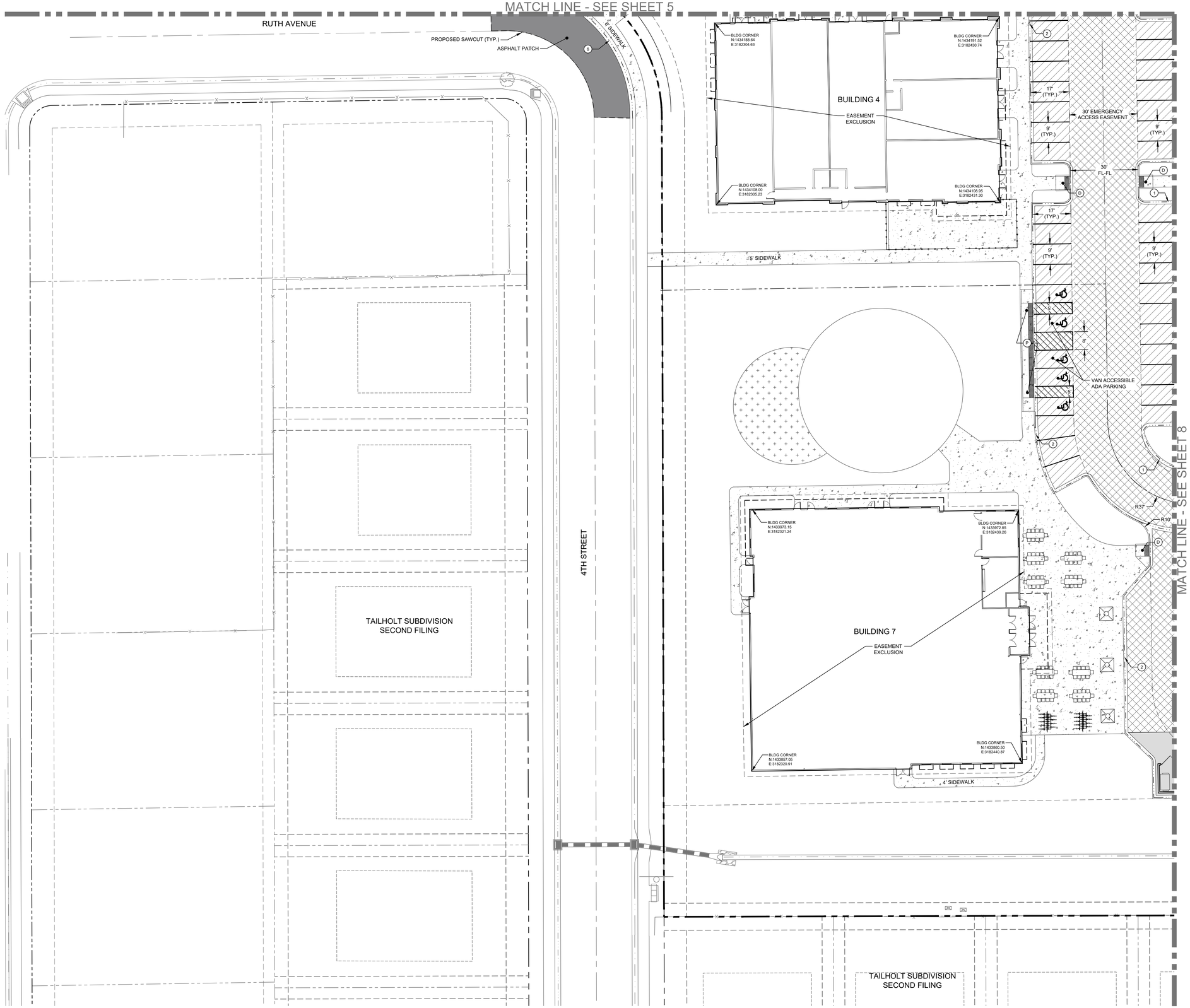
CAUTION
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SCALE:
HORIZ: 1" = 20'
VERT: N/A

SHEET:
6 OF 78

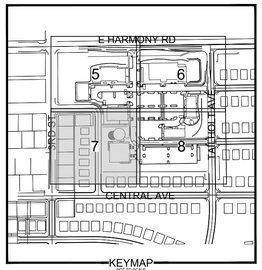
PROJECT NO. 1828-001

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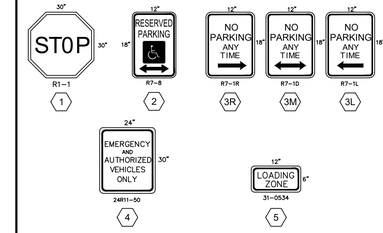
( IN FEET )
1 inch = 20 ft.




## LEGEND

| | | | |
|---|---|---|---|
| PROPOSED CURB & GUTTER | | | |
| PROPOSED EDGE OF PAVEMENT | | | |
| PROPERTY BOUNDARY | | | |
| LOT LINE | | | |
| EASEMENTS | | | |
| ASPHALT (PARKING) | | CONCRETE (PRIVATE FLATWORK) | |
| ASPHALT (HEAVY DUTY) | | CONCRETE PAVING (HEAVY DUTY) | |
| ASPHALT (STREET) | | | |
| X' SIDEWALK CHASE | X | 18" VERTICAL INFLOW CURB & GUTTER | 1 |
| X' CURB CUT | X | 18" VERTICAL OUTFALL CURB & GUTTER | 2 |
| CURB TRANSITION | TR | 30" VERTICAL INFLOW CURB & GUTTER | 3 |
| FLUSH CURB | FL | 30" VERTICAL OUTFALL CURB & GUTTER | 4 |
| CROSSWALK STRIPING (1.5' x 9' @ 6' O.C.) | CS | 18" FLAT CURB (SEE DETAIL 606, SHEET 44) | 5 |
| X' CONCRETE CROSS-PAN | X | 31" DRIVE-OVER CURB & GUTTER | 6 |
| PARALLEL ACCESS RAMP | P | | |
| DIRECTIONAL ACCESS RAMP | D | | |

## SITE SIGN LEGEND




## NOTES

1. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING CURBS AND PAVEMENT SECTIONS.
2. PAVEMENT MARKINGS SHALL BE PER TOWN OF SEVERANCE STANDARDS AND PROJECT SPECIFICATION MANUAL.
3. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN OF SEVERANCE ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN OF SEVERANCE STREET REPAIR STANDARDS.
4. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF SEVERANCE STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
5. ALL PUBLIC CONCRETE PAVING SHALL BE 6" THICK.
6. REFER TO SITE AND LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL INFORMATION RELATED TO DECORATIVE PAVING, HARDSCAPES, AND OTHER SITE AMENITIES.

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1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

# FRANKLIN PLACE

## HORIZONTAL CONTROL & PAVING PLAN

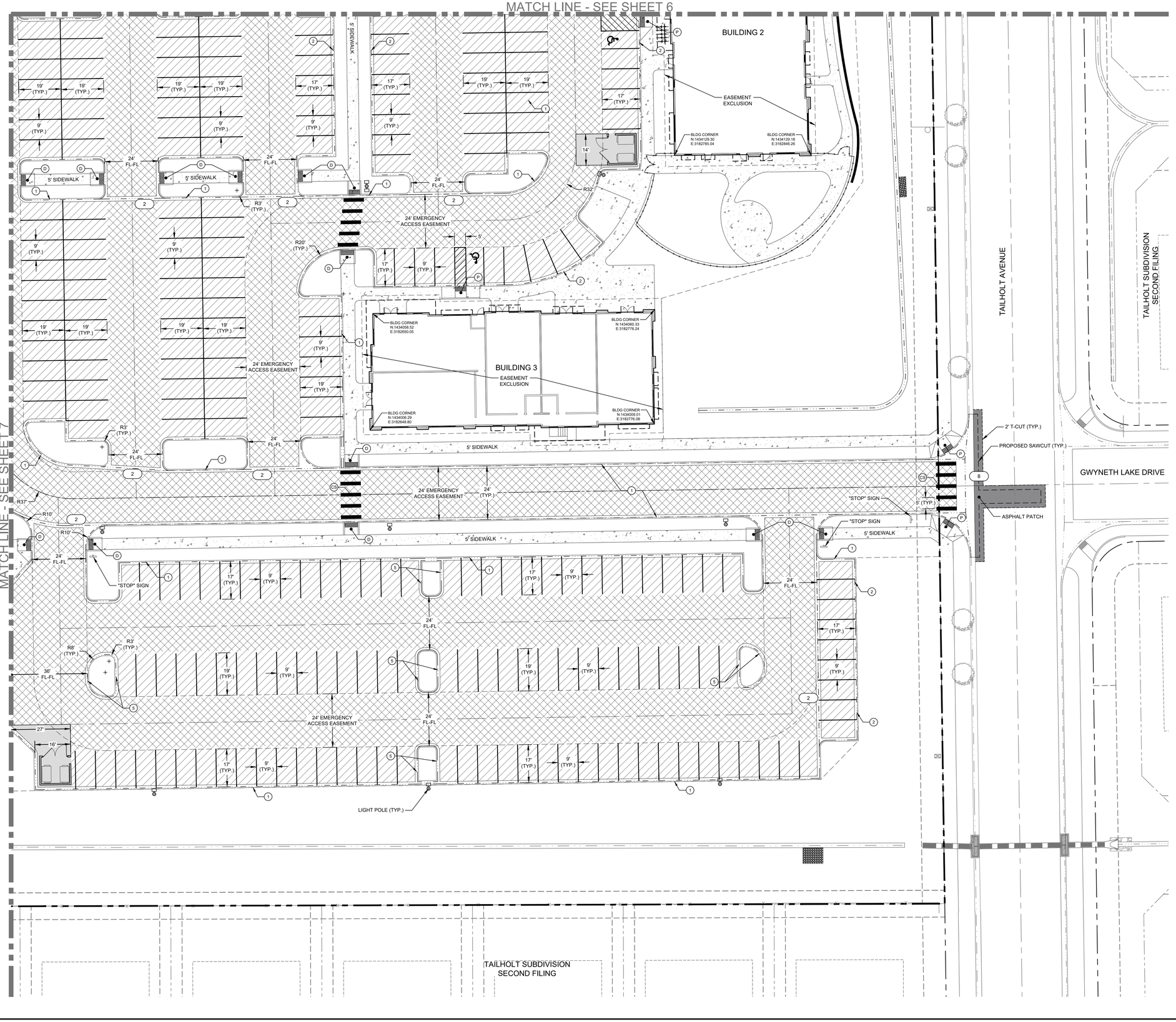
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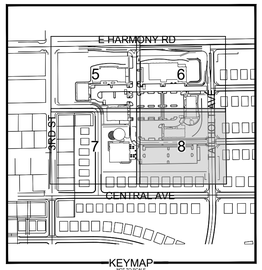
SHEET:
7 OF 78

PROJECT NO. 1828-001

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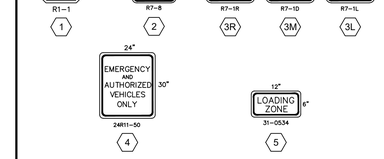

( IN FEET )
1 inch = 20 ft.




## LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVEMENT
- PROPERTY BOUNDARY
- LOT LINE
- EASEMENTS
- ASPHALT (PARKING)
- ASPHALT (HEAVY DUTY)
- ASPHALT (STREET)
- CONCRETE (PRIVATE FLATWORK)
- CONCRETE PAVING (HEAVY DUTY)
- X' SIDEWALK CHASE (X)
- X' CURB CUT (X)
- CURB TRANSITION (TR)
- FLUSH CURB (FL)
- CROSSWALK STRIPING (1.5' x 9' @ 6' O.C.) (CS)
- X' CONCRETE CROSS-PAN (X)
- 18" VERTICAL INFLOW CURB & GUTTER (1)
- 18" VERTICAL OUTFALL CURB & GUTTER (2)
- 30" VERTICAL INFLOW CURB & GUTTER (3)
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- PARALLEL ACCESS RAMP (P)
- DIRECTIONAL ACCESS RAMP (D)

## SITE SIGN LEGEND




## NOTES

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1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

# FRANKLIN PLACE

## HORIZONTAL CONTROL & PAVING PLAN

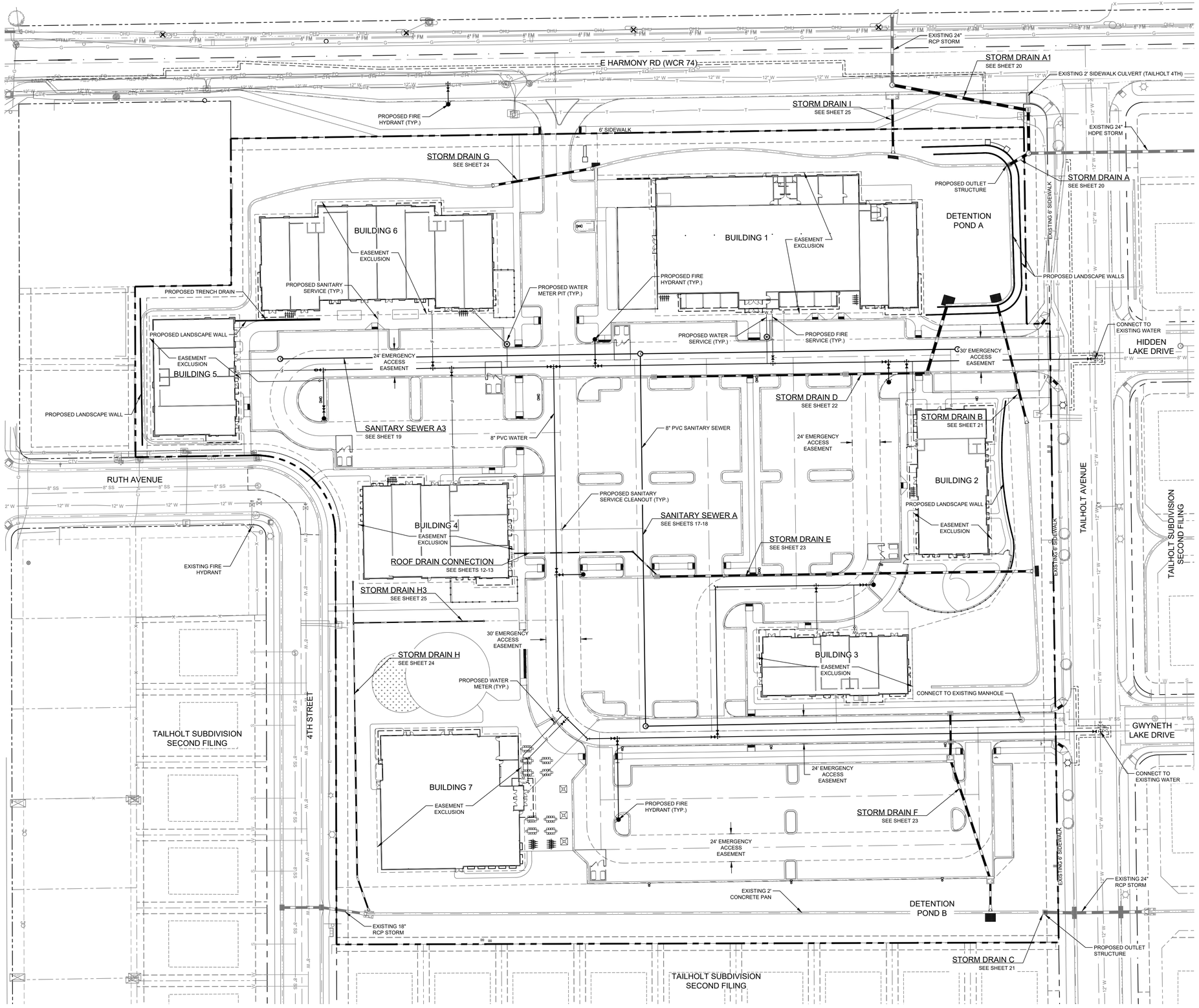
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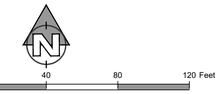
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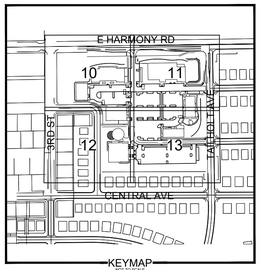
SHEET:
8 OF 78

PROJECT NO. 1828-001

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## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING CABLE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED STREET LIGHT
- EXISTING TELEPHONE PEDESTAL

## NOTES

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL WATER CONSTRUCTION SHALL BE PER CITY OF GREELEY, LATEST EDITION.
3. ALL SEWER CONSTRUCTION SHALL BE PER CITY OF GREELEY SANITARY SEWER DESIGN TECHNICAL CRITERIA MANUAL, LATEST EDITION.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ALL WATERLINES SHALL HAVE 5'-6' FROM FINISHED GRADE TO TOP OF PIPE.
6. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY, EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
7. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
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11. UPSIZE WATER SERVICES 5' PAST WATER METERS.
12. A 20' SECTION OF WATER LINE PIPE SHALL BE CENTERED AT THE UTILITY CROSSING TO ENSURE JOINTS ARE APPROXIMATELY 10' AWAY FROM THE UTILITY CROSSING.
13. WHEN STORM SEWER CROSSES ABOVE POTABLE WATER, STORM SEWER PIPE JOINTS SHALL BE GROUTED A MINIMUM 10' ON EITHER SIDE OF THE CROSSED WATER MAIN.
14. THE DEPTHS OF ALL DRY UTILITY CROSSINGS SHOWN IN PROFILES ARE ASSUMED BASED ON STANDARD BURY DEPTHS, CONTRACTOR SHALL CONFIRM DRY UTILITY LOCATIONS IN THE FIELD PRIOR TO REMOVAL/RELOCATION.

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970.286.7985
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# FRANKLIN PLACE

## OVERALL UTILITY PLAN

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

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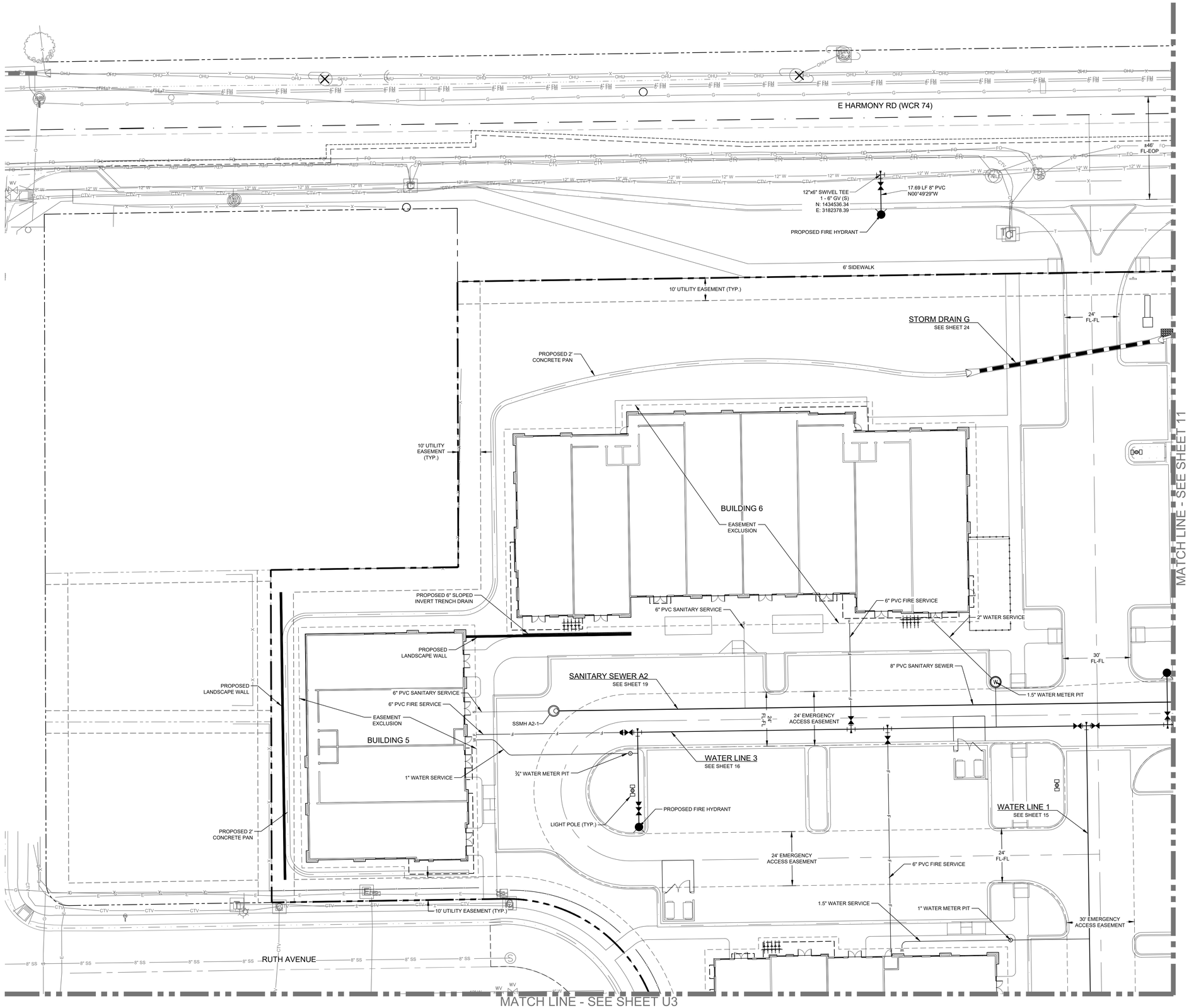
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VERT: N/A

SHEET:
9 OF 78

PROJECT NO. 1828-001

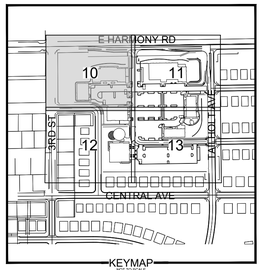


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20 0 20 40 60 Feet

( IN FEET )
1 inch = 20 ft.




KEYMAP
NTS

## LEGEND

| | |
|---|---|
| PROPOSED WATER MAIN | W |
| EXISTING WATER MAIN | W |
| PROPOSED SANITARY SEWER | S |
| EXISTING SANITARY SEWER | SS |
| PROPOSED SEWER SERVICE | S |
| PROPOSED WATER SERVICE | W |
| PROPOSED FIRE HYDRANT | |
| EXISTING FIRE HYDRANT | |
| PROPOSED STORM SEWER | |
| EXISTING STORM SEWER | |
| EXISTING TELEPHONE | T |
| EXISTING GAS | G |
| EXISTING CABLE | CTV |
| PROPOSED CURB & GUTTER | |
| PROPERTY BOUNDARY | |
| PROPOSED LOT LINE | |
| EXISTING LOT LINE | |
| PROPOSED ROW | |
| EXISTING ROW | |
| EASEMENT LINE | |
| PROPOSED STORM INLET | |
| PROPOSED STREET LIGHT | |
| EXISTING TELEPHONE PEDESTAL | T |

## NOTES

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# FRANKLIN PLACE

## UTILITY PLAN

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

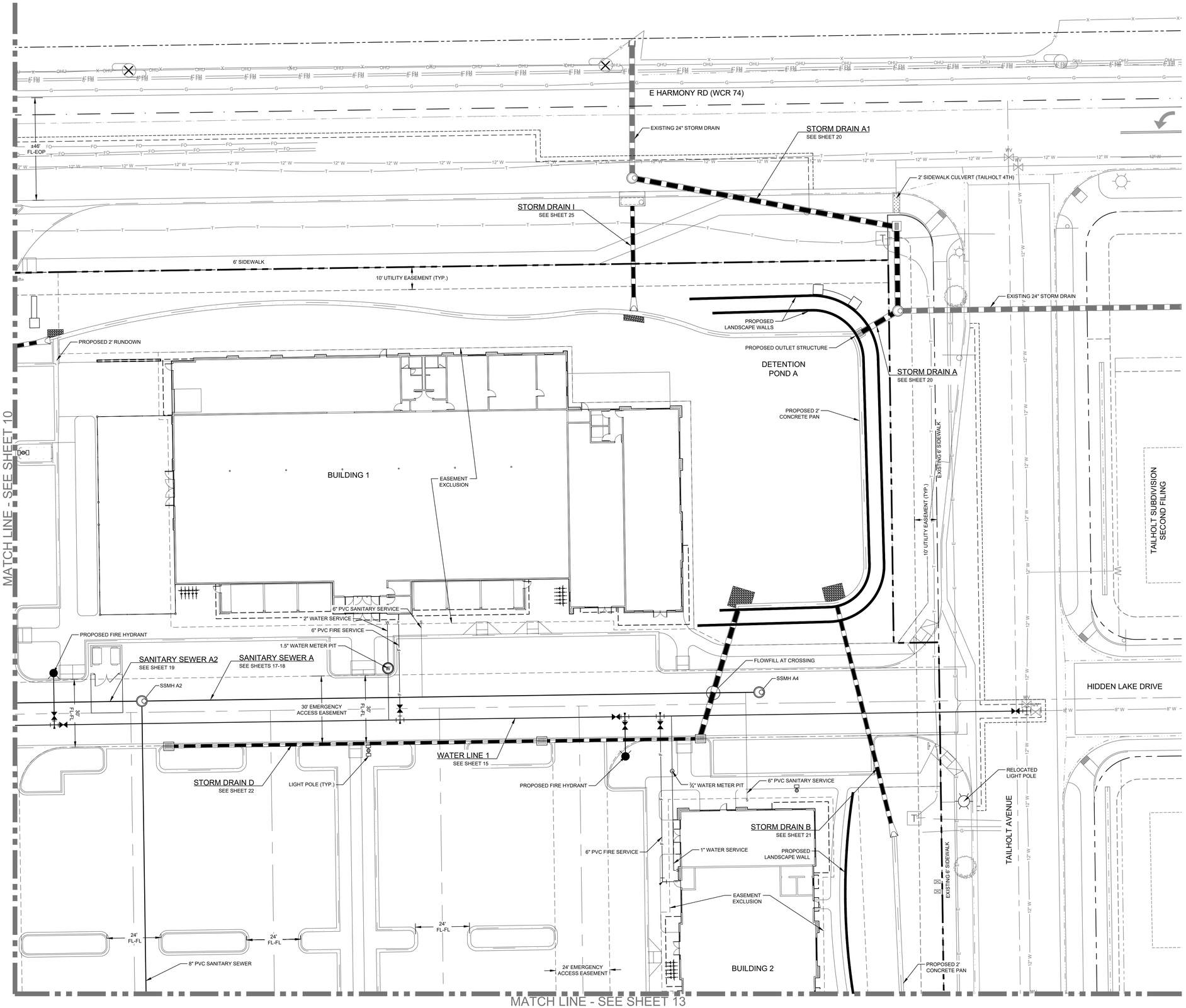
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SHEET:
10 OF 78

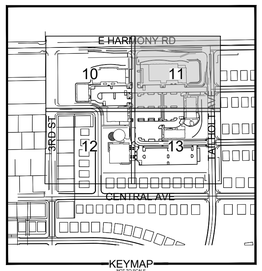
PROJECT NO. 1828-001

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20 0 20 40 60 Feet

( IN FEET )
1 inch = 20 ft.




KEYMAP
NOT TO SCALE

## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
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AVANT CIVIL GROUP
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970.286.7995
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

# FRANKLIN PLACE

## UTILITY PLAN

PROJECT MANAGER: D. Weber
SUBMITTAL DATE: 08/25/23

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VERT: N/A

SHEET:
11 OF 78

PROJECT NO. 1828-001



| sholauer | P:\1828-001\Dwg\Util\1828-001_UTIL.dwg | 6/17/2023 3:41 PM |

MATCH LINE - SEE SHEET 10

RUTH AVENUE

8" SS
12" W
8" W
WV
EXISTING FIRE HYDRANT

TAILHOLT SUBDIVISION
SECOND FILING

PROFILE SCALE:
HORIZ. 1"=20'
VERT. 1"=5'

EXISTING 5' SIDEWALK

4TH STREET

BUILDING 4

6" PVC SANITARY SERVICE

EASEMENT
EXCLUSION

PROPOSED
SANITARY CLEANOUT

30' EMERGENCY
ACCESS EASEMENT

104.49 LF
8" PVC
@ 0.50%

RD CONNECTION
INV.=4879.19
FG=4879.91

30'
FL-FL

11+00

STORM DRAIN H3
SEE SHEET 25

WATER LINE 1
SEE SHEET 14

PROPOSED
SANITARY CLEANOUT

STORM DRAIN H
SEE SHEET 24

1" WATER METER PIT

6" PVC FIRE SERVICE

1" WATER SERVICE

BUILDING 7

EASEMENT
EXCLUSION

6" PVC SANITARY SERVICE

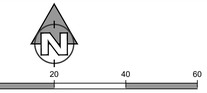
EXISTING 2' CONCRETE PAN

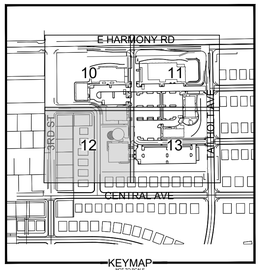
DETENTION
POND B

EXISTING 18"
RCP STORM

TAILHOLT SUBDIVISION
SECOND FILING

MATCH LINE - SEE SHEET 13




## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING CABLE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED STREET LIGHT
- EXISTING TELEPHONE PEDESTAL

## NOTES

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CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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

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

| NO. | REVISIONS | BY: | DATE: |
|---|---|---|---|


AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM


FRANKLIN PLACE

UTILITY PLAN

PROJECT MANAGER: D. Weber

SUBMITTAL DATE: 08/25/23

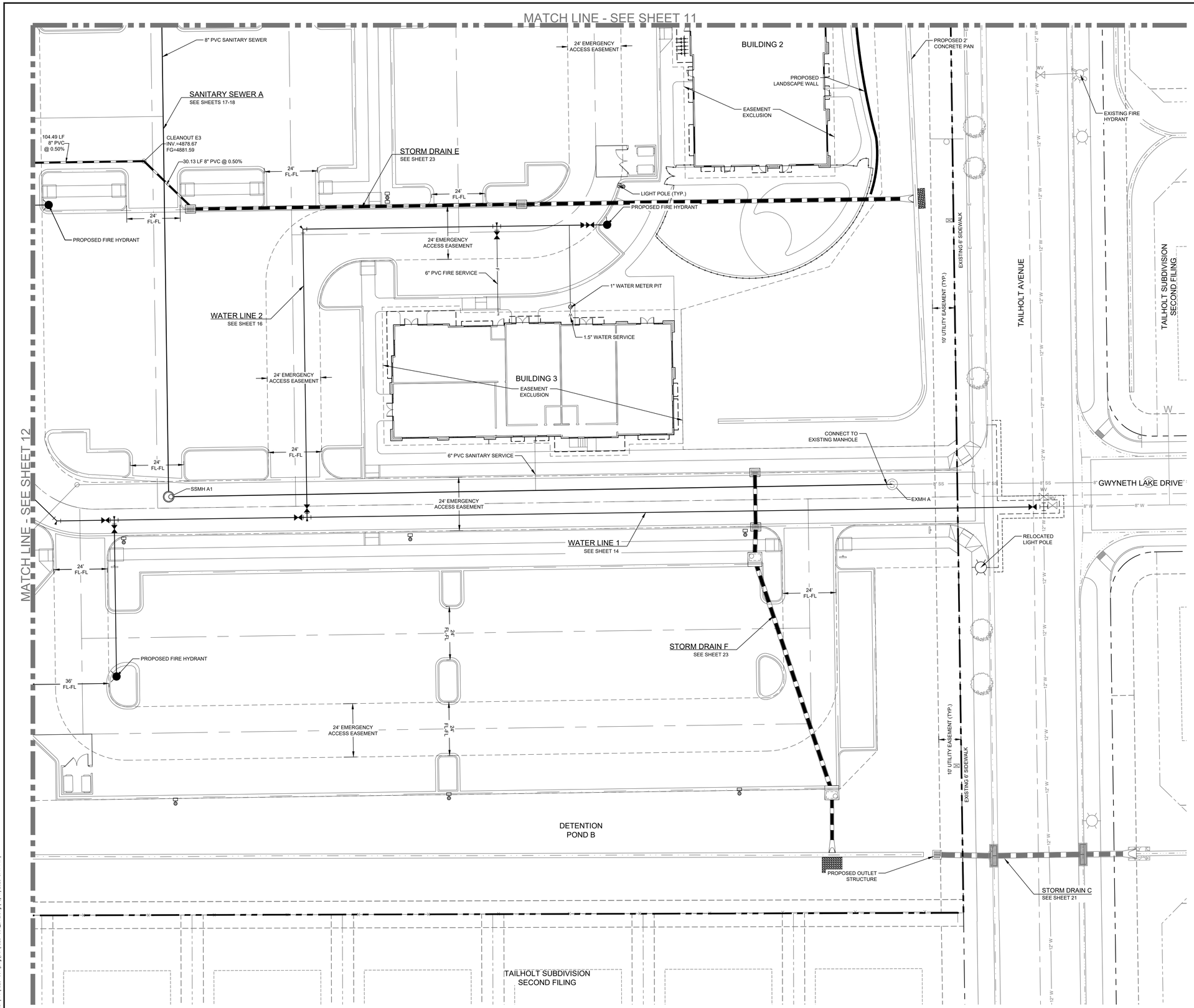
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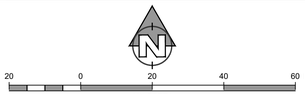
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HORIZ: 1" = 20'
VERT: N/A

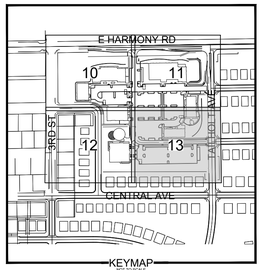
SHEET:
12 OF 78

PROJECT NO. 1828-001


| sholloar | P:\1828-001\Dwg\Util\1828-001_UTIL.dwg | 8/17/2023 3:41 PM |




## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
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- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
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1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

# FRANKLIN PLACE

## UTILITY PLAN

PROJECT MANAGER D. Weber

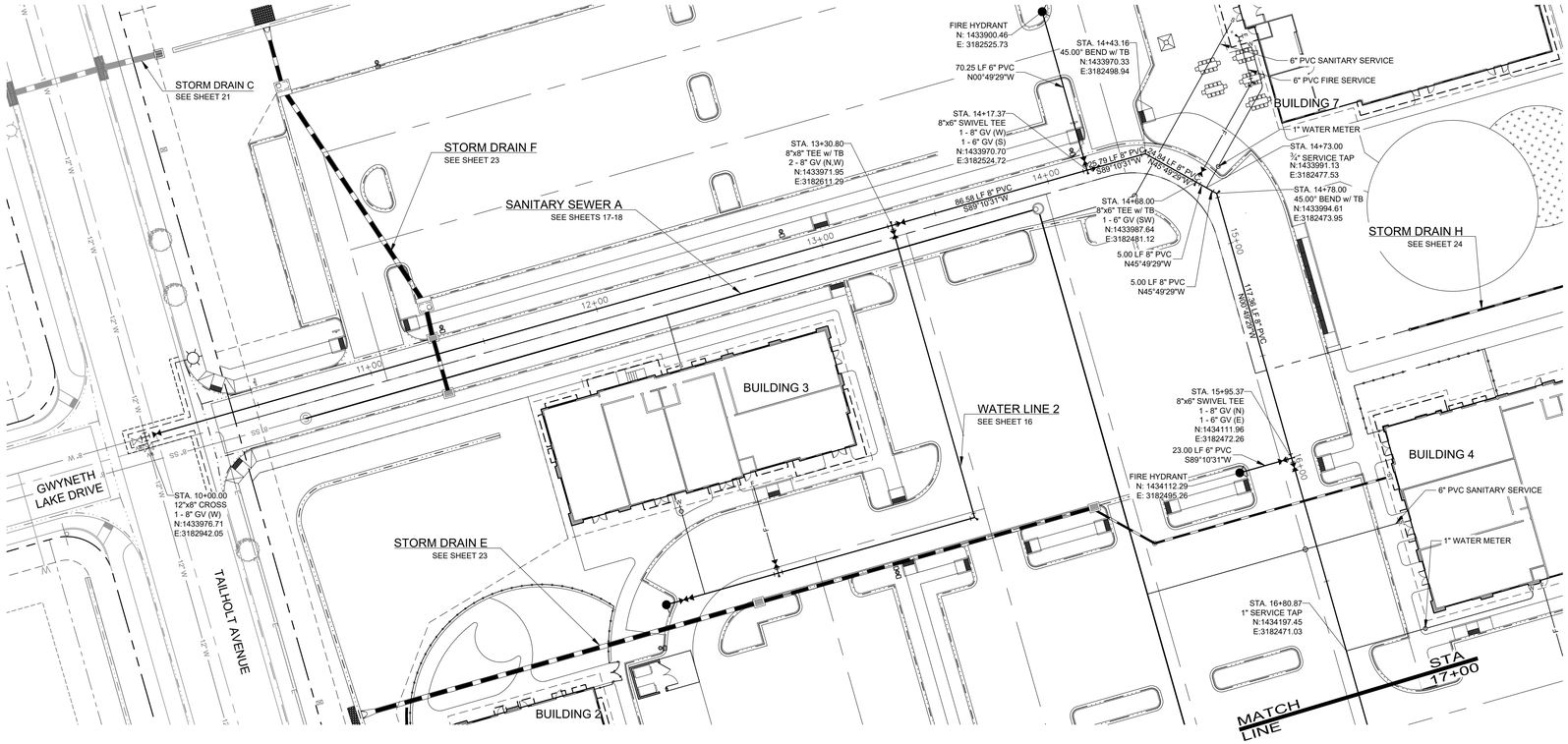
CAUTION
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SCALE:
HORIZ: 1" = 20'
VERT: N/A

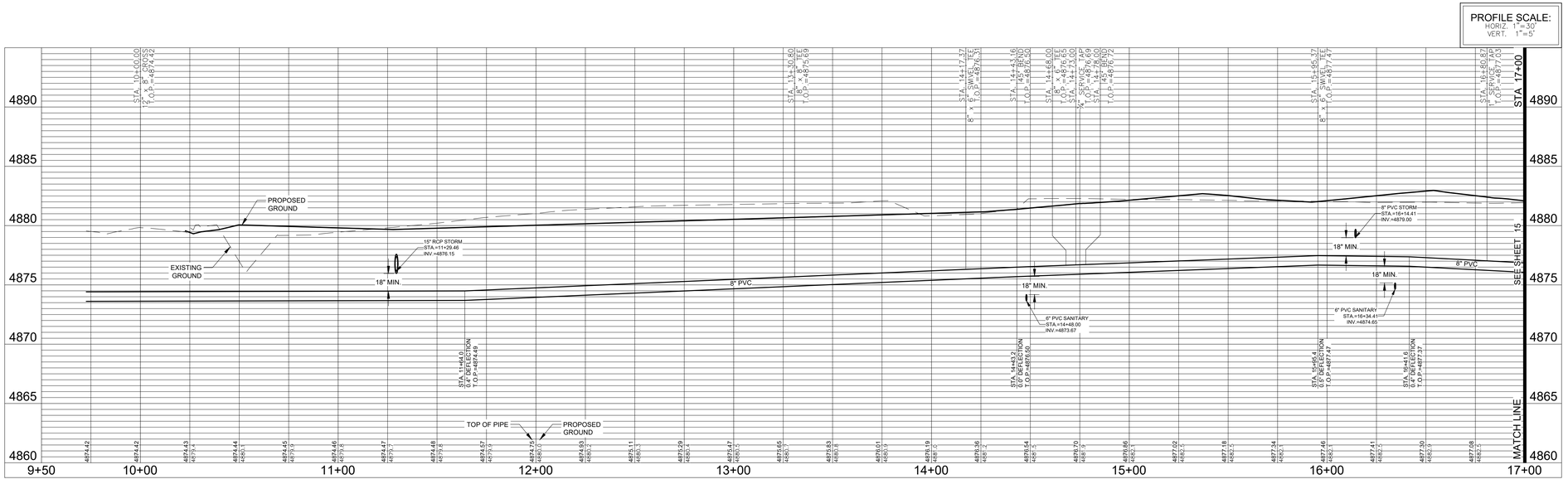
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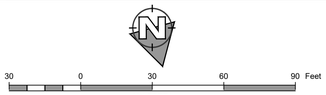
PROJECT NO. 1828-001

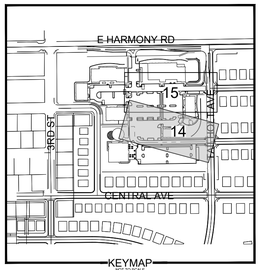
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## WATER LINE 1




## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
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BY:
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AVANT CIVIL GROUP
AVANTCIVILGROUP.COM
970.286.7985
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

WATER LINE 1
PLAN & PROFILE

CAUTION

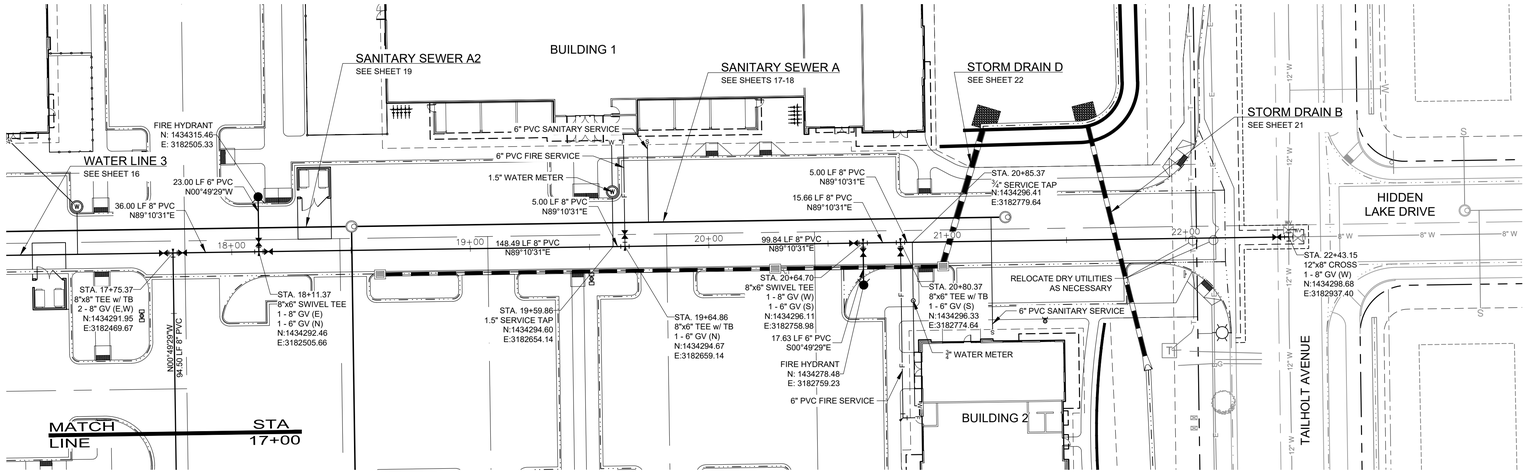
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SCALE:
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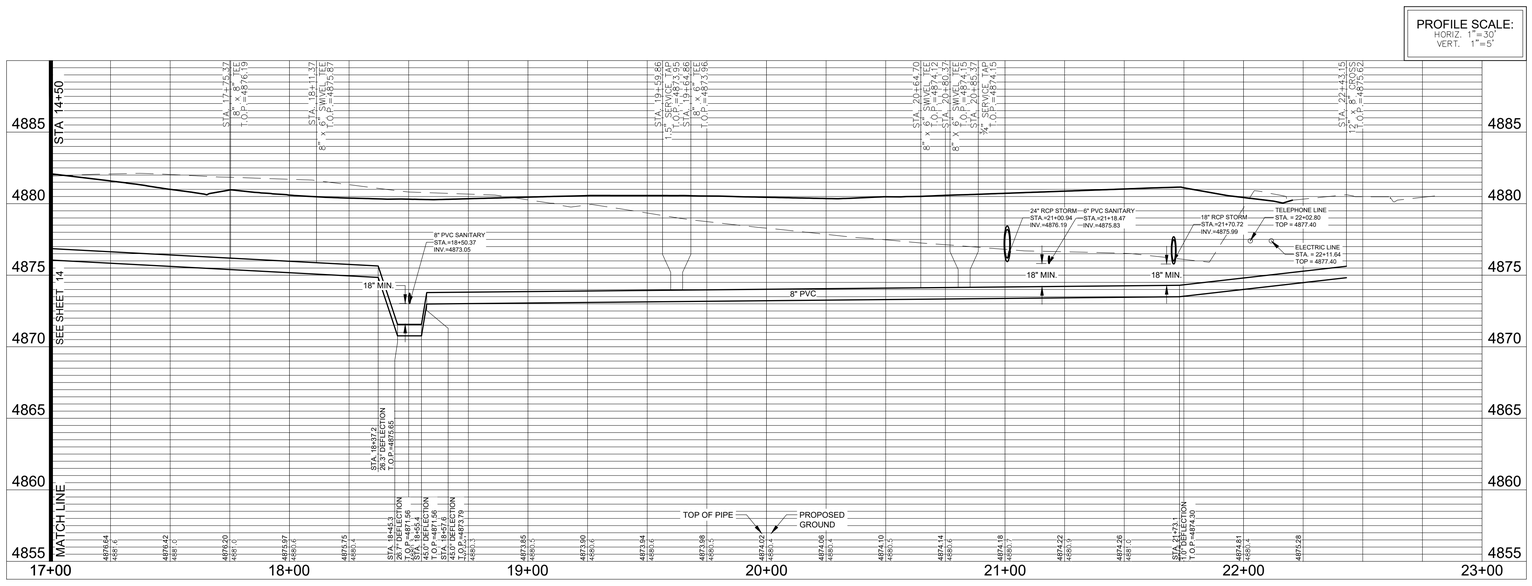
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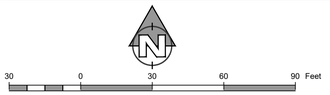
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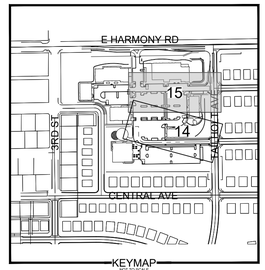
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WATER LINE 1




## LEGEND

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FRANKLIN PLACE

WATER LINE 1
PLAN & PROFILE

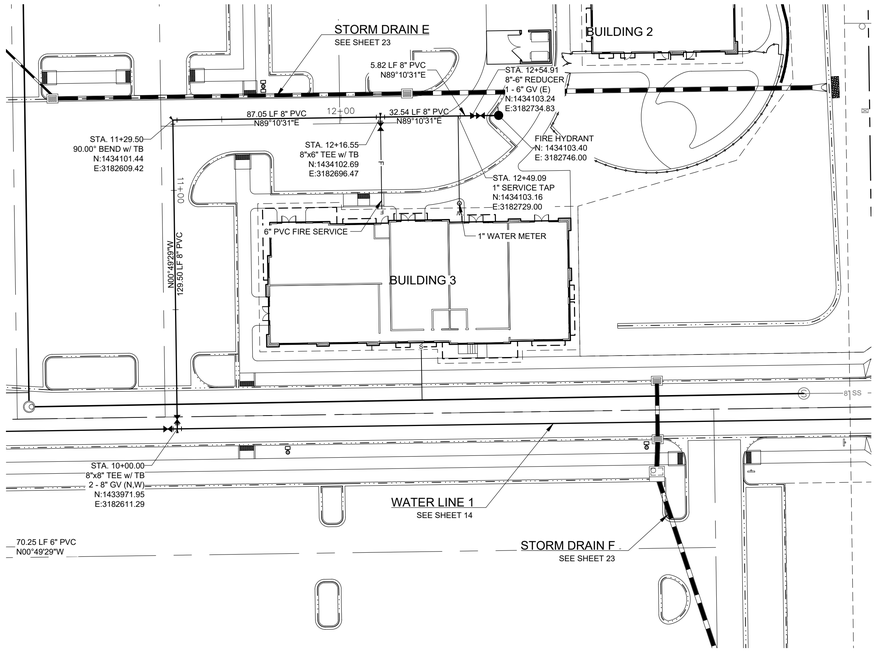
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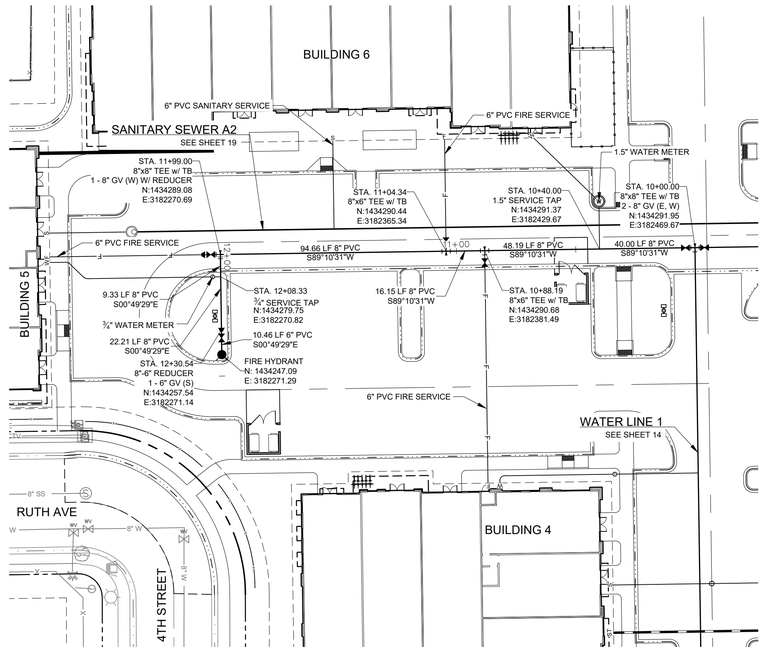
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VERT: 1" = 5'

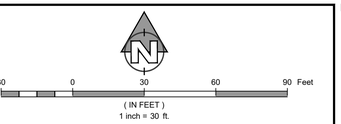
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15 OF 78

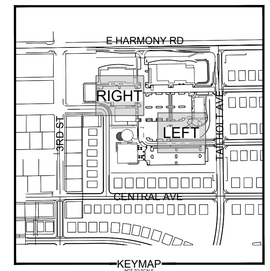
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| shrdlcurr | P:\1828-001\Dwg\Util\1828-001_WATR 1.dwg | 8/25/2023 8:40 AM |




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- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING CABLE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED STREET LIGHT
- EXISTING TELEPHONE PEDESTAL

## NOTES

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2. ALL WATER CONSTRUCTION SHALL BE PER CITY OF GREELEY, LATEST EDITION.
3. ALL SEWER CONSTRUCTION SHALL BE PER CITY OF GREELEY SANITARY SEWER DESIGN TECHNICAL CRITERIA MANUAL, LATEST EDITION.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ALL WATERLINES SHALL HAVE 5'-6' FROM FINISHED GRADE TO TOP OF PIPE.
6. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
7. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
8. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY OF GREELEY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY OF GREELEY STREET REPAIR STANDARDS.
10. ALL MANHOLE RIM ELEVATIONS (EXISTING & PROPOSED) ARE TO BE ADJUSTED TO ½" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
11. UPSIZE WATER SERVICES 5' PAST WATER METERS.
12. A 20' SECTION OF WATER LINE PIPE SHALL BE CENTERED AT THE UTILITY CROSSING TO ENSURE JOINTS ARE APPROXIMATELY 10' AWAY FROM THE UTILITY CROSSING.
13. WHEN STORM SEWER CROSSES ABOVE POTABLE WATER, STORM SEWER PIPE JOINTS SHALL BE GROUTED A MINIMUM 10' ON EITHER SIDE OF THE CROSSED WATER MAIN.
14. THE DEPTHS OF ALL DRY UTILITY CROSSINGS SHOWN IN PROFILES ARE ASSUMED BASED ON STANDARD BURY DEPTHS. CONTRACTOR SHALL CONFIRM DRY UTILITY LOCATIONS IN THE FIELD PRIOR TO REMOVAL/RELOCATION.

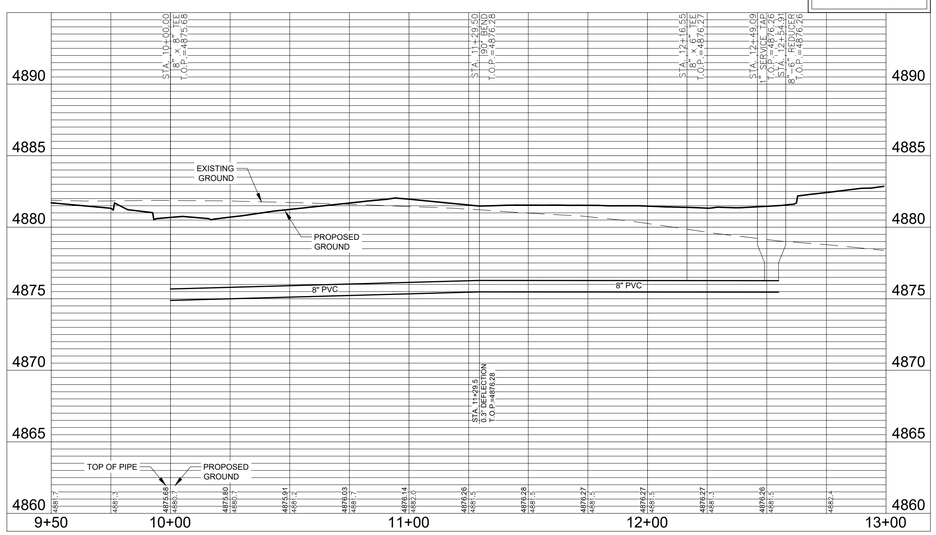
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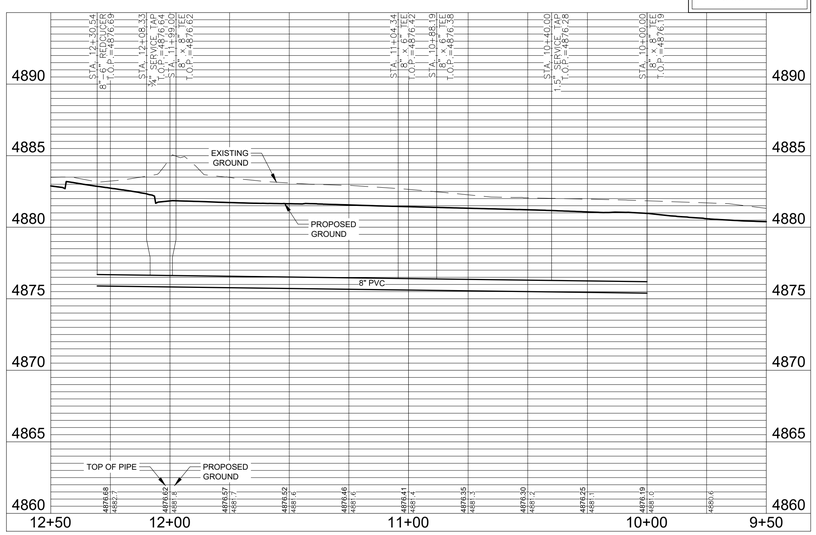
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## WATER LINE 2




## WATER LINE 3




DATE:
BY:
REVISIONS
NO.

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

FRANKLIN PLACE

WATER LINES 2 & 3
PLAN & PROFILE

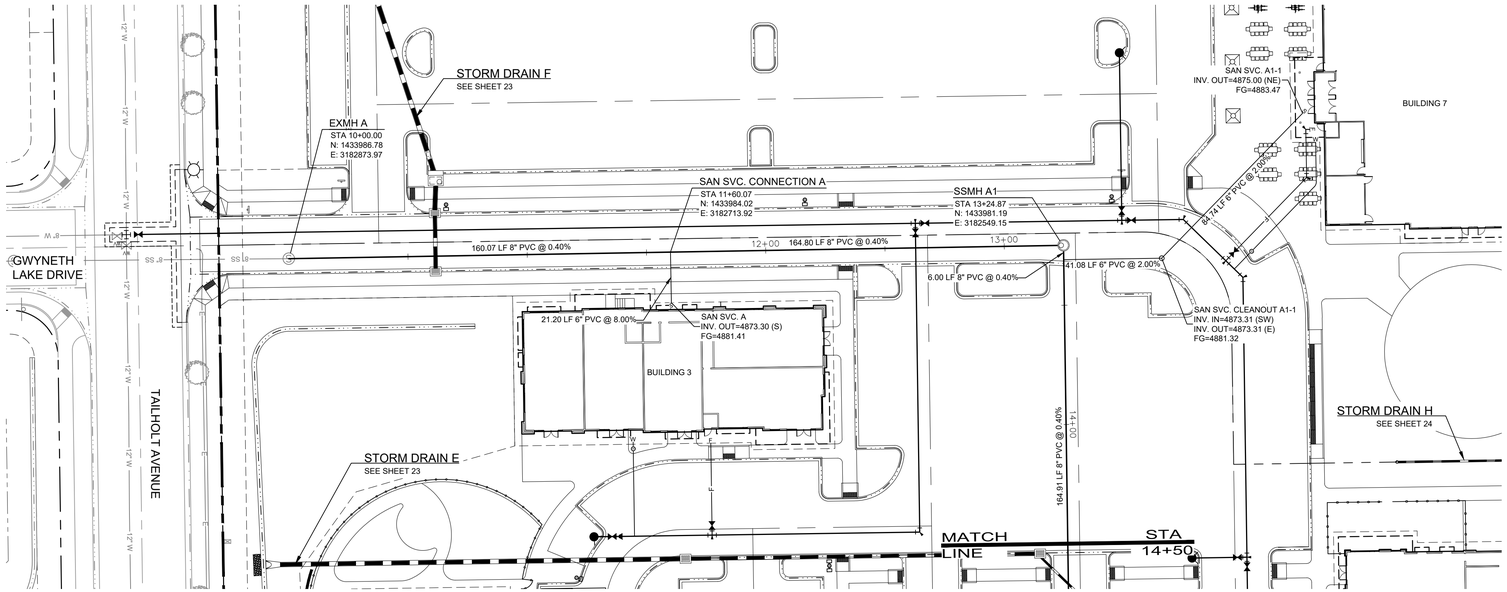
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VERT: 1" = 5'

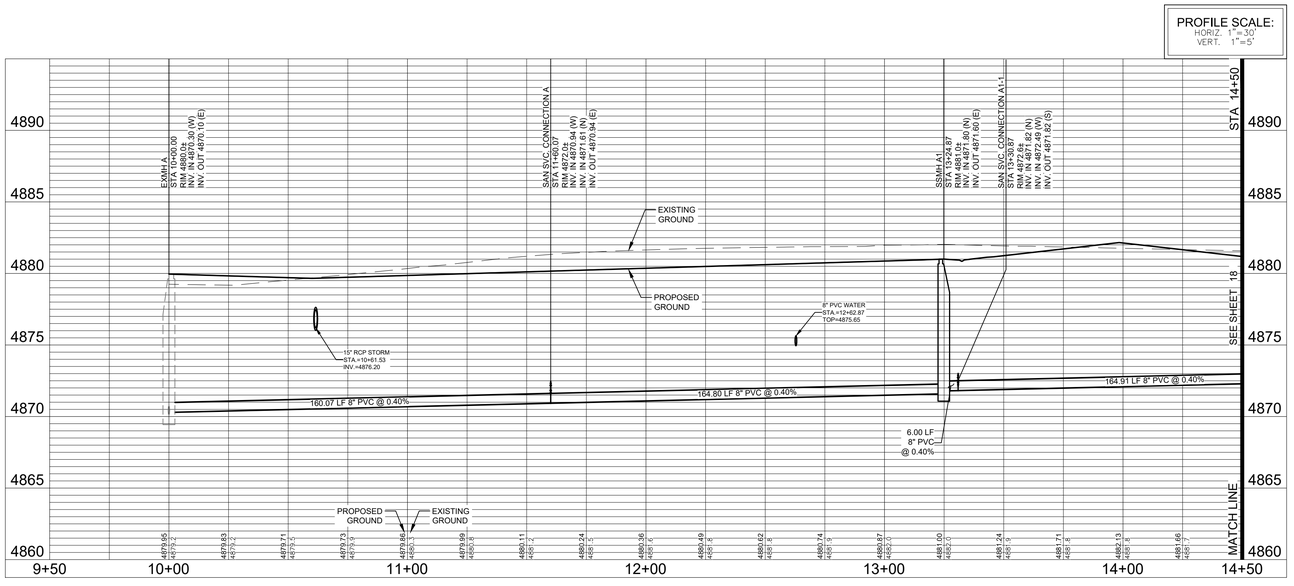
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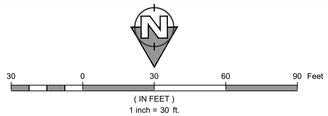
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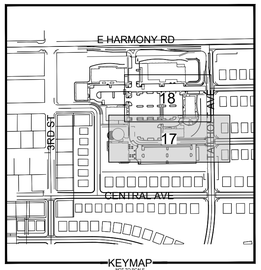
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SANITARY SEWER LINE A




## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING RIGHT OF WAY
- PROPOSED CURB & GUTTER
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED AREA STORM INLET
- PROPOSED COMBO STORM INLET
- PROPOSED TYPE-R STORM INLET

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AVANTCIVILGROUP.COM
970.286.7985
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

# FRANKLIN PLACE

## SANITARY SEWER LINE A PLAN & PROFILE

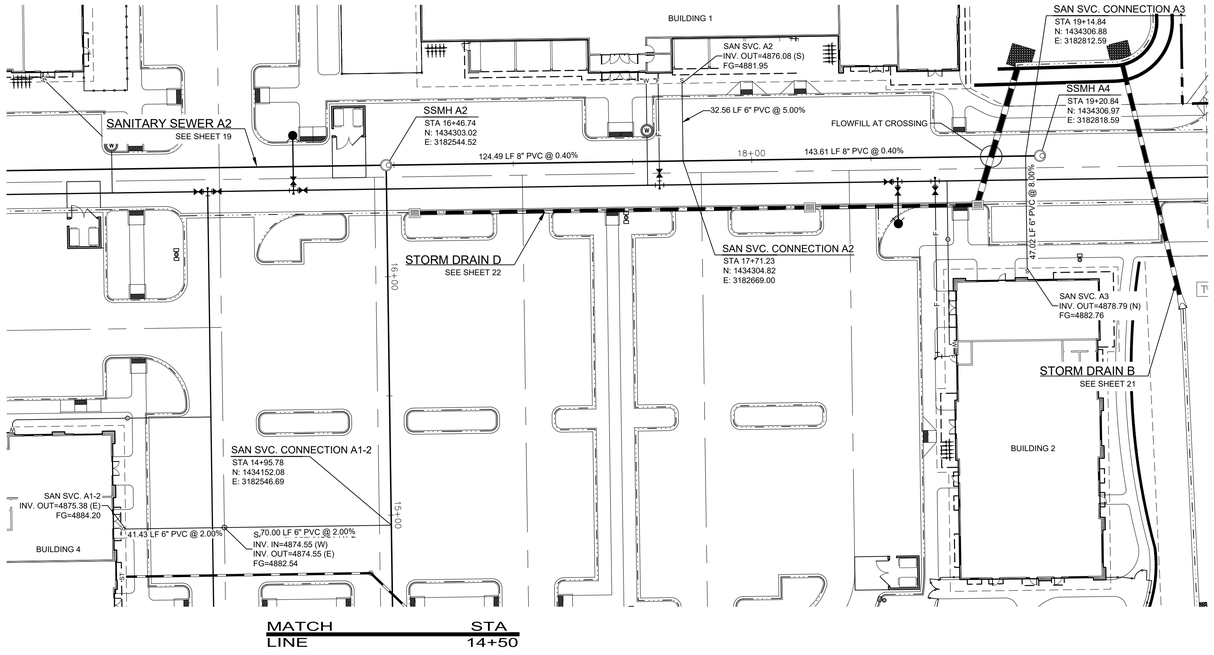
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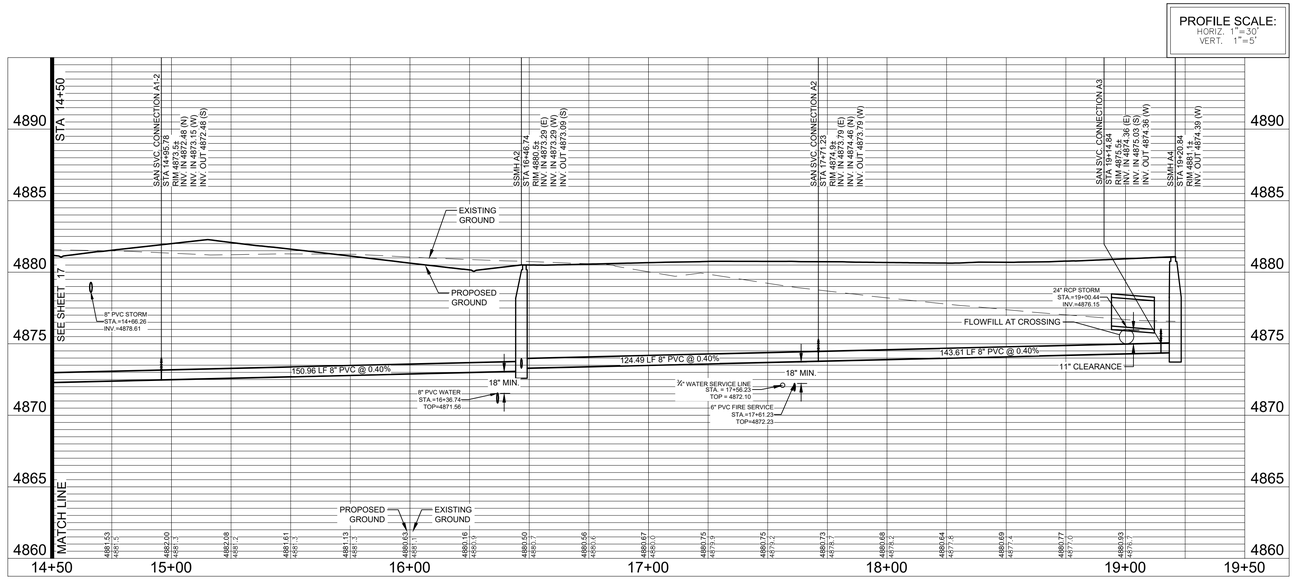
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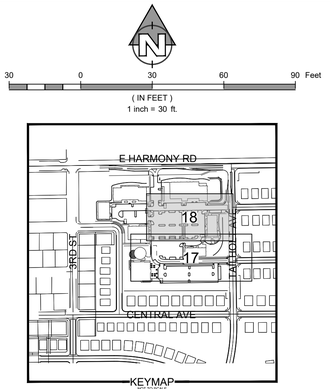
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SANITARY SEWER LINE A




## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
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- EXISTING FIRE HYDRANT
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1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

# FRANKLIN PLACE

## SANITARY SEWER LINE A PLAN & PROFILE

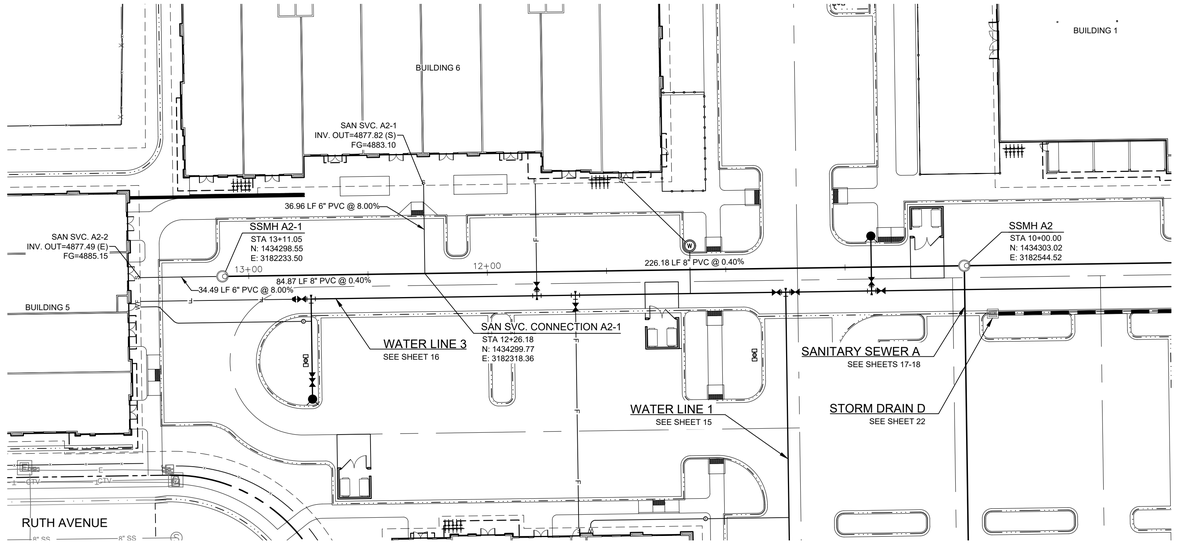
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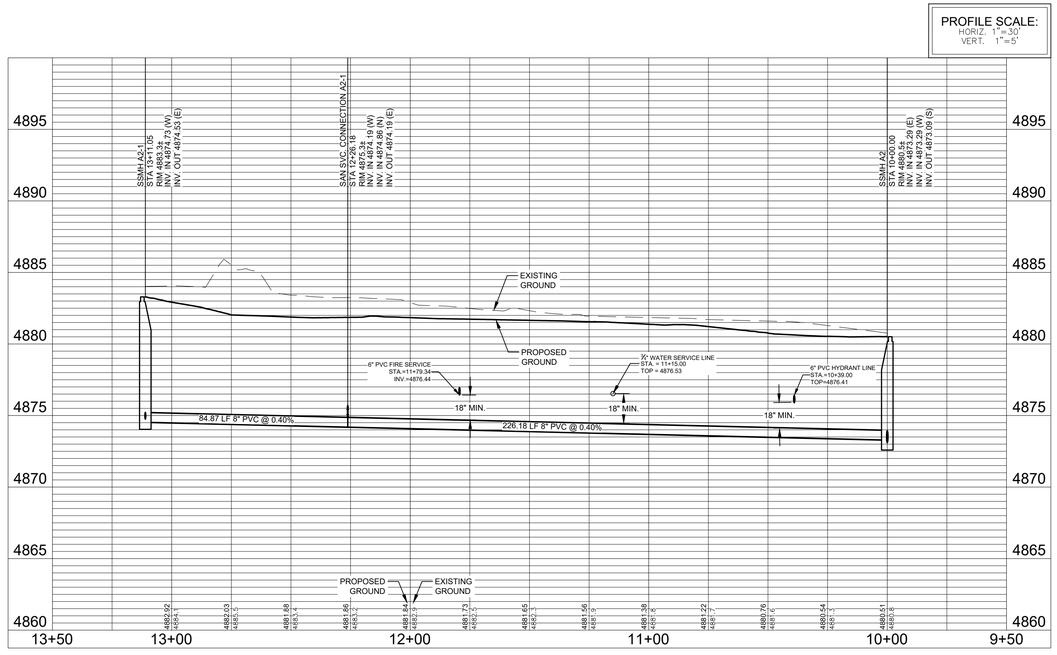
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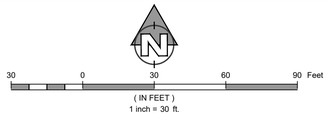
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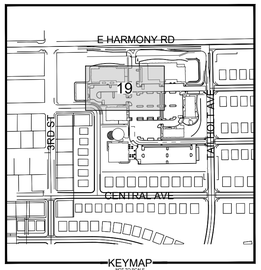
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## SANITARY SEWER LINE A2




## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING RIGHT OF WAY
- PROPOSED CURB & GUTTER
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
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- EASEMENT LINE
- PROPOSED AREA STORM INLET
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1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM


SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

# FRANKLIN PLACE

SANITARY SEWER LINE A2
PLAN & PROFILE

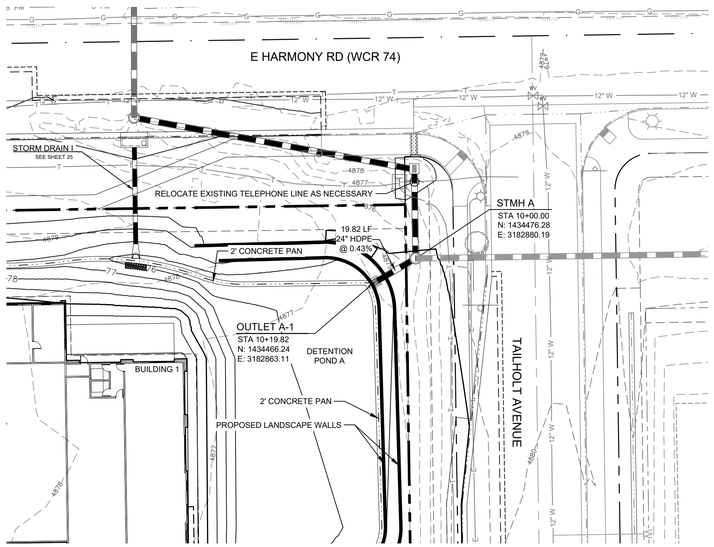
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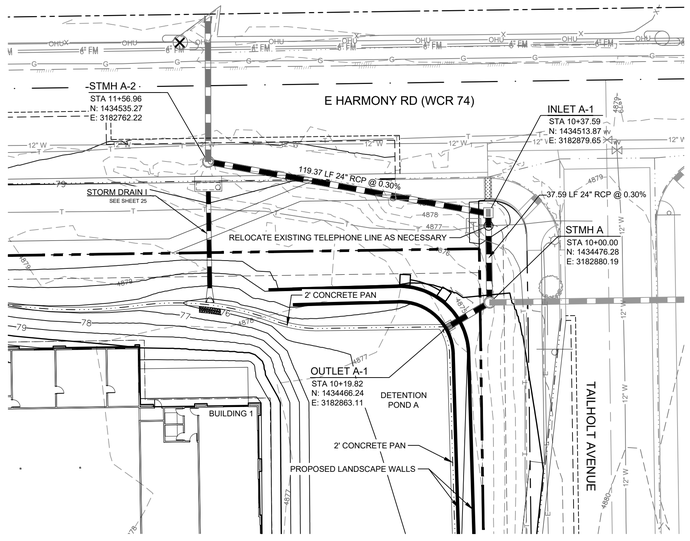
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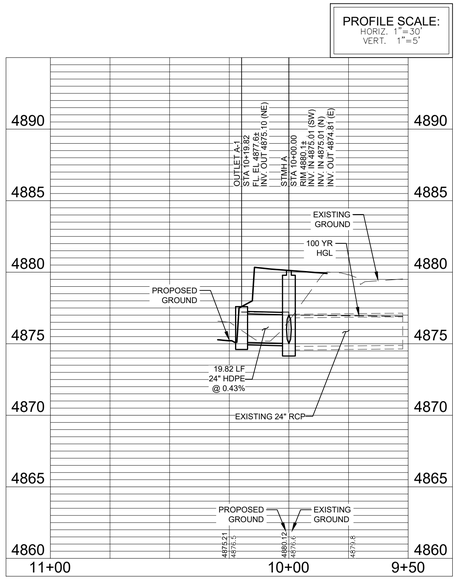

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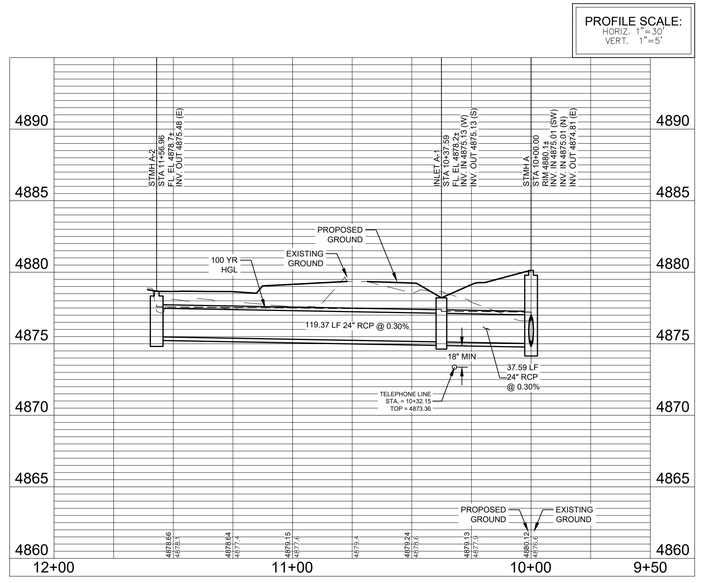


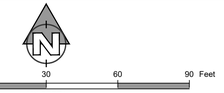

STORM DRAIN A

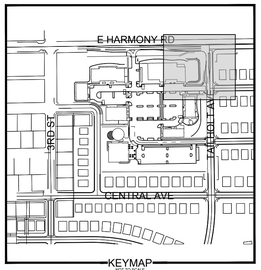



STORM DRAIN A1




## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
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2. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM DRAINS, SANITARY SEWER MAINS, WATER MAINS, AND SERVICES.
3. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
4. ALL RCP SHALL BE CLASS III OR GREATER. PIPE MATERIAL, BEDDING, AND INSTALLATION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE GOVERNED BY CITY OF GREELEY. ALTERNATES (SUCH AS ADS N-12 OR HP SANITITE) OUTSIDE OF THE R.O.W. SHALL BE APPROVED IN ADVANCE BY THE ENGINEER. ALL JOINTS SHALL BE 'WATERTIGHT' USING APPROPRIATE GASKETS OR JOINT WRAPS (PER ASTM C443 FOR RCP AND PER ASTM F477 / D3212 FOR PLASTIC PIPE).
5. CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (i.e., WITHIN PRE-CASTER'S TOLERANCES, ETC.).
6. CONTRACTOR SHALL DEFLECT SERVICE LINES TO AVOID STORM DRAIN LINES.
7. THE DEPTHS OF ALL DRY UTILITY CROSSINGS SHOWN IN PROFILES ARE ASSUMED BASED ON STANDARD BURY DEPTHS, CONTRACTOR SHALL CONFIRM DRY UTILITY LOCATIONS IN THE FIELD PRIOR TO REMOVAL/RELOCATION.

## INLET SCHEDULE

| INLET SCHEDULE | | |
|---|---|---|
| INLET ID | INLET SIZE | INLET TYPE |
| A1 | SINGLE | TYPE C |
| C1 (EXISTING) | DOUBLE | TYPE R |
| C2 (EXISTING) | DOUBLE | TYPE R |
| D1 | SINGLE | CDOT 13 COMBO |
| D2 | SINGLE | CDOT 13 COMBO |
| D3 | SINGLE | CDOT 13 COMBO |
| E1 | SINGLE | CDOT 13 COMBO |
| E2 | SINGLE | CDOT 13 COMBO |
| F1 | SINGLE | TYPE R |
| F2 | SINGLE | TYPE R |
| F3 | SINGLE | CDOT 13 COMBO |
| F4 | SINGLE | CDOT 13 COMBO |
| H1 | SINGLE | 12" ROUND AREA DRAIN |
| H2 | SINGLE | 12" ROUND AREA DRAIN |
| H3 | SINGLE | 8" ROUND AREA DRAIN |
| H3-1 | SINGLE | 8" ROUND AREA DRAIN |
| H4 | SINGLE | 8" ROUND AREA DRAIN |
| I1 | SINGLE | TYPE R |

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AVANTCIVILGROUP.COM
970.286.7985
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

SUBMITTAL DATE: 08/25/23

FRANKLIN PLACE

STORM DRAINS A &A1
PLAN & PROFILE

PROJECT MANAGER: D. Weber

CAUTION
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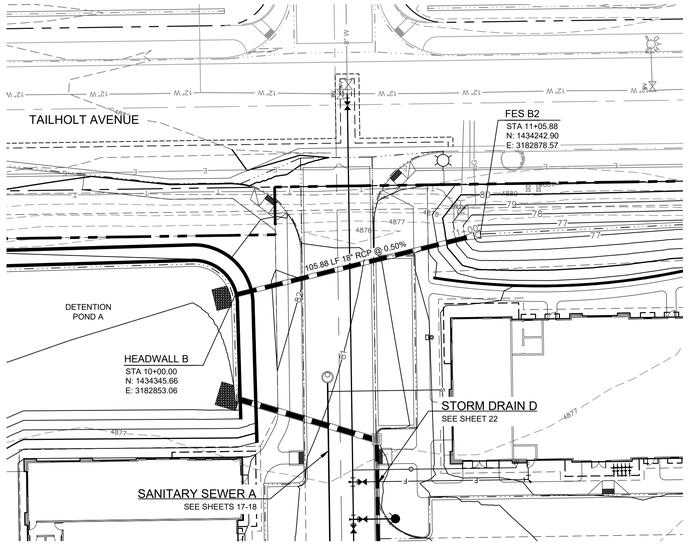
SCALE:
HORIZ: 1" = 30'
VERT: 1" = 5'

SHEET:
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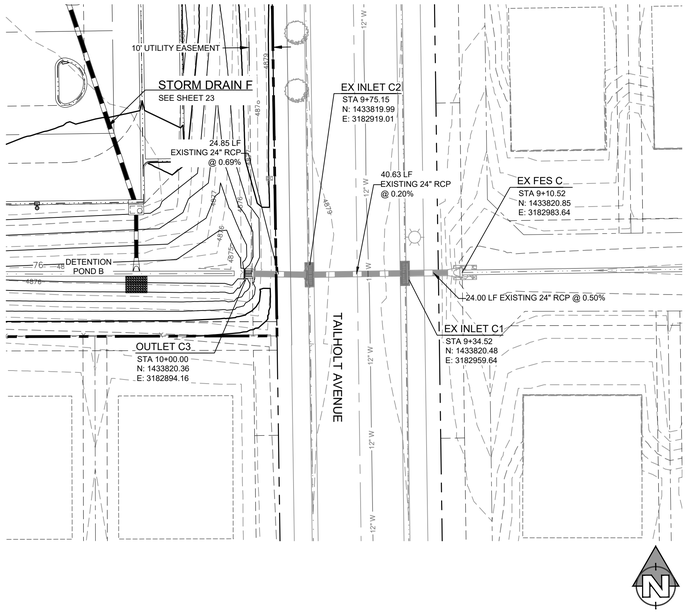
PROJECT NO. 1828-001



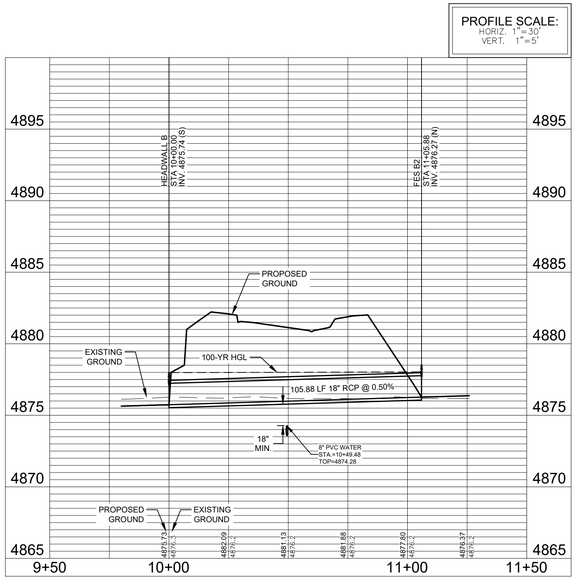
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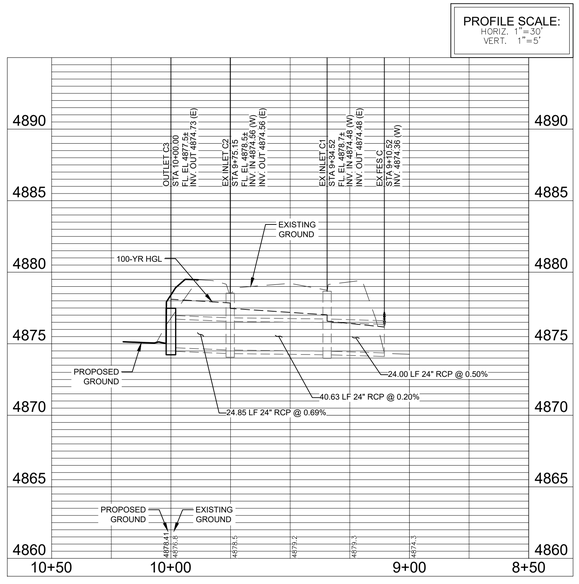


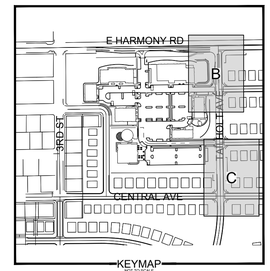

STORM DRAIN B




STORM DRAIN C




30 0 30 60 90 Feet

( IN FEET )
1 inch = 30 ft.

## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPOSED CURB & GUTTER
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED STORM INLET

## NOTES

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| D2 | SINGLE | CDOT 13 COMBO |
| D3 | SINGLE | CDOT 13 COMBO |
| E1 | SINGLE | CDOT 13 COMBO |
| E2 | SINGLE | CDOT 13 COMBO |
| F1 | SINGLE | TYPE R |
| F2 | SINGLE | TYPE R |
| F3 | SINGLE | CDOT 13 COMBO |
| F4 | SINGLE | CDOT 13 COMBO |
| H1 | SINGLE | 12" ROUND AREA DRAIN |
| H2 | SINGLE | 12" ROUND AREA DRAIN |
| H3 | SINGLE | 8" ROUND AREA DRAIN |
| H3-1 | SINGLE | 8" ROUND AREA DRAIN |
| H4 | SINGLE | 8" ROUND AREA DRAIN |
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CALL UTILITY NOTIFICATION CENTER OF COLORADO

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SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

STORM DRAINS B & C
PLAN & PROFILE

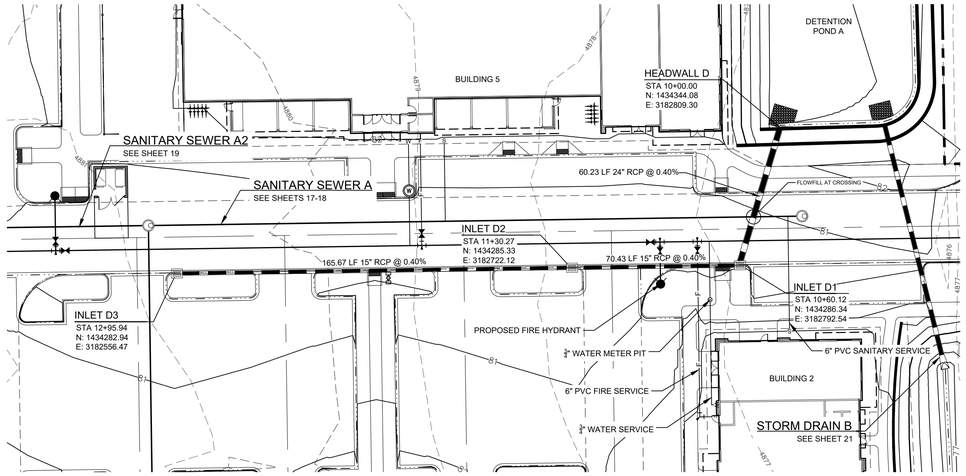
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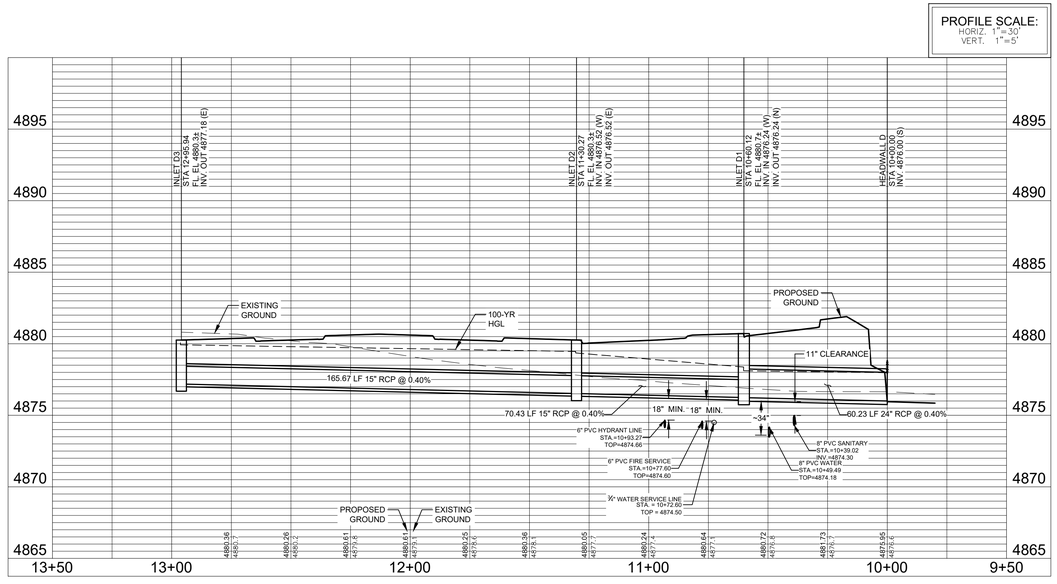
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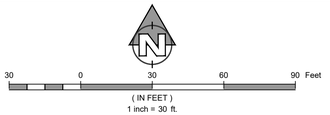
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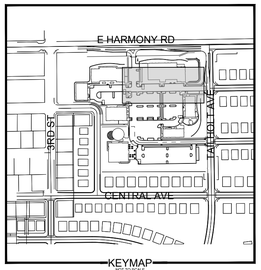
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## STORM DRAIN D




## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPOSED CURB & GUTTER
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| D2 | SINGLE | CDOT 13 COMBO |
| D3 | SINGLE | CDOT 13 COMBO |
| E1 | SINGLE | CDOT 13 COMBO |
| E2 | SINGLE | CDOT 13 COMBO |
| F1 | SINGLE | TYPE R |
| F2 | SINGLE | TYPE R |
| F3 | SINGLE | CDOT 13 COMBO |
| F4 | SINGLE | CDOT 13 COMBO |
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AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

STORM DRAIN D
PLAN & PROFILE

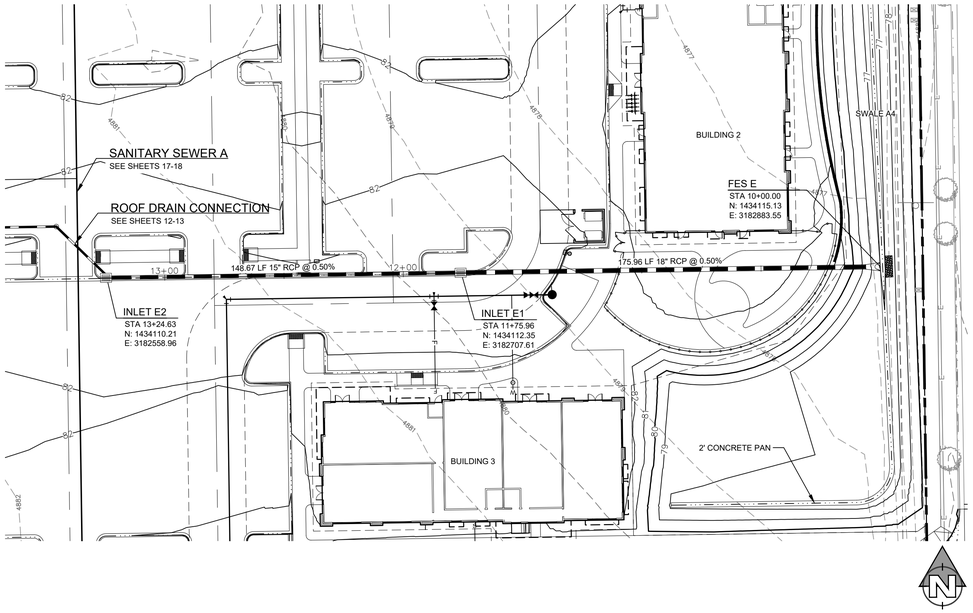
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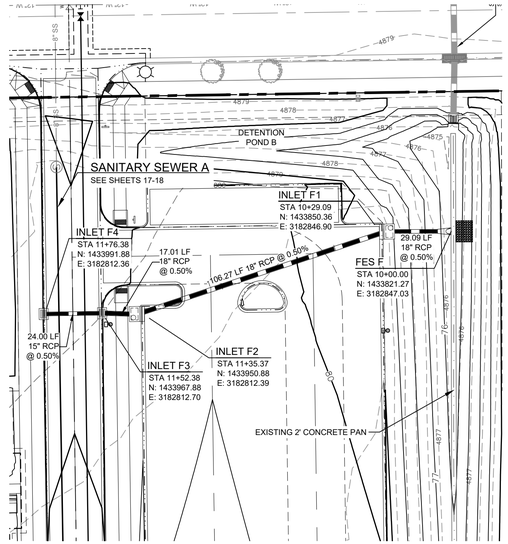
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PROJECT NO. 1828-001

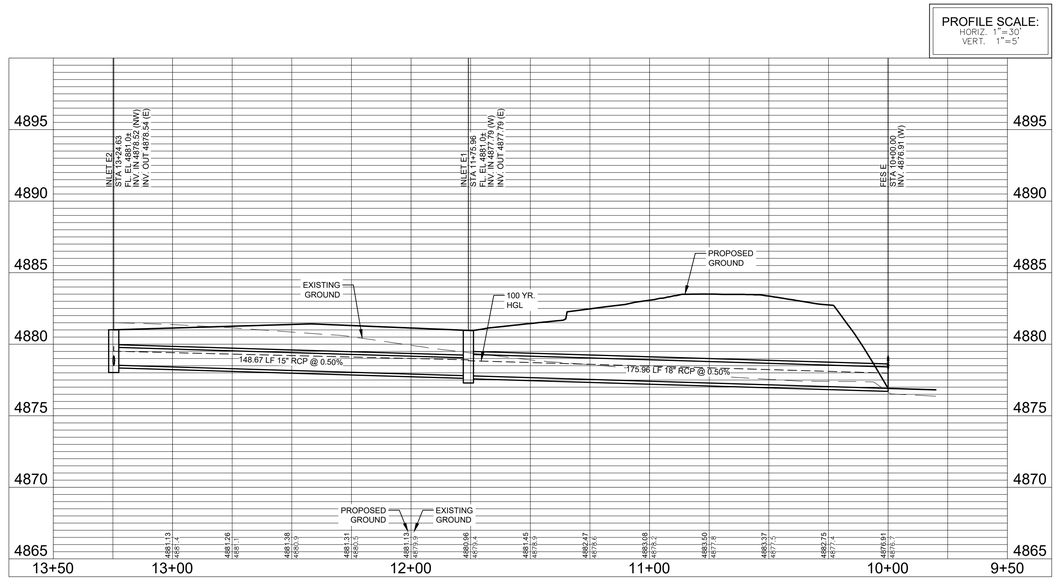
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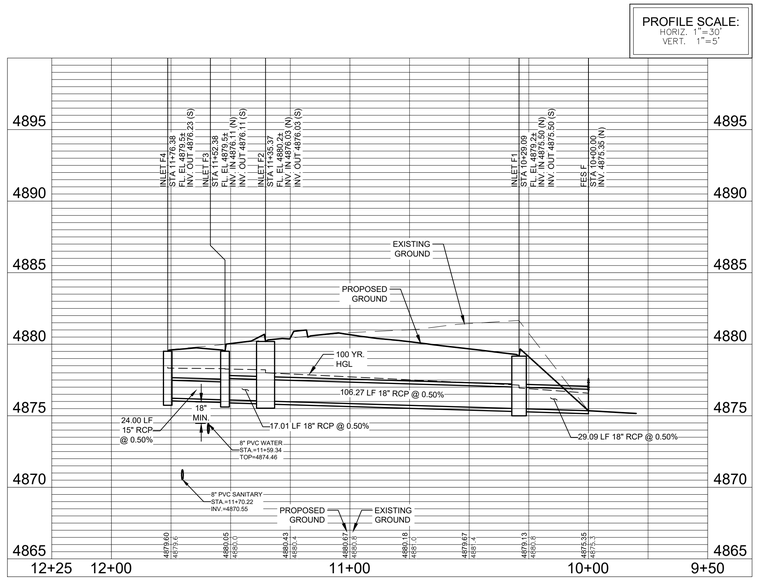


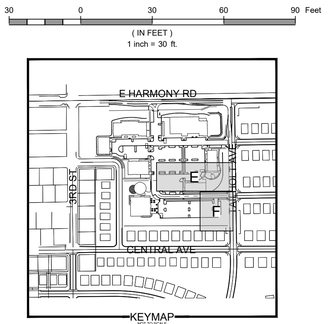

STORM DRAIN E




STORM DRAIN F




## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED RIGHT OF WAY
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| E2 | SINGLE | CDOT 13 COMBO |
| F1 | SINGLE | TYPE R |
| F2 | SINGLE | TYPE R |
| F3 | SINGLE | CDOT 13 COMBO |
| F4 | SINGLE | CDOT 13 COMBO |
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SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

# FRANKLIN PLACE

## STORM DRAINS E & F
## PLAN & PROFILE

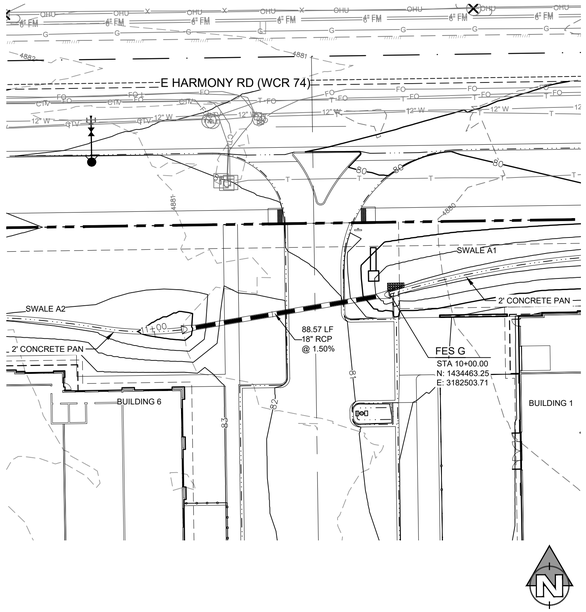
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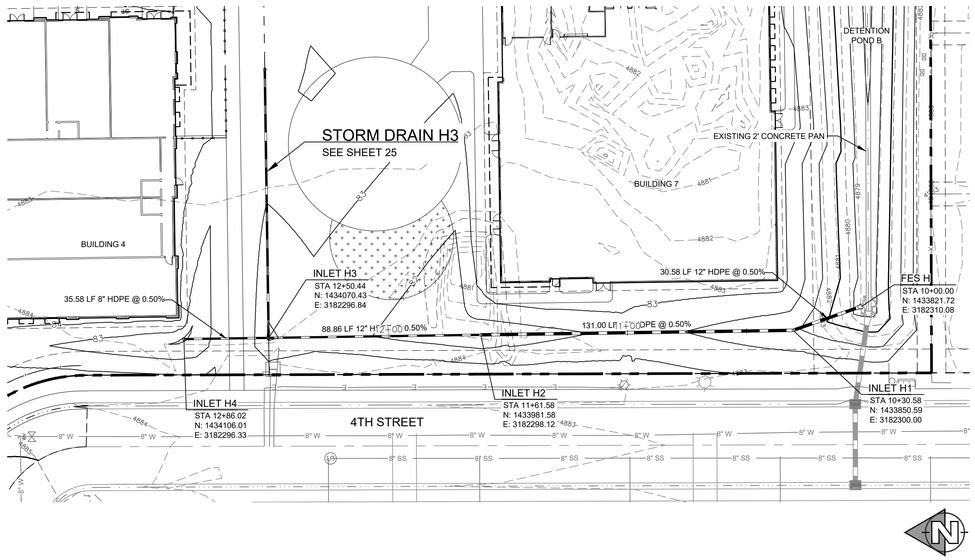
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PROJECT NO. 1828-001

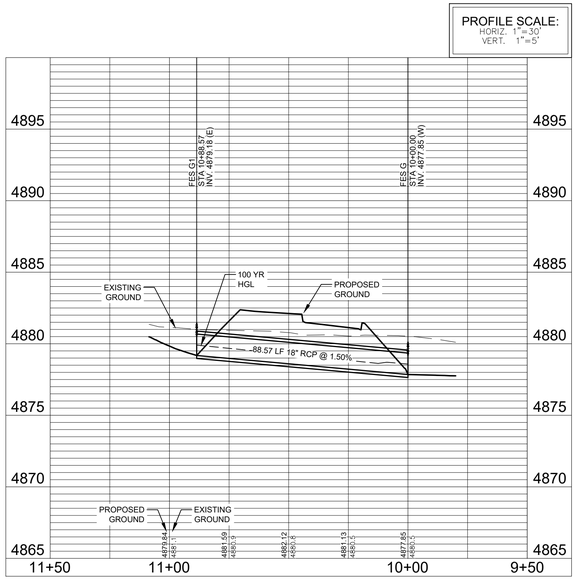
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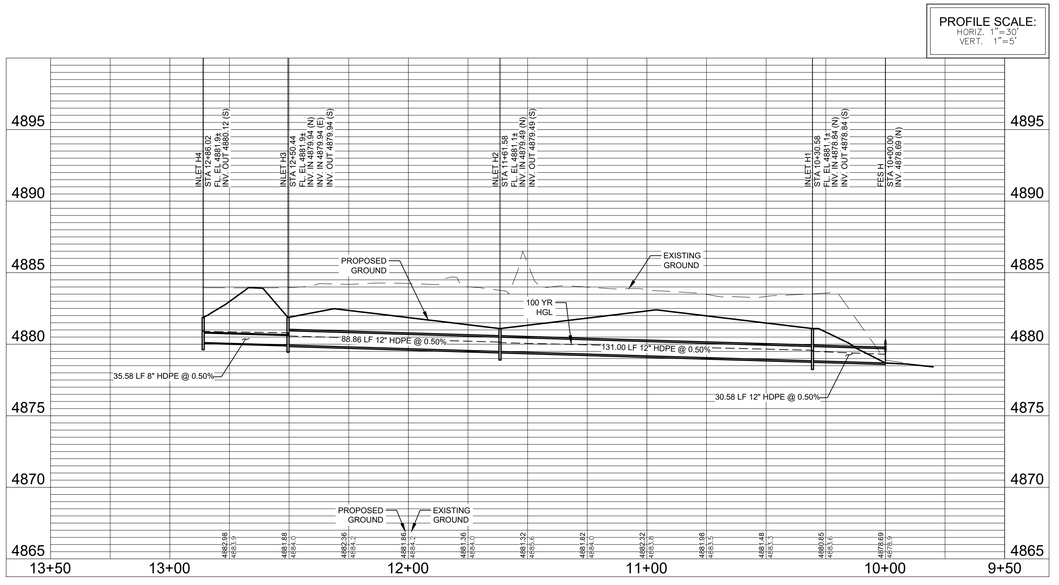


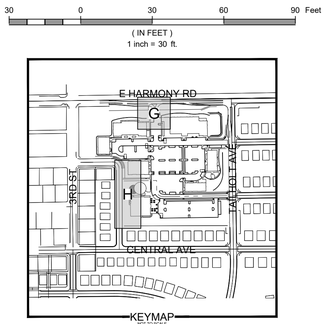

STORM DRAIN G




STORM DRAIN H




## LEGEND

- PROPOSED WATER MAIN — W
- EXISTING WATER MAIN — W
- PROPOSED SANITARY SEWER — S
- EXISTING SANITARY SEWER — SS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
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FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

# FRANKLIN PLACE

STORM DRAINS G & H
PLAN & PROFILE

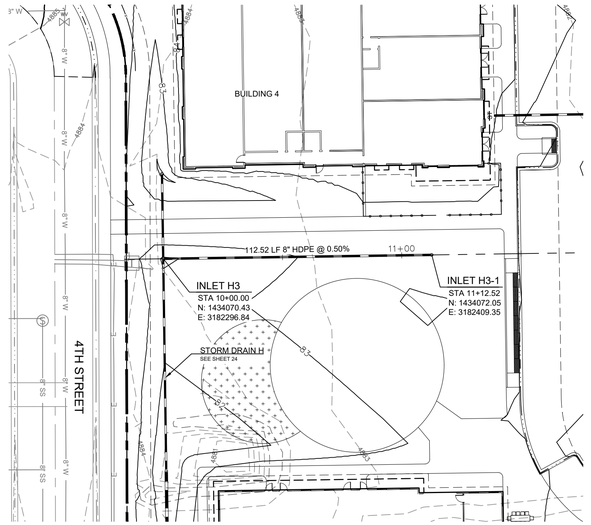
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SCALE:
HORIZ: 1" = 30'
VERT: 1" = 5'

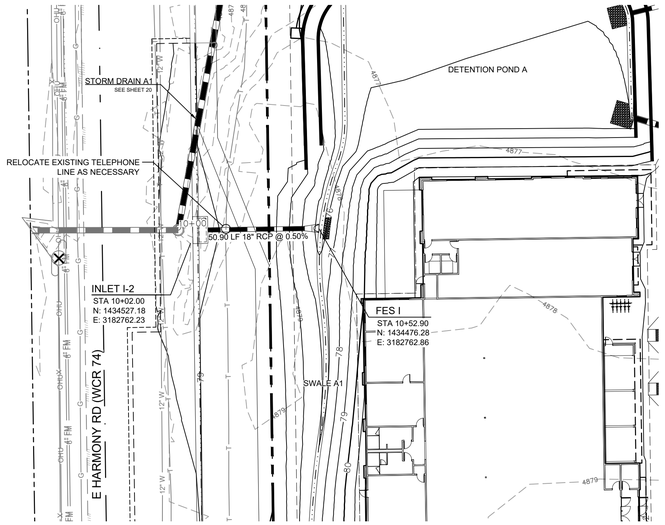
SHEET:
24 OF 78

PROJECT NO. 1828-001

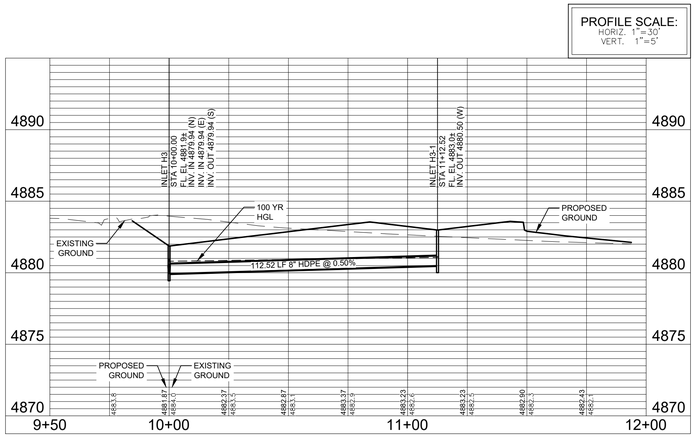
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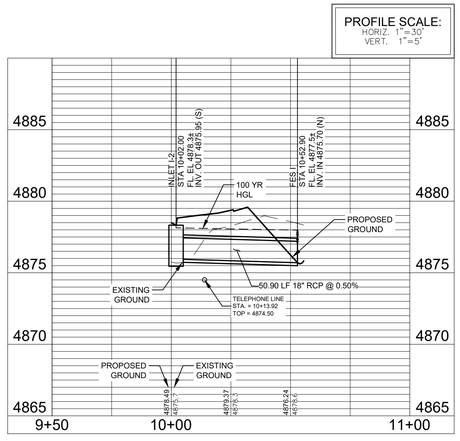


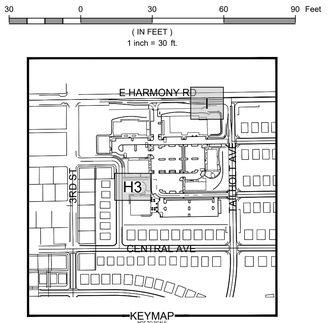

STORM DRAIN H3




STORM DRAIN I




## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPOSED CURB & GUTTER
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED STORM INLET

## NOTES

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2. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM DRAINS, SANITARY SEWER MAINS, WATER MAINS, AND SERVICES.
3. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
4. ALL RCP SHALL BE CLASS III OR GREATER. PIPE MATERIAL, BEDDING, AND INSTALLATION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE GOVERNED BY CITY OF GREELEY. ALTERNATES (SUCH AS ADS N-12 OR HP SANITITE) OUTSIDE OF THE R.O.W. SHALL BE APPROVED IN ADVANCE BY THE ENGINEER. ALL JOINTS SHALL BE 'WATERTIGHT' USING APPROPRIATE GASKETS OR JOINT WRAPS (PER ASTM C443 FOR RCP AND PER ASTM F477 / D3212 FOR PLASTIC PIPE).
5. CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (i.e., WITHIN PRE-CASTER'S TOLERANCES, ETC.).
6. CONTRACTOR SHALL DEFLECT SERVICE LINES TO AVOID STORM DRAIN LINES.
7. THE DEPTHS OF ALL DRY UTILITY CROSSINGS SHOWN IN PROFILES ARE ASSUMED BASED ON STANDARD BURY DEPTHS, CONTRACTOR SHALL CONFIRM DRY UTILITY LOCATIONS IN THE FIELD PRIOR TO REMOVAL/RELOCATION.

## INLET SCHEDULE

| INLET SCHEDULE | | |
|---|---|---|
| INLET ID | INLET SIZE | INLET TYPE |
| A1 | SINGLE | TYPE C |
| C1 (EXISTING) | DOUBLE | TYPE R |
| C2 (EXISTING) | DOUBLE | TYPE R |
| D1 | SINGLE | CDOT 13 COMBO |
| D2 | SINGLE | CDOT 13 COMBO |
| D3 | SINGLE | CDOT 13 COMBO |
| E1 | SINGLE | CDOT 13 COMBO |
| E2 | SINGLE | CDOT 13 COMBO |
| F1 | SINGLE | TYPE R |
| F2 | SINGLE | TYPE R |
| F3 | SINGLE | CDOT 13 COMBO |
| F4 | SINGLE | CDOT 13 COMBO |
| H1 | SINGLE | 12" ROUND AREA DRAIN |
| H2 | SINGLE | 12" ROUND AREA DRAIN |
| H3 | SINGLE | 8" ROUND AREA DRAIN |
| H3-1 | SINGLE | 8" ROUND AREA DRAIN |
| H4 | SINGLE | 8" ROUND AREA DRAIN |
| I1 | SINGLE | TYPE R |

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970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

# FRANKLIN PLACE

## STORM DRAINS H3 & I PLAN & PROFILE

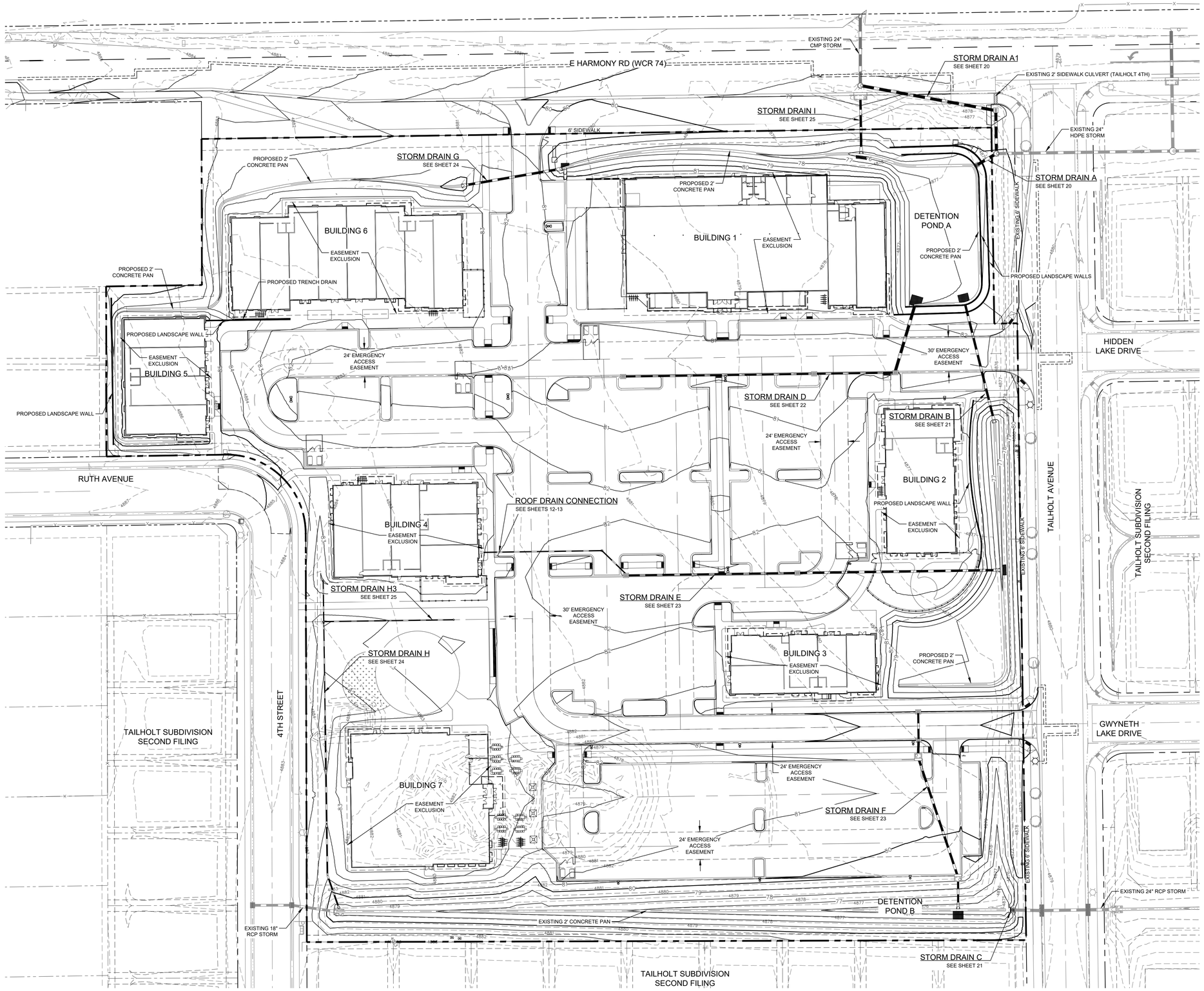
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SCALE:
HORIZ: 1" = 30'
VERT: 1" = 5'

SHEET:
25 OF 78

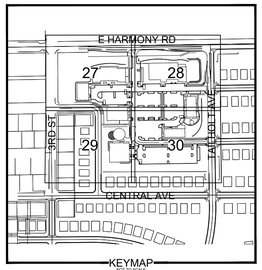
PROJECT NO. 1828-001

| ahallauer | P:\1828-001\Dwg\Storm\1828-001_Storm H3_I.dwg | 8/18/2023 10:50 AM |




40 0 40 80 120 Feet

( IN FEET )
1 inch = 40 ft.




KEYMAP
NTS

## LEGEND

- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 95
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 35.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%

## NOTES

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# FRANKLIN PLACE

## OVERALL GRADING PLAN

PROJECT MANAGER: D. Weber

SUBMITTAL DATE: 08/25/23

CAUTION
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SCALE:
HORIZ: 1" = 40'
VERT: N/A

SHEET:
26 OF 78

PROJECT NO. 1828-001

| shollauer | P:\1828-001\Dwg\Grad\1828-001_GGRAD.dwg | 7/7/2023 10:35 AM |

EAST HARMONY ROAD (WCR 74) PLAN & PROFILE
SEE SHEET 31

E HARMONY RD (WCR 74)

±46'
FL-EOP

6' SIDEWALK

10' UTILITY EASEMENT (TYP.)

STORM DRAIN G
SEE SHEET 24

24'
FL-FL

PROPOSED 2'
CONCRETE PAN

10' UTILITY
EASEMENT
(TYP.)

BUILDING 6
FFE=83.35

EASEMENT
EXCLUSION

PROPOSED LANDSCAPE WALL
REFER TO LANDSCAPE PLANS
FOR DETAILS

BUILDING 5
FFE=85.25

EASEMENT
EXCLUSION

PROPOSED LANDSCAPE WALL
REFER TO LANDSCAPE PLANS
FOR DETAILS

PROPOSED 2'
CONCRETE PAN

10' UTILITY EASEMENT (TYP.)

24' EMERGENCY
ACCESS EASEMENT

24'
FL-FL

24' EMERGENCY
ACCESS EASEMENT

24'
FL-FL

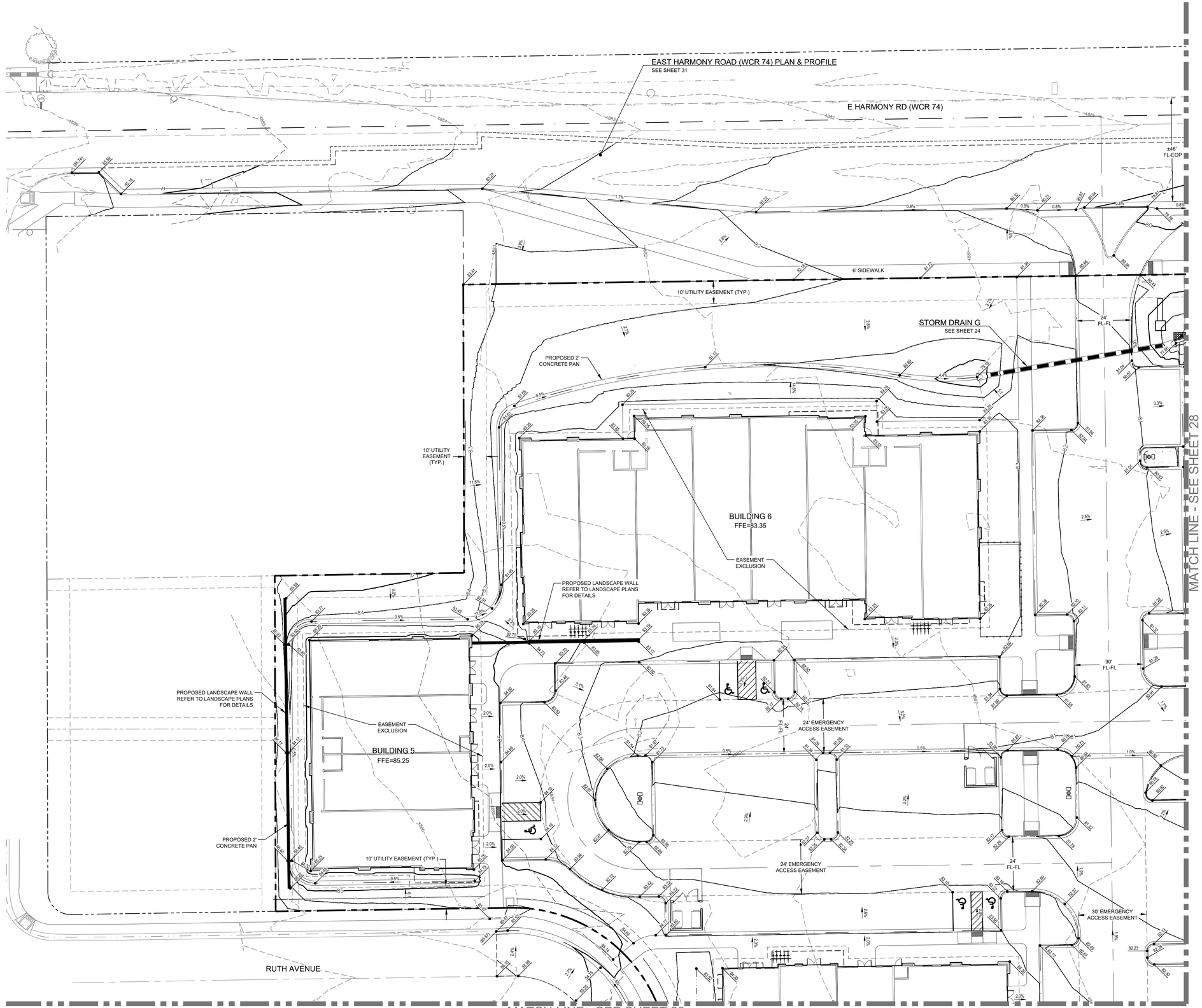
30'
FL-FL

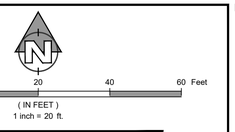
30' EMERGENCY
ACCESS EASEMENT

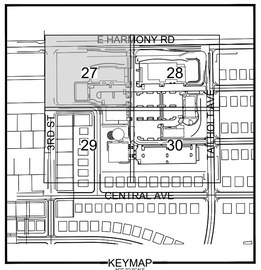
RUTH AVENUE

MATCH LINE - SEE SHEET 28

MATCH LINE - SEE SHEET 29






## LEGEND

- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 95
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 33.43
- EXISTING SPOT ELEVATION — (67.45)
- PROPOSED SLOPES — 2.0%

## NOTES

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FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM


SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

# FRANKLIN PLACE

## GRADING PLAN

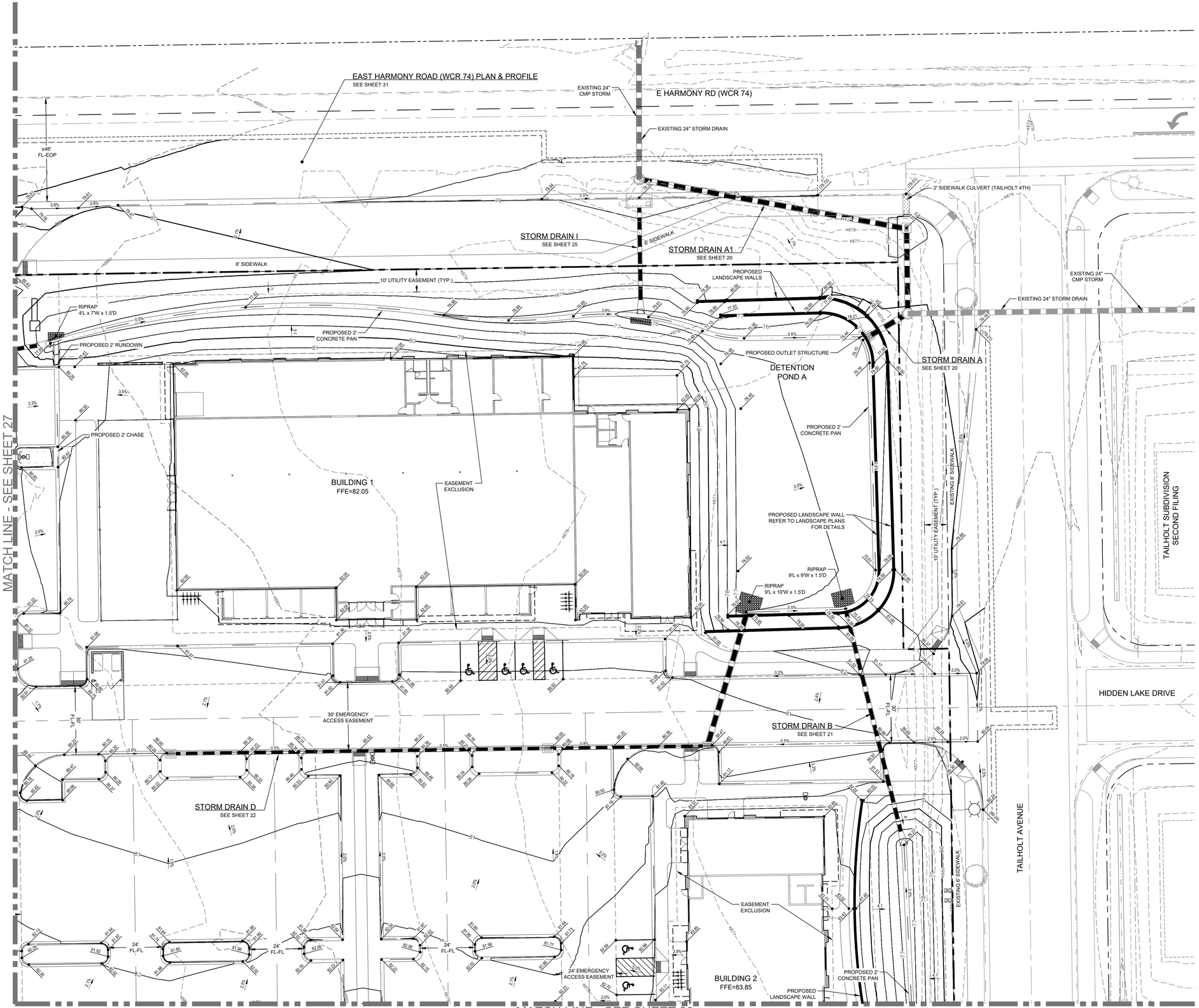
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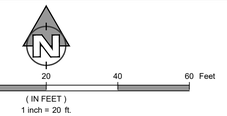
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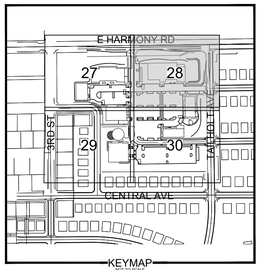
SHEET:
27 OF 78

PROJECT NO. 1828-001

| shallauer | P:\1828-001\Dwg\Grad\1828-001_GRAD.dwg | 8/17/2023 2:14 PM |




## LEGEND

- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 95
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
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# FRANKLIN PLACE

## GRADING PLAN

PROJECT MANAGER: D. Weber
SUBMITTAL DATE: 08/25/23

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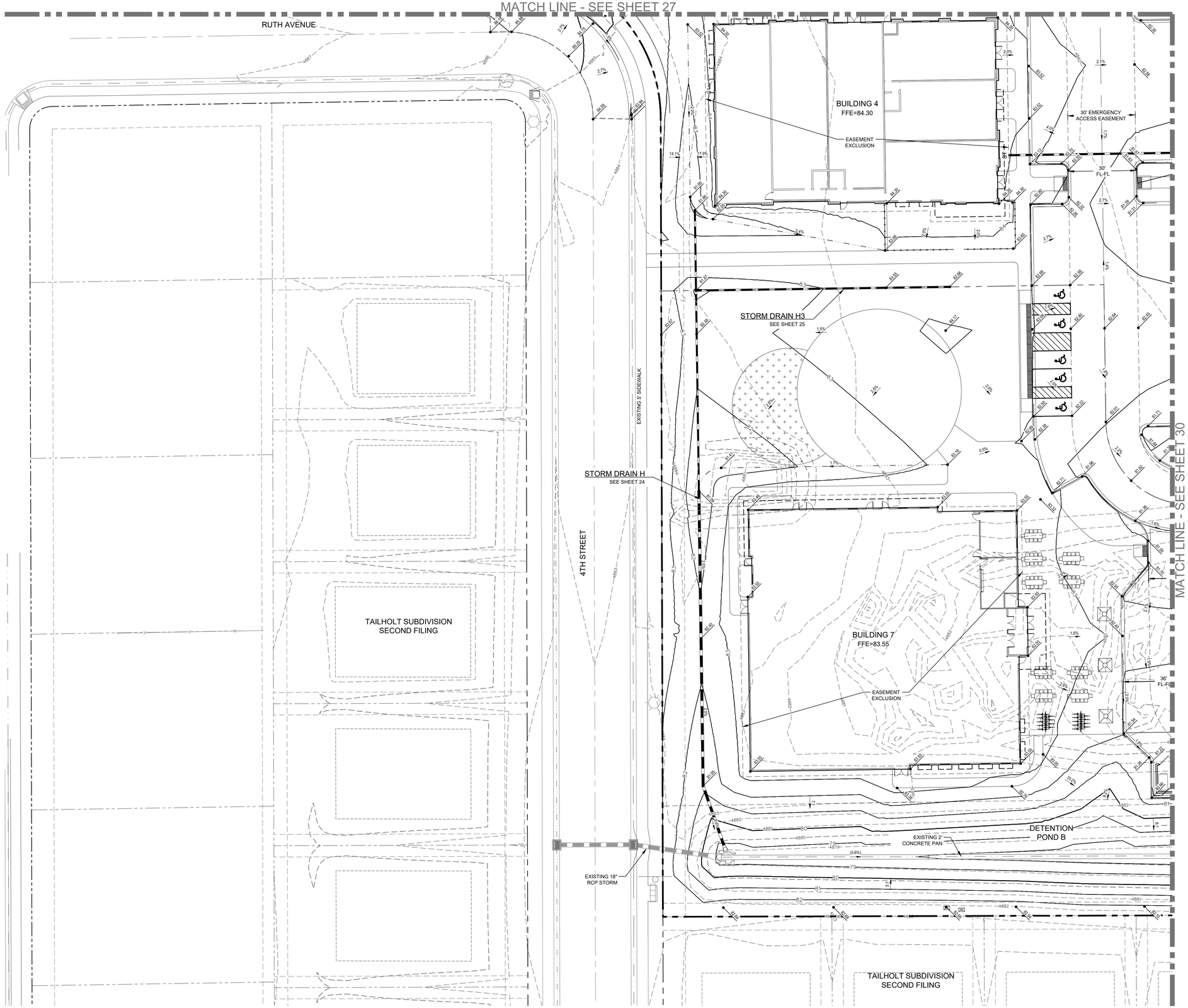
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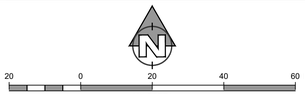
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28 OF 78

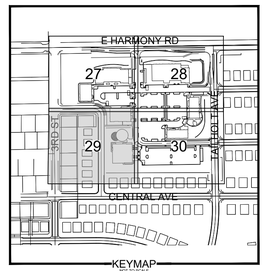
PROJECT NO. 1828-001



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## LEGEND

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- PROPOSED STORM INLET
- PROPOSED CONTOUR — 95
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AVANTCIVILGROUP.COM

# FRANKLIN PLACE

GRADING PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

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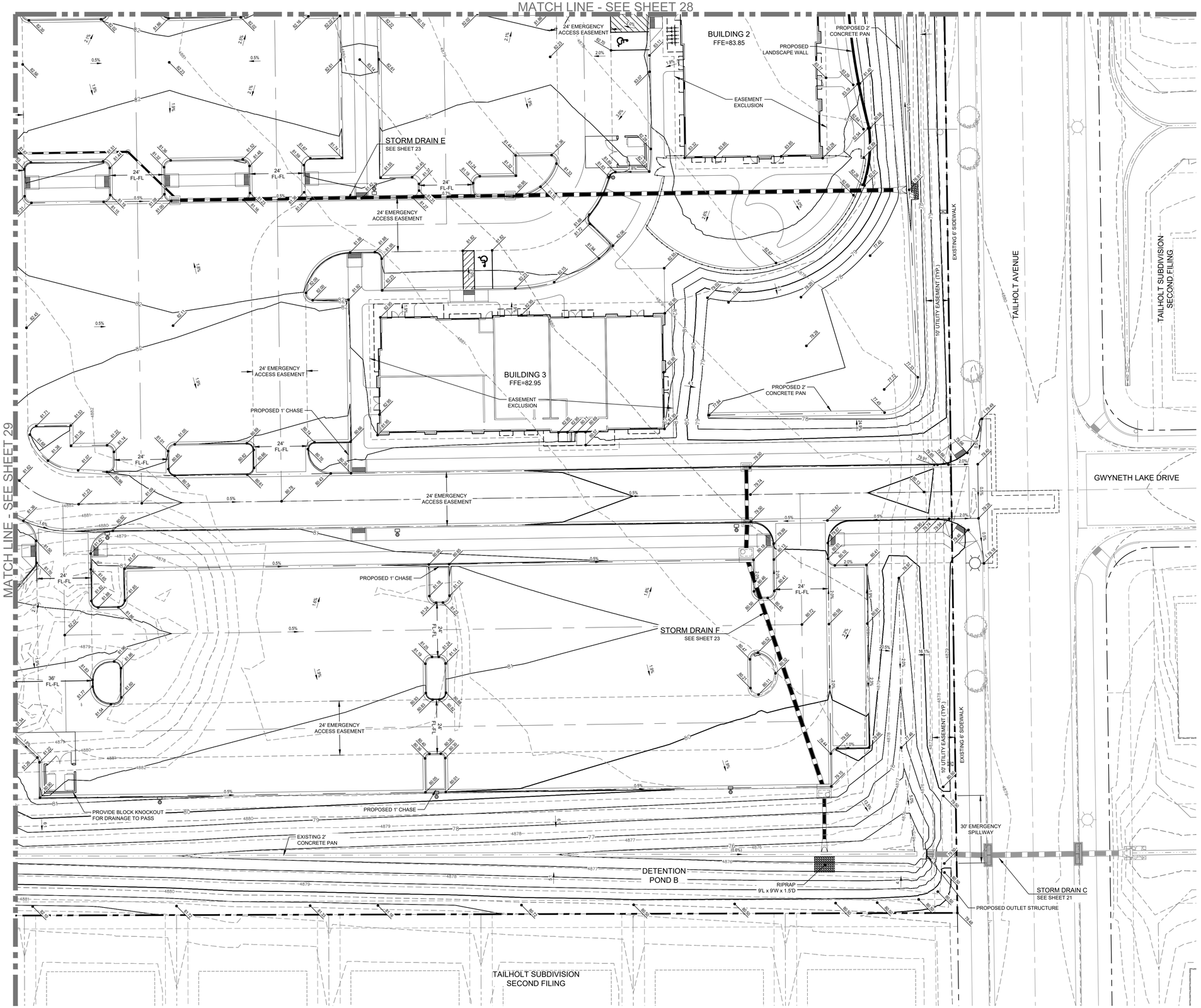
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HORIZ: 1" = 20'
VERT: N/A

SHEET:
29 OF 78

PROJECT NO. 1828-001



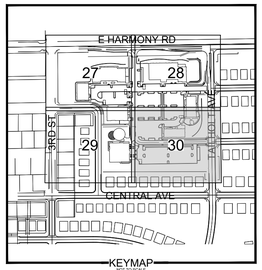
| shollouer | P:\1828-001\Dwg\Grad\1828-001_GRAD.dwg | 8/17/2023 2:14 PM |




[ shollauer | P:\1828-001\Dwg\Grad\1828-001_GRAD.dwg | 6/17/2023 2:14 PM ]

20 0 20 40 60 Feet

( IN FEET )
1 inch = 20 ft.




KEYMAP
NO SCALE

## LEGEND

- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 95
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
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# FRANKLIN PLACE

## GRADING PLAN

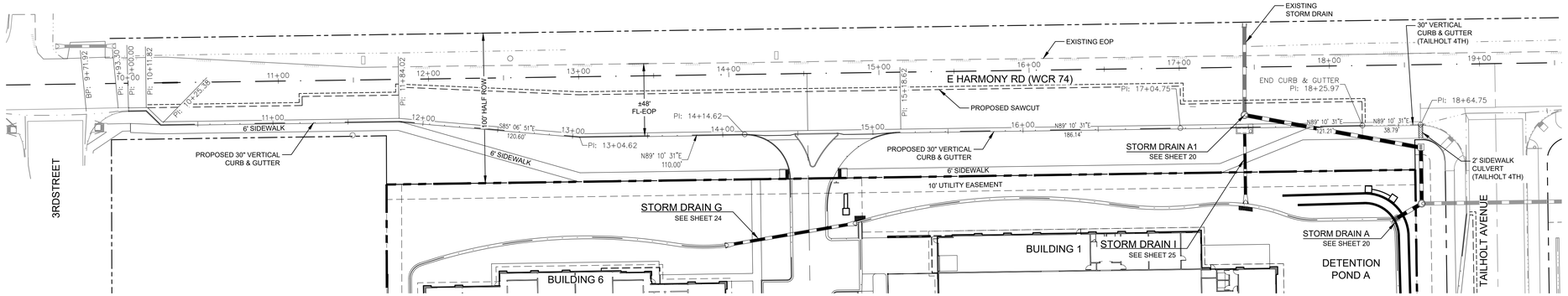
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PROJECT MANAGER: D. Weber

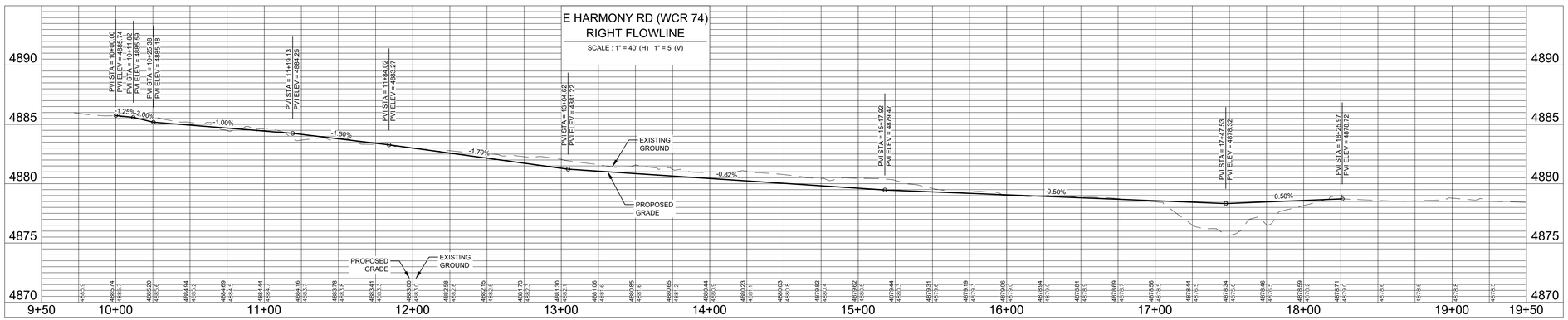
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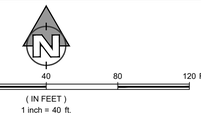
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VERT: N/A

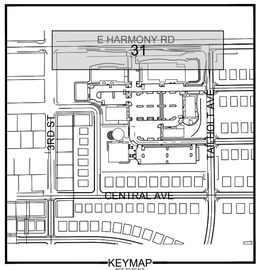
SHEET:
30 OF 78

PROJECT NO. 1828-001




## LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING STORM SEWER
- PROPOSED EDGE OF ASPHALT
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

## NOTES

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4. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.
5. EXISTING AND PROPOSED MANHOLE RIMS AND VALVE BOX LIDS TO BE ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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| NO. | REVISIONS | BY: | DATE: |
|---|---|---|---|

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

# FRANKLIN PLACE

## E HARMONY RD (WCR 74) PLAN & PROFILE

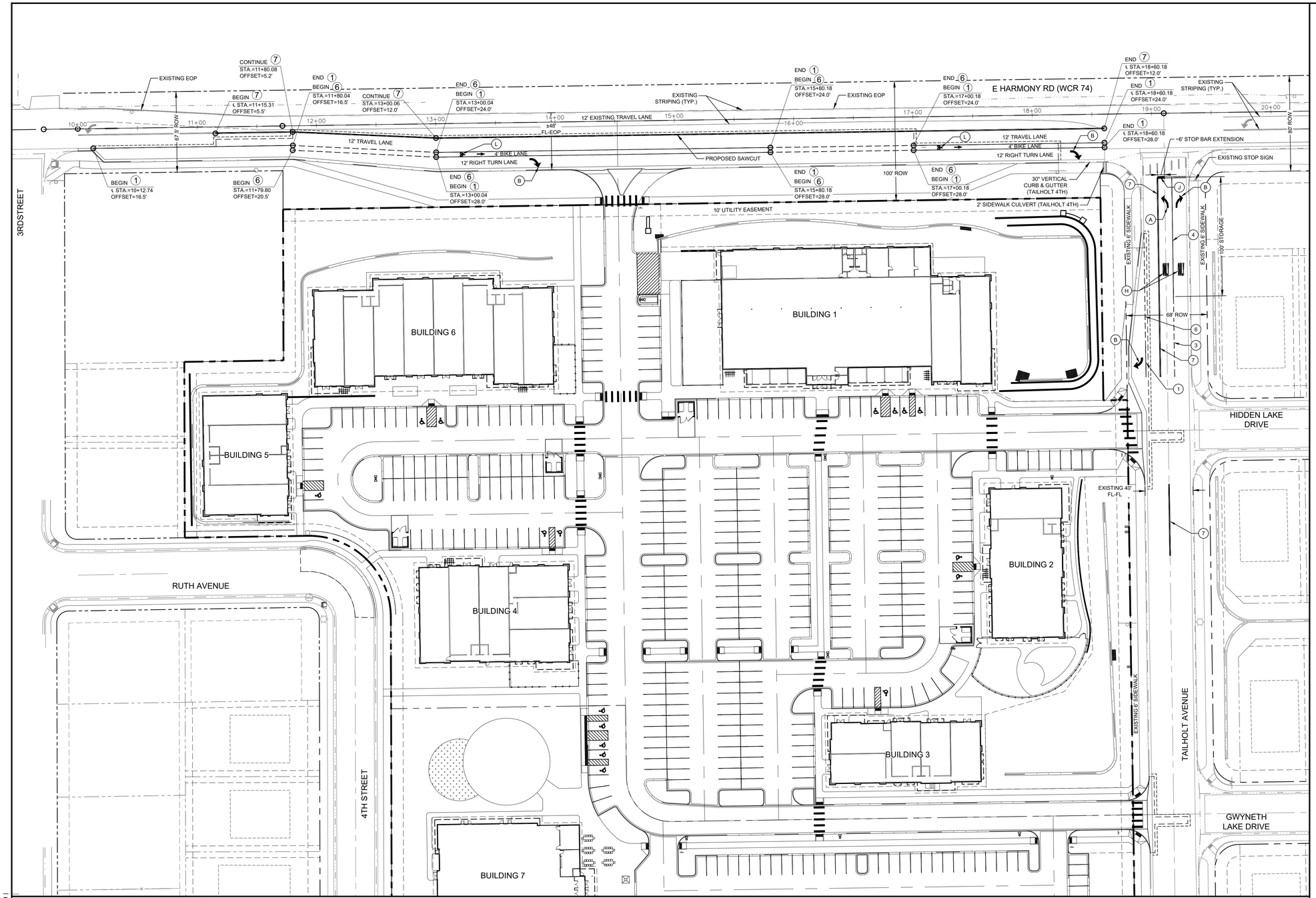
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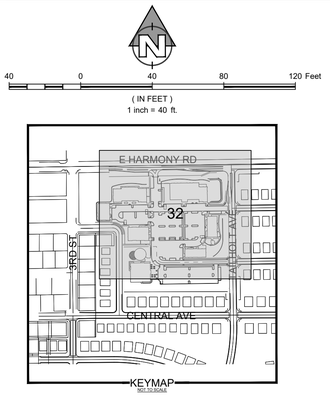
SCALE:
HORIZ: 1" = 40'
VERT: 1" = 5'

SHEET:
31 OF 78

PROJECT NO. 1828-001

dwebber | P:\1828-001\Dwg\Sht\1828-001_STRT-HARMONY SOUTH FLOWLINE.dwg | 8/14/2023 4:19 PM |




## LEGEND

- PROPOSED EDGE OF ASPHALT
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

## NOTES

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2. REFER TO LANDSCAPE PLANS FOR STREET TREE INFORMATION, AND SURVEY DOCUMENTS FOR ADDITIONAL RIGHT-OF-WAY AND EASEMENT INFORMATION.

## STRIPING LEGEND:

(NOTE: ALL ITEMS MAY NOT APPLY TO THIS PLAN)

PAVEMENT STRIPING

1. 4" SOLID WHITE LINE
2. 4" BROKEN YELLOW LINE 10' 30' 10' 30' 10'
3. 8" WHITE DASHED LINE 3' 3' 3' 3' 3'
4. 8" SOLID WHITE LINE
5. 4" SOLID YELLOW LINE
6. 4" WHITE DASHED LINE 3' 3' 3' 3' 3'
7. DOUBLE YELLOW LINE (2) 4" SOLID LINES; 4" APART
8. DOUBLE YELLOW LINE 4" SOLID AND 4" BROKEN; 4" APART
9. WHITE ISLAND CROSS HATCHING
10. YELLOW ISLAND CROSS HATCHING
11. MEDIAN LINE YELLOW 18" WIDE 50' O.C. 45° ANGLES
12. 4" BROKEN WHITE 10' 30' 10' 30' 10'

PAVEMENT MARKINGS

- A. PREFORMED PLASTIC PAVEMENT MARKING LEFT TURN ARROW (15.5 S.F. EA.)
- B. PREFORMED PLASTIC PAVEMENT MARKING RIGHT TURN ARROW (15.5 S.F. EA.)
- C. PREFORMED PLASTIC PAVEMENT MARKING STRAIGHT AND LEFT TURN ARROW (31 S.F. EA.)
- D. PREFORMED PLASTIC PAVEMENT MARKING STRAIGHT AND RIGHT TURN ARROW (31 S.F. EA.)
- E. PREFORMED PLASTIC PAVEMENT MARKING RIGHT AND LEFT TURN ARROW (31 S.F. EA.)
- F. PREFORMED PLASTIC PAVEMENT MARKING TWO WAY LEFT TURN ARROW (31 S.F. EA.)
- G. PREFORMED PLASTIC PAVEMENT MARKING STRAIGHT ARROW (15 S.F. EA.)
- H. PREFORMED PLASTIC PAVEMENT MARKING "ONLY" (22.5 S.F. EA.)
- I. PREFORMED PLASTIC PAVEMENT MARKING "STOP" (22.5 S.F. EA.)
- J. PREFORMED PLASTIC PAVEMENT MARKING 24" WIDE STOP BAR
- K. PREFORMED PLASTIC PAVEMENT MARKING 18" X 9' CROSSING LINE, SEE NOTES
- L. PREFORMED PLASTIC PAVEMENT MARKING BICYCLIST AND ARROW
- M. PREFORMED PLASTIC PAVEMENT MARKING LANE REDUCTION ARROW
- N. PREFORMED PLASTIC PAVEMENT MARKING "LANE ENDS"
- O. PREFORMED PLASTIC PAVEMENT MARKING 18" WIDE WHITE MEDIAN STRIPING

## STRIPING NOTES:

A. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.

B. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.

C. ALL SIGNAGE SHALL BE PER TOWN OF SEVERANCE STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.

D. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.

E. ALL LANE LINES FOR CONCRETE PAVEMENT SHALL BE EPOXY PAINT.

F. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE TOWN OF TIMNATH AND CITY OF FORT COLLINS ENGINEERS PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.

G. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.

H. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

I. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

J. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.

K. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE TOWN OF SEVERANCE ENGINEERS. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.

L. THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.

M. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

N. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD. THE TOWN OF SEVERANCE RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE TOWN OF SEVERANCE DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS).

O. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.

P. STREET NAME SIGNS AT INTERSECTIONS SHALL BE INSTALLED ABOVE STOP SIGNS ON SAME POLE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
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AVANTCIVILGROUP.COM
970.286.7985
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

# FRANKLIN PLACE

E HARMONY RD (WCR 74) & TAILHOLT AVENUE
STRIPING PLAN

PROJECT MANAGER D. Weber

SUBMITTAL DATE: 08/25/23

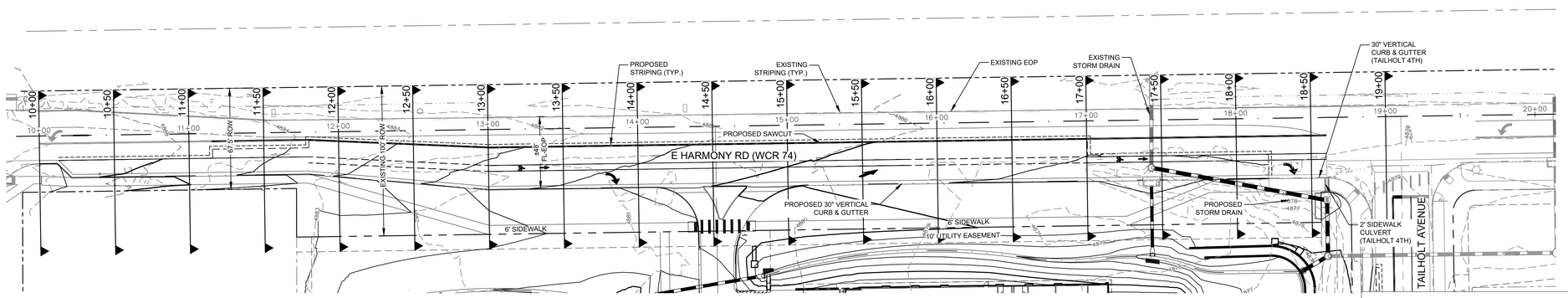
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SCALE:
HORIZ: 1" = 40'
VERT: N/A

SHEET:
32 OF 78

PROJECT NO. 1828-001

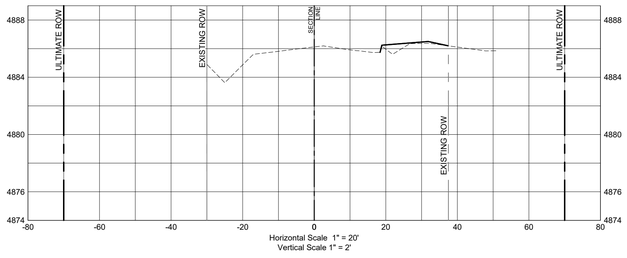
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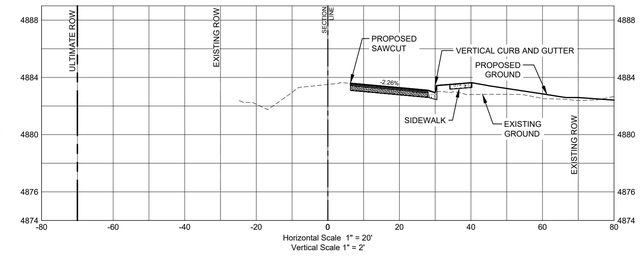

# E HARMONY RD (WCR 74) CROSS SECTION PROFILES

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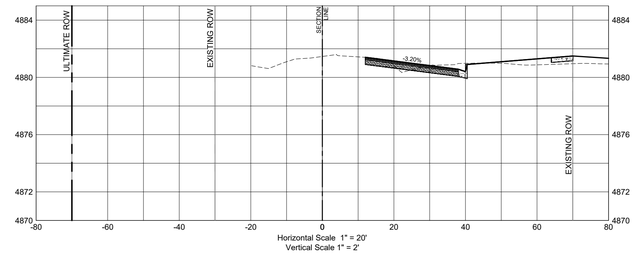
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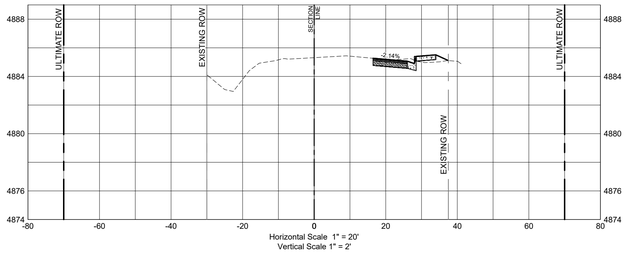

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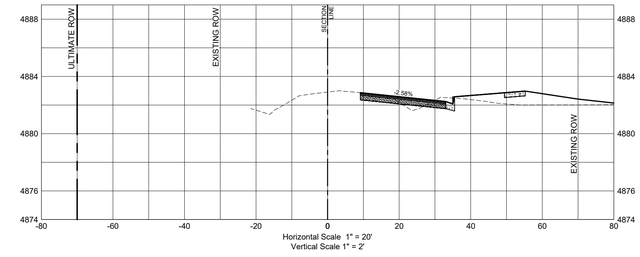

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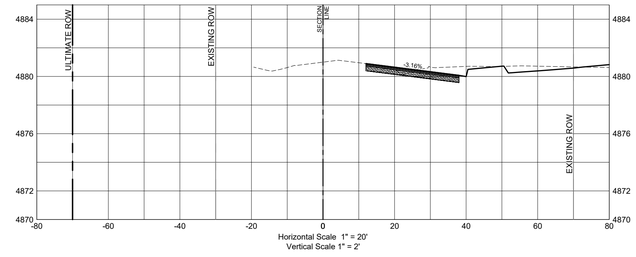

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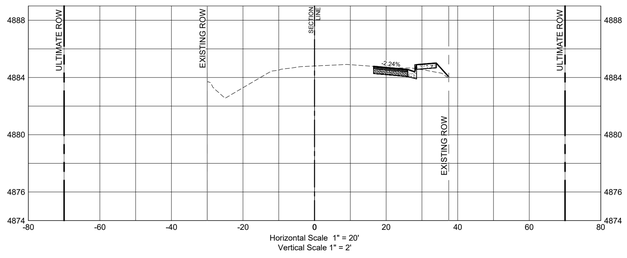

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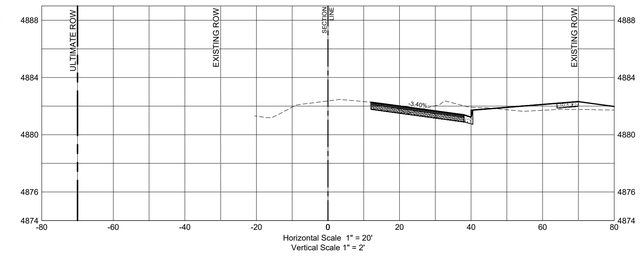

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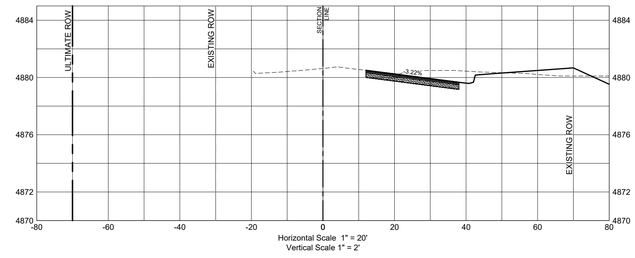

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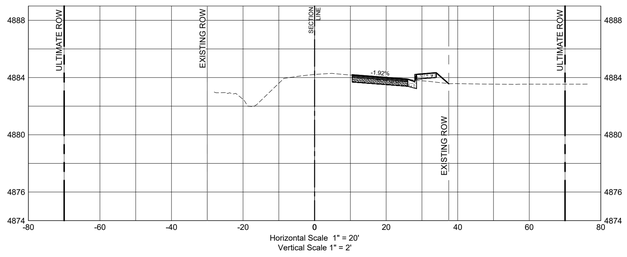

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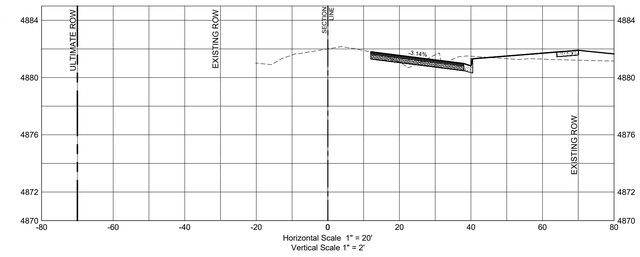

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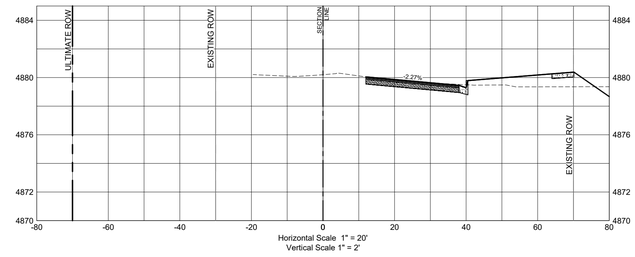

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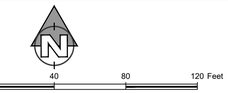


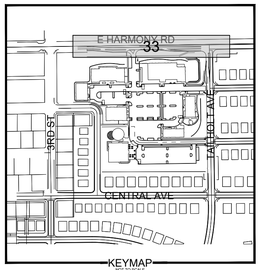

## 13+50




## 15+50




## LEGEND

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1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

E HARMONY RD (WCR 74)
CROSS-SECTIONS

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

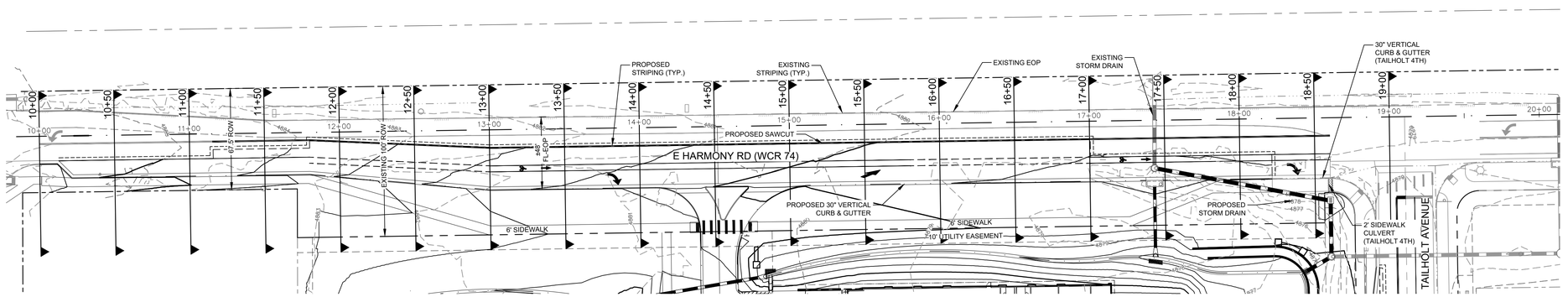
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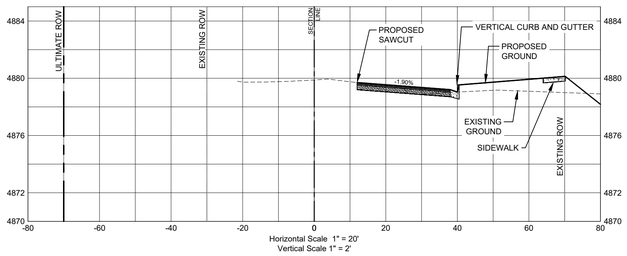
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PROJECT NO. 1828-001

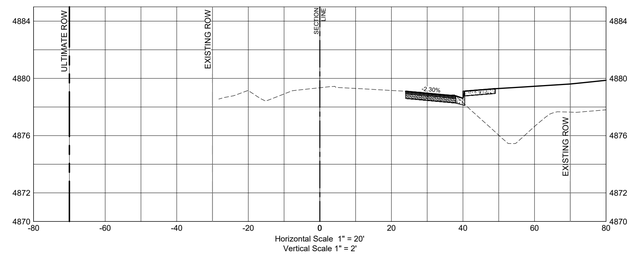
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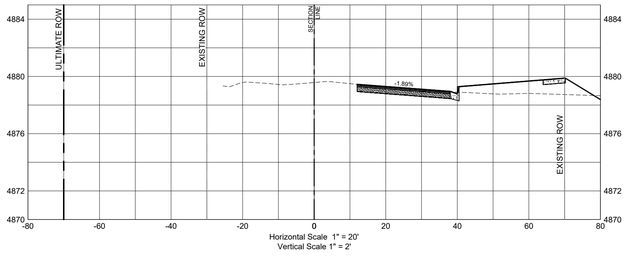

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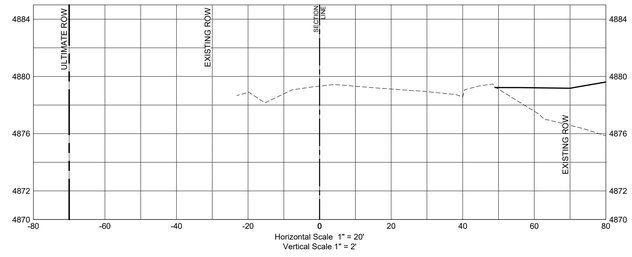

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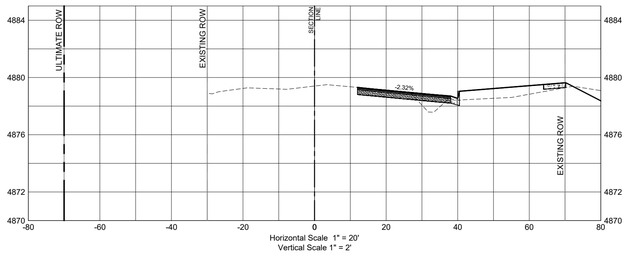

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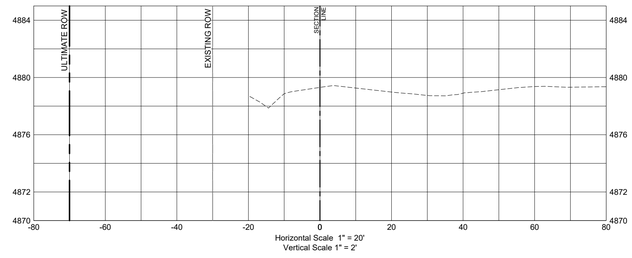

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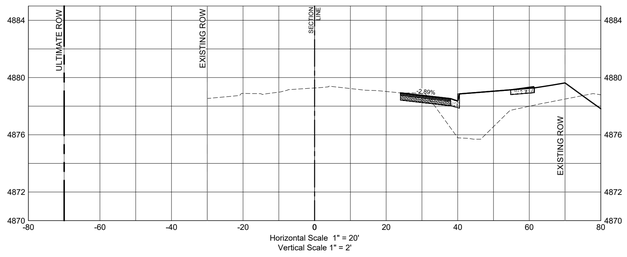

## 17+00




## 19+00

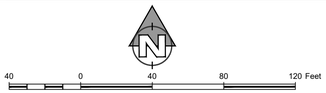


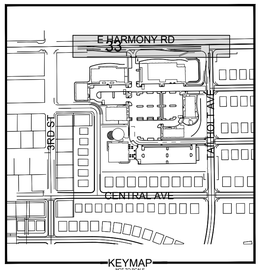

## 17+50




# E HARMONY RD (WCR 74) CROSS SECTION PROFILES

SCALE : 1" = 20' HORIZONTAL 1" = 2' VERTICAL




## LEGEND

- PROPOSED CURB & GUTTER
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- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING STORM SEWER
- PROPOSED EDGE OF ASPHALT
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

## NOTES

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
3. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY OF GREELEY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
4. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.
5. EXISTING AND PROPOSED MANHOLE RIMS AND VALVE BOX LIDS TO BE ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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970.286.7985
AVANTCIVILGROUP.COM

# FRANKLIN PLACE

E HARMONY RD (WCR 74)
CROSS-SECTIONS

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

CAUTION
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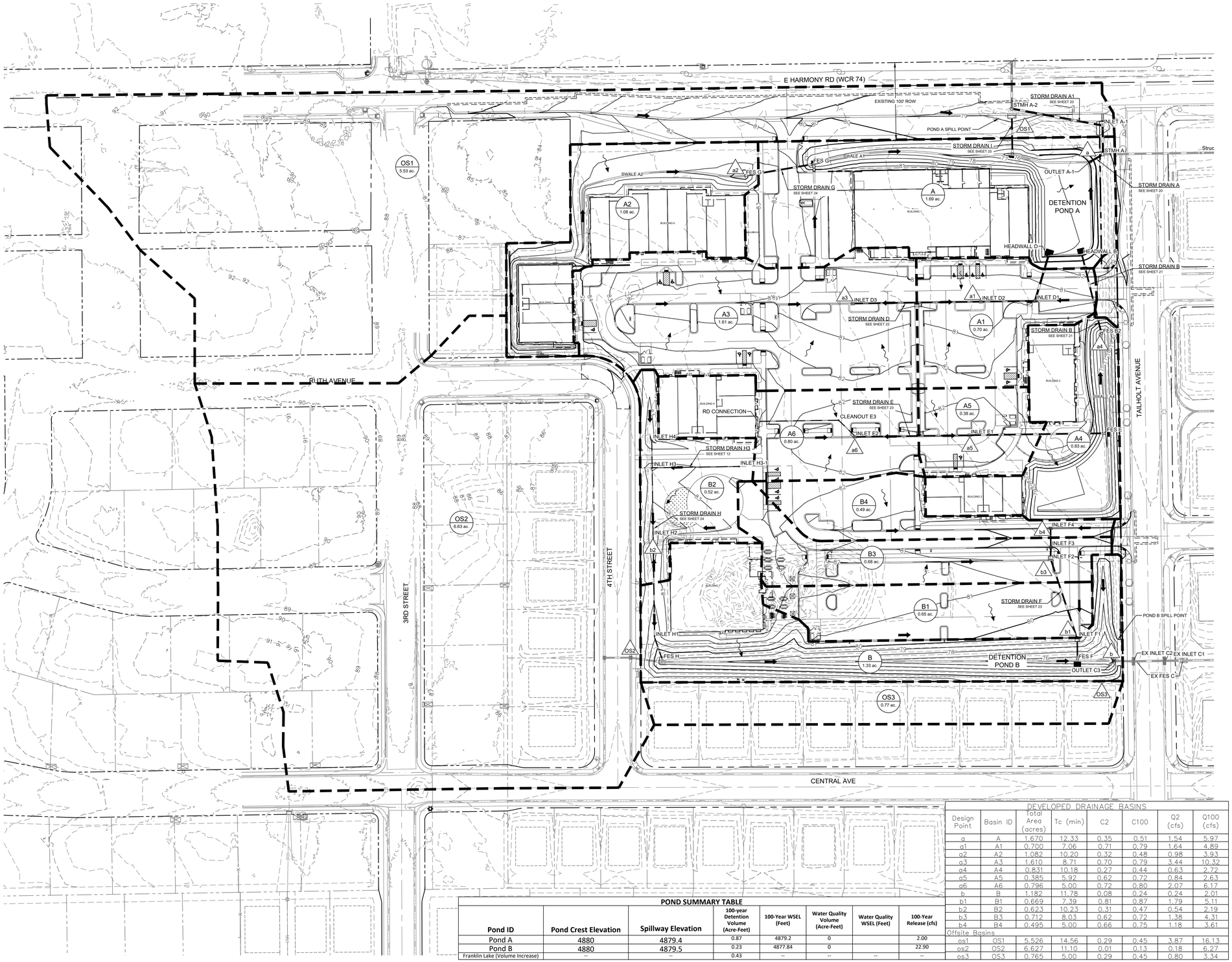
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VERT: 1" = 2'

SHEET:
34 OF 78

PROJECT NO. 1828-001



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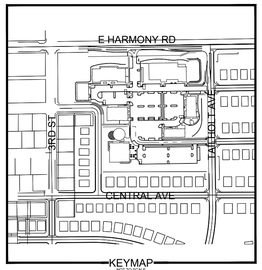



| POND SUMMARY TABLE | | | | | | | |
|---|---|---|---|---|---|---|---|
| Pond ID | Pond Crest Elevation | Spillway Elevation | 100-year Detention Volume (Acre-Feet) | 100-Year WSEL (Feet) | Water Quality Volume (Acre-Feet) | Water Quality WSEL (Feet) | 100-Year Release (cfs) |
| Pond A | 4880 | 4879.4 | 0.87 | 4879.2 | 0 | | 2.00 |
| Pond B | 4880 | 4879.5 | 0.23 | 4877.84 | 0 | | 22.90 |
| Franklin Lake (Volume Increase) | -- | -- | 0.43 | -- | -- | -- | -- |

DEVELOPED DRAINAGE BASINS

| Design Point | Basin ID | Total Area (acres) | Tc (min) | C2 | C100 | Q2 (cfs) | Q100 (cfs) |
|---|---|---|---|---|---|---|---|
| a | A | 1.670 | 12.33 | 0.35 | 0.51 | 1.54 | 5.97 |
| a1 | A1 | 0.700 | 7.06 | 0.71 | 0.79 | 1.64 | 4.89 |
| a2 | A2 | 1.082 | 10.20 | 0.32 | 0.48 | 0.98 | 3.93 |
| a3 | A3 | 1.610 | 8.71 | 0.70 | 0.79 | 3.44 | 10.32 |
| a4 | A4 | 0.831 | 10.18 | 0.27 | 0.44 | 0.63 | 2.72 |
| a5 | A5 | 0.385 | 5.92 | 0.62 | 0.72 | 0.84 | 2.63 |
| a6 | A6 | 0.796 | 5.00 | 0.72 | 0.80 | 2.07 | 6.17 |
| b | B | 1.182 | 11.78 | 0.08 | 0.24 | 0.24 | 2.01 |
| b1 | B1 | 0.669 | 7.39 | 0.81 | 0.87 | 1.79 | 5.11 |
| b2 | B2 | 0.623 | 10.23 | 0.31 | 0.47 | 0.54 | 2.19 |
| b3 | B3 | 0.712 | 8.03 | 0.62 | 0.72 | 1.38 | 4.31 |
| b4 | B4 | 0.495 | 5.00 | 0.66 | 0.75 | 1.18 | 3.61 |
| Offsite Basins | | | | | | | |
| os1 | OS1 | 5.526 | 14.56 | 0.29 | 0.45 | 3.87 | 16.13 |
| os2 | OS2 | 6.627 | 11.10 | 0.01 | 0.13 | 0.18 | 6.27 |
| os3 | OS3 | 0.765 | 5.00 | 0.29 | 0.45 | 0.80 | 3.34 |

60 0 60 120 180 Feet
( IN FEET )
1 inch = 60 ft.



KEYMAP
NO SCALE

## LEGEND

- PROPOSED STORM SEWER
- PROPOSED INLET
- PROPOSED CONTOUR (93)
- EXISTING CONTOUR (4953)
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- DESIGN POINT (a1)
- FLOW ARROW (OVERLAND / CHANNEL/SWALE)
- DRAINAGE BASIN LABEL (BASIN DESIGNATION B2, BASIN AREA (AC) 1.45 ac)
- DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE SECTION (1 : 1)

## PROJECT BENCHMARK

VERTICAL DATUM: NAVD 88

BENCHMARK #1:
NGS BM Q136
ELEVATION= 4767.88

BASIS OF BEARINGS:
BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1 AS BEARING NORTH 00° 16' 26" WEST.

## NOTES

1. REFER TO THE FINAL DRAINAGE REPORT BY AVANT CIVIL GROUP, DATED AUGUST 18TH, 2023 FOR ADDITIONAL INFORMATION.

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FRANKLIN PLACE

DEVELOPED DRAINAGE EXHIBIT

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

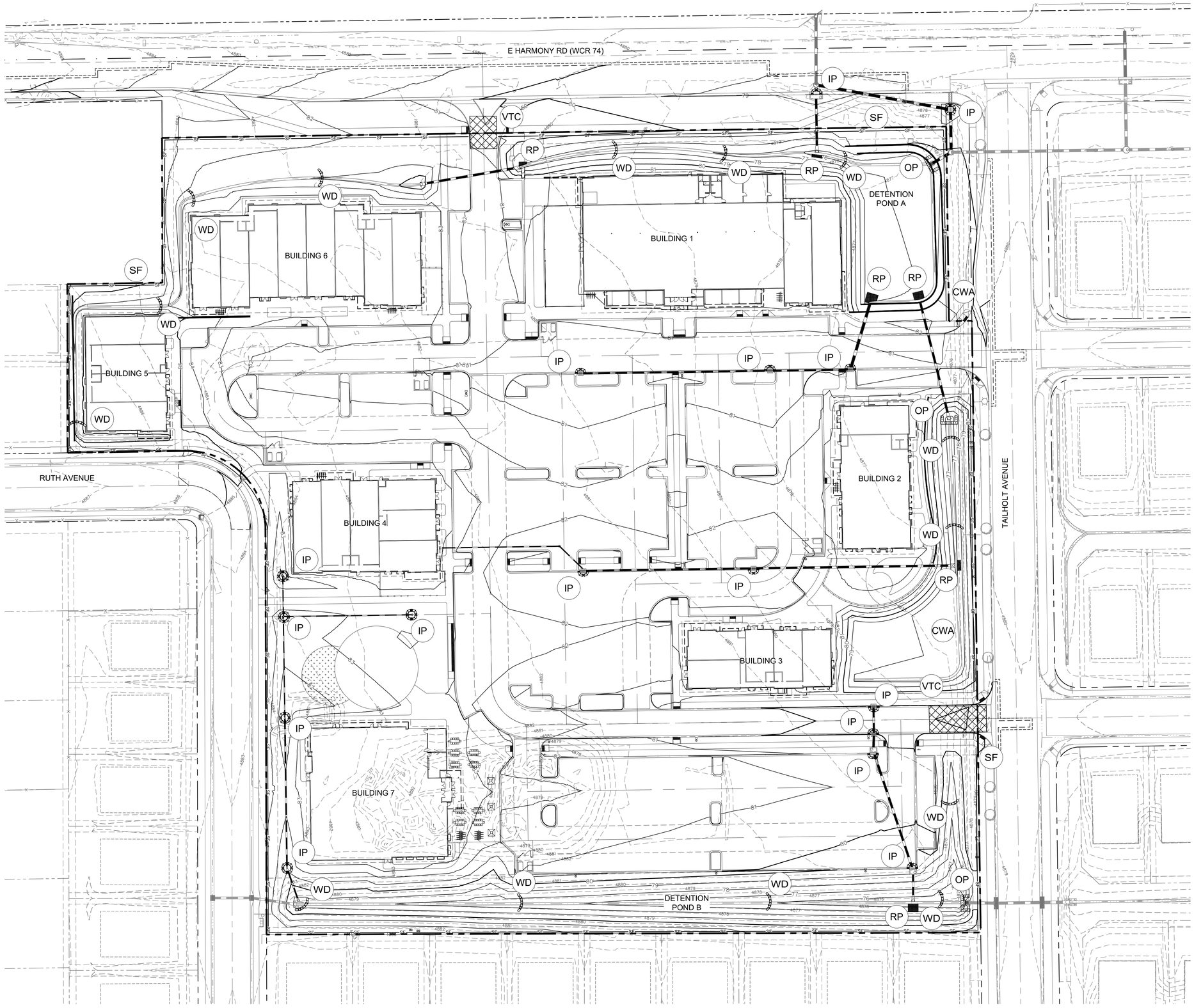
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VERT: N/A

SHEET:
35 OF 78

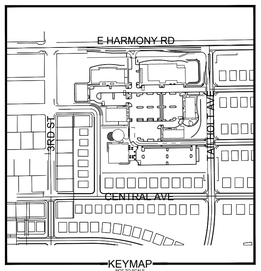
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40 0 40 80 120 Feet

( IN FEET )
1 inch = 40 ft.




KEYMAP
NOT TO SCALE

## LEGEND

| | |
|---|---|
| PROPOSED STORM SEWER | |
| PROPOSED CONTOUR | 93 |
| EXISTING CONTOUR | 4953 |
| PROPOSED SWALE | |
| PROPOSED CURB & GUTTER | |
| PROPERTY BOUNDARY | |
| SILT FENCE | SF |
| WATTLE DIKE | WD |
| CONCRETE WASH AREA | CWA |
| VEHICLE TRACKING CONTROL PAD | VTC |
| INLET PROTECTION | IP |
| BALE OUTLET PROTECTION | OP |
| RIPRAP | RP |

## NOTES

1. CONTRACTOR SHALL IMMEDIATELY STABILIZE ALL DISTURBED SLOPES BY CRIMP MULCHING OR SIMILAR METHODS.
2. SWMP ADMINISTRATOR:
   Contact _____
   Company _____
   Address _____
   Phone _____
3. CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL FOR CONCRETE WASHOUT AREA IF ACCESS IS OFF PAVEMENT.
4. SEE SHEET 43 FOR RIPRAP DETAIL AND SCHEDULE.
5. REFER TO THE FINAL DRAINAGE REPORT BY AVANT CIVIL GROUP, DATED AUGUST 18TH, 2023 FOR ADDITIONAL INFORMATION.

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# FRANKLIN PLACE

## EROSION CONTROL PLAN

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

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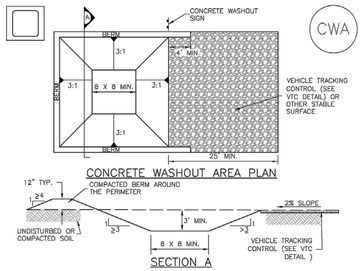
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36 OF 78

PROJECT NO. 1828-001

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## Concrete Washout Area (CWA) — MM-1




CONCRETE WASHOUT AREA PLAN

SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

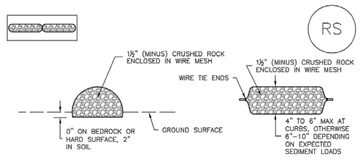
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

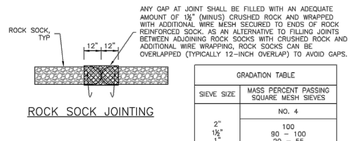


CWA — CONCRETE WASHOUT AREA — NOT TO SCALE

## SC-5 — Rock Sock (RS)




ROCK SOCK SECTION — ROCK SOCK PLAN




ROCK SOCK JOINTING

| GRADATION TABLE | |
|---|---|
| SIEVE SIZE | MASS PERCENT PASSING SQUARE MESH SIEVES |
| | NO. 4 |
| 2" | 100 |
| 1½" | 90 – 100 |
| 1" | 20 – 55 |
| ¾" | 0 – 15 |
| ⅜" | 0 – 5 |
| MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES. | |

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48".

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

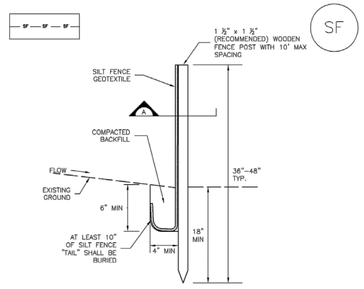
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

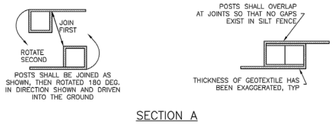


RS — ROCK SOCK — NOT TO SCALE

## Silt Fence (SF) — SC-1




SILT FENCE



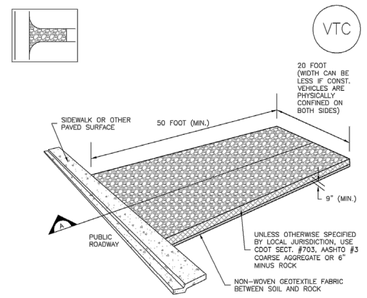

SECTION A

SF–1. SILT FENCE



SF — SILT FENCE — NOT TO SCALE

## Vehicle Tracking Control (VTC) — SM-4



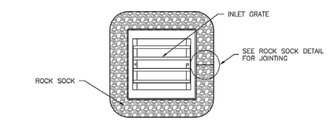

SECTION A

VTC–1. AGGREGATE VEHICLE TRACKING CONTROL



VTC — VEHICLE TRACKING CONTROL PAD
AGGREGATE BASE W/ LINER — NOT TO SCALE

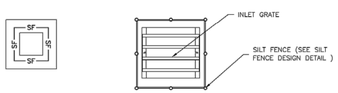
## Inlet Protection (IP) — SC-6




IP–3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.




IP–4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

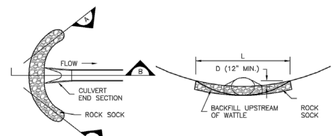
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

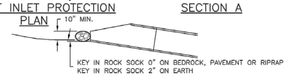


IP — INLET PROTECTION
AREA INLET W/ ROCK SOCK — NOT TO SCALE

## Inlet Protection (IP) — SC-6




CULVERT INLET PROTECTION PLAN




SECTION A — SECTION B

CIP–1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CULVERT INLET PROTECTION.

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ THE HEIGHT OF THE ROCK SOCK.

5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

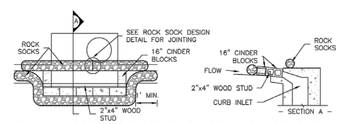
(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



IP — INLET PROTECTION
CUVERT W/ ROCK SOCK — NOT TO SCALE

## SC-6 — Inlet Protection (IP)



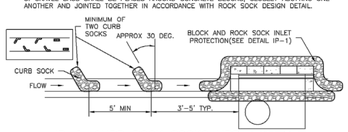

IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.




IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADE INLETS.



IP — INLET PROTECTION
CURB INLET W/ ROCK SOCK — NOT TO SCALE

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FORT COLLINS, CO 80524

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

FRANKLIN PLACE

EROSION CONTROL DETAILS

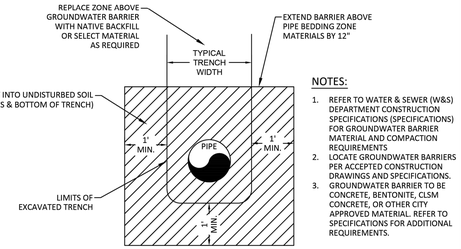
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SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
37 OF 78

PROJECT NO. 1828-001

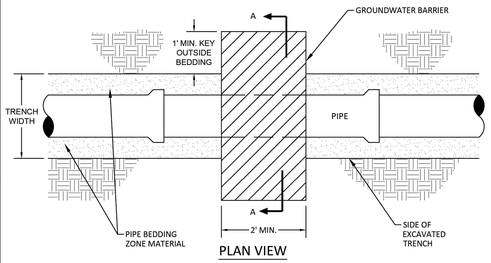
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NOTES:

1. REFER TO WATER & SEWER (W&S) DEPARTMENT CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS) FOR GROUNDWATER BARRIER MATERIAL AND COMPACTION REQUIREMENTS
2. LOCATE GROUNDWATER BARRIERS PER ACCEPTED CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
3. GROUNDWATER BARRIER TO BE CONCRETE, BENTONITE, CLSM CONCRETE, OR OTHER CITY APPROVED MATERIAL. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

SECTION A-A



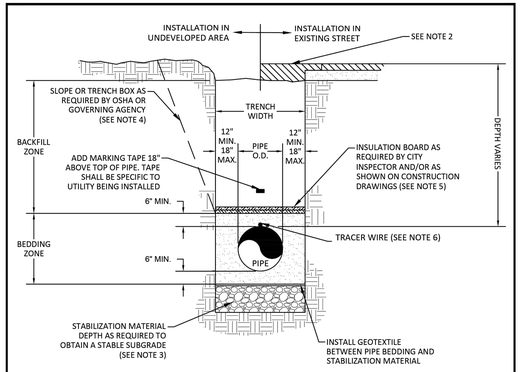

PLAN VIEW

GROUNDWATER BARRIER

DETAIL WS-1

DATE: JANUARY 2023 SCALE: N.T.S.

000 GROUNDWATER BARRIER NOT TO SCALE




NOTES:

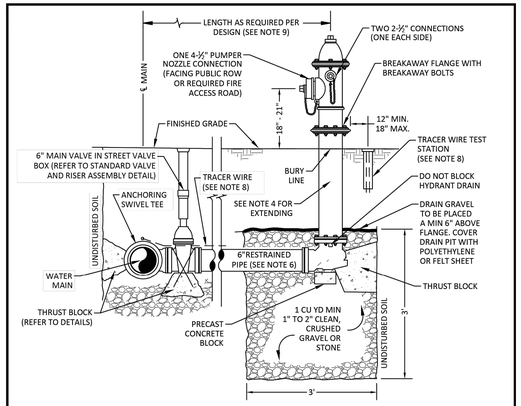
1. REFER TO WATER & SEWER (W&S) DEPARTMENT CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS) FOR STABILIZATION, GEOTEXTILE, BEDDING, BACKFILL MATERIAL, COMPACTION, AND MARKING TAPE REQUIREMENTS. FOR ANY CONFLICT BETWEEN WATER AND SEWER AND PUBLIC WORKS BACKFILL MATERIAL SPECIFICATIONS AND COMPACTION REQUIREMENTS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. REFER TO STREETS DETAIL S-31 "EXISTING STREET PAVEMENT PATCH DETAIL FOR ASPHALT & CONCRETE", CURRENT VERSION, FOR STREET CUT REQUIREMENTS.
3. AN OVER EXCAVATED TRENCH SHALL BE BACKFILLED AND COMPACTED WITH STABILIZATION OR BEDDING MATERIALS (AS PER SPECIFICATIONS) UNDER THE DIRECTION OF THE CITY.
4. TRENCHES SHALL BE SHORED, BRACED, OR SHEETED PER OSHA REQUIREMENT AND AS NECESSARY FOR THE SAFETY AND PROTECTION OF PERSONNEL AND OTHER UTILITIES.
5. INSULATION BOARD SHALL BE 2" THICK MINIMUM, CONSISTING OF TWO BOARDS (1" MINIMUM PER BOARD) WITH OFFSET JOINTS PLACED ACROSS FULL TRENCH WIDTH. REFER TO SPECIFICATIONS.
6. INSTALL TRACER WIRE ACCORDING TO SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.

TRENCH CROSS SECTION

DETAIL WS-2

DATE: JANUARY 2023 SCALE: N.T.S.

001 TRENCH SECTION NOT TO SCALE




ELEVATION VIEW

NOTES:

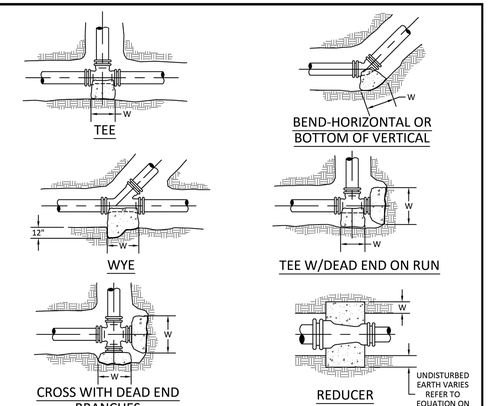
1. MINIMUM DEPTH OF BURY 5'-6' FROM FINISHED GRADE TO TOP OF PIPE.
2. PROVIDE POLYETHYLENE BOND BREAKER BETWEEN ALL PIPE/FITTINGS AND POURED CONCRETE.
3. FIRE HYDRANTS MUST BE PURCHASED FROM W&S OPERATIONS WITH A MINIMUM 48 HOUR NOTICE. CALL TO ORDER 970-350-9320.
4. ONLY A SINGLE FIRE HYDRANT EXTENSION IS PERMITTED. FIRE HYDRANT EXTENSION MAY BE UP TO 36" (MAX) PER WATER & SEWER SPECIFICATIONS (W&S).
5. GRADELOK EXTENSIONS WILL BE ALLOWED FOR UP TO 2' MAXIMUM ELEVATION ADJUSTMENTS. ANY OTHER EXTENSIONS MUST BE APPROVED BY W&S DEPARTMENT.
6. ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER W&S SPECIFICATIONS, LATEST REVISION.
7. EITHER D.I.P. OR PVC IS ACCEPTABLE FOR HYDRANT LATERAL PIPE MATERIAL.
8. BEDDING AND BACKFILL SHALL BE PLACED PER W&S SPECIFICATIONS
9. INSTALL TEST STATION AND TRACER WIRE ACCORDING TO W&S SPECIFICATIONS AND UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
10. HYDRANT DISTANCE FROM MAIN SHALL BE SUCH THAT THE MINIMUM FIRE FLOW AND PRESSURE MEETS WATER & SEWER DESIGN CRITERIA, LATEST REVISION. THE MAXIMUM DISTANCE A HYDRANT MAY BE FROM THE MAIN SHALL NOT EXCEED 150 FT UNLESS FURTHER HYDRAULIC ANALYSIS IS PERFORMED AND APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT.

FIRE HYDRANT ASSEMBLY

DETAIL W-1

DATE: JANUARY 2023 SCALE: N.T.S.

002 FIRE HYDRANT ASSEMBLY NOT TO SCALE




NOTES:

1. SEE TABLE ON W-2B OF THRUST BLOCK DETAILS FOR MINIMUM AREA OF CONCRETE TO BEAR ON UNDISTURBED EARTH.
2. POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.

HORIZONTAL THRUST BLOCKS

DETAIL W-2A

DATE: JANUARY 2023 SCALE: N.T.S.

003 HORIZONTAL THRUST BLOCKS (1 OF 2) NOT TO SCALE

THRUST BLOCK BEARING AREAS (SQ-FT) FOR INTERNAL STATIC PRESSURE OF 150 PSI, DIP I.D., SOIL BEARING CAPACITY OF 1000 PSF AND 1.5 SAFETY FACTOR (S.F.)

| PIPE SIZE | 90° BEND | 45° BEND | 22½° BEND | 11¼° BEND | DEAD ENDS, VALVES & TEES, PLUGGED CROSS BRANCHES |
|---|---|---|---|---|---|
| 4" | 3.3 | 2.5 | 1.3 | 0.6 | 3.3 |
| 6" | 10.2 | 5.5 | 2.8 | 1.4 | 7.2 |
| 8" | 18.3 | 9.9 | 5.0 | 2.5 | 12.9 |
| 12" | 39.9 | 21.6 | 11.0 | 5.5 | 28.2 |
| 16" | 70.5 | 38.2 | 19.5 | 9.8 | 49.9 |
| 20" | SPECIAL DESIGN REQUIRED | | | | |
| 24" | | | | | |

UNDISTURBED EARTH [FT$^3$] = W [FT] X H [FT]

THRUST FORCE FOR REDUCERS [LB] =TEST PRESSURE [PSI] X ($A_{LARGE}$ [IN$^2$] - $A_{SMALL}$ [IN$^2$])

$\therefore$ GRAVITY BLOCK SIZE FOR REDUCERS [FT$^3$] =0.225 X ($A_{LARGE}$ [IN$^2$] - $A_{SMALL}$ [IN$^2$])

NOTES:

1. POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.
2. ALL THRUST BLOCKING SHALL BE CAST-IN-PLACE CONCRETE WITH A MINIMUM YIELD 28 DAY STRENGTH OF 2500 P.S.I.
3. THRUST BLOCKING SHALL BE CAST AGAINST UNDISTURBED SOIL. FORMS SHALL BE USED AS REQUIRED TO OBTAIN ADEQUATE BEARING AREA AND TO CONFINE THE CONCRETE. THRUST BLOCKING SHALL BEAR ON THE FITTING OR END CAP ONLY AND WILL NOT BE ALLOWED TO SPILL OVER THE JOINT OR AGAINST THE PIPE.
4. THE CITY MAY REQUIRE LARGER THRUST BLOCKS THAN SPECIFIED IF SOILS ARE DETERMINED TO PROVIDE LESS THAN 1000 PSF BEARING CAPACITY.
5. IN THE ABSENCE OF SOIL BEARING CAPACITY INFORMATION USE 1000 PSF.
6. NO LESS THAN 150 PSI TEST PRESSURE SHALL BE USED FOR THRUST BLOCK CALCULATIONS.
7. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED BEARING AREAS BY A CORRECTION FACTOR "F":

$$F = \frac{\text{(ACTUAL SPECIFIED TEST PRESSURE IN PSI)/(150 PSI)}}{\text{(ACTUAL SOIL BEARING CAPACITY IN PSF)/(1000 PSF)}}$$

8. EXAMPLE: CALCULATE THE BEARING AREA FOR 8"-90° BEND WITH A TEST PRESSURE OF 200 PSI AND SOIL BEARING CAPACITY OF 3000 PSF.

FROM TABLE BEARING AREA = 18.3 SF

$$F = \frac{\text{(200 PSI)/(150 PSI)}}{\text{(3000 PSF)/(1000 PSF)}} = 0.44$$

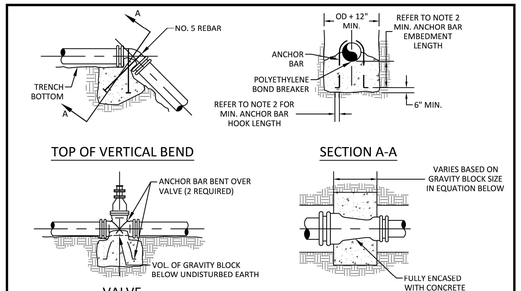
REQUIRED BEARING AREA ON UNDISTURBED SOIL = (0.44)(18.3 SF) = 8.1 SF

HORIZONTAL THRUST BLOCKS

DETAIL W-2B

DATE: JANUARY 2023 SCALE: N.T.S.

004 HORIZONTAL THRUST BLOCKS (2 OF 2) NOT TO SCALE




VOL. OF GRAVITY CONCRETE BLOCK (CU FT)

| PIPE SIZE | BENDS | | |
|---|---|---|---|
| | 45° | 22 ½° | 11 ¼° |
| 4" | 16.7 | 8.5 | 4.3 |
| 6" | 36.9 | 18.8 | 9.5 |
| 8" | 65.9 | 33.6 | 16.9 |
| 12" | 144.1 | 73.4 | 36.9 |
| 16" | 254.5 | 129.7 | 65.2 |
| 20" | SPECIAL DESIGN REQUIRED | | |
| 24" | | | |

GRAVITY CONCRETE BLOCK SIZES SHOWN IN TABLE ARE BASED ON 150 LB/FT$^3$ DENSITY FOR CONCRETE, 150 PSI TEST PRESSURE, AND A SAFETY FACTOR OF 1.5.

$$\text{GRAVITY BLOCK SIZE [FT}^3\text{]} = \frac{\text{SAFETY FACTOR X THRUST FORCE [LB]}}{\text{DENSITY OF BLOCK MATERIAL [LB/FT}^3\text{]}}$$

THRUST FORCE FOR REDUCERS [LB] =TEST PRESSURE [PSI] X ($A_{LARGE}$ [IN$^2$] - $A_{SMALL}$ [IN$^2$])

$\therefore$ GRAVITY BLOCK SIZE FOR REDUCERS [FT$^3$] =1.5 X ($A_{LARGE}$ [IN$^2$] - $A_{SMALL}$ [IN$^2$])

NOTES:

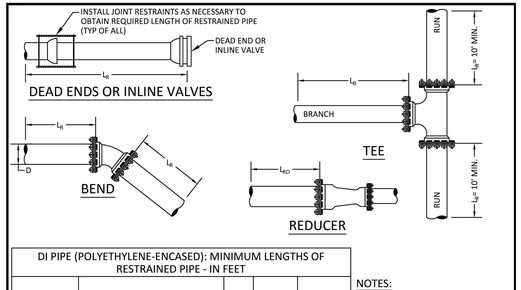
1. POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.
2. ALL ANCHOR BARS SHALL BE EPOXY COATED NO. 5 REBAR AND SHALL BE EMBEDDED IN CONCRETE TO WITHIN 6" OF END OF CONCRETE BLOCK AND SHALL HAVE MINIMUM 6" HOOK LENGTH.

GRAVITY THRUST BLOCKS

DETAIL W-3

DATE: JANUARY 2023 SCALE: N.T.S.

005 GRAVITY THRUST BLOCKS NOT TO SCALE




DI PIPE (POLYETHYLENE-ENCASED): MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET

| PIPE SIZES (D") | | BENDS ($L_R$) | | | | TEE ($L_R$) | DEAD ENDS/ INLINE VALVES ($L_R$) | REDUCERS ($L_{RD}$) |
|---|---|---|---|---|---|---|---|---|
| RUN | BRANCH | 11¼° BEND | 22½° BEND | 45° BEND | 90° BEND | | | |
| 4" | 4" | 5 | 5 | 10 | 15 | 5 | 50 | - |
| 6" | 4" | - | - | - | - | 5 | - | 40 |
| | 6" | 5 | 5 | 10 | 20 | 5 | 70 | - |
| 8" | 4" | - | - | - | - | 5 | - | 65 |
| | 6" | - | - | - | - | 5 | - | 40 |
| | 8" | 5 | 10 | 15 | 30 | 15 | 90 | - |
| 12" | 4" | - | - | - | - | 5 | - | 115 |
| | 6" | - | - | - | - | 5 | - | 95 |
| | 8" | - | - | - | - | 5 | - | 70 |
| | 12" | 5 | 10 | 20 | 40 | 55 | 130 | - |
| 16" | 4" | - | - | - | - | 5 | - | 155 |
| | 6" | - | - | - | - | 5 | - | 140 |
| | 8" | - | - | - | - | 5 | - | 120 |
| | 12" | - | - | - | - | 24 | - | 70 |
| | 16" | 5 | 10 | 20 | 50 | 90 | 165 | - |

NOTES:

1. RESTRAINED LENGTHS SHOWN IN CHARTS ARE MINIMUM LENGTHS.
2. RESTRAINT SYSTEMS ON PIPE LARGER THAN 16-INCH DIAMETER SHALL BE DESIGNED FOR CONDITIONS EXISTING AT INSTALLATION SITE.
3. THE CHARTS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
   A. 150 PSI TEST PRESSURE
   B. 1.5 SAFETY FACTOR
   C. 4-FT BURY DEPTH
   D. SOIL TYPE: ML, AS DEFINED BY AWWA M23 AND M41
   E. TRENCH TYPE: #4, AS DEFINED BY AWWA M23 AND M41.
4. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING THE ACTUAL SITE CONDITIONS WITH RESPECT TO THE ASSUMPTIONS LISTED ABOVE.
5. IF LENGTHS CANNOT BE MET FOR DEAD ENDS AND/OR TEES, DESIGN ENGINEER SHALL SPECIFY RESTRAINED LENGTHS OR A COMBINATION OF THRUST BLOCKS AND RESTRAINTS.
6. BOTH ENDS OF INLINE VALVES SHALL BE RESTRAINED AT THE SPECIFIED RESTRAINT LENGTH ($L_R$) SHOWN IN TABLE.

HORIZONTAL PIPE RESTRAINT

DETAIL W-4A

DATE: JANUARY 2023 SCALE: N.T.S.

006 HORIZONTAL PIPE RESTRAINT NOT TO SCALE

| NO. | REVISIONS | BY: | DATE: |
|---|---|---|---|

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

UTILITY DETAILS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

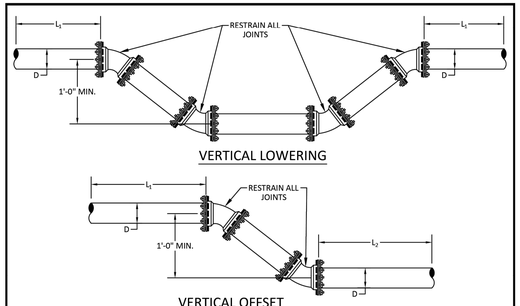
CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
38 OF 78

PROJECT NO. 1828-001

| dweber | P:\1828-001\Dwg\Details\1828-001_DETL-UTIL.dwg | 8/10/2023 4:24 PM |




DI PIPE (POLYETHYLENE-ENCASED): MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET

| PIPE SIZES (D") | VERTICAL BENDS | | | | | |
|---|---|---|---|---|---|---|
| | 11¼° BEND | | 22½° BEND | | 45° BEND | |
| | $L_1$ | $L_2$ | $L_1$ | $L_2$ | $L_1$ | $L_2$ |
| 4" | 5 | 5 | 10 | 5 | 25 | 5 |
| 6" | 10 | 5 | 15 | 5 | 30 | 10 |
| 8" | 10 | 5 | 20 | 5 | 40 | 10 |
| 12" | 15 | 5 | 30 | 10 | 55 | 15 |
| 16" | 20 | 5 | 35 | 10 | 70 | 20 |

NOTES:

1. RESTRAINED LENGTHS SHOWN IN CHARTS ARE MINIMUM LENGTHS.
2. RESTRAINT SYSTEMS ON PIPE LARGER THAN 16-INCH DIAMETER SHALL BE DESIGNED FOR CONDITIONS EXISTING AT INSTALLATION SITE.
3. THE CHARTS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
   A. 150 PSI TEST PRESSURE
   B. 1.5 SAFETY FACTOR
   C. 4-FT BURY DEPTH
   D. SOIL TYPE: $M_1$, AS DEFINED BY AWWA M23 AND M41
   E. TRENCH TYPE: #4, AS DEFINED BY AWWA M23 AND M41
4. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING THE ACTUAL SITE CONDITIONS WITH RESPECT TO THE ASSUMPTIONS LISTED ABOVE.
5. IF LENGTHS CANNOT BE MET FOR DEAD ENDS AND/OR TEES, DESIGN ENGINEER SHALL SPECIFY RESTRAINED LENGTHS OR A COMBINATION OF THRUST BLOCKS AND RESTRAINTS.

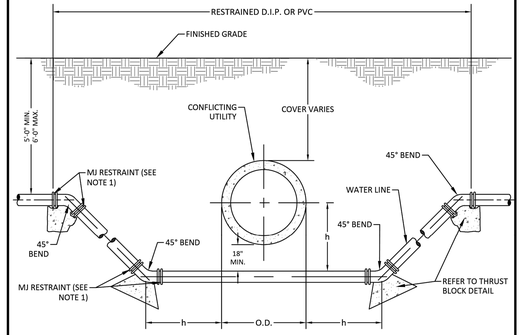
City of Greeley, Colorado

VERTICAL PIPE RESTRAINT

DETAIL W-4B

DATE: JANUARY 2023 SCALE: N.T.S.

100 VERTICAL PIPE RESTRAINT NOT TO SCALE




NOTES:

1. ALL FOUR VERTICAL 45-DEGREE BENDS SHALL BE RESTRAINED BY MECHANICAL JOINT RESTRAINTS AND THRUST BLOCKS PER THE LATEST REVISION OF W&S THRUST BLOCK DETAILS. ALL BURIED PIPE, FITTINGS, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER WATER & SEWER (W&S) SPECIFICATIONS, LATEST REVISION.
2. INSTALL TRACER WIRE ACCORDING TO WATER & SEWER SPECIFICATIONS AND STANDARD UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.
3. MINIMUM CLEARANCE FROM CONFLICTING UTILITY SHALL BE NO LESS THAN 18 INCHES AT THE NEAREST DIMENSION OR ENCASED PER DETAIL W5-3.
4. INSULATION BOARD ABOVE THE WATERLINE IS REQUIRED IF THE WATER LINE CROSSES WITHIN 4 FEET OF STORMWATER CROSSINGS OR OTHER OPEN-AIR CONDUITS. IN SUCH CASES, INSULATION BOARD SHALL EXTEND 5 FT HORIZONTALLY ON EITHER SIDE OF THE CROSSING CONDUIT. PLACEMENT SHALL BE IN ACCORDANCE WITH THE SEPARATE TRENCH CROSS SECTION DETAIL AND W&S SPECIFICATIONS, LATEST REVISION OF EACH.

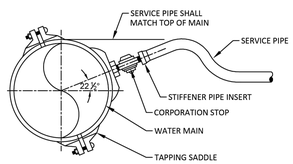
City of Greeley, Colorado

VERTICAL PIPE LOWERING

DETAIL W-5

DATE: JANUARY 2023 SCALE: N.T.S.

101 VERTICAL PIPE LOWERING NOT TO SCALE




| PIPE SIZE | TYPE OF PIPE AND SIZE OF TAP | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | CAST IRON | | | | | DUCTILE IRON | | | | | PVC C-900 | |
| | 3/4" | 1" | 1 1/2" | 2" | 3"&4" | 3/4" | 1" | 1 1/2" | 2" | 3"&4" | < 2" | > 2" |
| 4" | S | S | NO | NO | TSV | S | S | NO | NO | TSV | S | TSV |
| 6" | S | S | S | S | TSV | S | S | S | S | TSV | S | TSV |
| 8" | S | S | S | S | TSV | S | S | S | S | TSV | S | TSV |
| 12" | S | S | S | S | TSV | S | S | S | S | TSV | S | TSV |
| 16" | S | S | S | S | TSV | S | S | S | S | TSV | N/A | N/A |

"S" - TAPPING SADDLE REQUIRED, ALL SADDLES SHALL HAVE AWWA TAPER THREADS.
"NO" - NO TAP PERMITTED WITH OR WITHOUT A SADDLE, A TEE CONNECTION MAY BE PERMITTED IF SPECIFICALLY AUTHORIZED BY THE WATER DEPARTMENT.
"TSV" - TAPPING SLEEVE AND VALVE REQUIRED.
"N/A" - NOT APPLICABLE.

NOTES:

1. REFERENCE CITY OF GREELEY, WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR TAPPING SADDLE SPECIFICATIONS.
2. EXISTING STEEL MAINS, TWELVE INCHES (12") IN DIAMETER OR LESS, SHALL BE TAPPED USING A CITY ACCEPTED TAPPING SADDLE.
3. ALL BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER CITY OF GREELEY WATER & SEWER SPECIFICATIONS, LATEST REVISION.
4. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
5. REFER TO CITY OF GREELEY WATER AND SEWER SPECIFICATIONS, LATEST REVISION, FOR PRODUCT AND MFR SPECIFICATIONS.
6. THIS DETAIL ALSO APPLIES TO NON-POTABLE IRRIGATION SERVICE CONNECTIONS TO NON-POTABLE IRRIGATION MAINS.
7. SERVICE TAPS ON WATER MAINS LARGER THAN 16" MAY BE CONSIDERED UNDER CERTAIN CIRCUMSTANCES WITH SPECIAL DESIGN ON A CASE-BY-CASE SCENARIO.
8. FOR ANY NEW WATER SERVICES TAPPING INTO EXISTING MAINS THE CONTRACTOR SHALL NOTIFY THE CITY 72 HOURS PRIOR AT 970-350-9320.

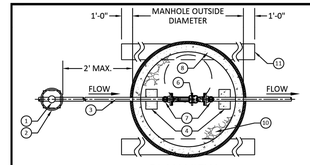
City of Greeley, Colorado

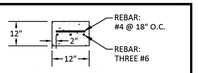
WATER SERVICE CONNECTION

DETAIL W-6 (MODIFIED)

DATE: JANUARY 2023 SCALE: N.T.S.

102 WATER SERVICE CONNECTION (MODIFIED) NOT TO SCALE

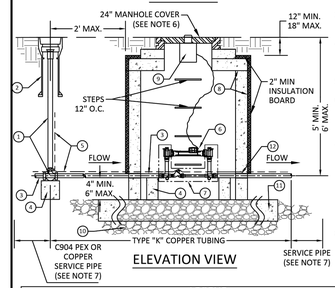



BASE BEAM DETAIL

NOTES:

1. METER MUST BE PURCHASED FROM THE WATER & SEWER (W&S) DEPARTMENT. NO EXCEPTIONS.
2. FOR PRODUCT AND MANUFACTURER SPECIFICATIONS, REFER TO CURRENT VERSION OF CITY OF GREELEY W&S CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS).
3. REFER TO W&S DETAIL W-16, LATEST REVISION, FOR ADDITIONAL METER INSTALLATION AND VAULT REQUIREMENTS.
4. ALL VAULTS, BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL MEET CITY OF GREELEY W&S SPECIFICATIONS, LATEST REVISION.
5. NO CONCRETE FLOOR SHALL BE POURED IN METER VAULT.
6. 24" MANHOLE COVER SHALL BE A WORM LOCK LID MARKED "WATER". REFER TO CITY OF GREELEY W&S SPECIFICATIONS, LATEST REVISION, FOR SPECIFIC MANHOLE COVER MFR AND PRODUCT INFORMATION.
7. REFER TO CITY OF GREELEY W&S DETAIL W-9A/W-9B AND CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF EACH, FOR CURB STOP, BOX, AND SERVICE PIPE REQUIREMENTS. IF CROSS-LINKED C904 PEX SERVICE LINE USED FROM CORP STOP TO CURB STOP THE PEX-LINE MUST BE UPSIZED TO NEXT PIPE SIZE FROM METER SIZE TO REDUCE LOSS OF PRESSURE.
8. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY W&S SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.




| LEGEND | |
|---|---|
| 1 | CURB STOP VALVE AND SERVICE BOX |
| 2 | UPPER HALF OF STANDARD VALVE BOX (INSTALLED PER SPECIFICATIONS) |
| 3 | 1-½" OR 2" SERVICE PIPE (MATCH SERVICE PIPE I.D.) (SEE NOTE 7) |
| 4 | BRICK SUPPORT (PLACED ON UNDISTURBED SOIL OR 1-½" STABILIZATION ROCK) |
| 5 | TRACER WIRE (SEE NOTE 8) |
| 6 | METER UNIT (ORDER FROM CITY OF GREELEY METER SHOP) (SEE NOTES 1 & 2) |
| 7 | COPPER METER SETTER (MFR PER SPECIFICATIONS) |
| 8 | 48" DIAMETER OR SQUARE CONCRETE MANHOLE (SEE NOTE 4 FOR PRE-CAST) |
| 9 | METER ENDPOINT RADIO TRANSMITTER (RT UNIT) |
| 10 | 6" MIN OF SUBGRADE MATERIAL UNDER GRADE BEAM AND INSIDE VAULT PER SPECIFICATION |
| 11 | CONCRETE MANHOLE BASE BEAM (SEE BASE BEAM DETAIL) |
| 12 | APPROVED RUBBER SEAL ON PIPE BARREL AT WALL PENETRATION PER SPECIFICATION |

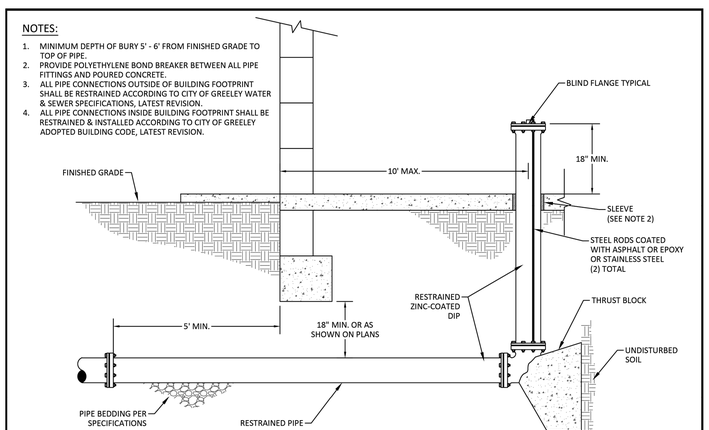
City of Greeley, Colorado

OUTSIDE SETTING FOR 1-½" & 2" POTABLE WATER METER

DETAIL W-8

DATE: JANUARY 2023 SCALE: N.T.S.

103 WATER METER PIT | 1-1/2" & 2" NOT TO SCALE



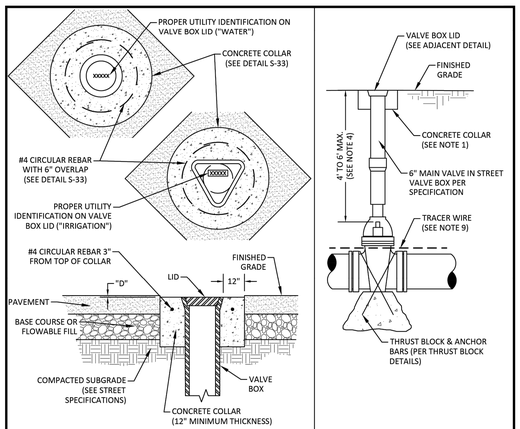

City of Greeley, Colorado

FIRE RISER INSTALLATION

DETAIL W-18

DATE: JANUARY 2023 SCALE: N.T.S.

105 FIRE RISER INSTALLATION NOT TO SCALE




NOTES:

1. VALVE BOX SHALL BE PLACED IN A CONCRETE COLLAR AT THE SURFACE FOR STABILIZATION. REFER TO STREETS STANDARD DETAILS, LATEST REVISION, FOR VALVE BOXES LOCATED IN PUBLIC STREETS AND ROADWAYS (S-33).
2. VALVE BOX SHALL BE CENTERED & PLUMB OVER THE OPERATING NUT.
3. OPERATING NUT ON BURIED VALVES SHALL BE BETWEEN 4' & 6' BELOW FINISHED GRADE. EXTENSION REQUIRED IF DEEPER THAN 6' TO BRING THE OPERATING NUT TO THE SPECIFIED RANGE.
4. PROVIDE POLYETHYLENE BOND BREAKER BETWEEN ALL PIPE/FITTINGS AND POURED CONCRETE.
5. ALL BURIED VALVES, FITTINGS, VALVES, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER WATER & SEWER (W&S) SPECIFICATIONS (SPECIFICATIONS), LATEST REVISION.
6. ALL BURIED VALVES TO BE INSTALLED ACCORDING TO W&S THRUST BLOCK DETAILS AND SPECIFICATIONS, LATEST REVISION OF EACH.
7. BEDDING AND BACKFILL AROUND VALVE SHALL BE PLACED PER W&S SPECIFICATIONS, LATEST REVISION.
8. INSTALL TEST STATION AND TRACER WIRE ACCORDING TO W&S SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
9. UNLESS OTHERWISE SPECIFIED, THIS DETAIL ALSO APPLIES TO BOTH POTABLE WATER AND NON-POTABLE IRRIGATION STANDARD VALVES.

City of Greeley, Colorado

STANDARD VALVE & RISER ASSEMBLY

DETAIL W-19

DATE: JANUARY 2023 SCALE: N.T.S.

106 GROUNDWATER BARRIER NOT TO SCALE

| NO. | REVISIONS | BY: | DATE: |
|---|---|---|---|

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

FRANKLIN PLACE

UTILITY DETAILS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

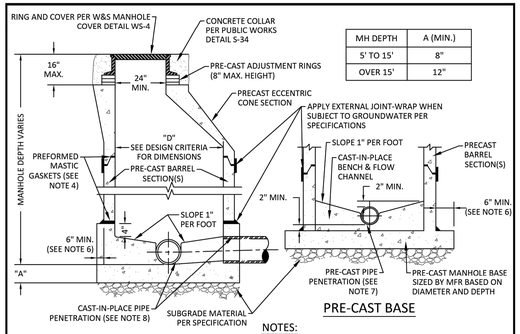
CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
39 OF 78

PROJECT NO. 1828-001

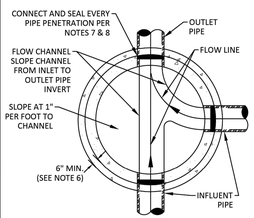
| dwebber | P:\1828-001\Dwg\Details\1828-001_DETL-UTIL.dwg | 8/10/2023 4:24 PM |




| MH DEPTH | A (MIN.) |
|---|---|
| 5' TO 15' | 8" |
| OVER 15' | 12" |

PRE-CAST BASE

CAST-IN-PLACE BASE



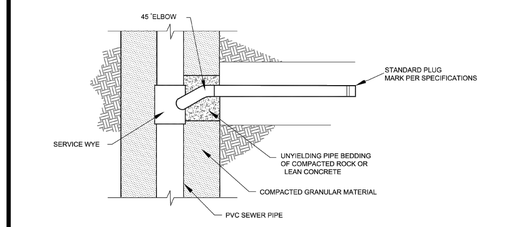

PLAN VIEW

NOTES:

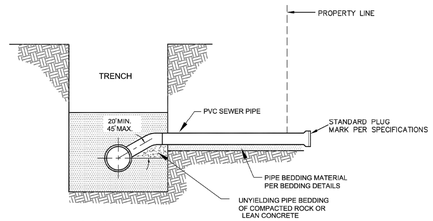
1. REFERENCE CITY OF GREELEY WATER & SEWER (W&S) DESIGN CRITERIA FOR MINIMUM MANHOLE DIAMETER (D), AND WATER & SEWER CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS) AND MATERIAL/INSTALLATION REQUIREMENTS, LATEST REVISION.
2. MANHOLES INSTALLED IN GROUNDWATER ABOVE THE BASE SHALL HAVE ALL MANHOLE SECTION JOINTS SEALED PER W&S SPECIFICATIONS.
3. ALL SEWER MANHOLES SHALL BE VACUUM TESTED PER SPECIFICATIONS.
4. SEE W&S SPECIFICATIONS, LATEST REVISION, FOR ACCEPTABLE MFR FOR PREFORMED MASTIC GASKETS.
5. ALL BURIED PIPING SHALL BE INSTALLED IN ACCORDANCE WITH W&S SPECIFICATIONS.
6. BASE SHALL BE AT LEAST 6" WIDER THAN THE BOTTOM PRE-CAST BARREL SECTION AND WIDE ENOUGH TO PREVENT FLOTATION AS DESIGNED BY THE ENGINEER.
7. FOR PIPE PENETRATIONS IN CAST-IN-PLACE BASE, AN APPROVED SWELLSTOP SEAL ON PIPE BARREL SHALL BE USED. SEE SPECIFICATIONS FOR APPROVED MFR AND INSTALLATION REQUIREMENTS.
8. FOR PRE-CAST BASE, PIPE PENETRATIONS SHALL BE INSTALLED WITH A-LOK RUBBER BOOT CONNECTORS OR APPROVED EQUAL.
9. CHANNEL INVERT TO BE FORMED OR SHAPED TO SUIT FIELD CONDITIONS AND MATCH PIPE SIZE, MIN. OF 0.1' DROP ACROSS MANHOLE.
10. ALL PIPES WITH MULTIPLE SIZES MUST HAVE MATCHING CROWNS TO ELIMINATE POSSIBLE SEWER BACKUPS.

| | | |
|---|---|---|
| City of Greeley Colorado | STANDARD SANITARY SEWER MANHOLE<br>DETAIL SS-1 | |
| | DATE: JANUARY 2023 | SCALE: N.T.S. |

200 SANITARY MANHOLE — NOT TO SCALE




PLAN VIEW



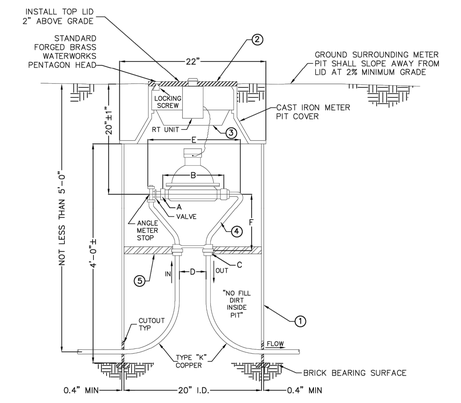

CROSS VIEW

NOTES:

1. IN NO CASE SHALL THE SERVICE LINE PROTRUDE INTO THE MAIN.
2. SERVICES ARE 4" OR 6" IN DIAMETER AND SHALL HAVE A MINIMUM SLOPE OF 1.0% (⅛" PER FOOT) AND A MAXIMUM SLOPE OF 8.0%.
3. SERVICES LARGER THAN 6" DIAMETER SHALL BE CONNECTED TO A MANHOLE.
4. SERVICES SHALL EXTEND TO THE PROPERTY LINE UNLESS OTHERWISE SHOWN ON CITY ACCEPTED CONSTRUCTION DRAWINGS.

| | | | |
|---|---|---|---|
| | SANITARY SEWER SERVICE CONNECTION | | |
| Town Of Severance | SANITARY SEWER CONSTRUCTION DETAILS | SCALE: NOT TO SCALE<br>DATE: APRIL 10, 2019<br>BY: CEM | DRAWING SS-A |

201 SANITARY SEWER SERVICE CONNECTION — NOT TO SCALE




| METER SIZE | A | B | C | D | E | F |
|---|---|---|---|---|---|---|
| ⅝" x ¾" | 1 5/16" | 7 7/8" | 3/4" | 4" | 12 5/8" | 6 7/8" |
| 1" | 1 5/8" | 11 1/8" | 1" | 6" | 17 1/4" | 10 3/16" |

LEGEND:

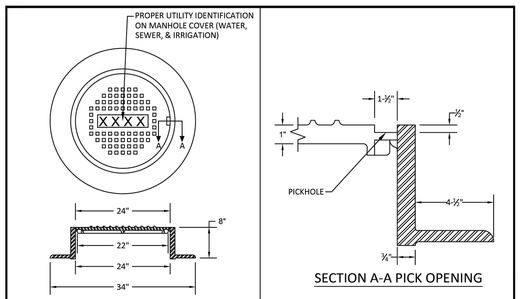
1. WATER METER PIT SHALL BE BINGHAM & TAYLOR MMP2430 (BASE) & MMPE2418 (TOP).
2. WATER METER TOP LID SHALL BE CASTINGS, INC. CAST IRON W32 – RECESSED W32TLCI WITH 2–INCH HOLE IN TOP LID. TOP LID TO READ "WATER METER". BODY SHALL BE CASTINGS, INC.. W32B20CI.
3. WATER METER INNER FROST LID SHALL BE CASTINGS, INC. PLASTIC 3–INCH INLP3".
4. WATER METER YOKES SHALL BE MUELLER CO. B–2474–2N WITH CHECK VALVE.
5. YOKE SHALL BE CENTERED IN THE PIT WITH A PIECE OF ¾–INCH PVC STABILIZER PIPE ATTACHED WITH PLASTIC WIRE TIES TO YOKE BRACE.

NOTES:

1. NOT FOR INSTALLATION IN ROADWAYS, DRIVEWAYS, OR PARKING AREAS.
2. IF SURFACE IS NOT TO FINAL GRADE AT THE TIME OF INSTALLATION OF METER, OWNER MUST RAISE OR LOWER PIT WHEN SURFACE IS GRADED. LID SHALL BE 2–INCHES ABOVE GRADE.
3. METER YOKE SHALL BE LOCATED NO HIGHER THAN 19–INCHES AND NO LOWER THAN 21–INCHES BELOW THE TOP LID. ALSO ¾–INCH COPPER PIPING MUST BE USED FROM THE WATER MAIN TO THE YOKE AND THEN FROM THE YOKE EXTENDED A MINIMUM OF 5–FEET BEYOND THE METER PIT. IN THE EVENT THE METER PIT IS ADJUSTED TO FINAL GRADE, OWNER SHALL INSURE THE YOKE BE RAISED/LOWERED AS REQUIRED.
4. METER TO BE LOCATED 2–FEET FROM THE BACK OF SIDEWALK AND WITHIN THE UTILITY EASEMENT, UNLESS OTHERWISE APPROVED BY THE TOWN ADMINISTRATOR.
5. METER PIT SHALL BE PLACED IN FREE DRAINING GRAVEL BASE. CONCRETE NOT PERMITTED.
6. METER PIT SHALL BE 20–INCHES INSIDE DIAMETER AND 48–INCHES DEEP.
7. SPRINKLER SYSTEM CONNECTIONS SHALL BE LOCATED A MINIMUM OF 5–FEET DOWNSTREAM FROM THE METER PIT. UNDER NO CIRCUMSTANCES ARE SPRINKLER CONNECTIONS PERMITTED IN THE METER PIT.
8. NO STRUCTURES ARE TO BE LOCATED WITHIN 4–FEET OF METER PIT. LANDSCAPING IS PERMITTED, HOWEVER ACCESS TO THE METER PIT MUSH BE ALWAYS MAINTAINED.
9. IF PRESSURE REDUCING VALVE IS REQUIRED BY THE PLUMBING CODE, IT SHALL BE INSTALLED INSIDE THE BUILDING IMMEDIATELY FOLLOWING THE MAINS SHUT OFF VALVE.
10. NO METER PITS OR PUBLIC WATER SERVICE LINES ARE PERMITTED TO BE LOCATED UNDER PRIVATE HARD SURFACES, TREES OR OTHER PERMANENT STRUCTURES.

| | | | |
|---|---|---|---|
| | OUTSIDE SETTING FOR 3/4" & 1" METER DETAIL | | |
| SEVERANCE | WATER CONSTRUCTION DRAWINGS | SCALE: NOT TO SCALE<br>DATE: JULY 26 2022<br>BY: AKM | DRAWING W-B |

202 OUTSIDE SETTING FOR 3/4" & 1" METER DETAIL — NOT TO SCALE



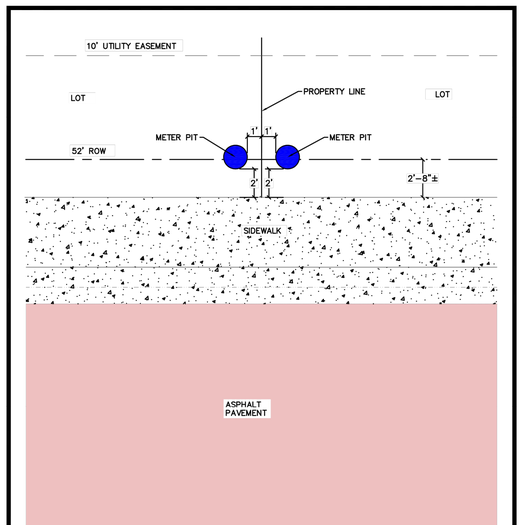

SECTION A-A PICK OPENING

NOTES:

1. THE "PROPER UTILITY" DESIGNATION SHALL BE CAST IN THE COVER (WATER, SEWER, IRRIGATION).
2. ALL RINGS SHALL BE A MAXIMUM EIGHT-INCH (8") IN HEIGHT
3. STANDARD IRON RING AND COVERS SHALL BE HS-20 LOADING, CAPABLE CAST IRON CONFORMING TO ASTM A48 CLASS 30SB, WITH A BLACK BITUMINOUS FINISH.
   3.1. HORIZONTAL BEARING SURFACES OF ALL RINGS AND COVERS SHALL BE MACHINED TO ELIMINATE ANY ROCKING ACTION OR NON-UNIFORM BEARING.
   3.2. PICK-HOLE SHALL BE ONE AND ONE-HALF INCH (1-½") WIDE BY ONE-HALF INCH (½") DEEP.
4. COVERS SHALL BE NON-PERFORATED CHECKER PATTERN WITH MAXIMUM 1/16" "RAISED PATTERN IN NON-PEDESTRIAN TRAFFIC AREAS AND NON-PERFORATED, NON-SKID PATTERN COMPLYING WITH AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS IN PEDESTRIAN TRAFFIC AREAS.
5. MANHOLE COVERS LOCATED WITHIN DESIGNATED 100-YEAR FLOODPLAINS AND AREAS SUBJECT TO WATER INUNDATION SHALL BE THE NON-PERFORATED, WATER TIGHT, SOLID BOLT DOWN, & GASKETED COVER.
6. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION FOR ALL ACCEPTABLE RING AND COVER MANUFACTURERS & MODELS.

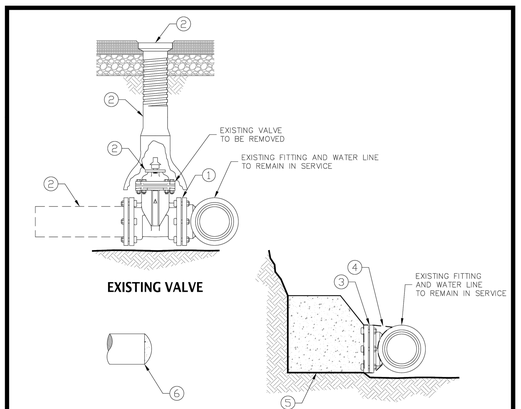
| | | |
|---|---|---|
| City of Greeley Colorado | (TYP) MANHOLE COVER<br>DETAIL WS-4 | |
| | DATE: JANUARY 2023 | SCALE: N.T.S. |

203 MANHOLE COVER (WATER, SANITARY, IRRIGATION) — NOT TO SCALE




| | | | |
|---|---|---|---|
| | 3/4" & 1" METER PIT LOCATION | | |
| SEVERANCE | WATER CONSTRUCTION DETAILS | SCALE: NOT TO SCALE<br>DATE: NOVEMBER 2021<br>BY: HAH | DRAWING W-A |

204 WATER METER LAYOUT — NOT TO SCALE




PLUG INSTALLATION

NOTES:

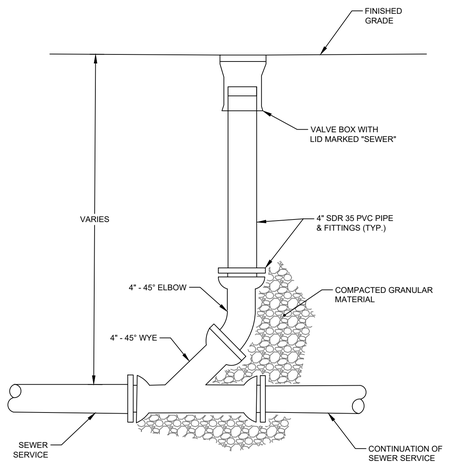
SEVERANCE PUBLIC WORKS DEPARTMENT TO TAKE THE EXISTING WATER LINE OUT OF SERVICE USING EXISTING VALVES. CONTRACTOR TO PROVIDE SEVERANCE PUBLIC WORKS DEPARTMENT 24 HOURS NOTICE.

1. INSPECT MECHANICAL JOINT CONNECTION TO ENSURE THAT A PLUG FITTING CAN BE INSTALLED.
2. REMOVE VALVE, VALVE BOX AND LID, AND WATER LINE.
3. INSTALL MECHANICALLY RESTRAINED PLUG ASSEMBLY.
4. WRAP PLUG AND EXPOSED PART OF FITTING IN POLYETHYLENE.
5. POUR THRUST BLOCK.
6. PLUG AND SEAL ABANDONED WATER LINE WITH CONCRETE (2' MIN).

ASPHALT PAVEMENT REMOVAL, BACKFILL, COMPACTION, AND ASPHALT PAVING SHALL MEET THE CITY OF GREELEY STREET STANDARDS, CURRENT EDITION.

| | | | |
|---|---|---|---|
| | EXISTING WATER LINE PLUG DETAIL | | |
| SEVERANCE | WATER CONSTRUCTION DRAWINGS | SCALE: NOT TO SCALE<br>DATE: JANUARY 2023<br>BY: CEM | DRAWING W-D |

205 EXISTING WATER LINE PLUG DETAIL — NOT TO SCALE




206 SANITARY SEWER CLEANOUT WITH TRAFFIC-RATED LID DETAIL — NOT TO SCALE

| NO. | REVISIONS | BY: | DATE: |
|---|---|---|---|

AVANT CIVIL GROUP
1537 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

FRANKLIN PLACE

UTILITY DETAILS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
40 OF 78

PROJECT NO. 1828-001

| dwebber | P:\1828-001\Dwg\Details\1828-001_DETL-UTIL.dwg | 8/10/2023 4:24 PM |

## STORMWATER GENERAL NOTES

1. BEDDING FOR ALL STORM DRAIN SHALL BE PER THE STANDARD STORM DRAIN BEDDING DETAILS - DETAILS 6-6 AND 6-7 FOR REINFORCED CONCRETE PIPE AND POLYWRAPPED DUCTILE IRON PIPE.

2. ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO THE CITY OF GREELEY'S MOST RECENT STORM DRAINAGE SPECIFICATIONS. A COPY OF THE SPECIFICATIONS MAY BE OBTAINED FROM THE CITY OR FOUND ON THE CITY'S WEB PAGE - GREELEYGOV.COM.

3. RCP SHALL HAVE FLEXIBLE GASKET MATERIAL (WATER TIGHT RUBBER GASKETS) MEETING ASTM C443 AND TYPE 4-G BELL AND SPIGOT JOINTS. DUCTILE IRON PIPE SHALL BE POLYWRAPPED IN ACCORDANCE WITH AWWA STANDARD C-105.

4. BACKFILL MATERIAL MAY BE LOCAL SITE MATERIAL THAT IS WELL-GRADED, NON-COHESIVE GRANULAR MATERIAL FREE OF ROCKS, FROZEN LUMPS, FOREIGN MATERIAL OR STONES GREATER THAN 3" IN ANY DIMENSION, AGGREGATE BASE COURSE, OR FLOWFILL. REMOVE ALL DEBRIS INCLUDING SODA CANS, RAGS, PIPE BANDING MATERIAL, ETC. FROM THE PIPE TRENCH BEFORE BACKFILLING.

5. ALL AREAS IMPACTED BY THE CONSTRUCTION SHALL BE CLEARED OF PROJECT GENERATED DEBRIS BY THE CONTRACTOR AT THE EARLIEST OPPORTUNITY, BUT IN NO CASE SHALL ANY ROADS OR WALKWAYS BE LEFT UNCLEARED AFTER THE COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIAL TO SATISFACTORILY CLEAN THE ROADWAYS.

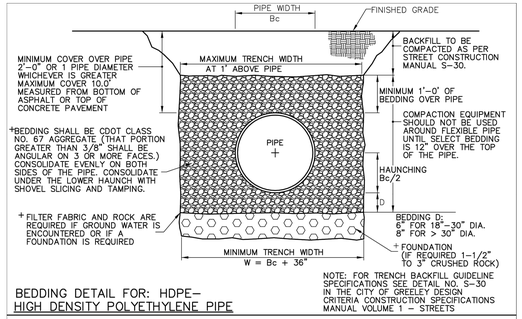
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS
3/31/07 | + | NEW DETAIL

City of Greeley Colorado — Great. From the Ground Up.

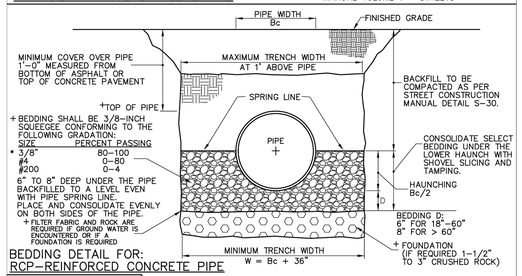
STORMWATER GENERAL NOTES
DETAIL 1–1
DATE: MARCH 2007 SCALE: N.T.S.

300 STORMWATER GENERAL NOTES — NOT TO SCALE




BEDDING DETAIL FOR: HDPE–
HIGH DENSITY POLYETHYLENE PIPE

NOTE: FOR TRENCH BACKFILL GUIDELINE SPECIFICATIONS SEE DETAIL NO. S–30 IN THE CITY OF GREELEY DESIGN CRITERIA CONSTRUCTION SPECIFICATIONS MANUAL VOLUME 1 – STREETS




BEDDING DETAIL FOR:
RCP–REINFORCED CONCRETE PIPE

NOTE: FOR TRENCH BACKFILL GUIDELINE SPECIFICATIONS SEE DETAIL NO. S–30 IN THE CITY OF GREELEY DESIGN CRITERIA CONSTRUCTION SPECIFICATIONS MANUAL VOLUME 1 – STREETS

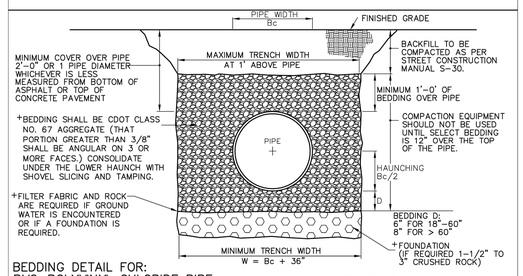
REVISIONS
3/31/07 | + | UPDATE DETAIL
6/03/08 | • | UPDATE DETAIL

City of Greeley Colorado — Great. From the Ground Up.

STANDARD STORM WATER BEDDING DETAIL
DETAIL 6–6
DATE: JUNE 2008 SCALE: N.T.S.

301 STORMWATER TRENCH BEDDING (1 OF 2) — NOT TO SCALE

REDACTED SECTION-THIS SECTION PREVIOUSLY HAD BEDDING DETAILS FOR CORREGATED METAL PIPE (CMP). AS OF AUGUST, 2019, CMP IS NO LONGER AN AUTHORIZED MATERIAL.




BEDDING DETAIL FOR:
PVC–POLYVINYL CHLORIDE PIPE

NOTE: FOR TRENCH BACKFILL GUIDELINE SPECIFICATIONS SEE DETAIL NO. S–30 IN THE CITY OF GREELEY DESIGN CRITERIA CONSTRUCTION SPECIFICATIONS MANUAL VOLUME 1 – STREETS

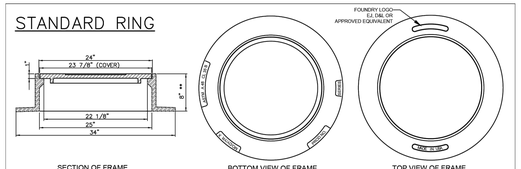
REVISIONS
3/31/07 | + | UPDATE DETAIL

City of Greeley Colorado — Great. From the Ground Up.

STANDARD STORM WATER BEDDING DETAIL
DETAIL 6–7
DATE: MARCH 2007 Revised Aug 2019 SCALE: N.T.S.

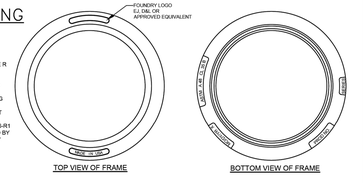
302 STORMWATER TRENCH BEDDING (2 OF 2) — NOT TO SCALE

STANDARD RING

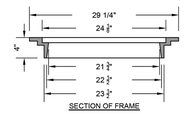



NOTES
1. THIS RING AND COVER SHALL BE USED FOR ALL FLAT TOP AND ECCENTRIC CONE TOP MANHOLES.
2. RING AND COVER SHALL BE HEAVY DUTY MEETING THE AASHTO M306 PROOF LOAD CRITERIA.
3. ACCEPTED FOUNDRY PRODUCTS MEETING THESE SPECIFICATIONS INCLUDE:
-EAST JORDAN - 24162 SERIES, PRODUCT NUMBER 00241611
-DAL SUPPLY: PRODUCT NUMBER A-1161-R2L
4. MANHOLE RINGS PRODUCED BY OTHER FOUNDRIES MAY BE ACCEPTED BY THE CITY AS AN APPROVED EQUIVALENT.
5. DIMENSIONS SHALL INCLUDE A ¼" TOLERANCE.
6. **STANDARD RING HEIGHT IS 8". OTHER HEIGHTS MAY BE APPROVED SHOULD THE RING MEET SPECIFICATIONS AND ALL OTHER DIMENSIONS.
7. ACCEPTED FOUNDRY PRODUCTS MEETING THESE SPECIFICATIONS WITH A HEIGHT OF 4" INCLUDE:
-EAST JORDAN - 12442 SERIES, PRODUCT NUMBER 00124411
-DAL SUPPLY - A-1071-R1
8. "REVERSIBLE" 4" FRAMES ARE NOT REQUIRED BUT MAY BE ACCEPTED. ACCEPTED REVERSIBLE FOUNDRY PRODUCTS MEETING THESE SPECIFICATIONS INCLUDE:
-EAST JORDAN - 24262 SERIES, PRODUCT NUMBER 00242511
-DAL SUPPLY: PRODUCT NUMBER A-1071-R3
9. SEE COVER DETAIL 6-8A FOR COVER SPECIFICATIONS.

TOP FLANGE RING




NOTES
1. THIS RING SHALL BE USED FOR ALL TYPE R INLETS.
2. RING AND COVER SHALL BE HEAVY DUTY MEETING THE AASHTO M306 PROOF LOAD CRITERIA.
3. ACCEPTED FOUNDRY PRODUCTS MEETING THESE SPECIFICATIONS INCLUDE:
-EAST JORDAN - 24162 SERIES, PRODUCT NUMBER 00241611
-DAL SUPPLY - PRODUCT NUMBER B-8268-R1
4. TOP FLANGE MANHOLE RINGS PRODUCED BY OTHER FOUNDRIES MAY BE ACCEPTED BY THE CITY AS AN APPROVED EQUIVALENT.
5. DIMENSIONS SHALL INCLUDE A ¼" TOLERANCE.
6. SEE COVER DETAIL 6-8A FOR COVER SPECIFICATIONS.

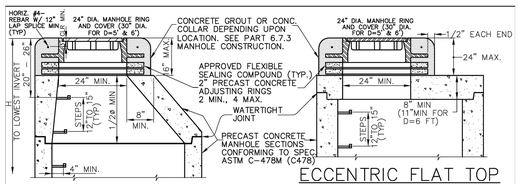



REVISIONS
3/31/07 | UPDATE DETAIL
8/18/20 | UPDATE DETAIL

City of Greeley Colorado — Great. From the Ground Up.

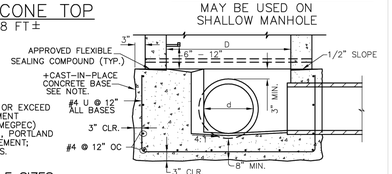
CITY OF GREELEY STANDARD STORMWATER MANHOLE FRAME RINGS
DETAIL 6–8B
DATE: AUGUST 2020 SCALE: N.T.S.

303 STORMWATER MANHOLE LID FRAME RINGS — NOT TO SCALE




ECCENTRIC CONE TOP
FOR H > 8 FT±

ECCENTRIC FLAT TOP
MAY BE USED ON SHALLOW MANHOLE

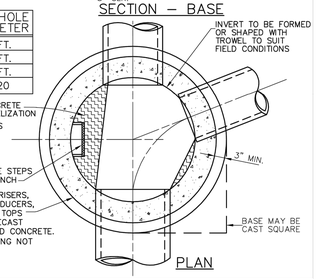



CONCRETE NOTE:
+CONCRETE SHALL MEET OR EXCEED METROPOLITAN GOVERNMENT ENGINEERING COUNCIL (MEGPEC) SPECIFICATIONS, ITEM 11, PORTLAND CEMENT CONCRETE PAVEMENT; SECTION 11.2, MATERIALS.

SECTION – BASE

MANHOLE SIZES

| BOTTOM REINF. | PIPE DIA. (d) | MANHOLE DIAMETER |
|---|---|---|
| #4 @ 12 | 15" TO 18" | 4 FT. |
| #4 @ 12 | 21" TO 30" | 5 FT. |
| #4 @ 12 | 36" TO 54" | 6 FT. |
| 60" & Larger | CDOT Std. M–604–20 | |




PLAN

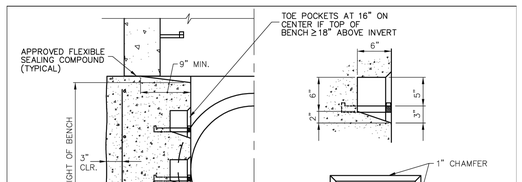
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS
3/31/07 | + | UPDATE DETAIL

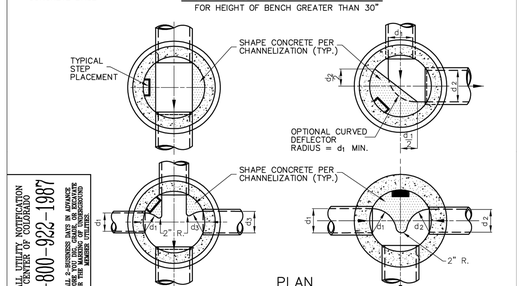
City of Greeley Colorado — Great. From the Ground Up.

STANDARD STORM WATER MANHOLE
DETAIL 6–9
DATE: MARCH 2007 SCALE: N.T.S.

304 STORMWATER MANHOLE — NOT TO SCALE




TOE POCKET DETAILS
FOR HEIGHT OF BENCH GREATER THAN 30"




NOTE:
+ CONCRETE SHALL MEET OR EXCEED METROPOLITAN GOVERNMENT ENGINEERING COUNCIL (MEGPEC) SPECIFICATIONS, ITEM 11, PORTLAND CEMENT CONCRETE PAVEMENT; SECTION 11.2, MATERIALS.

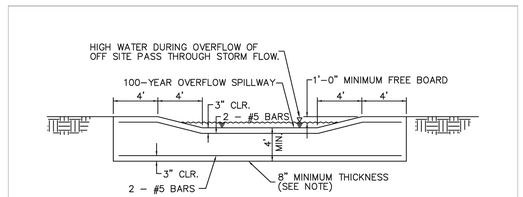
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS
3/31/07 | + | UPDATE DETAIL

City of Greeley Colorado — Great. From the Ground Up.

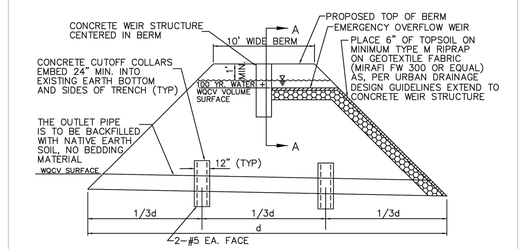
STORM MANHOLE
TYPICAL BASE CHANNEL DETAILS
DETAIL 6–10
DATE: MARCH 2007 SCALE: N.T.S.

305 STORMWATER MANHOLE BASE CHANNELING — NOT TO SCALE




NOTE:
TRENCH FOR WEIR OUTLET STRUCTURE USING NATIVE GROUND AS FORM WORK. CONSTRUCT WEIR 8" MINIMUM THICKNESS, UPON COMPLETION OF TRENCHING, PLACE TEMPERATURE STEEL AND CONCRETE IMMEDIATELY, FORM TOP 4".

SECTION A - A
CONCRETE WEIR OVERFLOW STRUCTURE




DETAIL A
OUTLET AND SPILLWAY DETAILS

REVISIONS
3/31/07 | + | UPDATE DETAIL

Public Works Department — City of Greeley

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

OUTLET AND SPILLWAY DETAILS
DETAIL 11–7
DATE: MARCH 2007 SCALE: N.T.S.

306 OUTLET & SPILLWAY — NOT TO SCALE

| DATE: | BY: | REVISIONS | NO. |
|---|---|---|---|
| | | | |

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

DRAINAGE DETAILS

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

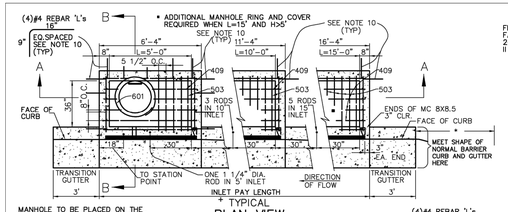
SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
41 OF 78

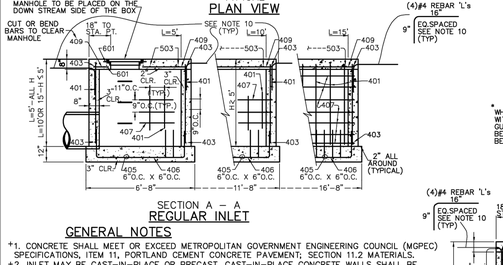
PROJECT NO. 1828-001



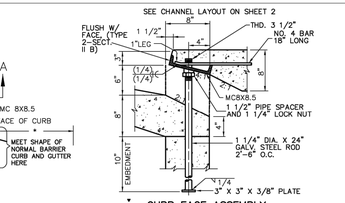
canoe | P:\1828-001\Dwg\Details\1828-001_DET1-DRNG.dwg | 8/25/2023 9:26 AM |



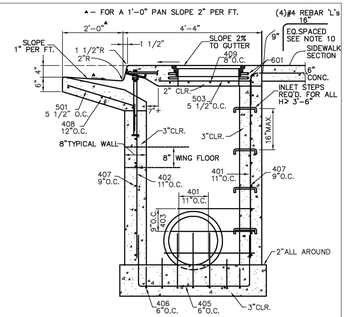

PLAN VIEW




SECTION A – A
REGULAR INLET




CURB FACE ASSEMBLY
PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE

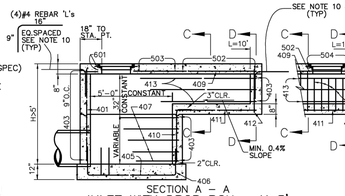



TYPICAL END VIEW

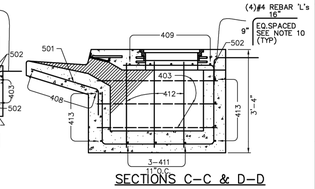



TRANSITION CURB

NOTE: 1. MANHOLE RING & COVER STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.
2. SLOPE INLET FLOORS TOWARD PIPES A MIN. OF 2% SO THEY WILL DRAIN COMPLETELY.




SECTION A – A
INLET WITH DROP BOX – H>5'




SECTIONS C–C & D–D

GENERAL NOTES

+1. CONCRETE SHALL MEET OR EXCEED METROPOLITAN GOVERNMENT ENGINEERING COUNCIL (MGPEC) SPECIFICATIONS, ITEM 11, PORTLAND CEMENT CONCRETE PAVEMENT; SECTION 11.2 MATERIALS.

+2. INLET MAY BE CAST-IN-PLACE OR PRECAST. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".

3. REINFORCING BARS SHALL BE DEFORMED, GRADE 60, PER ASTM A615, EPOXY COATED, AND SHALL HAVE A 2" MINIMUM CLEARANCE.

4. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.

5. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CDOT-712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS-20 LOADING.

6. SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPE.

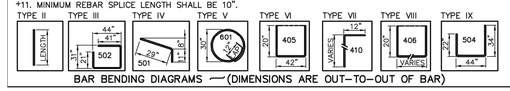
7. SEE DETAIL 7-3 FOR BAR LIST AND INLET QUANTITIES.

8. TYPE R DISCOURAGED ON DRIVE OVER CURB.

+9. INLET STRUCTURES SHALL NOT BE CONSTRUCTED UNTIL THE CURB AND GUTTER HAS BEEN INSTALLED, OR CONTRACTOR STAKES THE CURB & GUTTER FOR 100' ON EACH SIDE OF INLET. CONTRACTOR MUST ALSO STAKE INLET BOX CORNERS.

+10. ADD (4) #4 REBARS-"L" SHAPED, EQUALLY SPACED MID-DEPTH INTO THE CONCRETE LID & WALL AND MID-DEPTH INTO EACH SIDEWALK SECTION POURED NEXT TO THE INLET (TYP L=5'). 4 ADDITIONAL BARS ARE REQUIRED FOR EACH 5' OF LENGTH ADDED FOR DOUBLE OR TRIPLE INLET.

+11. MINIMUM REBAR SPLICE LENGTH SHALL BE 10".




BAR BENDING DIAGRAMS —(DIMENSIONS ARE OUT-TO-OUT OF BAR)

REFERENCE:
COLORADO DEPARTMENT OF TRANSPORTATION STANDARD M-604-12 (SHEET 1 OF 2)
REFER TO THE LATEST M & S STANDARDS.

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| 9/16/04 | SEE GENERAL NOTES |
| 3/31/07 | + UPDATE DETAIL |
| 6/3/08 | = UPDATE DETAIL |

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Greeley Colorado — Great. From the Ground Up.

# CURB INLET TYPE R
## DETAIL 7-1

DATE: JUNE 2008 SCALE: N.T.S.



(FOR ESTIMATING ONLY)
TABLE ONE — BAR LIST FOR CURB INLETS, TYPE "R"

| MARK | DIA. | IN. | O.C. SPACING | TYPE | ALL INLETS L = 5' NO. REQ'D. | ALL INLETS L = 5' LENGTH | INLETS, H ≤ 5' L = 10' NO. REQ'D. | INLETS, H ≤ 5' L = 10' LENGTH | INLETS, H ≤ 5' L = 15' NO. REQ'D. | INLETS, H ≤ 5' L = 15' LENGTH | INLETS, H > 5' L = 15' NO. REQ'D. | INLETS, H > 5' L = 15' LENGTH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 401 | | | 11" | II | 15 | * | 21 | * | 26 | * | 11 | * |
| 402 | | | 11" | II | 7 | * | 13 | * | 18 | * | 7 | * |
| 403 | | | 9" | II | * | 4'-0" | * | 4'-0" | * | 4'-0" | * | 4'-0" |
| 405 | | | 6" | VI | 11 | 6'10" | 21 | 6'10" | 31 | 6'10" | 11 | 6'10" |
| 406 | | | 6" | VIII | 7 | 8'-10" | 7 | 13'-10" | 7 | 18'-10" | 7 | 8'-10" |
| 407 | 1/2" | | 6" | II | * | 10'-10" | * | 10'-10" | * | 15'-10" | * | 10'-10" |
| 408 | | | 12" | II | 3 | 6'-0" | 3 | 11'-0" | 3 | 16'-0" | 3 | 11'-0" |
| 409 | | | 8" | II | 6 | 10'-10" | 6 | 10'-10" | 6 | 15'-10" | 6 | 10'-10" |
| 410 | | | 11" | VII | | | | | | | 3 | * |
| 411 | | | 11" | II | | | | | | | 3 | 2'-2" |
| 412 | | | 11" | II | | | | | | | 3 | 2'-8" |
| 413 | | | 9" | II | | | | | | | 7 | 15'-10" |
| 501 | 5/8" | | 5 1/2" | IV | 11 | 3'-4" | 22 | 3'-4" | 33 | 3'-4" | 22 | 3'-4" |
| 502 | 5/8" | | 5 1/2" | III | | | | | | | 11 | 11'-5" |
| 503 | 5/8" | | 5 1/2" | II | 5 | 3'-6" | 16 | 3'-6" | 27 | 3'-6" | 6 | 3'-6" |
| 504 | 5/8" | | 5 1/2" | IX | | | | | | | 5 | 8'-4" |
| 601 | 3/4" | | 2 1/2" | V | 2 | 8'-10" | 2 | 8'-10" | 2 | 8'-10" | 2 | 8'-10" |
| MISC. BARS | | | | | 1 2 BARS, 1 ROD | 10'-10" ——— | 1 4 BARS 3 RODS | 10'-10" ——— | 1 8 BARS 5 RODS | 15'-10" ——— | 4 BARS 3 RODS | 10'-10" ——— |
| | | | | | | | | | | | 8 BARS 5 RODS | 15'-10" ——— |

REGULAR INLETS DROP BOX INLETS

* VARIABLE, REFER TO TABLE TWO
@ INCLUDE 18" NO. 4 BARS (SEE CHANNEL LAYOUT DETAIL)
▼ SEE CURB FACE ASSEMBLY ON SHEET 1 AND CHANNEL LAYOUT DETAILS ON THIS SHEET

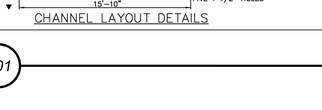
(FOR ESTIMATING ONLY)
TABLE TWO — BARS AND QUANTITIES VARIABLE WITH "H"

| "H" | LENGTH 401 | 402 | 410 | 403 | 407 | 403 | 407 | NO. REQ'D. REGULAR | NO. REQ'D. DROP BOX | L = 5' CU. YD. CONC. | L = 5' LB. STEEL | L = 10' CU. YD. CONC. | L = 10' LB. STEEL | L = 15' CU. YD. CONC. | L = 15' LB. STEEL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3'-0" | 2'-8" | 11'-8" | | | | | | 10 | 7 | | 3.2 | 285 | 5.3 | 497 | 7.4 | 706 |
| 3'-6" | 3'-2" | 12'-2" | | | | | | 10 | 7 | | 3.4 | 305 | 5.7 | 528 | 7.9 | 747 |
| 4'-0" | 3'-8" | 12'-8" | | | | | | 12 | 9 | | 3.7 | 326 | 6.0 | 559 | 8.4 | 786 |
| 4'-6" | 4'-2" | 13'-2" | | | | | | 12 | 9 | | 3.9 | 334 | 6.4 | 571 | 8.8 | 803 |
| 5'-0" | 4'-8" | 13'-8" | | | | | | 14 | 11 | | 4.1 | 354 | 6.7 | 602 | 9.3 | 844 |
| 5'-6" | 5'-2" | 14'-2" | 3'-5" | 16 | 13 | 15 | 6 | 4.4 | 375 | 6.0 | 607 | 7.4 | 850 |
| 6'-0" | 5'-8" | 14'-8" | 3'-11" | 16 | 13 | 16 | 6 | 4.6 | 382 | 6.2 | 616 | 7.6 | 860 |
| 6'-6" | 6'-2" | 15'-2" | 4'-5" | 18 | 15 | 18 | 8 | 4.8 | 402 | 6.4 | 637 | 7.8 | 880 |
| 7'-0" | 6'-8" | 15'-8" | 4'-11" | 20 | 17 | 19 | 10 | 5.0 | 423 | 6.6 | 654 | 8.0 | 897 |
| 7'-6" | 7'-2" | 16'-2" | 5'-5" | 20 | 17 | 20 | 10 | 5.3 | 430 | 6.9 | 664 | 8.3 | 907 |
| 8'-0" | 7'-8" | 16'-8" | 5'-11" | 22 | 19 | 22 | 12 | 5.5 | 451 | 7.1 | 684 | 8.5 | 927 |
| 8'-6" | 8'-2" | 17'-2" | 6'-5" | 24 | 21 | 23 | 14 | 5.7 | 471 | 7.3 | 702 | 8.7 | 944 |
| 9'-0" | 8'-8" | 17'-8" | 6'-11" | 24 | 21 | 24 | 14 | 6.0 | 479 | 7.6 | 711 | 9.0 | 954 |
| 9'-6" | 9'-2" | 18'-2" | 7'-5" | 26 | 23 | 26 | 16 | 6.2 | 499 | 7.8 | 732 | 9.2 | 974 |
| 10'-0" | 9'-8" | 18'-8" | 7'-11" | 28 | 25 | 27 | 18 | 6.4 | 520 | 8.0 | 749 | 9.4 | 992 |
| 10'-6" | 10'-2" | 19'-2" | 8'-5" | 28 | 25 | 28 | 18 | 6.7 | 527 | 8.3 | 759 | 9.7 | 1001 |
| 11'-0" | 10'-8" | 19'-8" | 8'-11" | 30 | 27 | 30 | 20 | 6.9 | 547 | 8.5 | 779 | 9.9 | 1022 |

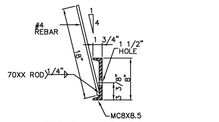
NOTE: FOR L=5', L=10' AND L=15' REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE OF THE HEAVY BLACK LINE.

DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE OF THE HEAVY BLACK LINE.

STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL.




CHANNEL LAYOUT DETAILS




+TYPICAL SECTION AT HOLE

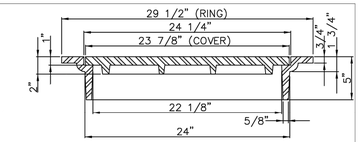
REFERENCE:
COLORADO DEPARTMENT OF TRANSPORTATION STANDARD M-604-12 (SHEET 2 OF 2)
REFER TO LATEST M & S STANDARDS.

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| 7/12/00 | MANHOLE RING AND FRAME @ 2018-A NEENAH / DEETER FOUNDRY, INC. OR EQUAL |
| 9/16/04 | CHANGED TEXT ON M/H LID, NOTES |
| 3/31/07 | + UPDATE DETAIL |

City of Greeley — Public Works Department

# CURB INLET TYPE R
## DETAIL 7-1 (CONTINUED)

DATE: MARCH 2007 Revised Aug 2019 SCALE: N.T.S.




SECTION

WEIGHTS COVER = 145 LBS.
FRAME = 140 LBS.
TOTAL = 285 LBS.

## MANHOLE RING AND COVER

### GENERAL NOTES

+1. CONCRETE SHALL MEET OR EXCEED METROPOLITAN GOVERNMENT ENGINEERING COUNCIL(MGPEC) SPECIFICATIONS, ITEM 11, PORTLAND CEMENT CONCRETE PAVEMENT; SECTION 11.2 MATERIALS.

2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8" THICK.

3. INLET STEPS SHALL BE IN ACCORDANCE WITH AASHTO M 199.

4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.

5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4". CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.

6. REINFORCING BARS SHALL BE DEFORMED, GRADE 60, PER ASTM A615, EPOXY COATED, AND SHALL HAVE A 2" MINIMUM CLEARANCE.

7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.

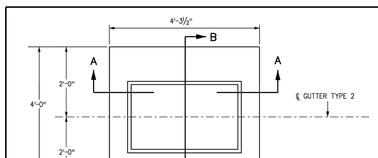
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CDOT-712.06.

9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.

10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF CDOT – 712.06.

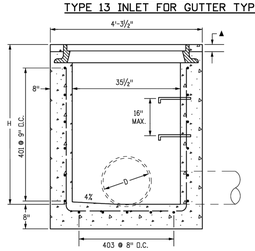
+11. MINIMUM REBAR SPLICE LENGTH SHALL BE 10".



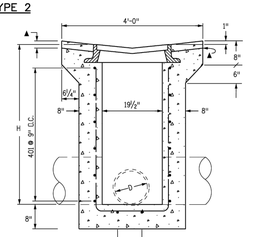



PLAN VIEW
TYPE 13 INLET FOR GUTTER TYPE 2

▲ WHEN HMA MATERIAL IS TO EXTEND TO THE EDGE OF THE GRATING FRAME, CONCRETE MAY BE DEPRESSED.



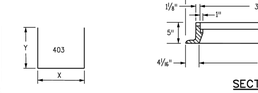

SECTION A-A
D MAX = 30 IN. FOR H >4 FT.



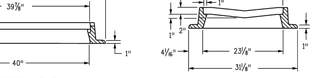

SECTION B-B
D MAX = 18 IN. FOR ALL H



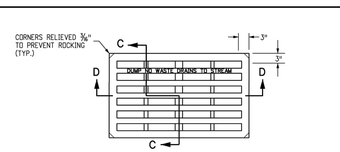

BENDING DIAGRAMS
ALL DIMENSIONS ARE OUT-TO-OUT OF BAR.



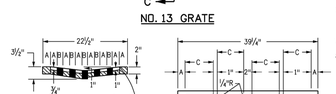

SECTION E-E
APPROXIMATE WEIGHT = 590 LBS.




SECTION F-F



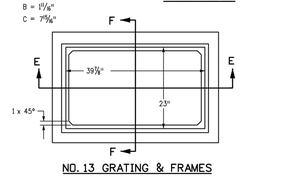

ND. 13 GRATE




SECTION C-C




SECTION D-D




ND. 13 GRATING & FRAMES

### GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ OF A INCH.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET-6 INCHES AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.

| H | CONCRETE @ CU. YDS. | REINFORCING STEEL @ LB. | NO. OF 401 BARS REQ'D. | MAXIMUM PIPE I.D. SEC. A-A IN. | MAXIMUM PIPE I.D. SEC. B-B IN. |
|---|---|---|---|---|---|
| 3'-0" | 1.3 | 72 | 4 | 18 | 18 |
| 3'-6" | 1.5 | 76 | 4 | 24 | 18 |
| 4'-0" | 1.6 | 90 | 5 | 30 | 18 |
| 4'-6" | 1.8 | 104 | 6 | 30 | 18 |
| 5'-0" | 1.9 | 109 | 6 | 30 | 18 |
| 5'-6" | 2.1 | 122 | 7 | 30 | 18 |
| 6'-0" | 2.2 | 136 | 8 | 30 | 18 |
| 6'-6" | 2.4 | 141 | 8 | 30 | 18 |
| 7'-0" | 2.5 | 154 | 9 | 30 | 18 |
| 7'-6" | 2.7 | 168 | 10 | 30 | 18 |
| 8'-0" | 2.8 | 173 | 10 | 30 | 18 |
| 8'-6" | 3.0 | 187 | 11 | 30 | 18 |
| 9'-0" | 3.1 | 200 | 12 | 30 | 18 |
| 9'-6" | 3.3 | 205 | 12 | 30 | 18 |
| 10'-0" | 3.4 | 219 | 13 | 30 | 18 |

@ INCLUDES 12" FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

QUANTITIES FOR ONE INLET

| MARK | NO. REQ'D. | DIMENSIONS X | DIMENSIONS Y | LENGTH |
|---|---|---|---|---|
| 401 | 4 | 3'-6" | 2'-2" | 13'-4" |
| 402 | 2 | 3'-4½" | * 2'-6½" | 8'-5½" |
| 403 | 5 | 2'-1½" | * 2'-7" | 7'-2½" |

* ADD 6" IN TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.

BAR LIST FOR H = 3 FT.-0 IN.

| Computer File Information | |
|---|---|
| Creation Date: | 07/31/19 |
| Designer Initials: | JBK |
| Last Modification Date: | 07/31/19 |
| Detailer Initials: | LTA |
| CAD Ver.: MicroStation V8 | Scale: Not to Scale Units: English |

| Sheet Revisions | | |
|---|---|---|
| | Date: | Comments |
| R-X | | |
| R-X | | |
| R-X | | |
| R-X | | |

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

# CONCRETE INLET TYPE 13

| STANDARD PLAN NO. |
|---|
| M-604-13 |
| Standard Sheet No. 1 of 1 |
| Project Sheet Number: |

Issued by the Project Development Branch: July 31, 2019




INLET WITH DITCH PAVING




SECTION B-B
INLET FOR USE IN DITCH ON GRADE
(FLOW FROM ONE DIRECTION)

NOTE:
1. SLOPE INLET FLOORS TOWARD PIPES A MIN. OF 2%




PLAN




SECTION A–A

NOTE:
1. SLOPE INLET FLOORS TOWARD PIPES A MIN. OF 2% SO THEY WILL DRAIN COMPLETELY.




ELEVATION
CONCRETE INLET




STANDARD INLET GRATE




SLOT DETAIL

*NOTE: REFER TO CDOT DRAWING NO. M-604-10 FOR ALTERNATE SLOT AND HOLD DOWN PLATE DETAIL.




GRATE INSTALLATION DETAIL

QUANTITIES FOR ONE INLET
(FOR ESTIMATING ONLY)

| H | CONCRETE *(CU. YDS.) | REINF. STEEL (LBS) | NO. STEPS REQ'D. |
|---|---|---|---|
| 2'-6" | 0.9 | 75 | 0 |
| 3'-0" | 1.0 | 80 | 0 |
| 3'-6" | 1.2 | 96 | 0 |
| 4'-0" | 1.3 | 101 | 1 |
| 4'-6" | 1.4 | 116 | 2 |
| 5'-0" | 1.5 | 122 | 2 |
| 5'-6" | 1.7 | 137 | 3 |
| 6'-0" | 1.8 | 142 | 3 |
| 6'-6" | 1.9 | 158 | 3 |
| 7'-0" | 2.0 | 163 | 3 |
| 7'-6" | 2.2 | 179 | 4 |
| 8'-0" | 2.3 | 184 | 4 |
| 8'-6" | 2.4 | 199 | 4 |
| 9'-0" | 2.5 | 205 | 5 |
| 9'-6" | 2.7 | 220 | 5 |
| 10'-0" | 3.0 | 235 | 6 |
| 11'-6" | 3.4 | 251 | 6 |

*INCLUDES VOLUME OCCUPIED BY PIPES

BAR LIST FOR H=2'-6" AND BENDING DIAGRAM

| MARK | NO. REQ'D. | HGT. | LENGTH |
|---|---|---|---|
| 401 | 2 | 2'-3" | 7'-11" |
| 401 | 6 | 2'-7" | 8'-7" |
| 402 | 3 | "U" | 15'-0" |

NO. 401 "U"
3'-5"
INCREASE DIMENSION "U" 6" FOR EACH 6" INCREASE OF "H" ABOVE 2'-6"

3'-6" NO. 402 "U"
ADD ONE BAR FOR EACH FOOT INCREASE OF "H" ABOVE 2'-6"

ALL BARS TO BE 1/2" DIA. CUT OR BEND AROUND PIPES AS REQUIRED

REFERENCE:
COLORADO DEPARTMENT OF TRANSPORTATION STANDARD M-604-10
REFER TO LATEST M & S STANDARDS.

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| 9/16/04 | UPDATED GENERAL NOTES SLOPE INLET FLOORS |
| 3/31/07 | +UPDATED DETAIL |

City of Greeley — Public Works Department

# GRATED INLET TYPE C
## DETAIL 7-2

DATE: MARCH 2007 SCALE: N.T.S.





DATE:
BY:
REVISIONS
NO.

AVANT CIVIL GROUP
AVANTCIVILGROUP.COM
970.286.7985
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

FRANKLIN PLACE
DRAINAGE DETAILS

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

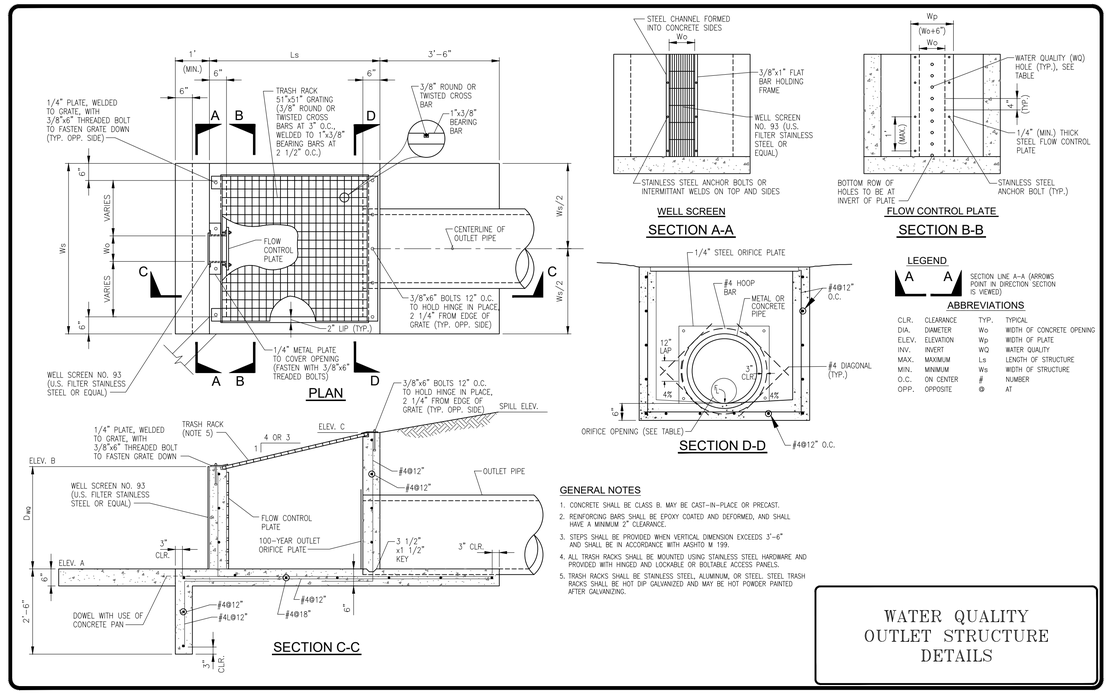
SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
42 OF 78

PROJECT NO. 1828-001



canow | P:\1828-001\Dwg\Details\1828-001_DET1-DRNG.dwg | 8/25/2023 9:26 AM |

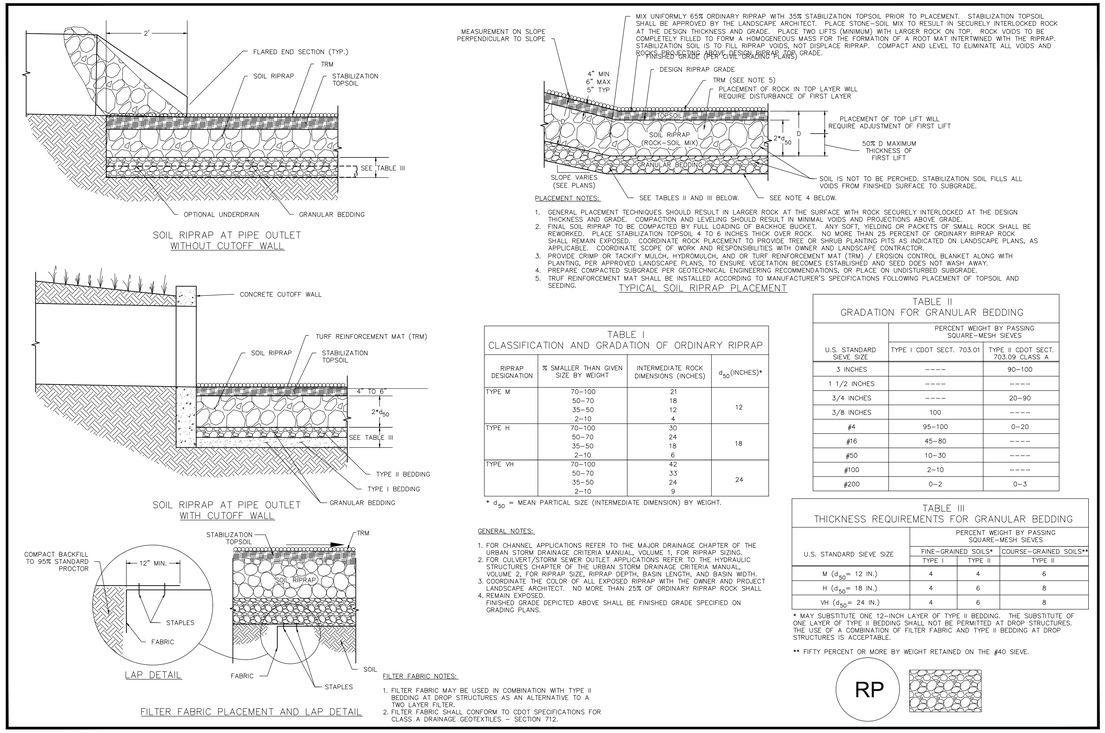



## GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. MAY BE CAST-IN-PLACE OR PRECAST.
2. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED, AND SHALL HAVE A MINIMUM 2" CLEARANCE.
3. STEPS SHALL BE PROVIDED WHEN VERTICAL DIMENSION EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
4. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
5. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.

# WATER QUALITY OUTLET STRUCTURE DETAILS









PLACEMENT NOTES:

1. GENERAL PLACEMENT TECHNIQUES SHOULD RESULT IN LARGER ROCK AT THE SURFACE WITH ROCK SECURELY INTERLOCKED AT THE DESIGN THICKNESS AND GRADE. COMPACTION AND LEVELING SHOULD RESULT IN MINIMAL VOIDS AND PROJECTIONS ABOVE GRADE.
2. FINAL SOIL RIPRAP TO BE COMPACTED BY FULL LOADING OF BACKHOE BUCKET. ANY SOFT, YIELDING OR PACKETS OF SMALL ROCK SHALL BE REWORKED. PLACE STABILIZATION TOPSOIL 4 TO 6 INCHES THICK OVER ROCK. NO MORE THAN 25 PERCENT OF ORDINARY RIPRAP ROCK SHALL REMAIN EXPOSED. COORDINATE ROCK PLACEMENT TO PROVIDE TREE OR SHRUB PLANTING PITS AS INDICATED ON LANDSCAPE PLANS, AS APPLICABLE. COORDINATE SCOPE OF WORK AND RESPONSIBILITIES WITH OWNER AND LANDSCAPE CONTRACTOR.
3. PROVIDE CRIMP OR TACKIFY MULCH, HYDROMULCH, AND OR TURF REINFORCEMENT MAT (TRM) / EROSION CONTROL BLANKET ALONG WITH PLANTING, PER APPROVED LANDSCAPE PLANS, TO ENSURE VEGETATION BECOMES ESTABLISHED AND SEED DOES NOT WASH AWAY.
4. PREPARE COMPACTED SUBGRADE PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS, OR PLACE ON UNDISTURBED SUBGRADE.
5. TRUF REINFORCEMENT MAT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOLLOWING PLACEMENT OF TOPSOIL AND SEEDING.

TYPICAL SOIL RIPRAP PLACEMENT

TABLE I
CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP

| RIPRAP DESIGNATION | % SMALLER THAN GIVEN SIZE BY WEIGHT | INTERMEDIATE ROCK DIMENSIONS (INCHES) | $d_{50}$(INCHES)* |
|---|---|---|---|
| TYPE M | 70–100 | 21 | 12 |
| | 50–70 | 18 | |
| | 35–50 | 12 | |
| | 2–10 | 4 | |
| TYPE H | 70–100 | 30 | 18 |
| | 50–70 | 24 | |
| | 35–50 | 18 | |
| | 2–10 | 6 | |
| TYPE VH | 70–100 | 42 | 24 |
| | 50–70 | 33 | |
| | 35–50 | 24 | |
| | 2–10 | 9 | |

* $d_{50}$ = MEAN PARTICAL SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.

GENERAL NOTES:

1. FOR CHANNEL APPLICATIONS REFER TO THE MAJOR DRAINAGE CHAPTER OF THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 1, FOR RIPRAP SIZING.
2. FOR CULVERT/STORM SEWER OUTLET APPLICATIONS REFER TO THE HYDRAULIC STRUCTURES CHAPTER OF THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 2, FOR RIPRAP SIZE, RIPRAP DEPTH, BASIN LENGTH, AND BASIN WIDTH.
3. COORDINATE THE COLOR OF ALL EXPOSED RIPRAP WITH THE OWNER AND PROJECT LANDSCAPE ARCHITECT. NO MORE THAN 25% OF ORDINARY RIPRAP ROCK SHALL
4. REMAIN EXPOSED.
   FINISHED GRADE DEPICTED ABOVE SHALL BE FINISHED GRADE SPECIFIED ON GRADING PLANS.

TABLE II
GRADATION FOR GRANULAR BEDDING

| U.S. STANDARD SIEVE SIZE | PERCENT WEIGHT BY PASSING SQUARE-MESH SIEVES | |
|---|---|---|
| | TYPE I CDOT SECT. 703.01 | TYPE II CDOT SECT. 703.09 CLASS A |
| 3 INCHES | ----- | 90–100 |
| 1 1/2 INCHES | ----- | ---- |
| 3/4 INCHES | ----- | 20–90 |
| 3/8 INCHES | 100 | ---- |
| #4 | 95–100 | 0–20 |
| #16 | 45–80 | ---- |
| #50 | 10–30 | ---- |
| #100 | 2–10 | ---- |
| #200 | 0–2 | 0–3 |

TABLE III
THICKNESS REQUIREMENTS FOR GRANULAR BEDDING

| U.S. STANDARD SIEVE SIZE | PERCENT WEIGHT BY PASSING SQUARE-MESH SIEVES | | |
|---|---|---|---|
| | FINE-GRAINED SOILS* | COURSE-GRAINED SOILS** | |
| | TYPE I | TYPE II | TYPE II |
| M ($d_{50}$= 12 IN.) | 4 | 4 | 6 |
| H ($d_{50}$= 18 IN.) | 4 | 6 | 8 |
| VH ($d_{50}$= 24 IN.) | 4 | 6 | 8 |

* MAY SUBSTITUTE ONE 12-INCH LAYER OF TYPE II BEDDING. THE SUBSTITUTE OF ONE LAYER OF TYPE II BEDDING SHALL NOT BE PERMITTED AT DROP STRUCTURES. THE USE OF A COMBINATION OF FILTER FABRIC AND TYPE II BEDDING AT DROP STRUCTURES IS ACCEPTABLE.

** FIFTY PERCENT OR MORE BY WEIGHT RETAINED ON THE #40 SIEVE.

FILTER FABRIC NOTES:

1. FILTER FABRIC MAY BE USED IN COMBINATION WITH TYPE II BEDDING AT DROP STRUCTURES AS AN ALTERNATIVE TO A TWO LAYER FILTER.
2. FILTER FABRIC SHALL CONFORM TO CDOT SPECIFICATIONS FOR CLASS A DRAINAGE GEOTEXTILES – SECTION 712.

RP



| INLET SCHEDULE | | |
|---|---|---|
| INLET ID | INLET SIZE | INLET TYPE |
| A1 | SINGLE | TYPE C |
| C1 (EXISTING) | DOUBLE | TYPE R |
| C2 (EXISTING) | DOUBLE | TYPE R |
| D1 | SINGLE | CDOT 13 COMBO |
| D2 | SINGLE | CDOT 13 COMBO |
| D3 | SINGLE | CDOT 13 COMBO |
| E1 | SINGLE | CDOT 13 COMBO |
| E2 | SINGLE | CDOT 13 COMBO |
| F1 | SINGLE | TYPE R |
| F2 | SINGLE | TYPE R |
| F3 | SINGLE | CDOT 13 COMBO |
| F4 | SINGLE | CDOT 13 COMBO |
| H1 | SINGLE | 12" ROUND AREA DRAIN |
| H2 | SINGLE | 12" ROUND AREA DRAIN |
| H3 | SINGLE | 8" ROUND AREA DRAIN |
| H3-1 | SINGLE | 8" ROUND AREA DRAIN |
| H4 | SINGLE | 8" ROUND AREA DRAIN |
| I1 | SINGLE | TYPE R |

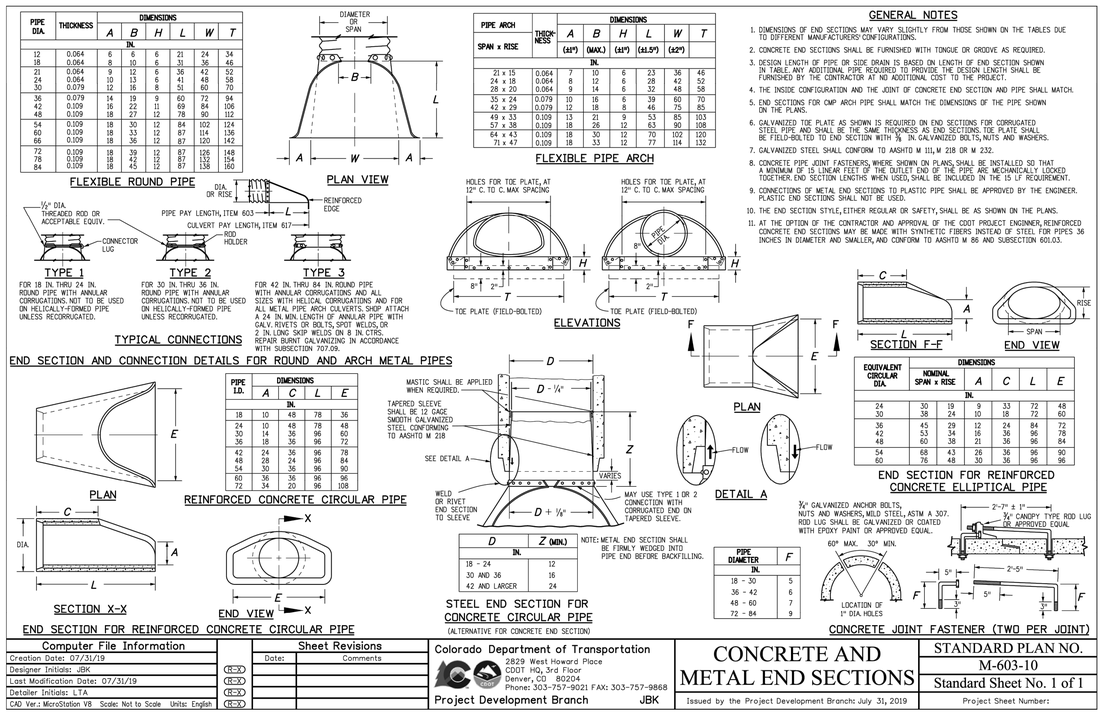


| | Pond A Structure (Outlet A1) | Pond B Structure (Outlet C3) |
|---|---|---|
| ELEV. A (ft.): | 4875.2 | 4875 |
| ELEV. B (ft.): | 4876.9 | 4877.7 |
| ELEV. C (ft.): | 4877.9 | 4878.7 |
| Ws: | 4.0' | 4.0' |
| Ls: | 4.0' | 4.0' |
| Wo: | 6" | 6" |
| WQ Hole Diameters: | 0.79" | 0.79" |
| 100-yr Restrictor Plate Opening: | 6" | 21.9" |



| RIPRAP SCHEDULE | | | | | |
|---|---|---|---|---|---|
| STORM LINE | PIPE DIAMETER (FT) | ORDINARY RIPRAP TYPE | LENGTH OF RIPRAP (FT) | WIDTH OF RIPRAP (FT) | 2*D50, DEPTH OF RIPRAP (FT) |
| STORM LINE B | 1.50 | TYPE L | 8.00 | 6.00 | 1.5 |
| STORM LINE D | 1.50 | TYPE L | 8.00 | 6.00 | 1.5 |
| STORM LINE E | 1.50 | TYPE L | 6.00 | 6.00 | 1.5 |
| STORM LINE F | 1.50 | TYPE L | 8.00 | 6.00 | 1.5 |
| STORM LINE G | 1.25 | TYPE L | 3.00 | 5.00 | 1.5 |
| STORM LINE I | 1.25 | TYPE L | 2.00 | 5.00 | 2.0 |






| Computer File Information | | Sheet Revisions | |
|---|---|---|---|
| Creation Date: 07/31/19 | | Date: | Comments |
| Designer Initials: JBK | R-X | | |
| Last Modification Date: 07/31/19 | R-X | | |
| Detailer Initials: LTA | R-X | | |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | R-X | | |

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK
Issued by the Project Development Branch: July 31, 2019

# CONCRETE AND METAL END SECTIONS

STANDARD PLAN NO.
M-603-10
Standard Sheet No. 1 of 1
Project Sheet Number:



CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

canow | P:\1828-001\Dwg\Details\1828-001_DETL-DRNG.dwg | 8/25/2023 9:26 AM |

NO. REVISIONS BY: DATE:

AVANT CIVIL GROUP
1537 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

PROJECT MANAGER: D. Weber
SUBMITTAL DATE: 08/25/23

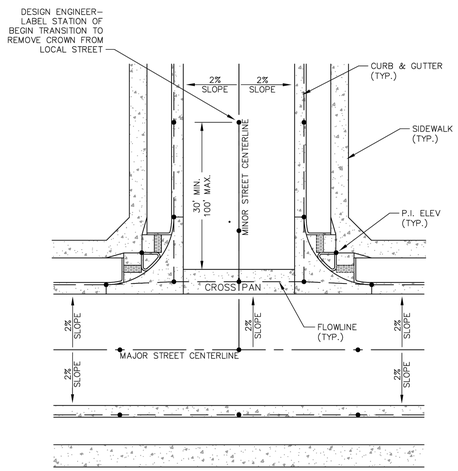
FRANKLIN PLACE
DRAINAGE DETAILS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
43 OF 78

PROJECT NO. 1828-001

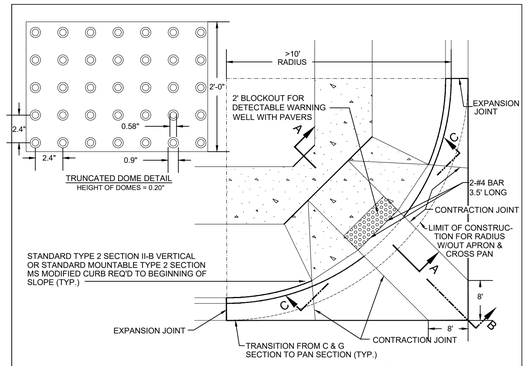



NOTES:

1. DESIGN ENGINEER SHALL PROVIDE ELEVATIONS AT THESE POINTS (●) ON THE CONSTRUCTION DRAWINGS.
2. ALL ELEVATION POINTS SHALL BE STAKED FOR CONSTRUCTION.
3. ALL FLOWLINE GRADES THAT ARE NOT PARALLEL TO CENTERLINE SHALL BE LABELED ON INTERSECTION DETAILS OR A PROFILE DRAWING SHALL BE PROVIDED.

STREET INTERSECTION
CROSS PAN APPROACH DETAIL
DETAIL NO. S–7
DATE: JULY, 2015 SCALE: N.T.S.

600 STREET INTERSECTION CROSSPAN — NOT TO SCALE

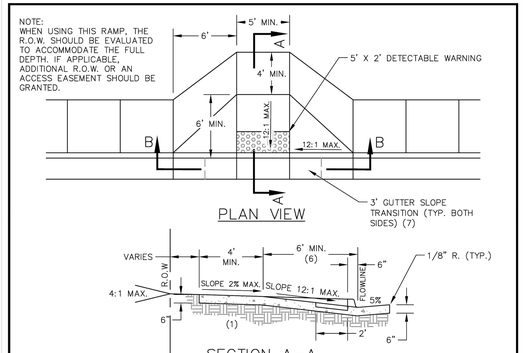



NOTES:

1. COMPACT SUBGRADE (SEE SPECS.)
2. 6" CONCRETE THICKNESS APPLIES TO RAMP, SIDE SLOPES & WALK AREAS.
3. CONSTRUCT CURB RAMPS AT ALL INTERSECTIONS.
4. CONCRETE SHOWN (EXCEPT FOR RAMPS AND WALKS), SHALL BE POURED MONOLITHICALLY.
5. ADA DETECTABLE WARNINGS SHALL BE INSTALLED 6" FROM FLOWLINE USING BRICK PAVERS OR STAMPED COLORED CONCRETE.
6. STAMPED COLORED CONCRETE FOR DETECTABLE WARNINGS SHALL BE IN DAVIS BRICK RED OR OTHER APPROVED COLOR AND SHALL BE FIBER REINFORCED.

CURB RAMP DETAIL
RADIAL, SINGLE W/DETACHED SIDEWALK
CUSTOM DETAIL
DATE: MAY, 2004 SCALE: N.T.S.

601 RADIAL CURB RAMP W/ DETACHED SIDEWALK (MODIFIED) — NOT TO SCALE

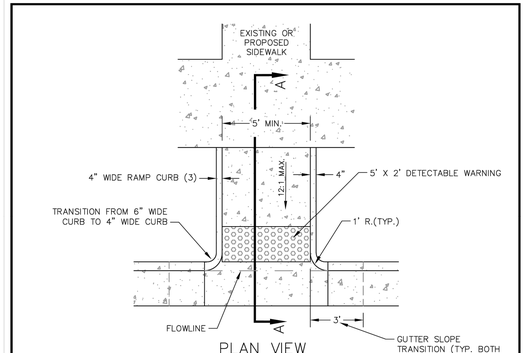



NOTES:

1. COMPACTED SUBGRADE (SEE SPECIFICATIONS).
2. SIX INCH (6") CONCRETE THICKNESS APPLIES TO RAMP, SIDE SLOPES AND WALK AREA.
3. CONSTRUCT A MIN. OF ONE MID–BLOCK CURB RAMP AT "T" INTERSECTIONS, WHERE PEDESTRIAN CROSSING IS DESIRED.
4. ADA DETECTABLE WARNINGS SHALL BE INSTALLED 6" TO 8" FROM FLOWLINE. SEE ADA DETECTABLE WARNING DETAIL.
5. CONCRETE SHOWN (EXCEPT FOR RAMPS AND WALKS) SHALL BE POURED MONOLITHICALLY.
6. THIS DETAIL SHALL ONLY BE USED WHEN IN ASSOCIATION WITH ATTACHED SIDEWALKS OR IN RETROFIT SITUATIONS.
7. PROVIDE A 3' GUTTER SLOPE TRANSITION ON EACH SIDE OF THE BOTTOM OF THE RAMP OPENING. REDUCE SLOPE FROM 12:1 (10:1 ON DRIVE OVER) TO 20:1 AT RAMP OPENING.

MIDBLOCK CURB RAMP DETAIL
DETAIL NO. S–13
DATE: JULY, 2015 SCALE: N.T.S.

602 MIDBLOCK PARALLEL ACCESS RAMP — NOT TO SCALE

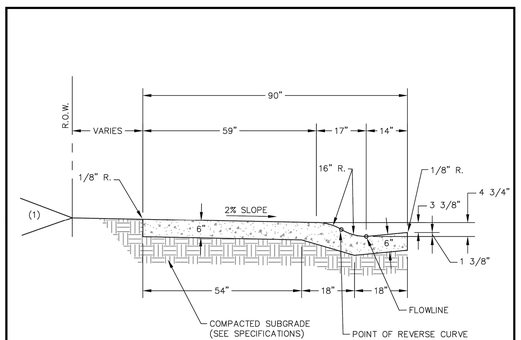



NOTES:

1. COMPACTED SUBGRADE (SEE SPECIFICATIONS).
2. SIX INCH (6") CONCRETE THICKNESS APPLIES TO RAMP AREA.
3. RAMP CURB MAY BE OMITTED AT THE DIRECTION OF THE CITY.
4. ADA DETECTABLE WARNINGS SHALL BE INSTALLED 6" TO 8" FROM FLOWLINE. SEE ADA DETECTABLE WARNING DETAIL.
5. CONCRETE SHOWN (EXCEPT FOR RAMPS AND WALKS) SHALL BE POURED MONOLITHICALLY.
6. PROVIDE A 3' GUTTER SLOPE TRANSITION ON EACH SIDE OF THE BOTTOM OF THE RAMP OPENING. REDUCE SLOPE FROM 12:1 TO 20:1 AT RAMP OPENING.
7. CONSTRUCT A MIN. OF ONE MID–BLOCK CURB RAMP AT "T" INTERSECTIONS, WHERE PEDESTRIAN CROSSING IS DESIRED.

CURB RAMP DETAIL FOR DETACHED SIDEWALK
DETAIL NO. S–14
DATE: JULY, 2015 SCALE: N.T.S.

603 DIRECTIONAL ACCESS RAMP FOR DETACHED SIDEWALK — NOT TO SCALE

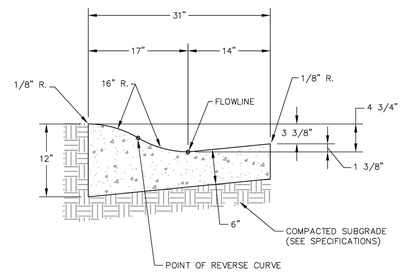



NOTES:

1. CUT AND FILL SLOPES SHALL BE A MAXIMUM OF 4:1.
2. THIS DETAIL SHALL BE USED ONLY IN THOSE SITUATIONS APPROVED BY THE CITY OR IN RETROFIT LOCATIONS. DETACHED SIDEWALKS AND VERTICAL FACE CURB AND GUTTER IS REQUIRED ON ALL NEW STREETS IN NEW RESIDENTIAL SUBDIVISIONS.
3. MAXIMUM SPACING OF CONTRACTION JOINTS – TEN (10) FEET.
4. EXPANSION JOINTS ARE REQUIRED, SEE JOINT DETAILS.
5. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.

DRIVE OVER CURB, GUTTER & SIDEWALK
DETAIL NO. S–15
DATE: JULY, 2015 SCALE: N.T.S.

604 DRIVE-OVER CURB & GUTTER W/ ATTACHED SIDEWALK — NOT TO SCALE

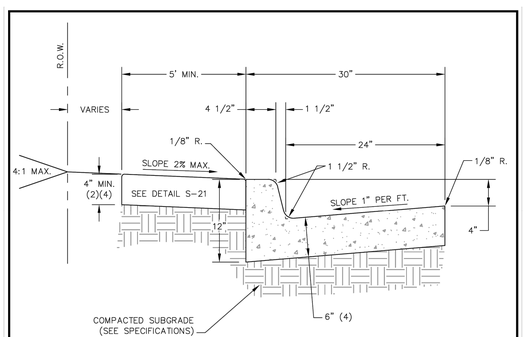



NOTES:

1. DRIVE OVER CURB SHALL NOT BE USED ADJACENT TO TRAVEL LANE.
2. DETACHED SIDEWALK WHEN USED WITH THIS SECTION SHALL BE 6" MINIMUM THICKNESS.
3. MAXIMUM SPACING OF CONTRACTION JOINTS – TEN (10) FEET.
4. EXPANSION JOINTS ARE REQUIRED, SEE JOINT DETAILS.
5. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.
6. THIS DETAIL SHALL BE USED ONLY IN THOSE SITUATIONS APPROVED BY THE CITY OR IN RETROFIT SITUATIONS. DETACHED SIDEWALKS AND VERTICAL FACE CURB AND GUTTER IS REQUIRED ON ALL NEW STREETS IN NEW RESIDENTIAL SUBDIVISIONS.

DRIVE OVER CURB AND GUTTER
DETAIL NO. S–15A
DATE: JULY, 2015 SCALE: N.T.S.

604 DRIVE-OVER CURB & GUTTER — NOT TO SCALE

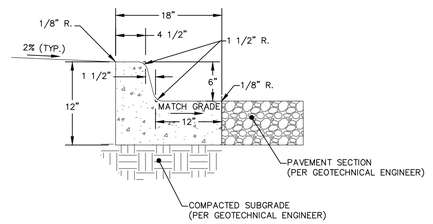



NOTES:

1. WHEN CONSTRUCTING ATTACHED SIDEWALK, CONTRACTION JOINTS FOR SIDEWALKS SHALL MATCH CURB AND GUTTER, MAXIMUM SPACING OF TEN (10) FEET.
2. AT RESIDENTIAL DRIVEWAYS, THE SIDEWALK THICKNESS SHALL BE INCREASED TO SIX (6) INCHES.
3. EXPANSION JOINTS REQUIRED AT 400 FOOT MAXIMUM SPACING. ADDITIONAL JOINTS MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER. SEE JOINT DETAILS.
4. AT ALLEYS AND COMMERCIAL DRIVEWAYS, THE CURB AND SIDEWALK THICKNESS SHALL BE INCREASED TO EIGHT (8) INCHES.
5. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.

VERTICAL FACE CURB AND GUTTER
DETAIL NO. S–16
DATE: JULY, 2015 SCALE: N.T.S.

605 VERTICAL CURB & GUTTER — NOT TO SCALE




NOTES:

1. WHEN CONSTRUCTING ATTACHED SIDEWALK, CONTRACTION JOINTS FOR SIDEWALKS SHALL MATCH CURB AND GUTTER, MAXIMUM SPACING OF TEN (10) FEET.
2. AT RESIDENTIAL DRIVEWAYS, THE SIDEWALK THICKNESS SHALL BE INCREASED TO SIX (6) INCHES.
3. EXPANSION JOINTS REQUIRED AT 400 FOOT MAXIMUM SPACING. ADDITIONAL JOINTS MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER. SEE JOINT DETAILS.
4. AT ALLEYS AND COMMERCIAL DRIVEWAYS, THE CURB AND SIDEWALK THICKNESS SHALL BE INCREASED TO EIGHT (8) INCHES.
5. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.

VERTICAL CURB WITH FLAT GUTTER
CUSTOM DETAIL
SCALE: N.T.S.

606 VERTICAL CURB W/ FLAT GUTTER — NOT TO SCALE

DATE:
BY:
REVISIONS
NO.

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
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970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

FRANKLIN PLACE
STREET DETAILS

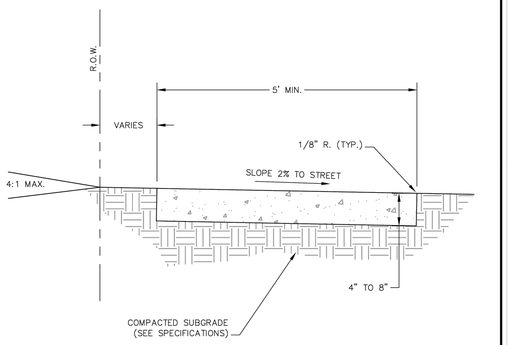
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SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
44 OF 78

PROJECT NO. 1828-001

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NOTES:

1. MAXIMUM SPACING OF CONTRACTION JOINTS IS TEN (10) FEET.
2. AT RESIDENTIAL DRIVEWAYS, THE SIDEWALK THICKNESS SHALL BE INCREASED TO SIX (6) INCHES.
3. EXPANSION JOINTS REQUIRED AT 400 FOOT MAXIMUM SPACING. ADDITIONAL JOINTS MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER. SEE JOINT DETAILS.
4. AT ALLEYS AND COMMERCIAL DRIVEWAYS, THE SIDEWALK THICKNESS SHALL BE INCREASED TO EIGHT (8) INCHES.
5. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.

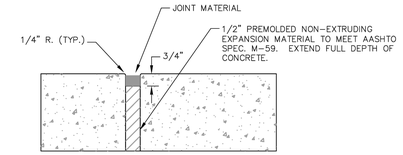
City of Greeley Colorado

DETACHED SIDEWALK DETAIL

DETAIL NO. S-21

DATE: JULY, 2015 SCALE: N.T.S.

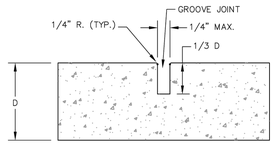
700 DETACHED SIDEWALK NOT TO SCALE




EXPANSION JOINT

NOTE FOR EXPANSION JOINTS:

EXPANSION JOINTS REQUIRED AT 400 FOOT MAXIMUM SPACING. ADDITIONAL JOINTS MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.




CONTRACTION JOINT

NOTES FOR CONTRACTION JOINTS:

1. FORM WITH TOOL TEMPLATE OR SAWCUT JOINTS.
2. SAWCUT JOINTS, IF USED, SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS.
3. MAXIMUM DISTANCE BETWEEN JOINTS IS TEN (10) FEET AND MINIMUM DISTANCE IS FIVE (5) FEET.

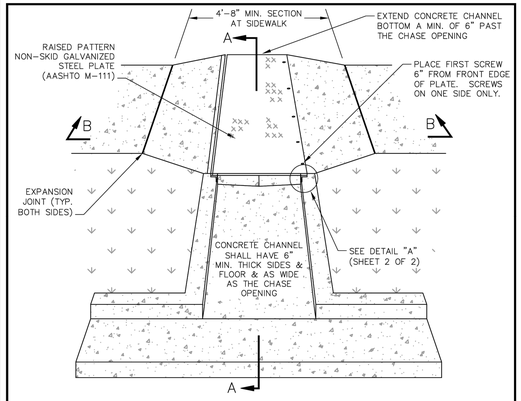
City of Greeley Colorado

CONCRETE JOINT DETAILS FOR SIDEWALKS, CURBS, GUTTERS AND CROSS PANS

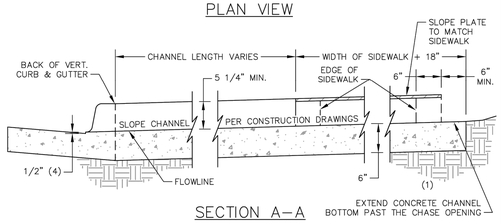
DETAIL NO. S-22

DATE: JULY, 2015 SCALE: N.T.S.

701 CONCRETE JOINTS NOT TO SCALE




PLAN VIEW




SECTION A-A

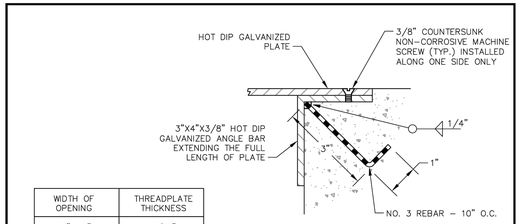
City of Greeley Colorado

SIDEWALK CHASE FOR DETACHED SIDEWALK SHEET 1 OF 2

DETAIL NO. S-23-D

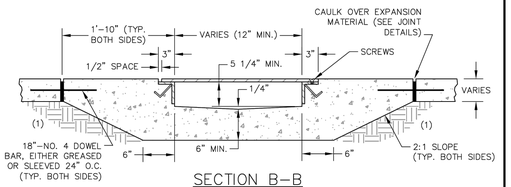
DATE: JULY, 2015 SCALE: N.T.S.

702 SIDEWALK CHASE FOR DETACHED WALK (1 OF 2) NOT TO SCALE




| WIDTH OF OPENING | THREADPLATE THICKNESS |
|---|---|
| 12"-18" | 9/16" |
| >18"-24" | 5/8" |
| >24" | SPECIAL DESIGN |

DETAIL "A"




SECTION B-B

NOTES:

1. COMPACTED SUBGRADE (SEE SPECIFICATIONS).
2. NEENAH R-4999 SERIES BOLTED TRANSVERSE DRAINAGE STRUCTURE, SOLID CHECKERED TYPE D GRATE MAY BE SUBSTITUTED.
3. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.
4. ELIMINATE 1/2" FLOWLINE LIP WHEN STORMWATER DRAINS AWAY FROM THE GUTTER.

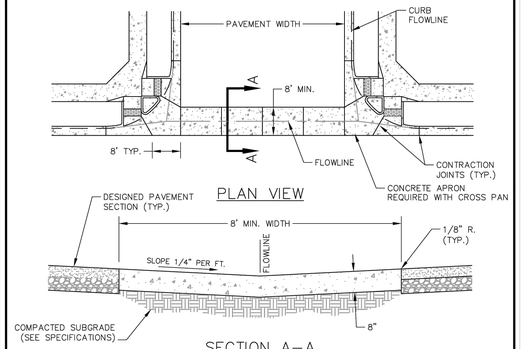
City of Greeley Colorado

SIDEWALK CHASE FOR DETACHED SIDEWALK SHEET 2 OF 2

DETAIL NO. S-23-D

DATE: JULY, 2015 SCALE: N.T.S.

703 SIDEWALK CHASE FOR DETACHED WALK (2 OF 2) NOT TO SCALE




PLAN VIEW




SECTION A-A

NOTES:

1. MINIMUM OF 0.6% LONGITUDINAL SLOPE FOR CROSS PANS.
2. MAXIMUM SPACING OF CONTRACTION JOINTS - TEN (10) FEET.
3. CONCRETE APRON SHALL BE POURED MONOLITHICALLY WITH CURB AND SHALL BE 8" THICK (SEE CURB RAMP DETAILS).
4. CROSS PAN AND APRON MAY BE POURED MONOLITHICALLY OR IF POURED SEPARATELY SHALL BE DOWELLED TOGETHER.
5. SEE STREET DESIGN STANDARDS FOR PERMISSIBLE LOCATIONS OF CROSS PANS.
6. MID-BLOCK CROSS PANS SHALL BE A MINIMUM OF TEN (10) FEET WIDE.
7. LARGER WIDTHS MAY BE REQUIRED BY THE CITY.
8. DOWELING MAY BE REQUIRED AT CERTAIN COLD JOINTS AT THE CITY'S DIRECTION, BASED ON SPECIAL SUBGRADE CIRCUMSTANCES.
9. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.

City of Greeley Colorado

CONCRETE CROSS PAN DETAIL

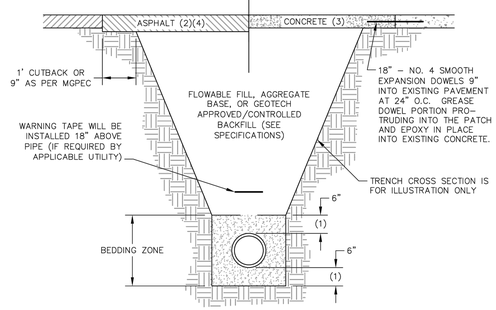
DETAIL NO. S-28

DATE: JULY, 2015 SCALE: N.T.S.

704 CONCRETE CROSSPAN NOT TO SCALE

TRENCH PATCH FOR ASPHALT PAVEMENT

TRENCH PATCH FOR CONCRETE PAVEMENT




| | LOCAL STANDARD & LOCAL LOW VOLUME | | | MAJOR LOCAL, COMMERCIAL & INDUSTRIAL | COLLECTOR | ARTERIAL |
|---|---|---|---|---|---|---|
| | ALLEY | EMER.ACCESS | RESIDENTIAL | | | |
| FULL DEPTH ASPHALT (4) | 5 1/2" | 5 1/2" | 5 1/2" | 7" | 7" | 7" |

NOTES:

1. USE THE LIMITS OF BEDDING SHOWN IF NOT SPECIFIED BY THE APPLICABLE UTILITY.
2. HOT MIX ASPHALT SHALL BE USED TO PATCH ASPHALT AND SHALL BE GRADE S OR SX. TACK COAT REQUIRED.
3. CONCRETE SHALL BE USED TO PATCH CONCRETE. MATCH EXISTING THICKNESS.
4. FULL DEPTH ASPHALT SHALL BE THICKNESSES AS SHOWN ABOVE OR ONE (1) INCH GREATER THAN THE EXISTING PAVEMENT THICKNESS, WHICHEVER IS GREATER.
5. PATCH MAY NOT END WITHIN THE WHEEL TRACK OF TRAVEL LANES. UP TO THREE (3) FEET OF ADDITIONAL ASPHALT PATCH WILL BE REQUIRED TO KEEP THE JOINT OUT OF THE WHEEL TRACK.
6. MINIMUM SIZE OF PATCH SHALL BE 3' X 3'.

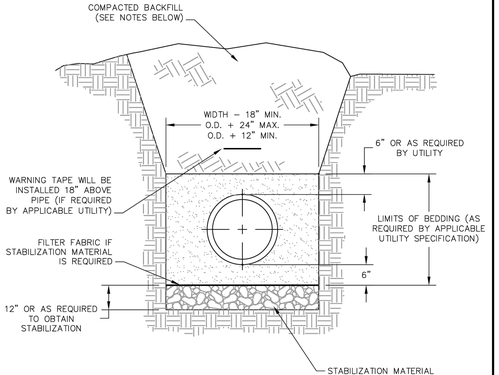
City of Greeley Colorado

EXISTING STREET PAVEMENT PATCH DETAIL FOR ASPHALT & CONCRETE

DETAIL NO. S-31

DATE: JULY, 2015 SCALE: N.T.S.

705 PAVEMENT PATCH FOR ASPHALT & CONCRETE NOT TO SCALE




NOTES:

1. RIGHT-OF-WAY AND EASEMENT AREAS SHALL BE GRADED (CUT AND FILL) TO SUBGRADE (+/-0.5') PRIOR TO AND AFTER UTILITY INSTALLATION.
2. BACKFILL WITHIN PUBLIC RIGHT-OF-WAY AND IN EASEMENTS WITHIN 20 FEET OF RIGHT-OF-WAY SHALL BE COMPACTED TO 95% WITHIN +/- 2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T99 DENSITY. TRENCHES IN EASEMENTS BEYOND 20 FEET OF RIGHT-OF-WAY SHALL BE COMPACTED TO 90%. ALL TRENCHES SHALL BE COMPACTED BY A METHOD APPROVED BY THE CITY.
3. TRENCH EXCAVATION SHALL COMPLY TO ALL OSHA STANDARDS.
4. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
5. IF NOT SPECIFIED BY APPLICABLE UTILITY, AN APPROVED GRADE OF SAND BEDDING SHALL BE INSTALLED TO SPRINGLINE.

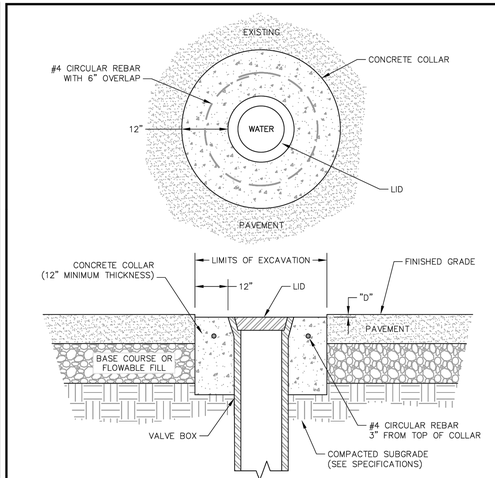
City of Greeley Colorado

NEW DEVELOPMENT TRENCH EXCAVATION & BACKFILL DETAIL

DETAIL NO. S-30

DATE: JULY, 2015 SCALE: N.T.S.

706 TRENCH EXCAVATION & BACKFILL NOT TO SCALE




NOTES:

1. "D" = 1/4" FOR HOT MIX ASPHALT PAVEMENT OVERLAYS, SURFACE TREATMENTS, PAVEMENT RECONSTRUCTION OR NEW CONSTRUCTION.
2. "D" = 1/4" FOR CONCRETE STREETS.
3. VALVE BOX MUST BE PLUMB AND CENTERED OVER THE VALVE NUT.
4. THIS DETAIL APPLIES TO BOTH ASPHALT AND CONCRETE STREETS.

City of Greeley Colorado

WATER VALVE DETAIL FOR RAISING TO FINISHED GRADE

DETAIL NO. S-33

DATE: JULY, 2015 SCALE: N.T.S.

707 WATER VALVE RAISING NOT TO SCALE

| NO. | REVISIONS | BY: | DATE: |
|---|---|---|---|
| | | | |

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970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

STREET DETAILS

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

CAUTION
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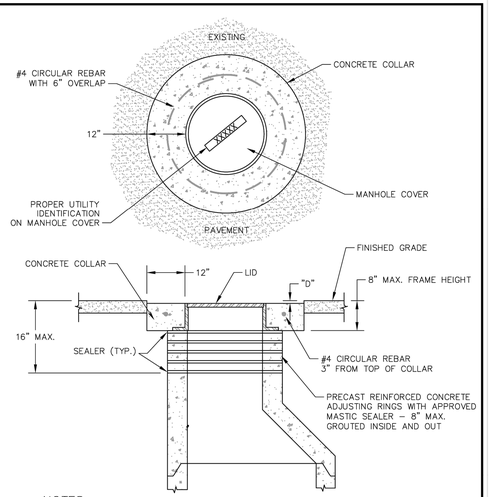
SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
45 OF 78

PROJECT NO. 1828-001



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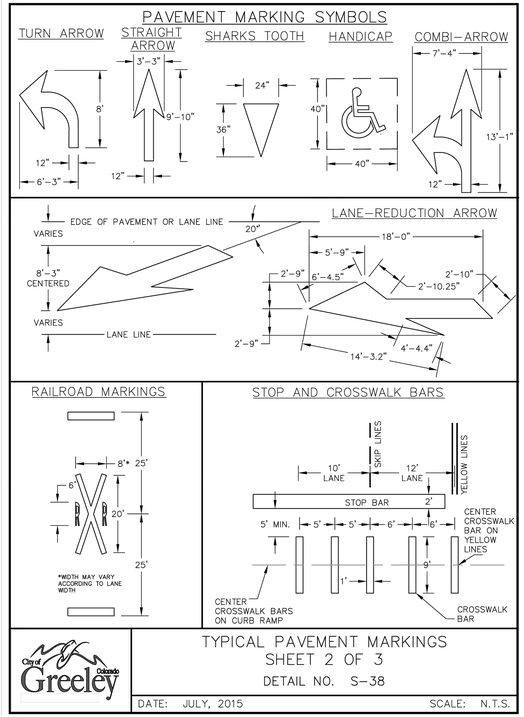



NOTES:

1. "D" = 1/4" FOR HOT MIX ASPHALT PAVEMENT OVERLAYS, SURFACE TREATMENTS, PAVEMENT RECONSTRUCTION OR NEW CONSTRUCTION.
2. "D" = 1/4" FOR CONCRETE STREETS.
3. A SEALER SHALL BE USED BETWEEN ALL ADJUSTING RINGS AS REQUIRED.
4. DROP-IN RISER RINGS NOT ALLOWED.
5. SET AND TILT RING AND COVER TO MATCH SLOPE OF FINISHED STREET.

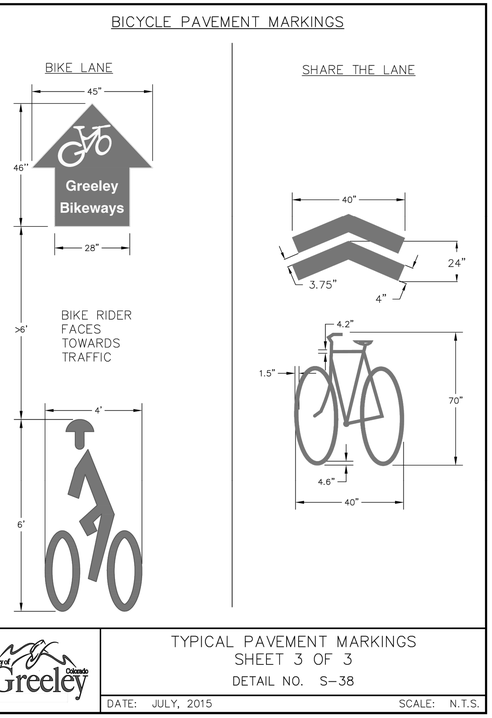
MANHOLE RAISING DETAIL
DETAIL NO. S-34
DATE: JULY, 2015 SCALE: N.T.S.

800 MANHOLE RAISING NOT TO SCALE



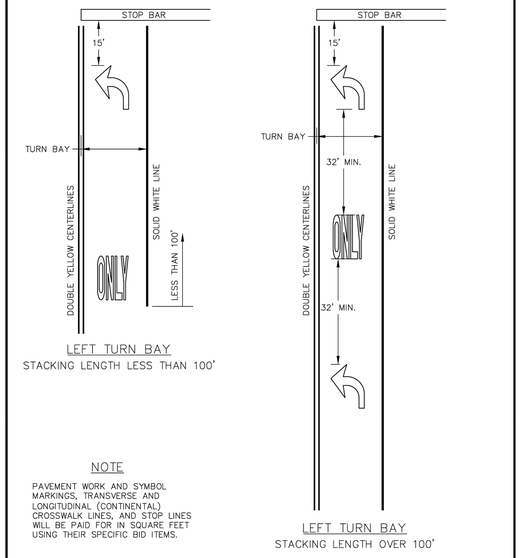

TYPICAL PAVEMENT MARKINGS
SHEET 2 OF 3
DETAIL NO. S-38
DATE: JULY, 2015 SCALE: N.T.S.

801 PAVEMENT MARKINGS (1 OF 2) NOT TO SCALE




TYPICAL PAVEMENT MARKINGS
SHEET 3 OF 3
DETAIL NO. S-38
DATE: JULY, 2015 SCALE: N.T.S.

802 PAVEMENT MARKINGS (2 OF 2) NOT TO SCALE

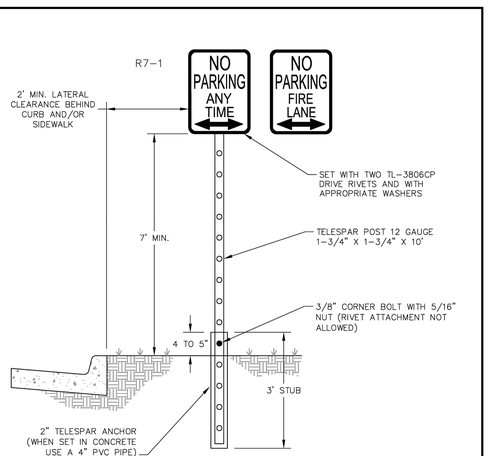



NOTE

PAVEMENT WORK AND SYMBOL MARKINGS, TRANSVERSE AND LONGITUDINAL (CONTINENTAL) CROSSWALK LINES, AND STOP LINES WILL BE PAID FOR IN SQUARE FEET USING THEIR SPECIFIC BID ITEMS.

LEFT TURN BAY PAVEMENT MARKINGS
DETAIL NO. S-39
DATE: JULY, 2015 SCALE: N.T.S.

803 LEFT TURN BAY PAVEMENT MARKINGS NOT TO SCALE

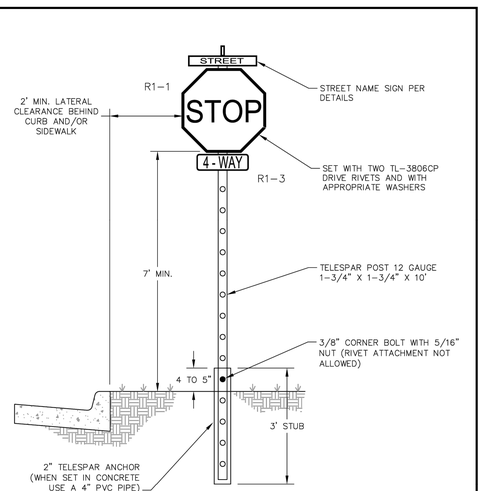



NOTES:

1. SIGN SHOULD BE SET AT AN ANGLE OF NOT LESS THAN 30°, OR MORE THAN 45°, WITH THE LINE OF TRAFFIC FLOW TO BE VISIBLE TO APPROACHING TRAFFIC.
2. ALL SIGNS SHALL MEET THE MOST CURRENT MUTCD STANDARDS.

TYPICAL NO PARKING SIGN INSTALLATION
DETAIL NO. S-45
DATE: JULY, 2015 SCALE: N.T.S.

804 NO PARKING SIGN NOT TO SCALE

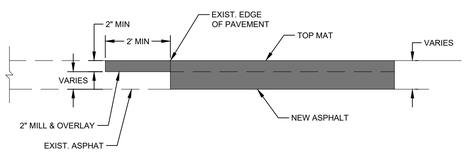



NOTES:

1. SIGN SHOULD BE SET AT AN ANGLE OF 90° AND BE VISIBLE TO APPROACHING TRAFFIC.
2. ALL SIGNS SHALL MEET THE MOST CURRENT MUTCD STANDARDS.

TYPICAL STOP SIGN INSTALLATION
DETAIL NO. S-46
DATE: JULY, 2015 SCALE: N.T.S.

805 STOP SIGN NOT TO SCALE




806 STREET T-CUT DETAIL NOT TO SCALE

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|---|---|---|---|

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FRANKLIN PLACE

STREET DETAILS

PROJECT MANAGER: D. Weber
SUBMITTAL DATE: 08/25/23

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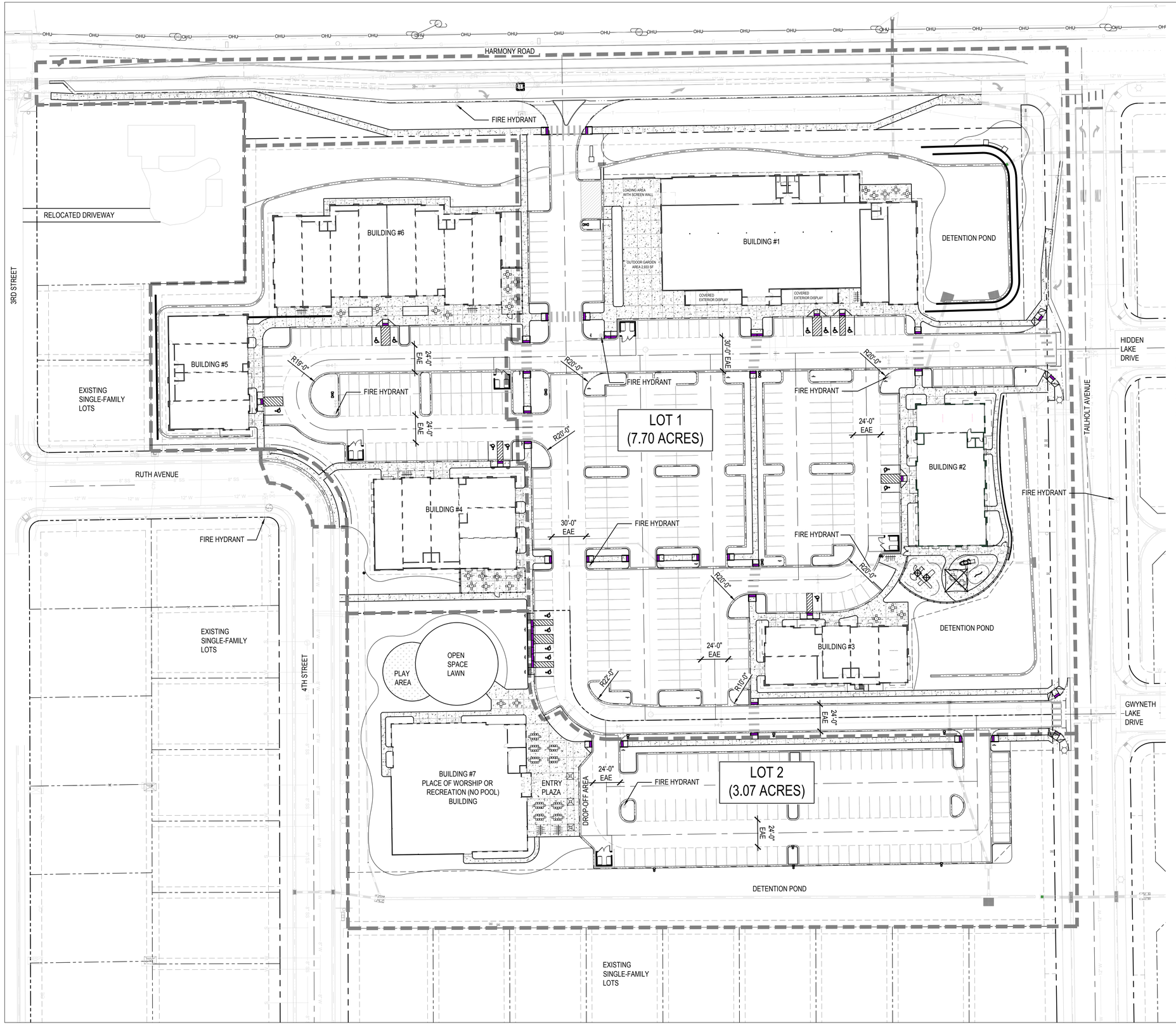
SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
46 OF 78

PROJECT NO. 1828-001

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

shollauer | P:\1828-001\Dwg\Details\1828-001_DETL-STRT.dwg | 8/16/2023 3:56 PM |




SITE LEGEND:

- PROPERTY / RIGHT-OF-WAY
- LOT LINE
- PHASE LINE
- EASEMENT LINE
- 6' PRIVACY FENCE
- 6' METAL FENCE
- 3'-6" PATIO FENCE
- CONCRETE PAVEMENT
- PLAYGROUND SURFACING
- PATIO TABLE/CHAIRS (BY OWNER/TENANT)
- TRASH AND RECYCLING CLOSURE
- BIKE RACK
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- LIGHT POLE (REFER TO EXTERIOR PHOTOMETRIC PLAN FOR MORE INFO)
- TREE GRATE
- PA — PLANTING AREA
- 'A' STOP SIGN
- 'B' ACCESSIBLE PARKING

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
3. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.

# FRANKLIN PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525

russell+mills

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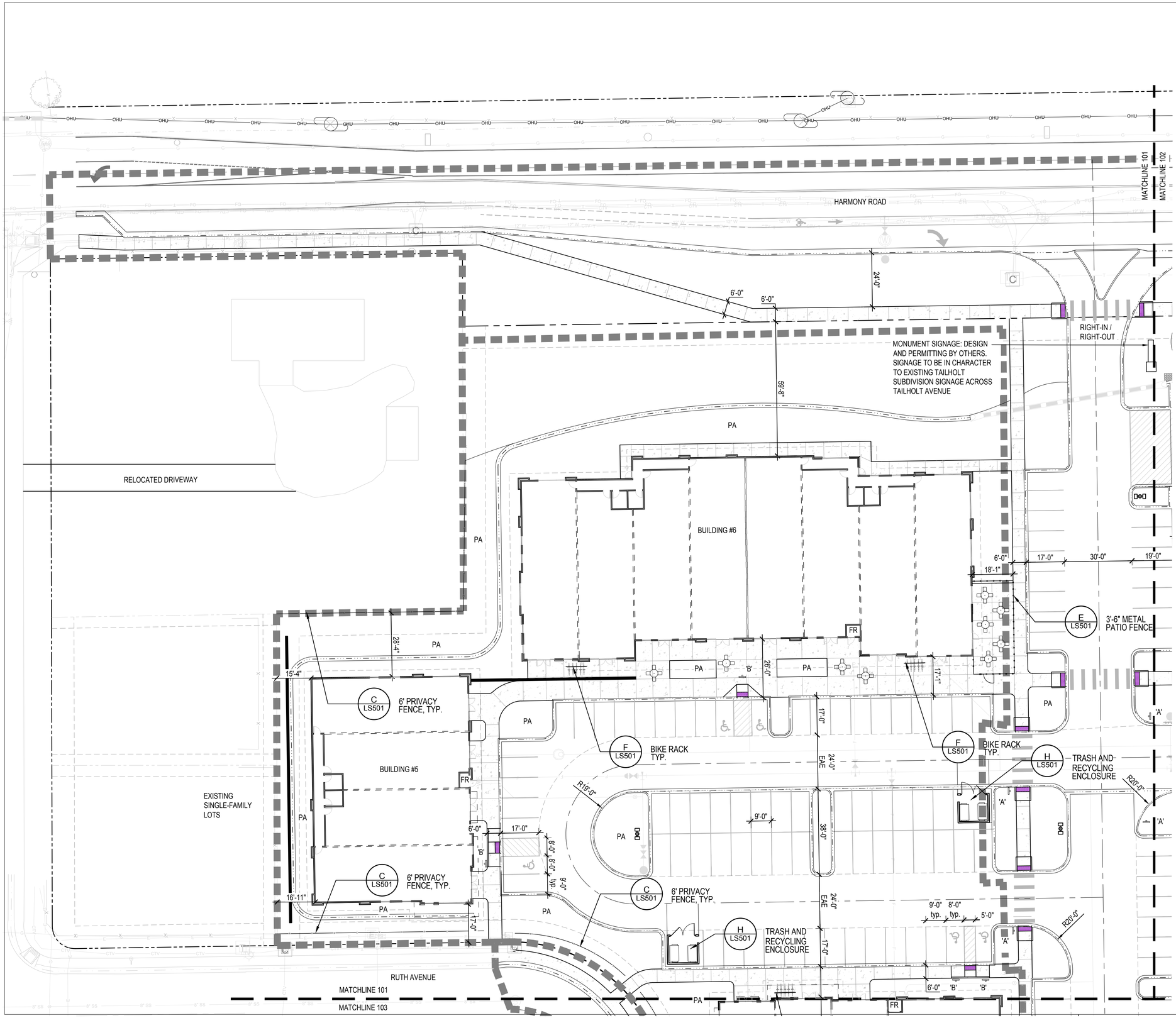
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OVERALL SITE PLAN

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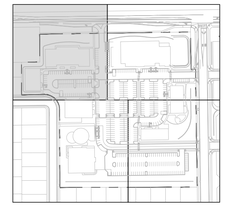

SITE LEGEND:

- PROPERTY / RIGHT-OF-WAY
- LOT LINE
- PHASE LINE
- EASEMENT
- 6' PRIVACY FENCE
- 6' METAL FENCE
- 3'-6" PATIO FENCE
- CONCRETE PAVEMENT
- PLAYGROUND SURFACING
- PATIO TABLE/CHAIRS (BY OWNER/TENANT)
- TRASH/RECYCLING ENCLOSURE
- BIKE RACK
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# FRANKLIN PLACE

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2120 S. College Ave. Unit 5
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KEY MAP

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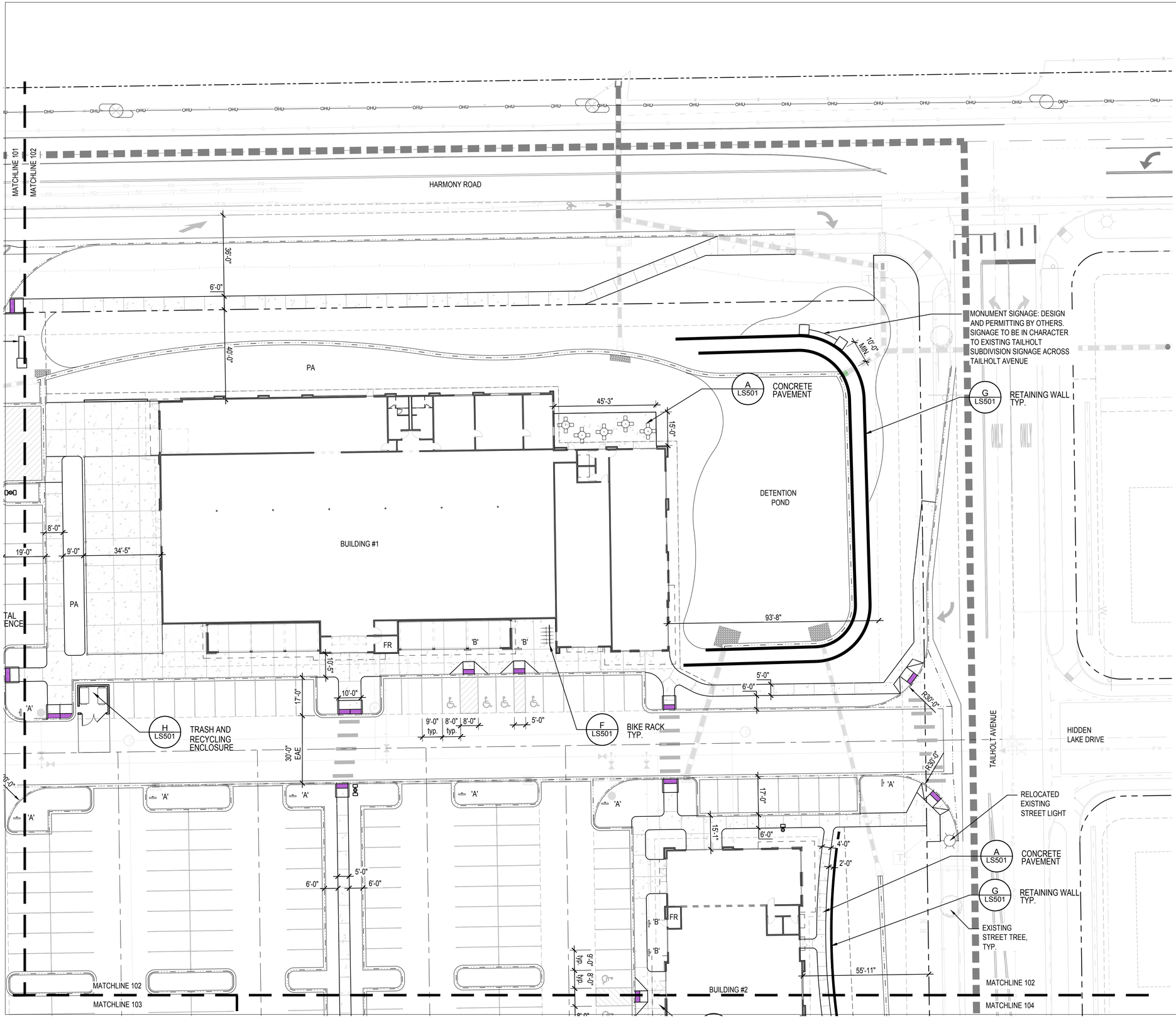
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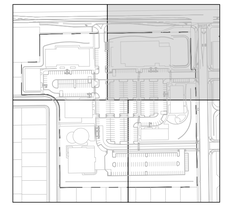
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# FRANKLIN PLACE

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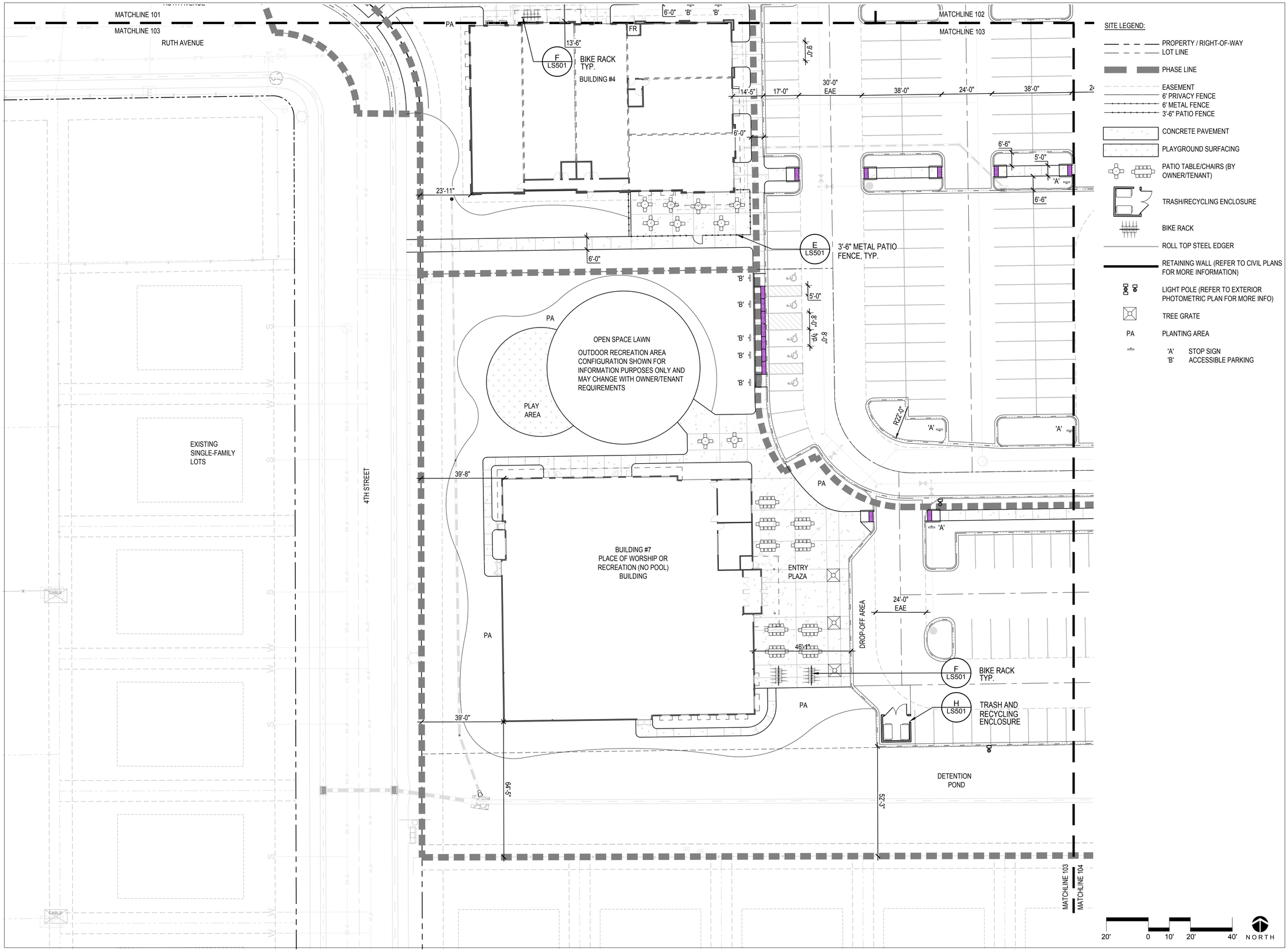
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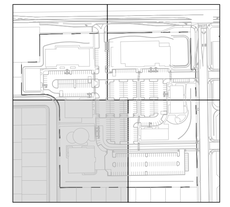
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BUILDING #2

MATCHLINE 102

MATCHLINE 104

F LS501 BIKE RACK TYP.

H LS501 TRASH AND RECYCLING ENCLOSURE

F LS501 BIKE RACK TYP.

G LS501 RETAINING WALL TYP.

D LS501 6' METAL FENCE, TYP.

INTERIOR PLAYGROUND CONFIGURATION SHOWN FOR INFORMATION PURPOSES ONLY AND MAY CHANGE WITH OWNER/TENANT REQUIREMENTS

BUILDING #3

DETENTION POND

TAILHOLT AVENUE

EXISTING STREET TREE, TYP.

GWYNETH LAKE DRIVE

RELOCATED EXISTING STREET LIGHT

EXISTING STREET TREE, TYP.

LOT 2

DETENTION POND

MATCHLINE 103

MATCHLINE 104

SITE LEGEND:

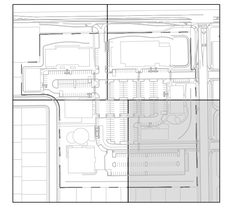
- PROPERTY / RIGHT-OF-WAY LINE
- PHASE LINE
- EASEMENT
- 6' PRIVACY FENCE
- 6' METAL FENCE
- 3'-6" PATIO FENCE
- CONCRETE PAVEMENT
- PLAYGROUND SURFACING
- PATIO TABLE/CHAIRS (BY OWNER/TENANT)
- TRASH/RECYCLING ENCLOSURE
- BIKE RACK
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- LIGHT POLE (REFER TO EXTERIOR PHOTOMETRIC PLAN FOR MORE INFO)
- TREE GRATE
- PA PLANTING AREA
- 'A' STOP SIGN
- 'B' ACCESSIBLE PARKING

20' 0 10' 20' 40' NORTH

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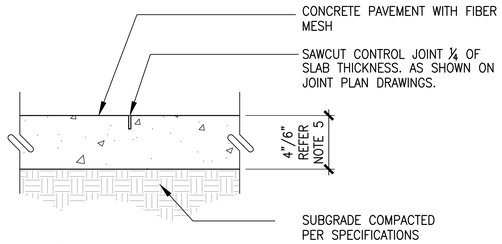
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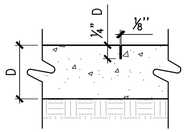
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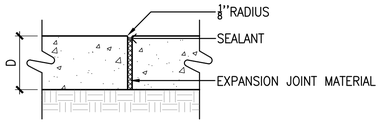



NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).
5. ALL ON SITE CONCRETE TO BE 4", ANY CONCRETE WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6"

## A CONCRETE PAVEMENT
SCALE: N.T.S. DT-PVMT-CONC

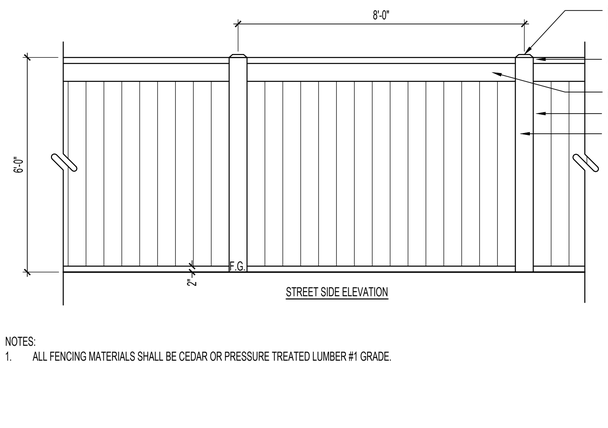



SAWCUT SCORE JOINT




EXPANSION JOINT

## B CONCRETE PAVEMENT JOINTS
SCALE: 1 1/2" = 1'-0"

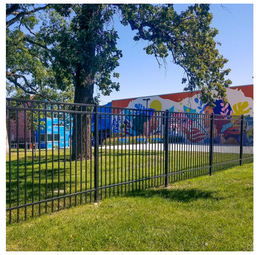



STREET SIDE ELEVATION

FENCE SECTION

NOTES:
1. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

## C 6' PRIVACY FENCE
SCALE: 1/2"=1'-0" DT-FENC-PRIV



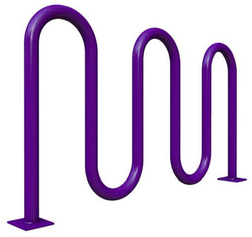
COMPANY: AMERISTAR
MODEL: ECHELON PLUS
COLOR: BLACK
HEIGHT: 6'-0"
TOP STYLE: MAJESTIC
GATES: AS SHOWN ON PLANS WITH LOCKING ABILITY
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS.

## D 6' METAL FENCE
SCALE: NTS DT-FENC-METL-6



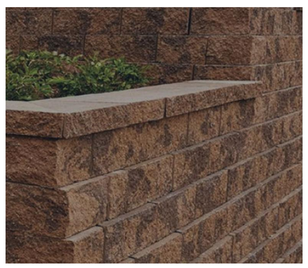
COMPANY: AMERISTAR
MODEL: ECHELON PLUS
COLOR: BLACK
HEIGHT: 3'-6"
TOP STYLE: MAJESTIC
GATES: AS SHOWN ON PLANS
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS.

## E 3'-6" METAL PATIO FENCE
SCALE: NTS DT-FENC-METL-PATIO

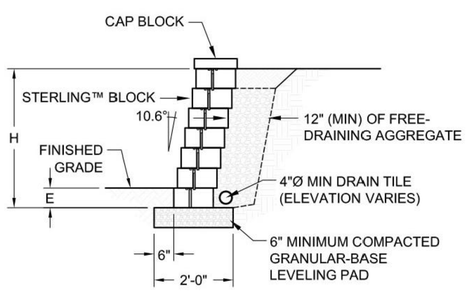


COMPANY: DERO
MODEL: ROLLING RACK
ITEM NUMBER: RR4H (87" - 9 BIKE CAPACITY)
COLOR: FLAT BLACK
MOUNT: SURFACE
CONTACT: 1-888-337-6729
(WWW.DERO.COM)
INSTALL PER MANUFACTURER SPECIFICATIONS.

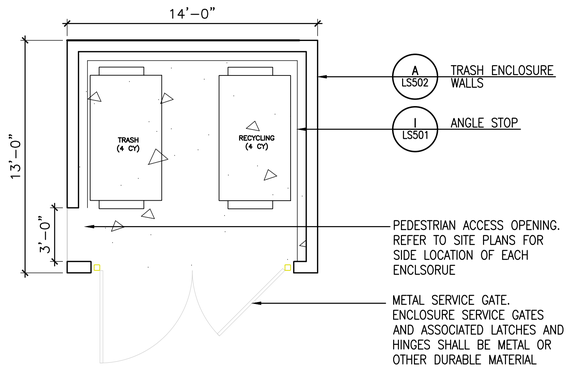
## F BIKE RACK
SCALE: NTS DT-FURN-BIKE-RACK



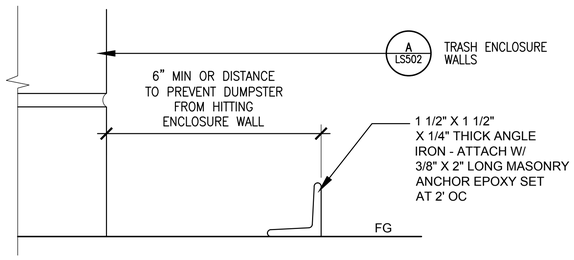
MANUFACTURER: BELGAURD COMMERCIAL OR EQUAL
MODEL: STERLING WALL
COLOR: BY OWNER
CAP: REQUIRED ON ALL WALL SECTIONS
INSTALL PER MANUFACTURERS RECOMMENDATIONS, REFER TO SPECS.
ENGINEER TO VERIFY BELGAURD DETAILS AND CONSTRUCTION REQUIREMENTS




## G RETAINING WALL
SCALE: NTS DT-WALL-DETN




## H TRASH AND RECYCLING ENCLOSURE
SCALE: 1/4"=1'-0"




## I ANGLE STOP
SCALE: 6"=1'-0"

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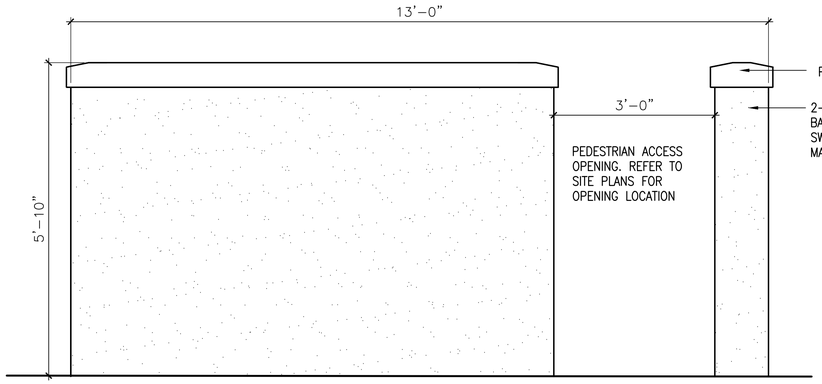
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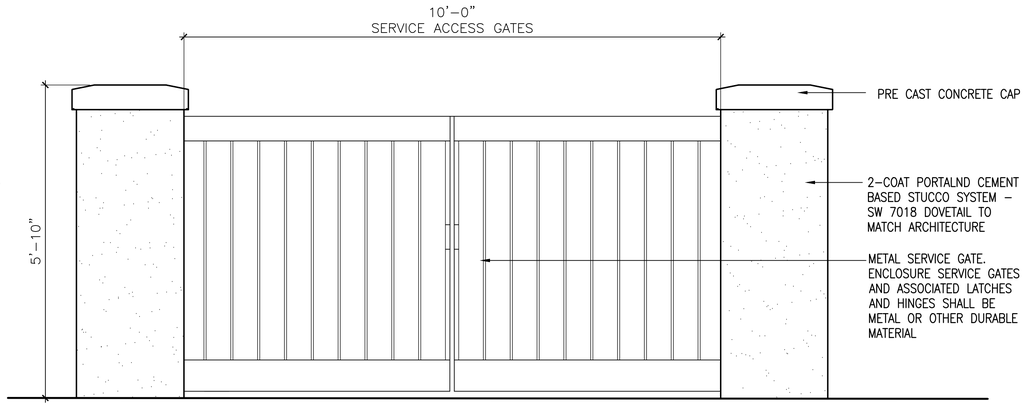
SITE DETAILS

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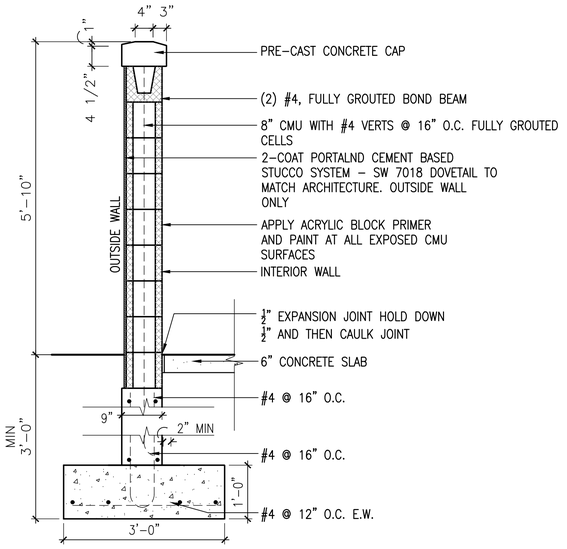
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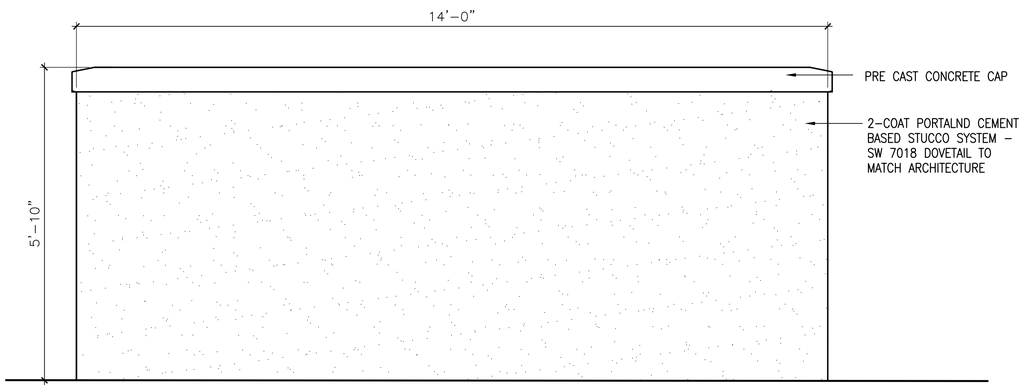



SIDE ELEVATION




FRONT ELEVATION




REAR ELEVATION

A TRASH ENCLOSURE WALLS

SCALE: 3/4"=1'-0"

DT-TRASH-WALL-SEC

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Sheet Name

SITE DETAILS

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LANDSCAPE SCHEDULE

| QUANTITY | SYMBOL | BOTANIC NAME | COMMON NAME | SIZE | HEIGHT | SPREAD |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| 10 | | ACER NEGUNDO 'SENSATION' | SENSATION BOXELDER | 2" CAL./B&B | 40-50' | 30-40' |
| 18 | | CATALPA SPECIOSA | NORTHERN CATALPA | 2" CAL./B&B | 50-60' | 30-40' |
| 10 | | CELTIS OCCINDENTALIS | HACKBERRY | 2" CAL./B&B | 40-60' | 40-60' |
| 14 | | GLEDITSIA TRIACANTHOS INERMIS | THORNLESS HONEYLOCUST | 2" CAL./B&B | 40-50' | 35-45' |
| 10 | | GYMNOCLADUS DIOICA 'ESPRESSO' | ESPRESSO KENTUCKY COFFEETREE | 2" CAL./B&B | 50-60' | 30-35' |
| 17 | | QUERCUS SHUMARDII | SHUMARD OAK | 2" CAL./B&B | 60-75' | 50-60' |
| 8 | | QUERCUS MACROCARPA | BUR OAK | 2" CAL./B&B | 50-60' | 35-45' |
| 18 | | QUERCUS MUEHLENBERGII | CHINKAPIN OAK | 2" CAL./B&B | 40-50' | 40-50' |
| 11 | | ULMUS 'ACCOLADE' | ACCOLADE ELM | 2" CAL./B&B | 65-75' | 60-70' |
| 7 | | ULMUS 'MORTON SELECT' | MORTON SELECT ELM | 2" CAL./B&B | | |
| ORNAMENTAL TREES | | | | | | |
| 16 | | ACER GRANDIDENTATUM 'ROCKY MOUNTAIN GLOW' | ROCKY MOUNTAIN BIGTOOTH GLOW MAPLE | 1.5" CAL. | 20-25' | 12-15' |
| 6 | | MALUS X 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 1.5" CAL. | 20-25' | 20' |
| 4 | | PRUNUS MAACKII | AMUR CHOKECHERRY | 1.5" CAL | 25-35' | 20-30' |
| 18 | | SORBUS AUCUPARIA 'MICHRED' | CARDINAL ROYAL MOUNTAIN ASH | 1.5" CAL. | 20-30' | 15-20' |
| 5 | | SYRINGA RETICULATA | JAPANESE TREE LILAC | 1.5" CAL. | 20-25' | 20-25' |
| EVERGREEN TREES | | | | | | |
| 22 | | JUNIPERUS SCOPULORUM 'WOODWARD' | WOODWARD COLUMNAR JUNIPER | 6' HT. | 15-20' | 4' |
| 48 | | PICEA ABIES 'CUPRESSINA' | COLUMNAR NORWAY SPRUCE | 6' HT. | 20-30' | 7' |
| 3 | | PICEA PUNGENS | COLORADO BLUE SPRUCE | 6' HT. | 80-100' | 25-30' |
| 30 | | PICEA PUNGENS 'BABY BLUE EYES' | BABY BLUE EYES SPRUCE | 6' HT. | 15-20' | 8-12' |
| 18 | | PICEA PUNGENS 'FASTIGIATA' | COLUMNAR COLORADO SPRUCE | 6' HT. | 40' | 10' |
| 6 | | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S LIMBER PINE | 6' HT. | 20-25' | 10-15' |
| DECIDUOUS SHRUBS | | | | | | |
| 87 | | CARYOPTERIS X INCANA | BLUE MIST SPIREA | 5 GAL. | 3-4' | 2-3' |
| 87 | | CORNUS SERICEA 'ISANTI' | ISANTI DOGWOOD | 5 GAL. | 4-5' | 4-7' |
| 62 | | PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | 5 GAL. | 4-5' | 4-5' |
| 67 | | PRUNUS BESSEYI 'PAWNEE BUTTES' | PAWNEE BUTTES WESTERN SAND CHERRY | 5 GAL. | 1-2' | 5-6' |
| 70 | | RHUS AROMATICA 'GRO-LOW' | GRO-LOW SUMAC | 5 GAL. | 2-3' | 6-8' |
| 110 | | RIBES AUREUM | GOLDEN CURRANT | 5 GAL. | 3-6' | 3-6' |
| 28 | | VIBURNUM LENTAGO | NANNYBERRY | 5 GAL. | 12-16' | 8-12' |
| ORNAMENTAL GRASSES | | | | | | |
| 214 | | MISCANTHUS SINENIS 'GRACILLIMUS' | MAIDEN GRASS | 1 GAL. | 5-6' | 5-6' |

LANDSCAPE NOTES:

1. ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
3. PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
6. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
7. SOIL AMENDMENT:
   SOD AREAS - 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.
   SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.

   ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   A. ORGANIC MATTER: 25% MINIMUM.
   B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
   C. PH: 7.5 MAXIMUM.
   D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1
8. SOD TO BE REPLACED OVER ALL TRENCHED IRRIGATION LINES.
9. INSTALL 4" OF ORGANIC WOOD MULCH IN EXISTING PLANTING BEDS AND TREE PLANTING PITS THAT HAVE BEEN DISTURBED OR ENLARGED. MULCH TO MATCH EXISTING.
10. ALL DAMAGED OR DEAD PLANT MATERIAL TO BE REPLACED. CONTRACTOR TO PROVIDE WATER THROUGHOUT CONSTRUCTION PERIOD.
11. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
    10 FEET BETWEEN TREES AND WATER, SANITARY AND STORM SEWER MAIN/ SERVICE LINES
    5 FEET BETWEEN SHRUBS AND WATER, SANITARY AND STORM SEWER MAIN /SERVICE LINES
12. PERMANENT IRRIGATION TO BE PROVIDED TO ALL LANDSCAPE AREAS. SPRAY IRRIGATION TO BE USED FOR ALL LAWN AND SEEDED AREA AND DRIP IRRIGATION TO ALL SHRUB BEDS.
13. IRRIGATION IS PROVIDED BY TAILHOLT METRO DISTRICT NON-POTABLE WATER SYSTEM.

IRRIGATED SOD
(3 TYPE BLUEGRASS HYBRID/20% TEXAS BLUEGRASS)

IRRIGATED COOL SEASON SEED MIX:
(Drill seed rate 2-5 lbs/1,000 SF) (SEEDING TO HAPPEN DURING JULY-AUGUST WITH IRRIGATION PROVIDED)

20% SLENDER WHEATGRASS
20% BLUEBUNCH WHEATGRASS
20% THICKSPIKE WHEATGRASS
20% STREAMBANK WHEATGRASS
15% WESTERN WHEATGRASS
5% ROCKY MOUNTAIN FESCUE

FRANKLIN PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525

russell+mills

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FINAL
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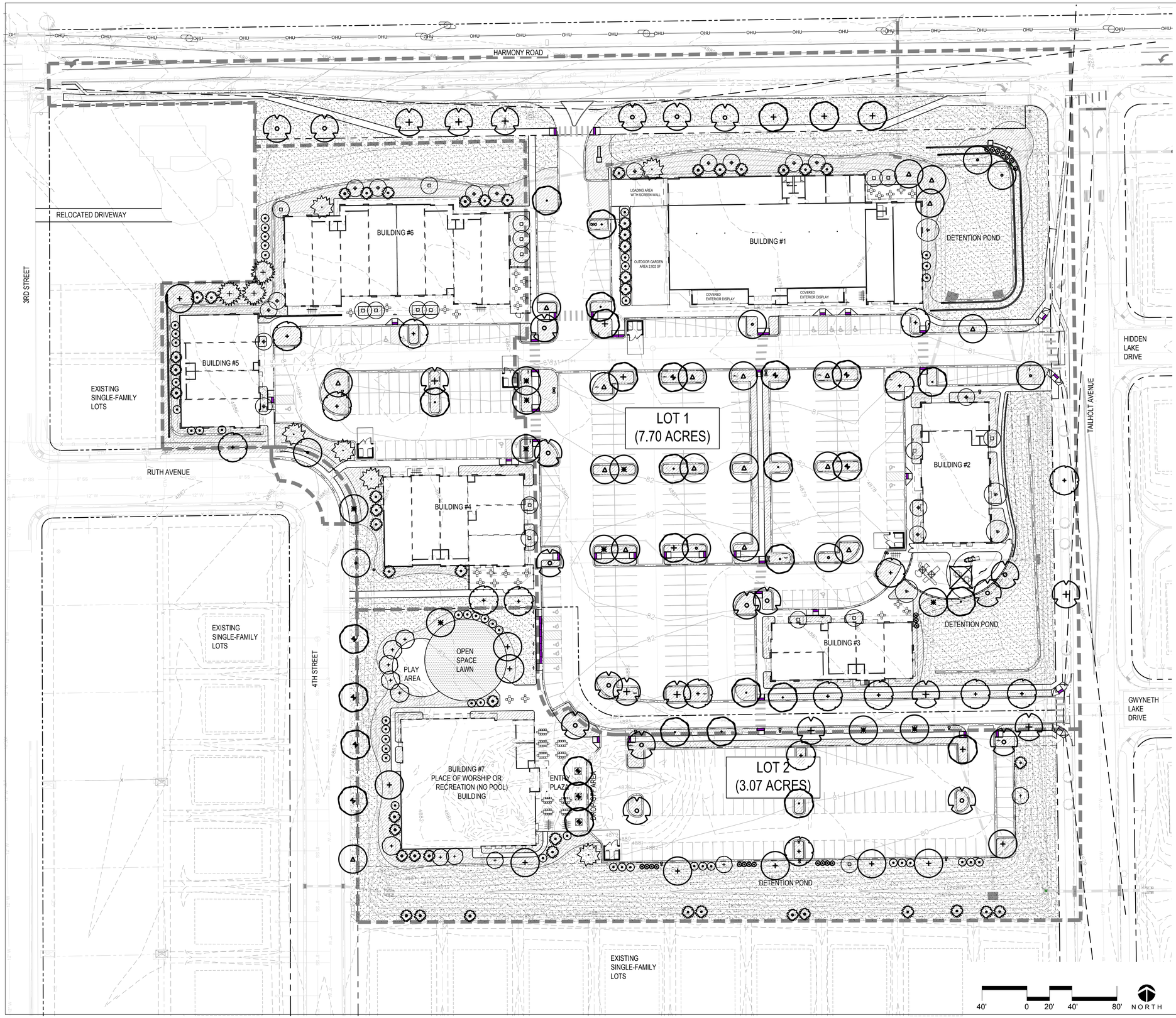
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

LANDSCAPE SCHEDULE & NOTES

Sheet

54




LANDSCAPE LEGEND:

- PROPERTY / RIGHT-OF-WAY
- LOT LINE
- PHASE LINE
- EASEMENT LINE
- (80%) 2"-4" COBBLE ROCK (20%) 4"-8" COBBLE ROCK, W/ WEED BARRIER
- IRRIGATED SOD (REFER TO LP001)
- IRRIGATED COOL SEASON MIX (REFER TO LP001)
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- EXISTING TREE
- SENSATION BOXELDER
- NORTHERN CATALPA
- HACKBERRY
- THORNLESS HONEYLOCUST
- ESPRESSO KENTUCKY COFFEETREE
- SHUMARD OAK
- BUR OAK
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- COLUMNAR NORWAY SPRUCE
- COLORADO BLUE SPRUCE
- BABY BLUE EYES SPRUCE
- COLUMNAR COLORADO SPRUCE
- VANDERWOLF'S LIMBER PINE

REFER TO LP101-LP104 FOR SHRUB AND ORNAMENTAL GRASS LAYOUT

# FRANKLIN PLACE

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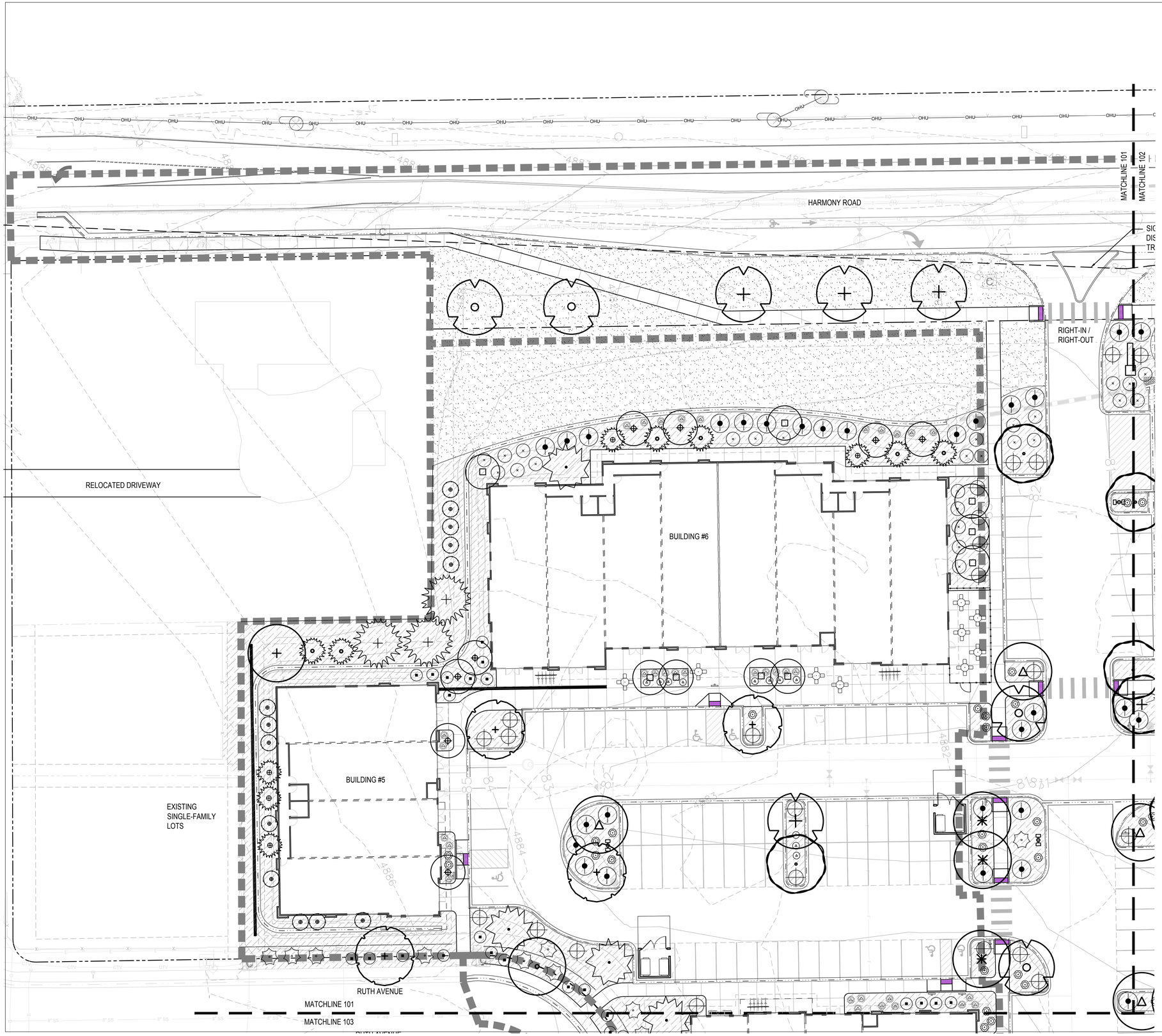
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Sheet Name

OVERALL
LANDSCAPE PLAN

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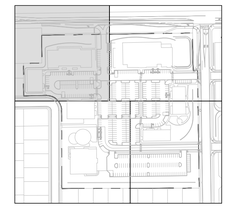

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# FRANKLIN PLACE

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KEY MAP

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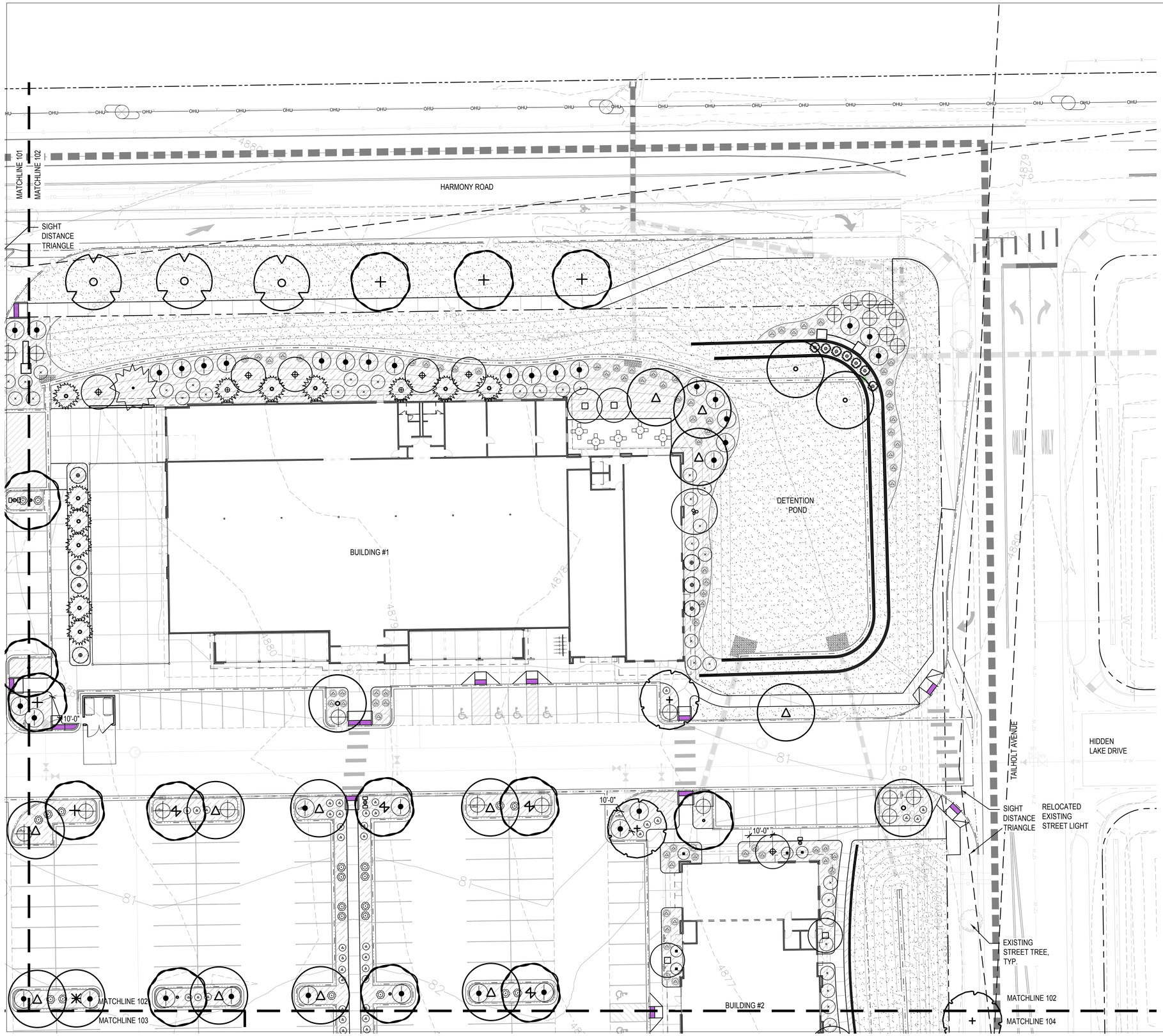
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Drawn By: SL
Checked By: PM

Sheet Name

LANDSCAPE PLAN

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LANDSCAPE LEGEND:

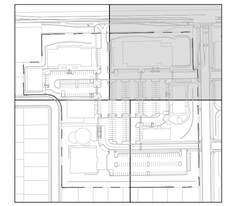
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20' 0 10' 20' 40' NORTH

# FRANKLIN PLACE

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KEY MAP

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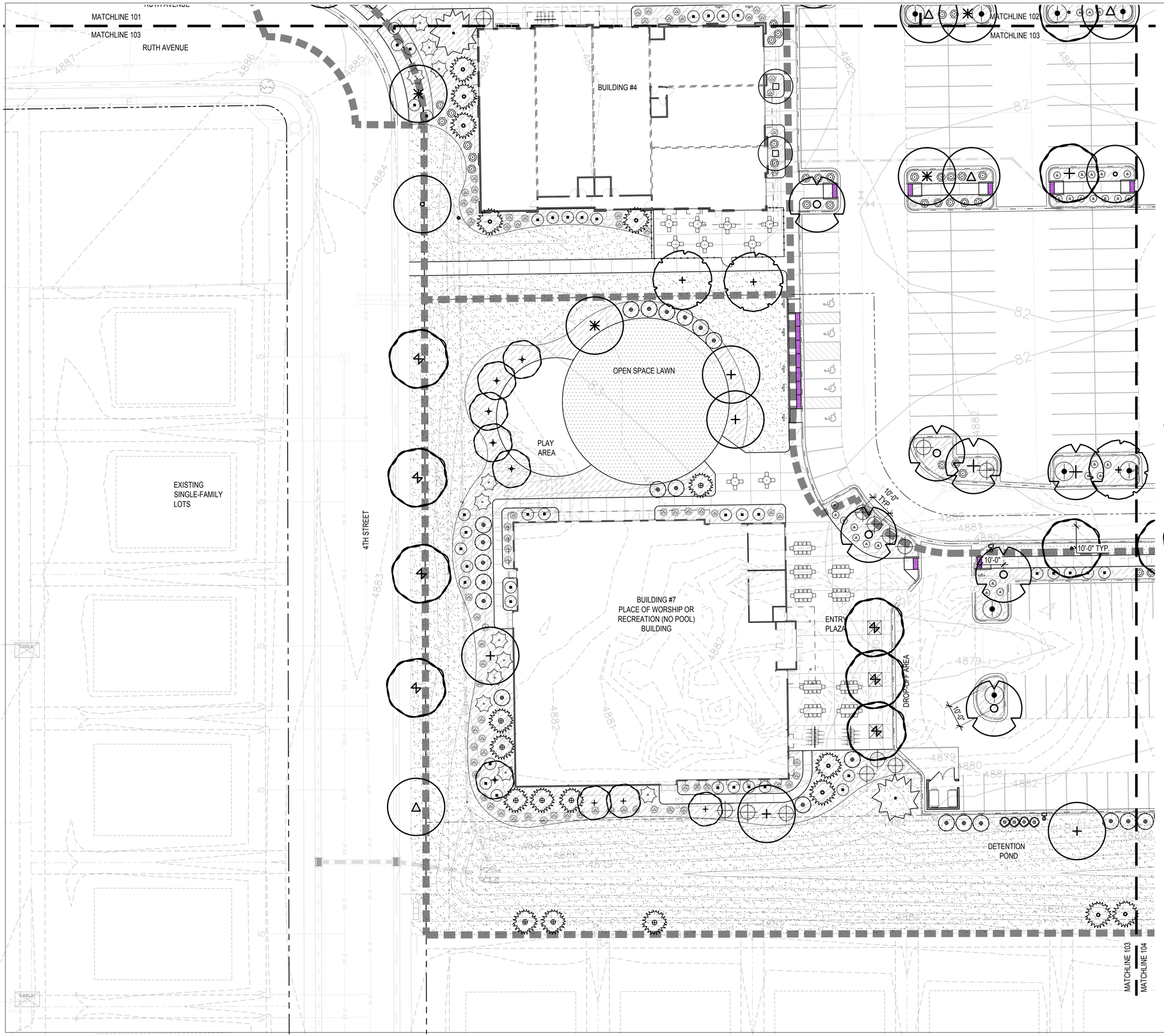
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LANDSCAPE PLAN

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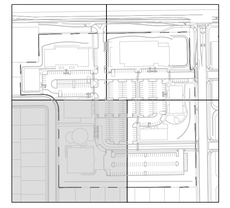

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# FRANKLIN PLACE

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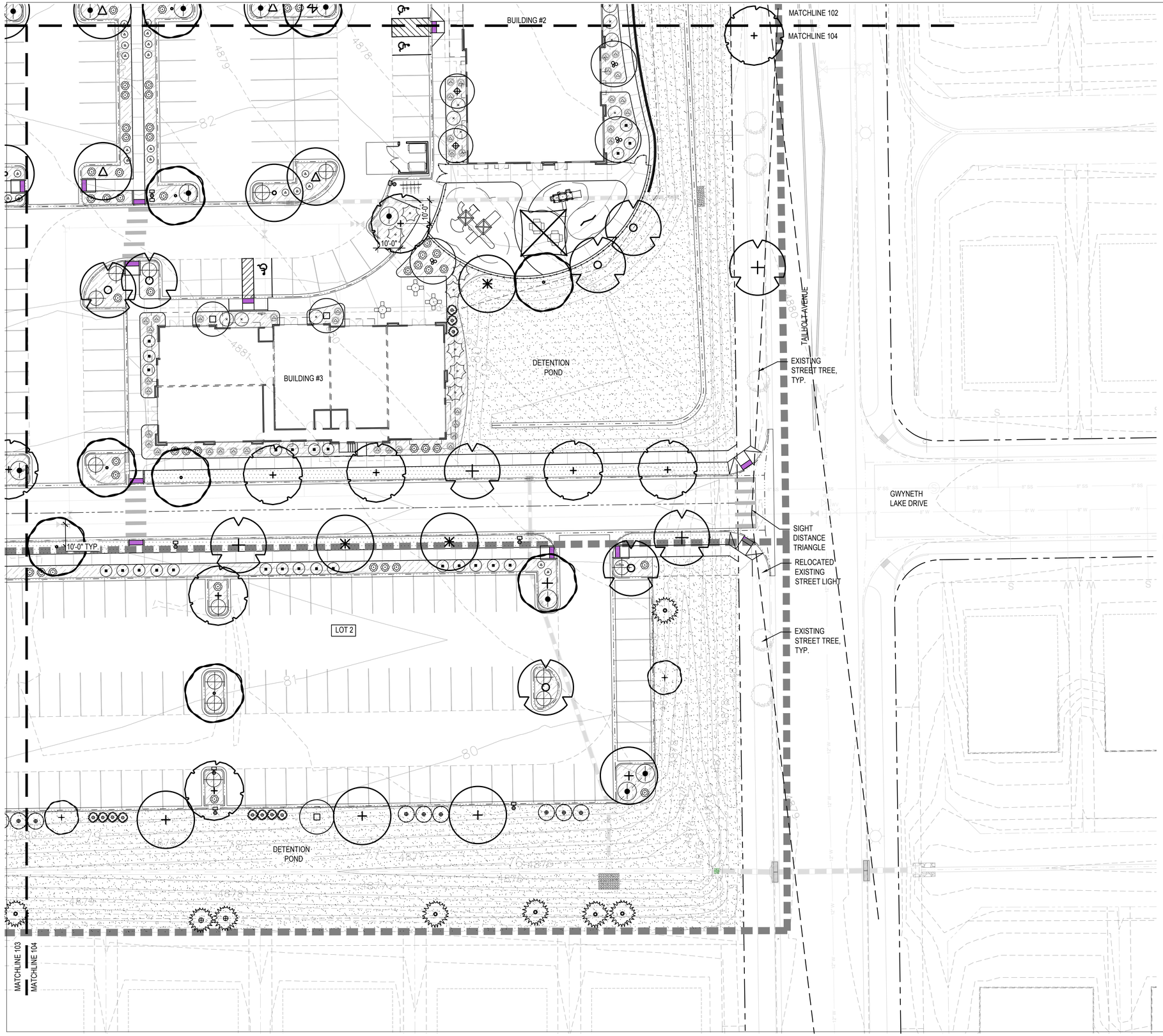
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LANDSCAPE PLAN

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LANDSCAPE LEGEND:

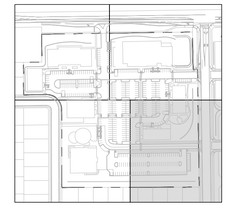
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20' 0 10' 20' 40' NORTH

# FRANKLIN PLACE

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Fort Collins, CO 80525

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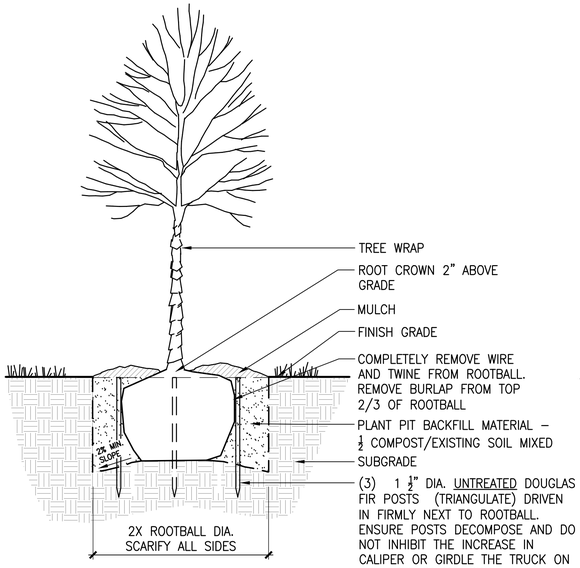
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LANDSCAPE PLAN

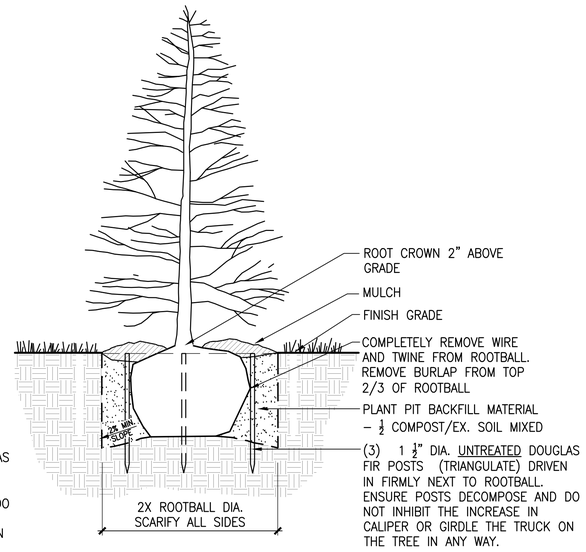
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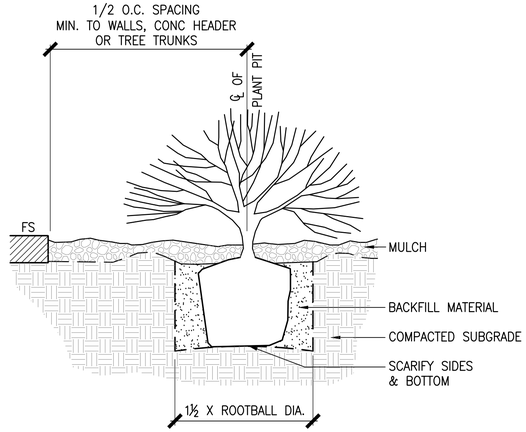

A DECIDUOUS TREE PLANTING

SCALE: NTS DT-PLNT-TREE-DECI-GRND-STAK



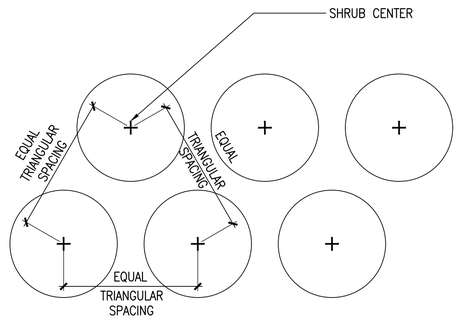

B EVERGREEN TREE PLANTING

SCALE: NTS DT-PLNT-TREE-EVER-GRND-STAK



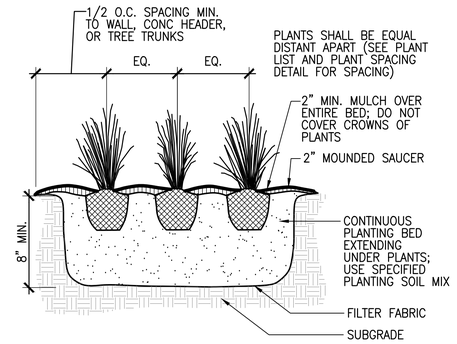

C SHRUB PLANTING

SCALE: NTS shrb.dwg



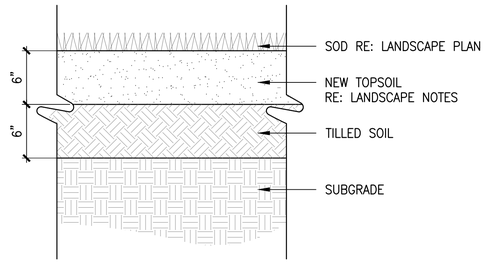

D TRIANGULAR SHRUB SPACING

SCALE: NTS DT-PLNT-SHRB-SPAC




E PERENNIAL PLANTING

SCALE: NTS DT-Perennial.dwg




F SOD PLANTING

SCALE: 1 1/2" = 1'-0" DT-PLNT-SOD

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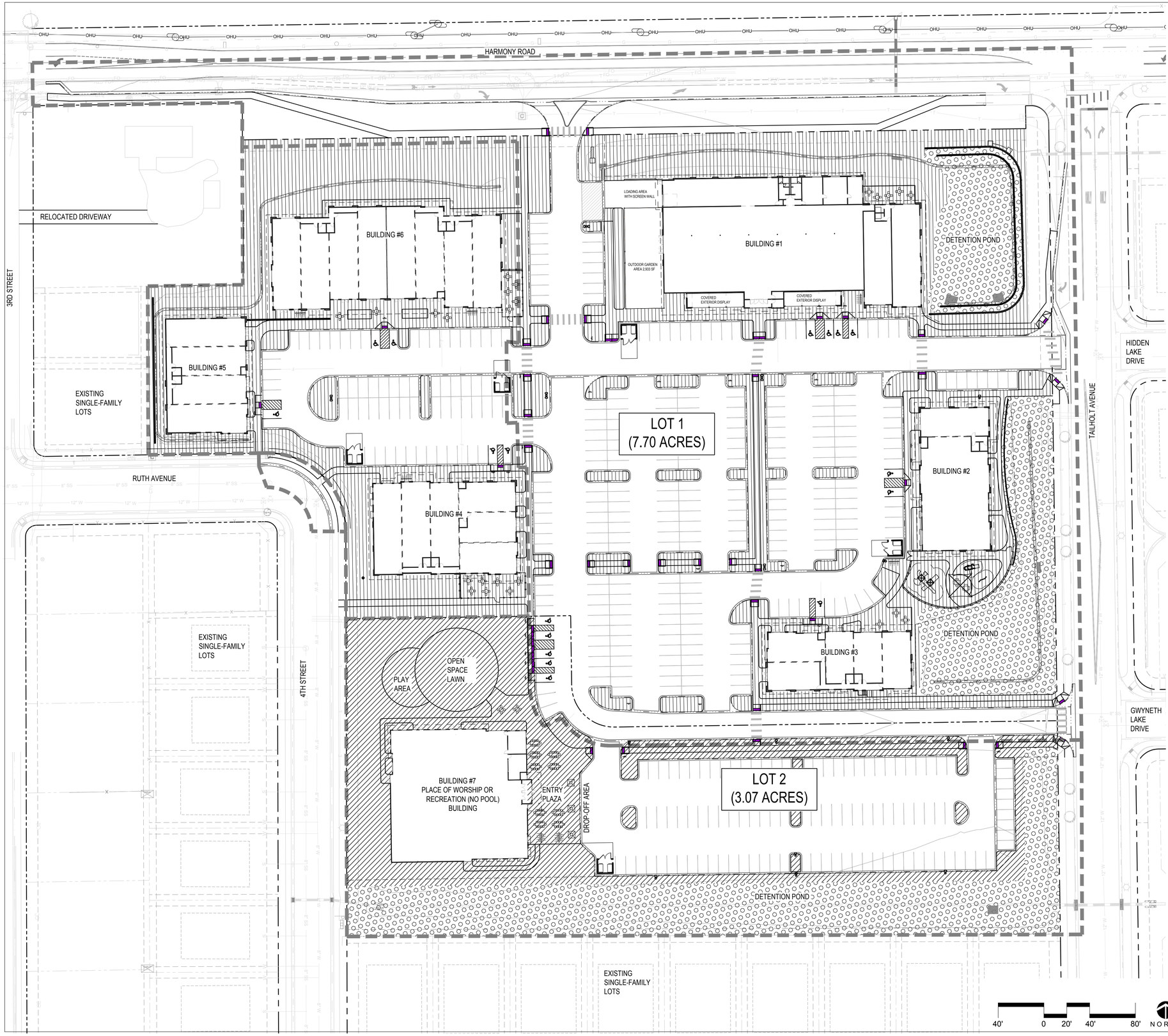
Date: 08.28.2023
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LANDSCAPE DETAILS

Sheet

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OPEN SPACE LEGEND:

- PROPERTY / RIGHT-OF-WAY LOT LINE
- OPEN SPACE - LOT 1
- OPEN SPACE - LOT 2
- DETENTION OPEN SPACE

OPEN SPACE REQUIREMENTS

| | |
|---|---|
| LOT 1 | |
| REQUIRED | 0.77 AC (10%) |
| PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS) | 2.62 AC (34.1%) |
| DETENTION AREA | 0.65 AC |
| TOTAL PROVIDED | 3.27 AC (42.5%) |
| LOT 2 | |
| REQUIRED | 0.31 AC (10%) |
| PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS) | 0.97 AC (29.4%) |
| DETENTION AREA | 0.73 AC (23.9%) |
| TOTAL PROVIDED | 1.70 AC (55.3%) |

# FRANKLIN PLACE

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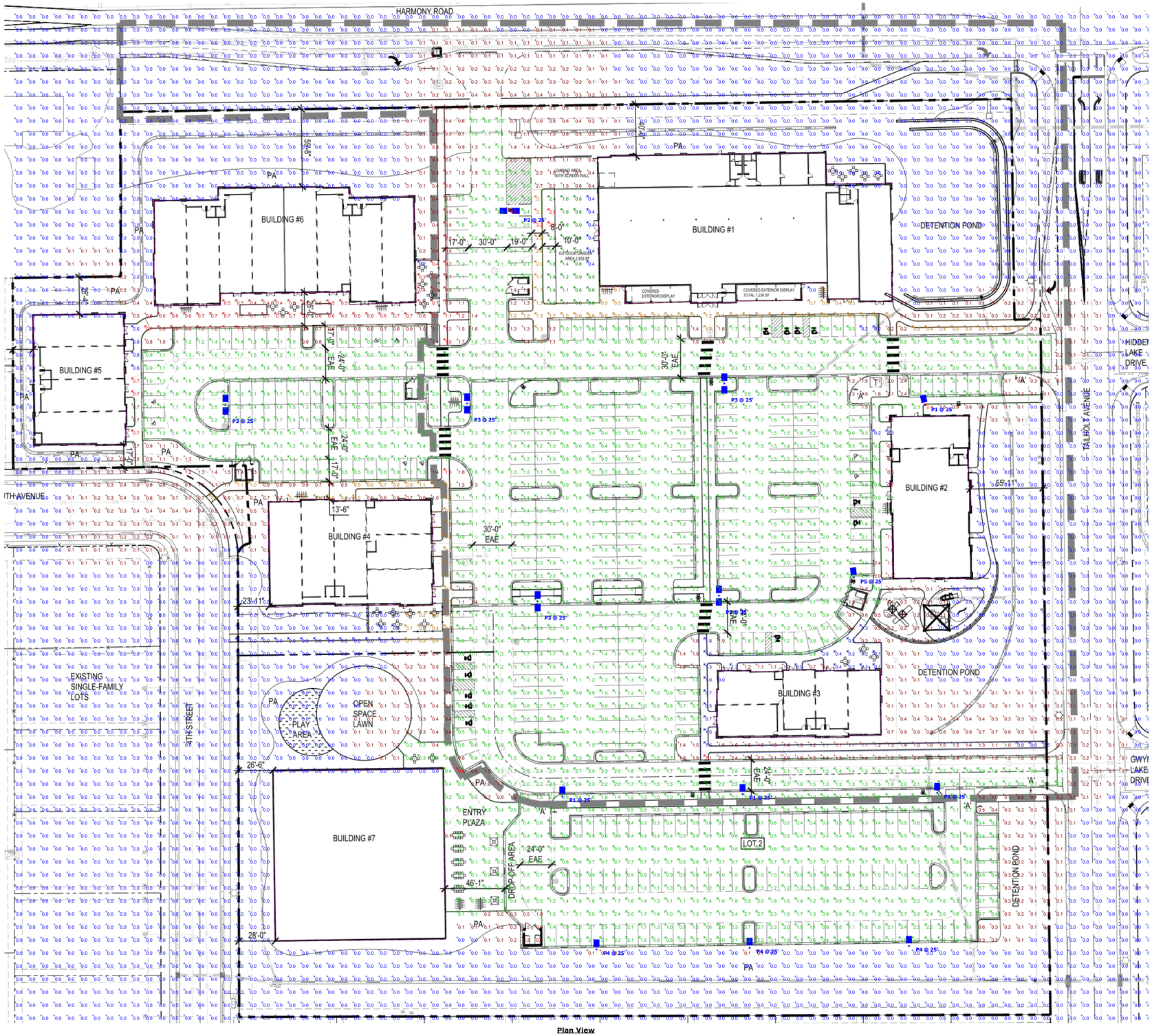
Date: 08.28.2023
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Sheet Name

OPEN SPACE PLAN

Sheet

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**Plan View**

## Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| BUILDING 1 - SIDEWALKS | | 1.0 fc | 3.2 fc | 0.0 fc | N/A | N/A |
| BUILDING 2 - SIDEWALKS | | 1.2 fc | 2.4 fc | 0.2 fc | 12.0:1 | 6.0:1 |
| BUILDING 3 - SIDEWALKS | | 0.7 fc | 2.1 fc | 0.1 fc | 21.0:1 | 7.0:1 |
| BUILDING 4 - SIDEWALKS | | 0.5 fc | 1.5 fc | 0.0 fc | N/A | N/A |
| BUILDING 5 - SIDEWALKS | | 0.7 fc | 0.7 fc | 0.6 fc | 1.2:1 | 1.2:1 |
| BUILDING 6 - SIDEWALKS | | 0.7 fc | 1.5 fc | 0.2 fc | 7.5:1 | 3.5:1 |
| BUILDING 7 - SIDEWALKS/ENTRY PLAZA | | 0.2 fc | 0.6 fc | 0.0 fc | N/A | N/A |
| OUTDOOR GARDEN AREA | | 1.2 fc | 2.5 fc | 0.4 fc | 6.3:1 | 3.0:1 |
| PARK/DRIVE | | 1.3 fc | 4.8 fc | 0.2 fc | 24.0:1 | 6.5:1 |
| SITE | | 0.4 fc | 4.8 fc | 0.0 fc | N/A | N/A |

**Schedule**

| Symbol | Label | Image | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage | Plot |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | P1 | | 4 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T2M | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium | 1 | 18477 | 0.9 | 134.5 | Max: 16825cd |
| | P2 | | 1 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T2M | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium | 1 | 18477 | 0.9 | 269 | Max: 16825cd |
| | P3 | | 5 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T5W | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 5 Wide | 1 | 19834 | 0.9 | 269 | Max: 13087cd |
| | P4 | | 3 | Lithonia Lighting | DSX2 LED P1 30K 70CRI BLC4 | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control | 1 | 14042 | 0.9 | 134.5 | Max: 13225cd |
| | P5 | | 1 | Lithonia Lighting | DSX2 LED P1 30K 70CRI TFTM | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Forward Throw | 1 | 19101 | 0.9 | 134.5 | Max: 17209cd |

**Note**

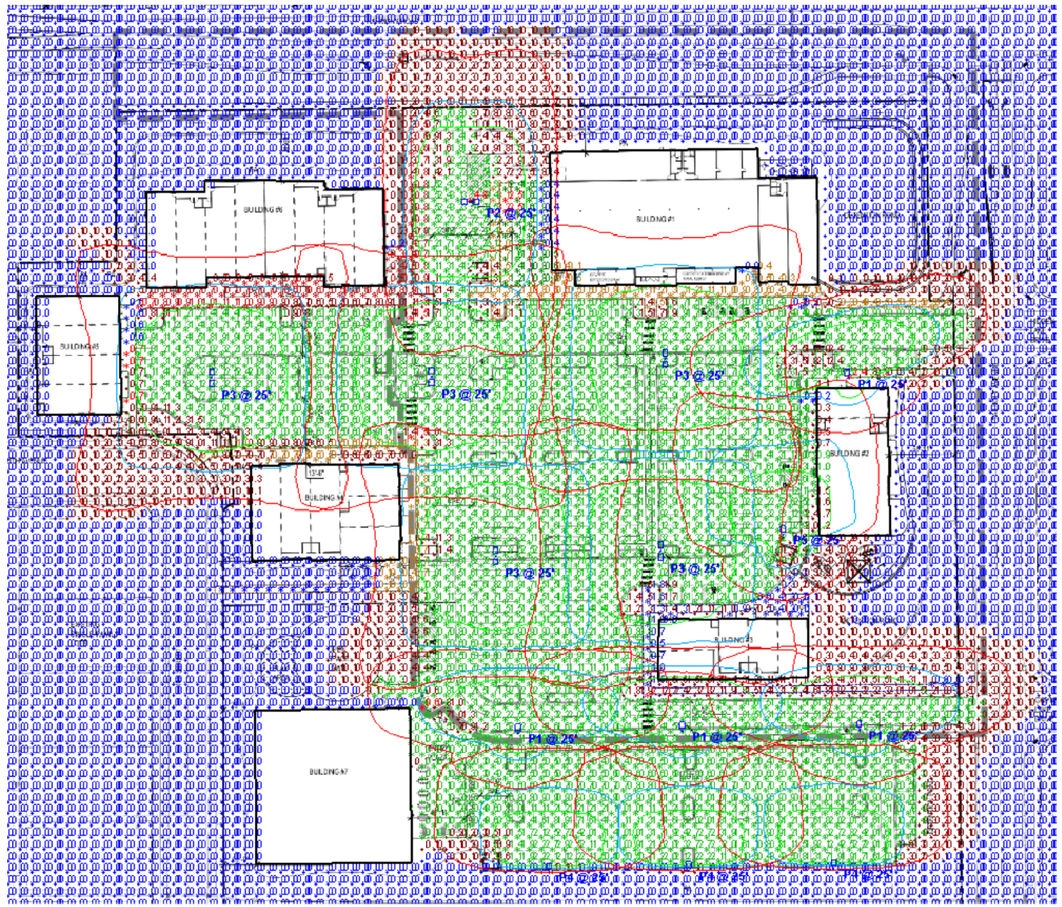
Lighting calculation software is for estimating purposes only, not generating exact values. These calculations are for the use and adoption by our clients and theirs' solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity. We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted. Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained. The Lighting Agency provides these calculations as a courtesy for evaluation only. Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

VISUAL

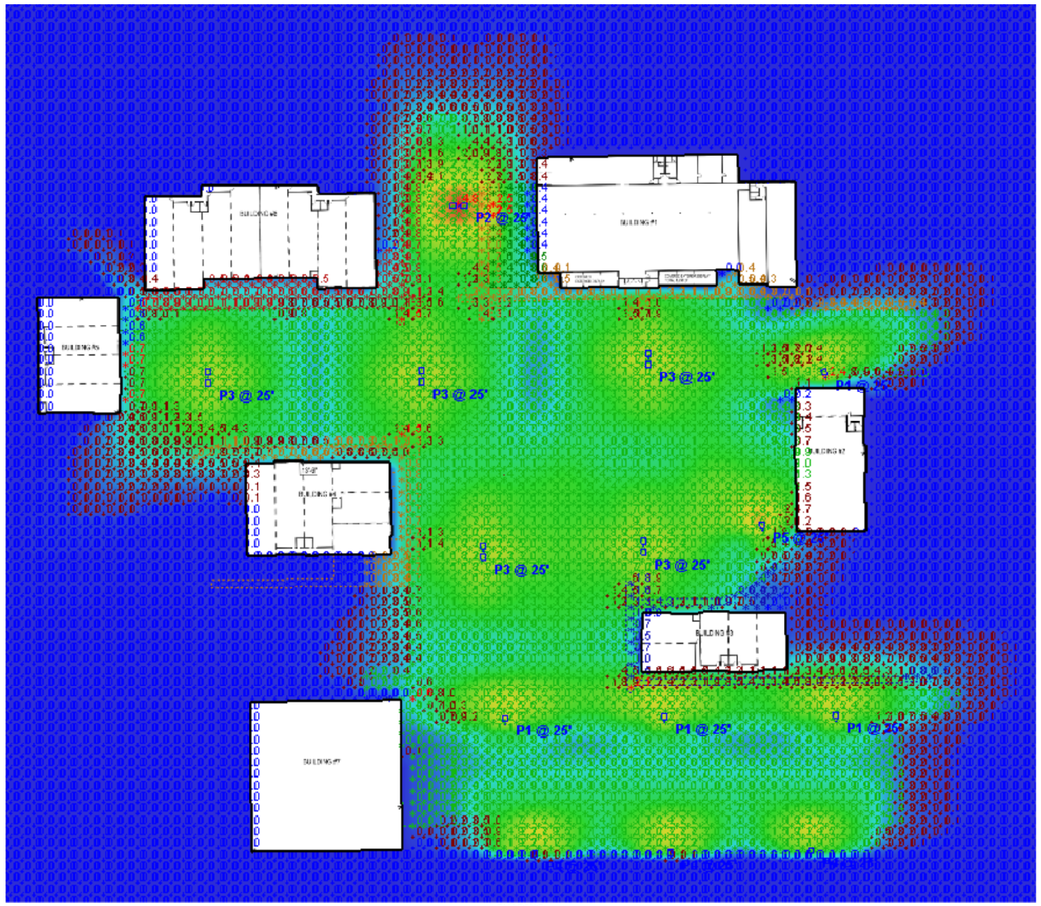
The Lighting Agency

FRANKLING PLACE
EXTERIOR PHOTOMETRIC

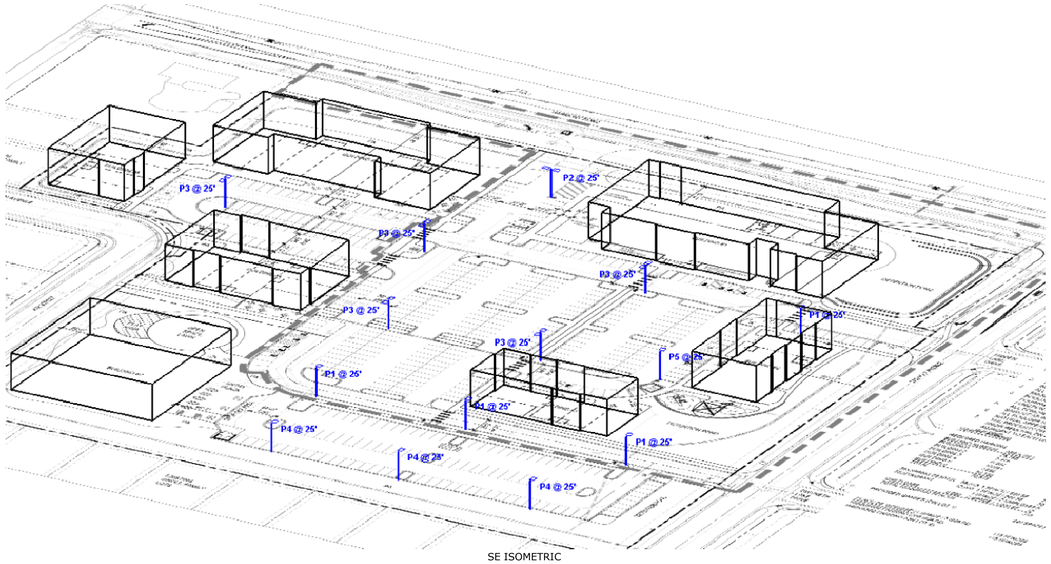
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04/12/2023
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**Drawing No.**
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**Summary**
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TEMPLATES




SHADING




SE ISOMETRIC

**Schedule**

| Symbol | Label | Image | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage | Plot |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | P1 | | 4 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T2M | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium | 1 | 18477 | 0.9 | 134.5 | Max: 16825cd |
| | P2 | | 1 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T2M | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium | 1 | 18477 | 0.9 | 269 | Max: 16825cd |
| | P3 | | 5 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T5W | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 5 Wide | 1 | 19834 | 0.9 | 269 | Max: 13087cd |
| | P4 | | 3 | Lithonia Lighting | DSX2 LED P1 30K 70CRI BLC4 | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control | 1 | 14042 | 0.9 | 134.5 | Max: 13225cd |
| | P5 | | 1 | Lithonia Lighting | DSX2 LED P1 30K 70CRI TFTM | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Forward Throw | 1 | 19101 | 0.9 | 134.5 | Max: 17209cd |

**Statistics**

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| BUILDING 1 - SIDEWALKS | | 1.0 fc | 3.2 fc | 0.0 fc | N/A | N/A |
| BUILDING 2 - SIDEWALKS | | 1.2 fc | 2.4 fc | 0.2 fc | 12.0:1 | 6.0:1 |
| BUILDING 3 - SIDEWALKS | | 0.7 fc | 2.1 fc | 0.1 fc | 21.0:1 | 7.0:1 |
| BUILDING 4 - SIDEWALKS | | 0.5 fc | 1.5 fc | 0.0 fc | N/A | N/A |
| BUILDING 5 - SIDEWALKS | | 0.7 fc | 0.7 fc | 0.6 fc | 1.2:1 | 1.2:1 |
| BUILDING 6 - SIDEWALKS | | 0.7 fc | 1.5 fc | 0.2 fc | 7.5:1 | 3.5:1 |
| BUILDING 7 - SIDEWALKS/ENTRY PLAZA | | 0.2 fc | 0.6 fc | 0.0 fc | N/A | N/A |
| OUTDOOR GARDEN AREA | | 1.2 fc | 2.5 fc | 0.4 fc | 6.3:1 | 3.0:1 |
| PARK/DRIVE | | 1.3 fc | 4.8 fc | 0.2 fc | 24.0:1 | 6.5:1 |
| SITE | | 0.4 fc | 4.8 fc | 0.0 fc | N/A | N/A |

**Note**

Lighting calculation software is for estimating purposes only, not generating exact values. These calculations are for the use and adoption by our clients and theirs' solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity. We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted. Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained. The Lighting Agency provides these calculations as a courtesy for evaluation only. Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

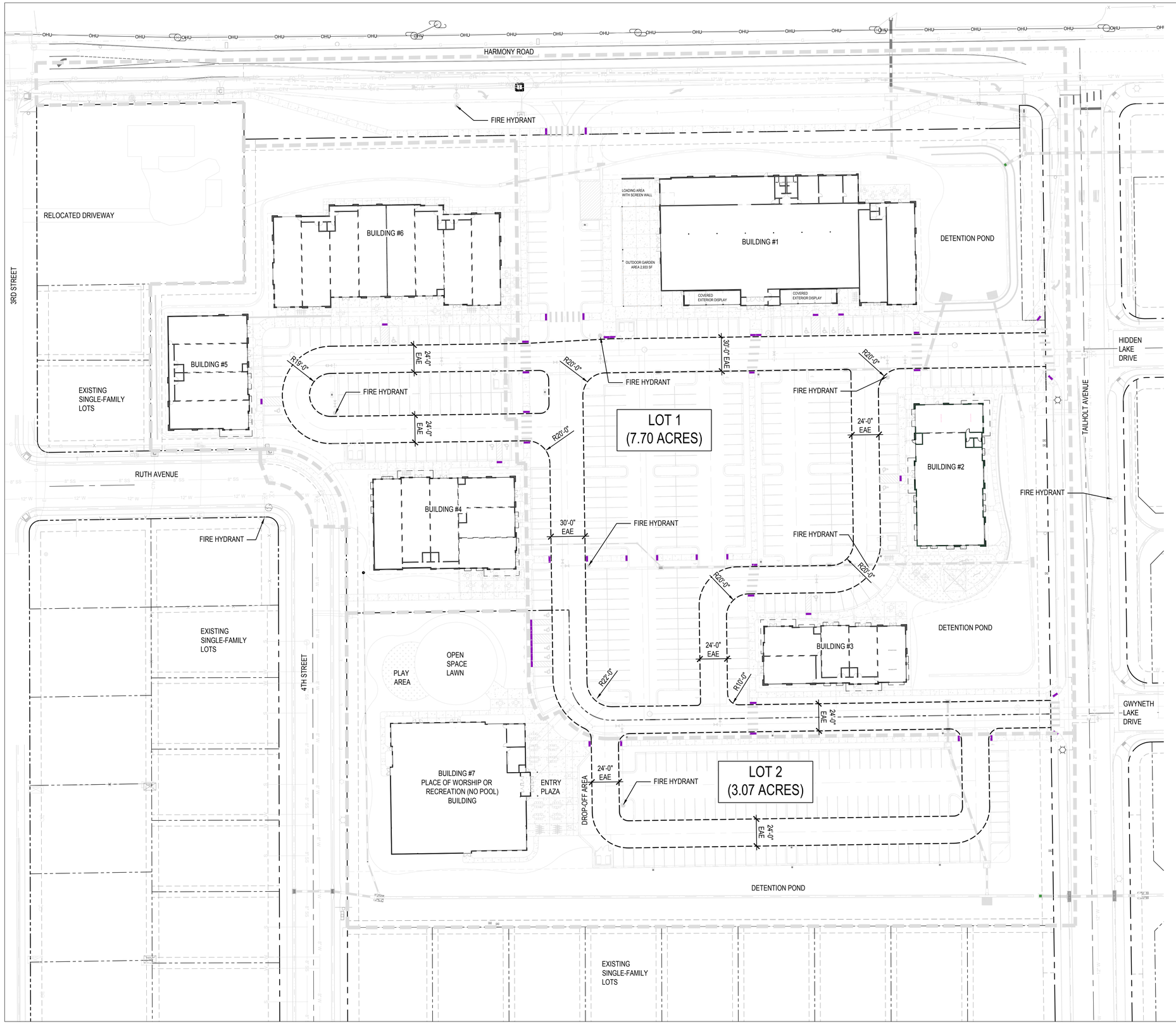
VISUAL

The Lighting Agency

FRANKLING PLACE
EXTERIOR PHOTOMETRIC

**Designer**
R. TIFFANY
**Date**
04/12/2023
**Scale**
Not to Scale
**Drawing No.**
2
**Summary**
https://thelightingagency.sharepoint.com/:u:/s/ILSApplications/EdLIW4LdxVpMu-7bdnIZ4KMBhUyCPPIV7_sS2y1u-yMnjQ?e=sV4kSZ

63




# FRANKLIN PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525

russell+mills

| REV. | COMMENT | DATE |
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FINAL
SITE PLAN

Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

FIRE ACCESS PLAN

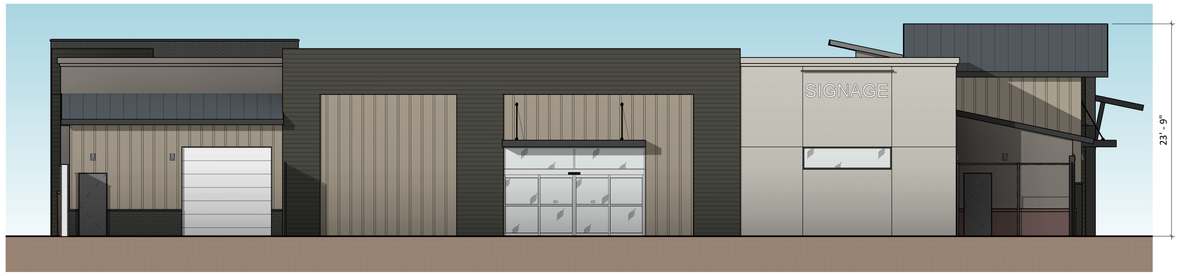
Sheet

64




## NORTH ELEVATION - BUILDING 1

4/65 SCALE: 1" = 10'-0"




## WEST ELEVATION - BUILDING 1

3/65 SCALE: 1/8" = 1'-0"

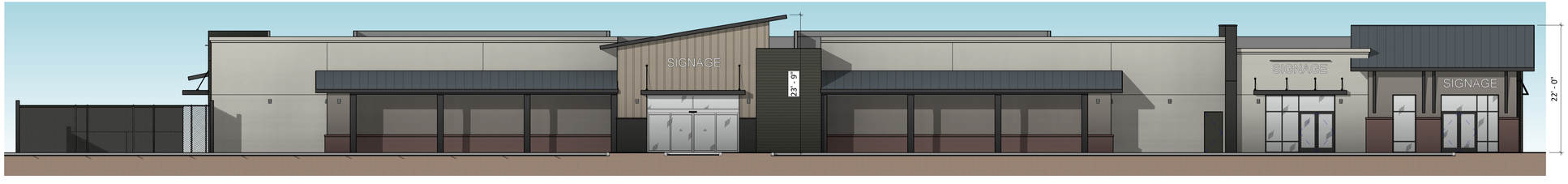
**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE




## EAST ELEVATION - BUILDING 1

2/65 SCALE: 1/8" = 1'-0"




## SOUTH ELEVATION - BUILDING 1

1/65 SCALE: 1" = 10'-0"

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| Date | 08/29/2023 |
| Drawn | Author |

ELEVATIONS - BUILDING 1

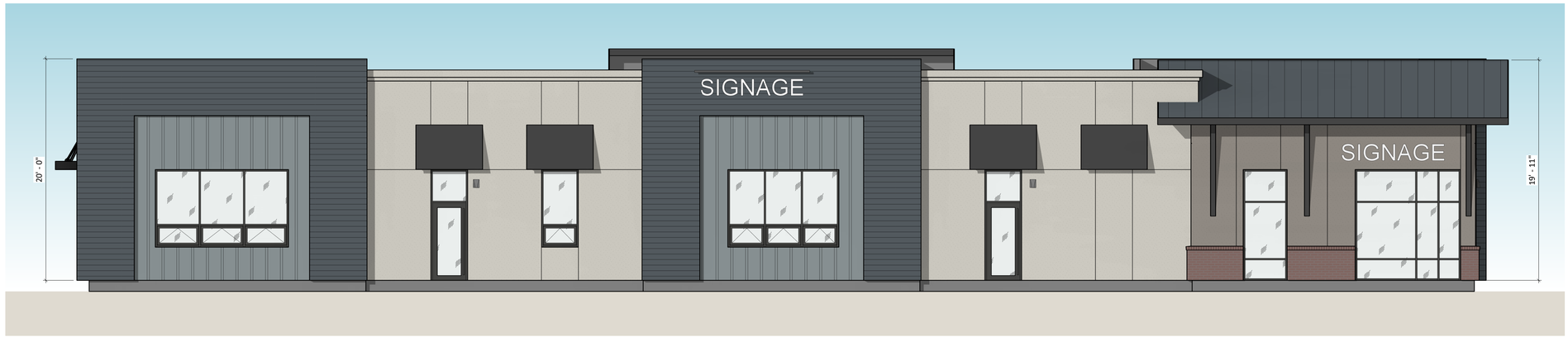
65

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0 1/2" 1" 2"

FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-0308 - Franklin Place - Building 1 - Conceptual Design V3 - Shell Add'l.rvt

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**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - SLATE GRAY
- BRIDGER STEEL SNAP BATTEN SIDING - OLD TOWN GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE

## 1/66 EAST ELEVATION - BUILDING 2

SCALE: 3/16" = 1'-0"




## 2/66 NORTH ELEVATION - BUILDING 2

SCALE: 3/16" = 1'-0"




## 3/66 SOUTH ELEVATION - BUILDING 2

SCALE: 3/16" = 1'-0"




## 4/66 WEST ELEVATION - BUILDING 2

SCALE: 3/16" = 1'-0"

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**ELEVATIONS - BUILDING 2**

66

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0 1/2" 1" 2"

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## NORTH ELEVATION - BUILDING 3

3 / 67

SCALE: 3/16" = 1'-0"




## EAST ELEVATION - BUILDING 3

2 / 67

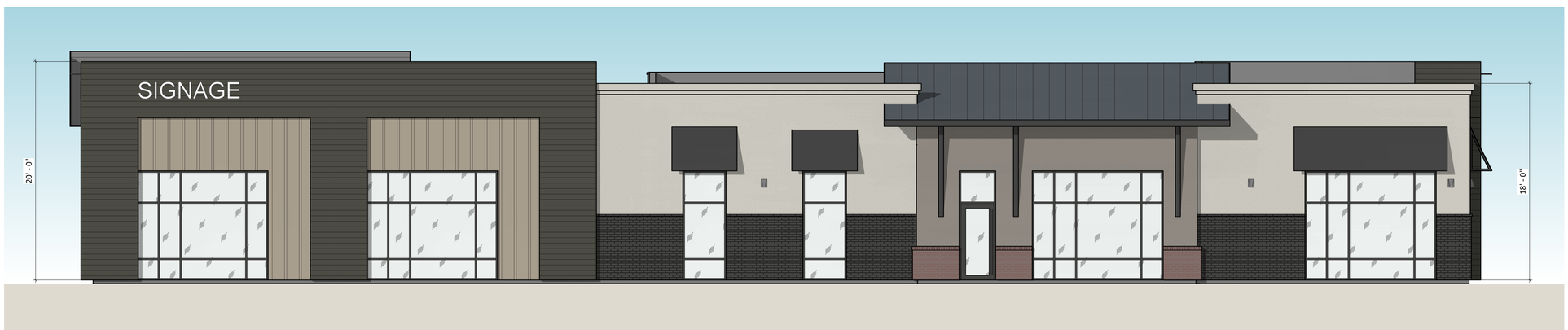
SCALE: 3/16" = 1'-0"




## WEST ELEVATION - BUILDING 3

4 / 67

SCALE: 3/16" = 1'-0"




## SOUTH ELEVATION - BUILDING 3

1 / 67

SCALE: 3/16" = 1'-0"

**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
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**ELEVATIONS - BUILDING 3**

0 1/2" 1" 2"

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67




## NORTH ELEVATION - BUILDING 4

4
68

SCALE: 1/8" = 1'-0"

**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - SLATE GRAY
- BRIDGER STEEL SNAP BATTEN SIDING - OLD TOWN GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE




## EAST ELEVATION - BUILDING 4

2
68

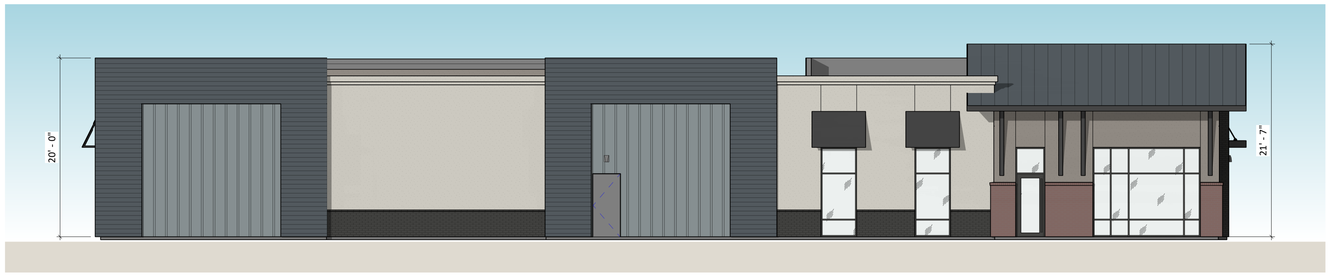
SCALE: 1/8" = 1'-0"




## WEST ELEVATION - BUILDING 4

3
68

SCALE: 1/8" = 1'-0"




## SOUTH ELEVATION - BUILDING 4

1
68

SCALE: 1/8" = 1'-0"

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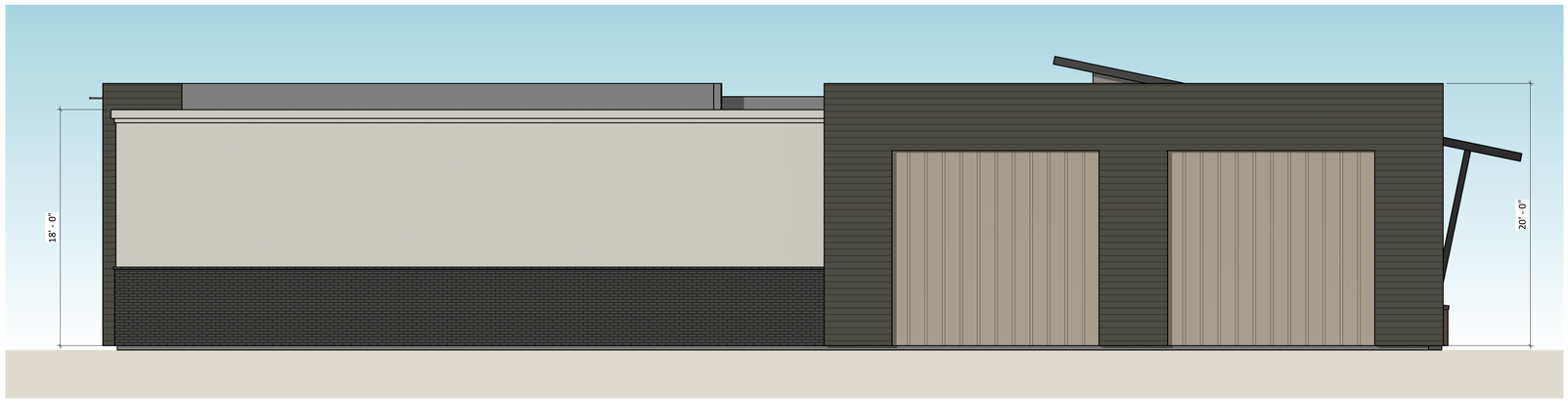
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ELEVATIONS - BUILDING 4

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68

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## BUILDING 5 - WEST ELEVATION

4 / 69 SCALE: 3/16" = 1'-0"




## BUILDING 5 - NORTH ELEVATION

3 / 69 SCALE: 3/16" = 1'-0"




## BUILDING 5 - SOUTH ELEVATION

2 / 69 SCALE: 3/16" = 1'-0"




## BUILDING 5 - EAST ELEVATION

1 / 69 SCALE: 3/16" = 1'-0"

**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
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- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
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**ELEVATIONS - BUILDING 5**

0 1/2" 1" 2"

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69

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## BUILDING 6 - NORTH ELEVATION

4/70 SCALE: 1/8" = 1'-0"




## BUILDING 6 - WEST ELEVATION

3/70 SCALE: 1/8" = 1'-0"




## BUILDING 6 - EAST ELEVATION

2/70 SCALE: 1/8" = 1'-0"




## BUILDING 6 - SOUTH ELEVATION

1/70 SCALE: 1/8" = 1'-0"

**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- STONE VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - SLATE GRAY
- BRIDGER STEEL SNAP BATTEN SIDING - OLD TOWN GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
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**ELEVATIONS - BUILDING 6**

0 1/2" 1" 2"

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70

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## BUILDING 7 - WEST ELEVATION

4 / 71

SCALE: 1/8" = 1'-0"




## BUILDING 7 - SOUTH ELEVATION

3 / 71

SCALE: 1/8" = 1'-0"




## BUILDING 7 - NORTH ELEVATION

2 / 71

SCALE: 1/8" = 1'-0"




## BUILDING 7 - EAST ELEVATION

1 / 71

SCALE: 1/8" = 1'-0"

**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE


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ELEVATIONS - BUILDING 7


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0 1/2" 1" 2"

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71




BUILDING 1 - VIEW FROM SOUTHEAST




BUILDING 1 - VIEW FROM NORTHEAST



BUILDING 1 - VIEW FROM NORTHWEST




BUILDING 1 - VIEW FROM SOUTHWEST

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3D VIEWS

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72

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BUILDING 2 - VIEW FROM NORTHWEST




BUILDING 2 - VIEW FROM NORTHEAST



BUILDING 2 - VIEW FROM SOUTHEAST



BUILDING 2 - VIEW FROM SOUTHWEST

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**SEVERANCE, CO**

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**Project** 2311
**Date** 08/29/2023
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**3D VIEWS - BUILDING 2**

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0 1/2" 1" 2"

73




BUILDING 3 - VIEW FROM NORTHEAST



BUILDING 3 - VIEW FROM SOUTHEAST




BUILDING 3 - VIEW FROM SOUTHWEST




BUILDING 3 - VIEW FROM NORTHWEST

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3D VIEWS - BUILDING 3

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BUILDING 4 - VIEW FROM SOUTHEAST




BUILDING 4 - VIEW FROM NORTHEAST




BUILDING 4 - VIEW FROM NORTHWEST




BUILDING 4 - VIEW FROM SOUTHWEST

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3D VIEWS - BUILDING 4

0 1/2" 1" 2"

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75




BUILDING 5 - VIEW FROM SOUTHEAST



BUILDING 5 - VIEW FROM SOUTHWEST




BUILDING 5 - VIEW FROM NORTHWEST




BUILDING 5 - VIEW FROM NORTHEAST

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|---|---|
| **Project** | 2311 |
| **Date** | 08/29/2023 |
| **Drawn** | Author |

**3D VIEWS - BUILDING 5**

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0 1/2" 1" 2"

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76




BUILDING 6 - VIEW FROM SOUTHWEST




BUILDING 6 - VIEW FROM NORTHWEST




BUILDING 6 - VIEW FROM NORTHEAST




BUILDING 6 - VIEW FROM SOUTHEAST

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|---|---|
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| Date | 08/29/2023 |
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3D VIEWS - BUILDING 6

77

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BUILDING 7- VIEW FROM SOUTHEAST



BUILDING 7 - VIEW FROM NORTHEAST



BUILDING 7 - VIEW FROM NORTHWEST



BUILDING 7 - VIEW FROM SOUTHWEST

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3D VIEWS - BUILDING 7

78

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# MEMORANDUM




To: Abdul Barzak and Bill Cornelius, Town of Severance
Eli Farney, Consultant to Town of Severance
Chris Messersmiths, Consultant to Town of Severance

From: Ruth Rollins, PE, Rollins Consult LLC

Date: July 25, 2023

Subject: Request For Concurrence - Right-In-Right-Out on Harmony Road - Franklin Place

The following is a request for concurrence by the Town of Severance, for a Right-In-Right-Out (RIRO) on Harmony Road (WCR 74) related to the proposed Franklin Place project. The location is provided on Figure 1. As shown, for the short range future (before a median on Harmony Road) there will be a channelizing island. The proposed access is 458 feet from Tailholt Avenue (center line to center line) and 500.75 feet from 3rd Street (center line to center line).

Guidance from the Weld County, *County Road 74, Access Control Plan,* dated September 2020, indicates that 660 feet should be provided between full movement access points. The plan also states that this minimum spacing does not apply to restricted accesses such as a RIRO. For guidance on RIRO spacing, the *Severance Transportation Plan, July 20, 2021,* was used. The Transportation Plan identifies Harmony Road as a future Major Arterial. Within the Transportation Plan, in Table 3 - Technical Design Criteria, the minimum distance between driveways for a RIRO is 350 feet. The proposed access point meets this minimum distance with 458 feet to Tailholt Avenue and 500.75 feet to 3rd Street.

A signature line is provided for Bill Cornelius. If you have any additional questions, please feel free to contact me.

DocuSigned by:
Bill Cornelius
512CFDE92A77410...

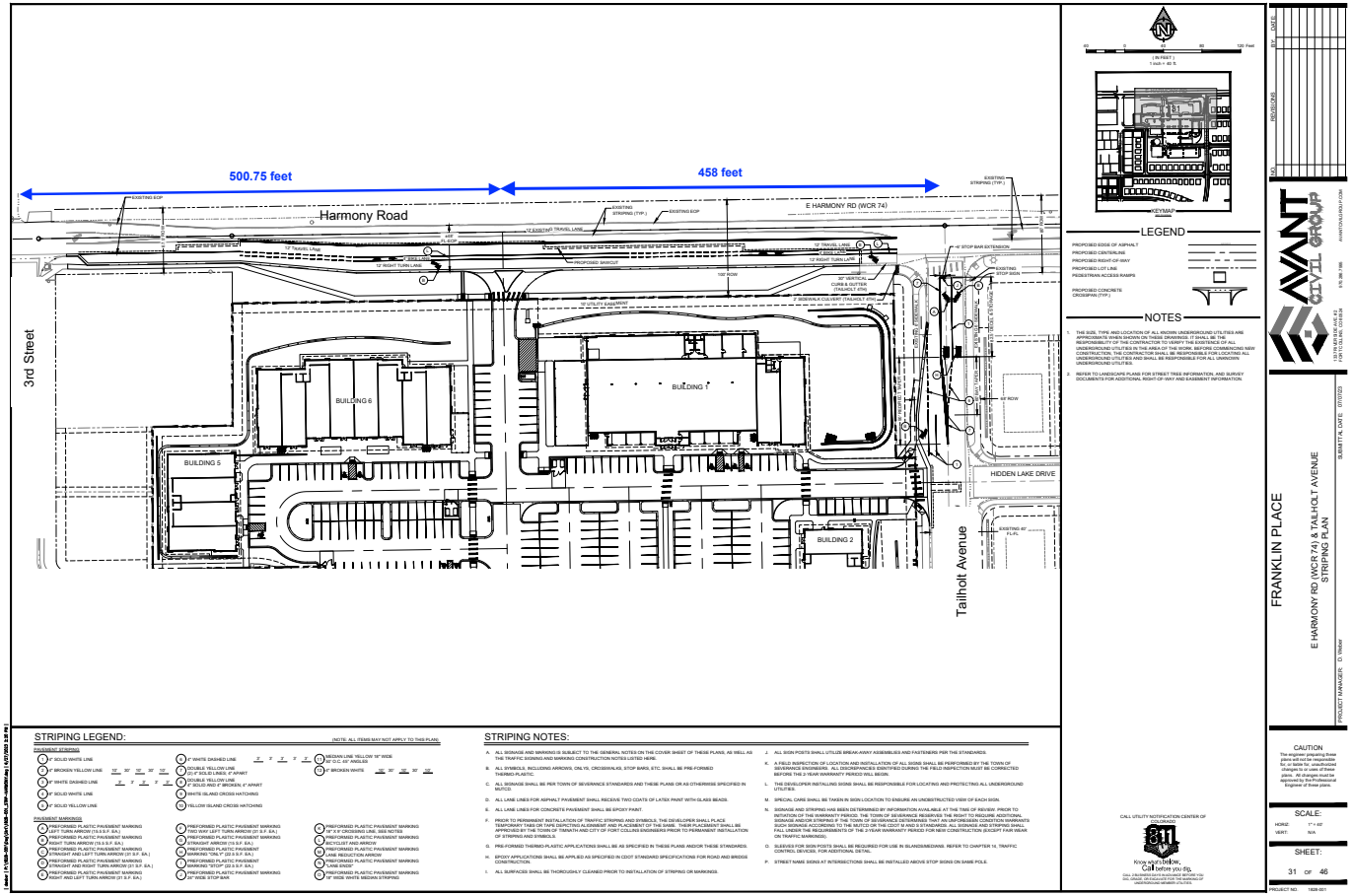
Bill Cornelius, PE

Community Development Director

Town of Severance

DocuSign Envelope ID: 8E798EB5-E89A-4A5C-8142-8A4EF89DB197

Figure 1 - RIRO on Harmony Road



**FRANKLIN PLACE**
**SUBDIVISION DEVELOPMENT AGREEMENT**

**THIS SUBDIVISION DEVELOPMENT AGREEMENT** ("Agreement") is made and entered into this ____ day of _____ 20___ ("Effective Date"), by and between the **TOWN OF SEVERANCE, a Colorado home-rule municipality**, 3 South Timber Ridge Parkway, PO Box 339, Severance, Colorado, 80546 ("Severance" or "Town") and **TJB PARTNERS, INC., a Colorado corporation**, 2120 South College Avenue, Fort Collins, Colorado, 80525 ("Owner").

**WHEREAS**, Owner owns real property within the Town, legally described as Tract A, Tailholt Subdivision Third Filing, Part of the Northwest Quarter of Section 1, Township 6 North, Range 67 West of the 6th P.M., Town of Severance, County of Weld, State of Colorado (the "Property"), which contains 3.418 acres, more or less; and

**WHEREAS**, the Franklin Place Subdivision ("Subdivision") final plat ("Final Plat") has been reviewed and approved by the Town on [INSERT DATE]; and

**WHEREAS**, Owner desires to improve and develop the Property to allow for the construction of commercial buildings, a church, and associated parking and open space areas (the "Project"); and

**WHEREAS,** Owner further intends to improve and/or develop the Project in accordance with the Final Plat [and the final planned unit development plan approved by the Town Council on [INSERT DATE] ("Final Plan") [,and the site plan approved by the Town Council] on [INSERT DATE] ("Site Plan"); and

**WHEREAS,** Owner and the Town desire to provide for the orderly development of the Property and the Project; and

**WHEREAS,** the Town represents it currently has the capability to provide usual municipal services to the Property; and

**WHEREAS**, the Town and Owner desire to set forth their respective rights and obligations with respect to the development of the Property and the Project as more particularly set forth herein.

**AGREEMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants and promises herein contained, it is agreed as follows:

## 1. IMPROVEMENTS REQUIRED — SECURITY

1.1 Public Improvements. Owner shall: (a) design and construct all public

improvements described in **Exhibit A**, attached hereto and incorporated herein by this reference ("Public Improvements"), in accordance with (i) the terms and provisions of this Agreement; (ii) all applicable standards, rules and regulations of the Town, including the Town's Design Standards and Construction Specifications for Public Improvements as adopted pursuant to section 13-4-20 of the Town Code ("Standards and Specifications"), as existing on the Effective Date (collectively, the "Town Regulations"); (iii) construction documents, plans and specifications, and a phasing plan, all as approved by the Town Engineer (the "Plans"); (iv) the Final Plan; and (v) the Site Plan (collectively referred to as the "Construction Standards"); (b) maintain and repair the Public Improvements until Final Acceptance (as that term is used in Section 2.12 below) by the Town pursuant to the terms of this Agreement; and (c) convey the Public Improvements to the Town in accordance with Section 5 of this Agreement. Omission of any improvements from Exhibit A does not relieve Owner from responsibility for furnishing, constructing, and installing all public improvements required to serve the Project.

1.2 Completion of Public Improvements. Issuance of Certificate of Initial Acceptance (as that term is used in Section 2.9 below) for the Public Improvements must be awarded within two (2) years of the Effective Date of this Agreement, unless the Town extends the time for compliance by executing a written amendment to this Agreement. The Town also reserves the right to suspend development activities upon the Property, including without limitation the withholding of building permits and certificates of occupancy, or draw upon the Performance Guaranty, as defined in Section 1.5, to ensure timely completion of the Public Improvements or to complete some or all of the Public Improvements. In the event that no work has commenced on the Public Improvements within eighteen (18) months after the Effective Date, the Town may elect at its discretion to void the recorded Final Plat and Site Plan and return any Performance Guaranty to Owner rather than drawing upon such Performance Guaranty and constructing the Public Improvements.

1.3 Payment of Contractors, Materials, and Laborers. Owner shall be responsible for the costs of design, installation, materials and testing of all Public Improvements. Owner shall timely make payments of all amounts due to persons supplying labor, materials or services in connection with the Public Improvements, and to any persons who may otherwise be entitled to assert a lien upon the Property or Public Improvements by virtue of Section 38-22-101, et seq., C.R.S. In the event that any person asserts a lien upon the Property or Public Improvements by virtue of Section 38-22-101, et seq., C.R.S. after Final Acceptance, Owner will indemnify and defend the Town with respect to the claimed lien, and shall further immediately take any and all steps as are necessary to remove the lien from any Public Improvements regardless of the merits of the claimant of the lien; provided, however, that if a mechanic's lien is filed, Owner may, within sixty (60) days of the filing thereof, bond over any such mechanic's lien pending removal thereof from title to the Public Improvements.

1.4 Restriction on Conveyance of Property; Certificates of Occupancy.

1.4.1 Except for: (a) conveyances and dedications to the Town; (b) conveyances of any portion of the Property within the Subdivision (*i.e.,* individual lots platted of record and depicted on the Final Plat) to a transferee prior to Initial Acceptance upon obtaining the Town's prior written consent pursuant to Section 7.4 below; and (c)

conveyances or liens to a lender as security for a loan, no conveyance, sale or transfer of fee title of all or a portion of the Property shall be made until the date upon which the Town has issued a Certificate of Initial Acceptance for all Public Improvements. This restriction on conveyance, sale or transfer of title shall run with the land and shall extend to and be binding upon the heirs, executors, legal representatives, successors and assigns of the Owner. No Town consent pursuant to Section 7.4 below is required for conveyances made after Initial Acceptance.

1.4.2 The Town will not issue any certificates of occupancy for any buildings, dwelling units, or structure on any lot or outlot platted of record as depicted on the Final Plat until the date upon which the Town issues a Certificate of Initial Acceptance for all Public Improvements. This restriction shall run with the land and shall extend to and be binding upon the heirs, executors, legal representatives, successors and assigns of the Owner.

1.5 Performance Surety. In order to secure Owner's performance and completion of the Public Improvements, Owner shall furnish to the Town a performance guaranty ("Performance Guaranty") in an amount equal to 115% of the total cost of the Public Improvements as set forth in the Public Improvements Schedule, attached hereto as **Exhibit B** (the "Engineer's Cost Estimate"). Any such Performance Guaranty shall be in the form of an Irrevocable Letter of Credit, or similar security instrument in form and substance acceptable to the Town in its sole and absolute discretion, or at Owner's option, Owner may deposit cash into escrow held by the Town, ensuring the satisfactory completion of the Public Improvements. The Performance Guaranty will be provided to the Town prior to the recording of this Agreement, and shall be kept in full force and effect until Owner completes the work and the Town issues the Certificate of Initial Acceptance for all Public Improvements. The Town shall release any such Performance Guaranty upon Initial Acceptance, less amounts the Town may retain as set forth in Section 2.11 to guarantee Owner's fulfillment of its repair or replacement obligations as set forth in Section 2.11.

1.5.1 Deficient Guaranty Conditions. In the event that, a) the Owner fails to extend or replace an expiring letter of credit at least sixty (60) days prior to expiration of such letter of credit, b) Severance receives notice that the letter of credit will not be renewed, c) the entity issuing the letter of credit becomes non-qualifying, d) the letter of credit, in the sole determination of Severance, is at risk of being lost as a guarantee, e) prior to completion of all obligations of the Owner under this Agreement, the bank issuing a letter of credit elects not to renew the letter of credit pursuant to the letter of credit automatic renewal provisions, or f) the cost of the Public Improvements is reasonably determined by the Town to be greater than the amount of surety or security provided (collectively, "Deficient Guarantee Conditions"), Owner will provide the Town a good and adequate, as determined solely by the Town, new substitutional Performance Guaranty. The failure to provide such substitutional Performance Guaranty within 30 days of the occurrence of any of the Deficient Guaranty Conditions shall constitute a material breach of this Agreement for which the Town may draw upon the Performance Guaranty in the full amount of the Performance Guaranty.

1.6 Phasing. All Public Improvements within each phase, as outlined in the Plans, shall

be installed in accordance with the Plans and Construction Standards and shall be operational as solely determined by the Town, prior to the Town issuing building permits for any lots or buildings within the Subdivision for such phase. Each phase shall have two points of access, a looped water system, all fire access roadways to an extent that will provide all-weather paved access for emergency vehicles prior to combustibles being brought to the site or combustible construction taking place, and shall have the appropriate sanitary sewer substantially completed and operational, as determined by the Town, prior to the issuance of any building permit for that phase.

1.6.1 Restriction on Beginning of Vertical Development. Irrespective of the issuance of a building permit or the furnishing of a Performance Guaranty, Owner shall not commence any construction work other than site prep, grading or utilities, or any vertical construction or development other than foundation construction, on any lots or buildings within any subsequent phase of the Subdivision under any building permits issued by the Town until the date upon which the Town issues a Certificate of Initial Acceptance for all Public Improvements in the previous phase pursuant to Section 2.11 of this Agreement. For the purposes of this section, vertical construction or development is any construction that would cause any increase in the height of a foundation or that would go beyond an elevation five feet higher than grade.

1.6.2 Restriction on Building Permit Issuance. No building permits may be issued within any subsequent phase of the Subdivision until Public Improvements in the previous phase have been installed, are operational as solely determined by the Town, and the Town has issued a Certificate of Initial Acceptance for all Public Improvements in the previous phase.

## 2. CONSTRUCTION STANDARDS; ACCEPTANCE PROCEDURES

2.1 Engineering and Consulting Services. Owner agrees to furnish, at its expense, all necessary engineering and consulting services relating to the design and construction of the Public Improvements. These services shall be performed by or under the supervision of a Registered Professional Engineer and/or Registered Land Surveyor, or other professionals as appropriate, licensed by the State of Colorado, and in accordance with applicable Colorado law. The design services shall include inspection services deemed necessary by Severance.

2.2 Plan Submission and Acceptance. Owner shall furnish to the Town the required fees and complete construction drawings/documents, plans and specifications for all improvements and a phasing plan for all Public Improvements (the "Plans"). Severance shall issue its written acceptance or rejection of said plans as expeditiously as reasonably possible. Said acceptance or rejection shall be based upon the standards and criteria for Public Improvements as established by Severance, and Severance shall notify Owner of all deficiencies which must be corrected prior to acceptance. All deficiencies shall be corrected and said plans shall be resubmitted to and accepted by Severance prior to construction.

2.3. Licensing of Contractors and/or Subcontractors. Owner shall ensure that all contractors and subcontractors hired or retained by the Owner shall be licensed by the Town before beginning any work on the Public Improvements.

2.4 Testing and Inspection. Testing and inspection of the construction and materials shall be in accordance with Severance's current Standards and Specifications. In addition, Owner shall utilize, at its own expense, a licensed and registered testing company, to perform all testing of materials or construction that may be required by Severance. Owner shall furnish copies of test results to the Town on a timely basis for review and acceptance prior to commencement or continuation of that particular phase of construction. At all times during construction of the Public Improvements for each phase, Severance shall have the right, but not the duty, to inspect the materials and workmanship in order to ascertain conformance with the Construction Standards. Owner shall reasonably cooperate and assist the Town in gaining appropriate access to the areas designated for inspection. Owner shall follow the procedures below regarding the inspection of installation of any Public Improvements:

2.4.1 Owner will contact the Engineering Division a minimum of 24 hours in advance. Except Town of Severance holidays, inspection services are provided Monday through Friday, from 8:00 a.m. to 4:00 p.m. During the hours listed above, inspections shall be scheduled with the Engineering Division. Requests for inspection services beyond the hours listed above shall be submitted a minimum of 48 hours in advance in writing to the Town Engineer for acceptance. Owner shall reimburse the Town for all direct costs of the after-hours inspection services. If the request is denied, the work shall not proceed before or after the hours listed above

2.4.2 If the Town Engineer finds fault with the installation, he or she may, at his or her discretion, stop work until corrections are made.

2.4.3 The Town shall be contacted immediately if Owner encounters unforeseen conditions or circumstances that will delay completion of any of the Public Improvements.

2.4.4 The Town will inspect the site, as necessary, to keep familiar with the progress of the Project.

2.5 Rights-of-way, Easements and Permits. Prior to commencement of construction of Public Improvements that require additional rights-of-way to be acquired, Owner shall acquire at its own expense and convey to Severance, all necessary land, rights-of-way and easements required by Severance for the construction of the proposed improvements related to the Project. Owner is only obligated to acquire that portion of land, rights-of-way and easements necessary for the construction of Public Improvements, roads and utilities required by this Agreement. All such conveyances shall be free and clear of liens, taxes and encumbrances and shall be by Special Warranty Deed or easement in a form and substance acceptable to Severance. All title documents shall be recorded by Severance at Owner's expense. Owner shall also furnish, at its own expense, an ALTA title insurance policy for all interest(s) so conveyed, subject to acceptance by Severance.

2.6 Dust and Erosion Control. During the period of construction and prior to the paving of the streets or private property within and outside of the Property, Owner shall be responsible for using proper dust and erosion control in accordance with Colorado Department of Public Health and Environment ("CDPHE") standards and further be responsible for maintaining the

streets in such a manner that they may be traveled upon with safety in accordance with CDPHE standards and regulations. To the extent applicable, Owner shall be responsible for obtaining all permits as required by the United States Corps of Engineers, CDPHE, and Severance with respect to air quality, stormwater quality, and erosion control.

2.7 Trash, Debris, Mud. Owner agrees that during construction of the Public Improvements and the Project, Owner will take appropriate steps necessary to control trash, debris and wind or water erosion within the Property. If Severance determines that said trash, debris or wind or water erosion causes substantial damage or injury or creates a nuisance, Owner agrees to abate the damage or nuisance condition no later than twenty-four (24) hours after written notification by the Town. Owner also agrees to take any and all reasonable steps necessary to prevent the transfer of mud or construction debris, including but not limited to, mud, rock, portable toilets, dumpsters, and construction materials of any type, from the construction site onto public rights-of-way and to immediately remove or clean such mud and debris from public rights-of-way after notification by Severance. If Owner fails to take any corrective action, Severance may abate the nuisance and/or correct any damage or injury without notice to Owner, at Owner's expense. All costs and expenses incurred by the Town in abating any nuisance or correcting any damage shall be paid by Owner to the Town in full within thirty days after written demand by the Town.

2.8 Operation of Construction Equipment. The operation of construction equipment outside an enclosed structure shall be prohibited on weekdays between the hours of 7:00 p.m. and 7:00 a.m. With the prior written approval of the Town, the operation of such equipment outside an enclosed structure may be permitted on weekend days and legal holidays between the hours of 8:00 a.m. and 4:00 p.m. The Town may alter the hours of operation for good cause. All construction activities shall operate in accordance with all Town codes, ordinances, and policies in regards to sound and noise.

2.9 Initial Acceptance.

2.9.1 No later than ten (10) days after Public Improvements are complete, Owner shall submit to the Town "as built" drawings of Public Improvements in a form as defined in Severance's current Standards and Specifications, proposed documents of conveyance to the Town of the Public Improvements, and a statement certifying that the Public Improvements are fully complete, have been fully paid for, and Owner has fully paid all persons or entities having furnished labor or materials for the design and construction of the Public Improvements. Owner shall also request for an inspection to be performed by Severance. If Owner does not request this inspection within ten (10) days of completion of the Public Improvements, Severance may conduct the inspection without the approval of Owner. Upon inspection (which inspection shall occur within twenty-one (21) days of the Owner's submission) and finding of satisfactory completion of the Public Improvements in compliance with the Construction Standards, the Town shall promptly issue a written "Certificate of Initial Acceptance."

2.9.2 If the Public Improvements are not satisfactory, the Town shall provide written notice to Owner of the repairs, replacements, construction or other work required to receive Initial Acceptance. Owner shall complete all needed repairs, replacements, construction

or other work within thirty (30) days of said notice, or such additional time as Owner and the Town may agree to, but not to exceed ninety (90) days. After Owner completes the repairs, replacements, construction or other work required, Owner shall request a re-inspection of such work to determine if Initial Acceptance can be granted, and Severance shall provide written notice to Owner of the acceptability or unacceptability of such work prior to proceeding to complete any such work at Owner's expense. If Owner does not timely complete the repairs, replacements, or other work , Severance may: (a) draw upon the Performance Guaranty and, at the Town's discretion, secure completion, repair or replacement of any incomplete or non-conforming Public Improvements; (b) pursue repair or replacement of the Public Improvements, at the Owner's expense, either by bid or negotiated price; and/or; (c) order denial or suspension of building permits or certificates of occupancy until completion or repair or replacement of any incomplete or defective Public Improvements; and/or (d) pursue any other legal remedies available to it at law or which may be appropriate under applicable Town regulations.

2.10 General Warranty. Until the Town issues a Certificate of Final Acceptance for the Public Improvements, Owner warrants that all Public Improvements hereunder will be free from defects, including but not limited to, defects of materials, workmanship or design, of good quality, and that the Public Improvements otherwise fully comply with the Construction Standards.

2.11 Repair/Replacement Obligation.

2.11.1 Owner shall warrant and guarantee all Public Improvements for a period of two (2) years, commencing from the date of Initial Acceptance of the Public Improvements by the Town ("Repair/Replacement Period"). Under this warranty, Owner agrees to repair or replace, at its own cost and expense and under the direction of the Town, any Public Improvements or portions thereof which fail or are defective, unsound, or unsatisfactory because of materials or workmanship, or which are not in conformity with Construction Standards. The Repair/Replacement Period shall be extended for up to two (2) years following Initial Acceptance of any completed repairs to or replacements of the Public Improvements made by Owner during the Repair/Replacement Period, including but not limited to repairs or replacements necessitated by damage due to construction traffic or activities.

2.11.2 Following Initial Acceptance of the Public Improvements, the Town will release the applicable Performance Guaranty for such improvements, less ten percent (10%) of the portion of the Engineer's Cost Estimate as shown on **Exhibit B** (the "Repair/Replacement Guaranty").

2.11.3 The Repair/Replacement Guaranty shall provide security for the costs of repairing and/or replacing the Public Improvements during the applicable Repair/Replacement Period, and in defending or removing claims of unpaid laborers, material suppliers and/or subcontractors who may attempt to assert a lien upon the Public Improvements.

2.11.4 In the event that any substantial repair or replacement is required to any of the

Public Improvements during the applicable Repair/Replacement Period and such repair or replacement is not made after thirty (30) days from mailing of a written notice to Owner requesting repairs or such additional time as Owner and the Town may agree to, but not to exceed ninety (90) days, the Town, may:

2.11.4.1 Draw upon the Repair/Replacement Guaranty and, at the Town's discretion, secure repair or replacement of any incomplete or non-conforming Public Improvements;

2.11.4.2 Pursue repair or replacement of the Public Improvements, at the Owner's expense, either by bid or negotiated price;

2.11.4.3 Order denial or suspension of building permits or certificates of occupancy until completion or repair or replacement of any incomplete or defective Public Improvements; and/or

2.11.4.4 Pursue any other legal remedies available to it at law or which may be appropriate under applicable Town regulations.

2.11.5 In the event that emergency repairs are required, as solely determined by the Town, the Town may immediately complete such emergency work or repairs and invoice the Owner the Town's actual costs. Owner shall reimburse the Town within sixty (60) days after receipt of written notification or repair and supporting documentation from the Town.

2.12 Final Acceptance. At least thirty (30) days before the applicable Repair/Replacement Period elapses, or as soon thereafter as weather permits, Owner shall submit a written request for Final Acceptance of the Public Improvements. The Town shall conduct a final inspection of the Public Improvements as soon as is reasonably practicable, and if such Improvements fully conform to the Construction Standards, and if all repairs as are needed have been made to bring the same into such conformance, the Town shall issue a "Certificate of Final Acceptance" signifying final approval of the Public Improvements. If Owner does not correct all deficiencies and make repairs identified in said inspection to Severance's satisfaction within thirty (30) days after receipt of said notice, or such additional time as Owner and the Town may agree to, but not to exceed ninety (90) days, Severance may exercise its rights to secure performance as is provided in Section 2.11.4 of this Agreement. Upon expiration of the applicable Repair/Replacement Period, Owner shall request release of the applicable Repair/Replacement Guaranty by written notice, and the Town shall release the applicable Repair/Replacement Guaranty, provided no liens have been filed and not released with respect to the Public Improvements.

2.13 Reimbursement to Severance. In the event the Town exercises its right to secure completion of construction, repairs, replacements, or other work to the Public Improvements using funds other than the Performance Guaranty, Owner shall reimburse Severance within sixty (60) days after receipt of written demand and supporting documentation from the Town. If Owner fails to reimburse Severance, then Owner shall be in default of this Agreement.

2.14 Maintenance of the Improvements After Final Acceptance. The Town shall maintain and repair the Public Improvements after Final Acceptance. Notwithstanding any contrary provision in this Agreement, upon Final Acceptance of the Public Improvements, Owner will be considered released and discharged from any obligations or liability under Section 2.12 of this Agreement.

## 3. ADDITIONAL DEVELOPMENT STANDARDS

3.1 Street Signs, Traffic Signs, and Striping. Owner will furnish and install at Owners expense street name signs, striping, stop signs, speed limit and other signs on all streets, in accordance with the Manual of Uniform Traffic Control Devices, as amended, and other applicable legal requirements.

3.2 Street Lights. Owner shall furnish complete plans for street lighting to be reviewed and accepted by Severance. The total cost of street light installation shall be Owner's obligation. Owner shall cause, at its own expense, United Power to install all required street lighting pursuant to United Power plans and specifications as submitted to and accepted in writing by the Town. All required street lights shall be installed concurrently with the streets on which they are located. Street lights shall be operational before the streets are open to the public. Owner shall be responsible for payment of all utility billing for street lights prior to Final Acceptance.

3.3 Drainage Improvements.

3.3.1 Drainage improvements for the Project shall be constructed by Owner in accordance with drawings, plans and specifications accepted by Severance. Unless otherwise approved by Town, over lot grading shall not be initiated by Owner until Severance approves drainage improvement plans. Owner shall provide temporary erosion control during and after over lot grading until the site is stabilized.

3.3.2 Owner shall be responsible for obtaining a CDPHE "General Permit for Stormwater Discharges Associated with Construction Activity" required during construction. A copy of this permit shall be submitted to Severance.

3.3.3 Owner agrees that all construction shall be in conformance with any and all National Pollutant Discharge Elimination Systems (NPDES) standards including compliance with and applicable NPDES and CDPHE permits issued to the Owner, applicable to the Project. In the event there is any violation of such standards or permits issued, and if the Town, as a result of the Owner's actions, is subject to or given a monetary fine, penalty or any other affirmative obligation imposed by another governmental entity, Owner shall reimburse the Town for any and all costs incurred.

3.3.4 Owner shall be responsible for obtaining a Town "Stormwater Quality Permit" in accordance with the Severance Municipal Code.

3.3.5 All private drainage improvements located on any platted lots or outlots within the Subdivision, which are privately owned, shall be maintained by the Owner, the Owner's Association, if any ("HOA"), the metropolitan district, if any, or final property owner. Drainage improvements may include, but are not limited to: landscaping, open areas, grass, shrubs, trees, retaining walls, sidewalks, ponds, pipes, underdrains, swales, drain pans, and inlet and outlet structures.

3.4. Landscape Improvements. For public lands and rights-of-way, Owner shall furnish Severance complete final landscape and irrigation plans for each phase and obtain Final Acceptance for such landscaping from Severance in accordance with the terms of this Agreement. Owner shall construct all private landscaping for all platted lots and privately-owned outlots within the Subdivision in accordance with final landscape and irrigation plans approved by the Town. Owner, any owner's association established by Owner, or final property owner shall maintain in good condition all private landscaping located on platted lots and privately-owned outlots within the Subdivision.

3.5 Utility Coordination and Installation. In addition to the Public Improvements, Owner shall be responsible for coordination of and payment for installation of on-site and off-site electric, street lights, natural gas, telephone, cable television and other such utilities, which are necessary to serve the Subdivision.

3.5.1 All utilities not provided by the Town must be completed and fully functioning prior to the issuance of any certificate of occupancy within each Phase of the Subdivision. Prior to commencement of installation and construction of any non-municipal utilities, including but not limited to gas, electric, telephone or cable utilities, Owner shall submit to the Town copies of utility company approved construction plans and any contractual agreement entered into between the Owner and the utility provider. The Town may review such plans to determine whether the placement of such utilities, equipment and appurtenances is or will be in conflict with any Town-owned utilities, easements, public rights-of-way or any other Town interests. Upon completion of gas, electric, telephone or cable utilities, Owner shall provide a written notice of completion from each utility company certifying that the utilities are completed, accompanied by two original sets of "As Built" construction plans. Under no circumstances shall any structure or dwelling unit be eligible to obtain a Certificate of Occupancy until such time as all utilities are completed, connected to the structure or dwelling unit, and certified in writing as completed by the utility provider.

3.5.2 Undergrounding. All new and on-site existing utilities shall be placed underground as required by the Severance Municipal Code ("Code") prior to the issuance of any building permits for the Project.

3.5.3 Screening. Necessary aboveground appurtenances (meters, transformers, etc.) shall be carefully located with maximum aesthetic considerations, and outside of any sight triangles. Any aboveground appurtenances that will be visible from public rights-of-way shall be screened from view. Screening shall consist of landscaping or low fencing, and shall be installed in accordance with the Severance Municipal Code. Specifics of the

screening requirements shall be reviewed with the Landscape Plans and as amended once utilities are installed.

3.6 Underdrains. The Owner may choose to install foundation underdrains and a site wide underdrain collection system under the sanitary sewer system. In such case, the Town authorizes the use of Town-owned or Town-controlled right-of-way for these facilities. However, the Town assumes no maintenance obligation for these facilities or the underdrain system. Owner or any owner's association established by Owner shall be responsible for maintaining in good condition the foundation underdrains or site wide underdrain collection system. Owner shall install a curb underdrain system pursuant to the Standards and Specifications and as shown on the Town accepted construction plans. This system shall be maintained by the Town.

3.7 Broadband Expansion Conduits. Owner shall comply with Severance Ordinance 2017-15 regarding the installation and dedication of underground fiber conduits to accommodate future Town communications and broadband infrastructure. Owner shall provide a detailed underground fiber optic conduit plan which shows the conduit and related equipment locations for the entire Subdivision and the approximate junction box locations. No certificates of occupancies shall be issued until all fiber conduit is provided in each Phase. Certificate of occupancies shall be issued for that Phase in which all underground fiber conduit has been installed, and Owner has covered the conduit with a temporary junction box (or cover) to protect the installed conduit until such time as the utility provider can set the permanent junction box.

3.8 Payment of Building Permit Fees. Owner shall pay to the Town all required building permit fees for the Project at such rate as established in the fee schedule adopted by the Town Council by resolution currently in effect as of the date of payment.

3.9 Other Fees. Owner shall pay to the Town, at the time of building permit issuance, all applicable and required development impact fees, water and wastewater (sanitary sewer) tap fees, and any fees associated with Town utility fund enterprises, along with all right-of-way permit fees and street cut permit fees at the time of their respective issuance, together with any other associated and required fees, at such rate as established in the fee schedule adopted by the Town Council by resolution currently in effect as of the date of payment

3.11 Water Dedication. In accordance with Chapter 13 of the Severance Municipal Code and other applicable provisions of the Land Use Code, for development of the Project, Owner shall, at the time of application for issuance of a final certificate of occupancy for each and every building or structure constructed on either Lot 1 or Lot 2, dedicate, convey and deliver to the Town title, free of liens and encumbrances, to Colorado-Big Thompson ("CBT") units, direct flow or storage water rights in the amounts, in acre-feet, for each such building as provided in the Water Dedication Requirement Summary Table set forth in the Site Plan, attached hereto as **Exhibit C** ("Water Dedication"). No certificates of occupancy for the building or tenant improvements within each such building shall be issued on the Property unless and until the Town becomes titled owner of all water required under the Water Dedication. Building permits shall be available only to the extent of the water rights actually received by the Town, and in the case of buildings containing multiple dwelling units, all Water Dedications required to service all units in the building shall be completed before a building permit will be issued for that building.

3.11.1 Ground Water Dedication. All tributary and non-tributary ground water rights, if owned by Owner, not already transferred to Severance shall be dedicated to Severance at the time of Final Plat recordation. Transfer of the water rights shall be by Special Warranty Deed tendered to Severance.

3.11.2 True-Up. Owner acknowledges and agrees the Water Dedication is premised upon the water projection estimates provided by it to the Town, and that Town shall at all times have the right to require additional dedication of water rights if actual consumption exceeds the projected water demands of the development, or if Owner changes or expands the use of the Property that would affect the Water Dedication and/or the water projection estimates upon which it is premised.

3.11.3 Excess**.** In the event the Owner's Property is developed in a manner such that the Water Dedication exceeds the ultimate water usage that is actually needed to serve each acre of the proposed development when completed ("**Excess Water**"), then Owner has the option of: a) receiving a credit in an amount equal to the Excess Water and then applying it towards a separate property within the Town's municipal boundary to offset compliance with the water dedication requirements under the Code; or b) accepting an offer from the Town to reimburse Owner for the direct costs incurred by Owner in acquiring the Excess Water, valued at the time Owner paid for such water rights and measured on a $ per share or per unit basis.

3.11.4 Water Dedication Credit. At the time of the first building permit application for Lot 1, Owner shall be entitled to a credit towards the Water Dedication for such building equal to 205,000 gallons of water.

3.12 Construction of Sidewalk, Curb, and Gutter. Developer shall construct sidewalk, curb, and gutter in accordance with the Site Plan and design and specifications approved by the Town.

3.13 Maintenance of Open Space, Walkways, Landscaping and Outlots. Owner any owner's association established by Owner or any owner of lots, outlots or tracts within the Final Plat, shall maintain in good condition all private open areas, walkways, driveways, parking areas, and landscaping within the Final Plat and as depicted on the Site Plan, including any improvements and landscaping within those areas.

3.14 Maintenance of Vacant Lots. Owner shall be responsible for maintenance, including weed control, on all lots as platted of record and depicted on the Final Plat until such time the lots are sold.

## 4. LIABILITY LIMITATIONS – HOLD HARMLESS

4.1. Non-Liability. Owner acknowledges that the Town's review and approval of the plans for the development of the Property is done in furtherance of the general public health, safety and welfare, and that no specific relationship with, or duty of care to the Owner or third parties is

assumed by such review and approval, or immunity waived, as more specifically set forth in the Colorado Governmental Immunity Act.

4.2 Indemnification. Owner agrees to save, indemnify, defend, and hold harmless the Town from any claims brought by any third party against the Town which are attributable to any act or omission of the Owner, its employees, agents, contractors, subcontractors, and consultants with respect to: (i) the construction and installation of the Public Improvements; and (ii) performing this Agreement. Owner further agrees to indemnify, defend and hold harmless the Town from any loss or liability, including damages for inverse condemnation, the Town may have or suffer on account of any change in the direction, nature, quality, or quantity of historical drainage flow resulting from the development of the Property or from the construction of streets, water mains, and/or storm sewers on the Property. Owner shall bear all reasonable costs of investigation and litigation, including reasonable attorney fees, incurred by the Town in defending such claim. This indemnification does not extend to claims of willful misconduct or negligence brought by any third party against the Town which is attributable to any act or omission of the Town.

4.3 Insurance. Owner and its contractors performing work in constructing the Public Improvements shall at all times hereunder have and maintain in full force and effect comprehensive liability insurance, providing general liability, and comprehensive automobile liability insurance. Owner's architect and engineer responsible for work in the right-of-way shall also carry professional liability insurance. The policies shall name the Town and its agents, officials and employees as additional insureds and shall provide coverage for the liability risks identified at Section 4.2 hereof, and shall not be less than $387,000 for any injury to one person in any single occurrence, or $1,093,000 for any injury to two or more persons in any single occurrence. Owner and contractors shall at all times fully comply with the Colorado Workmen's Compensation Act, and shall ensure that each of its contractors and subcontractors are in full compliance with the Act. Owner shall submit certificates of insurance in compliance with the standards as set forth above. Nothing herein shall be construed to relieve or discharge Owner of its liability to the Town under the terms of this Agreement should Owner for any reason fail to procure and maintain any required insurance in sufficient amounts.

## 5. OWNERSHIP OF IMPROVEMENTS

Subject to this Agreement and to the provisions of any Town Regulations relating to the Town's acceptance of the Public Improvements herein, the Owner shall convey to the Town all of the Public Improvements at the time of Initial Acceptance thereof, free and clear of all liens, encumbrances and restrictions. All improvements made upon Town property or Town rights-of-way or Town easements shall, after acceptance by the Town, be and remain the sole and exclusive property of the Town, free and clear from any and all claims by the Owner or others.

## 6. ENFORCEMENT AND REMEDIES

6.1 Breach of Agreement. In the event that either party should fail to timely comply with any of the terms, conditions, covenants and undertakings hereof, such non-compliance shall be cured and brought into compliance within 30 days of written notice of breach by the other party.

Such notice will specify the conditions of default. If such default is not of a type that can be cured within such 30-day period and the defaulting party gives written notice to the non-defaulting party within such 30-day period that it is actively and diligently pursuing such cure, the defaulting party will have a reasonable period of time given the nature of the default following the end of such 30-day period to cure such default, provided that such defaulting party is at all times within such additional time period actively and diligently pursuing such cure and provided further that in no event will such cure period exceed a total of six months. The Town may after the cure period withhold any additional building permits, certificates of occupancy, or provision of new utility fixtures or service only upon reasonable cause. For any default that is not cured as described above, the non-defaulting party may pursue any other remedy at law or in equity which may be appropriate under the Town's Regulations, the applicable laws and legal standards of the State of Colorado or the United States before any court of competent jurisdiction, including remedies which may be available against the Performance Guaranty or Repair/Replacement Guaranty. Such remedies shall be cumulative.

6.2 Legal Expenses. In the event that it is necessary to initiate legal proceedings to enforce the provisions of this Agreement, the non-prevailing party shall be responsible for all reasonable legal expenses and costs incurred by the prevailing party.

6.3 Venue. Venue for any legal proceedings shall be in the County of Weld, State of Colorado.

6.4 Owner Remedy; Limitation of Liability; Waiver. The parties agree, and Owner expressly acknowledges and agrees, that Owner's sole remedy in the event of i) the Town's failure or refusal to inspect completed Public Improvements within the time frame specified in Section 2.11; ii) the Town's failure or refusal to issue Initial Acceptance or Final Acceptance as set forth in Sections 2.11 and 2.12, respectively; iii) the Town's failure or refusal to perform any other obligation under this Agreement; or (iv) any delay on the part of the Town in inspecting completed Public Improvements, issuing Initial or Final Acceptance, or performing any other obligation under this Agreement, shall be the equitable remedies of specific performance or injunctive relief. THE TOWN SHALL NOT HAVE ANY LIABILITY FOR ANY LOSS OF PROFITS, SALES, BUSINESS, OR OTHER DIRECT, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL LOSS OR DAMAGE, INCLUDING EXEMPLARY AND PUNITIVE DAMAGES, OF ANY KIND OR NATURE RESULTING FROM OR ARISING OUT OF THIS AGREEMENT. THE ALLOCATIONS OF LIABILITY IN THIS SECTION REPRESENT THE AGREED, BARGAINED-FOR UNDERSTANDING OF THE PARTIES. THE LIMITATION OF LIABILITY AND TYPES OF DAMAGES STATED IN THIS AGREEMENT ARE INTENDED BY THE PARTIES TO APPLY REGARDLESS OF THE FORM OF LAWSUIT OR CLAIM A PARTY MAY BRING, WHETHER IN TORT, CONTRACT OR OTHERWISE, AND REGARDLESS OF WHETHER ANY LIMITED REMEDY PROVIDED FOR IN THIS AGREEMENT FAILS OF ITS ESSENTIAL PURPOSE. OWNER HEREBY WAIVES ANY AND ALL CLAIMS FOR MONETARY DAMAGES WHICH OWNER MAY OR MIGHT HEREAFTER ACQUIRE AGAINST THE TOWN FOR LOSS OR DAMAGE ARISING FROM THIS AGREEMENT.

## 7. MISCELLANEOUS PROVISIONS

7.1 Recordation. This Agreement shall be recorded by the Town, at Owner's expense, in the office of the Weld County Clerk and Recorder.

7.2 No Waiver. Nothing herein shall constitute or be interpreted as a waiver or repeal of existing codes or ordinance or the Town's legislative, governmental or police powers, nor shall this Agreement prohibit the enactment by the Town of any fees or any other ordinances which are of uniform or general application.

7.3 Third Party Beneficiaries. This Agreement will not be construed as or deemed to be an agreement for the benefit of any third party or parties, and no third party or parties will have any right of action hereunder for any cause whatsoever.

7.4 Successors and Assigns. This Agreement will be binding upon the parties and their respective successors and assigns and will be deemed a covenant running with the Property and will be binding upon all successors in ownership of the Property; provided, however, that in no event will the purchaser of any portion of the Property upon which a structure has been constructed and issued a certificate of occupancy be deemed to be a successor to Owner hereunder. With respect to the Town's consent to proposed transfers of title in and to any portion of the Property prior to Initial Acceptance, Owner shall provide the Town written notice of: (a) any such proposed transfer; (b) arrangements for transfer of the Performance Guaranty or Repair/Replacement Guaranty to any transferee, or the release of the Performance Guaranty or Repair/Replacement Guaranty provided by Owner and the provision of a new Performance Guaranty or Repair/Replacement Guaranty, as appropriate, by the transferee; and (c) transferee's acceptance of the obligations and liabilities under this Agreement by a written assignment. Following delivery to the Town of written evidence of such assignment and an express assumption of the obligations and liabilities by the transferee, and the furnishing of a new Performance Guaranty or Repair/Replacement Guaranty by the transferee, the Town will consent to the proposed transfer of title in and to any portion of the Property prior to Initial Acceptance, and the Town will accept performance by such assignee. Following any such assignment of this Agreement, Owner will be relieved from any obligations and liabilities assumed by such assignee.

7.5 Modification. This Agreement may be amended or modified only by written instrument executed by the Town and Owner.

7.6. Notice. All notices, demands or other communications required or permitted to be given hereunder will be in writing and any and all such items will be deemed to have been duly delivered upon personal delivery; or as of the third business day after mailing by United States mail, certified, return receipt requested, postage prepaid, addressed as follows; or as of the immediately following business day after deposit with Federal Express or a similar overnight courier service that provides evidence of receipt, addressed as follows:

| Severance: | Owner: |
|---|---|
| Town of Severance | {Owner Name} |
| Town Manager | {Onwer's Contact Name & Title} |
| 3 South Timber Ridge Parkway, | {Owner's Address} |

PO Box 339
Severance, CO 80546

{Owner's City, State Zip Code}

Hayashi & Macsalka, LLC
Town Attorney
1650 38th Street, Suite 103
Boulder, CO 80301

Coan, Payton & Payne, LLC
Attn: Bob Choate, Esq.
103 W. Mountain Ave., Suite 200
Fort Collins, CO 80524

Either party may change the address to which notice is to be sent by providing notice set forth in this section .

7.7 Section Headings. The section of headings are inserted herein only for convenience or reference, and in no way shall be defined to limit or describe the scope or intent of any of the provisions in this Agreement.

7.8 Severability. If any part, term, or provision of this Agreement is held by the courts to be illegal or otherwise unenforceable, such illegality or un-enforceability will not affect the validity of any other part, term, or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of this Agreement.

7.9 Applicable Law. This Agreement will be governed by and construed in accordance with the laws of the State of Colorado, without reference to its conflict of laws provisions.

7.10 Integration. This Agreement constitutes the entire agreement among the parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

7.11 Counterparts. This Agreement may be executed in any number of counterparts, each of which will be deemed an original instrument, but all of which together will constitute but one and the same instrument. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature by either party to the other party and the receiving party may rely on the receipt of such document so executed and delivered by facsimile or other electronic method as if the original had been received.

[*remainder of page left intentionally blank—signatures on following page*]

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date first set forth above.

**TOWN OF SEVERANCE, COLORADO**,
a municipal corporation

By: _____
Matthew Fries, Mayor

ATTEST:

_____
Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

_____
Williamson & Hayashi, LLC, Town Attorney

OWNER:
{Owner Name}

By:_____
{Name}

Title: {Title}

ACKNOWLEDGMENT

STATE OF _____ )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this ___ day of _____, 202__, by {Name}, as {Title} of {Owner Name}.

Witness my hand and official seal.

My commission expires: _____

(SEAL) _____
Notary Public

## EXHIBITS LIST

EXHIBIT A – PUBLIC IMPROVEMENT SCHEDULE

EXHIBIT B – ENGINEER'S COST ESTIMATE

EXHIBIT C – WATER DEDICATION SCHEDULE

EXHIBIT A

Public Improvements Schedule

*(See Attached)*

# EXHIBIT B

Engineer's Cost Estimate

**Franklin Place**
**Engineer's Public Improvements Cost Estimate**

| Description | Unit | Estimated Quantity | Unit Cost | Estimated Cost |
|---|---|---|---|---|
| **Public Sanitary Sewer System** | | | | |
| Sanitary Sewer Main | L.F. | 1,232 | $55.00 | $67,760.00 |
| Manhole | EACH | 4 | $6,000.00 | $24,000.00 |
| Sewer Service Line | EACH | 7 | $2,500.00 | $17,500.00 |
| Sewer Connect to Existing | EACH | 1 | $3,000.00 | $3,000.00 |
| | | | Public Sanitary Sewer System | **$112,260.00** |
| **Public Water System** | | | | |
| Water Main | L.F. | 1,746 | $60.00 | $104,760.00 |
| Fire Hydrant Assembly | EACH | 7 | $9,500.00 | $66,500.00 |
| Main Valves | EACH | 10 | $3,200.00 | $32,000.00 |
| Water Service (3/4" or 1") | EACH | 5 | $2,500.00 | $12,500.00 |
| Water Service (1.5") | EACH | 2 | $8,000.00 | $16,000.00 |
| Water Fitting (Bend, Tee, Cross ) | EACH | 17 | $900.00 | $15,300.00 |
| Fire Service | EACH | 7 | $7,500.00 | $52,500.00 |
| Water Connect to Existing | EACH | 2 | $9,000.00 | $18,000.00 |
| | | | Public Water System | **$317,560.00** |
| **Public Storm Sewer System** | | | | |
| 24" RCP | L.F. | 155 | $141.00 | $21,855.00 |
| Type-C Inlet | EACH | 1 | $7,200.00 | $7,200.00 |
| Manhole | EACH | 2 | $7,500.00 | $15,000.00 |
| | | | Public Storm Sewer System | **$44,055.00** |
| **Public Roadways** | | | | |
| Grading | L.S. | 1 | $10,000.00 | $10,000.00 |
| Demolishion | L.S. | 1 | $5,000.00 | $5,000.00 |
| Sawcut | L.F. | 1,336 | $3.00 | $4,008.00 |
| Local Roadway | S.Y. | 157 | $60.00 | $9,433.33 |
| Collector Roadway | S.Y. | 304 | $65.00 | $19,745.56 |
| Arterial Roadway | S.Y. | 2,060 | $70.00 | $144,207.78 |
| Curb & Gutter | L.F. | 941 | $30.00 | $28,230.00 |
| 6' Sidewalk | L.F. | 1,040 | $42.00 | $43,680.00 |
| Pedestrian Ramps | EACH | 6 | $750.00 | $4,500.00 |
| Gutter Pan | S.Y. | 1,200 | $7.00 | $8,400.00 |
| Signage and Striping | L.S. | 1 | $2,500.00 | $2,500.00 |
| | | | Public Roadways | **$279,704.67** |
| | | | **Subtotal =** | **$753,579.67** |
| | | | **15% Contigency** | **$113,036.95** |
| | | | **Total =** | **$866,616.62** |

# EXHIBIT C

## Water Dedication Requirement Summary Table

| WATER DEDICATION REQUIREMENT SUMMARY TABLE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Coverage** | **Lot #** | **Area (SF)** | **Use** | **Demand Type** | **Estimated Water Demand (gallons/year)** | **Water Meter Size** | **Calculated ERU[1]** | **Required ERU[2]** |
| Building 1 | 1 | 22558 | Retail/Restaurant | Domestic In-Building | 731170 | 1.5" | 3.57 | 5 |
| Building 2 | 1 | 7540 | Childcare | Domestic In-Building | 211120 | 3/4" | 1.03 | 1 |
| Building 3 | 1 | 6421 | Retail/Restaurant | Domestic In-Building | 390925 | 1" | 1.91 | 2.5 |
| Building 4 | 1 | 10101 | Office/Restaurant | Domestic In-Building | 632781 | 1" | 3.09 | 2.5 |
| Building 5 | 1 | 7101 | Medical Office | Domestic In-Building | 234333 | 3/4" | 1.14 | 1 |
| Building 6 | 1 | 16247 | Retail/Restaurant | Domestic In-Building | 931595 | 1.5" | 4.54 | 5 |
| Building 7 | 2 | 13830 | Place of Worship or Recreation (no pool) | Domestic In-Building | 497880 | 1" | 2.43 | 2.5 |
| Irrigated Landscaping | N/A | N/A | N/A | Irrigation | 0 | N/A | 0.00 | 0 |
| | | | | | | **Total =** | **17.71** | **19.5** |
| | | | | | | | Irrigation is provided by Tailholt Metro. District Non-Potable Water System | |
| | | | | | | | [1]Calculated ERU is based on One (1) ERU equal to 205,000 gallons/year | |
| | | | | | | | [2]Required ERU per SMC 13-1-120 | |

**TOWN OF SEVERANCE**

**RESOLUTION NO. 2023-48R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE TAILHOLT SUBDIVISION THIRD FILING; ACCEPTING THE PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT; ACCEPTING THE DEFERRAL OF WATER RIGHTS DEDICATION FOR THE FRANKLIN PLACE SUBDIVISION; AND AUTHORIZING A SUBDIVISION DEVELOPMENT AGREEMENT PERTAINING TO THE FRANKLIN PLACE SUBDIVISION**

**WHEREAS**, TJB Partners, Inc. ("Applicant"), as the current owner of certain real property located within the Tailholt subdivision third filing (the "Property"), has submitted a proposed final subdivision plat for the Property, entitled "Franklin Place" ("Final Plat"), for the purpose of developing a multi-phased mixed commercial-public assembly use development, to be known as Franklin Place ("Project"); and

**WHEREAS,** the Final Plat application covers certain lands owned by Applicant and more particularly described on Exhibit A, attached hereto ("**Applicant's Lands**")

**WHEREAS**, the Severance Municipal Code (the "**Code**") requires land developers, as a condition precedent to the approval of the subdivision, annexation, re-platting, or the furnishing of water services by Severance's water utility enterprise to land, to dedicate a certain amount of "water rights" and/or "shares" to Severance sufficient to meet the water demands generated by all of the proposed uses associated with the Applicant's proposed development; and

**WHEREAS**, Applicant has submitted, in connection with its Final Plat application, a preliminary determination of the potable water demands for all units and buildings to be developed within the Final Plat, together with the irrigation demands for all outdoor irrigation areas on all lots, outlots, and tracts within the Final Plat and all other demands imposed on the Severance water utility system generated by the proposed development pursuant to Sections 16.19.100, 13-1-120 and 13-2-30 of the Code ("**Water Projection**"), together with a summary of the "water rights" that are proposed to be dedicated to Severance pursuant to Sections 16.19.100, 13-1-120 and 13-2-30 of the Code; and

**WHEREAS**, Staff and Applicant have determined the Water Projection for the Final Plat to be 12.27 acre-feet of water (or 19.5 equivalent residential units "ERU"); and

**WHEREAS**, accordingly, Applicant must dedicate, convey and deliver to the Town title, free of liens and encumbrances, water rights (which can be in the form of Colorado-Big Thompson ("C-BT") units, direct flow or storage water rights) in the amount of approximately 19.5 ERU of water for development of the Final Plat, to comply with the water dedication requirements of the Code ("**Water Dedication Requirement**"), which is based on the Water Projection; and

**WHEREAS**, Applicant has requested to allow it to defer the Water Dedication Requirement on a building-by-building bases, with each dedication to occur at issuance of a temporary certificate of occupancy and in an amount determined by Applicant ("**Water**

**Dedication Deferral Request**"); and

**WHEREAS**, the Severance Planning Commission, after conducting a public hearing on the proposed final subdivision plat on October 18, 2023, rendered a decision recommending approval of the Final Plat; and

**WHEREAS**, on November 14, 2023, the Town Council reviewed the proposed Final Plat at a public meeting; and

**WHEREAS**, after reviewing the Planning Commission's decision, and after considering the Application, the Town Council finds and determines that the proposed Final Plat is in substantial conformance with the technical requirements of the Severance Municipal Code, and that the proposed subdivision meets the applicable requirements and standards set forth in the Severance Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE COLORADO**:

Section 1. The Town Council hereby approves the Final Plat of Franklin's Place, attached hereto as **Exhibit A** and incorporated herein by this reference, subject to and conditioned upon:

(a) All minor, technical corrections to the Final Plat shall be made to the Town's satisfaction.

(b) Final Construction Documents shall be approved by the Town Engineer prior to the start of construction activities.

(c) Applicant shall provide an updated title commitment for the subject property contained within the Final Plat when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars, confirming Developer is the owner of the Property and is the proper signatory to the Final Plat.

(d) Town Council adopting an ordinance vacating a portion of Right-of-Way ("ROW") located at the intersection of Ruth Avenue and 4th Street, from the western boundary of Tract A, Tailhold Subdivision 3rd Filing, and the eastern most point of the platted Ruth Street at its terminus with 4th Street.

Section 2. The dedication of easements, and all other places designated for public use as shown upon the Final Plat are hereby accepted by the Town of Severance, subject, however, to the following conditions:

(a) Subject to Section 2(b) below, such acceptance in no way obligates the Town of Severance for the financing, construction, or maintenance of public improvements within such easements or other places designated for public use; and

(b) The Town shall not undertake maintenance of any easement or other place designated for public use until after construction of said public improvement has been satisfactorily completed by the land owner and accepted in writing by the City of Lafayette; and

(c) Recordation of the plat in a sequence or manner that ensures that the newly dedicated easements are superior to any trust deed interests.

Section 3. The Mayor and Town Clerk are hereby authorized and directed to certify

upon the final subdivision plat the Town's approval and acceptance thereof. The Town Clerk is hereby authorized and directed to file the subdivision plat with Weld County Clerk and Recorder's office upon fulfillment of all conditions as indicated herein.

Section 4. The Franklin Place Subdivision Development Agreement between the Town of Severance and Applicant is hereby approved in the form substantially similar to the form attached hereto as **Exhibit B**. The Mayor is authorized to execute the Subdivision Development Agreement on behalf of the Town.

Section 5. The Town Council hereby approves Applicant's Water Dedication Deferral request, subject to the following terms and conditions:

(a) Applicant may use up to 3 phases to complete the Water Dedication Requirement, and Applicant may determine, assign and allocate to each such phase the specific percentage of the outstanding Water Dedication Requirement that will be completed, and the types of water rights that will be offered for dedication; provided, however, that:

(1) Applicant shall complete the Water Dedication Requirement for the Final Plat, regardless of the number of phases and form of water rights used;

(2) For each such phase, Applicant shall dedicate water rights of a sufficient legal priority to provide for each building to be served and for which the completed water dedication will be utilized and allocated an average annual and firm annual yield of water adequate to meet the water demands generated by all proposed uses of each building

(3) Temporary Certificates of Occupancy and Final Certificates of Occupancy for each building shall be available only to the extent of the water rights actually received and ; and

(4) In the case of buildings containing multiple units or tenant spaces, all future water dedications required to service all units, spaces and uses within each such building shall be completed before a certificate of occupancy will be issued for that building and each unit or space within it.

(b) **Shortfall.** Applicant or any successor-in-interest or successor owner of Applicant's Lands shall dedicate additional water rights in amount equal to the net increase in demand on Severance's water utility system generated by actual consumption, a change in use, or the expansion, redevelopment or modification of an existing development on Applicant's Lands. The amount of additional dedication shall be based on the new service to be furnished and the amount of water required:(a) to make up any shortfall between the Water Projection and the actual, annual water demands for the existing use; or (b) for the new use or addition to the Applicant's Lands as compared to the actual use of and demand on the water utility system produced by the existing use or development.

Section 6. Unless otherwise extended by the Town Council, the approval of the Franklin Place Final Plat shall be null and void if the conditions set forth in Section 2 are not complied with within one hundred and eighty (180) days of the date of this Resolution.

**RESOLVED AND APPROVED** this 12th day of December 2023.

**TOWN OF SEVERANCE**

BY:_____
Matthew Fries, Mayor

**ATTEST**:

_____

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

**Exhibit A**

Franklin Place
Final Plat

**Exhibit B**

Franklin Place
Subdivision Development Agreement

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 288 - **Ordinance 2023-16**: An Ordinance of the Town Council of the Town of Severance, Colorado, vacating a portion of Ruth Avenue at 4th Street | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

Town Staff asks that the Town Council review, discuss and take action on Ordinance 2023-16: An Ordinance of the Town Council of the Town of Severance, Colorado vacating a portion of Ruth Avenue at 4th Street.

1. Approve Ordinance 2023-16
2. Approve Ordinance 2023-16 with modifications
2. Take No Action.

**Ordinance Action Requested**

## BRIEF SUMMARY

Staff finds that the vacation request conforms with the requirements of Section 16.19.180(d)(1) of the Severance Municipal Code as follows:

1. No property would be left without reasonable access or provision of any public facilities or utility services by reason of the vacation;
2. The public road is no longer necessary for public use or convenience;
3. The vacation will not restrict access to any parcel so that access is unsafe, unreasonable, or economically prohibitive;
4. Adequate easements have been reserved for use and/or maintenance by the town or other utility agencies; and
5. The vacation is consistent with the goals of the Town's Comprehensive Plan

## PUBLIC SUPPORT/CONCERN

None at this time

## ANALYSIS AND RECOMMENDATION

Staff recommends Town Council review and approve Ordinance 2023-16

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Ord 2023-16 Franklin Place Street Vacation

**TOWN OF SEVERANCE**
**ORDINANCE**
**NO. 2023-16**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, VACATING A PORTION OF RUTH AVENUE AT 4TH STREET**

**WHEREAS**, TJB Partners, Inc. has requested that the Town Council vacate a portion of Right-of-Way ("ROW") located at the intersection of Ruth Avenue and 4th Street, from the western boundary of Tract A, Tailhold Subdivision 3rd Filing, and the eastern most point of the platted Ruth Street at its terminus with 4th Street; and

**WHEREAS**, discussion of the requested vacation has occurred before Town Council in a public hearing with input from the general public; and

**WHEREAS**, the Town Council finds that the vacation request conforms with the requirements of Section 16.19.180(d)(1) of the Severance Municipal Code as follows:

a. No property would be left without reasonable access or provision of any public facilities or utility services by reason of the vacation;

b. The public road is no longer necessary for public use or convenience;

c. The vacation will not restrict access to any parcel so that access is unsafe, unreasonable, or economically prohibitive;

d. Adequate easements have been reserved for use and/or maintenance by the town or other utility agencies; and

e. The vacation is consistent with the goals of the Town's Comprehensive Plan.

**WHEREAS**, the Town Council finds and determines that the ROW for which vacation is requested, as depicted in **Exhibit A**, is no longer necessary for the public use and convenience.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO**:

Section 1. That certain portion of the Right-of-Way (ROW), as depicted and described in **Exhibit A**, shall be vacated, excepting therefrom and reserving unto the Town that certain 10' utility easement over, under and across those portions of Ruth Avenue and 4th Street rights-of-way to be vacated, previously dedicated to the Town via the Tailholt 3rd Filing final plat, recorded at Reception No. 4539494, and those new blanket easements that are proposed to be dedicated to the Town over, across, and under the vacated ROWand as depicted in the Franklin Place Subdivision Final Plat.

Section 2. The Town Clerk is directed to record this ordinance with the Weld County Clerk and Recorder's Office, which shall indicate the effective date of the vacation of that certain portion of ROW authorized under this Ordinance No. 2023-49R:

Section 3. Town Council directs that a certified copy of this Ordinance be filed with

the Town Clerk and further, the Town Clerk index, file and make the Ordinance available to the public.

Section 4. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 5. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 6. This ordinance is deemed necessary for the immediate protection of the health, welfare and safety of the community.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this____ day of _____, 2023.

TOWN OF SEVERANCE, COLORADO

_____
Matthew Fries, Mayor

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

EXHIBIT A

## LEGAL DESCRIPTION AND EXHIBIT

NORTHERN ENGINEERING

**DESCRIPTION**

A parcel of land being a portion of Ruth Avenue public right-of-way and situate within the Northwest Quarter of Section One (1), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Severance, County of Weld, State of Colorado, being more particularly described as follows;

Considering the North line of Tract A, Tailholt Subdivision Third Filing as bearing North 89° 10' 31" East and with all bearings contained herein relative thereto:

**COMMENCING** at the Northwest corner of Tract A, Tailholt Subdivision Third Filing, said point also being on the South right-of-way line of Weld County Road 74;

THENCE along the Westerly line of Tract A the following 4 courses and distances:
South 00° 09' 36" East a distance of 126.62 feet;
THENCE South 89° 08' 01" West a distance of 83.13 feet;
THENCE South 00° 09' 31" East a distance of 147.45 feet;
THENCE North 89° 06' 42" East a distance of 103.15 feet to the **POINT OF BEGINNING**;
THENCE continuing along said Westerly line the following 4 courses and distances:
North 89° 06' 49" East a distance of 67.60 feet;
THENCE along the arc of a curve concave to the North a distance of 7.21 feet, said curve has a Radius of 170.00 feet, a Delta of 02° 25' 49" and is subtended by a Chord bearing North 87° 53' 55" East a distance of 7.21 feet;
THENCE South 03° 18' 59" East a distance of 60.00 feet;
THENCE along the arc of a non-tangent curve concave to the Southeast a distance of 15.03 feet, said curve has a Radius of 10.00 feet, a Delta of 86° 06' 14" and is subtended by a Chord bearing South 43° 36' 19" West a distance of 13.65 feet;
THENCE departing said Westerly line North 00° 09' 31" West a distance of 0.16 feet;
THENCE along the arc of a curve concave to the Southwest a distance of 107.76 feet, said curve has a Radius of 68.50 feet, a Delta of 90° 08' 11" and is subtended by a Chord bearing North 45° 13' 36" West a distance of 96.99 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 1,524 square feet, more or less (±), and may be subject to easements and rights-of-way now on record or existing.

Exhibit attached hereto and made a part hereof.

**SURVEYOR'S CERTIFICATE**

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



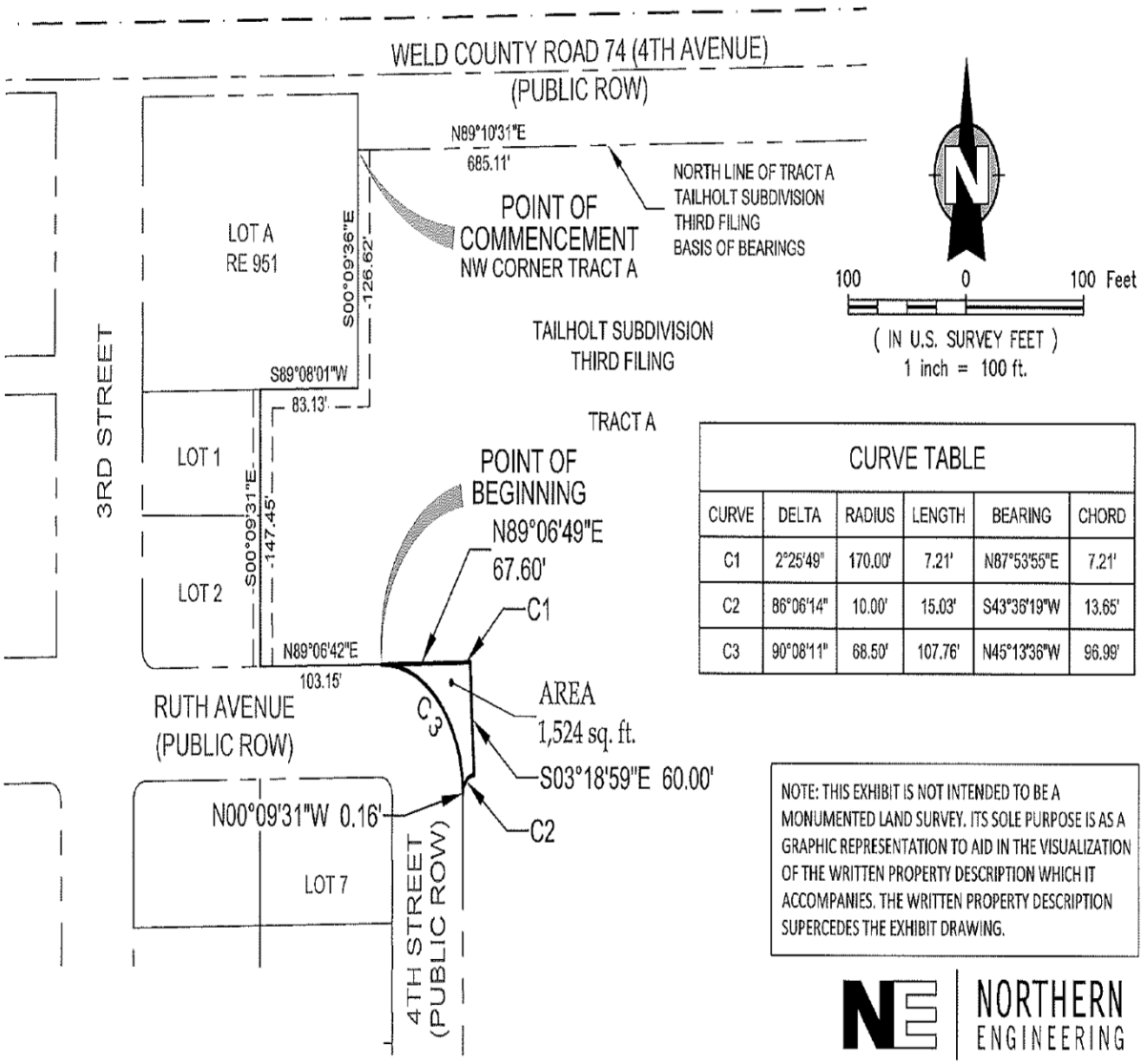

Robert C. Tessely – for and on behalf of Northern Engineering
Colorado Registered Professional Land Surveyor #38470

**NORTHERN ENGINEERING**
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

August 16, 2023
LMS
S:\Survey Jobs\1828-001\Dwg\Exhibits\1828-001 Exhibit Description.docx

# EXHIBIT

A PARCEL OF LAND BEING A PORTION OF RUTH AVENUE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
| C1 | 2°25'49" | 170.00' | 7.21' | N87°53'55"E | 7.21' |
| C2 | 86°06'14" | 10.00' | 15.03' | S43°36'19"W | 13.65' |
| C3 | 90°08'11" | 68.50' | 107.76' | N45°13'36"W | 96.99' |

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

PAGE 2 OF 2

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 293 - **Resolution 2023-49R:** A Resolution of the Town Council of the Town of Severance, Colorado, approving a site development plan for certain real property located within that Town of Severance. | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

Town Staff asks that the Town Council review, discuss and take action on Resolution 2023-49R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a site development plan for certain real property located within that Town of Severance.

1. Approve Resolution 2023-49R
2. Approve Resolution 2023-49R with modifications
3. Take No Action.

**Action Requested**
**Attorney Approved**
**Resolution**
**Site Plan**

## BRIEF SUMMARY

The Franklin Place Site Plan also known at Tailholt 3rd Filing is bounded by East harmony Road on the north, Tailholt Avenue on the east and 4th street on the west. The Final Plat includes seven buildings planned for uses to be consistent with the Town Core Zone District.

Access to the site will be a right-in right-out off of Harmony Road and two access points from Tailholt Avenue. The site is planned to be developed in phases with the buildings allowing for flexible retail and commercial shell buildings that will allow for multiple tenants with flexibility in size for future tenant spaces.

## PUBLIC SUPPORT/CONCERN

Please see the attached email.

## ANALYSIS AND RECOMMENDATION

Town Staff and the Planning Commission have reviewed the application for the Site Plan and finds it consistent with The Town of Severance Comprehensive Plan and Land Use Code specific to the Town Core Zone District.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Franklin Place FP Staff Report TC 12-12-23
2. Town Referal Review Comments
3. Citizen Letter for Franklin Place Packet
4. Franklin Place Site Plan

5. Franklin_Place_RIRO_Memo_SIGNED
6. Reso 2023-49R - Franklin Place SP
7. FP_Request for Incentives_December 2023

## COMMUNITY DEVELOPMENT STAFF REPORT

Project Name: Franklin Place

Land Use Process: Final Plat/Site Plan
Planning Commission **October 18, 2023**
Town Council **November 14, 2023 moved to December 12, 2023**

Report Date: 10.5.23

Vicinity Map:




## PUBLIC NOTIFICATION AND REFERRALS

Notice of the Planning Commission and Town Council public hearings was mailed to all property owners within 1000 feet of this proposed project. (mailed September 22, 2023)

A sign notifying the public that the property was under review for development was posted a minimum of 15 days ahead of the Planning Commission hearing. (Sign Posted October 2, 2023)

### Referral Agencies Involved

- ✓ Windsor-Severance Fire District
- ✓ Platte Valley REA
- ✓ Town of Severance Public Works
- ✓ SAFEbuilt
- ✓ Town of Severance Police Department
- ✓ Weld County Government
- ✓ Weld County School District RE-4
- ✓ Town of Windsor
- ✓ Loup Reservoir
- ✓ Light Gig
- ✓ North Weld County Water District
- ✓ Great Western Trail Authority
- ✓ Clearview Library District
- ✓ Eaton Ditch

The referral comments have been reviewed by planning staff and the applicant and have been addressed during the review process and included in any conditions of approval.

## PROJECT DESCRIPTION

The Franklin Place Final Plat also known at Tailholt 3rd Filing is bounded by East Harmony Road on the north, Tailholt Avenue on the east and 4th Street on the west. The Final Plat includes seven buildings planned for uses to be consistent with the Town Core Zone District.

Access to the site will be a right-in right-out off of Harmony Road and two access points from Tailholt Avenue. The site is planned to be developed in phases with the buildings allowing for flexible retail and commercial shell buildings that will allow for an array of tenant types with flexibility in size for future tenant spaces.

Staff has reviewed the landscaping and open space plans and find them consistent with the Land Use Code Section 16.12. In addition, the application is consistent with the Design Standards as outlined in Section 16.6.30 of the Land Use Code specific to Town Core.

## OVERALL STAFF COMMENTS

### TOWN PLANNER

Town Staff has reviewed the application for Final Plat and Site Plan and finds it consistent with Town of Severance Comprehensive Plan and Town Land Use Code specific to the Town Core Zone District. Staff recommends the following:

- The applicant will work with the Town Attorney and Town Staff to finalize the Subdivision Development Agreement prior to the Town Council meeting.

### TOWN MANAGEMENT

No further comments currently.

### TOWN ENGINEER

No further comments currently.

### TOWN TRAFFIC ENGINEER

No further comments currently.

**TOWN ATTORNEY**
No further comments currently.

**PUBLIC WORKS**
No further comments currently.

**POLICE**
No further comments currently.

**TOWN BUILDING DEPARTMENT**
No further comments currently.

**OTHER REFERRALS**
No further comments currently.

## TREE BOARD REVIEW

The Tree Board reviewed the landscape plan at their meeting on October 23, 2023. The tree board offered the following comments:

1. Maintain turf and well-maintained landscaping along East Harmony. The applicant will use harmony tree lawn.
2. Use of low native grass and non-irrigation native grass where possible.
3. Concern with mature screening on the west side of the development for the existing neighborhood to the west. The applicant chose the use of juniper to the west for their dense year round screening.
4. Concern with scorch with proposed box elder and ash. The applicant will use Redmond Linden in place of box elder.

## STAFF RECOMMENDATION TO PLANNING COMMISSION and TOWN COUNCIL

Town staff and the Planning Commission agree that this proposal adheres to the Town of Severance Comprehensive Plan and Land Use Code requirements pertaining to Town Core. Staff and the Planning Commission recommend the Town Council approve the Franklin Place Final Plat and Site Plan.

# Town of Severance Review Comments

| | |
|---|---|
| Date: | 5.1.23 Revised: 7.10.23; Revised: 9.21.23 |
| Project Name/Contact: | Franklin Place (Tailholt 3rd) Final Plat & Site Plan /Sam Case |
| Project Address: | Southeast corner of E. Harmony Road/Tailholt Ave |
| Customer/Project Number: | 246 – Franklin Place |
| Review Number: | 2nd Submittal |
| Project Coordinator: | Abdul Barzak, Town Planner |
| | Shani Porter, Town Planner |

Recipients:

- ☒ MANAGEMENT
- ☒ PLANNING
- ☒ ENGINEERING
- ☒ TRAFFIC
- ☒ TOWN ATTORNEY
- ☒ PUBLIC WORKS
- ☒ POLICE
- ☒ BUILDING
- ☐ OTHER

_____

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The following comments must be addressed in order to proceed with the development process. All subsequent submittals should be submitted electronically.

Please submit a revised document addressing all comments along with a comment response letter to the project coordinator. Large plan sets should be submitted through Dropbox and a link provided.

With the project resubmittal, please indicate whether or not the change was made and provide a response as applicable. Please contact me if you have any questions.

**Abdul Barzak, Town Planner, Town of Severance**

| Item 1 | Applicant to address all Staff Redlines and Comments | Resolved? |
|---|---|---|
| Notes | Applicant to address all Staff comments and redlines<br>- Planning<br>- Civil<br>- Legal | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |

| | | |
|---|---|---|
| | - Public Works | |
| Applicant Response | | |
| **Item 2** | **Development Agreement** | **Resolved?**<br>☐ YES<br>☒ NO<br>☒ SEE ATTACHED |
| Notes | Prior to scheduling of public meetings, the applicant will need to finalize a Development Agreement with Town Staff. See attached draft template. | |
| Applicant Response | Owner Response: Staff meeting discussion on 6/26/23 indicated final form is needed for Town Council, not for Planning Commission. Draft DA has been submitted. | |
| **Item 3** | **Missing Sheets from Site Plan Set** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Please add missing plans from Site Plan Set from Construction Set. See Planning Item #1 and Legal Item #5 below. | |
| Applicant Response | RMS Response: Sets have been combined to one set. | |
| **Item 4** | **RIRO Variance** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Please see Civil Item #2 below, a variance will be required from the Severance Transportation Master Plan. | |
| Applicant Response | Response: Staff meeting 6/26/23 indicated documentation/memo for location and spacing is what is needed. Approval from County on location has been approved. This will be approved administratively. Applicant can send ahead of resubmittal, Variance request sent on July 6, 2023. | |
| **Item 5** | **Water Dedication** | **Resolved?**<br>☐ YES<br>☒ NO<br>☐ SEE ATTACHED |
| Notes | Water Dedication must be finalized in the Development Agreement prior to Public Hearings.<br>Town Explanation from 6/26/23 meeting: Because final plat we want as final as we can get it. Water requirements for each use – utility uses updated with believed uses. Irrigation non-potable through metro district. Known tenants give historic uses. If ¾ works for largest use then ok for smaller use. Need to assume worst case scenario – restaurant if we don't know tenant. Exchange of funds at building permit – but needs to be figured out for DA. Goal to have agreement on where we are at time of hearings, change at building permit if needed. Does DA apply to entire project? We can put in water dedication for phase 1, phase 2 will be determined at time of building permit. | |
| Applicant Response | Response: Please refer to Utility Report and Water Dedication Table on Site Plan | |
| **Item 6** | **Referral Comments** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Applicant to provide a response to all received referral/stakeholder comments. | |
| Applicant Response | RMS Response: Responses included. | |

## Town Management – Nick Wharton & Lindsay Radcliff-Coombes, Town Management , Town of

| Item 1 | No Comment | Resolved? |
|---|---|---|
| Notes | No Additional Comment at this time. | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Applicant Response | RMS Response: Noted. | |

## Planning – Josh Olhava & Logan Graves, Community Planner , Ayres Associates

| Item 1 | Missing Items | Resolved? |
|---|---|---|
| Notes | Missing items include utility plan, grading and drainage plan, sound mitigation plan, and an ecological characterization study. Include phasing on cover sheet and approval certifications. | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Applicant Response | RMS Response: Will provide memo on sound mitigation, no ECS will be provided as discussed at 6/26/23 meeting. Assumption that plans were reviewed. | |
| Notes 7.10 | | |

| Item 2 | Site Plan Sheet | Resolved? |
|---|---|---|
| Notes | On the Overall Site Plan sheet, please clearly label and delineate Lot 1 and Lot 2. | ☐ YES<br>☒ NO<br>☐ SEE ATTACHED |
| Applicant Response | RMS Response: Lot 1 label added, Lot 2 labeled enlarged, lot line weight has been increased. | |
| Notes 7.10 | | |

| Item 3 | Parking | Resolved? |
|---|---|---|
| Notes | Provide the dimension of the width of the parking stalls on the plan set.<br>RMS Response: Width dimensions have been added to plans.<br><br>Up to 40% of parking may be designed for compact vehicles. Please provide a calculation on the cover sheet for compact spaces.<br>RMS Response: Overhang parking is utilized on plans at 17' depth. Compact parking is problematic in commercial parking areas and generally not something we design to. | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |

| | | |
|---|---|---|
| | Bicycle parking should be provided near the entrance of all buildings. Please consider providing bicycle racks near the entrances of Building 3 and Building 4.<br>RMS Response: There is no requirement for bicycle parking counts. New rack shown at building 6, building 2 rack is relocated to serve both building 2 and 3. | |
| Applicant Response | | |
| Notes 7.10 | | |
| **Item 4** | **Landscape Plan** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Include sight triangles on the landscaping plan. | |
| Applicant Response | RMS Response: sight triangles added Along Tailholt and Harmony. | |
| Notes 7.10 | | |
| **Item 5** | **Street Trees** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | It is difficult to determine what street trees are being proposed along Tailholt Avenue. Street trees should be of the large shade deciduous variety and should extend all the way to the south extent of the property. | |
| Applicant Response | RMS Response: Existing Street trees are labeled on LP102 and LP104. Symbol has been added to legend as well. | |
| Notes 7.10 | | |
| **Item 6** | **Screening** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Parking should be completely screened with a combination of year-round landscaping, landscape screen walls, and/or earthen berms, or similar devices. Please include a denser planting screen along the perimeter of the parking lot in Lot 2 to better protect the single-family lots to the south. | |
| Applicant Response | RMS Response: Parking area is 50'+ from SF homes providing a buffer zone and setback. The landscape provides ample evergreen trees and deciduous trees along the parking lot edge as well as additional evergreen trees and 6' privacy fences that are in place along SF homes. | |
| Notes 7.10 | | |
| **Item 7** | **Open Space** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | It is highly encouraged that the patio/ plaza areas include art or other creative features (string lights, etc.) in addition to the site furnishings and landscaping. | |
| Applicant Response | RMS Response: Plazas will include features and furnishings that that tenants believe will be useful for their business. | |

| | | |
|---|---|---|
| Notes 7.10 | | |
| **Item 8** | **Design Requirements** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Architecture should reflect the regional character of urban buildings. Brick appears to have precedence in the area and should be used more liberally as the primary building material on each of the buildings.<br><br>Suggestion to have a maximum of four materials.<br><br>Buildings should have a consistent level of design and detail on all elevations. The south elevation of Building 1 could use more brick and/or stone and display windows. The north elevation facing Harmony should also incorporate more brick and contain more windows. Additional detail is needed on the west and south elevations of Building 4. The north elevation of Building 6 should include more detail and if windows are not feasible, awnings can be used to simulate an opening or display. Same comment for the west elevation of Building 7.<br><br>Trash enclosures shall be masonry with steel gates to match building architecture. | |
| Applicant Response | Alm2s Response: The synthetic stone veneer has been updated to a charcoal-colored brink veneer and the project now has only three primary materials with stucco, brick and metal panels. More glazing/windows have been incorporated on Buildings 1 and 6 to provide more activation along Harmony Road.<br>RMS Response: Will remain as stucco to match buildings. | |
| Notes 7.10 | | |
| **Item 9** | **Pedestrian connections.** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | Building 1 is missing a connection from the public sidewalk along Harmony to the entrance. | |
| Applicant Response | RMS Response: The sidewalk connection on the west of the entry drive is the safest route into the site to avoid the truck and loading area on Building 1. Pedestrian would then cross over to the front of Building 1 at the south end of entry drive. Sidewalk along RIRO on west side will be constructed with Phase 1. | |
| Notes 7.10 | | |
| **Item 10** | **Site Layout** | **Resolved?**<br>☒ YES<br>☐ NO |
| Notes | Building 6 would provide better activation and visual interest on the corner of Harmony Road and Tailholt, whereas Building | |

| | | |
|---|---|---|
| | 1 might be better suited where Building 6 is located. Is there a way to flip these two buildings? | ☐ SEE ATTACHED |
| Applicant Response | RMS Response: The building are set to provide truck area for the tenant of building 1 that is looking for primary corner of the site. The tenant would be part of Phase 1 development and therefore needs to be on the NE corner. | |
| Notes 7.10 | | |
| **Item 11** | **Plat** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Eliminate building footprint outlines from the plat map. | |
| Applicant Response | Response: Easement exclusion areas are for blanket easements and areas must be excluded for buildings. | |
| Notes 7.10 | | |

## Civil Engineering – Chris Messersmith & Amber Messersmith , P.E , Colorado Civil Group,

| | | |
|---|---|---|
| **Item 1** | **Please see attached Memo and Redlines** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Engineering Comment Memo & Redlines are included in the dropbox link: https://www.dropbox.com/scl/fo/h4a9t1f71pg5ah2e4atgu/h?rlkey=dg4xxid5i55s9svp2cw7l5wnz&dl=0 | |
| Applicant Response | Response: Acknowledged, see responses on PDFs | |
| Notes 7.10 | CCG Response: Refer to Memo and Redlines dated August 8, 2023 provided in dropbox link above. | |
| Notes 9.21 | CCG Response: See dropbox link above for comments and redlines. Our remaining comments are minor and technical in nature; therefore, Engineering has no objections to the application proceeding to Planning Commission. | |
| **Item 2** | **Auxiliary Lanes/Intersection** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes 7.10 | ~~Engineering understands that the Town has submitted an amendment to the E Harmony Road Access Control Plan to Weld County for the proposed RIRO intersection.~~ Please submit a simple variance request for the ~~RIRO intersection spacing, the~~ two (2) right turn lanes on E Harmony Road, and the three (3) turn lanes on Tailholt Avenue. The variance request shall state what is required per the TMP, what is being proposed, and the reasoning (i.e., posted speed limit, site restrictions, etc.) | |

| | | |
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| Applicant Response | Response: Variance request sent to Town on July 6, 2023. | |
| Notes 7.10 | CCG Response: Variance Letter provided on July 6, 2023 was for the RIRO only. | |
| Notes 9.21 | CCG Response: Changes were made to the striping on Tailholt Avenue for the two (2) northbound turn lanes to meet criteria. A variance letter request was submitted for the two (2) right turn lanes on E Harmony Road and one (1) turn lanes on Tailholt Avenue. The variance request is acceptable to Engineering. | |
| **Item 3** | **E Harmony Rd** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | The curb, gutter, and sidewalk should be extended west to 3rd Street for pedestrian connectivity to Franklins Place. E Harmony Road is classified as the General Urban Zone Arterial (T4) Streetscape section per the East Harmony Road/WCR 74 and 1st Street/WCR 23 Corridor Plan and a Major Arterial per the Severance Transportation Masterplan. The vertical curb & gutter shall be installed 40 feet south of the centerline (section line) as shown. This 40-foot offset shall extend west past the RIRO porkchop island. The north flowline of the RIRO porkchop island should be installed 40 feet south of the centerline (section line). This will allow the RIRO porkchop island to remain without modification when E Harmony Road is widened in the future.<br><br>Town Response at staff meeting 6/26/23: We need to accommodate the RIRO that is the change. Compliant to TMP, don't want to move the pork chop island. Improvements that would last. Developer would do geometry and Town would do signal. Town will have further conversation. May be next week on answer. | |
| Applicant Response | Response: Updated flowline to 40' from section line. | |
| Notes 7.10 | CCG Response: Item #3 has been addressed. | |
| **Item 4** | **E Harmony Rd - RIRO** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | The RIRO porkchop island must prevent vehicles from making a left on E Harmony Rd. Since there is no center median on E Harmony Rd., the porkchop island must extend to the east. The right turn deceleration lane for the RIRO does not meet the TMP for a speed limit of 25 mph.<br>Staff Meeting 6/26/23 How far does right out need to extend? Chris will ask Eli and get back to us. Example geometry would be good. Site was designed that RIRO not needed for fire. | |
| Applicant Response | Response: Updated flowline to 40' from section line. Increased radii on RO to point vehicles further east. | |
| Notes 7.10 | CCG Reponse: Item #4 has been addressed. | |

| | | |
|---|---|---|
| **Item 5** | **Site Plan, Cover** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | A Water Dedication Table is required, see redlines. More information from the Utility Report is required to complete this table. | |
| Applicant Response | Avant Response: Provided to RMS for site plan<br>RMS Response: Added to site plan | |
| Notes 7.10 | CCG Reponse: Refer to minor redlines. Water Dedication needs to be reviewed by the Community Development Director and Town Management. | |
| Notes 9.21 | CCG Reponse: Minor redlines have been addressed. Water Dedication needs to be reviewed by the Community Development Director and Town Management, see Comment #9. | |
| **Item 6** | **Final Drainage Report** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Notes | ~~Storm Drain A that was installed with the Tailholt Subdivision Second Filing was designed to handle 11.4 cfs at the flared end section inlet on the west side of Tailholt Avenue where the new STMH A is proposed. This development proposes a release rate from Detention Pond A of 11.4 cfs, which is the design capacity of Storm Drain A. Storm Drain A also needs to be able to handle the flow from Basin OS1 and the flow from the north side of E. Harmony Road. It does not appear that the total flow will be able to be conveyed in Storm Drain A mentioned above. An analysis will need to be prepared showing the travel path of the excess flow to ensure safe conveyance to Franklin Lake to confirm that there will be no adverse effect on the downstream landowners on both sides of E. Harmony Road as required in Section 18 of the Town of Severance Ordinance No. 2022-13. This shall include the large agricultural field north of Franklins Place. This analysis can be simple, but it does need to be documented. The Final Drainage Report for Old Town Improvements - Phase 2 is included with this comment letter which identifies the Detention Pond release rate in the northeast quadrant of E Harmony Road – 3rd Street intersection.~~ | |
| Applicant Response | Response: Demonstrated that we are reducing runoff from site by overdetaining, which will benefit the drainage downstream. | |
| Notes 7.10 | CCG Reponse: Refer to comments in memo & redlines in Final Drainage Report. | |
| Notes 9.21 | CCG Reponse: Item #6 has been addressed. Refer to comments in memo & redlines in Final Drainage Report for minor items. | |
| | | |

| **Item 7** | **Utility Report, Wastewater** | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
|---|---|---|
| Notes | Franklin Place wastewater will ultimately be collected by the Town of Severance Interceptor and treated at the Town of Windsor Wastewater Treatment Facility. ~~The Interceptor is currently operating at 29.2% - 38.5% of its capacity and can serve Franklins Place.~~ | |
| Applicant Response | Response: Acknowledged | |
| Notes 9.21 | CCG Response: The Interceptor is currently operating at 44.0% (Average Day) – 56.9% (Max Day) of its capacity and can serve Franklin Place. The wastewater generated from this project is estimated to the 9,945 gallons per day (GPD) or approximately 1.0% of the Interceptor capacity. | |
| **Item 8** | **Utility Report, Usage** | **Resolved?**<br>☒ YES<br>☒ NO<br>☐ SEE ATTACHED |
| Notes | ~~The water usage and sanitary contribution for the commercial buildings appears to be based on City of Greeley criteria. The assumed usage is for retail/office space only. Will all 6 commercial buildings be retail/office? If not, the commercial water usage needs to be broken out for each of the 6 buildings with the Type of Commercial Use listed (Retail, Restaurant, Daycare, Laundry, etc.). For known tenants (i.e. ACE Hardware, etc.) water usage should be based off of actual water usage from a similar sized tenant. Submit the monthly water usage records for 2020-2022 for similar tenants/businesses with their location and building square footage. The applicant shall also identify if irrigation is included in the water usage records for similar tenants. The Town may be able to provide water records for a multi-use commercial building if requested by the applicant. We need the total estimated water usage/demand in gallons/year for each building for the Town to verify water dedication calculations.~~ | |
| Applicant Response | Response: Requested actual water usage. Provided estimates based on City of FC water fee form. | |
| Notes 7.10 | CCG Response: Information submitted by Applicant is generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management. | |
| Notes 9.21 | CCG Response: Item #8 has be addressed. Refer to comments in memo & redlines in Utility Report.<br>The utility usage Information submitted by Applicant is generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management. | |
| **Item 9** | **Utility Report, Water Dedication** | **Resolved?**<br>☒ YES<br>☐ NO |
| Notes | The Town's water dedication is based on Equivalent Residential Units (ERU) and the associated water meter size. One (1) Equivalent Residential Unit (ERU) provides a maximum | |

| | | |
|---|---|---|
| | of 205,000 gallons/year. Engineering will confirm how many ERU's the total average demand equates to once the Applicant clarifies the commercial uses and demands. We will confirm the required number of ERU's to be dedicated to the Town once the Applicant provides the water service sizing calculations for the meter size(s). Refer to Site Plan comments for Water Dedication Table. Town Management will make the final decisions regarding water dedication requirements. | ☐ SEE ATTACHED |
| Applicant Response | Response: Provided info on Water Dedication Table | |
| Notes 7.10 | CCG Response: Information submitted by Applicant is generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management. | |
| Notes 9.21 | CCG Response:<br>For Lot 1, the calucated ERU amount based on estimated usage is 15.28 and the required ERU's is 17 based on water meter size. For Lot 2, the calcuated ERU amount based on estimated usage is 2.43 and the required ERU's is 2.5 based on water meter size.<br>Water Dedication Information submitted by Applicant and show in the Utility Report and the Site Plan Set Cover Sheet are generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management. | |

## Traffic Engineering – Eli Farney, P.E, PTOE, JR Engineering, LLC

| **Item 1** | **Traffic Impact Study** | **Resolved?** ☒ YES ☐ NO ☒ SEE ATTACHED |
|---|---|---|
| Notes | See attached Traffic Impact Study with redlines, additional information is needed. | |
| Applicant Response | Rollins Response: | |
| Notes 7.10 | | |

## Town Attorney – Keith Martin, Attorney, Hayashi & Macsalka, LLC

| **Item 1** | **Final Plat** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
|---|---|---|
| Notes | *See* annotated plat for specific comments. | |
| Applicant Response | Response: Acknowledged, see responses on PDF | |

| | | |
|---|---|---|
| Notes 7.10 | See annotated plat for specific comments. Prior comments to plat from 1st submittal not addressed. Final plat approval must be conditioned upon Town Council adoption of ordinance vacating ROW. | |
| Notes 9.21 | No further comments on plat, itself, but please note that plat approval must be conditioned upon successful street vacation. | |
| **Item 2** | **DRAFT Dec of CC&R's** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | Clearly meant for Lot 1 only and in the context of a condominium type common interest community. That's fine, but this plat is for a simple subdivision, not the establishment of land as a common interest community. So, the CC&R's presumably will be recorded at or contemporaneously with the condo plat map. Thus, when it comes time for the applicant to condominiumize the commercial buildings on Lot 1, then the TAO will review the Dec in conjunction with the condo plat map. | |
| Applicant Response | Owner Response: Noted. | |
| Notes 7.10 | No further comments to Draft Dec of CC&R's. | |
| **Item 3** | **Water Rights Dedication** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | If no prior dedication can be allotted to this development, water rights will need to be dedicated to allow the Town's water enterprise to adequately serve the proposed subdivision. (See Civil Engineering Comment #10 and Town Planner Comment #5 - AKB) | |
| Applicant Response | Owner Response: Refer to above comment on water dedication. | |
| Notes 7.10 | | |
| Notes 9.21 | Mechanics of dedication and contingencies for surplus/shortfalls still need to be discussed and flushed out. TAO recognizes bnoth the difficulty of having to determine dedication requirement when specific business tenant uses are unknown as this time as well as the attendant financial impact on propospective business tenants resulting from dedicating water rights in such amounts up-front. However, determining water dedication requirements based on projections, requiring up-front dedications, and requiring true-ups later on, after plat approval, because water dedications are really just estimates, are pretty typical SOP's for this line of work. So, it's up to the Town to decide to what extent it wants to deviate from these SOP's. That said, nothing in the LUC prevents the parties from thinking outside the box on this issue. Notably, owner is proposing phased development of on-site improvements per SDP. E.g., Phase 1 will encompass Blds 1-3. One option to consider is possibly phasing the water dedications per Owner's propsed phasing plan, rather than | |

| | | |
|---|---|---|
| | the standard framework, which is everything up front based on the water projection, and then deal with excess/shortfalls on the back end. The phased water dedication framework would obviously be subject to the caveat that for each such phase, the applicant must at a minimum dedicate water rights of a sufficient legal priority to provide for each building an average annual and firm annual yield equal to some amount—e.g., that amount could be the value set forth in the water dedication summary table in shown on the cover sheet of the SDP. Another caveat is that building permits shall be available only to the extent of the water rights actually received. | |
| **Item 4** | **Subdivision Development Agreement** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | TAO will work with applicant to prepare and finalize a subdivision development agreement prior to scheduling of hearings on final plat. | |
| Applicant Response | Owner Response: Noted. | |
| Notes 7.10 | TAO will need to confer with Staff on recent edits to form SDA made by applicant. | |
| Notes 9.21 | TAO will need to confer with Staff on applicant replies to Staff responses to applicant's proposed edits to form SDA. Also, TAO anticipates the parties will need to meet to discuss a few concepts put forth in the SDA. In sum, the SDA is not in final form. | |
| **Item 5** | **Site Plan** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | See annotated site plan for specific comments. | |
| Applicant Response | RMS Response: Redlines responses on PDF comments. | |
| Notes 7.10 | No further comments on site plan. | |
| Notes 9.21 | See comment about phasing or deferring water dedication requirement coterminous with applicant's proposed phasing plan for commercial buildings and other on-site improvements. | |
| **Item 6** | **Reservation** | **Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED |
| Notes | TAO reserves the right to renew or make new or additional comments after resubmittal or based on other referral agency comments. | |
| Applicant Response | RMS Response: Noted. | |

## Public Works – John Zacklene, Public Works Director, Town of Severance

| | | |
|---|---|---|
| **Item 1** | **Site Plan** | |

| | | |
|---|---|---|
| Notes | Will there be some kind of wall to separate homes from businesses 5&6? | **Resolved?**<br>☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Applicant Response | RMS Response: Please note plans with 6' privacy fence location and landscape elements planted along the buildings for screening. | |
| Notes 7.10 | | |

## Police - Chief Gerdeman, Chief of Police, Severance Police

| **Item 1** | **No Comment** | **Resolved?** |
|---|---|---|
| Notes | No Comment at this time. | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Applicant Response | RMS Response: Noted | |

## Building Department– – Russ Weber, Chief Building Official, SAFEbuilt

| **Item 1** | **No Comment** | **Resolved?** |
|---|---|---|
| Notes | No Comment | ☒ YES<br>☐ NO<br>☐ SEE ATTACHED |
| Applicant Response | RMS Response: Noted. | |

Please revise the plans accordingly and respond to all of the above action items in the **Applicant Response** boxes provided at your earliest convenience.

Once the project is resubmitted it will be referred out as necessary and any outstanding issues will be addressed with a comment response.

If you should have any questions, please contact me at 970-692-1556, or email.

Thank you,



**Abdul Barzak**

Town Planner
abarzak@townofseverance.org
Town of Severance
3 South Timber Ridge Parkway
PO BOX 339
Severance, CO 80546
970-692-1556

**From:** Karen Hessler
**To:** Nicholas Wharton; Lindsay Radcliff Coombes
**Subject:** Citizen Letter to add to Franklin Place Packet
**Date:** Monday, December 4, 2023 2:50:11 PM

**Caution:** This is an external email and may have a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your OnixIT at support@onixit.com or (970) 223-0300.

Dear Nick & Lindsay -

Please include the following citizen letter with the upcoming Town of Severance Board Meeting packet for next week when Franklin Place will be reviewed.

_____

Dear Mayor Fries & Town Council Members:

Please accept this letter of citizen response and request regarding the Franklin Place Plan/Final Plat. As you may be aware, our home at 405 3rd Street is directly adjacent to Franklin Place, and we have spoken before at the Town Council Meetings about our concerns regarding this development. We want to first thank the Mayor and Councilmembers for listening to our previous concerns, as well as the Town Staff for their diligent work on this project to make it one that will serve the Severance citizens while respecting the surrounding communities that are housing districts and single family homes, not town core, regardless of the zoning.

The existing plan will clearly provide much needed commercial areas to Severance. Our only request would be that the available parking in this site plan be further encouraged by not allowing any parking between 3rd and 4th streets along Ruth Avenue. This is a small and relatively narrow roadway that will be dangerous if cars park along the side of the road in order to access the eastern buildings of Franklin Place. When cars are parked along this short stretch of roadway, it is difficult if not impossible for traffic to move through. We have spoken to our neighbor on the corner of Ruth and 3rd, and they agree that allowing any parking along this road would be dangerous. There are multiple children that play in the neighborhood and are not always cognizant of the traffic, moving into the roadway. The possibility for parked cars to further block vision of drivers of these children is indisputable. In addition, the bus for Severance schools picks up on the corners of Ruth & 3rd. Although this only occurs 2 times a day, it provides a prime example of how the increase in parked cars and traffic movement would be dangerous.

The parking along 4th street may also become an issue. Our property runs around the corner to the Butt's residence, or start of the new Tailholt subdivision. We are concerned that if parking is allowed along 4th street, we won't be able to access our own driveway and/or gate. We would ask that the board also consider no parking along 4th street as well due to the neighborhood atmosphere, and citizens living in Tailholt needing to park temporarily to pick up their mail from the mailbox at the south end of 4th street.

Thank you for considering these requests as you consider the Franklin Place Plan. We are appreciative of the time and attention you've each spent on reviewing the plans and considering community input.

Japheth and Karen Hessler
405 3rd Street
Severance, CO
(970)215-5594 (cell)

# FINAL SITE PLAN:
# Franklin Place

*LEGAL DESCRIPTION*
*LOTS 1 AND 2, FRANKLIN PLACE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO*

## Land Use Information

GENERAL LAND USE DATA

| | |
|---|---|
| ZONING | TOWN CORE |
| EXISTING LAND USE | VACANT & TWO EXISTING SINGLE FAMILY STRUCTURES |
| PROPOSED LAND USE | COMMERCIAL AND PUBLIC ASSEMBLY FACILITY |
| LOT 1 (COMMERCIAL) | 7.70 ACRES \| 335,273 SF |
| LOT 2 (PLACE OF WORSHIP/REC NO POOL)) | 3.07 ACRES \| 133,761 SF |
| REQUIRED SETBACKS | DETERMINED DURING PLATTING/SITE PLAN |
| PROPOSED SETBACKS (MINIMUM) | FRONT (HARMONY) = 40'-0" , SIDE = 15'-0", REAR = 64'-0" |

PROPOSED PROJECT LAND USE DATA

LOT 1 (FULL BUILD OUT)

| PROPERTY /R.O.W. IMPROVEMENTS | SITE AREA (AC) | SITE AREA (SF) |
|---|---|---|
| BUILDINGS | 1.62 | 70,812 |
| PARKING / DRIVE AISLES / LOADING AREA | 2.87 | 124,935 |
| LANDSCAPE AREA (turf, shrub beds, detention seeding,playground) | 2.41 | 104,979 |
| CONCRETE WALKS / PLAZAS | 0.79 | 34,435 |

LOT 2 (FULL BUILD OUT)

| PROPERTY IMPROVEMENTS | SITE AREA (AC) | SITE AREA (SF) |
|---|---|---|
| BUILDING | 0.32 | 13,799 |
| PARKING AND DRIVE AISLES | 1.05 | 45,560 |
| LANDSCAPE AREA (turf, shrub beds, detention seeding, playground) | 1.48 | 64,468 |
| CONCRETE WALKS / PLAZAS | 0.21 | 9,230 |

COMMERCIAL BUILDINGS

| NAME | STATUS | AREA(GROSS) | MAX. HEIGHT | USE |
|---|---|---|---|---|
| BUILDING 1 | NEW | 22,558 SF | 23'-9" | RETAIL/RESTAURANT |
| BUILDING 2 | NEW | 7,540 SF | 20'-0" | CHILD CARE |
| BUILDING 3 | NEW | 6,421 SF | 20'-11" | RETAIL/RESTAURANT |
| BUILDING 4 | NEW | 10,101 SF | 21'-7" | RETAIL, RESTAURANT |
| BUILDING 5 | NEW | 7,101 SF | 22'-1" | RETAIL, OFFICE |
| BUILDING 6 | NEW | 16,247 SF | 24'-1" | RETAIL, OFFICE, RESTAURANT |
| TOTAL | | 69,968 SF | | |

PUBLIC ASSEMBLY FACILITY BUILDING

| NAME | STATUS | AREA(GROSS) | MAX. HEIGHT | USE |
|---|---|---|---|---|
| BUILDING 7 | NEW | 13,830 SF | 28'-0" | PLACE OF WORSHIP OR RECREATION (NO POOL) |
| TOTAL SEATS 339 | | | | |

VEHICLE PARKING

LOT 1: COMMERCIAL (FULL BUILD OUT)

| | | | |
|---|---|---|---|
| SHOPPING CENTER | 58,812 | 1 SPACE / 250 SF | 236 |
| RESTAURANT | 12,000 | 1 SPACE / 200 SF + 1 SPACE / 2 EMPLOYEES | 70 |
| CHILD CARE | 6,000 | 2 SPACE / 1,000 SF | 12 |
| TOTAL REQUIRED VEHICLE SPACES | | | 318 |
| TOTAL PROVIDED VEHICLE SPACES | | | 326 (+8) |

LOT 2: PUBLIC ASSEMBLY FACILITY

| | |
|---|---|
| 1 SPACE / 3 SEATS | |
| TOTAL REQUIRED VEHICLE SPACES | 113 |
| TOTAL PROVIDED VEHICLE SPACES | 113 |

BIKE PARKING

| | |
|---|---|
| COMMERCIAL LOT | 25 SPACES |
| PUBLIC ASSEMBLY FACILITY LOT | 18 SPACES |

OPEN SPACE

LOT 1

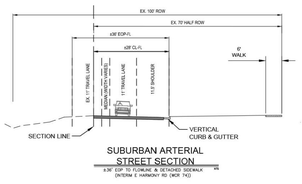
| | |
|---|---|
| REQUIRED | 0.77 AC (10%) |
| PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS) | 2.62 AC (34.1%) |
| DETENTION AREA | 0.65 AC |
| TOTAL PROVIDED | 3.27 AC (42.5%) |

LOT 2

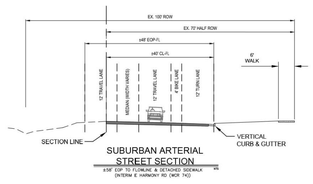
| | |
|---|---|
| REQUIRED | 0.31 AC (10%) |
| PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS) | 0.97 AC (29.4%) |
| DETENTION AREA | 0.73 AC (23.9%) |
| TOTAL PROVIDED | 1.70 AC (55.3%) |

NOTES:
1. REFER TO PHASING PLAN FOR MORE INFORMATION. PHASES 2 AND 3 SHALL BE CONSTRUCTED WITH MARKET DEMAND.
2. PLAN APPROVAL IS NOT IN ANY WAY SYNONYMOUS WITH OR EQUIVALENT TO A LOT OWNER'S CONSENT TO THE CONSTRUCTION OR USE OF ANY ON-SITE PRIVATE IMPROVEMENTS ON SUCH LOT BY THE ADJOINING LOT OWNER; NOR SHOULD THE TOWN'S LAND-USE APPROVALS BE CONSTRUED AS SUCH OR AS CONFERRING ON ONE LOT OWNER ANY RIGHT OR PROPERTY INTEREST IN AND TO THE OTHER LOT OWNER'S PROPERTY; RATHER, ANY REGULATORY APPROVALS THE TOWN MAY GIVE THE PROPERTY OWNER WITH REFERENCE TO DEVELOPMENT OF THE PROPERTY ARE SEPARATE AND LEGALLY DISTINCT FROM OTHER LEGAL OBLIGATIONS OR REQUIREMENTS THAT MAY IMPOSED UPON THE PROPERTY OWNER UNDER EXISTING LAW WHEN SEEKING TO DEVELOP ITS PROPERTY. IF OWNERSHIP OF EITHER LOT CHANGES HANDS IN THE FUTURE, THE TOWN WILL RELY ON THE LOT OWNERS THEMSELVES TO DETERMINE THE BEST COURSE OF ACTION WITH REFERENCE TO THE SHARED USE OF THE DRIVEWAY AND TO REACH A MUTUAL AGREEMENT, IF REQUIRED OR NECESSARY.

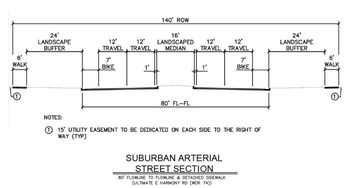
## Street Sections




SUBURBAN ARTERIAL STREET SECTION
±28' EOP TO FLOWLINE & DETACHED SIDEWALK
(INTERIM E HARMONY RD (WCR 74))




SUBURBAN ARTERIAL STREET SECTION
±56' EOP TO FLOWLINE & DETACHED SIDEWALK
(INTERIM E HARMONY RD (WCR 74))

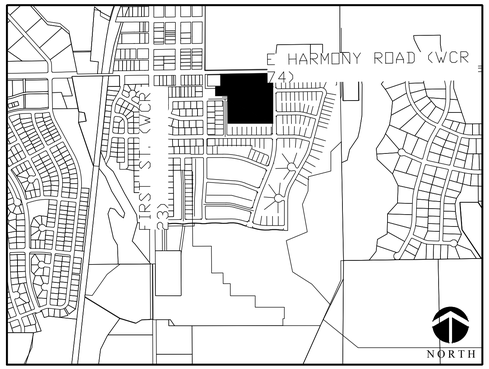



SUBURBAN ARTERIAL STREET SECTION
80' FLOWLINE TO FLOWLINE & DETACHED SIDEWALK
(ULTIMATE E HARMONY RD (WCR 74))

## Zoning Map




## Vicinity Map




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## Water Dedication

*See Water Dedication Requirement Summary Table for the number of equivalent residential units (ERU) of water required for development of lot. No building permits shall be issued unless and until the Town becomes titled owner of all water rights required for development. If, in the future, the actual annual water needs of development exceed the projected water dedication requirement for development, then the Town reserves the right to require Owner to acquire and dedicate additional water rights in an amount to make up for any shortfall and in a form solely determined by the Town.*

| Coverage | Lot # | Area (SF) | Use | Demand Type | Estimated Water Demand (gallons/year) | Water Meter Size | Calculated ERU[1] | Required ERU[2] |
|---|---|---|---|---|---|---|---|---|
| Building 1 | 1 | 22558 | Retail/Restaurant | Domestic In-Building | 731170 | 1.5" | 3.57 | 5 |
| Building 2 | 1 | 7540 | Childcare | Domestic In-Building | 211120 | 3/4" | 1.03 | 1 |
| Building 3 | 1 | 6421 | Retail/Restaurant | Domestic In-Building | 390925 | 1" | 1.91 | 2.5 |
| Building 4 | 1 | 10101 | Office/Restaurant | Domestic In-Building | 632781 | 1" | 3.09 | 2.5 |
| Building 5 | 1 | 7101 | Medical Office | Domestic In-Building | 234333 | 3/4" | 1.14 | 1 |
| Building 6 | 1 | 16247 | Retail/Restaurant | Domestic In-Building | 931595 | 1.5" | 4.54 | 5 |
| Building 7 | 2 | 13830 | Place of Worship or Recreation (no pool) | Domestic In-Building | 497880 | 1" | 2.43 | 2.5 |
| Irrigated Landscaping | N/A | N/A | N/A | Irrigation | 0 | N/A | 0.00 | 0 |
| | | | | | | Total = | 17.71 | 19.5 |

Irrigation is provided by Tailholt Metro. District Non-Potable Water System
[1]Calculated ERU is based on One (1) ERU equal to 205,000 gallons/year
[2]Required ERU per SMC 13-1-120

## PROJECT BENCHMARKS

PROJECT DATUM: NAVD 88

BENCHMARK #1:
NGS BM Q136
Elevation = 4767.88

BASIS OF BEARINGS
The West line of the Southwest Quarter of Section 1 as bearing North 00° 16' 26" West.

## PROJECT TEAM

TJB Partners, Inc
Sam Case, President
2120 South College Avenue
Fort Collins, CO 80525

Russell + Mills Studios
Shelley LaMastra, RLA
141 S. College Avenue, Suite 104
Fort Collins, CO 80524
(970) 484-8855

Avant Civil Group, LLC
Danny Weber, PE
1337 Riverside Ave, Unit 2
Fort Collins, Colorado 80524
(970)305-3534

Northern Engineering Services, Inc.
Bob Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

Earth Engineering Consultants, LLC
David A. Richer, PE
4396 Greenfield Drive
Windsor, Colorado 80550
(970) 224-1522

## Signature Blocks

**OWNER APPROVAL**
THE UNDERSIGNED OWNER HAS REVIEWED AND APPROVES THE PROPOSED IMPROVEMENTS SHOWN IN THIS SET OF DRAWINGS.

REVIEWED THIS _____ DAY OF _____, 20___.

_____
OWNER

**TOWN ENGINEER'S REVIEW**

REVIEWED THIS _____ DAY OF _____, 20___.

_____
TOWN ENGINEER

**TOWN PLANNING REVIEW**

REVIEWED THIS _____ DAY OF _____, 20___.

_____
TOWN PLANNER

**WINDSOR SEVERANCE FIRE RESCUE APPROVAL**

REVIEWED THIS _____ DAY OF _____, 20___.

_____
WINDSOR - SEVERANCE FIRE RESCUE

**PLANNING COMMISSION REVIEW**

REVIEWED THIS _____ DAY OF _____, 20___.

_____
CHAIRMAN,
SEVERANCE PLANNING COMMISSION

**TOWN COUNCIL CERTIFICATE**

THIS IS TO CERTIFY THAT THE SITE PLAN WAS APPROVED ON THE _____ DAY OF _____, 20____, BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TWON OF SEVERANCE, HELD ON THIS _____ DAY OF _____, 20____ AND MAY BE FILED WITH THE CLERK AND RECORDER OF WELD COUNTY.

_____ ATTEST: _____
MAYOR TOWN CLERK

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

## FIELD SURVEY

Northern Engineering Services, Inc.
Company Project No. 971-005
Date: July 2015

Northern Engineering Services, Inc.
Company Project No. 971-005
Date: February 2016

Northern Engineering Services, Inc.
Company Project No. 1828-001
Date: March 9, 2021

Northern Engineering Services, Inc.
Company Project No. 110-070
Date: September/November 2017

## SUBSURFACE EXPLORATION

Earth Engineering Consultants, LLC.
Revised Geotechnical Subsurface Exploration Report
Franklin Place – Mixed Use Development
Southwest Corner of East Harmony Road and Tailholt Avenue
Severance, Colorado
EEC Project No. 1212023
Dated April 16, 2021

## UTILITY CONTACT LIST

| SERVICE | COMPANY | CONTACT |
|---|---|---|
| Gas | Atmos Energy | Jerry Adams (970) 304-2075 |
| Electric | Xcel Energy | Cory Thelen (970) 225-7843 |
| Cable | Comcast | John Hamburg (970) 336-6013 |
| Telecom | Lumen | Ken Miller (303) 518-3360 |
| Domestic Water | Town of Severance | John Zacklene (970) 686-1218 |
| Sanitary Sewer | Town of Severance | John Zacklene (970) 686-1218 |

* This list is provided as a courtesy reference only. Avant Civil Group assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCO) at 811 for additional information.

FRANKLIN PLACE


TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525


russell + mills

| REV. | COMMENT | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

FINAL
SITE PLAN

Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name
COVER SHEET

Sheet
1

## A. STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN AND REQUIRED IN THE RELEVANT PERMITS ACQUIRED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
2. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
   a. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
   b. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
   c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
3. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
4. THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.
5. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
6. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
7. TOWN ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE CONTRACTOR SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
8. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
9. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY AS DIRECTED BY THE TOWN/COUNTY/STATE.
10. A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.
11. EROSION CONTROL SHALL CONFORM TO THE EROSION CONTROL REPORT TITLED "EROSION CONTROL REPORT FRANKLIN PLACE", AND THE STORM WATER MANAGEMENT PLAN (SWMP) TITLED "STORM WATER MANAGEMENT PLAN FRANKLIN PLACE".

## B. STREET IMPROVEMENTS NOTES:

1. ALL STREET CONSTRUCTION IS SUBJECT THE STREET IMPROVEMENTS NOTES LISTED HERE.
2. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT IF CONTRACTOR PROPOSES A DIFFERENT PAVEMENT DESIGN THAN SHOWN ON THESE PLANS AND IN THE SPECIFICATIONS). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3. VALVE BOXES AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY.

## C. TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES:

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.
2. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
3. ALL SIGNAGE SHALL BE PER LOCAL ENTITY STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
4. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE EPOXY PAINT WITH GLASS BEADS.
5. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.
6. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
8. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.
9. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE LOCAL ENTITY ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.
10. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
11. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

**Table V - Minimum Pavement Thickness Recommendations**

| | Light Duty Areas | Heavy Duty Areas | Minor Collector Roadways | Major Arterial / WCR 74 |
|---|---|---|---|---|
| 18-kip EDLA | 7 | 15 | 25 | 300 |
| 18-kip ESAL | 51,100 | 109,500 | 182,500 | 2,190,000 |
| Reliability | 75% | 80% | 75% | 90% |
| Resilient Modulus (Based on R-Value=10) | 3562 | 3562 | 3562 | 3562 |
| PSI Loss | 2.5 | 2.2 | 2.2 | 2.0 |
| Design Structure Number | 2.47 | 2.88 | 3.03 | 4.85 |
| Composite Section – Option A (assume Stable Subgrade) | | | | |
| Hot Mix Asphalt | 4" | 5" | 5" | 8" |
| Aggregate Base Course | 7" | 7" | 8" | 13" |
| Structure Number | (2.53) | (2.97) | (3.08) | (4.95) |
| Composite Section with Fly Ash Treated Subgrade | | | | |
| Hot Mix Asphalt | 3-1/2" | 4" | 5" | 7" |
| Aggregate Base Course | 6" | 6" | 6" | 12" |
| Fly Ash or Cement Treated Subgrade (assume half-credit) | 12" | 12" | 12" | 12" |
| Structure Number | (2.80) | (3.02) | (3.46) | (4.90) |
| PCC (Non-reinforced) – placed on a stable subgrade | 5½" | 6" | 6½" | 9 |

***PER GEOTECH REPORT, "SITE SOILS HAVE A LOW TO SEVERE RISK OF SULFATE ATTACK ON PORTLAND CEMENT CONCRETE, THEREFORE, ACI CLASS S2 REQUIREMENTS SHOULD BE FOLLOWED FOR CONCRETE PLACED ON OVERBURDENED SOILS. FOUNDATION CONCRETE SHOULD BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE ACI DESIGN MANUAL, SECTION 318, CHAPTER 4."

## STORM DRAIN NOTES:

1. SEE DETAILS SHEET FOR STORM DRAIN BEDDING REQUIREMENTS.
2. ALL JOINTS FOR PIPE SHALL BE BELL AND SPIGOT USING RUBBER GASKET O-RINGS IN ACCORDANCE WITH ASTM C443.
3. ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TOWN OF SEVERANCES MOST RECENT STORM DRAINAGE DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS. A COPY OF THE SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN.
4. STORM DRAIN PIPE MATERIAL SPECIFICATIONS ARE AS FOLLOWS.:

   REINFORCED CONCRETE PIPE (RCP) - REINFORCED CONCRETE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE CULVERT, STORM DRAIN AND SEWER PIPE" ASTM C-78. LATEST REVISION. SHOP DRAWINGS WILL BE REQUIRED WHEN STEEL PLACEMENT IS DIFFERENT THAN THAT SHOWN OR REQUIRED BY THE APPLICABLE ASTM SPECIFICATION. RCP SHALL BE CLASS III, UNLESS SPECIFIED OTHERWISE, AND OF THE SIZE INDICATED ON THE DRAWINGS. INTERNAL PIPE WALL SHALL BE REASONABLY SMOOTH AND FREE OF DEFECTS. PIPE THAT IS ROUGH OR UNEVEN SHALL BE REMOVED FROM THE JOB SITE.

   HIGH DENSITY POLYETHYLENE PIPE (HDPE) (ADS N-12) - SHALL BE BEDDED WITH CDOT #67, ¾ INCH CRUSHED ROCK, 6 TO 8 INCHES DEEP UNDER THE PIPE AND 12 INCHES OVER THE PIPE, AS PER SECTION 6.2 OF THE TOWN OF SEVERANCE STORM DRAINAGE CRITERIA MANUAL. THE MINIMUM TRENCH WITDTH FOR PIPE EMBANKMENT SHALL BE THE OUTSIDE DIAMETER OF THE TO EXCEED 6 INCHES. COMPACTION MACHINERY SHALL NOT BE USED AROUND FLEXABLE PIPE UNTIL THE BEDDING IS PLACED 12" OVER THE TOP OF THE PIPE.
5. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF ALL POINTS OF CONNECTION AND UTILITY CROSSINGS PRIOR TO INSTALLING ANY STORM DRAIN PIPE. IF A DESIGN MODIFICATION IS REQUIRED IT SHALL BE COORDINATED WITH THE ENGINEER AND APPROVED BY THE TOWN OF SEVERANCE.

## WATER AND SANITARY SEWER NOTES:

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF SEVERANCE'S STANDARD SPECIFICATIONS, LATEST EDITION.
2. ALL OVER LOT GRADING IN THE RIGHT-OF-WAY OR EASEMENT SHALL BE COMPLETED PRIOR TO INSTALLING WATER OR SANITARY SEWER LINES.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 811 BEFORE DIGGING, GRADING OR EXCAVATING.
4. MAINTAIN A MINIMUM OF 10 FOOT HORIZONTAL CLEAR DISTANCE SEPARATION BETWEEN WATER AND SANITARY SEWER MAINS AND SERVICES. WATER MAINS AND SERVICES ARE TO BE LOCATED 18 INCHES MINIMUM ABOVE THE SANITARY SEWER MAIN OR SERVICES. FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS AND THE SANITARY SEWER CANNOT BE LOCATED BELOW THE WATER MAIN OR SERVICE, A CLEAR VERTICAL DISTANCE OF 18 INCHES CANNOT BE MAINTAINED, OR A MINIMUM 10 FOOT HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE TOWN OF SEVERANCE'S INSPECTION SERVICES SHALL BE CONTACTED IMMEDIATELY TO REVIEW THE SITUATION. IF NO OTHER FEASIBLE SOLUTION CAN BE USED TO MAINTAIN THE REQUIRED CLEARANCES, THE SANITARY SEWER SHALL BE ENCASED PER CURRENT TOWN OF SEVERANCE CONSTRUCTION STANDARDS WITH THE ACCEPTANCE OF THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT.
5. IN ALL INSTANCES WHERE A WATER LINE LOWERING IS REQUIRED DUE TO UNFORESEEN FIELD CONDITIONS, A DETAILED DRAWING SHALL BE PROVIDED TO THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT FOR ACCEPTANCE PRIOR TO PERFORMING THE WORK. THE DRAWING SHALL INCLUDE ELEVATIONS OF THE WATER LINE AT ALL FITTINGS AND ELEVATIONS OF THE UTILITY BEING CROSSED. PIPE MATERIAL SHALL BE RESTRAINED DUCTILE IRON PIPE, MINIMUM THICKNESS CLASS 51.
6. WHERE WATER AND SANITARY SEWER LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS. THERE SHALL BE NO OTHER UTILITIES LOCATED HORIZONTALLY WITHIN 10 FEET OF EITHER LINE EXCEPT AT APPROVED CROSSINGS.
7. CONTRACTOR SHALL NOTIFY THE TOWN OF SEVERANCE FIELD CONSTRUCTION SERVICES ONE WEEK PRIOR TO COMMENCING WORK AFTER TOWN ACCEPTED CONSTRUCTION DRAWING DISTRIBUTION AND PRECONSTRUCTION MEETING HELD WITH THE TOWN.
8. CONTRACTOR TO OBTAIN ALL PERMITS, DO ALL EXCAVATION FOR OSHA SAFE TRENCH.
9. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO BE CROSSED BY WATER AND/OR SEWER LINES AT LEAST 24 HOURS PRIOR TO CROSSING TO ENSURE 18 INCH MINIMUM CLEARANCE IF OPEN CUT METHODS ARE USED AND 24 INCH MINIMUM CLEARANCE FOR BORED CROSSINGS. IF VERTICAL CLEARANCE CANNOT BE MET AS SHOWN ON THE DRAWINGS, CONTACT THE DESIGN ENGINEER IMMEDIATELY. HORIZONTAL AND VERTICAL LOCATION OF CROSSED EXISTING UTILITIES SHALL BE RECORDED ON THE AS-BUILT RECORD DRAWINGS.
10. SHOULD ANY VARIATIONS BEFORE OR DURING CONSTRUCTION TO THE WATER MAIN OR SANITARY SEWER COLLECTION SYSTEM DESIGN(S) BE CONSIDERED, NOTICE MUST FIRST BE GIVEN TO THE TOWN'S INSPECTOR TO DETERMINE IF IT NEEDS THE ACCEPTANCE OF THE WATER AND SEWER DEPARTMENT DIRECTOR. IF SO, THE NEW PLAN MUST BE DRAWN AND SUBMITTED FOR ACCEPTANCE TO THE DIRECTOR BY THE DEVELOPER'S ENGINEER 72 HOURS PRIOR TO CONSTRUCTION FOR ACCEPTANCE.
11. THE DEVELOPER SHALL PROVIDE THE TOWN DEVELOPMENT COORDINATOR WITH CERTIFIED AS-BUILT RECORD DRAWING TRANSPARENCIES UPON COMPLETION OF ANY PHASE OF CONSTRUCTION WITH MORE THAN A 30 DAY LAPSE BETWEEN PHASES. NO BUILDING PERMITS FOR CONSTRUCTION OF ANY STRUCTURE WITHIN THE DEVELOPMENT SHALL BE ISSUED BY THE TOWN OF SEVERANCE UNTIL THE AS-BUILT RECORD DRAWINGS HAVE BEEN RECEIVED AND ACCEPTED BY THE TOWN.
12. WATER AND SANITARY SEWER WARRANTY PERIOD WILL NOT BEGIN UNTIL AS-BUILT RECORD DRAWINGS ARE ACCEPTED BY THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT.
13. ALL WATER MAINS, FIRE HYDRANTS, AND SERVICES SHALL HAVE A MINIMUM COVER OF 5.0 FEET AND A MAXIMUM COVER OF 6.0 FEET UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

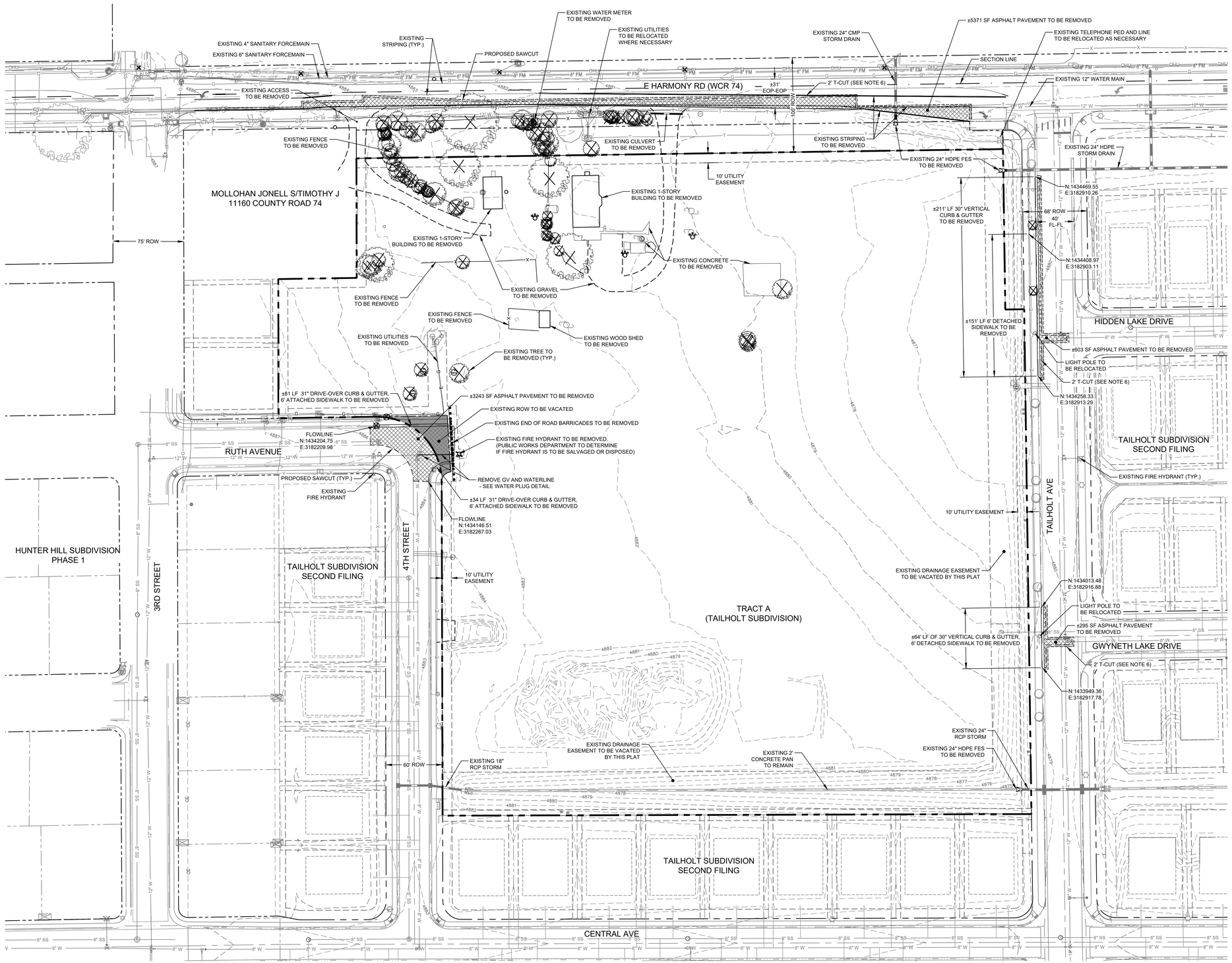
## WATER AND SANITARY SEWER NOTES CONTINUED:

14. ALL WATER MAINS SHALL BE LAID 5 FEET OFF OF THE CENTER LINE ON ALL STREETS UNLESS OTHERWISE SHOWN. IN NO CASE SHALL WATER MAINS BE LAID WITHIN 8 FEET OF THE LIP OF THE GUTTER OR EDGE OF UNPAVED STREET.
15. ALL VALVES ARE TO BE LOCATED AT PROPERTY LINES EXTENDED, OR AS SHOWN.
16. TYPICAL WATER SERVICES SHALL BE ¾" TYPE "K" COPPER AND BE 5 FEET OFF EDGE OF EACH LOT LINE UNLESS OTHERWISE NOTED.
17. ALL NEW WATER MAINS SHALL BE BULKHEADED AND TESTED AND APPROVED PRIOR TO CONNECTION TO THE EXISTING WATER SYSTEM. VALVES WHICH PASS TESTING FOR PRESSURE AND LEAKAGE AT THE TIME OF INSTALLATION AND THE TESTING WAS PERFORMED IN THE PRESENCE OF THE TOWN MAY BE CONSIDERED AS A BULKHEAD.
18. ALL VALVES AT DEAD ENDS SHALL BE RESTRAINED WITH RESTRAINING GLANDS UPSTREAM OF THE VALVE. LENGTH OF RESTRAINT IS SHOWN ON THE DRAWINGS.
19. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLYWRAPPED IN ACCORDANCE WITH AWWA STANDARD C-150.
20. NO POLYVINYL CHLORIDE (PVC) PIPE STORED OUTSIDE AND EXPOSED TO SUNLIGHT SHALL EXCEED THE MANUFACTURER'S RECOMMENDATION EXPOSURE TIME. THIS TIME SHALL BEGIN FROM THE DATE OF MANUFACTURE. IF THE TIME WILL BE GREATER THAN THE MANUFACTURER'S RECOMMENDED TIME THE PIPE SHALL BE COVERED WITH AN OPAQUE MATERIAL. AIR CIRCULATION SHALL BE PROVIDED UNDER THE COVERING.
21. COPPER TRACING WIRE SHALL BE INSTALLED PER TOWN OF SEVERANCE SPECIFICATIONS FOR ALL WATER PIPE.
22. FOR TAPPING PVC C-900 PIPE, A TOWN APPROVED TAPPING SADDLE SHALL BE USED. THE TAPPING MACHINE USED TO MAKE THE CONNECTION MUST OPERATE WITH A CUTTING/TAPPING TOOL WHICH IS CLASSIFIED AS A CORE CUTTING TOOL (EITHER WITH INTERNAL TEETH OR WITH DOUBLE SLOTS) OF THE SHELL DESIGN WHICH RETAINS THE COUPON WHILE PENETRATING THE WALL OF THE WATER MAIN. THE TAPPING MACHINE SHOULD PROVIDE THE STANDARD RATCHET HANDLE ON THE BORING BAR AND SHOULD BE OF THE DESIGN WHERE CUTTING AND TAPPING IS CONTROLLED AND ACCOMPLISHED WITH A FEED-NUT OR FEET-SCREW AND YOKE.
23. ALL BACKFLOW PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE COLORADO CROSS-CONNECTION CONTROL MANUAL, LATEST EDITION, AND AS REQUIRED NECESSARY BY THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT. ALL BACKFLOW ASSEMBLES MUST BE TESTED UPON INSTALLATION AND JUST PRIOR TO END OF WARRANTY PERIOD. OWNER SHALL BE RESPONSIBLE FOR TESTING EACH YEAR THEREAFTER.
24. ALL FIRE HYDRANT LEADS SHALL BE RESTRAINED PIPE.
25. THERE SHALL BE NO WATER METERS IN DRIVEWAYS, PARKING AREAS OR SIDEWALKS.
26. ALL DRY UTILITIES CROSSING WATER AND.OR SEWER MAINS MUST BE ENCASED IN HDPE SDR 11 PIPE ACROSS THE ENTIRE EASEMENT OR RIGHT-OF-WAY WIDTH. THE ENCASEMENT JOINT SHALL BE BUTT FUSED. FLEXIBLE JOINTS ARE NOT ALLOWED.
27. ALL DUCTILE IRON PIPE (D.I.P.) WATER MAINS SHALL BE THICKNESS CL 50 UNLESS OTHERWISE NOTED.
28. THERE SHALL BE NO PERMANENT STRUCTURES, FENCED, OR LANDSCAPING. (PLANTINGS OR BERMS GREATER THAN 3.0 FEET TALL MATURE GROWTH) LOCATED IN EXCLUSIVE WATER LINE AND SEWER LINE EASEMENTS.
29. THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, OR LANDSCAPING (PLANTINGS OR BERMS) PLACED WITHIN A 10.0 FOOT RADIUS OF FIRE HYDRANTS AS CONSTRUCTED.
30. WHERE WATER & SEWER LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS, THERE SHALL BE NO OTHER UTILITIES LOCATED WITHIN 10 FEET OF EITHER LINE EXCEPT AT APPROVED CROSSINGS.
31. ALL SANITARY SEWER SERVICES TO BE STUBBED OUT 10.0' BEYOND PROPERTY LINE . WATER SERVICES SHALL BE INSTALLED TO THE PROPERTY LINE.
32. BEDDING FOR DUCTILE IRON PIPE SHALL BE TYPE 3 AS PER AWWA C-151 STANDARD LAYING CONDITIONS (TOWN OF SEVERANCE STANDARDS CLASS B, SEE DETAIL SHEET 22) UNLESS OTHERWISE SPECIFIED.
33. PVC POTABLE (DOMESTIC) WATER MAIN PIPE SHALL MEET THE FOLLOWING QUALITY STANDARDS: AWWA C-900; CLASS 150 - OR 18 ELASTOMETRIC RING - ASTM D1869 & F477 RING TIGHT JOINT.
34. PVC WATER PIPE SHALL BE INSTALLED USING A CDOT CLASS 8 BEDDING 6 INCHES ABOVE AND 6 INCHES BELOW THE PIPE.
35. INSULATED 12 GAUGE TRACER WIRE SHALL BE AFFIXED TO THE PROPOSED WATER MAINS.
   A. PASS CURRENT THROUGH WIRE AND DEMONSTRATE THAT THE WIRE IS CAPABLE OF LOCATING THE WATER MAINS.
   B. IF WIRE WILL NOT PASS CURRENT LOCATE BREAK IN CIRCUIT AND TEST UNTIL TRACER WIRE WORKS IN ACCORDANCE WITH ITS INTENDED USE.
36. FOR PUBLIC WATER OR SEWER LINES LOCATED IN PRIVATE ROADS OR EASEMENTS: FUTURE REPAIR OF PAVING, LANDSCAPING, OR OTHER IMPROVED SURFACES SUBSEQUENT TO THE REPAIR OF A WATER OR SEWER LINE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE TOWN OF SEVERANCE'S WATER AND SEWER DEPARTMENTS WILL BACKFILL THE TRENCH TO THE SURFACE BUT NOT REBUILD ANY SURFACE IMPROVEMENTS OR REPLACE LANDSCAPING.
37. ALL SANITARY SEWER LINES SHALL BE ASTM D-3034 (PVC SDR 35) UNLESS OTHERWISE NOTED.
38. PVC SEWER PIPE SHALL BE INSTALLED USING A CDOT CLASS B BEDDING 6 INCHES ABOVE & 6 INCHES BELOW THE PIPE.
39. ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 10.0' HORIZONTAL & 18" VERTICAL CLEARANCE FROM PROPOSED OR EXISTING WATER LINES & STORM DRAIN LINES.
40. ALL SANITARY SEWER SERVICES TO BE 6" DIAMETER PVC (SDR 35) UNLESS OTHERWISE NOTED & SHALL NOT HAVE A SLOPE LESS THAN 1%.

## PROJECT GENERAL NOTES:

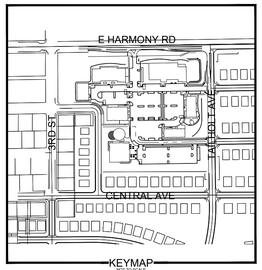
1. THE FOLLOWING SHALL BE FURNISHED WITH EACH BITUMINOUS PAVER:
   A. A SKI TYPE DEVICE AT LEAST 30 FEET IN LENGTH. THIS DEVICE SHALL BE USED ON ALL PASSES AND LIFTS OF BITUMINOUS PAVEMENT PLACED.
2. ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.
3. TYPE OF COMPACTION FOR THIS PROJECT SHALL BE AASHTO T-99 (ASTM D698) (STANDARD PROCTOR) FOR SUBGRADE SOILS AND AASHTO T-180 (ASTM D1557) (MODIFIED PROCTOR) FOR AGGREGATE BASE COURSE.
4. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIALS TO SATISFACTORILY CONTROL DUST AT ALL TIMES, AND AS DIRECTED BY THE TOWN. WATER SHALL BE USED AS THE DUST PALLIATIVE WHERE REQUIRED. THE CONTRACTOR WILL FURNISH AND SPREAD WATER AT NO ADDITIONAL COST TO THE PROJECT.
5. DEPTH OF MOISTURE-CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
   A. FULL DEPTH OF ALL EMBANKMENTS
   B. BASE OF CUTS AND FILLS, 0.5 FT
   C. EXCAVATION AND DIGGING AS REQUIRED FOR THE COMPACTION OF BASES OF CUTS AND FILLS WILL BE CONSIDERED SUBSIDIARY TO THAT OPERATION AND WILL NOT BE PAID FOR SEPARATELY.
6. WHEN EXISTING ASPHALT PAVEMENT IS TO BE REMOVED, IT SHALL BE CUT TO A NEAT WORK LINE WITH A CUTTING WHEEL ATTACHED TO A BLADE, SAW OR OTHER METHOUDS AS APPROVED BY THE ENGINEER. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED AS SUBSIDIARY TO OTHER WORK.
7. ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF OFF-SITE. LOCATION OF DUMP, LENGTH OF HAUL. AND DISPOSAL EXPENSES SHALL BE CONTRACTORS RESPONSIBILITY.
8. THE STREETS ADJACENT TO THE CONSTRUCTION AREA SHALL BE CLEARED OF DEBRIS GENERATED BY THE PROJECT BY THE CONTRACTOR AT THE EARLIEST OPPORTUNITY, BUT IN NO CASE SHALL THE ROADS BE LEFT UNCLEARED AFTER THE COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIAL TO SATISFACTORILY CLEAN THE ROADWAYS AT NO ADDITIONAL COST TO THE PROJECT.
9. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO PROVIDE SITE GRADING IN A MANNER CONSISTENT WITH DEVELOPMENT PLANS REGARDING SITE DRAINAGE. DRAINAGE EASEMENTS SHALL NOT BE RESTRICTED. ON-SITE AND PASS-THROUGH RUNOFF SHALL BE ROUTED TO STREETS. ALONG PROPERTY LINES, AND THROUGH EASEMENTS IN A MANNER WHICH CONTROLS SURFACE RUNOFF.
10. THERE SHALL BE A MINIMUM 12" VERTICAL SEPARATION WHERE UTILITY SLEEVES ARE LOCATED IN THE SAME TRENCH.
11. CONTRACTOR SHALL SUBMIT AS-BUILT INFORMATION TO THE PROJECT ENGINEER TO REVIEW AND PREPARE FINAL AS-BUILT RECORD DRAWINGS.
12. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO THE TOWN OF SEVERANCE CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT. A PERMIT FROM PUBLIC WORKS IS REQUIRED FOR ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH TOWN REPRESENTATIVES BEFORE A PERMIT WILL BE ISSUED.
14. THE CONTRACTOR SHALL NOTIFY CONSTRUCTION SERVICES (970)686-1218 AT LEAST 24-HOURS PRIOR TO THE DESIRED INSPECTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND THE TOWN, OF ANY PROBLEMS IN CONFORMING TO THE ACCEPTED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
16. IT IS THE RESPONSIBILITY OF THE DEVELOPER DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS, OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROCESS OF ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE TOWN, THE MODIFICATIONS PROPOSED BY THE DEVELOPER TO THE ACCEPTED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK. OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR RE-SUBMITTING THE REVISED PLANS TO THE TOWN OF SEVERANCE FOR ACCEPTANCE PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE PROJECT. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS, OR THE ACCEPTED REVISED PLANS, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLAN.
17. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUALLY AND SHALL NOT BE LIMITED TO REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN , ON, OR NEAR THE CONSTRUCTION SITE.
18. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS. OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE GREELEY SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS. ANY MONUMENT THAT MUST BE DESTROYED FOR CONSTRUCTION MUST BE REPLACED. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED SURVEYOR PRIOR TO DISTURBING ANY MONUMENTS.
20. PRIOR TO FINAL PLACEMENT OF SURFACE PAVEMENT, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND CURB LINE, WHEN ALLOWED BY THE UTILITY, SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER, AND SIDEWALK WHEN CONNECTIONS ARE MADE.
21. GEOTECHNICAL SUBSURFACE EXPLORATION REPORT FRANKLIN PLACE - MIXED USE DEVELOPMENT SOUTHWEST CORNER OF EAST HARMONY ROAD AND TAILHOLT AVENUE, SEVERANCE, COLORADO EEC PROJECT NO. 1212023
22. REPRODUCIBLE COPIES OF RECORD DRAWING PLANS SHALL BE SUBMITTED TO THE TOWN OF SEVERANCE PRIOR TO CONSTRUCTION ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
23. ALL WATER, SANITARY SEWER, STREETS AND STORM DRAINAGE SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF GREELEY CONSTRUCTION STANDARDS, LATEST EDITION. ALL REFERENCES TO "CITY OF GREELEY" (IN CONSTRUCTION DETAILS, ETC.) SHALL REFER TO "TOWN OF SEVERANCE".

CALL UTILITY N




50 0 50 100 150 Feet

( IN FEET )
1 inch = 50 ft.




KEYMAP
NO SCALE

## LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING MAJOR CONTOUR — 5015
- EXISTING MINOR CONTOUR — 5013
- EXISTING STORM SEWER
- EXISTING TELEPHONE — T
- EXISTING GAS — G
- EXISTING SANITARY SEWER — SS
- EXISTING WATER — W
- EXISTING ELECTRIC — E
- EXISTING FIBER OPTIC — FO
- EXISTING CABLE — CTV
- EXISTING OVERHEAD UTILITY — OHE
- EXISTING FENCE — X
- ASPHALT REMOVAL (FULL DEPTH)
- ASPHALT REMOVAL (MILL & OVERLAY)
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION BOX
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREES (TO REMAIN)
- EXISTING TREES (TO BE REMOVED)

## NOTES

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
4. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
6. REFER TO T-CUT DETAIL, SHEET 46.

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# FRANKLIN PLACE

## EXISTING CONDITIONS & DEMOLITION PLAN

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

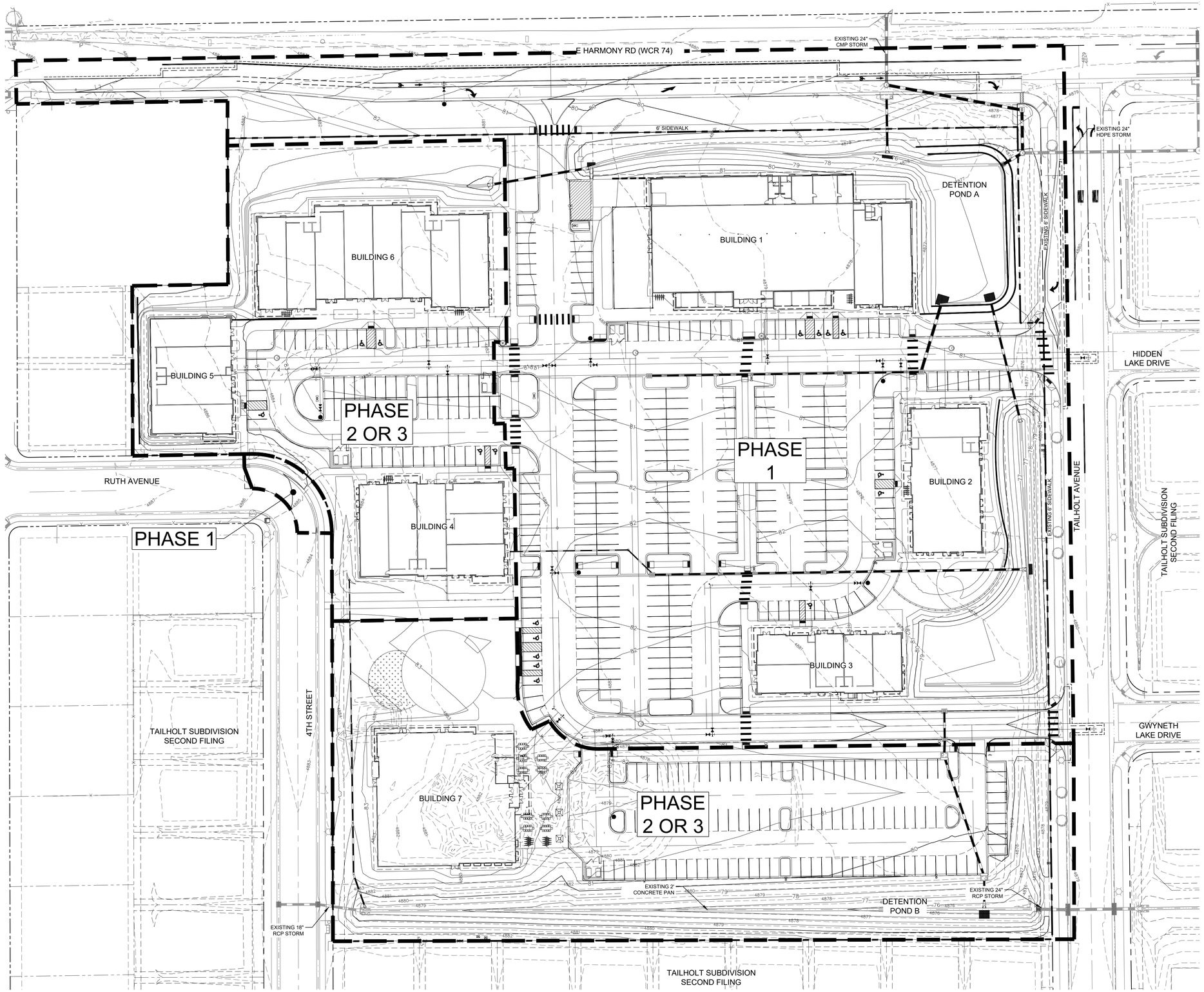
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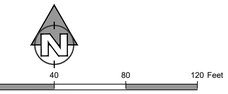
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VERT: N/A

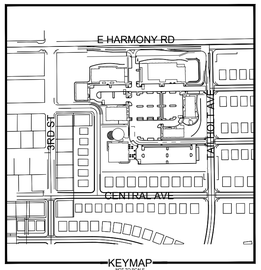
SHEET:
3 OF 78

PROJECT NO. 1828-001

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## LEGEND

- PROJECT BOUNDARY
- PHASE LINE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

## NOTES

1. PHASE LINES SHOWN DELINEATE THE LOTS AND/OR AREAS THAT ARE INCLUDED WITHIN A PHASE. DEPENDING ON CONSTRUCTION SEQUENCING, INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
2. DEPENDING ON CONSTRUCTION SEQUENCING, PREVIOUSLY CONSTRUCTED ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF ASPHALT. FINAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL PATCHING AND STREET REPAIRS SHALL BE IN ACCORDANCE WITH TOWN STANDARDS.
3. THE PHASING DESIGNATIONS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT HAVE ANY RELATIONSHIP TO THE ACTUAL ORDER OF CONSTRUCTION.
4. ALL UTILITIES AND OVERLOT GRADING TO BE PERFORMED WITH PHASE 1.

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# FRANKLIN PLACE

PHASING PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

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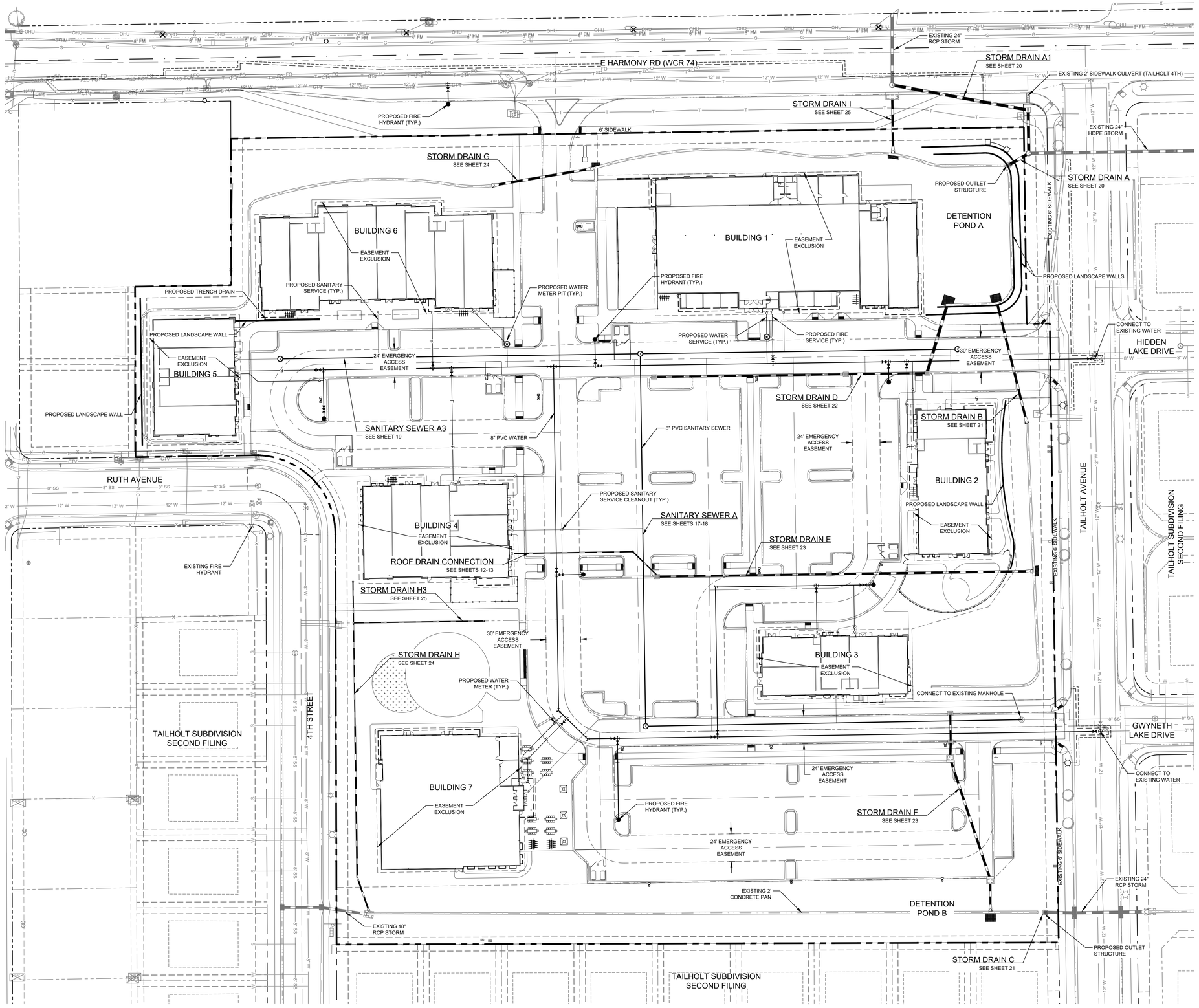
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HORIZ: 1" = 40'
VERT: N/A

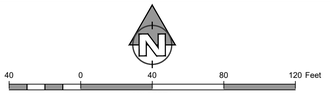
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4 OF 78

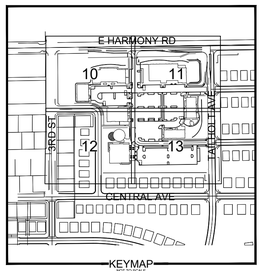
PROJECT NO. 1828-001



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## LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING CABLE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED STREET LIGHT
- EXISTING TELEPHONE PEDESTAL

## NOTES

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL WATER CONSTRUCTION SHALL BE PER CITY OF GREELEY, LATEST EDITION.
3. ALL SEWER CONSTRUCTION SHALL BE PER CITY OF GREELEY SANITARY SEWER DESIGN TECHNICAL CRITERIA MANUAL, LATEST EDITION.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ALL WATERLINES SHALL HAVE 5'-6' FROM FINISHED GRADE TO TOP OF PIPE.
6. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY, EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
7. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
8. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY OF GREELEY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY OF GREELEY STREET REPAIR STANDARDS.
10. ALL MANHOLE RIM ELEVATIONS (EXISTING & PROPOSED) ARE TO BE ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
11. UPSIZE WATER SERVICES 5' PAST WATER METERS.
12. A 20' SECTION OF WATER LINE PIPE SHALL BE CENTERED AT THE UTILITY CROSSING TO ENSURE JOINTS ARE APPROXIMATELY 10' AWAY FROM THE UTILITY CROSSING.
13. WHEN STORM SEWER CROSSES ABOVE POTABLE WATER, STORM SEWER PIPE JOINTS SHALL BE GROUTED A MINIMUM 10' ON EITHER SIDE OF THE CROSSED WATER MAIN.
14. THE DEPTHS OF ALL DRY UTILITY CROSSINGS SHOWN IN PROFILES ARE ASSUMED BASED ON STANDARD BURY DEPTHS, CONTRACTOR SHALL CONFIRM DRY UTILITY LOCATIONS IN THE FIELD PRIOR TO REMOVAL/RELOCATION.

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# FRANKLIN PLACE

## OVERALL UTILITY PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

### CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

### SCALE:

HORIZ: 1" = 40'
VERT: N/A

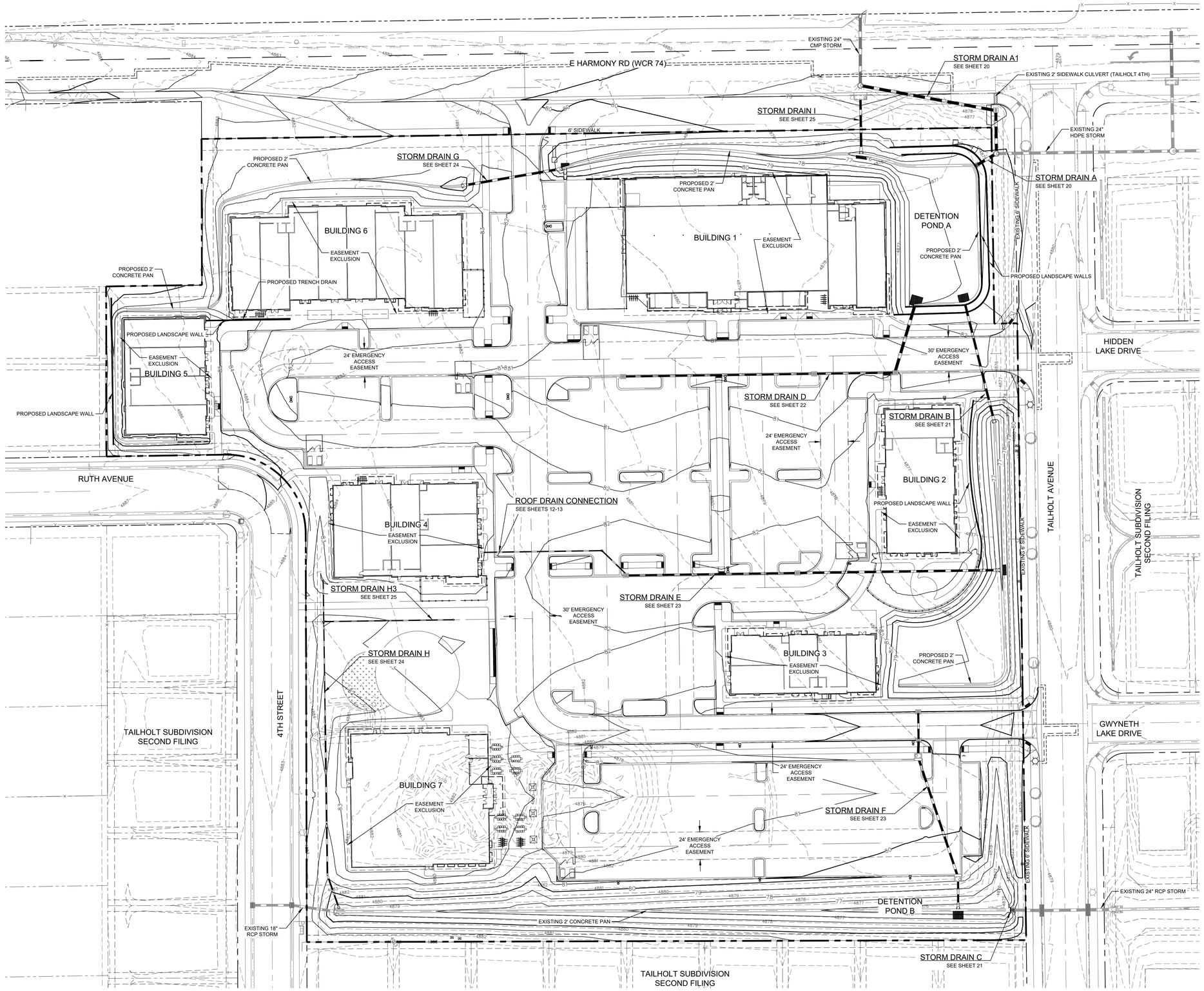
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PROJECT NO. 1828-001

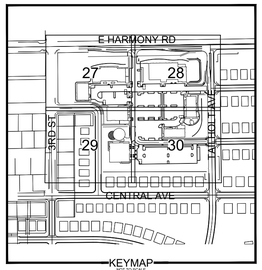


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40 0 40 80 120 Feet

( IN FEET )
1 inch = 40 ft.




KEYMAP
NOT TO SCALE

## LEGEND

- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 95
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 35.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%

## NOTES

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD88.
3. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

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# FRANKLIN PLACE

## OVERALL GRADING PLAN

PROJECT MANAGER: D. Weber

SUBMITTAL DATE: 08/25/23

CAUTION

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SCALE:

HORIZ: 1" = 40'

VERT: N/A

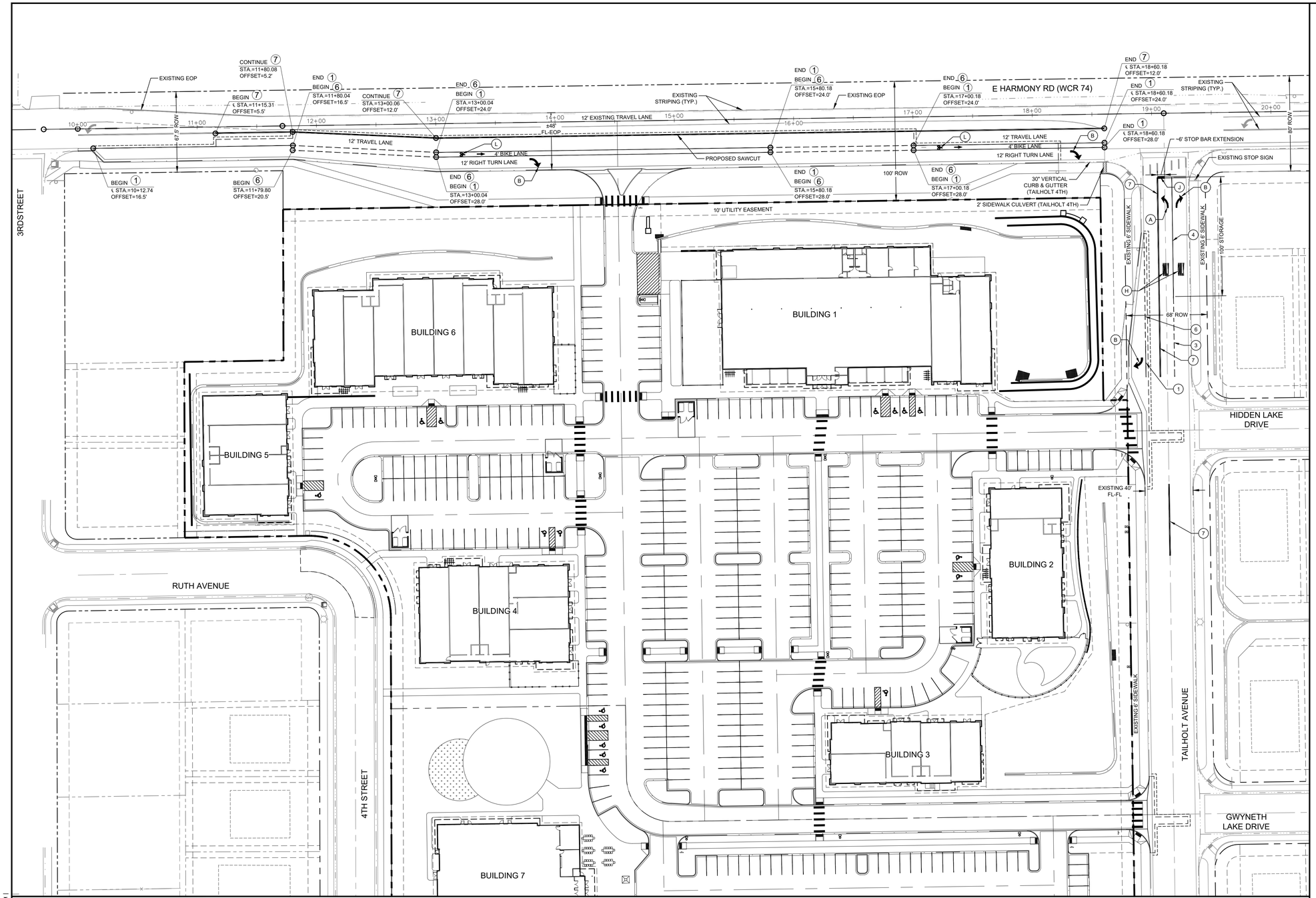
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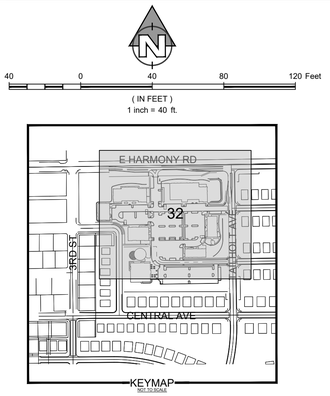
26 OF 78

PROJECT NO. 1828-001



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40 0 40 80 120 Feet
( IN FEET )
1 inch = 40 ft.

## LEGEND

- PROPOSED EDGE OF ASPHALT
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

## NOTES

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO LANDSCAPE PLANS FOR STREET TREE INFORMATION, AND SURVEY DOCUMENTS FOR ADDITIONAL RIGHT-OF-WAY AND EASEMENT INFORMATION.

## STRIPING LEGEND:

(NOTE: ALL ITEMS MAY NOT APPLY TO THIS PLAN)

PAVEMENT STRIPING

1. 4" SOLID WHITE LINE
2. 4" BROKEN YELLOW LINE 10' 30' 10' 30' 10'
3. 8" WHITE DASHED LINE 3' 3' 3' 3' 3'
4. 8" SOLID WHITE LINE
5. 4" SOLID YELLOW LINE
6. 4" WHITE DASHED LINE 3' 3' 3' 3' 3'
7. DOUBLE YELLOW LINE (2) 4" SOLID LINES; 4" APART
8. DOUBLE YELLOW LINE 4" SOLID AND 4" BROKEN; 4" APART
9. WHITE ISLAND CROSS HATCHING
10. YELLOW ISLAND CROSS HATCHING
11. MEDIAN LINE YELLOW 18" WIDE 50' O.C. 45° ANGLES
12. 4" BROKEN WHITE 10' 30' 10' 30' 10'

PAVEMENT MARKINGS

- A. PREFORMED PLASTIC PAVEMENT MARKING LEFT TURN ARROW (15.5 S.F. EA.)
- B. PREFORMED PLASTIC PAVEMENT MARKING RIGHT TURN ARROW (15.5 S.F. EA.)
- C. PREFORMED PLASTIC PAVEMENT MARKING STRAIGHT AND LEFT TURN ARROW (31 S.F. EA.)
- D. PREFORMED PLASTIC PAVEMENT MARKING STRAIGHT AND RIGHT TURN ARROW (31 S.F. EA.)
- E. PREFORMED PLASTIC PAVEMENT MARKING RIGHT AND LEFT TURN ARROW (31 S.F. EA.)
- F. PREFORMED PLASTIC PAVEMENT MARKING TWO WAY LEFT TURN ARROW (31 S.F. EA.)
- G. PREFORMED PLASTIC PAVEMENT MARKING STRAIGHT ARROW (15 S.F. EA.)
- H. PREFORMED PLASTIC PAVEMENT MARKING "ONLY" (22.5 S.F. EA.)
- I. PREFORMED PLASTIC PAVEMENT MARKING "STOP" (22.5 S.F. EA.)
- J. PREFORMED PLASTIC PAVEMENT MARKING 24" WIDE STOP BAR
- K. PREFORMED PLASTIC PAVEMENT MARKING 18" X 9' CROSSING LINE, SEE NOTES
- L. PREFORMED PLASTIC PAVEMENT MARKING BICYCLIST AND ARROW
- M. PREFORMED PLASTIC PAVEMENT MARKING LANE REDUCTION ARROW
- N. PREFORMED PLASTIC PAVEMENT MARKING "LANE ENDS"
- O. PREFORMED PLASTIC PAVEMENT MARKING 18" WIDE WHITE MEDIAN STRIPING

## STRIPING NOTES:

A. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.

B. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.

C. ALL SIGNAGE SHALL BE PER TOWN OF SEVERANCE STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.

D. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.

E. ALL LANE LINES FOR CONCRETE PAVEMENT SHALL BE EPOXY PAINT.

F. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE TOWN OF TIMNATH AND CITY OF FORT COLLINS ENGINEERS PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.

G. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.

H. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

I. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

J. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.

K. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE TOWN OF SEVERANCE ENGINEERS. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.

L. THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.

M. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

N. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD. THE TOWN OF SEVERANCE RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE TOWN OF SEVERANCE DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS).

O. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.

P. STREET NAME SIGNS AT INTERSECTIONS SHALL BE INSTALLED ABOVE STOP SIGNS ON SAME POLE.

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# FRANKLIN PLACE

E HARMONY RD (WCR 74) & TAILHOLT AVENUE
STRIPING PLAN

PROJECT MANAGER D. Weber

SUBMITTAL DATE: 08/25/23

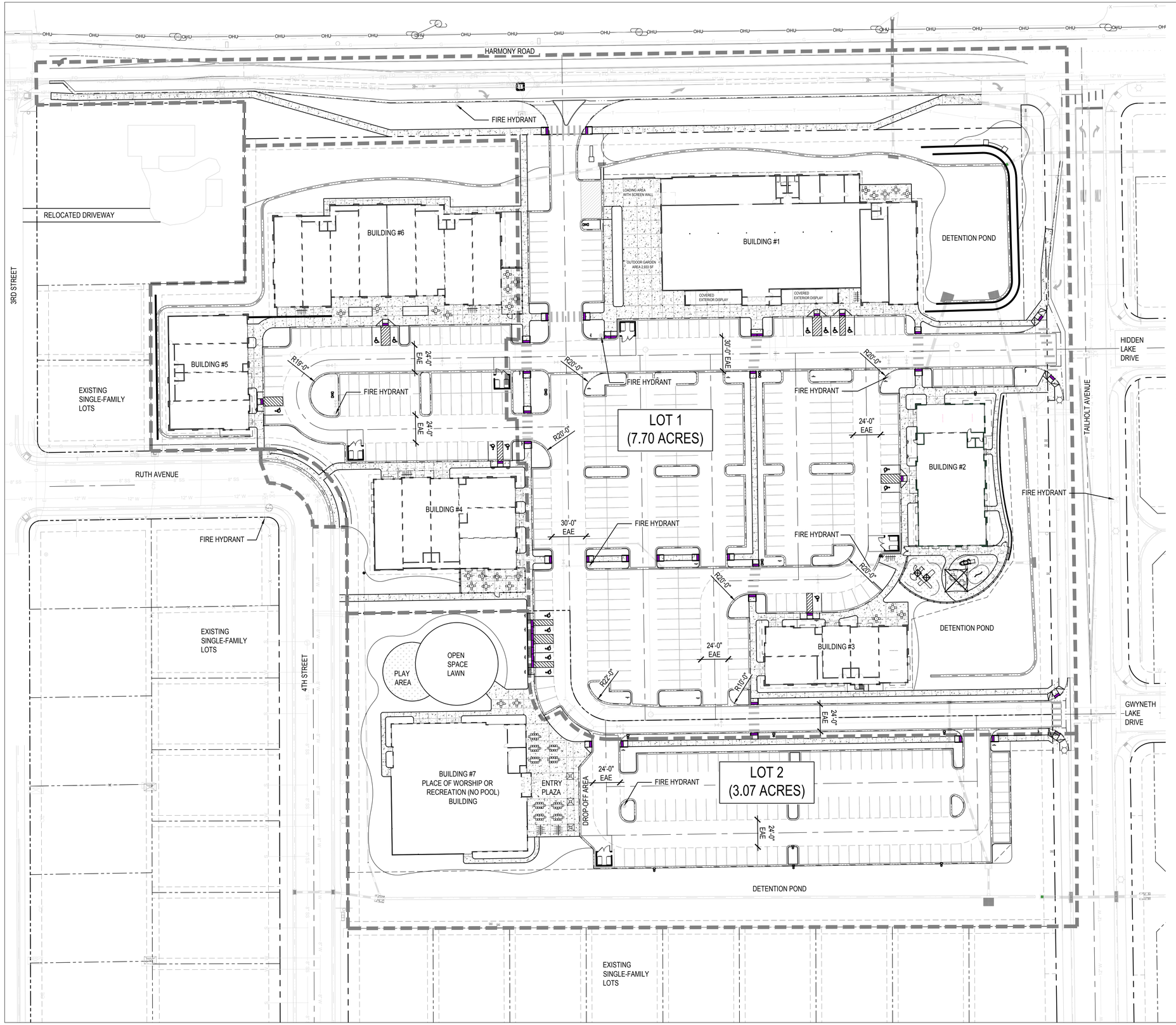
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SCALE:
HORIZ: 1" = 40'
VERT: N/A

SHEET:
32 OF 78

PROJECT NO. 1828-001

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SITE LEGEND:

- PROPERTY / RIGHT-OF-WAY
- LOT LINE
- PHASE LINE
- EASEMENT LINE
- 6' PRIVACY FENCE
- 6' METAL FENCE
- 3'-6" PATIO FENCE
- CONCRETE PAVEMENT
- PLAYGROUND SURFACING
- PATIO TABLE/CHAIRS (BY OWNER/TENANT)
- TRASH AND RECYCLING CLOSURE
- BIKE RACK
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- LIGHT POLE (REFER TO EXTERIOR PHOTOMETRIC PLAN FOR MORE INFO)
- TREE GRATE
- PA — PLANTING AREA
- 'A' STOP SIGN
- 'B' ACCESSIBLE PARKING

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
3. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.

# FRANKLIN PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525

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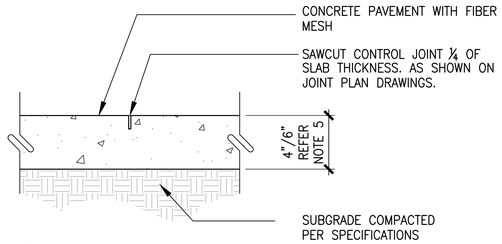
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OVERALL SITE PLAN

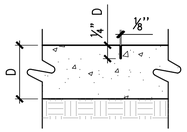
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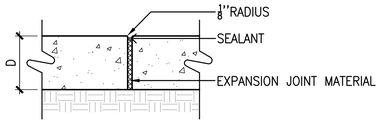



NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).
5. ALL ON SITE CONCRETE TO BE 4", ANY CONCRETE WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6"

## A CONCRETE PAVEMENT
SCALE: N.T.S. DT-PVMT-CONC

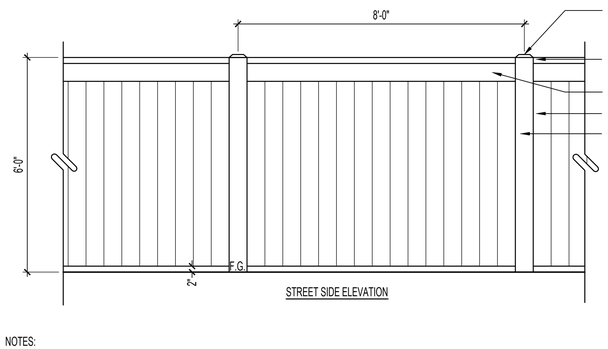



SAWCUT SCORE JOINT




EXPANSION JOINT

## B CONCRETE PAVEMENT JOINTS
SCALE: 1 1/2" = 1'-0"




STREET SIDE ELEVATION

FENCE SECTION

NOTES:
1. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

## C 6' PRIVACY FENCE
SCALE: 1/2"=1'-0" DT-FENC-PRIV



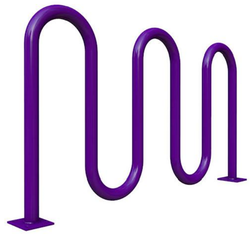
COMPANY: AMERISTAR
MODEL: ECHELON PLUS
COLOR: BLACK
HEIGHT: 6'-0"
TOP STYLE: MAJESTIC
GATES: AS SHOWN ON PLANS WITH LOCKING ABILITY
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS.

## D 6' METAL FENCE
SCALE: NTS DT-FENC-METL-6



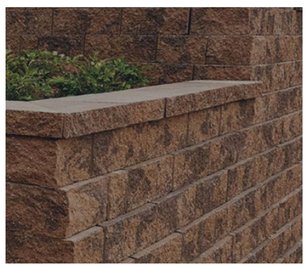
COMPANY: AMERISTAR
MODEL: ECHELON PLUS
COLOR: BLACK
HEIGHT: 3'-6"
TOP STYLE: MAJESTIC
GATES: AS SHOWN ON PLANS
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS.

## E 3'-6" METAL PATIO FENCE
SCALE: NTS DT-FENC-METL-PATIO

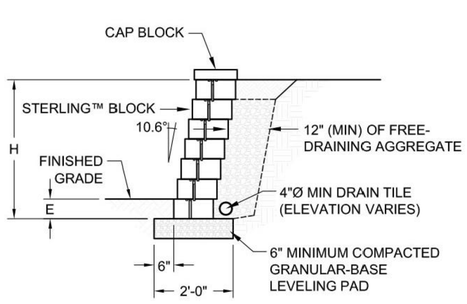


COMPANY: DERO
MODEL: ROLLING RACK
ITEM NUMBER: RR4H (87" - 9 BIKE CAPACITY)
COLOR: FLAT BLACK
MOUNT: SURFACE
CONTACT: 1-888-337-6729
(WWW.DERO.COM)
INSTALL PER MANUFACTURER SPECIFICATIONS.

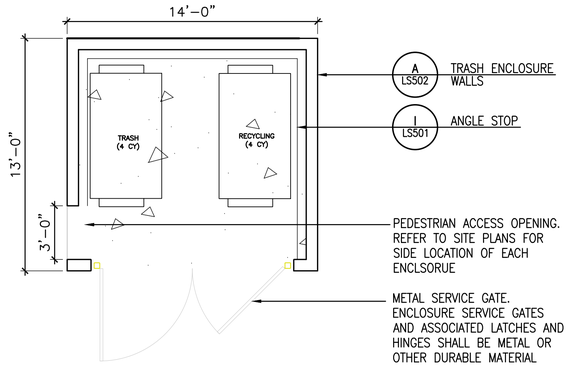
## F BIKE RACK
SCALE: NTS DT-FURN-BIKE-RACK



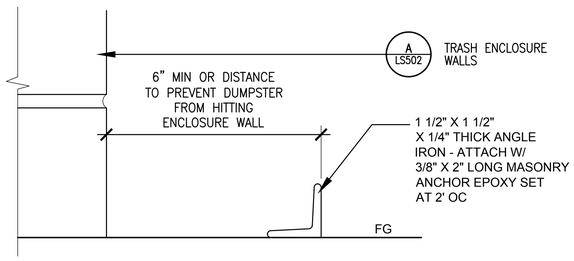
MANUFACTURER: BELGAURD COMMERCIAL OR EQUAL
MODEL: STERLING WALL
COLOR: BY OWNER
CAP: REQUIRED ON ALL WALL SECTIONS
INSTALL PER MANUFACTURERS RECOMMENDATIONS, REFER TO SPECS.
ENGINEER TO VERIFY BELGAURD DETAILS AND CONSTRUCTION REQUIREMENTS




## G RETAINING WALL
SCALE: NTS DT-WALL-DETN




## H TRASH AND RECYCLING ENCLOSURE
SCALE: 1/4"=1'-0"




## I ANGLE STOP
SCALE: 6"=1'-0"

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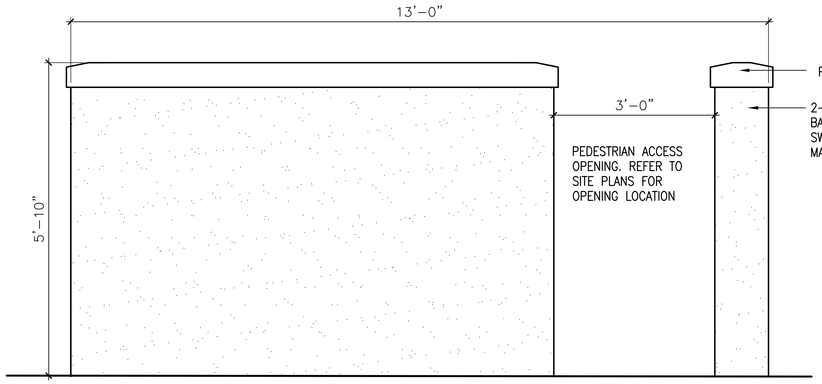
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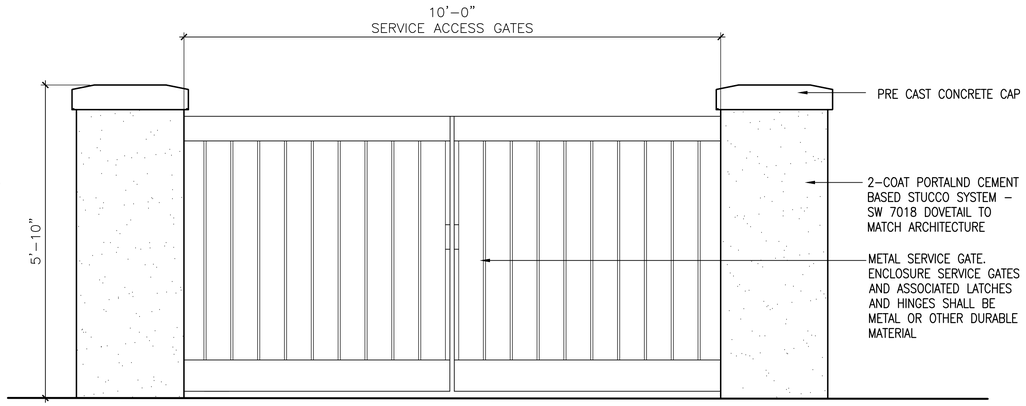
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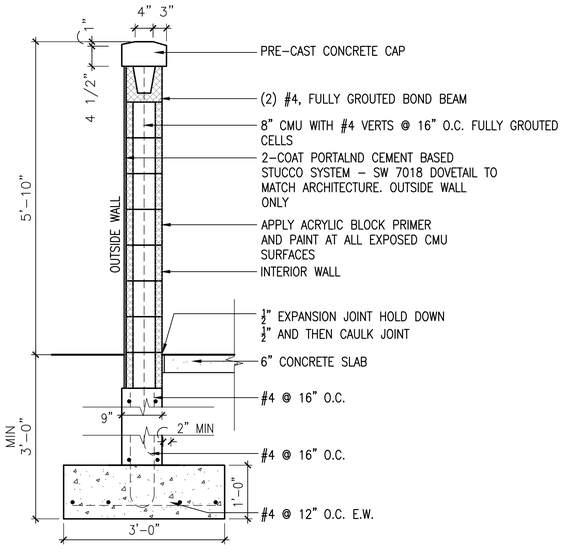
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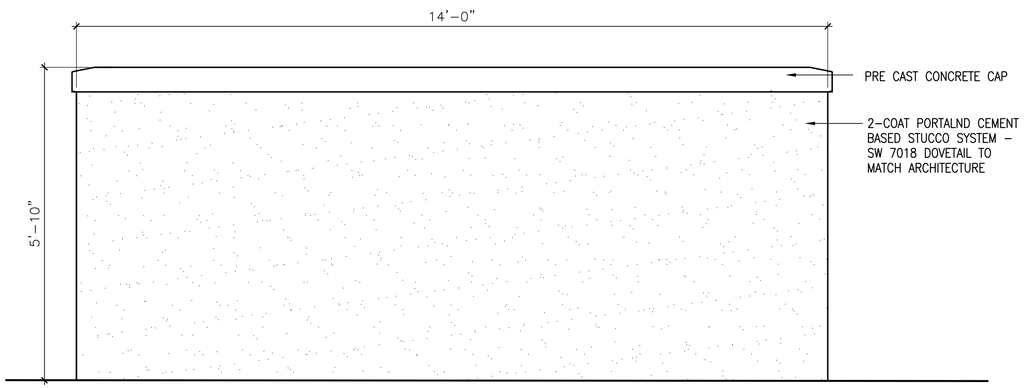



SIDE ELEVATION




FRONT ELEVATION




REAR ELEVATION

A TRASH ENCLOSURE WALLS

SCALE: 3/4"=1'-0"

DT-TRASH-WALL-SEC

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SITE DETAILS

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LANDSCAPE SCHEDULE

| QUANTITY | SYMBOL | BOTANIC NAME | COMMON NAME | SIZE | HEIGHT | SPREAD |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| 10 | | ACER NEGUNDO 'SENSATION' | SENSATION BOXELDER | 2" CAL./B&B | 40-50' | 30-40' |
| 18 | | CATALPA SPECIOSA | NORTHERN CATALPA | 2" CAL./B&B | 50-60' | 30-40' |
| 10 | | CELTIS OCCINDENTALIS | HACKBERRY | 2" CAL./B&B | 40-60' | 40-60' |
| 14 | | GLEDITSIA TRIACANTHOS INERMIS | THORNLESS HONEYLOCUST | 2" CAL./B&B | 40-50' | 35-45' |
| 10 | | GYMNOCLADUS DIOICA 'ESPRESSO' | ESPRESSO KENTUCKY COFFEETREE | 2" CAL./B&B | 50-60' | 30-35' |
| 17 | | QUERCUS SHUMARDII | SHUMARD OAK | 2" CAL./B&B | 60-75' | 50-60' |
| 8 | | QUERCUS MACROCARPA | BUR OAK | 2" CAL./B&B | 50-60' | 35-45' |
| 18 | | QUERCUS MUEHLENBERGII | CHINKAPIN OAK | 2" CAL./B&B | 40-50' | 40-50' |
| 11 | | ULMUS 'ACCOLADE' | ACCOLADE ELM | 2" CAL./B&B | 65-75' | 60-70' |
| 7 | | ULMUS 'MORTON SELECT' | MORTON SELECT ELM | 2" CAL./B&B | | |
| ORNAMENTAL TREES | | | | | | |
| 16 | | ACER GRANDIDENTATUM 'ROCKY MOUNTAIN GLOW' | ROCKY MOUNTAIN BIGTOOTH GLOW MAPLE | 1.5" CAL. | 20-25' | 12-15' |
| 6 | | MALUS X 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 1.5" CAL. | 20-25' | 20' |
| 4 | | PRUNUS MAACKII | AMUR CHOKECHERRY | 1.5" CAL | 25-35' | 20-30' |
| 18 | | SORBUS AUCUPARIA 'MICHRED' | CARDINAL ROYAL MOUNTAIN ASH | 1.5" CAL. | 20-30' | 15-20' |
| 5 | | SYRINGA RETICULATA | JAPANESE TREE LILAC | 1.5" CAL. | 20-25' | 20-25' |
| EVERGREEN TREES | | | | | | |
| 22 | | JUNIPERUS SCOPULORUM 'WOODWARD' | WOODWARD COLUMNAR JUNIPER | 6' HT. | 15-20' | 4' |
| 48 | | PICEA ABIES 'CUPRESSINA' | COLUMNAR NORWAY SPRUCE | 6' HT. | 20-30' | 7' |
| 3 | | PICEA PUNGENS | COLORADO BLUE SPRUCE | 6' HT. | 80-100' | 25-30' |
| 30 | | PICEA PUNGENS 'BABY BLUE EYES' | BABY BLUE EYES SPRUCE | 6' HT. | 15-20' | 8-12' |
| 18 | | PICEA PUNGENS 'FASTIGIATA' | COLUMNAR COLORADO SPRUCE | 6' HT. | 40' | 10' |
| 6 | | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S LIMBER PINE | 6' HT. | 20-25' | 10-15' |
| DECIDUOUS SHRUBS | | | | | | |
| 87 | | CARYOPTERIS X INCANA | BLUE MIST SPIREA | 5 GAL. | 3-4' | 2-3' |
| 87 | | CORNUS SERICEA 'ISANTI' | ISANTI DOGWOOD | 5 GAL. | 4-5' | 4-7' |
| 62 | | PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | 5 GAL. | 4-5' | 4-5' |
| 67 | | PRUNUS BESSEYI 'PAWNEE BUTTES' | PAWNEE BUTTES WESTERN SAND CHERRY | 5 GAL. | 1-2' | 5-6' |
| 70 | | RHUS AROMATICA 'GRO-LOW' | GRO-LOW SUMAC | 5 GAL. | 2-3' | 6-8' |
| 110 | | RIBES AUREUM | GOLDEN CURRANT | 5 GAL. | 3-6' | 3-6' |
| 28 | | VIBURNUM LENTAGO | NANNYBERRY | 5 GAL. | 12-16' | 8-12' |
| ORNAMENTAL GRASSES | | | | | | |
| 214 | | MISCANTHUS SINENIS 'GRACILLIMUS' | MAIDEN GRASS | 1 GAL. | 5-6' | 5-6' |

LANDSCAPE NOTES:

1. ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
3. PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
6. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
7. SOIL AMENDMENT:
   SOD AREAS - 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.
   SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.

   ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   A. ORGANIC MATTER: 25% MINIMUM.
   B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
   C. PH: 7.5 MAXIMUM.
   D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1
8. SOD TO BE REPLACED OVER ALL TRENCHED IRRIGATION LINES.
9. INSTALL 4" OF ORGANIC WOOD MULCH IN EXISTING PLANTING BEDS AND TREE PLANTING PITS THAT HAVE BEEN DISTURBED OR ENLARGED. MULCH TO MATCH EXISTING.
10. ALL DAMAGED OR DEAD PLANT MATERIAL TO BE REPLACED. CONTRACTOR TO PROVIDE WATER THROUGHOUT CONSTRUCTION PERIOD.
11. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
    10 FEET BETWEEN TREES AND WATER, SANITARY AND STORM SEWER MAIN/ SERVICE LINES
    5 FEET BETWEEN SHRUBS AND WATER, SANITARY AND STORM SEWER MAIN /SERVICE LINES
12. PERMANENT IRRIGATION TO BE PROVIDED TO ALL LANDSCAPE AREAS. SPRAY IRRIGATION TO BE USED FOR ALL LAWN AND SEEDED AREA AND DRIP IRRIGATION TO ALL SHRUB BEDS.
13. IRRIGATION IS PROVIDED BY TAILHOLT METRO DISTRICT NON-POTABLE WATER SYSTEM.

IRRIGATED SOD
(3 TYPE BLUEGRASS HYBRID/20% TEXAS BLUEGRASS)

IRRIGATED COOL SEASON SEED MIX:
(Drill seed rate 2-5 lbs/1,000 SF) (SEEDING TO HAPPEN DURING JULY-AUGUST WITH IRRIGATION PROVIDED)

20% SLENDER WHEATGRASS
20% BLUEBUNCH WHEATGRASS
20% THICKSPIKE WHEATGRASS
20% STREAMBANK WHEATGRASS
15% WESTERN WHEATGRASS
5% ROCKY MOUNTAIN FESCUE

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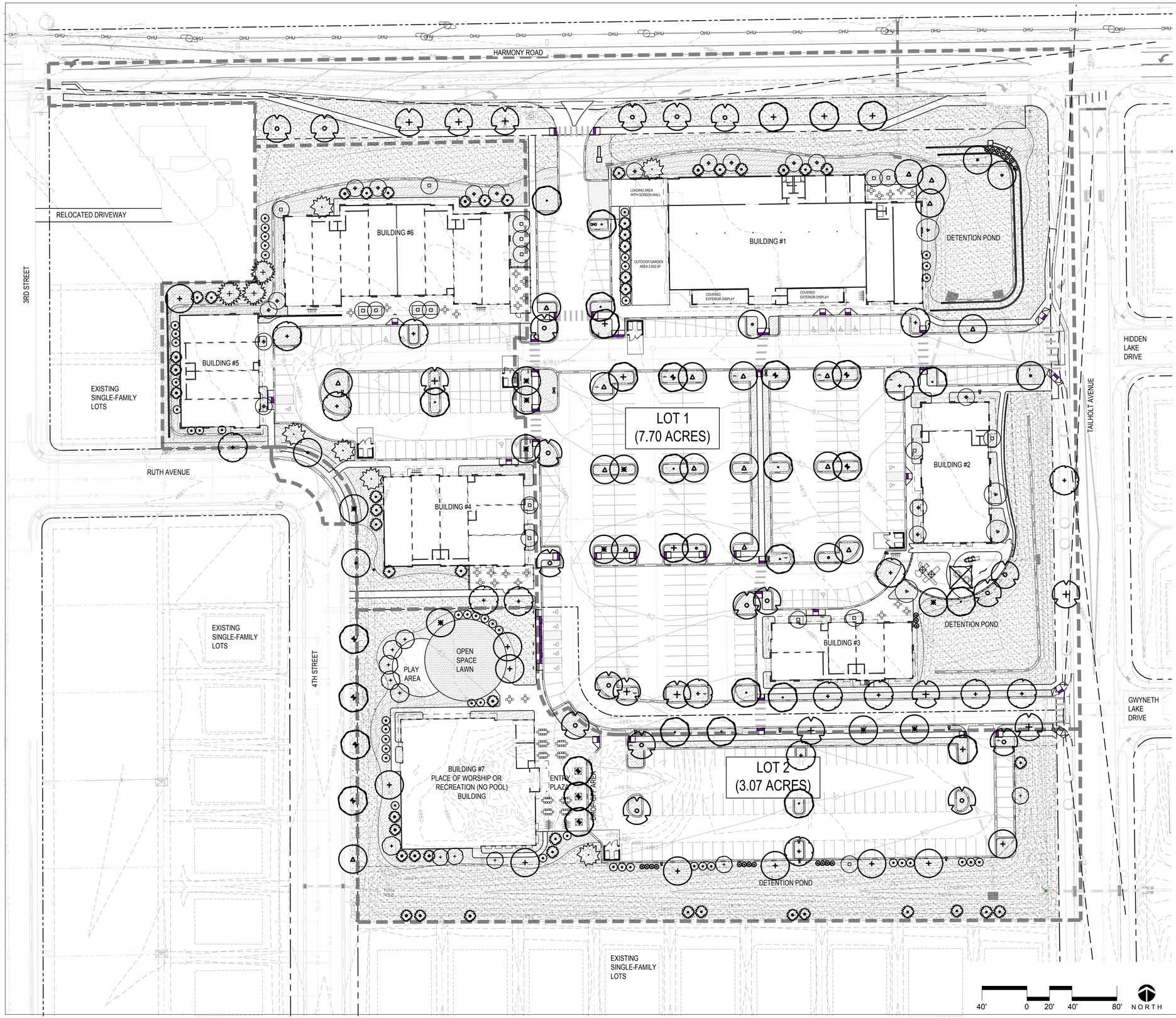
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LANDSCAPE SCHEDULE & NOTES

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LANDSCAPE LEGEND:

- PROPERTY / RIGHT-OF-WAY LINE
- PHASE LINE
- EASEMENT LINE
- (80%) 2"-4" COBBLE ROCK (20%) 4"-8" COBBLE ROCK, W/ WEED BARRIER
- IRRIGATED SOD (REFER TO LP001)
- IRRIGATED COOL SEASON MIX (REFER TO LP001)
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- EXISTING TREE
- SENSATION BOXELDER
- NORTHERN CATALPA
- HACKBERRY
- THORNLESS HONEYLOCUST
- ESPRESSO KENTUCKY COFFEETREE
- SHUMARD OAK
- BUR OAK
- CHINKAPIN OAK
- ACCOLADE ELM
- MORTON SELECT ELM
- ROCKY MTN BIGTOOTH GLOW MAPLE
- SPRING SNOW CRABAPPLE
- AMUR CHOKECHERRY
- CARDINAL ROYAL MOUNTAIN ASH
- JAPANESE TREE LILAC
- WOODWARD COLUMNAR JUNIPER
- COLUMNAR NORWAY SPRUCE
- COLORADO BLUE SPRUCE
- BABY BLUE EYES SPRUCE
- COLUMNAR COLORADO SPRUCE
- VANDERWOLF'S LIMBER PINE

REFER TO LP101-LP104 FOR SHRUB AND ORNAMENTAL GRASS LAYOUT

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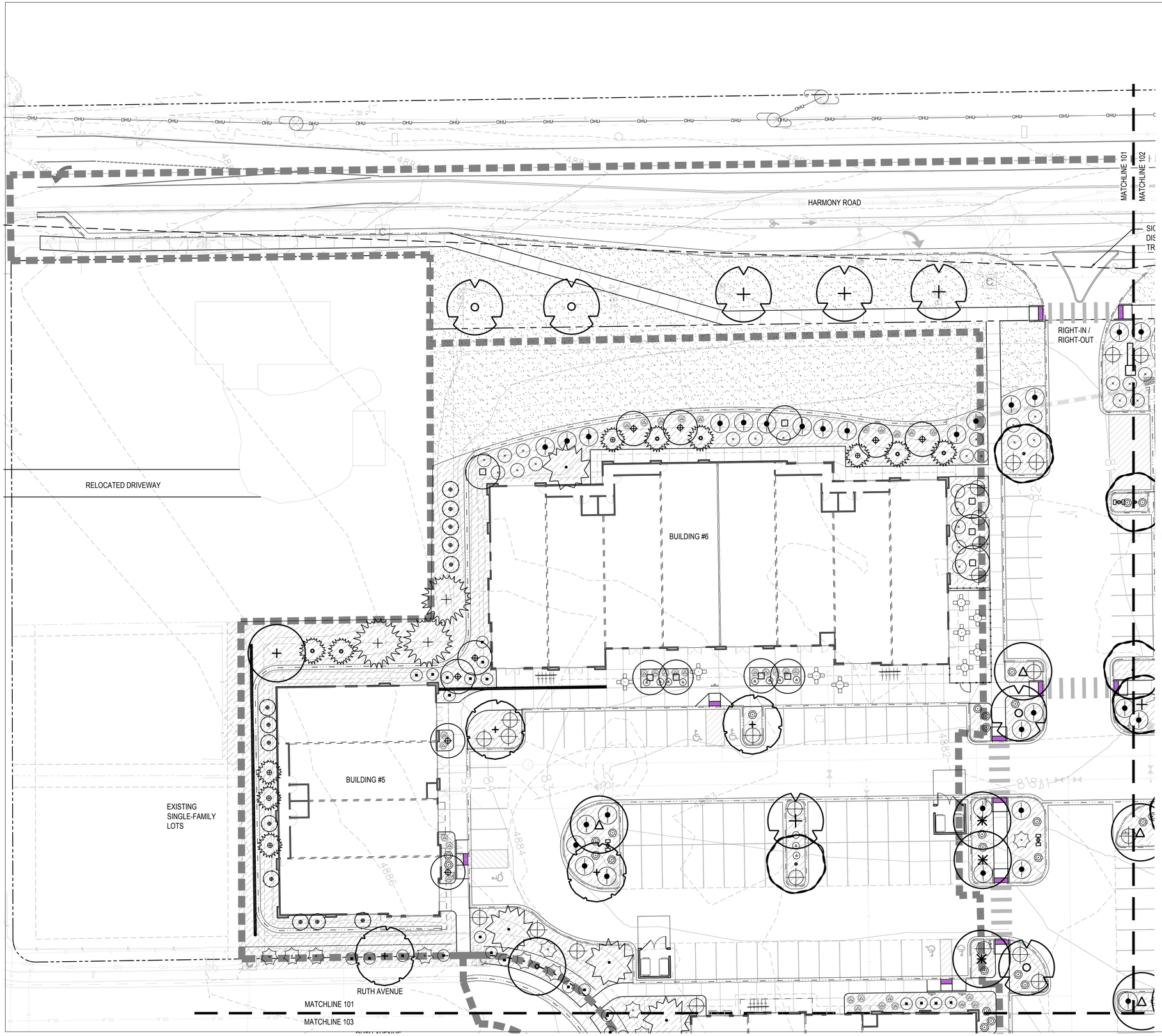
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OVERALL LANDSCAPE PLAN

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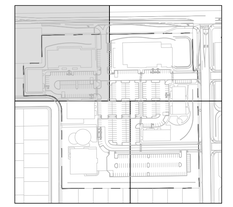

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- COLUMNAR NORWAY SPRUCE
- BABY BLUE EYES SPRUCE
- COLUMNAR COLORADO SPRUCE
- PINYON PINE
- VANDERWOLF'S LIMBER PINE

# FRANKLIN PLACE

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KEY MAP

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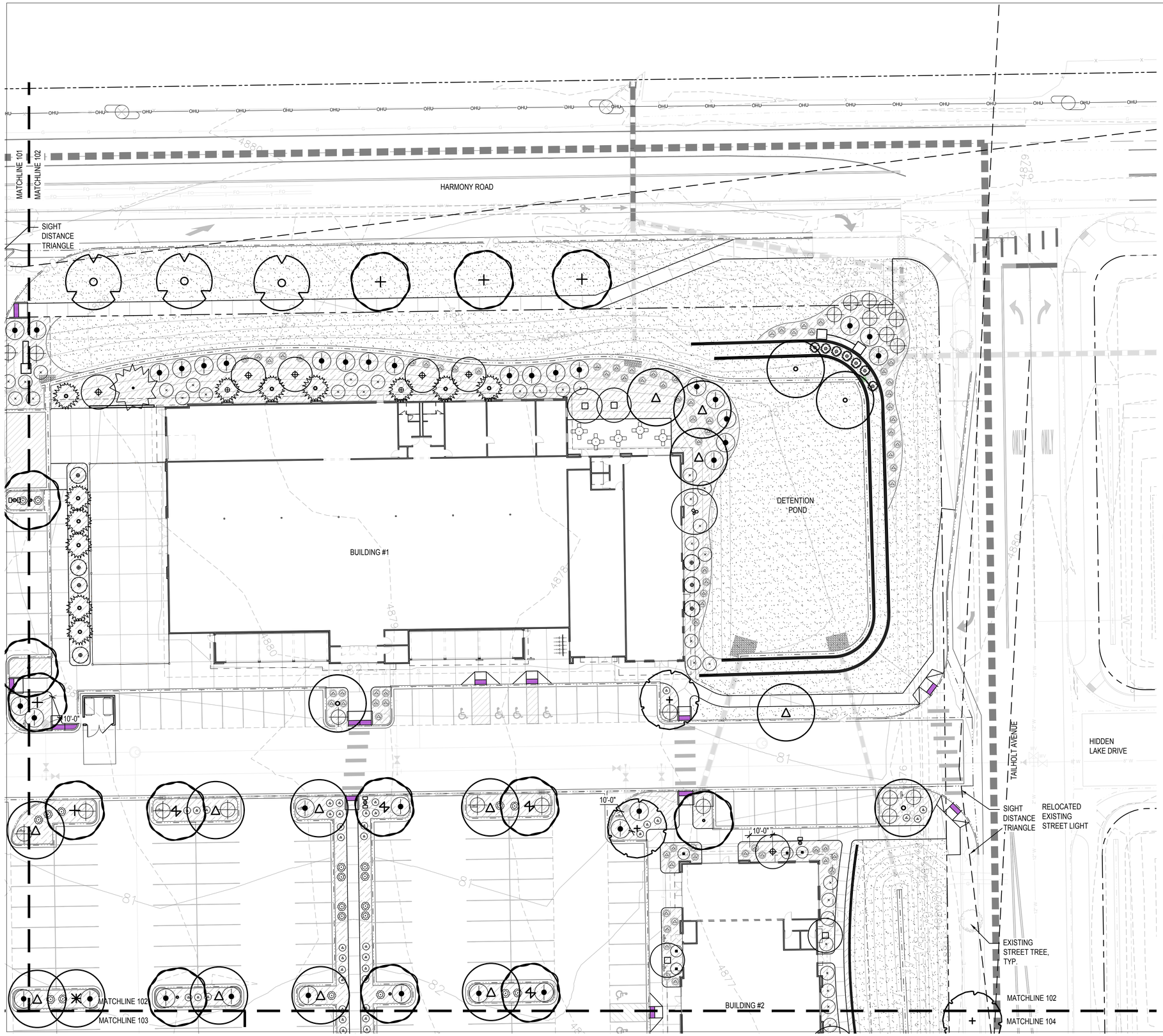
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LANDSCAPE PLAN

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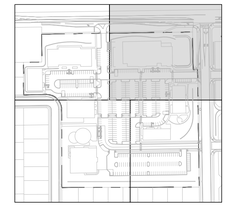

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- IRRIGATED COOL SEASON MIX (REFER TO LP001)
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- EXISTING TREES
- SENSATION BOXELDER
- NORTHERN CATALPA
- HACKBERRY
- THORNLESS HONEYLOCUST
- ESPRESSO KENTUCKY COFFEETREE
- SHUMARD OAK
- BUR OAK
- CHINKAPIN OAK
- ACCOLADE ELM
- MORTON SELECT ELM
- ROCKY MTN BIGTOOTH GLOW MAPLE
- SPRING SNOW CRABAPPLE
- AMUR CHOKECHERRY
- CARDINAL ROYAL MOUNTAIN ASH
- JAPANESE TREE LILAC
- WOODWARD COLUMNAR JUNIPER
- COLUMNAR NORWAY SPRUCE
- BABY BLUE EYES SPRUCE
- COLUMNAR COLORADO SPRUCE
- PINYON PINE
- VANDERWOLF'S LIMBER PINE

# FRANKLIN PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525

russell+mills



KEY MAP

| REV. | COMMENT | DATE |
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FINAL
SITE PLAN

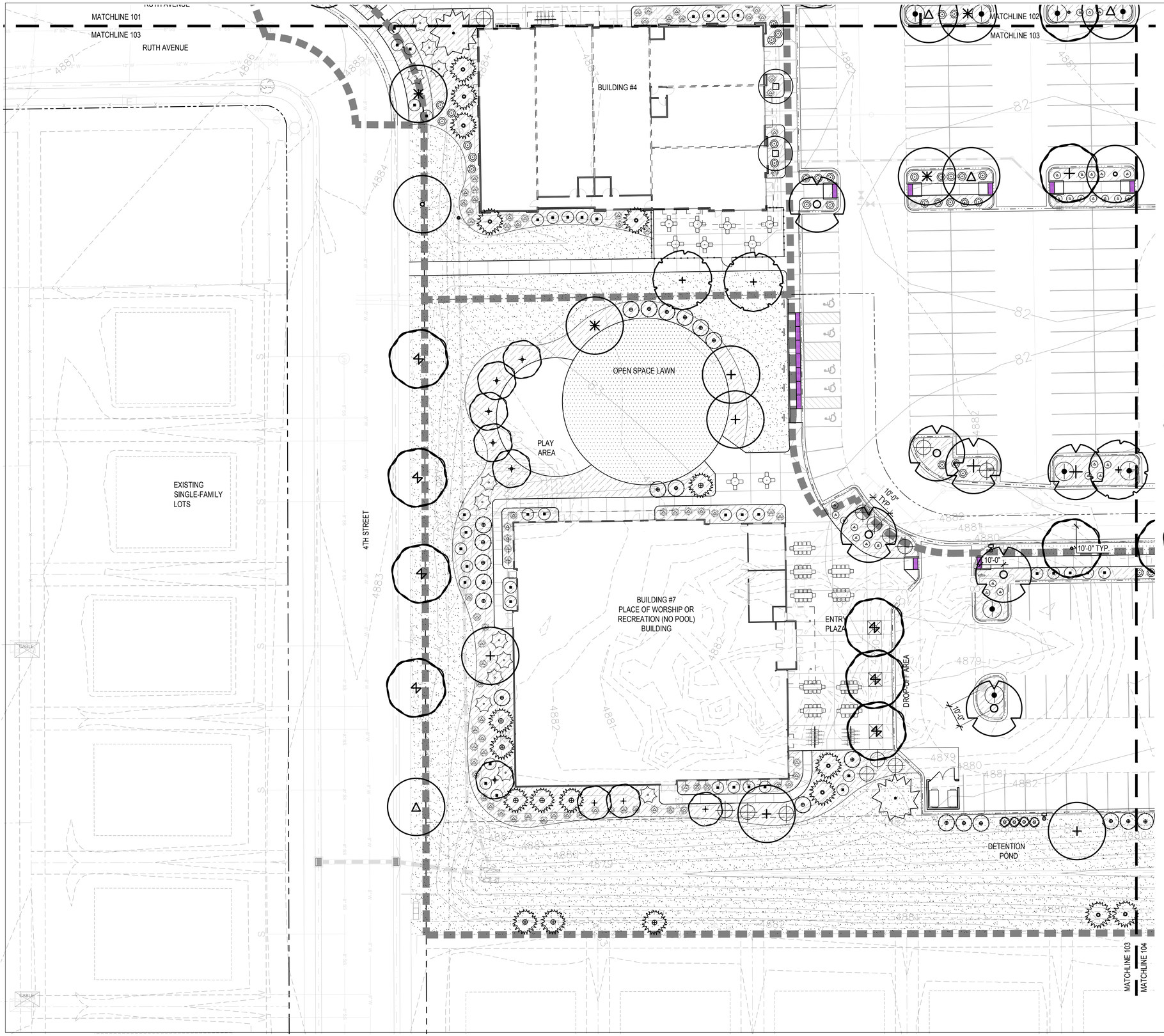
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

LANDSCAPE PLAN

Sheet

57




LANDSCAPE LEGEND:

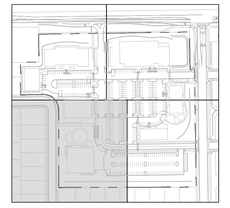
- PROPERTY / RIGHT-OF-WAY LOT LINE
- PHASE LINE
- EASEMENT LINE
- (80%) 2"-4" COBBLE ROCK (20%) 4"-8" COBBLE ROCK, W/ WEED BARRIER
- IRRIGATED SOD (REFER TO LP001)
- IRRIGATED COOL SEASON MIX (REFER TO LP001)
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- EXISTING TREES

- SENSATION BOXELDER
- NORTHERN CATALPA
- HACKBERRY
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# FRANKLIN PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525

russell+mills



KEY MAP

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SITE PLAN

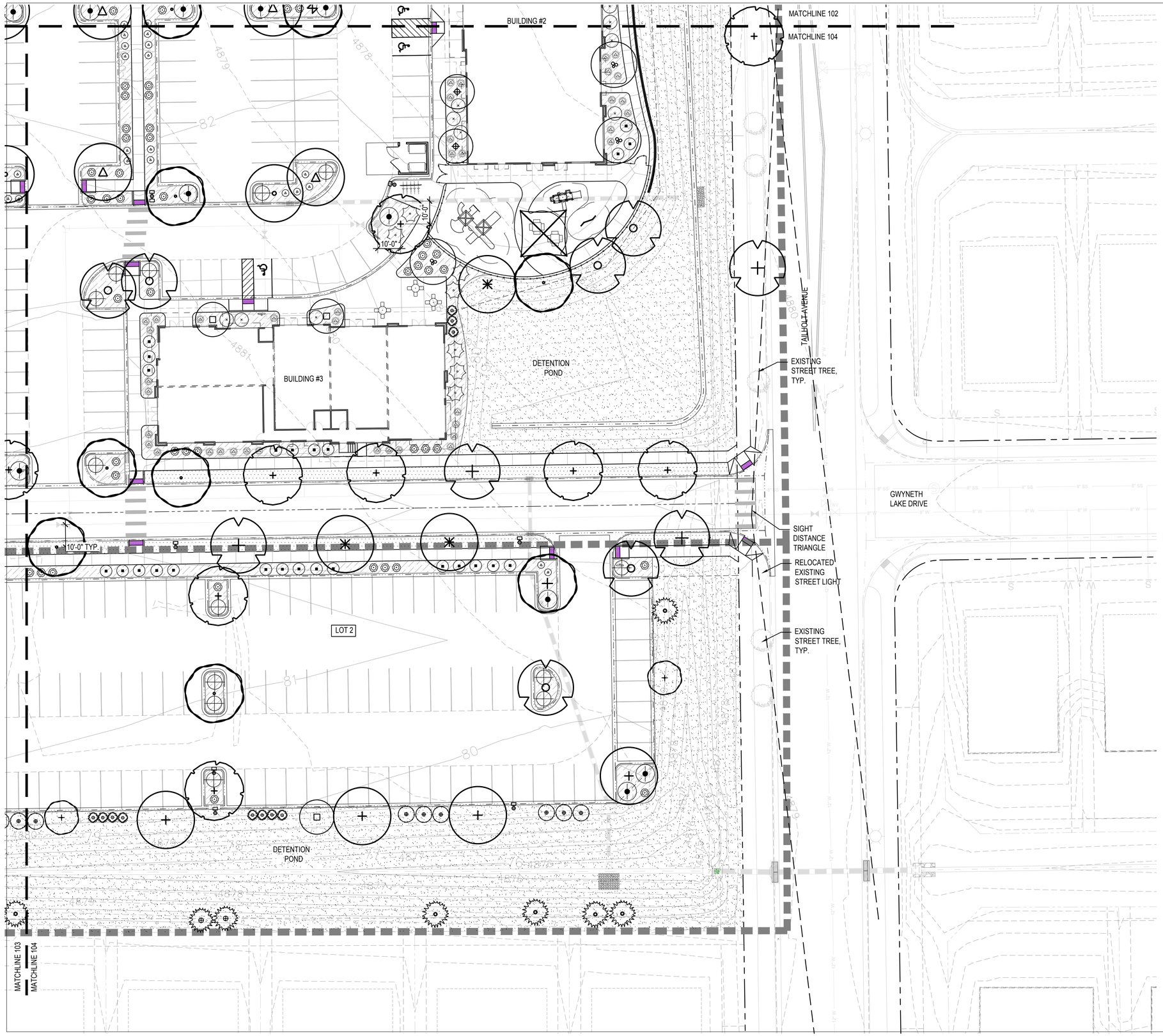
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

LANDSCAPE PLAN

Sheet

58




LANDSCAPE LEGEND:

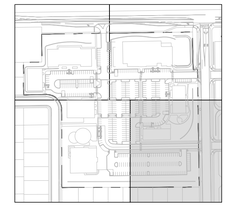
- PROPERTY / RIGHT-OF-WAY LINE
- LOT LINE
- PHASE LINE
- EASEMENT LINE
- (80%) 2"-4" COBBLE ROCK (20%) 4"-8" COBBLE ROCK, W/ WEED BARRIER
- IRRIGATED SOD (REFER TO LP001)
- IRRIGATED COOL SEASON MIX (REFER TO LP001)
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- EXISTING TREES
- SENSATION BOXELDER
- NORTHERN CATALPA
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- COLUMNAR NORWAY SPRUCE
- BABY BLUE EYES SPRUCE
- COLUMNAR COLORADO SPRUCE
- PINYON PINE
- VANDERWOLF'S LIMBER PINE

20' 0 10' 20' 40' NORTH

# FRANKLIN PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525

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KEY MAP

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FINAL
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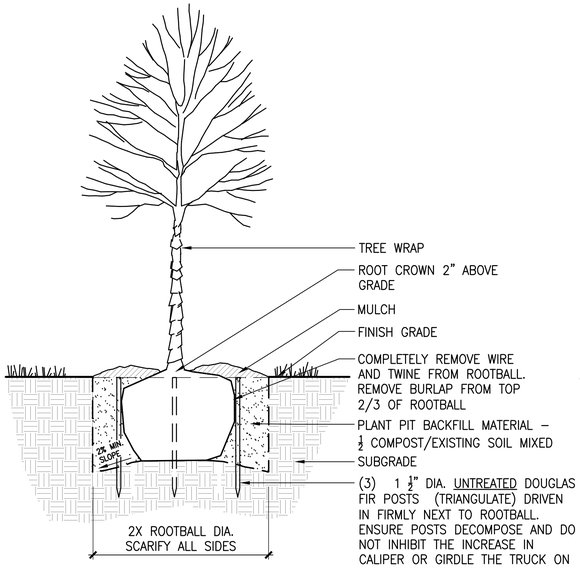
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

LANDSCAPE PLAN

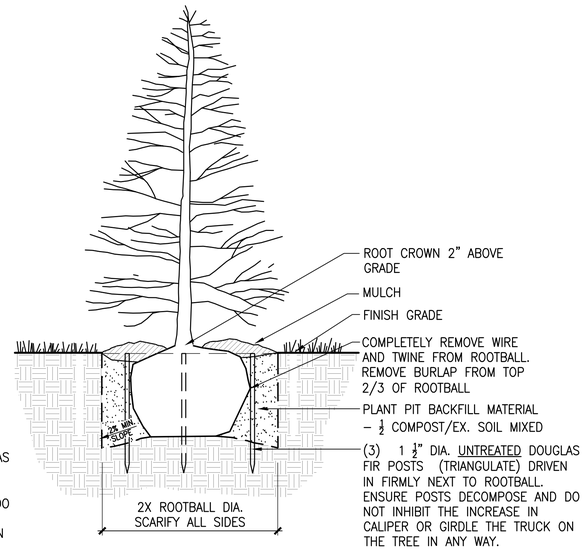
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59



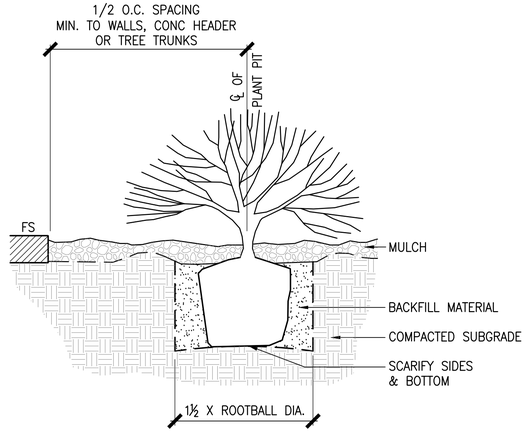

A DECIDUOUS TREE PLANTING

SCALE: NTS DT-PLNT-TREE-DECI-GRND-STAK



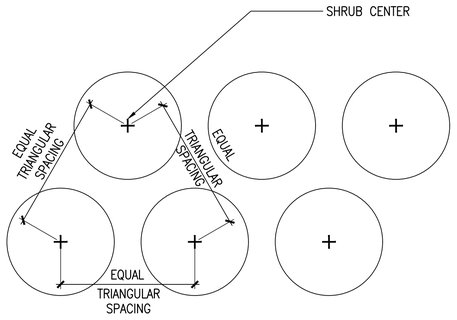

B EVERGREEN TREE PLANTING

SCALE: NTS DT-PLNT-TREE-EVER-GRND-STAK



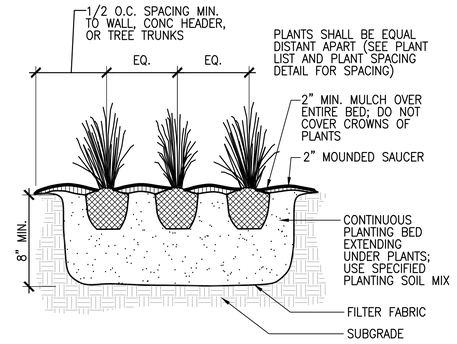

C SHRUB PLANTING

SCALE: NTS shrb.dwg



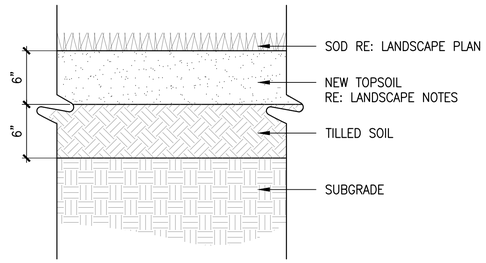

D TRIANGULAR SHRUB SPACING

SCALE: NTS DT-PLNT-SHRB-SPAC




E PERENNIAL PLANTING

SCALE: NTS DT-Perennial.dwg




F SOD PLANTING

SCALE: 1 1/2" = 1'-0" DT-PLNT-SOD

FRANKLIN PLACE

TJB Partners, Inc.
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Fort Collins, CO 80525

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FINAL
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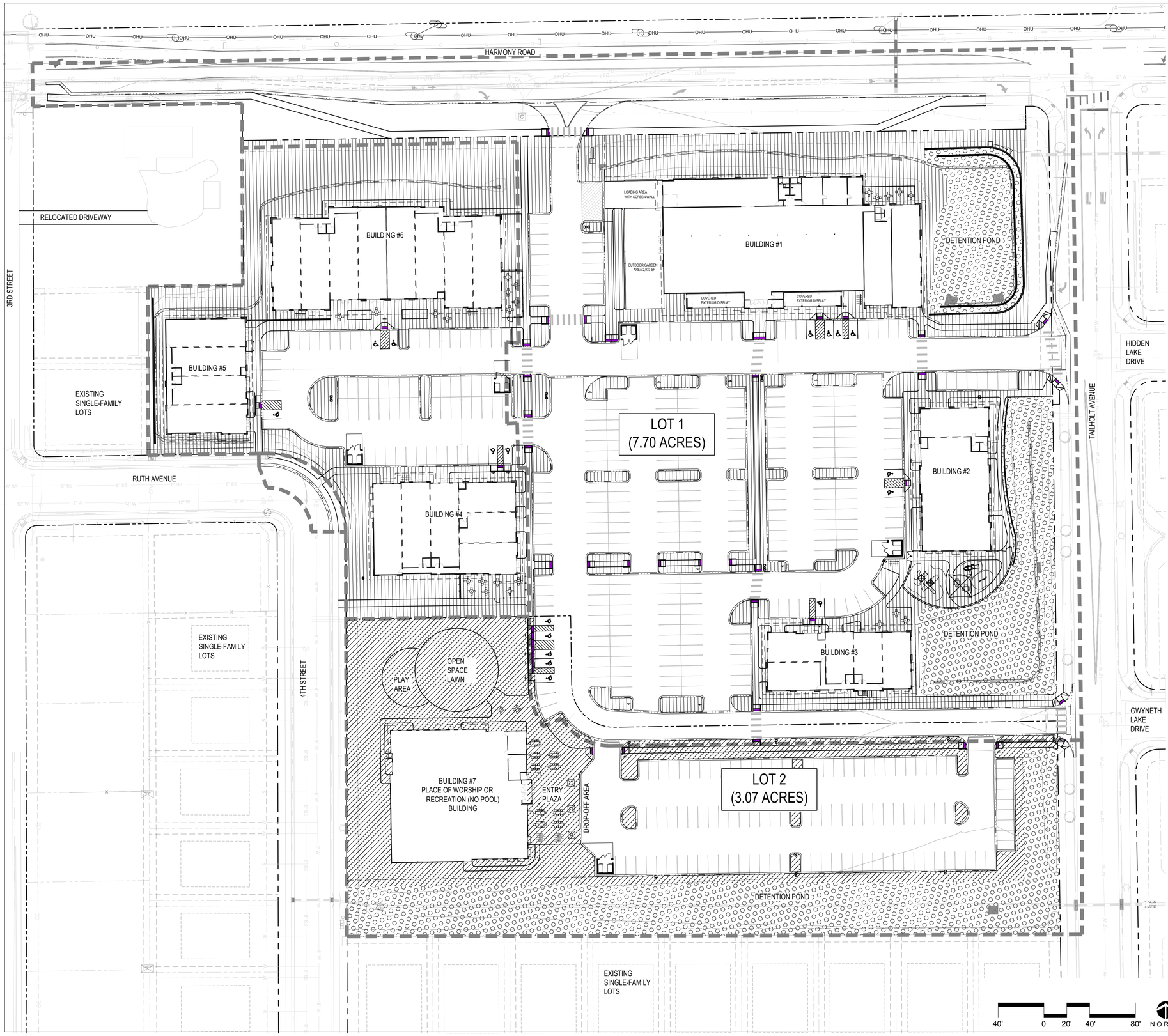
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

LANDSCAPE DETAILS

Sheet

60




OPEN SPACE LEGEND:

- PROPERTY / RIGHT-OF-WAY LOT LINE
- OPEN SPACE - LOT 1
- OPEN SPACE - LOT 2
- DETENTION OPEN SPACE

OPEN SPACE REQUIREMENTS

| | |
|---|---|
| LOT 1 | |
| REQUIRED | 0.77 AC (10%) |
| PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS) | 2.62 AC (34.1%) |
| DETENTION AREA | 0.65 AC |
| TOTAL PROVIDED | 3.27 AC (42.5%) |
| LOT 2 | |
| REQUIRED | 0.31 AC (10%) |
| PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS) | 0.97 AC (29.4%) |
| DETENTION AREA | 0.73 AC (23.9%) |
| TOTAL PROVIDED | 1.70 AC (55.3%) |

# FRANKLIN PLACE

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Fort Collins, CO 80525

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| REV. | COMMENT | DATE |
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FINAL
SITE PLAN

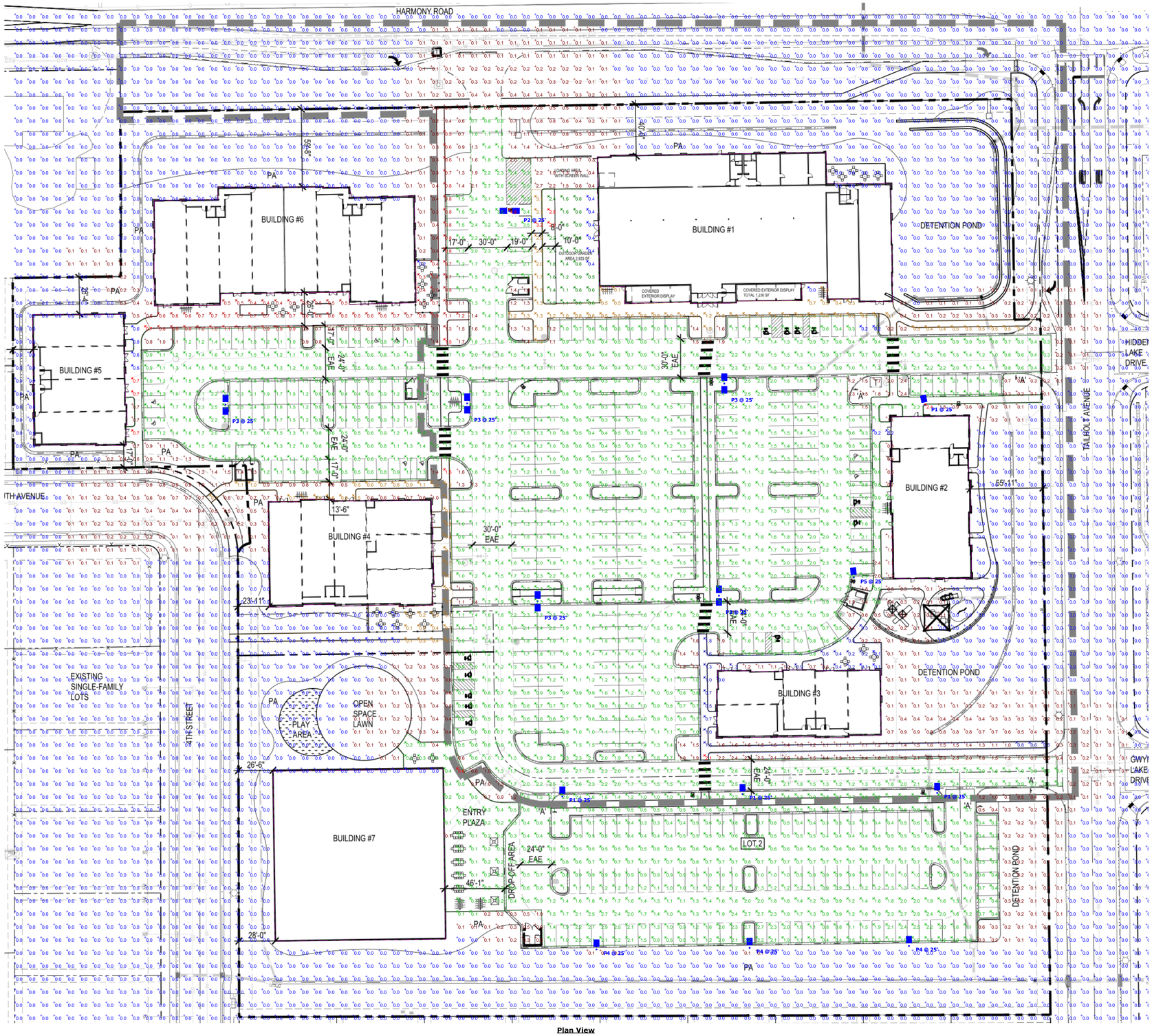
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

OPEN SPACE PLAN

Sheet

61




**Plan View**

## Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| BUILDING 1 - SIDEWALKS | | 1.0 fc | 3.2 fc | 0.0 fc | N/A | N/A |
| BUILDING 2 - SIDEWALKS | | 1.2 fc | 2.4 fc | 0.2 fc | 12.0:1 | 6.0:1 |
| BUILDING 3 - SIDEWALKS | | 0.7 fc | 2.1 fc | 0.1 fc | 21.0:1 | 7.0:1 |
| BUILDING 4 - SIDEWALKS | | 0.5 fc | 1.5 fc | 0.0 fc | N/A | N/A |
| BUILDING 5 - SIDEWALKS | | 0.7 fc | 0.7 fc | 0.6 fc | 1.2:1 | 1.2:1 |
| BUILDING 6 - SIDEWALKS | | 0.7 fc | 1.5 fc | 0.2 fc | 7.5:1 | 3.5:1 |
| BUILDING 7 - SIDEWALKS/ENTRY PLAZA | | 0.2 fc | 0.6 fc | 0.0 fc | N/A | N/A |
| OUTDOOR GARDEN AREA | | 1.2 fc | 2.5 fc | 0.4 fc | 6.3:1 | 3.0:1 |
| PARK/DRIVE | | 1.3 fc | 4.8 fc | 0.2 fc | 24.0:1 | 6.5:1 |
| SITE | | 0.4 fc | 4.8 fc | 0.0 fc | N/A | N/A |

**Schedule**

| Symbol | Label | Image | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage | Plot |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | P1 | | 4 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T2M | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium | 1 | 18477 | 0.9 | 134.5 | Max: 16825cd |
| | P2 | | 1 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T2M | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium | 1 | 18477 | 0.9 | 269 | Max: 16825cd |
| | P3 | | 5 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T5W | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 5 Wide | 1 | 19834 | 0.9 | 269 | Max: 13087cd |
| | P4 | | 3 | Lithonia Lighting | DSX2 LED P1 30K 70CRI BLC4 | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control | 1 | 14042 | 0.9 | 134.5 | Max: 13225cd |
| | P5 | | 1 | Lithonia Lighting | DSX2 LED P1 30K 70CRI TFTM | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Forward Throw | 1 | 19101 | 0.9 | 134.5 | Max: 17209cd |

**Note**

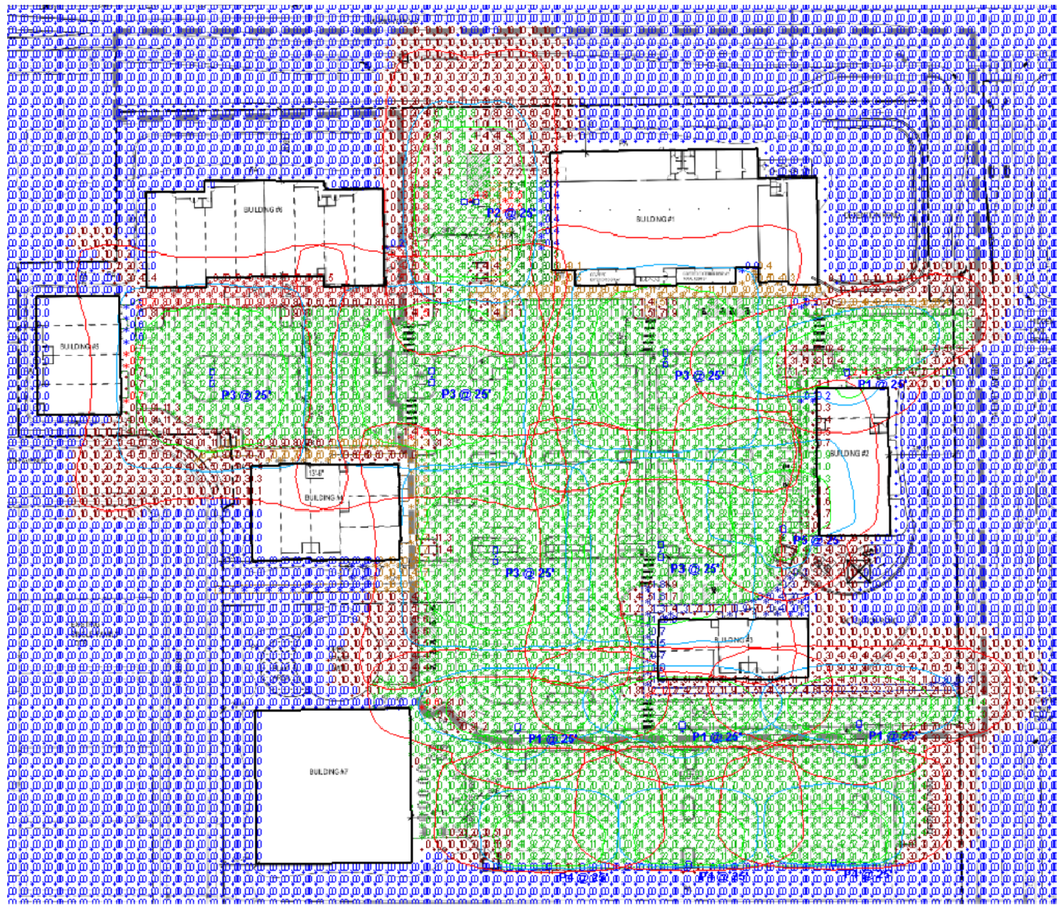
Lighting calculation software is for estimating purposes only, not generating exact values. These calculations are for the use and adoption by our clients and theirs' solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity. We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted. Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained. The Lighting Agency provides these calculations as a courtesy for evaluation only. Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

VISUAL

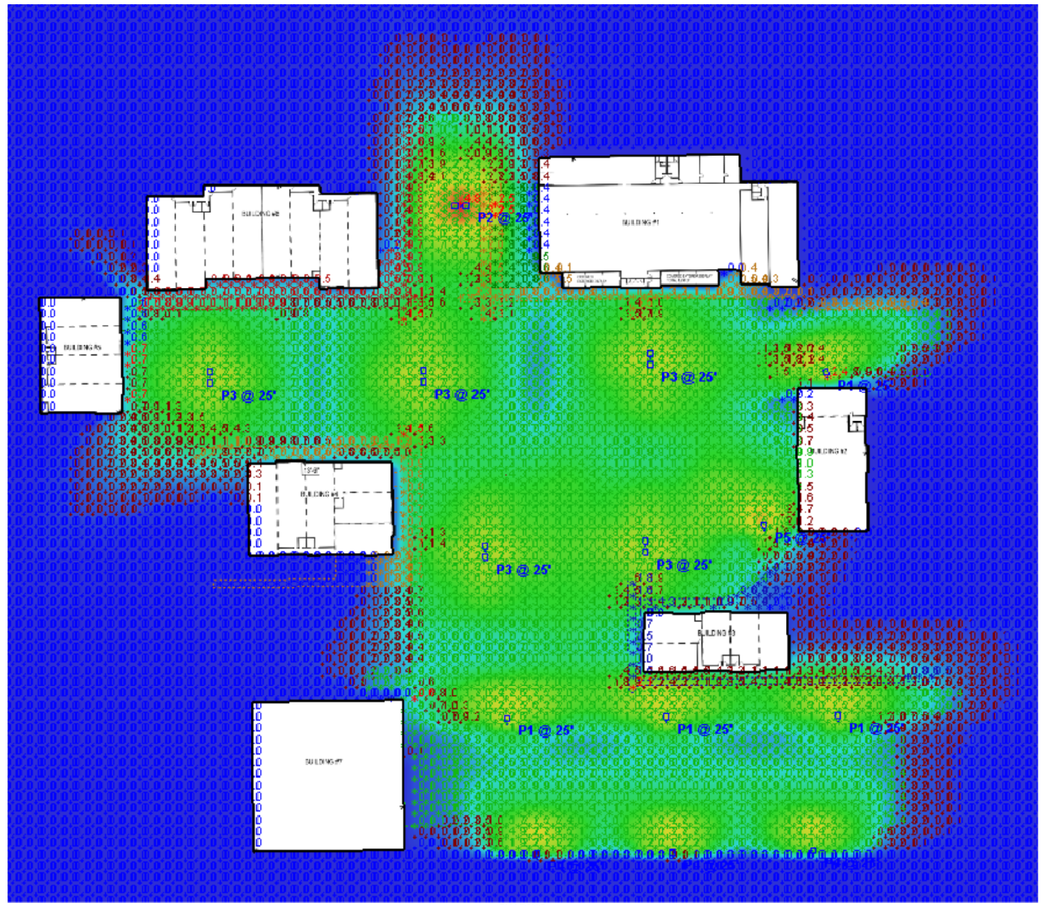
The Lighting Agency

FRANKLING PLACE
EXTERIOR PHOTOMETRIC

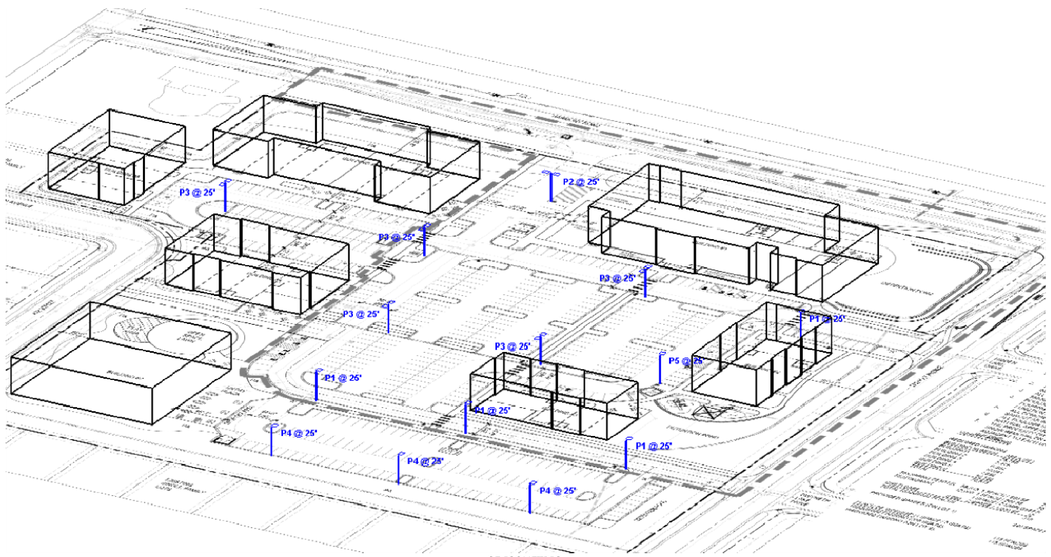
**Designer**
R. TIFFANY
**Date**
04/12/2023
**Scale**
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**Drawing No.**
2
**Summary**
https://thelightingagency.sharepoint.com/:u:/s/TLSApplications/EdLIW4LdxVpMu-7bdnJZ4KMBhUyCPPiV7_sS2y1u-yMnjQ?e=sV4kSZ




TEMPLATES




SHADING




SE ISOMETRIC

**Schedule**

| Symbol | Label | Image | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage | Plot |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | P1 | | 4 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T2M | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium | 1 | 18477 | 0.9 | 134.5 | Max: 16825cd |
| | P2 | | 1 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T2M | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium | 1 | 18477 | 0.9 | 269 | Max: 16825cd |
| | P3 | | 5 | Lithonia Lighting | DSX2 LED P1 30K 70CRI T5W | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 5 Wide | 1 | 19834 | 0.9 | 269 | Max: 13087cd |
| | P4 | | 3 | Lithonia Lighting | DSX2 LED P1 30K 70CRI BLC4 | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control | 1 | 14042 | 0.9 | 134.5 | Max: 13225cd |
| | P5 | | 1 | Lithonia Lighting | DSX2 LED P1 30K 70CRI TFTM | D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Forward Throw | 1 | 19101 | 0.9 | 134.5 | Max: 17209cd |

**Statistics**

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| BUILDING 1 - SIDEWALKS | | 1.0 fc | 3.2 fc | 0.0 fc | N/A | N/A |
| BUILDING 2 - SIDEWALKS | | 1.2 fc | 2.4 fc | 0.2 fc | 12.0:1 | 6.0:1 |
| BUILDING 3 - SIDEWALKS | | 0.7 fc | 2.1 fc | 0.1 fc | 21.0:1 | 7.0:1 |
| BUILDING 4 - SIDEWALKS | | 0.5 fc | 1.5 fc | 0.0 fc | N/A | N/A |
| BUILDING 5 - SIDEWALKS | | 0.7 fc | 0.7 fc | 0.6 fc | 1.2:1 | 1.2:1 |
| BUILDING 6 - SIDEWALKS | | 0.7 fc | 1.5 fc | 0.2 fc | 7.5:1 | 3.5:1 |
| BUILDING 7 - SIDEWALKS/ENTRY PLAZA | | 0.2 fc | 0.6 fc | 0.0 fc | N/A | N/A |
| OUTDOOR GARDEN AREA | | 1.2 fc | 2.5 fc | 0.4 fc | 6.3:1 | 3.0:1 |
| PARK/DRIVE | | 1.3 fc | 4.8 fc | 0.2 fc | 24.0:1 | 6.5:1 |
| SITE | | 0.4 fc | 4.8 fc | 0.0 fc | N/A | N/A |

**Note**

Lighting calculation software is for estimating purposes only, not generating exact values. These calculations are for the use and adoption by our clients and theirs' solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity. We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted. Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained. The Lighting Agency provides these calculations as a courtesy for evaluation only. Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

VISUAL

The Lighting Agency

FRANKLING PLACE
EXTERIOR PHOTOMETRIC

**Designer**
R. TIFFANY
**Date**
04/12/2023
**Scale**
Not to Scale
**Drawing No.**
2
**Summary**
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63

# FRANKLIN PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525

russell+mills

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FINAL
SITE PLAN

Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

FIRE ACCESS PLAN

Sheet

64

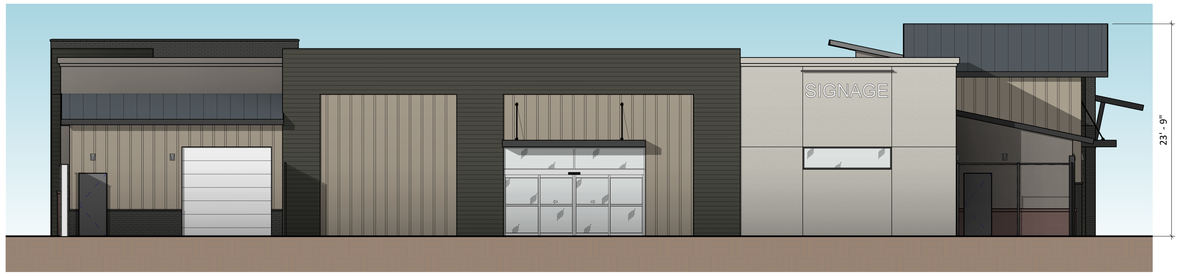
HARMONY ROAD
FIRE HYDRANT
RELOCATED DRIVEWAY
3RD STREET
BUILDING #6
BUILDING #5
EXISTING SINGLE-FAMILY LOTS
BUILDING #1
LOADING AREA WITH SCREEN WALL
OUTDOOR GARDEN AREA 2,933 SF
COVERED EXTERIOR DISPLAY
COVERED EXTERIOR DISPLAY
DETENTION POND
HIDDEN LAKE DRIVE
TAILHOLT AVENUE
R15'-0"
24'-0" EAE
R20'-0"
FIRE HYDRANT
30'-0" EAE
R20'-0"
FIRE HYDRANT
LOT 1
(7.70 ACRES)
24'-0" EAE
BUILDING #2
FIRE HYDRANT
R20'-0"
RUTH AVENUE
BUILDING #4
30'-0" EAE
FIRE HYDRANT
FIRE HYDRANT
R20'-0"
R20'-0"
FIRE HYDRANT
EXISTING SINGLE-FAMILY LOTS
4TH STREET
OPEN SPACE LAWN
PLAY AREA
24'-0" EAE
BUILDING #3
DETENTION POND
R10'-0"
R22'-0"
24'-0" EAE
GWYNETH LAKE DRIVE
BUILDING #7
PLACE OF WORSHIP OR RECREATION (NO POOL) BUILDING
ENTRY PLAZA
DROP-OFF AREA
24'-0" EAE
FIRE HYDRANT
LOT 2
(3.07 ACRES)
24'-0" EAE
DETENTION POND
EXISTING SINGLE-FAMILY LOTS

40' 0 20' 40' 80' NORTH




## NORTH ELEVATION - BUILDING 1

4/65 SCALE: 1" = 10'-0"




## WEST ELEVATION - BUILDING 1

3/65 SCALE: 1/8" = 1'-0"

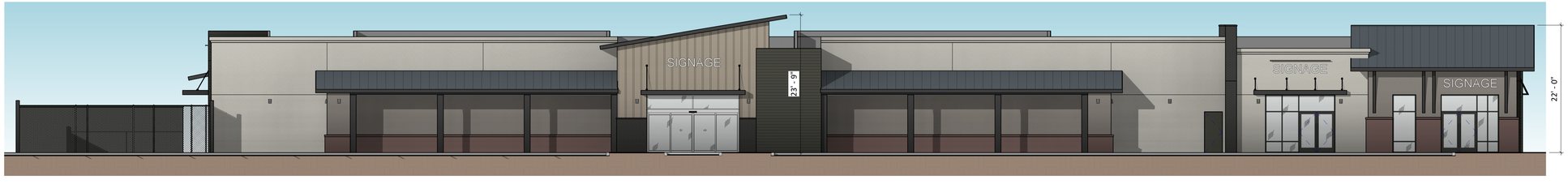
**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE




## EAST ELEVATION - BUILDING 1

2/65 SCALE: 1/8" = 1'-0"




## SOUTH ELEVATION - BUILDING 1

1/65 SCALE: 1" = 10'-0"

alm2s
123 N College Ave, Suite 204
Fort Collins, CO 80524
(970) 223-1820
www.alm2s.com

# FRANKLIN PLACE
FRANKLIN PLACE 1, LLC
SEVERANCE, CO

NOT FOR CONSTRUCTION

| No. | Issue | Date |
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|---|---|
| Project | 2311 |
| Date | 08/29/2023 |
| Drawn | Author |

ELEVATIONS - BUILDING 1

65

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0 1/2" 1" 2"

FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-0308 - Franklin Place - Building 1 Conceptual Design V3 - Shell Add'l.rvt

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**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - SLATE GRAY
- BRIDGER STEEL SNAP BATTEN SIDING - OLD TOWN GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE

## 1/66 EAST ELEVATION - BUILDING 2

SCALE: 3/16" = 1'-0"




## 2/66 NORTH ELEVATION - BUILDING 2

SCALE: 3/16" = 1'-0"




## 3/66 SOUTH ELEVATION - BUILDING 2

SCALE: 3/16" = 1'-0"




## 4/66 WEST ELEVATION - BUILDING 2

SCALE: 3/16" = 1'-0"

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**SEVERANCE, CO**

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| No. | Issue | Date |
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| **Project** | 2311 |
| **Date** | 08/29/2023 |
| **Drawn** | Author |

**ELEVATIONS - BUILDING 2**

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0 1/2" 1" 2"

FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-2311 - Franklin Place - Building 2 V21.rvt

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66




## NORTH ELEVATION - BUILDING 3

3 / 67

SCALE: 3/16" = 1'-0"




## EAST ELEVATION - BUILDING 3

2 / 67

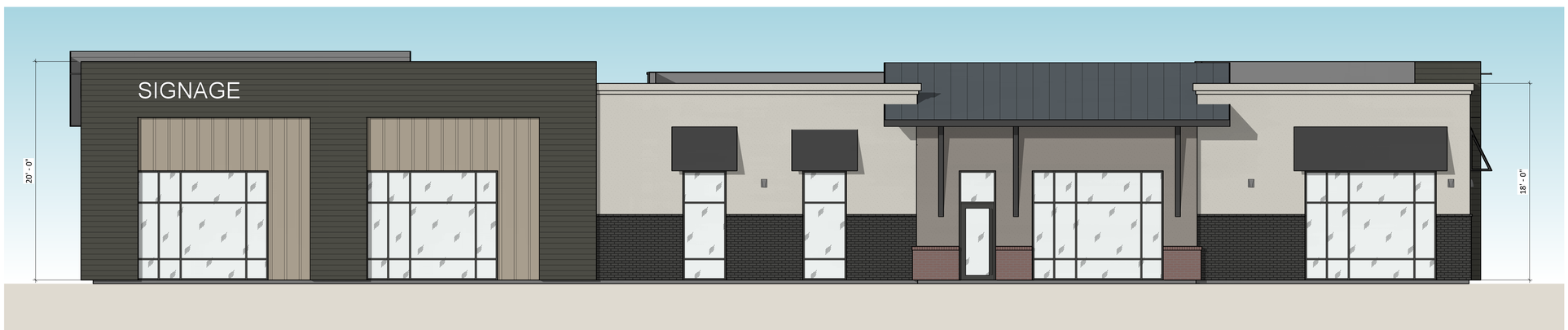
SCALE: 3/16" = 1'-0"




## WEST ELEVATION - BUILDING 3

4 / 67

SCALE: 3/16" = 1'-0"




## SOUTH ELEVATION - BUILDING 3

1 / 67

SCALE: 3/16" = 1'-0"

**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
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|---|---|
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**ELEVATIONS - BUILDING 3**

0 1/2" 1" 2"

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FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-2311 - Franklin Place - Building 3 V1.rvt

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67




## NORTH ELEVATION - BUILDING 4

4/68 SCALE: 1/8" = 1'-0"

**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - SLATE GRAY
- BRIDGER STEEL SNAP BATTEN SIDING - OLD TOWN GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE



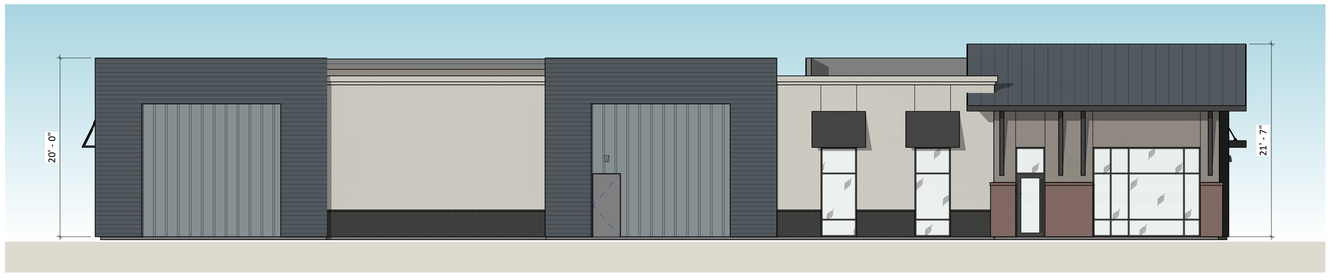

## EAST ELEVATION - BUILDING 4

2/68 SCALE: 1/8" = 1'-0"




## WEST ELEVATION - BUILDING 4

3/68 SCALE: 1/8" = 1'-0"




## SOUTH ELEVATION - BUILDING 4

1/68 SCALE: 1/8" = 1'-0"

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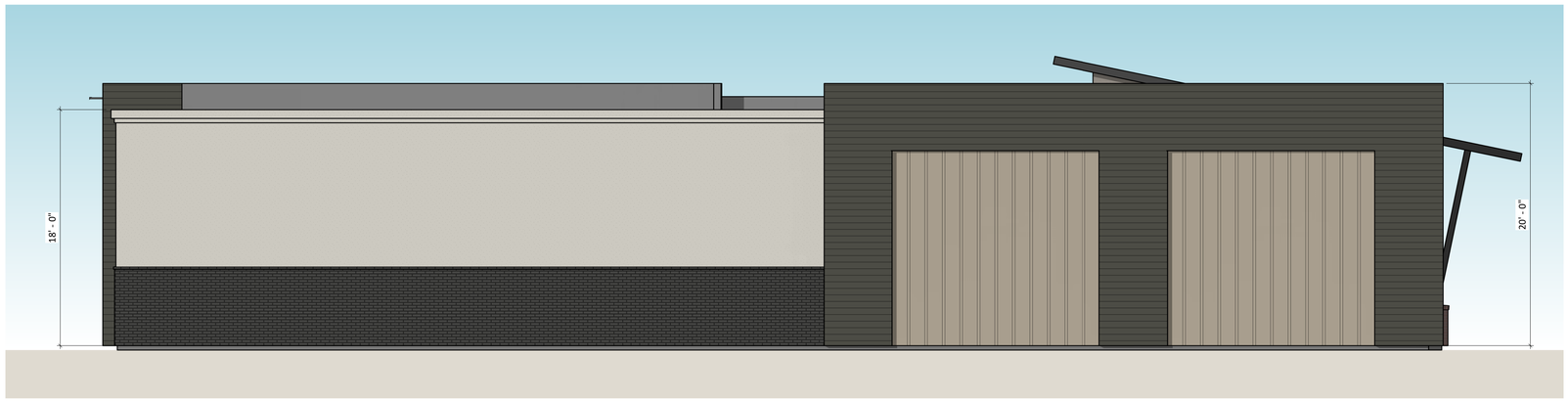
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| Project | 2311 |
| Date | 08/29/2023 |
| Drawn | Author |

ELEVATIONS - BUILDING 4

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68

FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-0913 - Franklin Place - Building 4 V1.rvt
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**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE

## BUILDING 5 - WEST ELEVATION

4 / 69 SCALE: 3/16" = 1'-0"




## BUILDING 5 - SOUTH ELEVATION

2 / 69 SCALE: 3/16" = 1'-0"




## BUILDING 5 - NORTH ELEVATION

3 / 69 SCALE: 3/16" = 1'-0"




## BUILDING 5 - EAST ELEVATION

1 / 69 SCALE: 3/16" = 1'-0"

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|---|---|---|

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|---|---|
| **Project** | 2311 |
| **Date** | 08/29/2023 |
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**ELEVATIONS - BUILDING 5**

0 1/2" 1" 2"

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FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-2311 - Franklin Place - Building 5.rvt
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## BUILDING 6 - NORTH ELEVATION

4/70 SCALE: 1/8" = 1'-0"




## BUILDING 6 - WEST ELEVATION

3/70 SCALE: 1/8" = 1'-0"




## BUILDING 6 - EAST ELEVATION

2/70 SCALE: 1/8" = 1'-0"




## BUILDING 6 - SOUTH ELEVATION

1/70 SCALE: 1/8" = 1'-0"

**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- STONE VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - SLATE GRAY
- BRIDGER STEEL SNAP BATTEN SIDING - OLD TOWN GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE

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**ELEVATIONS - BUILDING 6**

0 1/2" 1" 2"

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70

FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-2311 - Franklin Place - Building 6.rvt
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## BUILDING 7 - WEST ELEVATION

4 / 71

SCALE: 1/8" = 1'-0"




## BUILDING 7 - SOUTH ELEVATION

3 / 71

SCALE: 1/8" = 1'-0"




## BUILDING 7 - NORTH ELEVATION

2 / 71

SCALE: 1/8" = 1'-0"




## BUILDING 7 - EAST ELEVATION

1 / 71

SCALE: 1/8" = 1'-0"

**MATERIAL LEGEND**

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
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- ALL TRIM - SW 7069 IRON ORE


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# FRANKLIN PLACE

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|---|---|
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| Date | 08/29/2023 |
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ELEVATIONS - BUILDING 7

71


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0 1/2" 1" 2"

FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-0414 - Franklin Place - Church V1.rvt

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BUILDING 1 - VIEW FROM SOUTHEAST




BUILDING 1 - VIEW FROM NORTHEAST



BUILDING 1 - VIEW FROM NORTHWEST




BUILDING 1 - VIEW FROM SOUTHWEST

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3D VIEWS

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72

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BUILDING 2 - VIEW FROM NORTHWEST




BUILDING 2 - VIEW FROM NORTHEAST



BUILDING 2 - VIEW FROM SOUTHEAST



BUILDING 2 - VIEW FROM SOUTHWEST

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# FRANKLIN PLACE

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Project 2311
Date 08/29/2023
Drawn Author

3D VIEWS - BUILDING 2

0 1/2" 1" 2"

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73




BUILDING 3 - VIEW FROM NORTHEAST



BUILDING 3 - VIEW FROM SOUTHEAST




BUILDING 3 - VIEW FROM SOUTHWEST




BUILDING 3 - VIEW FROM NORTHWEST

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# FRANKLIN PLACE

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|---|---|---|

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|---|---|
| Project | 2311 |
| Date | 08/29/2023 |
| Drawn | Author |

3D VIEWS - BUILDING 3

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74

FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-2311 - Franklin Place - Building 3.rvt
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BUILDING 4 - VIEW FROM SOUTHEAST




BUILDING 4 - VIEW FROM NORTHEAST




BUILDING 4 - VIEW FROM NORTHWEST




BUILDING 4 - VIEW FROM SOUTHWEST

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# FRANKLIN PLACE
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## SEVERANCE, CO

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| No. | Issue | Date |
|---|---|---|

| | |
|---|---|
| Project | 2311 |
| Date | 08/29/2023 |
| Drawn | Author |

3D VIEWS - BUILDING 4

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FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-2311 - Franklin Place - Building 4 V1.rvt
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BUILDING 5 - VIEW FROM SOUTHEAST



BUILDING 5 - VIEW FROM SOUTHWEST




BUILDING 5 - VIEW FROM NORTHWEST




BUILDING 5 - VIEW FROM NORTHEAST

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| No. | Issue | Date |
|---|---|---|

| | |
|---|---|
| **Project** | 2311 |
| **Date** | 08/29/2023 |
| **Drawn** | Author |

**3D VIEWS - BUILDING 5**

0 1/2" 1" 2"

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FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-2311 - Franklin Place - Building 5 Vi.rvt

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76




BUILDING 6 - VIEW FROM SOUTHWEST




BUILDING 6 - VIEW FROM NORTHWEST




BUILDING 6 - VIEW FROM NORTHEAST




BUILDING 6 - VIEW FROM SOUTHEAST

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# FRANKLIN PLACE

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| No. | Issue | Date |
|---|---|---|
| | | |

| | |
|---|---|
| Project | 2311 |
| Date | 08/29/2023 |
| Drawn | Author |

3D VIEWS - BUILDING 6

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77

FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-2311 - Franklin Place - Building 6 V1.rvt
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BUILDING 7- VIEW FROM SOUTHEAST



BUILDING 7 - VIEW FROM NORTHEAST



BUILDING 7 - VIEW FROM NORTHWEST



BUILDING 7 - VIEW FROM SOUTHWEST

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# FRANKLIN PLACE

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SEVERANCE, CO

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| No. | Issue | Date |
|---|---|---|

Project 2311
Date 08/29/2023
Drawn Author

3D VIEWS - BUILDING 7

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DocuSign Envelope ID: 8E798EB5-E89A-4A5C-8142-8A4EF89DB197

# MEMORANDUM




To: Abdul Barzak and Bill Cornelius, Town of Severance
Eli Farney, Consultant to Town of Severance
Chris Messersmiths, Consultant to Town of Severance

From: Ruth Rollins, PE, Rollins Consult LLC

Date: July 25, 2023

Subject: Request For Concurrence - Right-In-Right-Out on Harmony Road - Franklin Place

The following is a request for concurrence by the Town of Severance, for a Right-In-Right-Out (RIRO) on Harmony Road (WCR 74) related to the proposed Franklin Place project. The location is provided on Figure 1. As shown, for the short range future (before a median on Harmony Road) there will be a channelizing island. The proposed access is 458 feet from Tailholt Avenue (center line to center line) and 500.75 feet from 3rd Street (center line to center line).

Guidance from the Weld County, *County Road 74, Access Control Plan,* dated September 2020, indicates that 660 feet should be provided between full movement access points. The plan also states that this minimum spacing does not apply to restricted accesses such as a RIRO. For guidance on RIRO spacing, the *Severance Transportation Plan, July 20, 2021,* was used. The Transportation Plan identifies Harmony Road as a future Major Arterial. Within the Transportation Plan, in Table 3 - Technical Design Criteria, the minimum distance between driveways for a RIRO is 350 feet. The proposed access point meets this minimum distance with 458 feet to Tailholt Avenue and 500.75 feet to 3rd Street.

A signature line is provided for Bill Cornelius. If you have any additional questions, please feel free to contact me.

DocuSigned by:
Bill Cornelius
512CFDE92A77410...

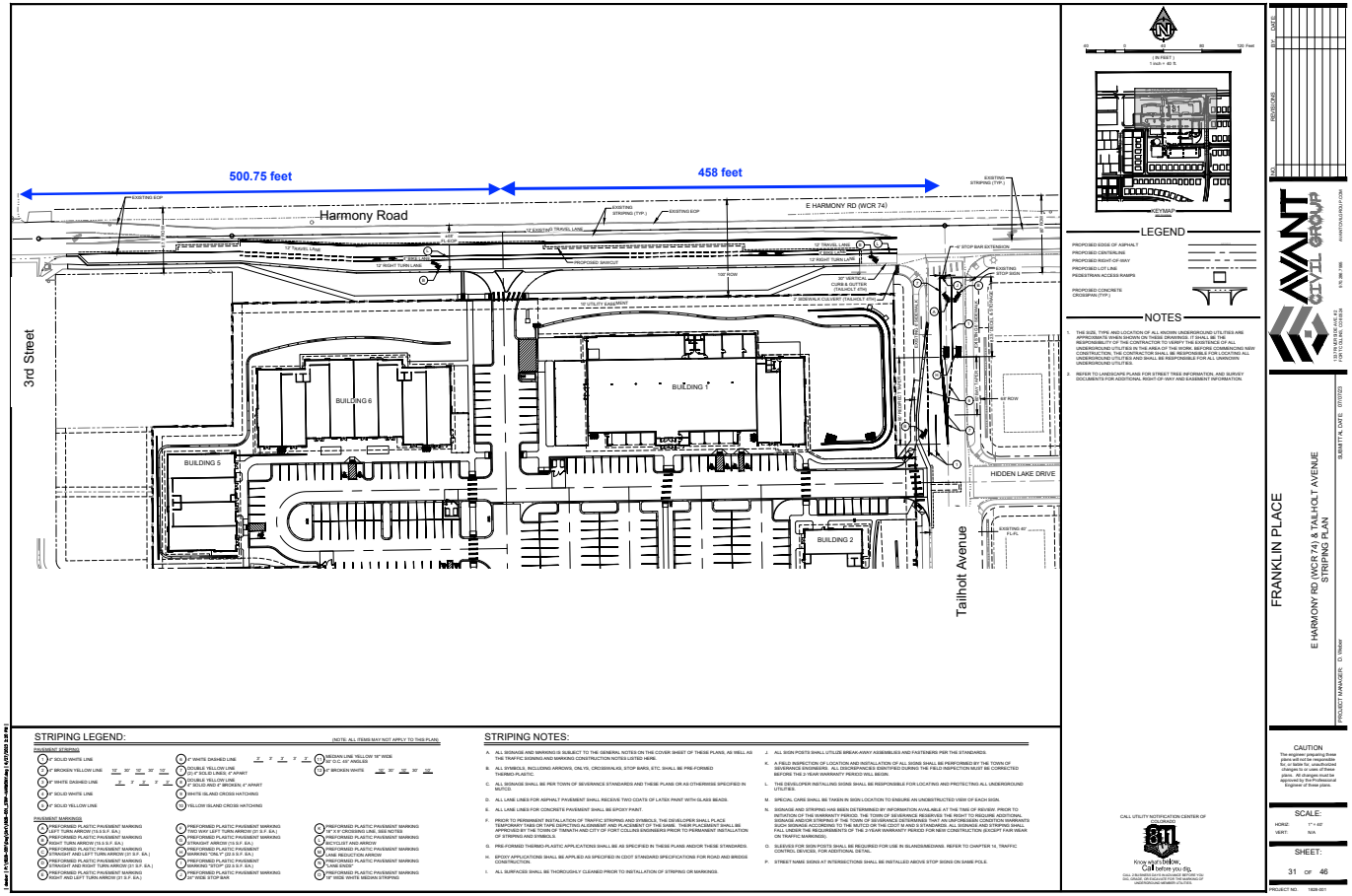
Bill Cornelius, PE

Community Development Director

Town of Severance

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Figure 1 - RIRO on Harmony Road



**TOWN OF SEVERANCE**
**RESOLUTION NO. 2023-49R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, APPROVING A SITE DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE**

**WHEREAS**, TJB Partners, Inc., ("Applicant"), as owner of certain real property legally described as Lots1 and 2, Franklin Place Subdivision, Town of Severance ("Property"), has submitted an application for site plan approval to develop and construct commercial buildings and associated parking and open space areas on the Property (the "Application"); and

**WHEREAS**, the Severance Planning Commission, after conducting a review of the Application on October 18th, 2023 rendered a decision recommending approval; and

**WHEREAS**, after considering and reviewing the Planning Commission's decision, and after considering the Application as presented to the Town Council on December 12th, 2023, the Town Council finds and determines that the Application is complete, and that the Applicant has met the relevant standards and review criteria set forth in the Severance Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO**:

Section 1. The Town Council acknowledges the Planning Commission's recommendation, and findings made in support of such recommendation in this case, as stated on the record made available to the Town Council.

Section 2. The above Recitals and Findings of the Town Council are hereby incorporated into this resolution.

Section 3. The Frankling Place Site Plan, Town of Severance, Weld County, State of Colorado, attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved, with the following conditions:

a. All remaining technical corrections to the Site Plan and Construction Drawings requested by Town staff shall be made to the Town staff's satisfaction.

b. Final Construction Documents shall be approved by the Town Engineer prior to the start of construction activities.

Section 4. Unless otherwise extended by resolution of the Town Council, the approval of the Franklin Place Site Plan shall be null and void if the conditions set forth in Section 3 are not complied with within one hundred and twenty (120) days of the date of this Resolution.

RESOLVED AND PASSED THIS ____DAY OF_____, 2023.

TOWN OF SEVERANCE, COLORADO

_____
Matthew Fries, Mayor

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

**EXHIBIT A**
Site Plan

December 1, 2023

Nicholas Wharton
Severance Town Administrator
P.O. Box 339
Severance, CO 80546

**SENT VIA EMAIL:**
nwharton@townofseverance.org

Re: Franklin Place Request for Incentives

Dear Mr. Wharton:

On behalf of the Owners of the Franklin Place project, we are requesting the following incentives from the Town of Severance:

Franklin Place is expected to develop in three Phases. Phase 1 will have ~36,375sf, Phase 2 ~33,000sf and Phase 3 is Lot 2, reserved for a "public gathering" user. For this request, we are contemplating Phases 1 & 2 only.

**Sales Tax:**
We have consulted with Katy Press, KP Consulting, who recommended using $200sf/yr for total estimated retail sales subject to tax.
Phases 1 & 2 – 69,375 SF x $200 = $13,875,000
$13,875,000 * Severance 3% tax rate = $416,250
Request 1: The Town of Severance will rebate 50% of annual sales tax to Developer for 5 years or in an amount equal to $1,040,625

**Use Tax:**
$13,875,000 * 1.8% = $249,750
Request 2: Rebate half of the use tax in the amount of $124,875

**Infrastructure:**
There are 2 Right in Right out auxiliary lanes to be constructed as a part of the Franklin Place project. The RIRO along Harmony into the site shall be paid for and constructed by the Developer.
Request 3: The RIRO lanes at Harmony and Tailholt Avenue shall be paid for by the Town of Severance.

**Civil Engineering Credit:**
Considerable funds were spent on civil engineering throughout the course of this project because of requested changes by the Town.
Request 4: Credit the civil engineering costs up to $125,000 to cover previous engineering costs spent by the owner for public improvements. Credits may be used by Owner to cover building permit fees, or other fees as required by the Town.

We appreciate your time and consideration on our request.

Sincerely,



Shana L. Morgan
President
smorgan@bluestaradvisors.biz
(970) 371-4489

Cc: Bill Cornelius, Community Development Director
Shani Porter, Town Planner

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 356 - **Resolution 2023-50R**: A Resolution to Appropriate Funds For Unanticipated Revenues and Expenditures | Nicholas Wharton, Town Manager | Nancy E. Mueller, CPA |

## ACTION REQUESTED

The Finance Director asks that the Town Council review the resolution to appropriate unanticipated revenues and expenditures and take one of the following actions:

- Approve Resolution 2023-50R
- Approve Resolution 2023-50R with Modifications
- Take no action

**Resolution**
**Action Requested**
**Attorney Approved**

## BRIEF SUMMARY

The Finance Director is requesting that the Town Board review the proposed courses of action and discuss the following items:

- Appropriation of unanticipated revenues to cover expenses associated with operations

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

The Finance Director and Management recommend that the Town Council approve Resolution 2023-50R.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Resolution 2023-50R

**RESOLUTION NO. 2023-50R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, PROVIDING ADDITIONAL APPROPRIATIONS IN FISCAL YEAR 2023 FOR UNANTICIPATED REVENUES AND EXPENDITURES AND TO MODIFY FUND BALANCES PERTAINING TO THE SAME**

**WHEREAS,** the Town has additional and unanticipated revenues and expenses for the 2023 fiscal year; and

**WHEREAS**, the Town would like to amend the 2023 Budget by appropriating the revenues and expenditures; and

**WHEREAS,** in accordance with Section 8.10 of the Town of Severance Home Rule Charter, the Town Council may modify appropriations by resolution during the fiscal year for unanticipated budgetary issues, so long as such modified appropriations do not cause total expenditures within a fund to exceed the beginning fund balance or the funds available plus anticipated revenues and other sources of funds within the fund as estimated in the budget; and

**WHEREAS,** the Town Council desires to modify appropriations and to authorize the expenditure of certain funds by enacting a supplemental budget appropriation to the 2023 Town budget.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. The following modifications to unencumbered balances for Fiscal Year 2023 as set forth below are hereby approved:

A. Appropriations of Additional Revenues for Operating Expenses by Fund:

| REVENUE | GL ACCOUNT | PROJECT CODE | AMOUNT |
|---|---|---|---|
| Unanticipated Interest Revenue | 10-36-3500 | | 142,035 |
| Unanticipated Water Revenue | 51-34-1000 | | 34,000 |
| Unanticipated Wastewater Revenue | 52-34-1000 | | 34,000 |
| In-Kind Revenue | 10-36-5100 | | 20,964 |
| Builidng Permit & License | 10-32-2100 | | 200,000 |
| Severance Tax | 10-31-8100 | | 440,073 |
| Mineral Lease | 10-33-5050 | | 57,733 |
| **TOTAL** | | | **928,805** |

**TOTAL FUNDS TO BE APPROPRIATED: $ 928,805**

Section 2. The following modifications to budget expenditures for Fiscal Year 2023 as set forth below are hereby approved:

Expenditures by Fund:

| EXPENDITURE | GL ACCOUNT | PROJECT CODE | AMOUNT |
|---|---|---|---|
| New Vehicles - General Fund | 75-44-7550 | | 142,035 |
| New Truck 1/2 Water | 51-83-7550 | | 34,000 |
| New Truck 1/2 Wastewater | 52-83-7550 | | 34,000 |
| In-Kind Expense | 10-44-3993 | | 20,964 |
| Building Inspections & License | 10-70-2980 | | 200,000 |
| Guard Rail | 12-83-7500 | TR-2305 | 140,000 |
| Mag Chloride | 75-64-7000 | PW-2103 | 5,500 |
| Mag Chloride Supplies | 10-63-4110 | | 10,500 |
| Ice Slicer | 10-63-4110 | | 15,000 |
| Safe Passages | 10-41-7000 | ADMIN-2303 | 326,806 |
| **TOTAL** | | | **928,805** |

**TOTAL EXPENDITURES: $ 928,805**

Section 3. The Town Manager is directed to affect the necessary transfers to comply with this resolution and to update beginning balances to actual balances for a more accurate statement of budget status.

RESOLVED AND PASSED THIS 12TH DAY OF DECEMBER, 2023.

TOWN OF SEVERANCE

_____
Matthew Fries, Mayor

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 360 - **Resolution 2023-51R**: A Resolution of the Town Council of the Town of Severance, Colorado, Establishing a Transportation Utility Fee | Nicholas Wharton, Town Manager | Nancy Mueller, CPA, and Nicholas Wharton, MPA |

## ACTION REQUESTED

The Finance Director and Management ask that the Town Council review, discuss, and take action on Resolution 2023-51R.

- Proposed Action:
  - Move to Approve Resolution 2023-51R
  - Take No Action

**Resolution Attorney Approved Action Requested**

## BRIEF SUMMARY

As discussed during the November 14th Council Meeting, this is a newly proposed street maintenance fee for 2024. Through 2023, street maintenance has been paid for using the General Fund balance. A dedicated revenue source is required to prevent the depletion of the general fund.

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

The Finance Director and Management recommend that the Town Council take action and move to approve Resolution 2023-51R.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Resolution 2023-51R
2. 2024 Street Maintenance Fee

**TOWN OF SEVERANCE**
**RESOLUTION NO. 2023- 51R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, ESTABLISHING A TRANSPORTATION UTILITY FEE**

**WHEREAS**, the Town Council recognizes the need for pavement preservation and improvement of the Town's street system and a funding mechanism; and

**WHEREAS**, the Town has developed and is presently maintaining a street maintenance program for the maintenance of town streets and, subject to Town Council approval, allocates and expends budget resources for this street system maintenance program; and

**WHEREAS**, the Town Council finds that all property owners in the Town benefit from a well-maintained road infrastructure and the Town's street maintenance program, and that a fairer way to spread the cost of that program is through the imposition of a Transportation Utility Fee; and

**WHEREAS**, the Transportation Utility Fee is to be established with the object of defraying the Town's costs inherent in administering the Town's street maintenance program, including but not limited to any and all costs related to maintaining or improving town streets; repairs, renewal, resurfacing, replacement, and reconstruction, resurfacing of existing streets; the repair, replacement or addition of curb and gutters; improving storm drainage; updating ADA access; repair or replacement of the entire existing street structural section; repair or replacement of existing street shoulders, pavement markers, striping and other street markings; repair or replacement of existing channelization devices; adjustment of existing utilities to match finish grades; and any other related work within existing streets; and

**WHEREAS**, the intent of the Town Council is to charge all developed, improved property located within the Town limits regardless of whether or not the property receives other utility services from the Town; and

**WHEREAS**, the Town Council further intends to explore the creation of a policy by which owners of land used for private streets may have the ability to transfer said lands to the Town for inclusion in the Town's street system, and the conditions under which the Town may accept such transfers.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE COLORADO**:

Section 1. Creation and purpose. A transportation utility fee is created and imposed for the purpose of maintaining the Town of Severance's streets. The transportation utility fee shall be paid by the responsible party for each billing unit or occupied unit of real property per the terms of this resolution. The purposes of the transportation utility fee are to charge users for the service the town provides in maintaining public streets and to ensure that maintenance occurs in a timely fashion, thereby reducing increased costs that result when maintenance is deferred.

Section 2. Transportation utility fees allocation.

(a) All transportation utility fees received shall be deposited into the street fund or other fund dedicated to the operation and maintenance of the town's street system. Other revenue sources may also be used for street maintenance. Amounts in the street fund may be invested by the Town in accordance with state law. Earnings from such investments shall be dedicated to the street fund.

(b) The street fund shall not be used for other governmental or proprietary purposes of the town, except to pay for an equitable share of the town's overhead costs including accounting, management and other costs related to management and operation of the street maintenance program. Engineering design, pavement evaluation, construction management, and other related costs, including project advertisements for bid, in the implementation of the street maintenance projects shall also be considered as being used for street maintenance.

Section 3. Determination of fee.

(a) A transportation utility fee is hereby established and shall be based upon the following:

(1) The town's priority corrective and preventative street maintenance projects.

(2) For residential property, the fee shall be charged on a per unit basis.

(3) For nonresidential property, the fee shall be charged on a per unit basis.

(b) The transportation utility fee program shall be reviewed annually as part of the town's budget process.

(c) Following each review of the program, the town manager shall review the revenue received from the new rates after a full year of collection to determine if the annual revenues meet the annual funding level needed for the priority street maintenance projects. The town manager shall report the findings of that review to town council and may make recommendations on any potential fee increases or decreases based on that review. Any unspent funds will be carried over to the following year's beginning fund balance for the street fund.

Section 4. Determination of rate, billing and collection of fee.

(a) The Town shall charge a per unit transportation utility fee to the responsible party for each billing unit with an active utility account or, for occupied units not connected to town water and/or sewer, to the responsible party for each occupied unit of residential and nonresidential property. The amount payable shall be redetermined if there is a change in use or development. All redeterminations based on a change in use or development shall be prospective only.

(b) The transportation utility fee shall be billed to and collected from the responsible party identified in subsection (a) of this section. Transportation utility fees shall be included as part of the water and sewer bill for billing units with active utility accounts, and included on an

"other utility" bill for occupied units not connected to town water or sewer services.

(c) An account is delinquent if the transportation utility fee is not paid by the due date shown on the utility bill. The town may follow the procedures for collection of delinquent accounts as outlined in Article 1 of Chapter 13 of the Severance Municipal Code.

(d) For newly developed properties, the Transportation Utility Fee shall become due and payable from and after the earlier of the date when the developed property is occupied or when town water or sanitary sewer system service is initiated.

(e) "Responsible party" means the person or persons who by occupancy or contractual arrangement are responsible to pay for utility and other services provided to an occupied unit. Unless another party has agreed in writing to pay and a copy of the writing is filed with the town, the person(s) paying the town's water or sewer bill for an occupied unit shall be deemed the responsible party as to that occupied unit. For any occupied unit not otherwise required to pay a town utility bill, "responsible party" shall mean the person or persons legally entitled to occupancy of the occupied unit, unless another responsible party has agreed in writing to pay and a copy of the writing is filed with the town. Any person who has agreed in writing to pay is considered the responsible party if a copy of the writing is filed with the town.

(f) "Occupied unit" means any structure or any portion of any structure occupied for residential, commercial, industrial, or other purposes. For example, in a multifamily residential development, each dwelling unit shall be considered a separate occupied unit when occupied, and each retail outlet in a shopping mall shall be considered a separate occupied unit. An occupied unit may include more than one structure if all structures are part of the same dwelling unit or commercial or industrial operation. For example, an industrial site with several structures that form an integrated manufacturing process operated by a single manufacturer constitutes one occupied unit. Property that is undeveloped or, if developed, is not in current use is not considered an occupied unit.

Section 5. Exemption.

The Transportation Utility Fee shall not apply to:

(1) Any property which may be entitled to exemption from or deferral of ad valorem property taxation, such as units owned or occupied by local, state and federal governments;

(2) Publicly owned park land, open spaces, and greenways; or

(3) Areas encompassed by railroad and public rights-of-way, except for developed railroad property such as maintenance areas, non-rolling storage areas, and areas used for the transfer of rail-transported goods to non-rail transport, which areas shall be subject to the Transportation Utility Fee.

Section 6. Waiver.

(a) When any developed property within the town becomes vacant as described in subsection (e) of this section, upon written application by the responsible party and approval by the town manager, the transportation utility fee shall thereafter not be billed until such time as the property is no longer vacant.

(b) The town manager is authorized to cause an investigation of any property for which an application for determination of vacancy is submitted to verify any of the information contained in the application. The town manager is further authorized to develop and use a standard form of application, provided it shall contain a space for verification of the information and the person signing such form affirms under penalty for false swearing the accuracy of the information provided therein.

(c) When any developed property within the town has the utilities shut off due to vacancy, the transportation utility fee shall be waived for the duration of the vacancy as described in subsection (e) of this section

(d) When a change of use occurs, a vacancy has been filled, or a property is developed, it is the responsible party's responsibility to inform the town of any change so the proper transportation utility fees may be assessed. If the responsible party does not inform the town of any change, the town shall cancel the vacancy waiver and charge the responsible party as per subsection (5) of this section.

(e) For purposes of this section, developed property is vacant when it has been continuously unoccupied and unused for at least 30 days. Fees shall be waived in accordance with this section only while the property remains vacant. The waiver duration is for six months. After six months, the responsible party must reapply for the waiver if the property continues to be unoccupied and unused. The responsible party has 30 days to reapply for the vacancy waiver after the expiration of the six-month waiver. Any occupancy or use of the property terminates the waiver. As a penalty for not reporting a change in property vacancy, the town may charge any property two times the appropriate transportation utility fee that would have been due without the vacancy waiver for prior billing periods, upon determining, in town's sole discretion, that the property did not qualify for waiver of charges during the relevant time. The decision of the town manager under subsections (1), (2), and (5) of this section is final.

Section 7. The Transportation Utility Fee Rate Schedule, attached hereto as **Exhibit A** and incorporated herein by this reference, is adopted and shall apply to all occupied units within the Town's limits. Rates will be implemented and included in utility bills commencing in January 2024.

Section 8. It is the intent of the Town Council to explore the creation of a policy by which owners of land used for private streets may have the ability to transfer said lands to the Town for inclusion in the Town's street system, and the conditions under which the Town may accept such transfers.

**RESOLVED AND APPROVED** this 12th day of December, 2023.

TOWN OF SEVERANCE, COLORADO

_____
Matthew Fries, Mayor

ATTEST:

_____
Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC
Town Attorney

**Exhibit A**

Transportation Utility Fee Rate Schedule

## 2024 Street Maintenance Fee

Monthly Street Maintenance Fees: $15.50 per Month

| | Monthly Rate |
|---|---|
| **Usage Classification** | **Base** |
| Per Lot | $15.50 |

| Monthly Rate Structure |
|---|
| Per month Base |
| $15.50 |

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 368 - **Resolution 2023-52R**: A Resolution of the Town Council of the town of Severance, Colorado, prescribing the Town of Severance's water and wastewater rates, fees, tolls and charges, and infrastructure investment fees | Nicholas Wharton, Town Manager | Nancy Mueller, CPA |

## ACTION REQUESTED

The Finance Director and Management ask that the Town Council review and discuss Resolution 2023-52R and take action.

- Actions that may be taken:
  - Move to approve Resolution 2023-52R
  - Take No Action

**Resolution Action Requested**

## BRIEF SUMMARY

As discussed at the Budget work session, the following increases and additions are being presented for the Water, Wastewater, Stormwater, and Street Maintenance Fees for 2024:

- Water Rates (Proposed 30% Rate Increase)
- Wastewater Rates (Proposed 15% Rate Increase)
- Stormwater Fee (Proposed $1 monthly Increase)
- Street Maintenance Fee (New Proposed $15.50 monthly Fee)

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

The Finance Director and Management recommend that the Town Council take action and move to approve Resolution 2023-52R.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Resolution 2023-52R
2. 2024 Water Rates
3. 2024 Wastewater Rates
4. 2024 Stormwater Fee
5. 2024 Street Maintenance Fee

**TOWN OF SEVERANCE**
**RESOLUTION NO. 2023-52R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, PRESCRIBING THE TOWN OF SEVERANCE'S WATER AND WASTEWATER RATES, FEES, TOLLS AND CHARGES AND INFRASTRUCTURE INVESTMENT FEES**

**WHEREAS**, the Town of Severance ("Town"), acting by and through the Town of Severance Water Utilities and Wastewater Utilities Enterprises ("Enterprises"), is charged with establishing and maintaining user rates for the Enterprises pursuant to Severance Municipal Code, Section 13-1-30; and

**WHEREAS**, the Town, which operates a municipal water system through its water Enterprise, and North Weld County Water District ("NWCWD") are parties to various agreements concerning the provision of water service and facilities to the Town; and

**WHEREAS,** pursuant to such agreements, NWCWD from time to time increases its charges regarding its provision of water services to the Town; and

**WHEREAS,** the Town Council has been advised of fee increases by NWCWD for its delivery and treatment of supply to the Town; after review and analysis of the costs of operating and maintaining the Town's water system, and in consideration of applicable NWCWD increases and increases in the costs of operating, maintaining and improving the Town's water system, the Town Council has determined that increases in the Town's water system user rates, charges and tap fees are necessary; and

**WHEREAS**, the Town's current water tap fees and monthly water rates do not adequately provide for the capital needs and operations of the Town's water system; and

**WHEREAS**, the Town, which operates a municipal wastewater system through its wastewater Enterprise, and the Town of Windsor ("Windsor"), are parties to agreements concerning the provision of wastewater services and facilities to the Town; and

**WHEREAS,** pursuant to such intergovernmental agreements, Windsor from time to time increases its charges regarding its provision of wastewater services to the Town; and

**WHEREAS,** the Town Council has been advised of fee increases by Windsor for its treatment of wastewater generated by the Town; after review and analysis of the costs of operating and maintaining the Town's wastewater system, and in consideration of applicable Windsor increases and increases in the costs of operating, maintaining and improving the Town's wastewater system, the Town Council has determined that increases in the Town's wastewater system user rates, charges and tap fees are necessary; and

**WHEREAS**, the Town Council desires to increase certain rates, fees, tolls and charges regarding the provision of services through the Town's Enterprises to ensure that the Town in a fiscally responsible manner can continue to meet its operational and capital needs for its

Enterprises, and finds that the adoption of an updated Water and Wastewater Rate Schedule, attached to this resolution as Exhibit A, will accrue to the benefit of the public; and

**WHEREAS,** pursuant to Severance Municipal Code Section 13-1-40, the changes set forth shall not take effect for thirty days, and notice of these increases shall be mailed to all Town residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. The Town Council hereby adopts the Water and Wastewater Rate Schedule in substantially the same form as the copy attached hereto as Exhibit A and made a part of this resolution.

Section 2. This Resolution shall take effect on January 1, 2024, and at such date all other resolutions addressing the Town's water and wastewater rates, fees, tolls and charges set forth herein shall be repealed in their entirety.

**RESOLVED AND APPROVED** this 12th day of December, 2023.

**TOWN OF SEVERANCE**

BY: _____

Matthew Fries, Mayor

ATTEST:

_____

Leah Vanarsdall, Town Clerk

**APPROVED AS TO FORM:**

_____

Hayashi & Macsalka, LLC, Town Attorney

# 2024 Water Rates
## Monthly and Annually on Usage Classification of Meter

Base Monthly Water Fees: The base water fee is $34.43 and then $8.01 per 1,000 Gal (Kgal) used

**A surcharge will be assessed when an account's year-to-date usage exceeds the Water Allotment. See Rates Below.**

| | Residential Monthly Rate | | Annual Rate Structure per Kgal | | | |
|---|---|---|---|---|---|---|
| **Usage Classification** | **Base** | **Per Kgal** | 61,500 (Tailholt) | 68,333 (Dual System) | 205,000 | Exceeds Allotment |
| 3/4" Tap | $34.43 | $8.01 per Kgal | $8.01 | | | $15.93 ($8.01 + $3.96 + $3.96) |
| 3/4" Tap w/Dual System | $34.43 | $8.01 per Kgal | | $8.01 | | $15.93 ($8.01 + $3.96 + $3.96) |
| 3/4" Tap w/Dual System (Tailholt) | $34.43 | $8.01 per Kgal | $8.01 | | | $15.93 ($8.01 + $3.96 + $3.96) |

| | Commercial Monthly Rate | | Annual Rate Structure per Kgal | |
|---|---|---|---|---|
| **Usage Classification** | **Base** | **Per Kgal** | Allotment | Exceeds Allotment |
| 3/4" Tap | $34.43 | $8.01 per Kgal | 205,000 gallons per year | $15.93 ($8.01 + $3.96 + $3.96) |
| 1" Tap | $71.66 | $8.01 per Kgal | 515,500 gallons per year | $15.93 ($8.01 + $3.96 + $3.96) |
| 1 1/2" Tap | $172.08 | $8.01 per Kgal | 1,025,000 gallons per year | $15.93 ($8.01 + $3.96 + $3.96) |
| 2" Tap | $275.29 | $8.01 per Kgal | 1,640,000 gallons per year | $15.93 ($8.01 + $3.96 + $3.96) |
| 3" Tap | $550.61 | $8.01 per Kgal | 3,280,000 gallons per year | $15.93 ($8.01 + $3.96 + $3.96) |
| 4" Tap | $1,030.15 | $8.01 per Kgal | 6,150,000 gallons per year | $15.93 ($8.01 + $3.96 + $3.96) |

Water Service Year: The water service year is from the November billing period to the October billing period of the following year.

Allotment: The water allotment for a standard tap is 205,000 gallons per. The allotment on your account may vary due to the usage classification of your property. Please contact Town Hall to discuss your individual account.

Water Surcharge: A water surcharge will be assessed when an account's year-to-date usage exceeds the annual water allotment. Currently, the surcharge is $3.96 per Kgal in addition to the standard monthly usage fee. This fee is to recover the Town's cost to obtain additional water rights.

Plant Investment Surcharge: A plant investment surcharge will be assessed when an account's year-to-date usage exceeds the plant investment allotment. Currently, the surcharge is $3.96 per Kgal in addition to the standard monthly usage fee. This fee is to recover the Town's cost to treat and service the additional water.

**2024 Sewer Rates**
**Monthly on Usage Classification**

Base Monthly Sewer Fees: Base sewer fee is $34.73 for the first 5000 gallons and then $4.04 per every 1,000 Gal (Kgal) used after 5000 gallons

| | Monthly Rate | |
|---|---|---|
| **Usage Classification** | **Base (0-5000 Galllons)** | **Per Kgal (5000+)** |
| Per Sewer Tap | $34.73 | $4.04 per Kgal |

| Monthly Rate Structure per Kgal | |
|---|---|
| 5000 Gallons per month Base | Per Kgal over 5000 Gallon Base |
| $34.73 | $4.04 per Kgal |

Sewer Service Year: The sewer service year is based on the average monthly water usage used during Decemeber, January, and February. Each year, starting with the March sewer bill, monthly rates will reflect and be charged the three month average each month until the next assessment year.

Allotment: The base allotment for a standard sewer tap is 5,000 gallons per month.

Sewer Surcharge: A sewer surcharge will be assessed when an account's usage exceeds the three-month average allotment of 5,000 gallons per month. Currently, the surcharge is $4.04 per Kgal in addition to the standard monthly base fee.

## 2024 Stormwater Fee

Monthly Stormwater Fee: $6.00 per Month

| | Monthly Rate |
|---|---|
| **Usage Classification** | **Base** |
| Per Lot | $6.00 |

| Monthly Rate Structure |
|---|
| Per month Base |
| $6.00 |

## 2024 Street Maintenance Fee

Monthly Street Maintenance Fees: $15.50 per Month

| | Monthly Rate |
|---|---|
| **Usage Classification** | **Base** |
| Per Lot | $15.50 |

| Monthly Rate Structure |
|---|
| Per month Base |
| $15.50 |

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 375 - **Resolution 2023-53R**: A Resolution of the Town Council of the Town of Severance, Colorado, levying general property taxes for the year 2024 to help defray the costs of government for the 2024 budget year. | Nicholas Wharton, Town Manager | Nancy Mueller, CPA and Nicholas Wharton, MPA |

## ACTION REQUESTED

The Finance Director and Management ask that the Town Council review and discuss the proposed 2024 Final Budget and take action on Resolution 2023-53R.

- Proposed Action:
  - Move to Approve Resolution 2023-53R
  - Take No Action

**Resolution**
**Action Requested**
**Attorney Approved**

## BRIEF SUMMARY

The Finance Director and Management request that the Town Council review, discuss, and take action on the proposed 2024 Budget by approving Resolution 2023-53R.

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

The Finance Director and Management request that the Town Council review, discuss, and take action on the proposed 2024 Budget by approving Resolution 2023-53R.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Resolution 2023 - 53R Resolution to Certify Mill Levy

**TOWN OF SEVERANCE**
**RESOLUTION NO. 2023-53R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2024 BUDGET YEAR**

**WHEREAS**, the Town Council of the Town of Severance has adopted the 2024 Budget; and

**WHEREAS**, the amounts of money necessary to balance the budget for general operating expenses is $2,206,538 and;

**WHEREAS**, the 2023 valuation for assessment for the Town of Severance, as preliminarily certified by the Weld County Assessor on August 18, 2023, is $186,079,570.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. That for the purposes of meeting all general operating expenses of the Town of Severance during the 2024 budget year, there is hereby and shall be levied a tax of **12.635** mills upon each dollar of total valuation for assessment of all taxable property within the Town for the year 2024.

Section 2. That the Finance Director is hereby authorized and directed to certify to the County Commissioners of Weld County, Colorado, the mill levy for the Town of Severance as described above or as determined by the final certified valuation provided by the Weld County Assessor.

**RESOLVED AND APPROVED** this 12th day of December, 2023**.**

**TOWN OF SEVERANCE**

_____
Mathew Fries, Mayor

Attest:

_____
Leah Vanarsdall, Town Clerk

**APPROVED AS TO FORM:**

_____
Hayashi & Macsalka, LLC, Town Attorney

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 377 - **Resolution 2023-54R**: A Resolution of the Town Council of the Town of Severance, Colorado, Appropriating sums of money for the various funds in the amounts and for the purposes as set forth below for the 2024 Budget | Nicholas Wharton, Town Manager | Nancy Mueller, CPA and Nicholas Wharton, MPA |

## ACTION REQUESTED

The Finance Director and Management ask that the Town Council review and discuss the proposed 2024 Final Budget and take action on Resolution 2023-54R.

- Proposed Action:
  - Move to Approve Resolution 2023-54R
  - Take No Action

**Resolution**
**Action Requested**
**Attorney Approved**

## BRIEF SUMMARY

The Finance Director and Management recommend that the Town Council take action and move to approve Resolution 2023-54R.

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

The Finance Director and Management recommend that the Town Council take action and move to approve Resolution 2023-54R.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Resolution 2023 - 54R Appropriating Sums of Money

**TOWN OF SEVERANCE**

**RESOLUTION NO. 2023-54R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, APPROPRIATING SUMS OF MONEY FOR THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW FOR THE 2024 BUDGET YEAR**

**WHEREAS**, the Town Council of the Town of Severance adopted the 2024 budget in accordance with the local government budget law on December 12, 2023; and

**WHEREAS**, the Town Council has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

**WHEREAS**, it is not only required by law but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund,for the purposes stated.

| | |
|---|---|
| General Fund | $ 10,205,936 |
| Transportation Fund | $ 800,000 |
| Water Fund | $ 4,085,888 |
| Wastewater Fund | $ 9,204,330 |
| Stormwater Fund | $ 146,747 |
| **Total Appropriations:** | $ 24,442,901 |

Section 2. Appropriations for Transfer Out:

| | |
|---|---|
| General Fund | $ 3,841,300 |

Section 3. Appropriations for Transfer In and Expenditure:

| | |
|---|---|
| Capital Projects Fund | $3,841,300 |
| **Total Appropriations:** | **$3,841,300** |

**RESOLVED AND APPROVED** this 12th day of December, 2023.

**TOWN OF SEVERANCE**

BY:_____
Matthew Fries, Mayor

**ATTEST**:

_____
Leah Vanarsdall, Town Clerk

**APPROVED AS TO FORM:**

_____
Hayashi & Macsalka, LLC, Town Attorney

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 380 - **Resolution 2023-55R**: A Resolution of the Town Council of the Town of Severance, Colorado, adopting the Town of Severance Fee Schedule | Nancy Mueller, Finance Director | Nancy Mueller, CPA, and Nicholas Wharton, MPA |

## ACTION REQUESTED

The Finance Director and Management ask that the Town Council discuss Resolution 2023-55R and take action to approve the proposed 2023 Fee Schedule.

- Actions that may be taken:
  - Move to approve Resolution 2023-55R
  - Take No Action

**Resolution Action Requested**

## BRIEF SUMMARY

The Finance Director and Management are recommending the following changes to the Fee Schedule for 2024:

- Water Rates (Proposed 30% Rate Increase)
- Sewer Rates (Proposed 15% Rate Increase)
- Stormwater Rates (Proposed $1 monthly Rate Increase)
- Addition of a Street Maintenance Fee (Proposed $15.50 monthly Rate)
- Addition of a Finance Charge and Late Fee to Stormwater Rates
- Increase to CORA Request Fee per State Statute
- Increase in Sex Offender Registration
- Adjustment to various Planning Application Fees
- Adjusting Impact Fees per Impact Fee Study
- Addition of State-Allowed Liquor License Fees

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

The Finance Director and Management recommend that the Town Council take action and move to approve Resolution 2023-55R.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Resolution 2023-55R
2. 2024 Fee Schedule

**TOWN OF SEVERANCE**
**RESOLUTION NO. 2023-55R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, ADOPTING THE TOWN OF SEVERANCE FEE SCHEDULE**

**WHEREAS**, the Town of Severance established the current Town of Severance Fee Schedule by duly-adopted Resolution No. 2022-51R; and

**WHEREAS,** the current the current Town of Severance Fee Schedule is based on the Severance Municipal Code, which permits the Town to impose and set fees for municipal services, development, and for other enumerated procedures authorized by the Severance Municipal Code; and

**WHEREAS**, Town staff has examined the administrative costs for all services that will be incurred by the Town and the capital needs and operations of the Town, and has determined that the proposed updated Fee schedule sets forth fees that are reasonably related to the Town's costs and thus necessary to defray the actual costs incurred by the Town in the furnishing of goods, programs and services provided by the Town; and

**WHEREAS,** the Town Council desires to adopt Town staff's determination as to the fees set forth in the updated Fee schedule attached to this resolution as Exhibit "A."

**NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. The Town Council of the Town of Severance hereby adopts the Town of Severance Fee Schedule in substantially the same form as the copy attached hereto and made a part of this resolution.

Section 2. Such fees shall remain in effect until changed by the Town Council, except that fees associated with liquor licensing and renewals shall immediately and automatically increase by the amount of any increase in such fees at the state level.

Section 3. This Resolution shall take effect on January 1, 2024 and at such date Resolution No. 2022-51R shall be repealed in its entirety. Any other resolution(s) setting forth or addressing the fees set forth in the Town's Fee Schedule shall be repealed in its (their) entirety

**RESOLVED AND APPROVED** this 12th day of December, 2023.

**TOWN OF SEVERANCE**

BY: _____

Matthew Fries, Mayor

ATTEST:

_____

Leah Vanarsdall, Town Clerk

**APPROVED AS TO FORM:**

_____

Hayashi & Macsalka, LLC, Town Attorney

# 2024 Fee Schedule

| GENERAL FEES | | | |
|---|---|---|---|
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | **WATER RATES** | | |
| | $34.43 monthly base fee, plus $8.01 per 1000 gallons used. Additional water surcharges and plant investment fees will be accessed for accounts that exceed usage classification. All commercial and industrial water rates will be accessed on an individual basis at the time of permit issuance. | | |
| | Finance Charge | | 3% per month |
| | Reconnect Fee | $50.00 | |
| | Red Tag Fee | $30.00 | |
| | Late Charge Fee | $15.00 | |
| | Hydrant Usage | $18.00 | Per 1000 gallons |
| | Hydrant Meter | $3,500.00 | Refundable Deposit |
| | **WASTEWATER RATES** | | |
| | $34.73 monthly base fee for the first 5,000 gallons, plus $4.04 per 1000 gallons used after 5,000 gallons. The wastewater service year is based on the average monthly water usage used during December, January, and February. Each year, starting with the March sewer bill, monthly rates will reflect and be charged the three-month average each month until the next assessment year. | | |
| | Finance Charge | | 3% per month |
| | Reconnect Fee | $50.00 | |
| | Red Tag Fee | $30.00 | |
| | Late Charge Fee | $15.00 | |
| | **STORMWATER FEE** | | |
| | $6.00 monthly stormwater fee collected on the Town of Severance's Utility Bill or by separate bill collectively provides for the operation and maintenance of the stormwater service. The stormwater system is the collection of pipes, ditches, detention ponds, and other conveyances that carry outdoor water runoff untreated into local waterways. | | |
| | Finance Charge | | 3% per month |
| | Late Charge Fee | $15.00 | |
| | **STREET MAINTENACNE FEE** | | |
| | $15.50 monthly street maintenance fee collected on the Town of Severance's Utility Bill or by separate bill collectively provides for the maintenance of the street network system. | | |
| | Finance Charge | | 3% per month |
| | Late Charge Fee | $15.00 | |
| | **HOA/SERVICE GROUP/NON-PROFIT FACILITY RATES** | | |
| Resolution 2014-07R | Open & Close Fee | $15.00 | |
| | Meeting Room | $25.00 | Per 2 Hour Block |
| | Meeting Room w/Kitchen | $75.00 | |
| | Cleaning Deposit | $150.00 | Refundable Deposit |
| | **RECEPTION/PARTY/EVENT FACILITY RATES** | | |
| Resolution 2014-07R | Open & Close Fee | $15.00 | Per 2 Hour Block |
| | Meeting Room | $100.00 | |

| | | | |
|---|---|---|---|
| Resolution 2014-07R | Meeting Room w/Kitchen | $200.00 | Per 2 Hour Block |
| | Cleaning Deposit | $150.00 | Refundable Deposit |
| | **ADDITIONAL EQUIPMENT FOR FACILITY RATES** | | |
| Resolution 2014-07R | Audio/Video Staff Services | $50.00 | Per Hour |
| | Laptop Use for Presentations | | $500.00 Refundable Deposit |
| | Tables & Chairs | Included | Fee accessed if damaged |
| | **LICENSES AND PERMITS** | | |
| | Sales Tax License Administrative Fee | $10.00 | Annual fee (January 1st) |
| | Business License Administrative Fee | $25.00 | |
| Ordinance 2022-06 | Contractor License | $75.00 | Every 3 Years (January 1st) |
| | Solicitors/Salespersons Registration | $500.00 | Annual fee (January 1st) |
| | Special Event Permit (Full Street Closure) | $50.00 | Safety Signage & Barricades Provided |
| | **STREET CUT/ROW CONSTRUCTION/ACCESS PERMIT** | | |
| | Temporary | $250.00 | Additional deposit may be required |
| | Permanent | $500.00 | Additional deposit may be required |
| | **SINGLE TRIP & ANNUAL TRANSPORT PERMITS** | | |
| Resolution 2022-21R | Single Oversize Trip | $15.00 | Only Permitted Between Sunrise & Sunset |
| | Single Overweight Trip | $15.00 | Plus $5.00 Per Axel |
| | Annual Oversize Permit | $400.00 | Per Vehicle |
| | Annual Overweight Permit | $250.00 | Per Vehicle |
| | Annual Oversize & Overweight Permit | $400.00 | Per Vehicle |
| | Annual Fleet Permit | $1,500.00 | |
| | Oil & Gas Rig | $1,000.00 | Per Move |
| | **OIL & GAS ROAD ACCESS & ROW PERMIT** | | |
| | Drilling Road Access (Horizontal Well) | $10,000.00 | Per Well |
| | Drilling Road Access (Vertical Well) | $3,500.00 | Per Well |
| | Oil/Gas ROW Permit | $1,000.00 | Additional deposit may be required |
| | **ANIMAL LICENSE** | | |
| | Altered Dog or Cat (Spayed or Neutered) | $15.00 | 20 Year License |
| | Un-Altered Dog or Cat | $20.00 | 20 Year License |
| | Tag Replacement | $4.00 | |
| | Postage Fee for Mailing Tags | $2.00 | |
| | Impound Fee | | Actual Cost |
| | Quarantine Fee | | Actual Cost |
| | **BACKYARD CHICKEN PERMIT** | | |
| Ordinance 2014-02 | Six (6) Hens | $25.00 | Annual fee (January 1st) |
| | **MISCELLANEOUS FEES** | | |
| | Mowing/Trimming | Current Market Price +20% | |
| | Trash Cleaning | | |
| | Street Sweeping | | |
| | Road Grading | | |
| | Town Reinspection Fee | $100.00 | Per Additional Inspection |
| **ADMINISTRATIVE SERVICES FEES** | | | |
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | **COPIER CHARGES** | | |
| | 8 1/2 x 11 | $0.50 | Per Page |
| | 11 x 14 | $0.75 | Per Page |

| | | | |
|---|---|---|---|
| | 11 x 17 | $1.00 | Per Page |
| | Plat | | Cost + 20% Administrative Fee |
| | Municipal Code | $100.00 | |
| | Land Use Code | $15.00 | |
| | Budget | $25.00 | |
| | Comprehensive Plan | $15.00 | |
| | **CREDIT CARD PROCESSING FEES** | | |
| | Utility Bills | | No Additional Charge |
| | Dog & Cat Tags | | |
| | Court Fines | | 3% Service Fee |
| | Development Deposit | | |
| | Building Permit Fees | | 3% Service Fee |
| | Water Dedication (Cash in Lieu) | | |
| | EFT Return | $30.00 | Plus Credit Card Service Fees |
| | Returned Check | $30.00 | Plus Bank Fees |
| | **CORA REQUEST** | | |
| | CORA Request/Research Fee | $33.50 | $33.50 per hour (After the first hour) |
| | Paper Copies | | See Copier Charges |
| | Digital Copies | $5.00 Per every 100 MB | Cost + USB Drive Cost |
| | **MISCELANEOUS FEES** | | |
| | Property Liens | Actual Cost or $250.00 min. | For collection on water, sewer or any other miscellaneous unpaid bills |
| **COURT FEES** | | | |
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | **COURT FEES** | | |
| | Fee Schedule Set by Court | | See Attached |
| **POLICE DEPARTMENT FEES** | | | |
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | **COPIER CHARGES** | | |
| | 8 1/2 x 11 | $0.50 | Per Page |
| | 11 x 14 | $0.75 | Per Page |
| | 11 x 17 | $1.00 | Per Page |
| | **RECORDS REQUEST** | | |
| | Police Research Fee | $30.00 p/hr. | $30.00 p/hour plus $2.00 for Reports & $0.25 per page |
| | Report Fee | $2.00 | $2.00 for Reports plus $0.25 per page |
| | Certification Letter | $5.00 | $5.00 plus cost of report |
| | Digital & Video Copies | $5.00 Per every 100 MB | Cost + USB Drive Cost |
| | **MISCELANEOUS FEES** | | |
| | VIN Verification | No Charge | Resident |
| | VIN Verification | $15.00 | Non-Residents (Per Vehicle) |
| | Sex Offender Registration | $75.00 | Re-Register $25.00 |
| | | | |

| PLANNING FEE | | | |
|---|---|---|---|
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | **DEVELOPMENTS** | | |
| | Major Development Deposit | $10,000.00 | Annex, subdivide, develop, or site plan review of residential, commercial or industrial tracts of 5 acres or more. |
| | Minor Development Deposit | $5,000.00 | Subdivide, develop, or site plan review of residential, commercial or industrial tracts of 5 acres or less. |
| | Administrative/Staff Review | $1,000.00 | Lot mergers, Lot adjustments, etc.. not requiring Planning Commission review or Public Hearings |
| | Applicant must sign Agreement for Payment of Land Use Application Fees. Applicant shall be billed at cost for all legal, engineering and planning fees. Upon depletion of funds below 10% of deposit the Applicant shall put forth another deposit. | | |
| | **APPLICATION FEES** | | |
| | Annexation | $2,000.00 | |
| | Site Plan | | |
| | Master Plan | | |
| | Preliminary Plat | | |
| | Final Plat | | |
| | Review for Oil and Gas | $1,000.00 | |
| | Temporary Sign Permit | $100.00 | |
| | Request to Vacate | $350.00 | Vacation of easement, ROW, or other portion of public property. |
| | Board of Adjustments | $500.00 | Per Application |
| | Zoning/Rezoning Application | $500.00 | |
| | Home Based Business Permit Type I | $250.00 | |
| | Use by Special Review Application | $500.00 | |
| | Recording or Publication | | Cost + 20% Administrative Fee |
| | Special Council Meeting | $125.00 | $600 Mayor/$400 per Council Memember; $125.00 Administrative Fee |
| **TRANSPORTATION IMPACT FEES** | | | |
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | **RESIDENTIAL FEE** | | |
| | Single Family (Per Unit) | $6,160.00 | |
| | **NONRESIDENTIAL FEE** | | |
| | Industrial | $1,353.00 | Per 1000 sq./ft. |
| | Commercial | $9,810.00 | Per 1000 sq./ft. |
| | Office & Other Service | $4,353.00 | Per 1000 sq./ft. |
| | Institutional | $2,855.00 | Per 1000 sq./ft. |
| **PARK IMPACT FEES** | | | |
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | Residential | $1,645.00 | Per Single Family Dwelling Unit |
| | Tailholt Subdivision | 70% Fee | |

| GENERAL GOVERNMENT IMAPCT FEES | | | |
|---|---|---|---|
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | **RESIDENTIAL FEE** | | |
| | Single Family (Per Unit) | $2,611.00 | |
| | **NONRESIDENTIAL FEE** | | |
| | Industrial | $3,992.00 | Per 1000 sq./ft. |
| | Commercial | $7,323.00 | Per 1000 sq./ft. |
| | Office & Other Service | $11,220.00 | Per 1000 sq./ft. |
| | Institutional | $9,847.00 | Per 1000 sq./ft. |
| **POLICE IMPACT FEES** | | | |
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | **RESIDENTIAL FEE** | | |
| | Single Family (Per Unit) | $749.00 | |
| | **NONRESIDENTIAL FEE** | | |
| | Industrial | $1,033.00 | Per 1000 sq./ft. |
| | Commercial | $7,485.00 | Per 1000 sq./ft. |
| | Office & Other Service | $3,322.00 | Per 1000 sq./ft. |
| | Institutional | $6,922.00 | Per 1000 sq./ft. |
| **UTILITIES IMPACT FEES** | | | |
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | **WASTEWATER** | | |
| | Wastewater Impact Fee | $14,796.00 | |
| | **WATER** | | |
| | Water Infrastructure Impact Fee | $16,975.00 | |
| **BUILDING PERMIT FEES** | | | |
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | Use Tax | | 60% of total value of improvement as determined by SafeBuilt times 3% |
| | Office Administration Fee | | 30% of the total of the inspection fees or $30.00 (whichever is greater) |
| | Planning Review Administration Fee | $300.00 | |
| **SCHOOL FEES** | | | |
| **RES./ORD./CODE** | **DESCRIPTION** | **FEE** | **INFORMATION** |
| | **WELD RE-4** | | |
| | Single Family Unit (Detached) | $2,916.00 | |
| | Single Family Unit (Attached) | $1,213.00 | |
| | Multi-Family Unit | $1,304.00 | |
| | Soaring Eagle Subdivision Unit | $607.00 | |
| | **WELD RE-2** | | |
| | Single Family Detached Unit | $2,253.00 | |
| | Single Family Attached Unit | $1,149.00 | |
| | Multi-Family Unit | $612.00 | |
| | **WELD RE-9** | | |

| | | | |
|---|---|---|---|
| | Single Family Unit | $1,099.00 | |

| LOCAL LIQUOR LICENSE FEES | | | |
|---|---|---|---|
| **RES./ORD./CODE** | **DESCRIPTION** | **LOCAL FEE** | **STATE FEE** |
| | **NEW/TRANSFER LICENSE FEES** | | |
| | New License | $1,000.00 | |
| | New License with Concurrent Review | $1,000.00 | Please refer to Colorado Department of Revenue Liquor Enforcement Division Fee Schedule |
| | Transfer of Ownership | $750.00 | |
| | Transfer of Location | $750.00 | |
| | Art License | $41.25 | |
| | Beer & Wine | $48.75 | |
| | Brew Pub | $75.00 | |
| | Club | $41.25 | |
| | Hotel & Restaurant | $75.00 | |
| | Liquor Licensed Drug Store | $22.50 | |
| | Retail Liquor Store | $22.50 | |
| | **RELATED FEES AND PERMITS** | | |
| | Annual Renewal | $100.00 | Please refer to Colorado Department of Revenue Liquor Enforcement Division Fee Schedule |
| | Annual Late Renewal | $500.00 | |
| | Annual Late Renewal (After 90 Days) | $500 + $25.00 p/day | |
| | Bed & Breakfast | $103.75 | |
| | Change of Location | $750.00 | |
| | Change of Trade Name | $0.00 | |
| | Corp/LLC Change (Per Person) | $100.00 | |
| | Duplicate License | $0.00 | |
| | Expansion to Hotel/Restaurant | $0.00 | |
| | Hotel/Tavern Manager's Registration | $75.00 | |
| | Mini Bar Permit | $325.00 | |
| | Modification of Premises | $0.00 | |
| | Retail Warehouse Storage | $0.00 | |
| | Special Events Permit (Liquor) | $100.00 | |
| | Special Events Permit (3.2%) | $100.00 | |
| | Tasting Permit | $125.00 | |
| | Temporary Permit | $100.00 | |
| | **3.2% BEER LICENSE FEES** | | |
| | Retail 3.2% On Premises | $3.75 | Please refer to Colorado Department of Revenue Liquor Enforcement Division Fee Schedule |
| | Retail 3.2% Off Premises | $3.75 | |
| | Retail 3.2% On/Off Premises | $3.75 | |

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| **PUBLIC HEARING**<br>Pg 389 - **Resolution 2023-56R**: A Resolution of the Town Council of the Town of Severance, Colorado, adopting a budget for the Fiscal Year of 2024 and appropriating sums for and defraying the expenses and liabilities for the fiscal Beginning January 1, 2024 and ending December 31, 2024 | Nicholas Wharton, Town Manager | Nancy Mueller, CPA and Nicholas Wharton, MPA |

## ACTION REQUESTED

The Finance Director and Management ask that the Town Council review and discuss the proposed 2024 Final Budget and take action on Resolution 2023-56R.

- Proposed Action:
  - Move to Approve Resolution 2023-56R
  - Take No Action

**Resolution Attorney Approved Action Requested**

## BRIEF SUMMARY

The Finance Director and Management request that the Town Council review, discuss, and take action on the proposed 2024 Budget by approving Resolution 2023-56R. All changes from the proposed draft at the November 14th Council Meeting are denoted below and referenced in this packet.

- Decrease in Property Tax Revenue (Due to Special Session on Property Taxes)
- Decrease in Sales Tax Revenue (Due to lower Projections)
- Addition of Street Maintenance Fee Revenue

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

The Finance Director and Management recommend that the Town Council take action and move to approve Resolution 2023-56R.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Resolution 2023 - 56R Resolution to Adopt Budget
2. NOTICE AS TO PUBLIC HEARING for PROPOSED BUDGET for 2024
3. OPERATING BUDGET CHANGES TRACKING SHEET

4. NON OP BUDGET CHANGES TRACKING SHEET
5. CIP BUDGET CHANGES TRACKING SHEET
6. 2024 FINAL BUDGET

**TOWN OF SEVERANCE**
**RESOLUTION NO. 2023-56R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, ADOPTING A BUDGET FOR THE FISCAL YEAR OF 2024 AND APPROPRIATING SUMS FOR AND DEFRAYING THE EXPENSES AND LIABILITIES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024.**

**WHEREAS**, the Town Council of the Town of Severance, Colorado, pursuant to Section 8.03 of the Charter of the Town of Severance, Colorado, held a public hearing on the proposed 2024 Budget on December 12, 2023; and

**WHEREAS,** the Town Council finds that:

1. The Finance Director and the Town Manager prepared and submitted to the Council on or before October 15, 2023, a recommended budget in full compliance with the Town Charter Section 8.04; and

2. The notice of the proposed public hearing, a summary of the proposed budget, and notice that the proposed budget was on file in the office of the Town Clerk was published at least one week in advance of the public hearing in full compliance with the Town Charter Section 8.03;

3. The proposed budget was open for inspection by the public, and the public was given the opportunity to file or register any objections to the proposed budget at the public hearing held on December 12, 2023; and

**WHEREAS**, whatever increases may have been made in the expenditures, like increases were added to the revenues, so that the budget remains in balance, as required by law.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. The Town Council of the Town of Severance adopts the 2024 Budget, as submitted, and as attached hereto as Exhibit "A" and made a part of this Resolution by this reference, as the budget for the Town of Severance for the fiscal year beginning on the first day of January 2024 and ending on the last day of December 2024.

Section 2. The Finance Director shall cause a certified copy of the 2024 Budget to be filed in the State's Division of Local Government in the Department of Local Affairs.

**RESOLVED AND APPROVED**, this 12th day of December 2023.

**TOWN OF SEVERANCE**

_____
Matthew Fries, Mayor

**ATTEST:**

_____
Leah Vanarsdall, Town Clerk

**APPROVED AS TO FORM:**

_____
Hayashi & Macsalka, LLC, Town Attorney

# NOTICE AS TO PROPOSED BUDGET

**Town of Severance, Colorado**

**(Pursuant to 29-1-106, C.R.S.)**

**NOTICE IS HEREBY GIVEN** the Town Council of the Town of Severance, Colorado, shall hold a Public Hearing on the Proposed Budget in accordance with applicable law for 2024. A copy of the Proposed Budget has been filed in the office of the Town Clerk, Severance Town Hall, 3 South Timber Ridge Parkway, Severance, Colorado, where the same is open for public inspection. The Proposed Budget will be considered at a Regular Meeting of the Town Council to be held at Severance Town Hall, 3 South Timber Ridge Parkway, on December 12, 2023, at 6:00 pm.

Any interested elector within the Town of Severance may inspect the Proposed Budget and register any objections thereto at any time prior to the final adoption of the Budget.

Town of Severance

Leah Vanarsdall, MMC
Town Clerk

# OPERATING BUDGET CHANGES TRACKING

## CHANGES AFTER THE 2024 DRAFT OPERATING BUDGET PUBLISHED 10/15/23

| GL ACCOUNT | ACCOUNT TITLE | CHANGE DESCRIPTION | AMOUNT OF CHANGE | NOTES |
|---|---|---|---|---|
| **REVENUE** | | | | |
| 10-31-1000 | General Property Tax | Increase Property Tax Revenue | 130,003 | Failure of Proposition HH on Nov 7, 2023 Ballot |
| 10-31-3000 | Sales Tax | Reduce Estimated Sales Tax | (38,190) | Decline in sales tax revenue |
| **PERSONNEL** | | | | |
| VARIOUS | All Personnel Accounts | Round numbers up to the nearest dollar | | |
| VARIOUS | All Personnel Accounts | Minor changes for unemployment, benefits,salary adj. etc. | | Health benefit changes for a few employees, include unemployment for seasonals, etc. |
| VARIOUS | Personnel Accounts | Addition of Council Pay to Personnel Calculations | 28,423 | This adds employer paid taxes, etc. for increased Council Pay |
| 10-41-1105 | Council Wages | Remove hard coded estimate | (26,330) | |
| | **Personnel Accounts** | **Total Personnel Cost Changes** | **79,424** | **A portion of personnel costs are allocated to enterprise/utility funds and changes will have a minor affect on the allocations** |
| **LEGISLATIVE** | | | | |
| 10-41-3992 | Council Events | Add new account | 10,000 | Add new account for Council events - Budget Open House, Margs with the Mayor, etc. |
| 10-41-4350 | Safety | Add new account | 10,000 | Funding for Council identified safety needs |
| 10-41-5500 | Town Council Discretionary | Remove remaining balance from Operating | (110,000) | New appropriation of $200,000 Council Discretionary from Non-Operating Revenue - 3 year cycle |
| **COURT** | | | | |
| 10-43-4310 | Court Supplies | Budget Revision | 1,500 | |
| 10-43-4810 | Uniforms | Budget Revision | 175 | |
| **ADMIN** | | | | |
| 10-44-1101 | Part-time Staff Wages | Intern position restored from prior years | 16,193 | Part-time/Seasonal Intern as included in prior year budget |
| 10-44-3820 | Continuing Education | Budget Revision | 7,000 | ICMA conference and additional CPE for professional licenses |
| 10-44-4320 | Computer Replace./Audio Visual | Budget Revision | 3,500 | Additional computer replacement |
| 10-44-4350 | Safety | Budget Revision | 10,000 | Funding for Admin identified safety needs |
| 10-44-4850 | Unanticipated Exp/Contingency | Budget Revision | 10,000 | |
| **FINANCE** | | | | |
| 10-45-1100 | Regular Staff Wages | Reclass vacancy | 14,536 | Convert position back to Sr Budget Analyst as included in 2023 Budget |
| 10-45-3820 | Continuing Education | Increase budget to allow for additional educ & conf | 8,500 | GFOA conference & additional CPE for professional license, staff training classes |
| 10-45-4320 | Computer Replace./Audio Visual | Budget Revision | 3,500 | Additional computer replacement |
| 10-45-4350 | Safety | Budget Revision | 10,000 | Funding for Finance identified safety issues |
| **PUBLIC SAFETY UPDATES** | | | | |
| VARIOUS | All Public Safety Accounts | Update 2023 Projected Amounts | | Review and update of 2023 Projected Expenses |
| **PUBLIC SAFETY** | | | | |
| 10-51-3110 | Utilities | Add utilities to remain in building & use temp bldg | 8,000 | This will cover costs to remain in the current building and move to a temporary building during construction |
| 10-51-3175 | Building Repairs & Maintenance | Increase to cover temp bldg | 2,000 | Will allow for minor needs at temp building during construction |
| 10-51-3210 | Insurance and Bonds | Correct Budget Amount | 68,500 | |
| 10-51-3820 | Continuing Education & Train | Increase budget for training | 7,000 | Assist with training of new officers |
| 10-51-4350 | Safety | Budget Revision | 10,000 | Funding for Police identified safety issues |
| 10-51-4520 | Vehicle Fuel | Correct Budget amount | (15,850) | Query error in budget workbook |
| 10-51-4720 | Equipment for Patrol | Correct Budget amount | (24,000) | Query error in budget workbook |
| 10-51-4850 | Unanticipated Exp/Contingency | Correct Budget amount | 18,500 | Restore budget amount to 2023 Budget amount |
| **PW STREETS** | | | | |
| 10-61-4350 | Safety | Budget Revision | 10,000 | Funding for Streets identified safety issues |
| 10-61-4530 | Vehicle & Equip Amortization | Amortize 1/2 of new Street Sweeper | 12,500 | Begin amortization of new street sweeper put into service in 2023 to accumulate replacement funding |
| **PW SNOW REMOVAL** | | | | |
| 10-63-4350 | Safety | Budget Revision | 10,000 | Budget for Snow identified safety issues |
| 10-63-4530 | Vehicle & Equip Amortization | Amortize new snow plow | 25,000 | Begin amortization of snow plow put into service in 2023 to accumulate replacement funding |
| **PW OVERHEAD-FACILITIES** | | | | |
| 10-64-4320 | Computer Replace./Audio Visual | Budget Revision | 2,500 | Additional computer replacement |
| **PW PARKS MAINTENANCE** | | | | |
| 10-65-3210 | Insurance & Bonds | Revised based on quote | 14,500 | Updated Cost Information |
| 10-65-4350 | Safety | Budget Revision | 10,000 | Budget for Parks identified safety issues |
| 10-65-4520 | Vehicle Fuel | Correct Budget Amount | 15,000 | |
| **COMMUNITY DEVELOPMENT** | | | | |
| 10-70-4350 | Safety | Budget Revision | 10,000 | Funding for Community Development identified safety issues |
| **WATER** | | | | |
| 51-83-7550 | Vehicle | 1/4 OF Replacement Vehicle | 9,500 | Vehicle Addition |
| **WASTEWATER** | | | | |
| 52-83-7550 | Vehicle | 1/4 OF Replacement Vehicle | 9,500 | Vehicle Addition |
| **STORMWATER** | | | | |
| 53-82-4530 | Vehicle & Equip Amortization | Amortize 1/2 of new Street Sweeper | 12,500 | Begin amortization of new street sweeper put into service in 2023 to accumulate replacement funding |

## CHANGES AFTER THE 2024 DRAFT OPERATING BUDGET FOR 11/14/23 COUNCIL MEETING FOR THE 12/12/23 FINAL BUDGET

| GL ACCOUNT | ACCOUNT TITLE | CHANGE DESCRIPTION | AMOUNT OF CHANGE | NOTES |
|---|---|---|---|---|
| **REVENUE** | | | | |
| 10-31-1000 | General Property Tax | Decrease Property Tax Revenu | (150,000) | Passage of Colorado Legislation During Nov 2023 Extraordinary Session |
| 10-31-3000 | Sales Tax | Reduce Estimated Sales Tax | (50,000) | Additional Revision to Estimated Sales Tax Revenue |
| 10-45-2200 | Audit & Accounting Fees | Increase | 5,000 | Estimate for GASB State No 96 Implementation |

# GENERAL FUND NON-OPERATING BUDGET CHANGES TRACKING

## CHANGES AFTER THE 2024 DRAFT NON OPERATING BUDGET PUBLISHED 10/15/23

| Expense | Change | Notes |
|---|---|---|
| Streets/Parks F350 Truck - Upfitted & Equipped | 16,284 | Updated Quote + 10% Contingency + Rounding Up |
| Town Hall - Pool SUV | 5,700 | Updated Quote + 10% Contingency + Rounding Up |
| Town Hall - Pool SUV | 5,700 | Updated Quote + 10% Contingency + Rounding Up |
| Police Vehicle - Upfitted & Equipped | 5,200 | Updated Quote + 10% Contingency + Rounding Up |
| Police Vehicle - Upfitted & Equipped | 5,200 | Updated Quote + 10% Contingency + Rounding Up |
| Loader Tires | (14,000) | Updated Quote + 10% Contingency + Rounding Up |
| Admin Vehicle | 19,000 | Additional vehicle for manger split 1/2 GF, 1/4 Water, 1/4 WW |
| Town Council Discretionary Budget | 200,000 | Formula Correction |
| | | |
| | | |

## CHANGES AFTER THE 2024 DRAFT OPERATING BUDGET 11/14/23 COUNCIL MEETING 12/12/23 FOR FINAL BUDGET

| Expense | Change | Notes |
|---|---|---|
| Streets/Parks F350 Truck - Upfitted & Equipped | (80,000) | Purchased in 2023 |
| Town Hall - Pool SUV | (38,000) | Purchased in 2023 |
| Town Hall - Pool SUV | (38,000) | Purchased in 2023 |
| Admin Vehicle | (19,000) | Purchased in 2023 |
| Mag Chloride | (10,000) | Completed in 2023 |
| | | |

## 10-YEAR CAPITAL IMPROVEMENT PLAN CHANGES

CAPITAL PROJECT CHANGES AFTER THE COUNCIL RETREAT AND BY OCTOBER 3, 2023

| PROJECT NAME | PROJECT | TYPE OF CHANGE | CHANGE IN AMOUNT | DESCRIPTION |
|---|---|---|---|---|
| GUARDRAILS ON WCR 23 | TR-2303 | REMOVED | (222,000) | COMPLETE IN 2023 |
| JOINT REGIONAL WATER TREATMENT PLANT | W-2801 | PROJECT YEAR | NONE | MOVE TO 2026 & 2027 |

**CAPITAL PROJECT CHANGES AFTER THE OCT 15, 2023 PUBLISHED BUDGET FOR THE DEC 12, 2023 FINAL BUDGET**

| PROJECT NAME | PROJECT | TYPE OF CHANGE | CHANGE IN AMOUNT | DESCRIPTION |
|---|---|---|---|---|
| TRANSPORTATION REHAB PROGRAM | PROG-TR1 | FUNDING SOURCE | NONE | CHANGE FUNDING SOURCE FROM GENERAL FUND BALANCE TO STREETS MAINTENANCE FEE |
| BIKE PUMP TRACK | P-2701 | FUNDING SOURCE | NONE | CHANGE IN FUNDING SOURCE FROM PARKS IMPACT FEES TO CONSERVATION TRUST FUND |
| | | | | |
| | | | | |
| GENERAL FUND BALANCE | | REVISED | | REVISED FOR CHANGE IN TRANSPORTATION REHAB PROGRAM |
| STORMWATER UNRESTRICTED FUND BALANCE | | REVISED | | REVISION TO STARTING FUND BALANCE FOR 2024 |
| CONSERVATION FUND BALANCE | | REVISED | | REVISION TO STARTING FUND BALANCE FOR 2025 |
| INTERFUND LOAN FROM GENERAL FUND TO WASTEWATER FUND | | GENERAL FUND BALANCE REDUCED | (2,500,000) | INTERFUND LOAN TO FUND DECOMMSSIONING OF LAGOON WASTEWATER SYSTEM |
| INTERFUND LOAN FROM GENERAL FUND TO WASTEWATER FUND | | WASTEWATER FUND BALANCE INCREASED | 2500000 | INTERFUND LOAN TO FUND DECOMMSSIONING OF LAGOON WASTEWATER SYSTEM |




# TOWN OF SEVERANCE

# 2024 BUDGET

SEVERANCE, COLORADO

Adopted December 12, 2023

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## MAYOR AND TOWN COUNCIL

| | |
|---|---|
| Mayor | Matthew Fries |
| Mayor Pro-Tem | Dennis "Zeke" Kane |
| Council Member | Daniel Meyers |
| Council Member | Frank Baszler |
| Council Member | Dave Bruen |
| Council Member | Michelle Duda |
| Council Member | Stephen Gagliardi |

## TOWN OF SEVERANCE MANAGEMENT STAFF

### MANAGEMENT, ADMINISTRATION & FINANCE

Town Manager…… Nicholas J. Wharton, MPA, ICMA-CM

Deputy Town Manager…….…… Lindsay Radcliff-Coombes, SHRM-CP

Finance Director …… Nancy Mueller, CPA

Town Clerk …… Leah Vanarsdall

### PUBLIC WORKS

Public Works Director…… John Zacklene

### PUBLIC SAFETY

Interim Chief of Police …… Kenneth Chavez

### COMMUNITY DEVELOPMENT

Acting Community Development Director …… Nicholas J. Wharton, MPA, ICMA-CM

### CONTRACT SERVICES

Town Attorney …… Williamson & Hayashi, LLC

Town Prosecutor …… Tricia A. McCarthy, Ausmus Law Firm PC

Municipal Judge …… Teresa Ablao

Town Engineer …… Chris Messersmith, Colorado Civil Group

Building Official …… Russ Weber, SAFEbuilt

# 2024 ORGANIZATIONAL CHART



## 2024 BUDGET MESSAGE

**Honorable Mayor, Town Council, and Residents of the Town of Severance:**

Following Article 8 of the Severance Home Rule Charter and Colorado Revised Statutes (CRS) 29-1-103, management, finance, and town staff are pleased to present a budget for the Town of Severance's 2024 fiscal year. All financial information is presented under the modified accrual/budgetary basis of accounting for the 2024 budget.

The annual budget is the financial framework for the Town of Severance to provide quality community services to our residents. This is essential in determining services, projects, and facilities that will be accomplished and provided in the upcoming fiscal year. This year's budget reflects the Town Staff's and my firm commitment to bettering our communication with residents, continuing to be fiscally responsible, providing comprehensive services, and effectively managing the Town.

2024 holds several notable projects for the Town of Severance, with the first being the start of the new state grant and impact fee-funded Severance Police Station, which is centrally located in our old town area. Additionally, several water-related projects will occur, including the final construction of a 1.5-million-gallon water tank, the continued design of an emergency water connection, the completion of an east-to-west redundancy waterline loop, which will also provide water to our community park restrooms, and the beginning design of a Joint Regional Water Treatment Plant. Additionally, the Town will complete the construction of a traffic light at the intersections of E. Harmony and WCR 19 and add safe crossing flashing lights and crosswalks for Great Western Trail on Harmony and WCR 23. These projects only represent a faction of the projects occurring in 2024 and the known projects identified by Management and the Town Council. There are still several ongoing challenges that our community will face with infrastructure improvements, maintenance, and services, causing rates and fees to increase.

The Town of Severance and other Northern Colorado communities face ongoing challenges in budgeting and governance as many now navigate a financially affected budget due to recent state regulations and an uncertain economic forecast. As a result, it is essential now more than ever to maintain strong communication with our residents and continue our commitment to maintaining an outstanding quality of life. This 2024 budget provides the Town Council, Management, and Staff with the necessary information to make fiscally responsible decisions and to provide services that enhance the livability of our community.

I would like to personally acknowledge my Management Team, especially Lindsay Radcliff-Coombes, Deputy Town Manager, and Nancy Mueller, Finance Director, for their time and valuable input throughout this process and the Town Council for their diligent review of the proposed 2024 Budget.

Thus, as proposed, the following 2024 Budget is recommended for approval and adoption.

Respectfully Submitted,



Nicholas J. Wharton, MPA, ICMA-CM
Town Manager



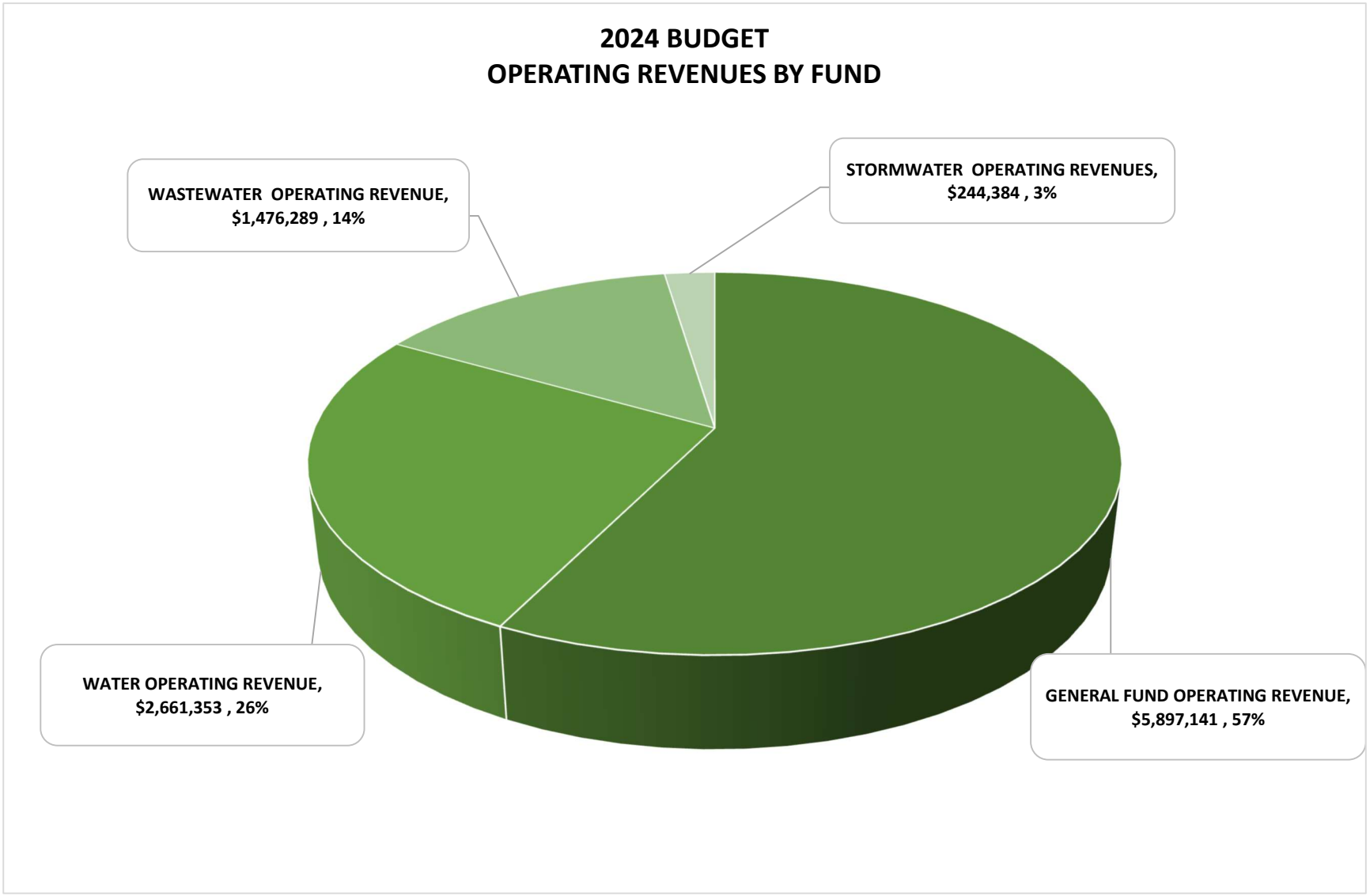

# BUDGET DETAIL

# 2024 ADOPTED BUDGET

| 2024 Employee Distribution | | Administrative Overhead - General Fund | | | General Fund | | | | | Enterprise Funds | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Full Time** | **FTE** | **Admin** | **Leg/Elec** | **Finance** | **CD** | **Court** | **Police** | **Streets** | **Parks Maint** | **Water** | **WW** | **Storm** | **Total** |
| **Town Manager** | 1.00 | 0.40 | | | | | | | | 0.30 | 0.30 | | **1.00** |
| **Deputy Town Manager** | 1.00 | 0.70 | | | | | | | | 0.15 | 0.15 | | **1.00** |
| **Management Analyst** | 1.00 | 1.00 | | | | | | | | | | | **1.00** |
| **Events & Communications Coord.** | 1.00 | 0.70 | | | | | | | | 0.15 | 0.15 | | **1.00** |
| **Front Desk Clerk** | 1.00 | 0.70 | | | | | | | | 0.20 | 0.10 | | **1.00** |
| **Town Clerk** | 1.00 | | 0.75 | | | 0.25 | | | | | | | **1.00** |
| **Deputy Town Clerk** | 1.00 | | 0.50 | | | 0.50 | | | | | | | **1.00** |
| **Finance Director** | 1.00 | | | 0.40 | | | | | | 0.30 | 0.20 | 0.10 | **1.00** |
| **Senior Accountant** | 1.00 | | | 0.60 | | | | | | 0.25 | 0.15 | | **1.00** |
| **Accountant II** | 1.00 | | | 0.80 | | | | | | 0.10 | 0.10 | | **1.00** |
| **Sr Budget Analyst** | 1.00 | | | 0.70 | | | | | | 0.20 | 0.10 | | **1.00** |
| **Accounting/Finance Technician** | 1.00 | | | 0.20 | | | | | | 0.40 | 0.25 | 0.15 | **1.00** |
| **Community Development Director** | 1.00 | | | | 1.00 | | | | | | | | **1.00** |
| **Senior Planner (Town Planner)** | 1.00 | | | | 1.00 | | | | | | | | **1.00** |
| **Project Manager** | 1.00 | | | | 1.00 | | | | | | | | **1.00** |
| **Public Works Director** | 1.00 | | | | | | | 0.30 | 0.20 | 0.20 | 0.20 | 0.10 | **1.00** |
| **Water/Wastewater Supervisor** | 1.00 | | | | | | | | | 0.50 | 0.50 | | **1.00** |
| **Streets/Parks Supervisor** | 1.00 | | | | | | | 0.50 | 0.50 | | | | **1.00** |
| **PW Water - Wastewater Tech I** | 1.00 | | | | | | | | | 0.50 | 0.50 | | **1.00** |
| **PW Water - Wastewater Tech I** | 1.00 | | | | | | | | | 0.40 | 0.40 | 0.20 | **1.00** |
| **PW Water - Wastewater Tech II** | 1.00 | | | | | | | | | 0.40 | 0.40 | 0.20 | **1.00** |
| **PW Streets and Parks Tech I** | 1.00 | | | | | | | 0.50 | 0.50 | | | | **1.00** |
| **PW Streets and Parks Tech I** | 1.00 | | | | | | | 0.50 | 0.50 | | | | **1.00** |
| **PW Streets and Parks Tech I** | 1.00 | | | | | | | 0.50 | 0.50 | | | | **1.00** |
| **PW Streets and Parks Tech I** | 1.00 | | | | | | | 0.50 | 0.50 | | | | **1.00** |
| **Police Chief** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Patrol Sergeant** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Patrol Sergeant** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Patrol Officer** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Patrol Officer** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Patrol Officer** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Patrol Officer** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Patrol Officer** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Patrol Officer** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **School Resource Officer** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **School Resource Officer** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Community Service Officer** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Records & Evidence Supervisor** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Records Clerk** | 1.00 | | | | | | 1.00 | | | | | | **1.00** |
| **Total FTE** | **39.00** | **3.50** | **1.25** | **2.70** | **3.00** | **0.75** | **14.00** | **2.80** | **2.70** | **4.05** | **3.50** | **0.75** | **39.00** |

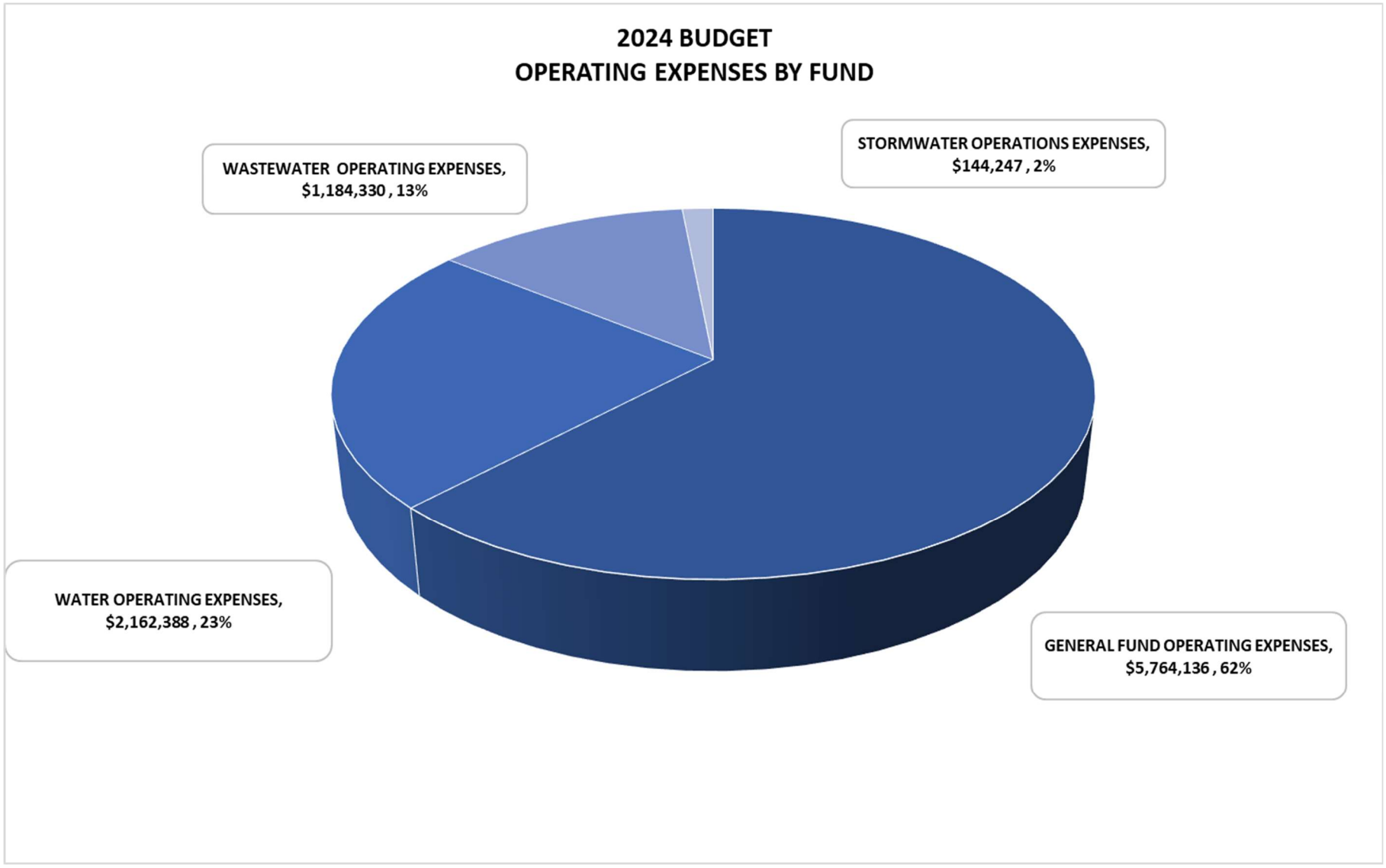
# 2024 ADOPTED BUDGET





# 2024 ADOPTED BUDGET





| 2024 OPERATING BUDGET SUMMARY | | |
|---|---|---|
| | 2023 | 2024 |
| GENERAL FUND | | |
| TOTAL GENERAL FUND OPERATING REVENUE | 5,074,610 | 5,897,141 |
| | | |
| GENERAL FUND OPERATING EXPENSES | | |
| LEGISLATIVE | 300,766 | 346,684 |
| COURT | 92,943 | 121,862 |
| ADMINISTRATION | 627,718 | 772,334 |
| FINANCE DEPARTMENT | 321,018 | 458,048 |
| PUBLIC SAFETY | 1,983,756 | 2,155,161 |
| STREET MAINTENANCE | 539,267 | 653,596 |
| SNOW REMOVAL | 66,564 | 115,814 |
| PUBLIC WORKS OVERHEAD - FACILITIES | 77,100 | 81,200 |
| PARKS MAINTENANCE | 446,555 | 462,187 |
| COMMUNITY DEVELOPMENT | 557,885 | 597,749 |
| GENERAL FUND OPERATING TOTAL | 5,013,570 | 5,764,636 |
| GENERAL FUND OPERATING REVENUES LESS EXPENSES | 61,040 | 132,506 |
| | | |
| WATER FUND OPERATIONS | | |
| TOTAL WATER OPERATING REVENUE | 2,237,474 | 2,661,353 |
| | | |
| WATER FUND OPERATIONS EXPENSES | | |
| UTILITY BILLING | 75,876 | 95,292 |
| WATER OPERATIONS | 1,971,602 | 2,067,096 |
| WATER FUND OPERATING TOTAL | 2,047,478 | 2,162,388 |
| WATER FUND OPERATING REVENUES LESS EXPENSES | 189,996 | 498,965 |
| | | |
| WASTEWATER (SEWER) FUND OPERATIONS | | |
| WASTEWATER TOTAL OPERATING REVENUE | 1,211,247 | 1,476,289 |
| | | |
| WASTEWATER FUND OPERATIONS EXPENSES | | |
| UTILITY BILLING | 62,933 | 69,698 |
| WASTEWATER OPERATIONS | 876,048 | 1,114,632 |
| WASTEWATER FUND OPERATING TOTAL | 938,981 | 1,184,330 |
| WASTEWATER FUND OPERATING REVENUES LESS EXPENSES | 272,266 | 291,959 |
| | | |
| STORMWATER (DRAINAGE) FUND OPERATIONS | | |
| STORMWATER TOTAL OPERATING REVENUES | 199,260 | 244,384 |
| | | |
| STORMWATER FUND OPERATING EXPENSES | | |
| UTILITY BILLING | 12,044 | 13,001 |
| STORMWATER OPERATIONS | 182,178 | 131,246 |
| STORMWATER OPERATIONS TOTAL | 194,222 | 144,247 |
| STORMWATER FUND OPERATING REVENUES LESS EXPENSES | 5,038 | 100,137 |

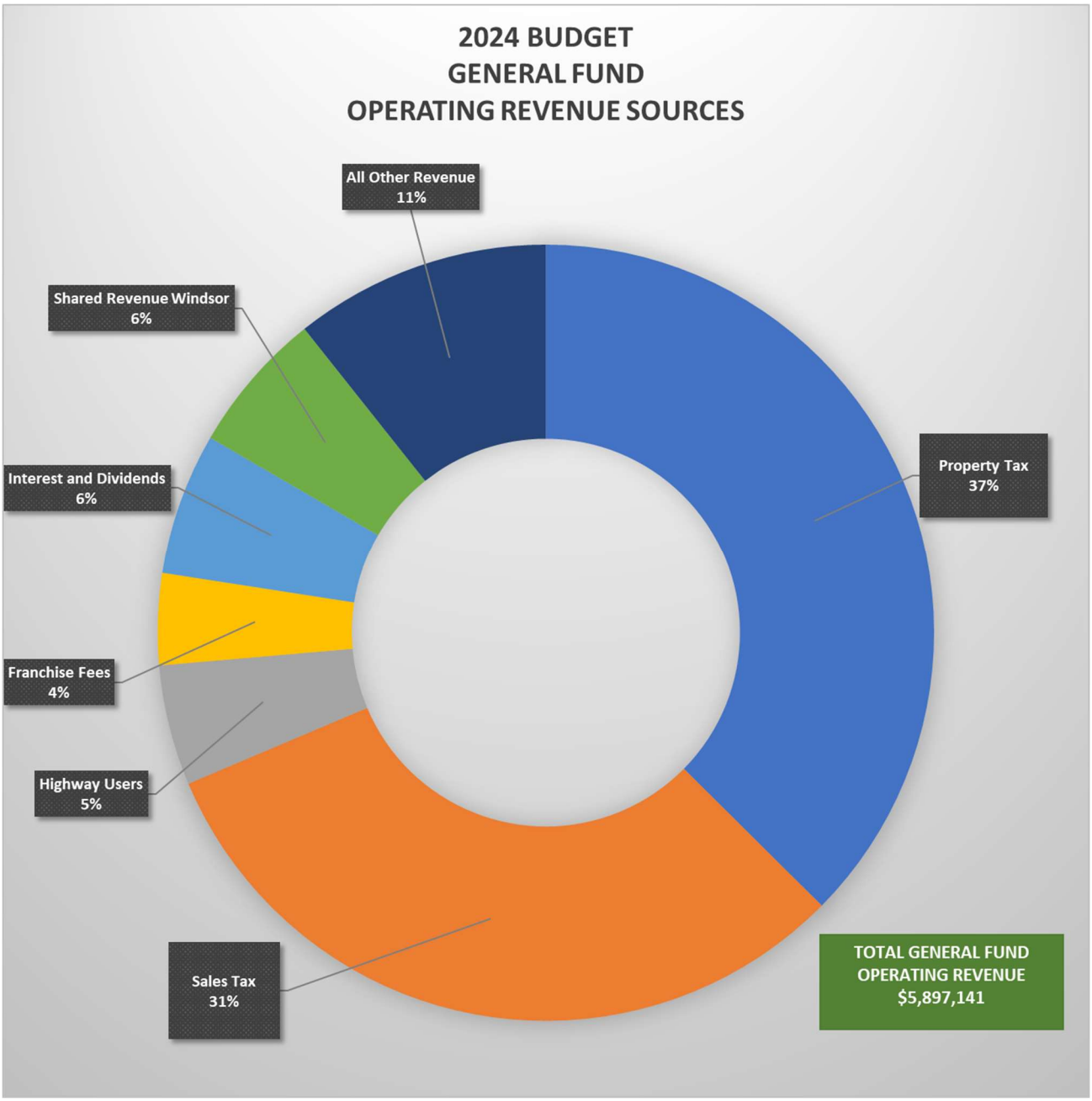



# BUDGET DETAIL

**General Fund**

# 2024 ADOPTED BUDGET



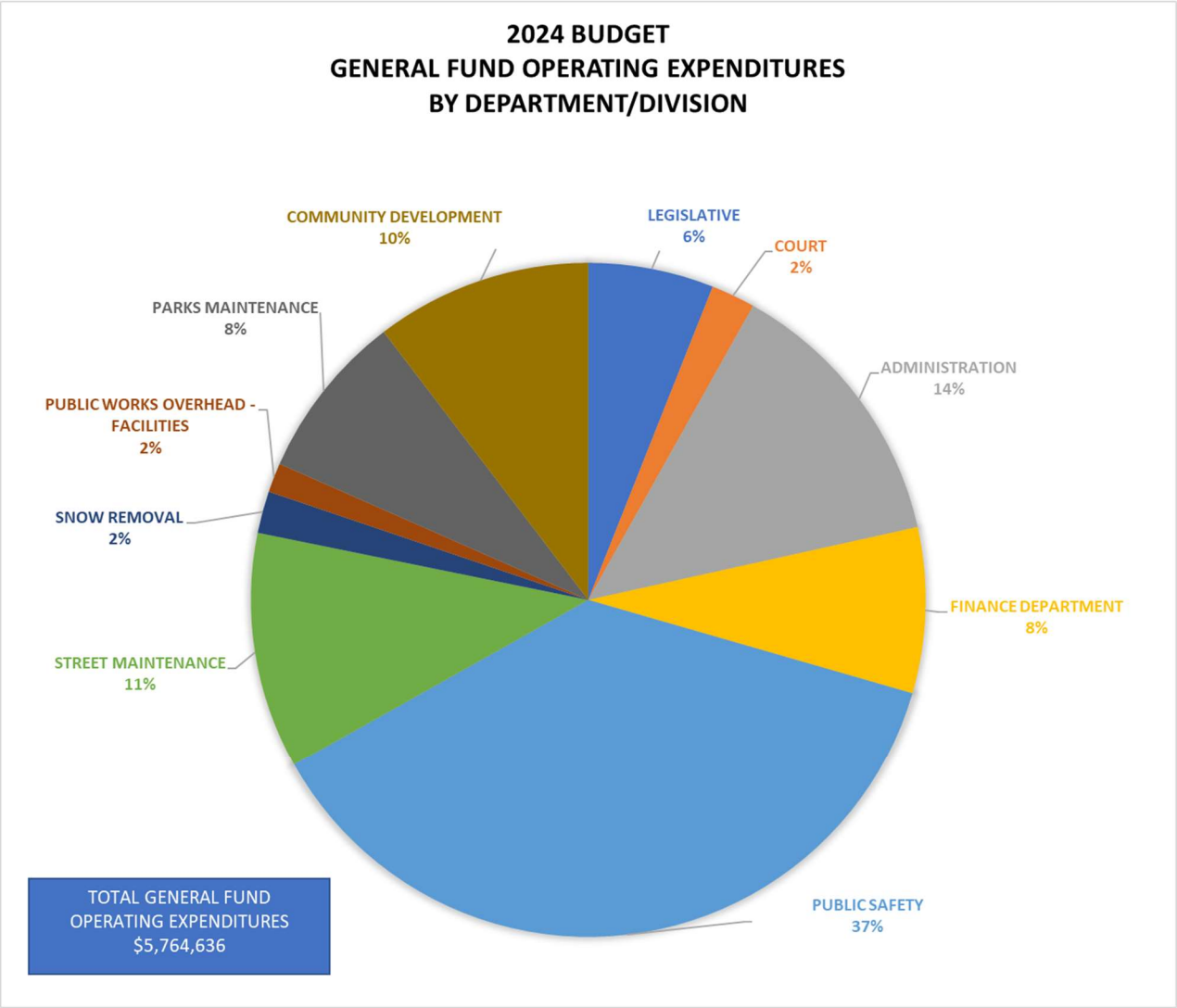


# 2024 ADOPTED BUDGET

| GENERAL FUND | | | | |
|---|---|---|---|---|
| **GENERAL FUND OPERATING REVENUES** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 10-31-1000 | General property Tax | 1,797,688 | 1,876,651 | **2,206,538** |
| 10-31-3000 | Sales Tax | 1,945,146 | 2,040,000 | **1,840,503** |
| 10-31-8100 | Severance Tax (Oil & Gas) | 450,074 | 450,074 | **10,000** |
| 10-31-8200 | Franchise | 240,058 | 212,856 | **225,000** |
| 10-31-9000 | Interest / Delinquent Tax | 1,753 | 1,394 | **1,500** |
| 10-32-1000 | Bus.License | 1,805 | - | **-** |
| 10-32-1100 | Liquor License | 500 | 1,200 | **500** |
| 10-32-2000 | Home Based Business Fees | 1,250 | 500 | **500** |
| 10-32-2600 | Animal Licenses | 1,455 | 745 | **700** |
| 10-32-3100 | Admin. Service Development Fee | 54,000 | 50,000 | **40,000** |
| 10-32-4100 | Other Licenses, Permits & Fees | 8,615 | 28,480 | **24,000** |
| 10-32-4150 | Solicitor Licenses | 12,750 | 1,500 | **6,000** |
| 10-33-3000 | CDOT-MPO Grants | - | 565,655 | **-** |
| 10-33-4000 | State Grants | 502,153 | 248,598 | **-** |
| 10-33-5000 | Highway Users | 286,849 | 289,582 | **295,000** |
| 10-33-5050 | Mineral Lease | 87,606 | 107,733 | **50,000** |
| 10-33-5100 | Motor Vehicle Fees | 52,550 | 67,000 | **65,000** |
| 10-33-5200 | County Road & Bridge | 89,273 | 61,668 | **60,000** |
| 10-33-5300 | Specific Ownership Tax | 106,578 | 81,311 | **90,000** |
| 10-33-5600 | Cigarette Tax | 4,909 | 5,005 | **5,000** |
| 10-33-6000 | Shared Revenue Windsor | 358,364 | 350,000 | **350,000** |
| 10-34-1100 | Court Costs | 2,963 | 3,475 | **3,000** |
| 10-34-1200 | Police Revenue | 75,447 | 55,000 | **50,000** |
| 10-34-1400 | Maps, Plans, Copies | 4,402 | 4,030 | **4,000** |
| 10-35-1000 | Municipal Court Fines | 55,707 | 61,396 | **60,000** |
| 10-35-1100 | Surcharge | 2,940 | 3,750 | **3,200** |
| 10-35-1300 | Restitution | 35 | 10,650 | **-** |
| 10-36-1000 | Return Check Charges | 2,640 | 2,316 | **2,300** |
| 10-36-1500 | Insurance Claim Payments | - | 37,838 | **5,000** |
| 10-36-1600 | Special Assessments | 3,981 | 766 | **-** |
| 10-36-2000 | Other Miscellaneous Revenue | 21,183 | 26,757 | **8,400** |
| 10-36-2500 | Scholarship Contribution | - | - | **-** |
| 10-36-3000 | Rent | 41,260 | 40,020 | **33,000** |
| 10-36-3500 | Interest and Dividends | 156,328 | 543,075 | **350,000** |
| 10-36-3550 | Unrealized Gains (Losses) | - | - | **-** |
| 10-36-3560 | Interfund Loan Principal | - | 4,829 | **7,605** |
| 10-36-3565 | Interfund Loan Interest | - | 1,137 | **1,344** |
| 10-36-4500 | Materials and Labor | 11,319 | 8,943 | **9,000** |
| 10-36-5000 | Special Event Revenue | 70,035 | 70,000 | **70,000** |
| 10-36-5100 | Special Event Revenue - In-Kind | 13,131 | - | **-** |
| 10-36-6500 | Reimbursements/Refunds | 136,069 | 17,515 | **-** |
| 10-36-8050 | Oil and Gas Royalties | 13,833 | 6,461 | **-** |
| 10-36-9900 | Other Revenues | 523,309 | 20,051 | **20,051** |
| **TOTAL GENERAL FUND OPERATING REVENUE** | | **7,137,958** | **7,357,961** | **5,897,141** |

# 2024 ADOPTED BUDGET





# LEGISLATIVE

The Town of Severance's Legislative branch exists to serve the residents of Severance. Town staff strives to create the best service to the public as well as transparency at the legislative level. The legislative branch makes sure all ordinances, resolutions and elections are done according to both state and federal legal standards.

The Town consists of three Legislative branches, Town Council, Planning Commission, Tree Board and Citizen Advisory Board:

1. The **Town Council** for the Town consists of a Mayor and six (6) Council Members. Each member must be a registered elector and must reside within the Town limits for at least a year prior to the election. Each Council Member is elected by the residents for a four (4) year overlapping term. Council Members may serve an unlimited number of terms in office, so long as they are elected for such terms at each regular or special election. This governing body hears citizens' concerns, creates and approves Town Ordinances and Resolutions.

2. The **Planning Commission** consists of one Chairperson, four commissioners and an alternate. This Commission is appointed by the Town Council and acts as an advisory board on all planning projects such as subdivisions, oil and gas projects, commercial and residential developments.

3. The **Tree Board** provides management of the urban forest for the Town of Severance. This board consists of volunteer members appointed by the Town Council from the community. The Tree Board oversees all portions of the urban forest that is planted on Town property such as parks and the space between detached sidewalks and public streets. The Board also sets standards on development and recommends Municipal changes to the code as it relates to trees.

4. The **Citizen Advisory Board** is to be an advocate and informed voice for the community by providing research and recommendations on local issues to the Town Council and consists of seven Citizens of the Town of Severance.

The **Town Clerk's** office focuses on transparency and service to the citizens directly. The Clerk's office is a first point of contact and liaison for citizens and their governing body. Licensing, such as, Business, Sales Tax and Liquor Licenses are issued through the Clerk's office. The Clerk's office maintains all public records, including the official Municipal Code. The Town's Website, Hybrid meetings, and YouTube uploads are incorporated into this role as well.

# 2024 ADOPTED BUDGET

| GENERAL FUND OPERATING EXPENSES | | | | |
|---|---|---|---|---|
| **LEGISLATIVE** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 10-41-1100 | Regular Staff Wages | 78,832 | 72,270 | **107,392** |
| 10-41-1101 | Part-time Staff Wages | - | - | **-** |
| 10-41-1102 | Overtime | - | - | **100** |
| 10-41-1104 | Retirement 457 | 2,262 | 2,169 | **6,447** |
| 10-41-1105 | Council Wages | 9,750 | 8,750 | **26,330** |
| 10-41-1130 | FICA/Medicare | 6,746 | 5,871 | **10,238** |
| 10-41-1140 | Workers Compensation | 1,909 | 1,797 | **2,500** |
| 10-41-1150 | Unemployment | 157 | 145 | **403** |
| 10-41-1160 | Health Insurance | 11,374 | 13,145 | **16,616** |
| 10-41-1161 | Disability Insurance | 1,506 | 1,537 | **2,150** |
| 10-41-2100 | Legal Fees | 105,210 | 70,000 | **100,000** |
| 10-41-3150 | Telephone | 865 | 1,050 | **1,200** |
| 10-41-3177 | Vehicle Repairs & Maintenance | - | - | **990** |
| 10-41-3180 | Mileage | - | - | **1,500** |
| 10-41-3210 | Insurance and Bonds | 31,165 | 5,725 | **7,490** |
| 10-41-3320 | Printing | - | - | **30,000** |
| 10-41-3330 | Publishing/Recording | 1,062 | 1,000 | **1,000** |
| 10-41-3350 | Ordinance Codification | 4,399 | 6,000 | **6,000** |
| 10-41-3810 | Dues/Memberships/Subscriptions | 876 | 4,000 | **5,000** |
| 10-41-3820 | Continuing Education | 5,309 | 9,250 | **9,250** |
| 10-41-3825 | Meeting/Meals | 10,350 | 11,000 | **12,000** |
| 10-41-3990 | Miscellaneous | 1,794 | 200 | **500** |
| 10-41-3992 | Council Events | - | - | **10,000** |
| 10-41-4010 | CORA Requests | 4,400 | 800 | **1,500** |
| 10-41-4320 | Computer Replace./Audio Visual | 3,502 | 6,000 | **5,000** |
| 10-41-4330 | Computer Support and Maint | 15,714 | 36,000 | **24,500** |
| 10-41-4340 | Postage | - | - | **-** |
| 10-41-4350 | Safety | - | - | **10,000** |
| 10-41-4520 | Vehicle Fuel | - | - | **1,980** |
| 10-41-4530 | Vehicle & Equip Amortization | - | - | **1,980** |
| 10-41-4810 | Uniforms | 1,040 | 1,500 | **2,275** |
| 10-41-4990 | Supplies | 2,185 | 800 | **1,000** |
| 10-41-5050 | Education Scholarship | - | - | **-** |
| 10-41-5500 | Town Council Discretionary | 27,646 | 12,000 | **-** |
| 10-41-5550 | Land Use Advisory Committee | 37,371 | 18,000 | **-** |
| 10-41-5555 | IHOP Grant | 23,564 | 26,686 | **-** |
| 10-41-5560 | Tree Board | 1,064 | 1,000 | **2,000** |
| 10-41-5570 | Planning Commission | - | - | **2,000** |
| 10-41-7700 | Land Purchasing | - | - | **-** |
| 10-41-8200 | Allocation to Water Fund | (28,120) | (13,500) | **(35,941)** |
| 10-41-8300 | Allocation to Wastewater Fund | (26,778) | (13,500) | **(31,060)** |
| 10-41-8400 | Allocation to Stormwater Fund | (8,935) | (4,300) | **(6,656)** |
| 10-42-3310 | Weld Co Coordinated Election | 9,252 | - | **11,000** |
| **LEGISLATIVE TOTAL** | | **335,471** | **285,395** | **346,684** |

| GENERAL FUND OPERATING EXPENSES | | | | |
|---|---|---|---|---|
| **COURT** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 10-43-1100 | Regular Staff Wages | 25,267 | 29,410 | **57,198** |
| 10-43-1101 | Part-time Staff Wages | - | - | **-** |
| 10-43-1102 | Overtime | - | - | **100** |
| 10-43-1104 | Retirement 457 | 710 | 880 | **3,435** |
| 10-43-1130 | FICA/Medicare | 1,659 | 2,250 | **4,384** |
| 10-43-1140 | Workers Compensation | 955 | 1,078 | **1,500** |
| 10-43-1150 | Unemployment | 52 | 60 | **174** |
| 10-43-1160 | Health Insurance | 7,572 | 7,500 | **11,496** |
| 10-43-1161 | Disability Insurance | 474 | 785 | **1,150** |
| 10-43-2100 | Prosecution Fees | 11,676 | 11,725 | **13,000** |
| 10-43-2110 | Municipal Judge Fees | 6,845 | 8,250 | **10,000** |
| 10-43-3150 | Telephone | 164 | 250 | **250** |
| 10-43-3210 | Insurance and Bonds | - | 3,434 | **3,500** |
| 10-43-3810 | Membership | - | 50 | **-** |
| 10-43-3820 | Continuing Education | - | - | **500** |
| 10-43-3830 | Translator/Juror Fees | 720 | 1,060 | **1,500** |
| 10-43-4310 | Court Supplies | 662 | 950 | **1,500** |
| 10-43-4320 | Computer Replace./Audio Visual | - | - | **-** |
| 10-43-4330 | Computer Support and Maint | - | - | **12,000** |
| 10-43-4810 | Uniforms | - | 163 | **175** |
| **COURT TOTAL** | | **56,756** | **67,845** | **121,862** |

**Town Management**

The Town Manager is appointed by Town Council as the chief managing officer of the town and ultimately responsible for the enforcement of local laws, and the assurance of sound fiscal and operational practices of the town. The Town Manager oversees various projects of the Town Government, to ensure efficient, quality services are delivered to the community and facilitates the flow of information from staff to Town Council as they review projects and questions brought before them.

The Deputy Manager reports to the Town Manager and assists the Town Manager in overseeing day to day operations of the Town. They advise and support the Department Directors and on operational activities, leads innovation, conducts research, and evaluates performance of assigned personnel, programs, and services.

Administration collaborates with the Town Council and the Executive Leadership Team in achieving the strategic goals of the Town. Assists in the identification and development of policy options, including recommendations for improving the overall management and operation of the Town. Fosters cooperative relationships with civic and community groups, intergovernmental agencies, and Town staff.

| GENERAL FUND OPERATING EXPENSES | | | | |
|---|---|---|---|---|
| **ADMINISTRATION** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 10-44-1100 | Regular Staff Wages | 211,845 | 242,000 | **322,246** |
| 10-44-1101 | Part-time Staff Wages | - | - | **15,000** |
| 10-44-1102 | Overtime | 558 | 700 | **2,000** |
| 10-44-1104 | Retirement | 7,102 | 8,340 | **19,396** |
| 10-44-1130 | FICA/Medicare | 15,198 | 17,625 | **25,955** |
| 10-44-1140 | Workers Compensation | 5,617 | 4,958 | **7,000** |
| 10-44-1150 | Unemployment | 425 | 482 | **1,022** |
| 10-44-1160 | Health & Life Insurance | 42,387 | 44,220 | **39,975** |
| 10-44-1161 | Disability Insurance | 3,604 | 3,925 | **5,470** |
| 10-44-2100 | Legal Fees | 342 | - | **-** |
| 10-44-2150 | HR Services | 6,876 | 5,005 | **75,000** |
| 10-44-2990 | Other Professional Fees | 13,050 | 62,000 | **15,000** |
| 10-44-3110 | Utilities | 11,622 | 13,276 | **15,000** |
| 10-44-3150 | Telephone | 3,845 | 4,085 | **5,000** |
| 10-44-3175 | Building Repairs & Maintenance | 12,925 | 11,500 | **15,000** |
| 10-44-3177 | Vehicle Repairs & Maintenance | 5,061 | 4,750 | **7,770** |
| 10-44-3210 | Insurance and Bonds | 35,422 | 16,845 | **21,770** |
| 10-44-3220 | CIRSA Deductibles | 2,292 | 1,000 | **6,000** |
| 10-44-3330 | Publishing | - | - | **1,500** |
| 10-44-3350 | Bad Debts | 976 | - | **-** |
| 10-44-3810 | Dues/Memberships/Subscriptions | 5,407 | 2,020 | **2,500** |
| 10-44-3820 | Continuing Education | 8,612 | 12,000 | **20,000** |
| 10-44-3825 | Meals/Miscellaneous | 1,848 | 3,000 | **4,000** |
| 10-44-3990 | Miscellaneous Services/Copier | 7,758 | 10,500 | **8,500** |
| 10-44-3992 | Special Event Expenditure | 142,750 | 135,000 | **175,000** |
| 10-44-3993 | Special Events In-Kind Cost | 13,131 | 10,000 | **-** |
| 10-44-4310 | Office Supplies | 4,893 | 6,000 | **6,000** |
| 10-44-4000 | Advertising | 1,611 | 8,200 | **10,000** |
| 10-44-4320 | Computer Replace./Audio Visual | 11,041 | 9,600 | **11,000** |
| 10-44-4330 | Computer Support and Maint | 32,195 | 35,500 | **27,000** |
| 10-44-4340 | Postage | 4,354 | 4,700 | **5,000** |
| 10-44-4350 | Safety | - | - | **10,000** |
| 10-44-4390 | Other Office Expense | 2,021 | 1,425 | **3,000** |
| 10-44-4520 | Vehicle Fuel | 1,867 | 1,260 | **5,540** |
| 10-44-4530 | Vehicle & Equip Amortization | - | - | **3,540** |
| 10-44-4810 | Uniforms | 1,158 | 1,350 | **1,350** |
| 10-44-4850 | Unanticipated Exp/Contingency | - | - | **50,000** |
| 10-44-4990 | Miscellaneous Supplies | 1,079 | 950 | **2,500** |
| 10-44-7010 | Capital Outlay Facilities | 60,811 | - | **-** |
| 10-44-8000 | Lease Payment | 884 | 884 | **1,000** |
| 10-44-8200 | Allocation to Water Fund | (55,821) | (57,650) | **(84,757)** |
| 10-44-8300 | Allocation to Wastewater Fund | (53,153) | (55,450) | **(73,247)** |
| 10-44-8400 | Allocation to Stormwater Fund | (17,741) | (19,500) | **(15,696)** |
| **ADMINISTRATION TOTAL** | | **553,852** | **550,500** | **772,334** |

# FINANCE

The Finance Department is responsible for the planning, tracking, collection, distribution, and reporting of all revenues and expenditures for the Town of Severance. Each responsibility is performed ethically, in compliance with Governmental Accounting Standards Board (GASB), and all applicable local, state, and federal requirements.

The Town finances are currently composed of seven governmental funds:

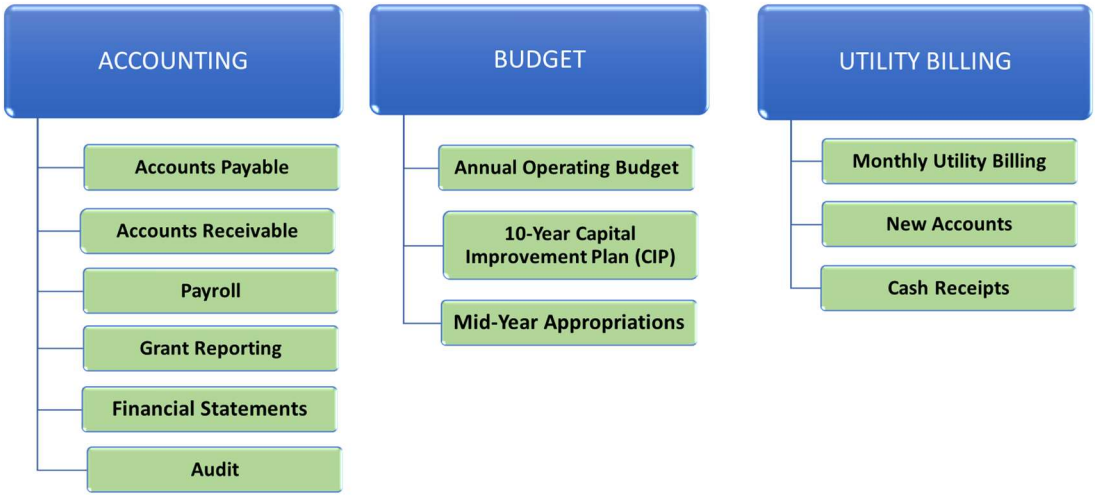
| | | | | | | |
|---|---|---|---|---|---|---|
| General Fund | Conservation Trust Fund | Transportation Fund | Parks Fund | Public Facilities Fund | Public Safety Fund | Capital Projects Fund |

And four proprietary funds – three enterprise and one internal service fund:

| | | |
|---|---|---|
| Water Fund | Wastewater Fund | Stormwater Fund |

| |
|---|
| Fleet Fund |

The department is structured into three functional areas of operation:




In addition to the operational duties, strategic planning, investment management, and internal reporting are provided to maximize the Town's resources.

# 2024 ADOPTED BUDGET

| GENERAL FUND OPERATING EXPENSES | | | | |
|---|---|---|---|---|
| **FINANCE DEPARTMENT** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 10-45-1100 | Regular Staff Wages | 179,907 | 217,336 | **256,779** |
| 10-45-1101 | Part-time Staff Wages | - | - | **-** |
| 10-45-1102 | Overtime | - | - | **200** |
| 10-45-1104 | Retirement 457 | 5,204 | 6,250 | **15,411** |
| 10-45-1130 | FICA/Medicare | 13,526 | 16,022 | **19,654** |
| 10-45-1140 | Workers Compensation | 4,105 | 3,880 | **6,000** |
| 10-45-1150 | Unemployment | 360 | 435 | **773** |
| 10-45-1160 | Health & Life Insurance | 29,309 | 37,276 | **41,788** |
| 10-45-1161 | Disability Insurance | 3,261 | 3,818 | **5,340** |
| 10-45-2200 | Audit & Accounting Fees | 20,750 | 22,250 | **30,000** |
| 10-45-3150 | Telephone | 707 | 1,100 | **3,300** |
| 10-45-3210 | Insurance and Bonds | - | 12,362 | **15,000** |
| 10-45-3315 | Weld County Treasurer Fee | 17,990 | 19,000 | **25,000** |
| 10-45-3340 | Bank Charges | 1,010 | 1,075 | **2,500** |
| 10-45-3810 | Dues/Memberships/Subscriptions | - | 800 | **1,000** |
| 10-45-3820 | Continuing Education | 3,761 | 5,700 | **15,000** |
| 10-45-3825 | Meals/Miscellaneous | 57 | 500 | **500** |
| 10-45-4300 | Office Furniture | 2,308 | - | **1,500** |
| 10-45-4310 | Office Supplies | 1,483 | 1,600 | **1,800** |
| 10-45-4320 | Computer Replace./Audio Visual | 857 | 7,500 | **9,000** |
| 10-45-4330 | Computer Support and Maint | 432 | - | **18,000** |
| 10-45-4350 | Safety | - | - | **10,000** |
| 10-45-4810 | Uniforms | 546 | 850 | **850** |
| 10-45-7000 | Capital Outlay | - | 13,474 | **-** |
| 10-45-8200 | Allocation to Water Fund | (25,486) | (8,775) | **(10,416)** |
| 10-45-8300 | Allocation to Wastewater Fund | (24,268) | (8,389) | **(9,002)** |
| 10-45-8400 | Allocation to Stormwater Fund | (8,100) | (2,968) | **(1,929)** |
| **FINANCE TOTAL** | | **227,719** | **351,096** | **458,048** |

# PUBLIC SAFETY

## SEVERANCE POLICE DEPARTMENT

The Severance Police Department is a full-service police agency that provides a wide range of law enforcement services to the community. Among these many services are uniformed patrol operations, community policing, traffic safety, criminal investigations, and cooperative partnerships with the community and organizations.

When fully staffed, The Severance Police Department consists of a Police Chief, two Sergeants, two School Resource Officers, and six Patrol Officers. It is the mission of the Severance Police Department to serve our community through collaboration with our citizens to maximize public safety while providing ethical and equitable services. The Severance Police Department focuses on community-oriented policing and provides the safest environment possible for the community.

The Town of Severance is one of the fastest-growing communities in northern Colorado. The growth has caused a diverse group of citizens with minimal or no knowledge of the Town's Ordinances or possibly Colorado Law. The Severance Police Department's primary purpose is the safety and security of the community, but we also have an obligation to educate the citizens. Taking the time to educate the citizens can significantly aid the Severance Police Department in deterring future violations and better understanding the community's needs.

| GENERAL FUND OPERATING EXPENSES | | | | |
|---|---|---|---|---|
| **PUBLIC SAFETY** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 10-51-1100 | Regular Staff Wages | 846,564 | 332,633 | **1,218,035** |
| 10-51-1101 | Part-time Staff Wages | - | - | **-** |
| 10-51-1102 | Overtime | 42,560 | 20,891 | **20,000** |
| 10-51-1104 | Retirement | 3,071 | 1,417 | **10,529** |
| 10-51-1107 | Contracted Security Services | - | 3,638 | **-** |
| 10-51-1130 | FICA/Medicare | 17,946 | 7,862 | **28,839** |
| 10-51-1140 | Workers Compensation | 22,927 | 10,059 | **30,000** |
| 10-51-1150 | Unemployment | 1,776 | 714 | **3,721** |
| 10-51-1155 | Police Pension | 62,541 | 25,854 | **104,261** |
| 10-51-1160 | Health Insurance | 181,439 | 69,189 | **216,606** |
| 10-51-1161 | Disability Insurance | 35,151 | 14,194 | **25,300** |
| 10-51-2300 | Medical | 525 | 1,878 | **1,800** |
| 10-51-2310 | Psychological | 490 | 2,300 | **2,000** |
| 10-51-2900 | Contract Police Services | - | - | **50,000** |
| 10-51-2990 | Other Professional Fees | 28,543 | 25,000 | **24,000** |
| 10-51-3110 | Utilities | 5,322 | 7,800 | **8,000** |
| 10-51-3150 | Telephone/pagers | 18,200 | 19,500 | **19,560** |
| 10-51-3170 | Repairs & Maintenance | 1,456 | - | **-** |
| 10-51-3173 | Repairs & Maintenance - Equipm | - | - | **500** |
| 10-51-3175 | Building Repairs & Maintenance | 7,816 | 2,267 | **6,000** |
| 10-51-3177 | Vehicle Repairs & Maintenance | 43,301 | 23,000 | **28,000** |
| 10-51-3180 | Mileage | 51 | - | **50** |
| 10-51-3210 | Insurance and Bonds | 43,733 | 64,098 | **73,000** |
| 10-51-3320 | Printing/Forms | 4,318 | 950 | **1,500** |
| 10-51-3610 | Dispatch Communications | 4,186 | 42,500 | **56,000** |
| 10-51-3630 | Mental Health Co-Resp. Program | 682 | - | **15,000** |
| 10-51-3640 | Drug Task Force | 1,000 | - | **1,000** |
| 10-51-3650 | Dog Tags/Impound Fees | 350 | 105 | **500** |
| 10-51-3740 | Radio Maintenance | 890 | - | **1,000** |
| 10-51-3810 | Dues/Memberships/Subscriptions | 825 | 335 | **800** |
| 10-51-3820 | Continuing Education & Train | 12,417 | 18,000 | **20,000** |
| 10-51-3825 | Meals/Miscellaneous | 1,058 | 508 | **500** |
| 10-51-3850 | Lab Testing Fees | 176 | 260 | **500** |
| 10-51-3990 | Miscellaneous Services | 770 | 175 | **350** |
| 10-51-4300 | Office Furniture | 265 | 1,749 | **-** |
| 10-51-4310 | Office Supplies | 2,406 | 1,800 | **2,000** |
| 10-51-4320 | Computer Replace./Audio Visual | 2,229 | - | **-** |
| 10-51-4330 | Computer Support and Maint | 25,698 | 43,850 | **52,000** |
| 10-51-4340 | Postage | 19 | - | **-** |
| 10-51-4350 | Safety | - | - | **10,000** |
| 10-51-4520 | Vehicle Fuel | 32,278 | 27,500 | **35,200** |
| 10-51-4530 | Vehicle & Equip Amortization | - | 17,700 | **37,610** |
| 10-51-4720 | Equipment for Patrol | 4,702 | 3,800 | **4,000** |
| 10-51-4730 | Equipment for Training | 5,733 | 2,000 | **2,500** |
| 10-51-4740 | Equipment for Invest./Evidence | 3,743 | 1,000 | **1,500** |
| 10-51-4810 | Uniforms | 18,128 | 16,000 | **18,000** |
| 10-51-4850 | Unanticipated Exp/Contingency | - | 11,900 | **20,000** |
| 10-51-4990 | Miscellaneous Supplies | 3,493 | 2,200 | **5,000** |
| 10-51-7990 | Other Small Equipment | 2,433 | - | **-** |
| **PUBLIC SAFETY TOTAL** | | **1,491,211** | **824,626** | **2,155,161** |

# STREETS MAINTENANCE

The Town of Severance maintains approximately 72 center lane miles of roadway. This includes major and minor arterial streets, collector streets, and local neighborhood streets. It is the responsibility of the Town of Severance Streets Department to provide periodic maintenance on the streets, pavement markings and traffic control. The department patches potholes, paints pavement markings, replaces street signs, removes graffiti, maintains the graveled streets and alley, vegetation management, street sweeping and stormwater maintenance.

The Streets Department additionally provides snow maintenance to clear snow and ice from town streets on a prioritized basis driven by the amount of snow and the traffic impact of a particular street. The Department also removes snow from town property and town-owned trails.

Department responsibilities include, but are not limited to:

- Repair and maintenance of streets
- Repair and maintenance of curbs, gutters, and sidewalks
- Repair and maintenance of traffic signs and pavement markings
- Small traffic control and flagging operations
- Grading of Town owned dirt roads
- Right-of-way (ROW) mowing and maintenance
- Snow plowing and removal
- Street sweeping
- Drainage maintenance

**Components of Road Maintenance**



| GENERAL FUND OPERATING EXPENSES | | | | |
|---|---|---|---|---|
| **STREET MAINTENANCE** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 10-61-1100 | Regular Staff Wages | 123,818 | 139,507 | **175,459** |
| 10-61-1101 | Part-time Staff Wages | - | - | **30,000** |
| 10-61-1102 | Overtime | 2,416 | 2,105 | **3,000** |
| 10-61-1104 | Retirement | 3,515 | 4,165 | **10,621** |
| 10-61-1130 | FICA/Medicare | 8,912 | 10,285 | **15,951** |
| 10-61-1140 | Workers Compensation | 4,582 | 3,305 | **6,000** |
| 10-61-1150 | Unemployment | 252 | 287 | **629** |
| 10-61-1160 | Health & Life Insurance | 30,879 | 37,912 | **52,960** |
| 10-61-1161 | Disability Insurance | 2,323 | 2,845 | **5,210** |
| 10-61-2300 | Medical | - | - | **400** |
| 10-61-2990 | Other Professional Fees | 190 | 1,465 | **1,200** |
| 10-61-3150 | Telephone | 1,119 | 1,725 | **2,000** |
| 10-61-3161 | Street Lighting | 75,821 | 81,550 | **92,000** |
| 10-61-3172 | Repairs & Maintenance - Street | 171,117 | 122,000 | **125,000** |
| 10-61-3173 | Repairs & Maintenance - Equipm | 30,359 | 14,000 | **12,163** |
| 10-61-3175 | Building Repairs & Maintenance | 1,360 | 2,058 | **2,000** |
| 10-61-3177 | Vehicle Repairs & Maintenance | 10,135 | 3,800 | **8,080** |
| 10-61-3210 | Insurance and Bonds | - | 13,974 | **17,375** |
| 10-61-3810 | Dues/Memberships/Subscriptions | - | - | **500** |
| 10-61-3820 | Continuing Education | 1,480 | 1,494 | **1,500** |
| 10-61-3825 | Meal, Meeting, Travel Expense | - | - | **250** |
| 10-61-3990 | Miscellaneous Services | 600 | - | **-** |
| 10-61-4311 | Street Supplies | 2,078 | 3,200 | **3,500** |
| 10-61-4320 | Computer Replace./Audio Visual | - | - | **-** |
| 10-61-4330 | Computer Support & Maintenance | 4,268 | 10,575 | **13,755** |
| 10-61-4350 | Safety | - | - | **10,000** |
| 10-61-4520 | Vehicle Fuel | 10,348 | 14,175 | **17,800** |
| 10-61-4530 | Vehicle & Equip Amortization | - | - | **15,419** |
| 10-61-4810 | Uniforms | 419 | 575 | **825** |
| 10-61-4850 | Unanticipated Exp/Contingency | - | - | **10,000** |
| 10-61-4990 | Miscellaneous Supplies | 1,969 | 4,800 | **5,000** |
| 10-61-5000 | Street Signs | 15,601 | 11,500 | **15,000** |
| 10-61-5001 | Snow and Ice Removal | 48,542 | - | **-** |
| 10-61-7000 | Capital Outlay | 25,574 | 18,688 | **-** |
| **STREETS MAINTENANCE TOTAL** | | **577,677** | **505,990** | **653,596** |

| GENERAL FUND OPERATING EXPENSES | | | | |
|---|---|---|---|---|
| **SNOW REMOVAL** | | | | |
| **Account Code** | **Account Name** | **2022 Actuals** | **2023 Projected** | **2024 Proposed Budget** |
| 10-63-1100 | Regular Staff Wages | - | 20,000 | **-** |
| 10-63-1102 | Overtime | - | 10,000 | **12,000** |
| 10-63-1104 | Retirement | - | 900 | **360** |
| 10-63-1130 | FICA/Medicare | - | 2,295 | **918** |
| 10-63-1140 | Workers Compensation | - | - | **-** |
| 10-63-1150 | Unemployment | - | 60 | **36** |
| 10-63-3173 | Repairs & Maintenance - Equipm | - | 26,000 | **7,500** |
| 10-63-3825 | Meals/Miscellaneous | - | - | **-** |
| 10-63-4110 | Supplies | - | 48,656 | **60,000** |
| 10-63-4350 | Safety | - | - | **10,000** |
| 10-63-4530 | Vehicle & Equip Amortization | - | - | **25,000** |
| **SNOW REMOVAL TOTAL** | | **-** | **107,911** | **115,814** |

| GENERAL FUND OPERATING EXPENSES | | | | |
|---|---|---|---|---|
| **PUBLIC WORKS OVERHEAD - FACILITIES** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 10-64-1100 | Regular Staff Wages | 12,594 | - | **-** |
| 10-64-1101 | Part-Time Staff Wages | - | - | **-** |
| 10-64-1102 | Overtime | 329 | - | **-** |
| 10-64-1104 | Retirement | 374 | - | **-** |
| 10-64-1130 | FICA/Medicare | 912 | - | **-** |
| 10-64-1140 | Workers Compensation | 573 | - | **-** |
| 10-64-1150 | Unemployment | 26 | - | **-** |
| 10-64-1160 | Health & Life Insurance | 4,082 | - | **-** |
| 10-64-1161 | Disability Insurance | 308 | - | **-** |
| 10-64-2990 | Other Professional Fees | 5 | - | **-** |
| 10-64-3110 | Utilities | 22,012 | 20,720 | **22,000** |
| 10-64-3150 | Telephones & Internet | 791 | - | **-** |
| 10-64-3175 | Building Repairs & Maintenance | 13,443 | 23,865 | **15,000** |
| 10-64-3177 | Vehicle Repairs & Maintenance | 512 | - | **-** |
| 10-64-3210 | Insurance and Bonds | 41,921 | - | **-** |
| 10-64-3690 | Mosquito Control | 21,951 | 22,829 | **30,000** |
| 10-64-3820 | Continuing Education | 685 | - | **-** |
| 10-64-3825 | Meals, Meetings and Travel | 477 | 220 | **500** |
| 10-64-3990 | Miscellaneous Services | 1,729 | 2,100 | **2,200** |
| 10-64-4310 | Office Supplies | 738 | 1,400 | **1,500** |
| 10-64-4320 | Computer Replace./Audio Visual | - | - | **5,000** |
| 10-64-4330 | Computer Support & Maintenance | 4,268 | - | **-** |
| 10-64-4520 | Vehicle Fuel | 827 | - | **-** |
| 10-64-4810 | Uniforms | 348 | - | **-** |
| 10-64-4990 | Misc Supplies | 3,916 | 1,300 | **2,500** |
| 10-64-5001 | Tornado Sirens | - | - | **2,500** |
| **PUBLIC WORKS OH - FACILITIES TOTAL** | | **132,821** | **72,434** | **81,200** |

# PARKS

The Town of Severance Parks Department currently oversees seven (7) parks and two (2) community buildings, Town Hall and Public Works Building. These areas account for approximately 27 acres of manicured parks. Not included in that total would be the additional hardscape, shelters, sidewalk, parking lots, throughout these parks that are also maintained by the department. Additionally, there are six (6) parks in Severance that are open to all residents but maintained by Metro Districts.

The department, over the last two years, has installed two (2) xeriscape gardens. The gardens at Town Hall and Summit View Park provide an example of what our community can do in their yards as well to help reduce the use of water. These gardens span 3,500 sq. ft. at Town Hall and 4,000 sq. ft. at Summit View Park. Town parks need attention every day and year-round maintenance to increase and maintain the beauty and safety of our parks for the community.



| GENERAL FUND OPERATING EXPENSES | | | | |
|---|---|---|---|---|
| **PARKS MAINTENANCE** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 10-65-1100 | Regular Staff Wages | 102,358 | 129,984 | **164,863** |
| 10-65-1101 | Part-time Staff Wages | 21,032 | 8,236 | **30,000** |
| 10-65-1102 | Overtime | 2,086 | 2,200 | **3,000** |
| 10-65-1104 | Retirement | 2,883 | 3,966 | **9,985** |
| 10-65-1130 | FICA/Medicare | 8,980 | 10,742 | **15,141** |
| 10-65-1140 | Workers Compensation | 5,728 | 4,599 | **6,000** |
| 10-65-1150 | Unemployment | 250 | 300 | **597** |
| 10-65-1160 | Health & Life Insurance | 25,075 | 35,795 | **51,175** |
| 10-65-1161 | Disability Insurance | 1,847 | 2,800 | **4,990** |
| 10-65-2990 | Other Professional Fees | 775 | - | **-** |
| 10-65-3110 | Utilities | 21,338 | 17,000 | **17,500** |
| 10-65-3150 | Telephone/pagers | 1,803 | 2,022 | **2,200** |
| 10-65-3171 | Vandalism | 3,659 | 567 | **5,000** |
| 10-65-3172 | Tree & Landscape Maintenance | 2,509 | 1,200 | **2,500** |
| 10-65-3173 | Repairs & Maintenance - Equipm | 12,194 | 17,500 | **15,163** |
| 10-65-3175 | Building Repairs & Maintenance | 1,360 | 5,000 | **5,000** |
| 10-65-3176 | Grounds Maintenance | 11,903 | 9,000 | **10,000** |
| 10-65-3177 | Vehicle Repairs & Maintenance | 7,636 | 7,500 | **8,580** |
| 10-65-3210 | Insurance and Bonds | 1,078 | 14,651 | **17,025** |
| 10-65-3810 | Dues/Memberships/Subscriptions | 267 | 280 | **350** |
| 10-65-3820 | Continuing Education | 1,222 | 1,444 | **1,250** |
| 10-65-3990 | Services | - | 1,500 | **2,000** |
| 10-65-4330 | Computer Support & Maintenance | 4,268 | 4,772 | **14,125** |
| 10-65-4350 | Safety | - | - | **10,000** |
| 10-65-4520 | Vehicle Fuel | 9,164 | 13,836 | **16,800** |
| 10-65-4530 | Vehicle & Equip Amortization | - | - | **2,919** |
| 10-65-4810 | Uniforms | 499 | 427 | **825** |
| 10-65-4850 | Unanticipated Exp/Contigency | - | - | **10,000** |
| 10-65-4990 | Supplies | 13,283 | 10,000 | **9,000** |
| 10-65-4995 | Equipment | 7,244 | - | **-** |
| 10-65-6000 | Tree City USA | 17,184 | 399 | **21,200** |
| 10-65-7990 | Other Small Equipment | 7,450 | 2,667 | **5,000** |
| **PARKS MAINTENANCE TOTAL** | | **295,075** | **308,387** | **462,187** |

# COMMUNITY AND ECONOMIC DEVELOPMENT

The Community and Economic Development Department (CED) consists of a director and town planner, and can be divided into the primary categories below:

1) Land use regulations/planning
2) Oversight of Town Engineering
3) Construction Inspection/permitting (ROW, Building, Events)
4) Capital Project Management
5) Economic Development

The land use and regulation portion of the community development involves considerable staff time to process land use applications within the Town's Growth Management Area. This includes annexation of property, platting of property, entitlement and construction of private development. Much of this portion of the department is paid for by private developers through the fee schedule. Processes such as the Comprehensive Plan require funds to be spent on resident notice and involvement.

Additionally, following the completion of a land use process the Community and Economic Development Department ensures proper installation and warranty of public improvements such as water, storm, sewer, landscaping and roads. This is a vital function in protecting the Town's assets and ensuring sustainable future budgets.

Private development generates both use tax and impact fees which must be spent to construct necessary infrastructure related to growth. This process of managing Capital Projects strives to utilize limited resources in an effective manner and fulfill the needs of residents. The impact to the Community and Economic Development budget is primarily staff time and the majority of the projects are funded through separate enterprise funds and/or the general fund.

The Community and Economic Development Department is heavily involved in the Town's economic development. This includes seeking out potential commercial development, working through the entitlement process, and attempting to use incentives, where appropriate, and with Town Council approval. Items in this portion of the budget such as improved signage and monies for potential incentives are integral to a successful economic future in the Town of Severance.



| GENERAL FUND OPERATING EXPENSES | | | | |
|---|---|---|---|---|
| **COMMUNITY DEVELOPMENT (PLANNING DEPARTMENT)** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 10-70-1100 | Regular Staff Wages | 197,935 | 266,195 | **326,224** |
| 10-70-1102 | Overtime | 180 | - | **-** |
| 10-70-1104 | Retirement | 6,604 | 9,090 | **19,575** |
| 10-70-1130 | FICA/Medicare | 14,921 | 19,932 | **24,957** |
| 10-70-1140 | Workers Compensation | 6,778 | 5,101 | **8,000** |
| 10-70-1150 | Unemployment | 396 | 533 | **980** |
| 10-70-1160 | Health & Life Insurance | 30,467 | 36,915 | **43,623** |
| 10-70-1161 | Disability Insurance | 3,270 | 3,879 | **6,200** |
| 10-70-2400 | Engineering | 45,382 | 60,000 | **40,000** |
| 10-70-2600 | Planning Services | 18,009 | 7,622 | **40,000** |
| 10-70-2990 | Other Professional Fees | 380 | - | **2,500** |
| 10-70-3110 | Utilities | 2,465 | 896 | **1,000** |
| 10-70-3150 | Telephone | 1,240 | 2,290 | **2,500** |
| 10-70-3173 | Repairs & Maintenance - Equipm | 3,664 | - | **500** |
| 10-70-3175 | Building Repairs & Maintenance | 84 | - | **-** |
| 10-70-3177 | | - | - | **990** |
| 10-70-3210 | Insurance and Bonds | - | 16,253 | **18,490** |
| 10-70-3330 | Publishing/Communications | 230 | 245 | **500** |
| 10-70-3810 | Dues & Memberships | 3,490 | 4,614 | **6,500** |
| 10-70-3820 | Continuing Education | 917 | 1,700 | **3,000** |
| 10-70-3990 | Services | 9,150 | - | **-** |
| 10-70-4310 | Office Supplies | 1,006 | 300 | **750** |
| 10-70-4320 | Computer Replace./Audio Visual | 4,359 | - | **-** |
| 10-70-4330 | Computer Support | 29,505 | 3,300 | **5,300** |
| 10-70-4350 | Safety | - | - | **10,000** |
| 10-70-4520 | Vehicle Fuel | 2,763 | 950 | **3,780** |
| 10-70-4530 | Vehicle & Equip Amortization | - | - | **1,980** |
| 10-70-4810 | Uniforms | 419 | 240 | **400** |
| 10-70-4987 | Economic Development | 24,555 | 7,000 | **15,000** |
| 10-70-4989 | Trail Development | 10,000 | 10,000 | **15,000** |
| **COMMUNITY DEVELOPMENT TOTAL** | | **418,169** | **457,055** | **597,749** |

# 2024 ADOPTED BUDGET

| GENERAL FUND NON-OPERATING ACTIVITY | | | | | |
|---|---|---|---|---|---|
| **GENERAL FUND NON-OPERATING REVENUES** | | | | | |
| **Account Number** | **Account Title** | **2022 Actual** | **2023 Projected** | **2024 Budget** | **COMMENTS** |
| 10-31-4000 | Use Tax Building Materials | 1,300,579 | 1,238,900 | 813,200 | Use tax for home remodel, roofs, new homes, etc. |
| 10-32-2100 | Building Permit | 719,931 | 675,000 | 400,000 | Permits for home remodel, roofs, new homes, etc. |
| 10-32-3400 | Administration Fees | 221,061 | 210,000 | 150,000 | Licenses and permits |
| | **TOTAL GENERAL FUND NON-OP REVENUES** | **2,241,571** | **2,123,900** | **1,363,200** | |
| | | | | | |
| **GENERAL FUND NON-OPERATING EXPENSES** | | | | | |
| 10-70-2980 | Building Inspections & License | 463,066 | 511,700 | 400,000 | Dependent on Building Permit Revenue & Activity |
| | **TOTAL GENERAL FUND NON- OP EXPENSES** | **463,066** | **511,700** | **400,000** | |
| | **GENERAL FUND NON-OPERATING REVENUES LESS EXPENSES** | | | **963,200** | |

| | | **2023 USE TAX COLLECTED** | |
|---|---|---|---|
| **10-31-4000** | **Use Tax Building Materials** | 1,238,900 | |
| **GENERAL FUND NON-OPERATING ACTIVITY** | | | |
| **GENERAL FUND NON-OPERATING EXPENSES** | | | |
| **Account Number** | **Account Title** | **2024 Budget** | **Description** |
| 10-41-5500 | Town Council Discretionary | 200,000 | Council Discretionary Budget |
| 75-61-7000 | Capital Outlay | 116,000 | New PW Site Fencing |
| 75-63-7000 | Capital Outlay | 25,000 | PW 2 Way Radios for Plow Trucks |
| 75-61-7000 | Capital Outlay | 11,000 | Bobcat Attachment |
| 75-64-7000 | Capital Outlay | 7,000 | Carport for Fuel Station |
| 75-64-7000 | Capital Outlay | 36,300 | Manlift |
| 75-64-7000 | Capital Outlay | 6,500 | Safety Strobes |
| 75-51-7550 | Vehicles | 102,200 | Police Vehicle - Upfitted & Equiped |
| 75-51-7550 | Vehicles | 102,200 | Police Vehicle - Upfitted & Equiped |
| 75-61-7000 | Capital Outlay | 11,000 | Loader Tires |
| 75-44-2990 | Other Professional Fees | 75,000 | Consultant Strategic Plan |
| 75-45-2990 | Other Professional Fees | 20,000 | Bond Consultant |
| **TOTAL GENERAL FUND NON-OPERATING EXPENSES** | | **712,200** | |
| **2023 USE TAX TO GENERAL FUND BALANCE FOR CAPITAL PROJECTS** | | **526,700** | |

# BUDGET DETAIL

**Fleet Fund**

# FLEET MANAGEMENT FUND

The mission of the Fleet Management Fund is to provide necessary vehicles and equipment as well as future repairs and maintenance on these vehicles and equipment to various departments and divisions within the Town organization. This function is essential so that the Town may meet the needs of its citizens.

This internal service fund centralizes the expenditures for the replacement of vehicles for all participating departments. The fund maintains a replacement schedule and replaces vehicles according to the organization's needs. Each Town department makes monthly payments according to the types of vehicles owned or leased, and by doing so, when a new vehicle is needed, the department does not have to pay for the vehicle out of its annual budget.



# 2024 ADOPTED BUDGET

| FLEET FUND | | | | |
|---|---|---|---|---|
| **FLEET FUND REVENUES** | | | | |
| **Account Number** | **Account Title** | **2023 Budget** | **2023 Projected** | **2024 Budget Proposed** |
| 41-34-2000 | Fleet Replacement Revenue | 17,700 | 17,700 | 83,338 |
| | **FLEET REPLACEMENT REVENUE** | **17,700** | **17,700** | **83,338** |
| | | | | |
| | | | | |
| **FLEET FUND EXPENSES** | | | | |
| **Account Number** | **Account Title** | **2023 Budget** | **2023 Projected** | **2024 Budget Proposed** |
| 41-60-7550 | Vehicles | - | - | - |
| 41-60-7580 | Equipment | - | - | - |
| | **FLEET EXPENSE TOTAL** | **-** | **-** | **-** |




# BUDGET DETAIL

**Water Fund**

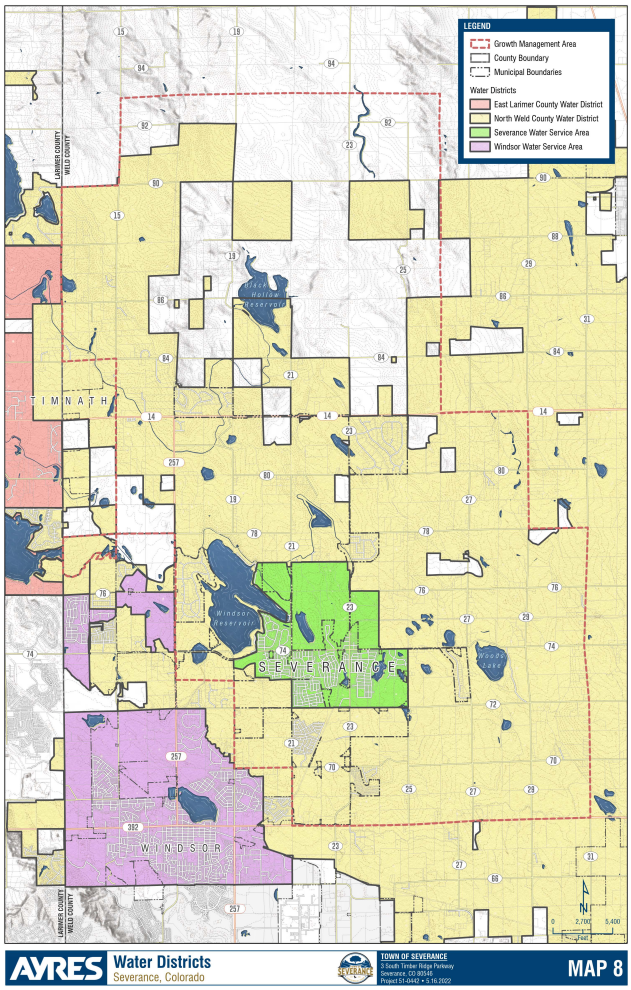
# WATER

The Town of Severance's water assets can be divided into two different areas:

1) Water rights, or the ownership of raw water
2) The storage and distribution of potable water

The Town primarily supplies its potable water system through the acquisition of Colorado Big Thompson or North Poudre Irrigation Company raw water shares that provide a right to the water within those waterways. The North Poudre Irrigation and Colorado Big Thompson raw water shares each provide their own specific yields (gallons per year) which correspond to their usage for residential, commercial, or industrial projects within Town. The Town maintains a water portfolio that is intended to be able to provide residents with adequate potable water in a drought scenario.

The Town of Severance receives its treated water from a single provider, North Weld County Water District (NWCWD). The Town of Severance is responsible for acquiring its own raw water supplies, which are transferred to NWCWD on an annual basis for treatment and delivery. Severance has two 500,000 gallon treated-water storage tanks with a total capacity of one million gallons (MG) with an additional 1.5 mill on tank set to be completed in fall of 2024. These existing storage tanks provide water for fire protection, daily operating levels, and emergency water storage.



| WATER FUND OPERATIONS | | | | |
|---|---|---|---|---|
| **OPERATING REVENUE** | | | | |
| **Account Code** | **Account Name** | **2022 Actuals** | **2023 Projected** | **2024 Proposed Budget** |
| 51-34-1000 | Water Sales- Water Bills | 1,988,685 | 2,039,502 | **2,651,353** |
| 51-36-2000 | Water Pit/Meter Set Fee | - | 38,000 | **10,000** |
| **WATER OPERATING REVENUES** | | **1,988,685** | **2,077,502** | **2,661,353** |

| WATER FUND OPERATIONS | | | | |
|---|---|---|---|---|
| **UTILITY BILLING EXPENSES** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 51-81-1100 | Regular Staff Wages | 20,606 | 8,061 | **33,003** |
| 51-81-1101 | Part-time Staff Wages | - | - | **-** |
| 51-81-1102 | Overtime | - | - | **200** |
| 51-81-1103 | Comp. Time earned | - | - | **-** |
| 51-81-1104 | Retirement | 582 | 242 | **1,987** |
| 51-81-1130 | FICA/Medicare | 1,577 | 617 | **2,542** |
| 51-81-1140 | Workers Compensation | 573 | 287 | **1,000** |
| 51-81-1150 | Unemployment | 41 | 16 | **101** |
| 51-81-1160 | Health & Life Insurance | 4,549 | 1,968 | **7,199** |
| 51-81-1161 | Disability Insurance | 414 | 148 | **760** |
| 51-81-3162 | CC Fees | 18,120 | 24,000 | **25,000** |
| 51-81-3320 | Printing | - | - | **2,500** |
| 51-81-3820 | Continuing Education | - | - | **-** |
| 51-81-4330 | Computer Support and Maint | 4,268 | 12,000 | **3,000** |
| 51-81-4345 | Mailing Service | 8,433 | 15,000 | **18,000** |
| 51-81-5000 | Utility Bill Adjustments | - | 1 | **-** |
| **UTILITY BILLING TOTAL** | | **59,163** | **62,340** | **95,292** |

| WATER FUND OPERATIONS | | | | |
|---|---|---|---|---|
| **WATER OPERATING EXPENSES** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Bu |
| 51-82-1100 | Regular Staff Wages | 214,587 | 229,593 | **316,971** |
| 51-82-1101 | Part-time Staff Wages | - | - | **-** |
| 51-82-1102 | Overtime | 5,795 | 2,700 | **5,000** |
| 51-82-1104 | Retirement | 7,330 | 8,225 | **19,175** |
| 51-82-1130 | FICA/Medicare | 16,033 | 17,214 | **24,637** |
| 51-82-1140 | Workers Compensation | 5,441 | 4,311 | **6,000** |
| 51-82-1150 | Unemployment | 437 | 466 | **973** |
| 51-82-1160 | Health & Life Insurance | 42,336 | 42,650 | **53,840** |
| 51-82-1161 | Disability Insurance | 3,776 | 4,073 | **6,015** |
| 51-82-2100 | Legal Fees | 12,551 | 1,000 | **20,000** |
| 51-82-2400 | Engineering | - | - | **10,000** |
| 51-82-2410 | Water System Improve. Permit | 490 | 490 | **500** |
| 51-82-2900 | Other Professional Fees | 9,704 | 9,000 | **12,000** |
| 51-82-3110 | Utilities | 14,450 | 16,200 | **17,500** |
| 51-82-3150 | Telephone | 1,882 | 2,300 | **2,500** |
| 51-82-3173 | Repairs & Maintenance - Equipm | 4,670 | 5,945 | **7,663** |
| 51-82-3175 | Building Repairs & Maintenance | - | 21 | **2,000** |
| 51-82-3177 | Vehicle Repairs & Maintenance | 5,879 | 4,912 | **6,330** |
| 51-82-3178 | System repair & maintenance | 13,169 | 6,162 | **30,000** |
| 51-82-3200 | Sampling/Testing | 1,895 | 1,000 | **3,500** |
| 51-82-3210 | Insurance and Bonds | - | 15,567 | **18,250** |
| 51-82-3810 | Dues/Memberships/Subscriptions | 450 | 225 | **500** |
| 51-82-3820 | Continuing Education | 2,239 | 1,800 | **2,000** |
| 51-82-3825 | Meeting/Meals/Travel | 40 | - | **-** |
| 51-82-3990 | Other Services | 5,834 | 2,660 | **12,000** |
| 51-82-4120 | Water System Supplies | 2,587 | 3,100 | **8,000** |
| 51-82-4130 | Meter Set Supplies | 83,894 | 1,389 | **65,000** |
| 51-82-4320 | Computer Replace./Audio Visual | - | - | **2,000** |
| 51-82-4320 | Computer Replace./Audio Visual | - | - | **2,000** |
| 51-82-4330 | Computer Support & Maintenance | - | - | **15,060** |
| 51-82-4520 | Vehicle Fuel | 13,130 | 10,075 | **15,550** |
| 51-82-4530 | Vehicle & Equip Amortization | - | - | **1,769** |
| 51-82-4810 | Uniforms | 325 | 500 | **750** |
| 51-82-4850 | Unanticipated Exp/Contingency | - | - | **20,000** |
| 51-82-4990 | Miscellaneous Supplies | 8,870 | 732 | **1,000** |
| 51-82-4995 | Water Treatment & Distribution | 723,556 | 1,050,000 | **1,100,000** |
| 51-82-4996 | Augmentation Pumping Fee | - | - | **-** |
| 51-82-4997 | Water Share Assessments | 99,640 | 99,640 | **125,000** |
| 51-82-7990 | Other Small Equipment | 7,450 | - | **2,500** |
| 51-82-8200 | Admin Overhead Allocation | 109,428 | 122,500 | **131,114** |
| **WATER OPERATIONS TOTAL** | | **1,417,868** | **1,664,450** | **2,067,096** |

# BUDGET DETAIL

**Wastewater Fund**

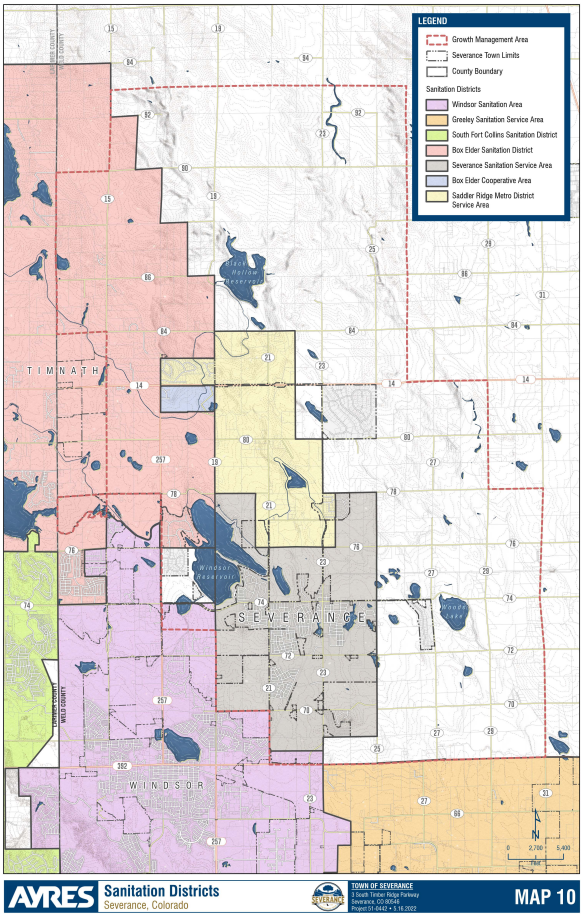
# WASTEWATER
## (SANITARY SEWER)

Our current wastewater system is a collection system of sanitary sewer lines that transport the sewage either to a lagoon style wastewater treatment plant or down a trunk line to the regional treatment plant in Windsor.

The State of Colorado and the Environmental Protection Agency require regular monitoring and testing of the discharge water with strict standards that must be met. There are also regulations that dictate the inspection, maintenance and repair of the system. Non-compliance could result in significant fines or the shutdown of the wastewater treatment system.

The system can be divided into two primary areas:

1) The collection system which is made up of the sanitary sewer lines that transport the sewage from homes and businesses to the treatment facility. For lines that are not gravity fed, lift stations are used to pump the sewage.
2) The wastewater treatment plant begins with the removal of trash by screens. The sewage then enters the first of a series of three lagoons that remove the sludge. Lastly the water is chemically treated, meeting all water quality standards for recycled water, and discharged into the John Law.



| WASTEWATER (SEWER) OPERATIONS | | | | |
|---|---|---|---|---|
| **WASTEWATER REVENUE** | | | | |
| **Account Code** | **Account Name** | **2022 Actuals** | **2023 Projected** | **2024 Proposed Budget** |
| 52-34-1000 | Sewer Treatment Fees | - | 1,283,729 | **1,476,289** |
| **WASTEWATER OPERATING REVENUE** | | - | 1,283,729 | **1,476,289** |

| WASTEWATER (SEWER) OPERATIONS | | | | |
|---|---|---|---|---|
| **UTILITY BILLING EXPENSES** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 52-81-1100 | Regular Staff Wages | 12,889 | 13,100 | **19,305** |
| 52-81-1102 | Overtime | - | - | **125** |
| 52-81-1104 | Retirement | 364 | 393 | **1,163** |
| 52-81-1130 | FICA/Medicare | 986 | 1,002 | **1,488** |
| 52-81-1140 | Workers Compensation | 573 | 440 | **500** |
| 52-81-1150 | Unemployment | 26 | 28 | **60** |
| 52-81-1160 | Health & Life Insurance | 2,843 | 3,205 | **4,112** |
| 52-81-1161 | Disability Insurance | 259 | 279 | **445** |
| 52-81-3162 | CC Fees | 18,120 | 24,000 | **25,000** |
| 52-81-3320 | Printing | - | - | **2,500** |
| 52-81-4330 | Computer Support and Maint | 4,268 | 13,060 | **3,000** |
| 52-81-4345 | Mailing Service | 7,368 | 11,800 | **12,000** |
| 52-81-5500 | Bad Debts | 92 | - | **-** |
| **UTILITY BILLING TOTAL** | | **47,788** | **67,307** | **69,698** |

| WASTEWATER (SEWER) OPERATIONS | | | | |
|---|---|---|---|---|
| **WASTEWATER OPERATING EXPENSES** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 52-82-1100 | Regular Staff Wages | 214,352 | 228,894 | **283,912** |
| 52-82-1101 | Part-time Staff Wages | - | - | **-** |
| 52-82-1102 | Overtime | 5,795 | 2,506 | **3,000** |
| 52-82-1104 | Retirement | 7,328 | 8,175 | **17,131** |
| 52-82-1130 | FICA/Medicare | 16,032 | 42,600 | **21,955** |
| 52-82-1140 | Workers Compensation | 5,155 | 4,311 | **6,000** |
| 52-82-1150 | Unemployment | 437 | 465 | **867** |
| 52-82-1160 | Health & Life Insurance | 42,336 | 17,140 | **49,242** |
| 52-82-1161 | Disability Insurance | 3,776 | 4,073 | **5,395** |
| 52-82-2100 | Legal Fees | - | 3,000 | **20,000** |
| 52-82-2400 | Engineering | 1,955 | 12,000 | **15,000** |
| 52-82-2410 | Discharge Permit Fees | 976 | 976 | **2,000** |
| 52-82-2900 | Other Professional Fees | 9,704 | 9,000 | **10,000** |
| 52-82-3110 | Utilities | 50,962 | 53,500 | **60,000** |
| 52-82-3150 | Telephone | 1,833 | 2,250 | **2,350** |
| 52-82-3173 | Repairs & Maintenance - Equipm | 5,303 | 4,900 | **6,163** |
| 52-82-3177 | Vehicle Repairs & Maintenance | 2,900 | 4,867 | **5,430** |
| 52-82-3178 | System repair & maintenance | 37,932 | 45,000 | **50,000** |
| 52-82-3200 | Sampling/Testing | 5,332 | 6,215 | **6,500** |
| 52-82-3210 | Insurance and Bonds | - | 14,880 | **18,250** |
| 52-82-3290 | Other Treatment Costs | 164,332 | 232,261 | **325,000** |
| 52-82-3810 | Dues/Memberships/Subscriptions | 1,000 | 1,400 | **1,500** |
| 52-82-3820 | Continuing Education | 221 | 1,117 | **1,500** |
| 52-82-3990 | Other Services | 2,334 | 8,155 | **8,000** |
| 52-82-4120 | System Supplies | 8,570 | 18,845 | **20,000** |
| 52-82-4320 | Computer Replace./Audio Visual | - | - | **2,000** |
| 52-82-4320 | Computer Replace./Audio Visual | - | - | **2,000** |
| 52-82-4330 | Computer Support & Maintenance | - | - | **15,060** |
| 52-82-4520 | Vehicle Fuel | 12,720 | 9,745 | **15,550** |
| 52-82-4530 | Vehicle & Equip Amortization | - | - | **1,769** |
| 52-82-4810 | Uniforms | 509 | 500 | **750** |
| 52-82-4850 | Unanticipated Exp/Contingency | - | 15,000 | **20,000** |
| 52-82-4990 | Miscellaneous Supplies | 4,482 | 4,900 | **5,000** |
| 52-82-8200 | Admin Overhead Allocation | 104,198 | 32,813 | **113,309** |
| | **WASTEWATER TOTAL OPERATIONS** | 710,474 | 789,488 | **1,114,632** |

# BUDGET DETAIL

**Stormwater Fund**

# STORMWATER

The stormwater conveyance system collects and transports urban runoff that may contain certain pollutants. Maintaining catch basins, stormwater inlets, and other stormwater conveyance structures regularly will remove pollutants, prevent clogging of the downstream drainage system, restore catch basins' sediment trapping capacity, and ensure the system functions properly to avoid flooding.

Responsibilities:

- Inspect and clean the catch basins, culverts, inlets structures, drainage channels, and detention ponds throughout the Town on a regular basis
- Conduct quarterly routine maintenance and look for evidence of illegal discharges or illicit connections
- Conduct inspections more frequently during the wet season for recognized problem areas where sediment or trash accumulates more often
- Keep accurate records of the catch basins cleaned
- Develop a flushing schedule that keeps the storm drainpipes clear of excessive buildup
- Perform immediate repair of any deterioration threatening structural integrity



| STORMWATER (DRAINAGE) OPERATIONS | | | | |
|---|---|---|---|---|
| **STORMWATER REVENUES** | | | | |
| **Account Code** | **Account Name** | **2022 Actuals** | **2023 Projected** | **2024 Proposed Budget** |
| 53-34-1000 | Stormwater Maintenance Fees | - | 203,653 | **244,384** |
| **STORMWATER OPERATING REVENUE** | | **-** | **203,653** | **244,384** |

| STORMWATER (DRAINAGE) OPERATIONS | | | | |
|---|---|---|---|---|
| **STORMWATER UTILITY BILLING** | | | | |
| **Account Code** | **Account Name** | **2022 Actuals** | **2023 Projected** | **2024 Proposed Budget** |
| 53-81-1100 | Regular Staff Wages | 7,735 | 7,860 | **8,410** |
| 53-81-1101 | Part-time Staff Wages | - | - | **-** |
| 53-81-1102 | Overtime | - | - | **75** |
| 53-81-1104 | Retirement | 218 | 236 | **508** |
| 53-81-1130 | FICA/Medicare | 591 | 601 | **650** |
| 53-81-1140 | Workers Compensation | 382 | 216 | **500** |
| 53-81-1150 | Unemployment | 15 | 16 | **27** |
| 53-81-1160 | Health & Life Insurance | 1,706 | 1,925 | **1,536** |
| 53-81-1161 | Disability Insurance | 155 | 179 | **195** |
| 53-81-4330 | Computer Support and Maint | 4,268 | - | **1,100** |
| 53-81-5000 | Utility Bill Adjustments | - | - | **-** |
| 53-81-5500 | Bad Debts | 2 | - | **-** |
| **STORMWATER BILLING TOTAL** | | **15,072** | **11,033** | **13,001** |

| STORMWATER (DRAINAGE) OPERATIONS | | | | |
|---|---|---|---|---|
| **STORMWATER OPERATIONS** | | | | |
| Account Code | Account Name | 2022 Actuals | 2023 Projected | 2024 Proposed Budget |
| 53-82-1100 | Regular Staff Wages | 52,061 | 72,799 | **48,391** |
| 53-82-1101 | Part-time Staff Wages | - | - | **-** |
| 53-82-1102 | Overtime | 1,378 | 500 | **800** |
| 53-82-1104 | Retirement | 1,565 | 2,215 | **2,927** |
| 53-82-1130 | FICA/Medicare | 3,944 | 5,427 | **3,764** |
| 53-82-1140 | Workers Compensation | 1,527 | 1,437 | **2,000** |
| 53-82-1150 | Unemployment | 108 | 149 | **148** |
| 53-82-1160 | Health & Life Insurance | 12,702 | 14,159 | **9,756** |
| 53-82-1161 | Disability Insurance | 1,056 | 1,327 | **980** |
| 53-82-2100 | Legal Fees | - | - | **-** |
| 53-82-2410 | Stormwater Permits | 350 | 350 | **500** |
| 53-82-3150 | Telephone | 365 | 526 | **650** |
| 53-82-3173 | Repairs & Maintenance - Equipm | 8,495 | 3,500 | **6,000** |
| 53-82-3175 | Building Repairs & Maintenance | - | - | **-** |
| 53-82-3177 | Vehicle Repairs & Maintenance | 394 | - | **-** |
| 53-82-3178 | System repair & maintenance | - | - | **-** |
| 53-82-3210 | Insurance and Bonds | - | 5,265 | **6,500** |
| 53-82-3320 | Printing | - | - | **1,000** |
| 53-82-3320 | Printing | - | - | **1,000** |
| 53-82-3820 | Continuing Education | - | - | **-** |
| 53-82-3990 | Other Services | - | - | **-** |
| 53-82-4320 | Computer Replace./Audio Visual | - | - | **-** |
| 53-82-4320 | Computer Replace./Audio Visual | - | - | **-** |
| 53-82-4330 | Computer Support & Maintenance | - | - | **-** |
| 53-82-4520 | Vehicle Fuel | 1,501 | 1,881 | **1,000** |
| 53-82-4530 | Vehicle & Equip Amortization | - | - | **12,500** |
| 53-82-4810 | Uniforms | 10 | 20 | **100** |
| 53-82-8100 | Interfund Loan - Principal | - | 2,396 | **7,605** |
| 53-82-8101 | Interfund Loan - Interest | - | 587 | **1,344** |
| 53-82-8200 | Admin Overhead Allocation | 34,776 | 11,610 | **24,281** |
| **STORMWATER OPERATIONS TOTAL** | | **120,232** | **124,148** | **131,246** |

# CAPITAL EXPENDITURES

The Town's capital expenditures include conservation projects, transportation, parks and trail improvements, public facilities, water, and wastewater funds. Revenues in these funds consist almost entirely of development-related impact fees and fees-in-lieu.

## 10-YEAR CAPITAL IMPROVEMENT PROGRAM

### 10-YEAR CIP SUMMARY

| PROJECT | PROJECT ACTIVITY CODE | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GREAT WESTERN TRAIL CROSSINGS AND PATH | CED-2401 | 600,000 | - | - | - | - | - | - | - | - | - | 600,000.00 |
| TOWN HALL PARKING LOTS | FAC-2024 | - | - | - | 540,000 | - | - | - | - | - | - | 540,000.00 |
| COMMUNITY PARK AMPHITHEATER | P-2401 | - | 600,000 | - | - | - | - | - | - | - | - | 600,000.00 |
| LOUP RESERVOIR SYSTEM | P-2402 | 420,000 | 420,000 | - | - | - | - | - | - | - | - | 840,000.00 |
| COMMUNITY CENTER | P-2501 | - | 525,000 | 25,000,000 | 25,000,000 | - | - | - | - | - | - | 50,525,000.00 |
| COMMUNITY PARK BALLFIELDS LIGHTING | P-2602 | - | - | - | - | 720,000 | - | - | - | - | - | 720,000.00 |
| BIKE PUMP TRACK | P-2701 | - | 245,000 | - | - | - | - | - | - | - | - | 245,000.00 |
| GREAT WESTERN TRAIL TRAILHEAD | P-2702 | - | 665,000 | - | - | - | - | - | - | - | - | 665,000.00 |
| GREAT WESTERN TRAIL PAVING PROJECT | P-2801 | - | - | - | - | - | - | 115,000 | 1,945,000 | - | - | 2,060,000.00 |
| SKATE PARK - PHASE II | P-2901 | - | - | - | - | - | 485,000 | - | - | - | - | 485,000.00 |
| POLICE DEPARTMENT GENERATOR | PD-2401 | - | - | - | - | - | - | - | - | 150,000 | - | 150,000.00 |
| PUBLIC WORKS AND POLICE DEPARTMENT FENCING | PW-2301 | 75,000 | - | - | - | - | - | - | - | - | - | 75,000.00 |
| PUBLIC WORKS FACILITIES | PW-2601 | - | - | 300,000 | 2,400,000 | - | - | - | - | - | - | 2,700,000.00 |
| E. HARMONY AND WCR 23 TRAFFIC SIGNAL | TR-2401 | - | - | 185,000 | 1,500,000 | - | - | - | - | - | - | 1,685,000.00 |
| WELD COUNTY ROAD 80 BRIDGE RESTORATION | TR-2402 | 420,000 | - | - | - | - | - | - | - | - | - | 420,000.00 |
| E. HARMONY AND TAILHOLT AVE. TRAFFIC SIGNAL | TR-2601 | - | - | - | - | 135,000 | 840,000 | - | - | - | - | 975,000.00 |
| E. HARMONY ROAD EXPANSION | TR-2602 | - | - | 690,000 | 7,200,000 | 7,200,000 | 7,200,000 | - | - | - | - | 22,290,000.00 |
| CO 14 CORRIDOR PLAN | TR-2701 | - | - | - | - | - | 150,000 | - | - | - | - | 150,000.00 |
| WCR 21 DOUBLE TURN LANE | TR-2801 | - | - | - | - | - | 265,000 | 3,456,000 | - | - | - | 3,721,000.00 |
| WCR 23 IMPROVEMENTS PROJECT | TR-2901 | - | - | - | - | - | 625,000 | 6,400,000 | 6,400,000 | - | - | 13,425,000.00 |
| CO HWY 14 AND WELD COUNTY ROAD 23 INTERSECTION | TR-3201 | - | - | - | - | - | - | - | - | 440,000 | 2,880,000 | 3,320,000.00 |
| SOUTH WATERLINE LOOP | W-2302 | 1,498,400 | - | - | - | - | - | - | - | - | - | 1,498,400.00 |
| WELD COUNTY ROAD 21 WATERLINE SERVICES | W-2402 | 120,000 | - | - | - | - | - | - | - | - | - | 120,000.00 |
| DIGITAL WATER METER READING SYSTEM | W-2502 | - | 330,000 | 275,000 | - | - | - | - | - | - | - | 605,000.00 |
| EMERGENCY WATER SYSTEM INTERCONNECTION | W-2601 | - | - | - | - | 490,000 | 4,465,000 | 4,200,000 | 5,600,000 | - | - | 14,755,000.00 |
| JOINT REGIONAL WATER TREATMENT PLANT | W-2801 | - | - | 9,000,000 | 12,000,000 | - | - | - | - | - | - | 21,000,000.00 |
| WASTEWATER TREATMENT FACILITY | WW-2401 | 3,015,000 | 900,000 | - | 30,000,000 | 30,000,000 | - | - | - | - | - | 63,915,000.00 |
| E HARMONY RD & CO 257 WASTEWATER EXTENSION | WW-2601 | - | - | - | - | 355,000 | 3,600,000 | 3,600,000 | - | - | - | 7,555,000.00 |
| WELCOME AND DIRECTIONAL TOWN SIGNAGE | PROG-ADMIN1 | 120,000 | - | - | - | - | - | - | - | - | - | 120,000.00 |
| FACILITIES CAPITAL MAINTENANCE | PROG-FAC | 275,000 | 220,000 | 15,000 | 230,000 | 147,500 | 205,000 | 175,000 | - | - | - | 1,267,500.00 |
| TOWN PARKS IMPROVEMENT PROGRAM | PROG-PARK1 | 58,200 | 294,400 | 27,900 | 175,000 | 74,000 | 177,800 | 209,300 | - | - | - | 1,016,600.00 |
| TRANSPORTATION REHAB PROGRAM | PROG-TR1 | 800,000 | 840,000 | 882,000 | 926,100 | 972,405 | 1,021,025 | 1,072,077 | - | - | - | 6,513,607.00 |
| WATER PLANT INVESTMENT PROGRAM | PROG-WATER1 | - | 1,300,000 | - | - | - | - | - | - | - | - | 1,300,000.00 |
| NORTHERN INTEGRATED SUPPLY PROJECT PROGRAM | PROG-WATER2 | 1,673,500 | 1,749,000 | 1,749,000 | 3,112,000 | 3,112,000 | 3,112,000 | 3,112,000 | - | - | - | 17,619,500.00 |
| WASTEWATER PLANT INVESTMENT PROGRAM | PROG-WW1 | 5,000,000 | - | - | - | - | - | - | - | - | - | 5,000,000.00 |
| MANHOLE REHABILITATION PROGRAM | PROG-WW2 | - | 60,000 | 63,000 | 66,150 | 69,458 | 72,930 | 76,577 | 80,406 | - | - | 488,521.00 |
| TOTAL | | 14,075,100 | 8,148,400 | 38,186,900 | 83,149,250 | 43,275,363 | 22,218,755 | 22,415,954 | 14,025,406 | 590,000 | 2,880,000 | 248,965,128 |

# 2024 ADOPTED BUDGET



| | | 10 | 11 | 12 | | 13 | 14 | 15 | 51 | | | 52 | | 53 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2024** | | GENERAL FUND | CONSERVATION TRUST FUND RESTRICTED | TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | TRANSPORATION FUND - DEDICATED FEES & USE TAX | PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH | WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WATER FUND WATER ACQUISITION FEES | WATER FUND UNRESTRICTED | WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WASTEWATER FUND UNRESTRICTED | STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | STORMWATER UNRESTRICTED | GRANT FUNDING DEVELOPER | BONDS-FINANCING | TOTAL |
| STREETS MAINTENANCE FEE | | | | | 800,000 | | | | | | | | | | | | | |
| INTERFUND LOAN FROM GENERAL FUND TO WASTEWATER FUND UNRESTRICTED | | (2,500,000) | | | | | | | | | | | 2,500,000 | | | | | |
| TOTAL FUNDS AVAILABLE | | 9,558,519 | 147,327 | 1,371,469 | 800,000 | 351,443 | 221,392 | 111,616 | 5,339,598 | 243,125 | 793,805 | 10,097,399 | 3,334,781 | 1,476,486 | 20,000 | 1,860,763 | 21,000,000 | 56,727,723 |
| | | | | | | | | | | | | | | | | | | |
| PROJECT | PROJECT CODE | | | | | | | | | | | | | | | | | |
| GREAT WESTERN TRAIL CROSSINGS AND PATH | CED-2401 | 237,637 | | | | | | | | | | | | | | 362,363 | | 600,000 |
| LOUP RESERVOIR SYSTEM | P-2402 | 420,000 | | | | | | | | | | | | | | | | 420,000 |
| PUBLIC WORKS AND POLICE DEPARTMENT FENCING | PW-2301 | 75,000 | | | | | | | | | | | | | | | | 75,000 |
| WELD COUNTY ROAD 80 BRIDGE RESTORATION | TR-2402 | 420,000 | | | | | | | | | | | | | | | | 420,000 |
| SOUTH WATERLINE LOOP | W-2302 | | | | | | | | | | | | | | | 1,498,400 | | 1,498,400 |
| WELD COUNTY ROAD 21 WATERLINE SERVICES | W-2402 | | | | | | | | | | 120,000 | | | | | | | 120,000 |
| WASTEWATER TREATMENT FACILITY | WW-2401 | | | | | | | | | | | 515,000 | 2,500,000 | | | | | 3,015,000 |
| WELCOME AND DIRECTIONAL TOWN SIGNAGE | PROG-ADMIN1 | 120,000 | | | | | | | | | | | | | | | | 120,000 |
| FACILITIES CAPITAL MAINTENANCE | PROG-FAC | 137,500 | | | | | | | | | 130,000 | | 5,000 | | 2,500 | | | 275,000 |
| TOWN PARKS IMPROVEMENT PROGRAM | PROG-PARK1 | 58,200 | | | | | | | | | | | | | | | | 58,200 |
| TRANSPORTATION REHAB PROGRAM | PROG-TR1 | | | | 800,000 | | | | | | | | | | | | | 800,000 |
| NORTHERN INTEGRATED SUPPLY PROJECT PROGRAM | PROG-WATER2 | | | | | | | | 1,673,500 | | | | | | | | | 1,673,500 |
| WASTEWATER PLANT INVESTMENT PROGRAM | PROG-WW1 | | | | | | | | | | | 5,000,000 | | | | | | 5,000,000 |
| | | | | | | | | | | | | | | | | | | |
| TOTAL ANNUAL PROJECT COSTS BY FUND | | 1,468,337 | 0 | 0 | 800,000 | 0 | 0 | 0 | 1,673,500 | 0 | 250,000 | 5,515,000 | 2,505,000 | 0 | 2,500 | 1,860,763 | 0 | 14,075,100 |
| | | | | | | | | | | | | | | | | | | |
| ENDING FUND BALANCE | | 8,090,182 | 147,327 | 1,371,469 | 0 | 351,443 | 221,392 | 111,616 | 3,666,098 | 243,125 | 543,805 | 4,582,399 | 829,781 | 1,476,486 | 17,500 | 0 | 21,000,000 | 42,652,623 |
| NET USE TAX AND FEES | | 813,200 | | | 0 | | | | | | | | | | | | | 813,200 |
| CONSERVATION TRUST FUND AND OTHER REV. | | | 100,000 | | | | | | | | | | | | | | | 100,000 |
| BUDGETED IMPACT FEE REVENUE | | | | 652,960 | | 149,695 | 276,766 | 79,394 | 865,725 | 0 | | 1,494,396 | | 0 | | | | 3,518,936 |
| BUDGET FUND BALANCE FOR 2025 | | 8,903,382 | 247,327 | 2,024,429 | 0 | 501,138 | 498,158 | 191,010 | 4,531,823 | 243,125 | 543,805 | 6,076,795 | 829,781 | 1,476,486 | 17,500 | 0 | 21,000,000 | 47,084,759 |

# 2024 ADOPTED BUDGET



| | | 10 | 11 | 12 | | 13 | 14 | 15 | 51 | | | 52 | | 53 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2025** | | GENERAL FUND | CONSERVATION TRUST FUND RESTRICTED | TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | TRANSPORATION FUND - DEDICATED FEES & USE TAX | PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH | WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WATER FUND WATER ACQUISITION FEES | WATER FUND UNRESTRICTED | WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WASTEWATER FUND UNRESTRICTED | STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | STORMWATER UNRESTRICTED | GRANT FUNDING DEVELOPER | BONDS-FINANCING | TOTAL |
| **WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)** | | 8,903,382 | 247,327 | 2,024,429 | 0 | 501,138 | 498,158 | 191,010 | 4,531,823 | 243,125 | 543,805 | 6,076,795 | 829,781 | 1,476,486 | 17,500 | 0 | 21,000,000 | **47,084,759** |
| **OTHER FUNDING SOURCES (EST. 2024 USE TAX, IMPACT FEES, REVENUE)** | | | | | 840,000 | | | | | | | | | | | 125,000 | | **965,000** |
| **TOTAL FUNDS AVAILABLE** | | **8,903,382** | **247,327** | **2,024,429** | **840,000** | **501,138** | **498,158** | **191,010** | **4,531,823** | **243,125** | **543,805** | **6,076,795** | **829,781** | **1,476,486** | **17,500** | **125,000** | **1,000,000** | **28,049,759** |
| | | | | | | | | | | | | | | | | | | |
| **PROJECT** | **PROJECT CODE** | | | | | | | | | | | | | | | | | |
| **COMMUNITY PARK AMPHITHEATER** | P-2401 | | | | | 600,000 | | | | | | | | | | | | **600,000** |
| **LOUP RESERVOIR SYSTEM** | P-2402 | 420,000 | | | | | | | | | | | | | | | | **420,000** |
| **COMMUNITY CENTER** | P-2501 | 525,000 | | | | | | | | | | | | | | | | **525,000** |
| **BIKE PUMP TRACK** | P-2701 | | 245,000 | | | | | | | | | | | | | | | **245,000** |
| **GREAT WESTERN TRAIL TRAILHEAD** | P-2702 | | | | | 540,000 | | | | | | | | | | 125,000 | | **665,000** |
| **DIGITAL WATER METER READING SYSTEM** | W-2502 | | | | | | | | | | 330,000 | | | | | | | **330,000** |
| **WASTEWATER TREATMENT FACILITY** | WW-2401 | | | | | | | | | | | 900,000 | | | | | | **900,000** |
| **FACILITIES CAPITAL MAINTENANCE** | PROG-FAC | 145,000 | | | | | | | | | 75,000 | | | | | | | **220,000** |
| **TOWN PARKS IMPROVEMENT PROGRAM** | PROG-PARK1 | 294,400 | | | | | | | | | | | | | | | | **294,400** |
| **TRANSPORTATION REHAB PROGRAM** | PROG-TR1 | | | | 840,000 | | | | | | | | | | | | | **840,000** |
| **WATER PLANT INVESTMENT PROGRAM** | PROG-WATER1 | | | | | | | | 1,300,000 | | | | | | | | | **1,300,000** |
| **NORTHERN INTEGRATED SUPPLY PROJECT PROGRAM** | PROG-WATER2 | | | | | | | | 749,000 | | | | | | | | 1,000,000 | **1,749,000** |
| **MANHOLE REHABILITATION PROGRAM** | PROG-WW2 | | | | | | | | | | | | 60,000 | | | | | **60,000** |
| | | | | | | | | | | | | | | | | | | |
| **TOTAL ANNUAL PROJECT COSTS BY FUND** | | **1,384,400** | **245,000** | **0** | **840,000** | **1,140,000** | **0** | **0** | **2,049,000** | **0** | **405,000** | **900,000** | **60,000** | **0** | **0** | **125,000** | **1,000,000** | **8,148,400** |
| | | | | | | | | | | | | | | | | | | |
| **ENDING FUND BALANCE** | | **7,518,982** | **2,327** | **2,024,429** | **0** | **(638,862)** | **498,158** | **191,010** | **2,482,823** | **243,125** | **138,805** | **5,176,795** | **769,781** | **1,476,486** | **17,500** | **0** | **0** | **19,901,359** |
| **NET USE TAX AND FEES** | | 813,200 | | | 0 | | | | | | | | | | | | | **813,200** |
| **CONSERVATION TRUST FUND AND OTHER REV.** | | | 100,000 | | | | | | | | | | | | | | 0 | **100,000** |
| **STREETS MAINTENANCE FEE** | | | | | | | | | | | | | | | | | | |
| **BUDGETED IMPACT FEE REVENUE** | | | | 652,960 | | 148,050 | 276,766 | 79,394 | 848,750 | 0 | | 1,479,600 | | 0 | | | | **3,485,520** |
| **BUDGET FUND BALANCE FOR 2026** | | **8,332,182** | **102,327** | **2,677,389** | **0** | **(490,812)** | **774,924** | **270,404** | **3,331,573** | **243,125** | **138,805** | **6,656,395** | **769,781** | **1,476,486** | **17,500** | **0** | **0** | **24,300,079** |

# 2024 ADOPTED BUDGET



| | | 10 | 11 | 12 | | 13 | 14 | 15 | 51 | | | 52 | | 53 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2026** | | GENERAL FUND | CONSERVATION TRUST FUND RESTRICTED | TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | TRANSPORATION FUND - DEDICATED FEES & USE TAX | PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH | WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WATER FUND WATER ACQUISITION FEES | WATER FUND UNRESTRICTED | WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WASTEWATER FUND UNRESTRICTED | STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | STORMWATER UNRESTRICTED | GRANT FUNDING DEVELOPER | BONDS-FINANCING | TOTAL |
| **WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)** | | 8,332,182 | 102,327 | 2,677,389 | 0 | (490,812) | 774,924 | 270,404 | 3,331,573 | 243,125 | 138,805 | 6,656,395 | 769,781 | 1,476,486 | 17,500 | 0 | 0 | **24,300,079** |
| **OTHER FUNDING SOURCES (EST. 2025 USE TAX, IMPACT FEES, REVENUE)** | | | | | 882,000 | | | | | | | | | | | | 35,749,000 | **36,631,000** |
| **TOTAL FUNDS AVAILABLE** | | **8,332,182** | **102,327** | **2,677,389** | **882,000** | **(490,812)** | **774,924** | **270,404** | **3,331,573** | **243,125** | **138,805** | **6,656,395** | **769,781** | **1,476,486** | **17,500** | **0** | **35,749,000** | **60,931,079** |
| | | | | | | | | | | | | | | | | | | |
| **PROJECT** | **PROJECT CODE** | | | | | | | | | | | | | | | | | |
| **COMMUNITY CENTER** | P-2501 | | | | | | | | | | | | | | | | 25,000,000 | **25,000,000** |
| **PUBLIC WORKS FACILITIES** | PW-2601 | 300,000 | | | | | | | | | | | | | | | | **300,000** |
| **E. HARMONY AND WCR 23 TRAFFIC SIGNAL** | TR-2401 | 185,000 | | | | | | | | | | | | | | | | **185,000** |
| **E. HARMONY ROAD EXPANSION** | TR-2602 | 690,000 | | | | | | | | | | | | | | | | **690,000** |
| **DIGITAL WATER METER READING SYSTEM** | W-2502 | | | | | | | | | | 275,000 | | | | | | | **275,000** |
| **JOINT REGIONAL WATER TREATMENT PLANT** | W-2801 | | | | | | | | | | | | | | | | 9,000,000 | **9,000,000** |
| **FACILITIES CAPITAL MAINTENANCE** | PROG-FAC | 15,000 | | | | | | | | | | | | | | | | **15,000** |
| **TOWN PARKS IMPROVEMENT PROGRAM** | PROG-PARK1 | 27,900 | | | | | | | | | | | | | | | | **27,900** |
| **TRANSPORTATION REHAB PROGRAM** | PROG-TR1 | | | | 882,000 | | | | | | | | | | | | | **882,000** |
| **NORTHERN INTEGRATED SUPPLY PROJECT PROGRAM** | PROG-WATER2 | | | | | | | | | | | | | | | | 1,749,000 | **1,749,000** |
| **MANHOLE REHABILITATION PROGRAM** | PROG-WW2 | | | | | | | | | | | | 63,000 | | | | | **63,000** |
| | | | | | | | | | | | | | | | | | | |
| **TOTAL ANNUAL PROJECT COSTS BY FUND** | | **1,217,900** | **0** | **0** | **882,000** | **0** | **0** | **0** | **0** | **0** | **275,000** | **0** | **63,000** | **0** | **0** | **0** | **35,749,000** | **38,186,900** |
| | | | | | | | | | | | | | | | | | | |
| **ENDING FUND BALANCE** | | **7,114,282** | **102,327** | **2,677,389** | **0** | **(490,812)** | **774,924** | **270,404** | **3,331,573** | **243,125** | **(136,195)** | **6,656,395** | **706,781** | **1,476,486** | **17,500** | **0** | **0** | **22,744,179** |
| **NET USE TAX AND FEES** | | 818,900 | | | 0 | | | | | | | | | | | | | **818,900** |
| **CONSERVATION TRUST FUND AND OTHER REV.** | | | 100,000 | | | | | | | | | | | | | | 0 | **100,000** |
| **BUDGETED IMPACT FEE REVENUE** | | | | 659,120 | | 148,050 | 279,377 | 80,143 | 848,750 | 0 | | 1,479,600 | | 0 | | | | **3,495,040** |
| **BUDGET FUND BALANCE FOR 2027** | | **7,933,182** | **202,327** | **3,336,509** | **0** | **(342,762)** | **1,054,301** | **350,547** | **4,180,323** | **243,125** | **(136,195)** | **8,135,995** | **706,781** | **1,476,486** | **17,500** | **0** | **0** | **27,158,119** |

# 2024 ADOPTED BUDGET



| | | 10 | 11 | 12 | | 13 | 14 | 15 | 51 | | | 52 | | 53 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2027** | | GENERAL FUND | CONSERVATION TRUST FUND RESTRICTED | TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | TRANSPORATION FUND - DEDICATED FEES & USE TAX | PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH | WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WATER FUND WATER ACQUISITION FEES | WATER FUND UNRESTRICTED | WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WASTEWATER FUND UNRESTRICTED | STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | STORMWATER UNRESTRICTED | GRANT FUNDING DEVELOPER | BONDS-FINANCING | TOTAL |
| **WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)** | | 7,933,182 | 202,327 | 3,336,509 | 0 | (342,762) | 1,054,301 | 350,547 | 4,180,323 | 243,125 | (136,195) | 8,135,995 | 706,781 | 1,476,486 | 17,500 | 0 | 0 | **27,158,119** |
| **OTHER FUNDING SOURCES (EST. 2026 USE TAX, IMPACT FEES, REVENUE)** | | | | | 926,100 | | | | | | | | | | | 750,000 | 77,312,000 | **78,988,100** |
| **TOTAL FUNDS AVAILABLE** | | **7,933,182** | **202,327** | **3,336,509** | **926,100** | **(342,762)** | **1,054,301** | **350,547** | **4,180,323** | **243,125** | **(136,195)** | **8,135,995** | **706,781** | **1,476,486** | **17,500** | **750,000** | **77,312,000** | **106,146,219** |
| | | | | | | | | | | | | | | | | | | |
| **PROJECT** | **PROJECT CODE** | | | | | | | | | | | | | | | | | |
| **TOWN HALL PARKING LOTS** | FAC-2024 | 540,000 | | | | | | | | | | | | | | | | **540,000** |
| **COMMUNITY CENTER** | P-2501 | | | | | | | | | | | | | | | | 25,000,000 | **25,000,000** |
| **PUBLIC WORKS FACILITIES** | PW-2601 | 750,000 | | | | | 500,000 | | | | 200,000 | | 200,000 | | | 750,000 | | **2,400,000** |
| **E. HARMONY AND WCR 23 TRAFFIC SIGNAL** | TR-2401 | 1,500,000 | | | | | | | | | | | | | | | | **1,500,000** |
| **E. HARMONY ROAD EXPANSION** | TR-2602 | | | | | | | | | | | | | | | | 7,200,000 | **7,200,000** |
| **JOINT REGIONAL WATER TREATMENT PLANT** | W-2801 | | | | | | | | | | | | | | | | 12,000,000 | **12,000,000** |
| **WASTEWATER TREATMENT FACILITY** | WW-2401 | | | | | | | | | | | | | | | | 30,000,000 | **30,000,000** |
| **FACILITIES CAPITAL MAINTENANCE** | PROG-FAC | 105,000 | | | | | | | | | 125,000 | | | | | | | **230,000** |
| **TOWN PARKS IMPROVEMENT PROGRAM** | PROG-PARK1 | 175,000 | | | | | | | | | | | | | | | | **175,000** |
| **TRANSPORTATION REHAB PROGRAM** | PROG-TR1 | | | | 926,100 | | | | | | | | | | | | | **926,100** |
| **NORTHERN INTEGRATED SUPPLY PROJECT PROGRAM** | PROG-WATER2 | | | | | | | | | | | | | | | | 3,112,000 | **3,112,000** |
| **MANHOLE REHABILITATION PROGRAM** | PROG-WW2 | | | | | | | | | | | | 66,150 | | | | | **66,150** |
| | | | | | | | | | | | | | | | | | | |
| **TOTAL ANNUAL PROJECT COSTS BY FUND** | | **3,070,000** | **0** | **0** | **926,100** | **0** | **500,000** | **0** | **0** | **0** | **325,000** | **0** | **266,150** | **0** | **0** | **750,000** | **77,312,000** | **83,149,250** |
| | | | | | | | | | | | | | | | | | | |
| **ENDING FUND BALANCE** | | **4,863,182** | **202,327** | **3,336,509** | **0** | **(342,762)** | **554,301** | **350,547** | **4,180,323** | **243,125** | **(461,195)** | **8,135,995** | **440,631** | **1,476,486** | **17,500** | **0** | **0** | **22,996,969** |
| **NET USE TAX AND FEES** | | 514,000 | | | 0 | | | | | | | | | | | | | **514,000** |
| **CONSERVATION TRUST FUND AND OTHER REV.** | | | 100,000 | | | | | | | | | | | | | | 0 | **100,000** |
| **BUDGETED IMPACT FEE REVENUE** | | | | 332,640 | | 57,575 | 140,994 | 40,446 | 848,750 | 0 | | 739,800 | | 0 | | | | **2,160,205** |
| **BUDGET FUND BALANCE FOR 2028** | | **5,377,182** | **302,327** | **3,669,149** | **0** | **(285,187)** | **695,295** | **390,993** | **5,029,073** | **243,125** | **(461,195)** | **8,875,795** | **440,631** | **1,476,486** | **17,500** | **0** | **0** | **25,771,174** |

# 2024 ADOPTED BUDGET



| | | 10 | 11 | 12 | | 13 | 14 | 15 | 51 | | | 52 | | 53 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2028** | | GENERAL FUND | CONSERVATION TRUST FUND RESTRICTED | TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | TRANSPORATION FUND - DEDICATED FEES & USE TAX | PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH | WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WATER FUND WATER ACQUISITION FEES | WATER FUND UNRESTRICTED | WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WASTEWATER FUND UNRESTRICTED | STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | STORMWATER UNRESTRICTED | GRANT FUNDING DEVELOPER | BONDS-FINANCING | TOTAL |
| **CURRENT ASSETS** | | | | | | | | | | | | | | | | | | - |
| **CURRENT LIABILITIES** | | | | | | | | | | | | | | | | | | - |
| **WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)** | | 5,377,182 | 302,327 | 3,669,149 | 0 | (285,187) | 695,295 | 390,993 | 5,029,073 | 243,125 | (461,195) | 8,875,795 | 440,631 | 1,476,486 | 17,500 | 0 | 0 | **25,771,174** |
| **OTHER FUNDING SOURCES (EST. 2027 USE TAX, IMPACT FEES, REVENUE)** | | | | | 972,405 | | | | | | | | | | | | | **972,405** |
| **TOTAL FUNDS AVAILABLE** | | **5,377,182** | **302,327** | **3,669,149** | **972,405** | **(285,187)** | **695,295** | **390,993** | **5,029,073** | **243,125** | **(461,195)** | **8,875,795** | **440,631** | **1,476,486** | **17,500** | **0** | **40,312,000** | **67,055,579** |
| | | | | | | | | | | | | | | | | | | |
| **PROJECT** | **PROJECT CODE** | | | | | | | | | | | | | | | | | |
| **COMMUNITY PARK BALLFIELDS LIGHTING** | P-2602 | 720,000 | | | | | | | | | | | | | | | | **720,000** |
| **E. HARMONY AND TAILHOLT AVE. TRAFFIC SIGNAL** | TR-2601 | 135,000 | | | | | | | | | | | | | | | | **135,000** |
| **E. HARMONY ROAD EXPANSION** | TR-2602 | | | | | | | | | | | | | | | | 7,200,000 | **7,200,000** |
| **EMERGENCY WATER SYSTEM INTERCONNECTION** | W-2601 | | | | | | | | | | 490,000 | | | | | | | **490,000** |
| **WASTEWATER TREATMENT FACILITY** | WW-2401 | | | | | | | | | | | | | | | | 30,000,000 | **30,000,000** |
| **E HARMONY RD & CO 257 WASTEWATER EXTENSION** | WW-2601 | | | | | | | | | | | | 355,000 | | | | | **355,000** |
| **FACILITIES CAPITAL MAINTENANCE** | PROG-FAC | 122,500 | | | | | | | | | 10,000 | | 10,000 | | 5,000 | | | **147,500** |
| **TOWN PARKS IMPROVEMENT PROGRAM** | PROG-PARK1 | 74,000 | | | | | | | | | | | | | | | | **74,000** |
| **TRANSPORTATION REHAB PROGRAM** | PROG-TR1 | | | | 972,405 | | | | | | | | | | | | | **972,405** |
| **NORTHERN INTEGRATED SUPPLY PROJECT PROGRAM** | PROG-WATER2 | | | | | | | | | | | | | | | | 3,112,000 | **3,112,000** |
| **MANHOLE REHABILITATION PROGRAM** | PROG-WW2 | | | | | | | | | | | | 69,458 | | | | | **69,458** |
| | | | | | | | | | | | | | | | | | | |
| **TOTAL ANNUAL PROJECT COSTS BY FUND** | | **1,051,500** | **0** | **0** | **972,405** | **0** | **0** | **0** | **0** | **0** | **500,000** | **0** | **434,458** | **0** | **5,000** | **0** | **40,312,000** | **43,275,363** |
| | | | | | | | | | | | | | | | | | | |
| **ENDING FUND BALANCE** | | **4,325,682** | **302,327** | **3,669,149** | **0** | **(285,187)** | **695,295** | **390,993** | **5,029,073** | **243,125** | **(961,195)** | **8,875,795** | **6,173** | **1,476,486** | **12,500** | **0** | **0** | **23,780,216** |
| **NET USE TAX AND FEES** | | 813,200 | | | 0 | | | | | | | | | | | | | **813,200** |
| **CONSERVATION TRUST FUND AND OTHER REV.** | | | 100,000 | | | | | | | | | | | | | | 0 | **100,000** |
| **BUDGETED IMPACT FEE REVENUE** | | | | 652,960 | | 164,500 | 276,766 | 79,394 | 1,697,500 | 0 | | 1,479,600 | | 0 | | | | **4,350,720** |
| **BUDGET FUND BALANCE FOR 2029** | | **5,138,882** | **402,327** | **4,322,109** | **0** | **(120,687)** | **972,061** | **470,387** | **6,726,573** | **243,125** | **(961,195)** | **10,355,395** | **6,173** | **1,476,486** | **12,500** | **0** | **0** | **29,044,136** |

# 2024 ADOPTED BUDGET



| | | 10 | 11 | 12 | | 13 | 14 | 15 | 51 | | | 52 | | 53 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2029** | | GENERAL FUND | CONSERVATION TRUST FUND RESTRICTED | TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | TRANSPORATION FUND - DEDICATED FEES & USE TAX | PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH | WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WATER FUND WATER ACQUISITION FEES | WATER FUND UNRESTRICTED | WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WASTEWATER FUND UNRESTRICTED | STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | STORMWATER UNRESTRICTED | GRANT FUNDING DEVELOPER | BONDS-FINANCING | TOTAL |
| **WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)** | | 5,138,882 | 402,327 | 4,322,109 | 0 | (120,687) | 972,061 | 470,387 | 6,726,573 | 243,125 | (961,195) | 10,355,395 | 6,173 | 1,476,486 | 12,500 | 0 | 0 | **29,044,136** |
| **OTHER FUNDING SOURCES (EST. 2028 USE TAX, IMPACT FEES, REVENUE)** | | | | | 1,021,025 | | | | | | | | | | | | 14,777,000 | **15,798,025** |
| **TOTAL FUNDS AVAILABLE** | | **5,138,882** | **402,327** | **4,322,109** | **1,021,025** | **(120,687)** | **972,061** | **470,387** | **6,726,573** | **243,125** | **(961,195)** | **10,355,395** | **6,173** | **1,476,486** | **12,500** | **125,000** | **14,777,000** | **44,842,161** |
| | | | | | | | | | | | | | | | | | | |
| **PROJECT** | **PROJECT CODE** | | | | | | | | | | | | | | | | | |
| **SKATE PARK - PHASE II** | P-2901 | | | | | 485,000 | | | | | | | | | | | | **485,000** |
| **E. HARMONY AND TAILHOLT AVE. TRAFFIC SIGNAL** | TR-2601 | 840,000 | | | | | | | | | | | | | | | | **840,000** |
| **E. HARMONY ROAD EXPANSION** | TR-2602 | | | | | | | | | | | | | | | | 7,200,000 | **7,200,000** |
| **CO 14 CORRIDOR PLAN** | TR-2701 | 150,000 | | | | | | | | | | | | | | | | **150,000** |
| **WCR 21 DOUBLE TURN LANE** | TR-2801 | | | 265,000 | | | | | | | | | | | | | | **265,000** |
| **WCR 23 IMPROVEMENTS PROJECT** | TR-2901 | | | 625,000 | | | | | | | | | | | | | | **625,000** |
| **EMERGENCY WATER SYSTEM INTERCONNECTION** | W-2601 | | | | | | | | | | | | | | | | 4,465,000 | **4,465,000** |
| **E HARMONY RD & CO 257 WASTEWATER EXTENSION** | WW-2601 | | | | | | | | | | | 3,600,000 | | | | | | **3,600,000** |
| **FACILITIES CAPITAL MAINTENANCE** | PROG-FAC | 30,000 | | | | | | | | | 160,000 | | 10,000 | | 5,000 | | | **205,000** |
| **TOWN PARKS IMPROVEMENT PROGRAM** | PROG-PARK1 | 177,800 | | | | | | | | | | | | | | | | **177,800** |
| **TRANSPORTATION REHAB PROGRAM** | PROG-TR1 | | | | 1,021,025 | | | | | | | | | | | | | **1,021,025** |
| **NORTHERN INTEGRATED SUPPLY PROJECT PROGRAM** | PROG-WATER2 | | | | | | | | | | | | | | | | 3,112,000 | **3,112,000** |
| **MANHOLE REHABILITATION PROGRAM** | PROG-WW2 | | | | | | | | | | | | 72,930 | | | | | **72,930** |
| | | | | | | | | | | | | | | | | | | |
| **TOTAL ANNUAL PROJECT COSTS BY FUND** | | **1,197,800** | **0** | **890,000** | **1,021,025** | **485,000** | **0** | **0** | **0** | **0** | **160,000** | **3,600,000** | **82,930** | **0** | **5,000** | **0** | **14,777,000** | **22,218,755** |
| | | | | | | | | | | | | | | | | | | |
| **ENDING FUND BALANCE** | | **3,941,082** | **402,327** | **3,432,109** | **0** | **(605,687)** | **972,061** | **470,387** | **6,726,573** | **243,125** | **(1,121,195)** | **6,755,395** | **(76,757)** | **1,476,486** | **7,500** | **125,000** | **0** | **22,623,406** |
| **NET USE TAX AND FEES** | | 795,900 | | | 0 | | | | | | | | | | | | | **795,900** |
| **CONSERVATION TRUST FUND AND OTHER REV.** | | | 100,000 | | | | | | | | | | | | | | 0 | **100,000** |
| **BUDGETED IMPACT FEE REVENUE** | | | | 634,480 | | 164,500 | 268,933 | 77,147 | 1,697,500 | 0 | | 1,479,600 | | 0 | | | | **4,322,160** |
| **BUDGET FUND BALANCE FOR 2030** | | **4,736,982** | **502,327** | **4,066,589** | **0** | **(441,187)** | **1,240,994** | **547,534** | **8,424,073** | **243,125** | **(1,121,195)** | **8,234,995** | **(76,757)** | **1,476,486** | **7,500** | **125,000** | **0** | **27,841,466** |

# 2024 ADOPTED BUDGET

| | | 10 | 11 | 12 | | 13 | 14 | 15 | 51 | | | 52 | | 53 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2030** | | GENERAL FUND | CONSERVATION TRUST FUND RESTRICTED | TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | TRANSPORATION FUND - DEDICATED FEES & USE TAX | PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH | WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WATER FUND WATER ACQUISITION FEES | WATER FUND UNRESTRICTED | WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WASTEWATER FUND UNRESTRICTED | STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | STORMWATER UNRESTRICTED | GRANT FUNDING DEVELOPER | BONDS-FINANCING | TOTAL |
| CURRENT ASSETS | | | | | | | | | | | | | | | | | | - |
| CURRENT LIABILITIES | | | | | | | | | | | | | | | | | | - |
| WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE) | | 4,736,982 | 502,327 | 4,066,589 | 0 | (441,187) | 1,240,994 | 547,534 | 8,424,073 | 243,125 | (1,121,195) | 8,234,995 | (76,757) | 1,476,486 | 7,500 | 125,000 | 0 | **27,966,466** |
| OTHER FUNDING SOURCES (EST. 2029 USE TAX, IMPACT FEES, REVENUE) | | | | | 1,072,077 | | | | | | | | | | | | 7,312,000 | **8,384,077** |
| TOTAL FUNDS AVAILABLE | | **4,736,982** | **502,327** | **4,066,589** | **1,072,077** | **(441,187)** | **1,240,994** | **547,534** | **8,424,073** | **243,125** | **(1,121,195)** | **8,234,995** | **(76,757)** | **1,476,486** | **7,500** | **725,000** | **7,312,000** | **36,950,543** |
| | | | | | | | | | | | | | | | | | | |
| PROJECT | PROJECT CODE | | | | | | | | | | | | | | | | | |
| GREAT WESTERN TRAIL PAVING PROJECT | P-2801 | | | | | 115,000 | | | | | | | | | | | | **115,000** |
| WCR 21 DOUBLE TURN LANE | TR-2801 | | | 3,456,000 | | | | | | | | | | | | | | **3,456,000** |
| WCR 23 IMPROVEMENTS PROJECT | TR-2901 | | | 5,675,000 | | | | | | | | | | | | 725,000 | | **6,400,000** |
| EMERGENCY WATER SYSTEM INTERCONNECTION | W-2601 | | | | | | | | | | | | | | | | 4,200,000 | **4,200,000** |
| E HARMONY RD & CO 257 WASTEWATER EXTENSION | WW-2601 | | | | | | | | | | | 3,600,000 | | | | | | **3,600,000** |
| FACILITIES CAPITAL MAINTENANCE | PROG-FAC | 65,000 | | | | | | | | | 35,000 | | 75,000 | | | | | **175,000** |
| TOWN PARKS IMPROVEMENT PROGRAM | PROG-PARK1 | 209,300 | | | | | | | | | | | | | | | | **209,300** |
| TRANSPORTATION REHAB PROGRAM | PROG-TR1 | | | | 1,072,077 | | | | | | | | | | | | | **1,072,077** |
| NORTHERN INTEGRATED SUPPLY PROJECT PROGRAM | PROG-WATER2 | | | | | | | | | | | | | | | | 3,112,000 | **3,112,000** |
| MANHOLE REHABILITATION PROGRAM | PROG-WW2 | | | | | | | | | | | | 76,577 | | | | | **76,577** |
| | | | | | | | | | | | | | | | | | | |
| TOTAL ANNUAL PROJECT COSTS BY FUND | | **274,300** | **0** | **9,131,000** | **1,072,077** | **115,000** | **0** | **0** | **0** | **0** | **35,000** | **3,600,000** | **151,577** | **0** | **0** | **725,000** | **7,312,000** | **22,415,954** |
| | | | | | | | | | | | | | | | | | | |
| ENDING FUND BALANCE | | **4,462,682** | **502,327** | **(5,064,411)** | **(0)** | **(556,187)** | **1,240,994** | **547,534** | **8,424,073** | **243,125** | **(1,156,195)** | **4,634,995** | **(228,334)** | **1,476,486** | **7,500** | **0** | **0** | **14,534,589** |
| NET USE TAX AND FEES | | 795,900 | | | 0 | | | | | | | | | | | | | **795,900** |
| CONSERVATION TRUST FUND AND OTHER REV. | | | 100,000 | | | | | | | | | | | | | | 0 | **100,000** |
| BUDGETED IMPACT FEE REVENUE | | | | 634,480 | | 164,500 | 268,933 | 77,147 | 1,697,500 | 0 | | 1,479,600 | | 0 | | | | **4,322,160** |
| BUDGET FUND BALANCE FOR 2031 | | **5,258,582** | **602,327** | **(4,429,931)** | **(0)** | **(391,687)** | **1,509,927** | **624,681** | **10,121,573** | **243,125** | **(1,156,195)** | **6,114,595** | **(228,334)** | **1,476,486** | **7,500** | **0** | **0** | **19,752,649** |

# 2024 ADOPTED BUDGET

| | | 10 | 11 | 12 | | 13 | 14 | 15 | 51 | | | 52 | | 53 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2031** | | GENERAL FUND | CONSERVATION TRUST FUND RESTRICTED | TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | TRANSPORATION FUND - DEDICATED FEES & USE TAX | PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH | WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WATER FUND WATER ACQUISITION FEES | WATER FUND UNRESTRICTED | WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WASTEWATER FUND UNRESTRICTED | STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | STORMWATER UNRESTRICTED | GRANT FUNDING DEVELOPER | BONDS-FINANCING | TOTAL |
| **WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)** | | 5,258,582 | 602,327 | (4,429,931) | (0) | (391,687) | 1,509,927 | 624,681 | 10,121,573 | 243,125 | (1,156,195) | 6,114,595 | (228,334) | 1,476,486 | 7,500 | 0 | 0 | **19,752,649** |
| **OTHER FUNDING SOURCES (EST. 2030 USE TAX, IMPACT FEES, REVENUE)** | | | | | 1,125,680 | | | | | | | | | | | | | **1,125,680** |
| **TOTAL FUNDS AVAILABLE** | | **5,258,582** | **602,327** | **(4,429,931)** | **1,125,680** | **(391,687)** | **1,509,927** | **624,681** | **10,121,573** | **243,125** | **(1,156,195)** | **6,114,595** | **(228,334)** | **1,476,486** | **7,500** | **1,225,000** | **0** | **22,103,329** |
| | | | | | | | | | | | | | | | | | | |
| **PROJECT** | **PROJECT CODE** | | | | | | | | | | | | | | | | | |
| **GREAT WESTERN TRAIL PAVING PROJECT** | P-2801 | | | | | 1,445,000 | | | | | | | | | | 500,000 | | **1,945,000** |
| **WCR 23 IMPROVEMENTS PROJECT** | TR-2901 | | | 5,675,000 | | | | | | | | | | | | 725,000 | | **6,400,000** |
| **EMERGENCY WATER SYSTEM INTERCONNECTION** | W-2601 | 3,600,000 | | | | | | | | 2,000,000 | | | | | | | | **5,600,000** |
| **TRANSPORTATION REHAB PROGRAM** | PROG-TR1 | | | | 1,125,680 | | | | | | | | | | | | | **1,021,025** |
| **MANHOLE REHABILITATION PROGRAM** | PROG-WW2 | | | | | | | | | | | | 80,406 | | | | | **80,406** |
| | | | | | | | | | | | | | | | | | | |
| **TOTAL ANNUAL PROJECT COSTS BY FUND** | | **3,600,000** | **0** | **5,675,000** | **1,125,680** | **1,445,000** | **0** | **0** | **0** | **2,000,000** | **0** | **0** | **80,406** | **0** | **0** | **1,225,000** | **0** | **15,046,431** |
| | | | | | | | | | | | | | | | | | | |
| **ENDING FUND BALANCE** | | **1,658,582** | **602,327** | **(10,104,931)** | **0** | **(1,836,687)** | **1,509,927** | **624,681** | **10,121,573** | **(1,756,875)** | **(1,156,195)** | **6,114,595** | **(308,740)** | **1,476,486** | **7,500** | **0** | **0** | **7,056,898** |
| **NET USE TAX AND FEES** | | 795,900 | | | 0 | | | | | | | | | | | | | **795,900** |
| **CONSERVATION TRUST FUND AND OTHER REV.** | | | 100,000 | | | | | | | | | | | | | | | **100,000** |
| **BUDGETED IMPACT FEE REVENUE** | | | | 634,480 | | 164,500 | 268,933 | 77,147 | 1,697,500 | 0 | | 1,479,600 | | 0 | | | | **4,322,160** |
| **BUDGET FUND BALANCE FOR 2032** | | **2,454,482** | **702,327** | **(9,470,451)** | **0** | **(1,672,187)** | **1,778,860** | **701,828** | **11,819,073** | **(1,756,875)** | **(1,156,195)** | **7,594,195** | **(308,740)** | **1,476,486** | **7,500** | **0** | **0** | **12,274,958** |

# 2024 ADOPTED BUDGET



| | | 10 | 11 | 12 | | 13 | 14 | 15 | 51 | | | 52 | | 53 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2032** | | GENERAL FUND | CONSERVATION TRUST FUND RESTRICTED | TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | TRANSPORATION FUND - DEDICATED FEES & USE TAX | PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH | WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WATER FUND WATER ACQUISITION FEES | WATER FUND UNRESTRICTED | WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WASTEWATER FUND UNRESTRICTED | STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | STORMWATER UNRESTRICTED | GRANT FUNDING DEVELOPER | BONDS-FINANCING | TOTAL |
| **WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)** | | 2,454,482 | 702,327 | (9,470,451) | 0 | (1,672,187) | 1,778,860 | 701,828 | 11,819,073 | (1,756,875) | (1,156,195) | 7,594,195 | (308,740) | 1,476,486 | 7,500 | 0 | 0 | **12,170,303** |
| **OTHER FUNDING SOURCES (EST. 2031 USE TAX, IMPACT FEES, REVENUE)** | | | | | 1,181,964 | | | | | | | | | | | | | **1,181,964** |
| **TOTAL FUNDS AVAILABLE** | | **2,454,482** | **702,327** | **(9,470,451)** | **1,181,964** | **(1,672,187)** | **1,778,860** | **701,828** | **11,819,073** | **(1,756,875)** | **(1,156,195)** | **7,594,195** | **(308,740)** | **1,476,486** | **7,500** | **0** | **0** | **13,352,267** |
| | | | | | | | | | | | | | | | | | | |
| **PROJECT** | **PROJECT CODE** | | | | | | | | | | | | | | | | | |
| **POLICE DEPARTMENT GENERATOR** | PD-2401 | 150,000 | | | | | | | | | | | | | | | | **150,000** |
| **CO HWY 14 AND WELD COUNTY ROAD 23 INTERSECTION** | TR-3201 | | | 440,000 | | | | | | | | | | | | | | **440,000** |
| **TRANSPORTATION REHAB PROGRAM** | PROG-TR1 | | | | 1,181,964 | | | | | | | | | | | | | **1,021,025** |
| | | | | | | | | | | | | | | | | | | |
| **TOTAL ANNUAL PROJECT COSTS BY FUND** | | **150,000** | **0** | **440,000** | **1,181,964** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **1,611,025** |
| | | | | | | | | | | | | | | | | | | |
| **ENDING FUND BALANCE** | | **2,304,482** | **702,327** | **(9,910,451)** | **0** | **(1,672,187)** | **1,778,860** | **701,828** | **11,819,073** | **(1,756,875)** | **(1,156,195)** | **7,594,195** | **(308,740)** | **1,476,486** | **7,500** | **0** | **0** | **11,741,242** |
| **NET USE TAX AND FEES** | | 778,700 | | | 0 | | | | | | | | | | | | | **778,700** |
| **CONSERVATION TRUST FUND AND OTHER REV.** | | | 100,000 | | | | | | | | | | | | | | | **100,000** |
| **BUDGETED IMPACT FEE REVENUE** | | | | 616,000 | | 164,500 | 261,100 | 74,900 | 1,697,500 | 0 | | 1,479,600 | | 0 | | | | **4,293,600** |
| **BUDGET FUND BALANCE FOR 2033** | | **3,083,182** | **802,327** | **(9,294,451)** | **0** | **(1,507,687)** | **2,039,960** | **776,728** | **13,516,573** | **(1,756,875)** | **(1,156,195)** | **9,073,795** | **(308,740)** | **1,476,486** | **7,500** | **0** | **0** | **16,913,542** |

# 2024 ADOPTED BUDGET



| | | 10 | 11 | 12 | | 13 | 14 | 15 | 51 | | | 52 | | 53 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2033** | | GENERAL FUND | CONSERVATION TRUST FUND RESTRICTED | TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | TRANSPORATION FUND - DEDICATED FEES & USE TAX | PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH | WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WATER FUND WATER ACQUISITION FEES | WATER FUND UNRESTRICTED | WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | WASTEWATER FUND UNRESTRICTED | STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH | STORMWATER UNRESTRICTED | GRANT FUNDING DEVELOPER | BONDS-FINANCING | TOTAL |
| **WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)** | | 3,083,182 | 802,327 | (9,294,451) | 0 | (1,507,687) | 2,039,960 | 776,728 | 13,516,573 | (1,756,875) | (1,156,195) | 9,073,795 | (308,740) | 1,476,486 | 7,500 | 0 | 0 | **16,752,603** |
| **OTHER FUNDING SOURCES (EST. 2032 USE TAX, IMPACT FEES, REVENUE)** | | | | | 1,241,063 | | | | | | | | | | | | | **1,241,063** |
| **TOTAL FUNDS AVAILABLE** | | **3,083,182** | **802,327** | **(9,294,451)** | **1,241,063** | **(1,507,687)** | **2,039,960** | **776,728** | **13,516,573** | **(1,756,875)** | **(1,156,195)** | **9,073,795** | **(308,740)** | **1,476,486** | **7,500** | **750,000** | **0** | **18,743,666** |
| | | | | | | | | | | | | | | | | | | |
| **PROJECT** | **PROJECT CODE** | | | | | | | | | | | | | | | | | |
| **CO HWY 14 AND WELD COUNTY ROAD 23 INTERSECTION** | TR-3201 | | | 2,130,000 | | | | | | | | | | | | 750,000 | | **2,880,000** |
| **TRANSPORTATION REHAB PROGRAM** | PROG-TR1 | | | | 1,241,063 | | | | | | | | | | | | | **1,021,025** |
| **TOTAL ANNUAL PROJECT COSTS BY FUND** | | **0** | **0** | **2,130,000** | **1,241,063** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **750,000** | **0** | **3,901,025** |
| | | | | | | | | | | | | | | | | | | |
| **ENDING FUND BALANCE** | | **3,083,182** | **802,327** | **(11,424,451)** | **0** | **(1,507,687)** | **2,039,960** | **776,728** | **13,516,573** | **(1,756,875)** | **(1,156,195)** | **9,073,795** | **(308,740)** | **1,476,486** | **7,500** | **0** | **0** | **14,842,641** |
| **NET USE TAX AND FEES** | | 203,400 | | | | | | | | | | | | | | | | **203,400** |
| **CONSERVATION TRUST FUND AND OTHER REV.** | | | 100,000 | | | | | | | | | | | | | | | **100,000** |
| **BUDGETED IMPACT FEE REVENUE** | | | | 0 | | 0 | 0 | 0 | 0 | 0 | | 0 | | 0 | | | | **0** |
| **BUDGET FUND BALANCE FOR 2034** | | **3,286,582** | **902,327** | **(11,424,451)** | **0** | **(1,507,687)** | **2,039,960** | **776,728** | **13,516,573** | **(1,756,875)** | **(1,156,195)** | **9,073,795** | **(308,740)** | **1,476,486** | **7,500** | **0** | **0** | **15,146,041** |

## GREAT WESTERN TRAIL CROSSINGS AND PATH

| | |
|---|---|
| Community Development |  |
| Crossings and Path from E Harmony & WCR 23 | |
| General Fund | |
| CED-2401 | |
| Priority 1 | |
| 2024 | |

This grant-funded project will pave the Great Western Trail from E. Harmony north to Weld County Road 23. This project additionally includes two rapid-flashing pedestrian crossings and crosswalks on E. Harmony and Weld County Road 23.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | N |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Design/Engineering | 50,000 | - | - | - | - | - | - | 50,000 |
| Construction | 450,000 | - | - | - | - | - | - | 450,000 |
| Contingency | 100,000 | - | - | - | - | - | - | 100,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 600,000 | - | - | - | - | - | - | 600,000 |

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | 237,637 | - | - | - | - | - | - | 237,637 |
| Grant Funding | 362,363 | - | - | - | - | - | - | 362,363 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 600,000 | - | - | - | - | - | - | 600,000 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## TOWN HALL PARKING LOTS

| | |
|---|---|
| Management |  |
| Parking Lot Paving | |
| General Fund | |
| FAC-2024 | |
| Priority 1 | |
| 2027 | |

Resurfacing of the Town Hall Parking Lot and paving of the parking lot south of Town Hall to allow additional parking.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | N |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

VICINITY MAP




### ONE TIME COSTS

| Project Costs/Year | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Total |
|---|---|---|---|---|---|---|---|---|
| Construction | 450,000 | - | - | - | - | - | - | 450,000 |
| Contingency | 90,000 | - | - | - | - | - | - | 90,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 540,000 | - | - | - | - | - | - | 540,000 |

| Funding Sources | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | 540,000 | - | - | - | - | - | - | 540,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 540,000 | - | - | - | - | - | - | 540,000 |

### ONGOING COSTS

| Funding Sources | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund Operating | - | - | - | - | 25,000 | - | - | 25,000 |
| | - | - | - | - | - | - | - | - |

## COMMUNITY PARK AMPHITHEATER

| |
|---|
| Management |
| Community Park Amphitheater |
| Parks Fund |
| P-2401 |
| Priority to be Selected by Board |
| 2025 |



This project includes the construction of an amphitheater in the Great Lawn area of the Community Park.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | N |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | N |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

VICINITY MAP



### ONE TIME COSTS

| Project Costs/Year | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| Design/Engineering | 50,000 | - | - | - | - | - | - | 50,000 |
| Construction | 450,000 | - | - | - | - | - | - | 450,000 |
| Contingency | 100,000 | - | - | - | - | - | - | 100,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 600,000 | - | - | - | - | - | - | 600,000 |

| Funding Sources | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| Parks, Rec & Trail Fund - Impact Fees | 600,000 | - | - | - | - | - | - | 600,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 600,000 | - | - | - | - | - | - | 600,000 |

### ONGOING COSTS

| Funding Sources | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | - | - | - | 10,000 | - | - | 10,000 | 20,000 |
| General Fund | 500 | 525 | 550 | 575 | 600 | 625 | 650 | 4,025 |
| **Estimated Operating Costs** | 500 | 525 | 550 | 10,575 | 600 | 625 | 10,650 | 24,025 |

## LOUP RESERVOIR SYSTEM

| | |
|---|---|
| Management |  |
| Loup Reservoir | |
| Water Fund | |
| P-2402 | |
| Priority to be Selected by Board | |
| 2024 | |

Incorporating the Loup Reservoir system into the Town parks network, including potential surface use improvements such as fishing and day use access.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | N |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Construction | 350,000 | 350,000 | - | - | - | - | - | 700,000 |
| Contingency | 70,000 | 70,000 | - | - | - | - | - | 140,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 420,000 | 420,000 | - | - | - | - | - | 840,000 |
| **Funding Sources** | **2024** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** | **Total** |
| General Fund | 420,000 | 420,000 | - | - | - | - | - | 840,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 420,000 | 420,000 | - | - | - | - | - | 840,000 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## COMMUNITY CENTER

| | |
|---|---|
| Management |  |
| Community Center | |
| Bond Funds | |
| P-2501 | |
| Priority to be Selected by Board | |
| 2025 | |

The Town is considering sites for a community center in the coming years. There are many variables, such as potential public/private partnerships, location, and funding availability. The funds and timeline in this sheet are conceptual and meant as a placeholder as the process moves forward.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | N |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 25,000 | - | - | - | - | - | - | 25,000 |
| Design/Engineering | 500,000 | - | - | - | - | - | - | 500,000 |
| Construction | - | 20,000,000 | 25,000,000 | - | - | - | - | 45,000,000 |
| Contingency | - | - | 5,000,000 | - | - | - | - | 5,000,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 525,000 | 20,000,000 | 30,000,000 | - | - | - | - | 50,525,000 |

| Funding Sources | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | 525,000 | - | - | - | - | - | - | 525,000 |
| Bonds - Financing | - | 25,000,000 | 25,000,000 | - | - | - | - | 50,000,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 525,000 | 25,000,000 | 25,000,000 | - | - | - | - | 50,525,000 |

### ONGOING COSTS

| Funding Sources | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | - | - | - | 50,000 | 75,000 | 100,000 | 125,000 | 350,000 |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | 50,000 | 75,000 | 100,000 | 125,000 | 350,000 |

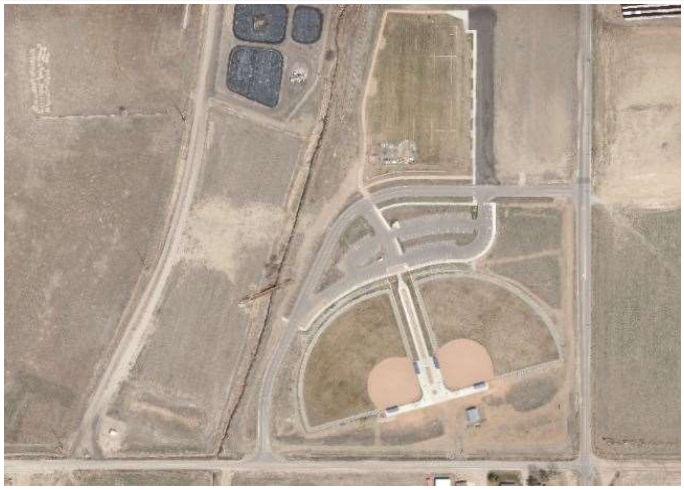
## COMMUNITY PARK BALLFIELDS LIGHTING

| | |
|---|---|
| Management |  |
| Ballfield Lighting | |
| Parks Fund | |
| P-2602 | |
| Priority to be Selected by Board | |
| 2028 | |

Installation of lights at the Community Park Ballfields to expand recreational usage of the fields into evening hours.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | N |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Total |
|---|---|---|---|---|---|---|---|---|
| Construction | 600,000 | - | - | - | - | - | - | 600,000 |
| Contingency | 120,000 | - | - | - | - | - | - | 120,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 720,000 | - | - | - | - | - | - | 720,000 |

| Funding Sources | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | 720,000 | - | - | - | - | - | - | 720,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 720,000 | - | - | - | - | - | - | 720,000 |

### ONGOING COSTS

| Funding Sources | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## BIKE PUMP TRACK

| | |
|---|---|
| Management |  |
| Bike Pump Track | |
| Parks Fund | |
| P-2701 | |
| Priority to be Selected by Board | |
| 2025 | |

Management has been looking at a bicycle pump track located within the Community Park. This would be located west of the John Law Ditch and would allow for unique recreation adjacent to the Great Western Trail.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | N |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 5,000 | - | - | - | - | - | - | 5,000 |
| Construction | 200,000 | - | - | - | - | - | - | 200,000 |
| Contingency | 40,000 | - | - | - | - | - | - | 40,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 245,000 | - | - | - | - | - | - | 245,000 |

| Funding Sources | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| Conservation Trust Fund | 245,000 | - | - | - | - | - | - | 245,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 245,000 | - | - | - | - | - | - | 245,000 |

### ONGOING COSTS

| Funding Sources | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | - | - | - | - | 15,000 | - | - | 15,000 |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | 15,000 | - | - | 15,000 |

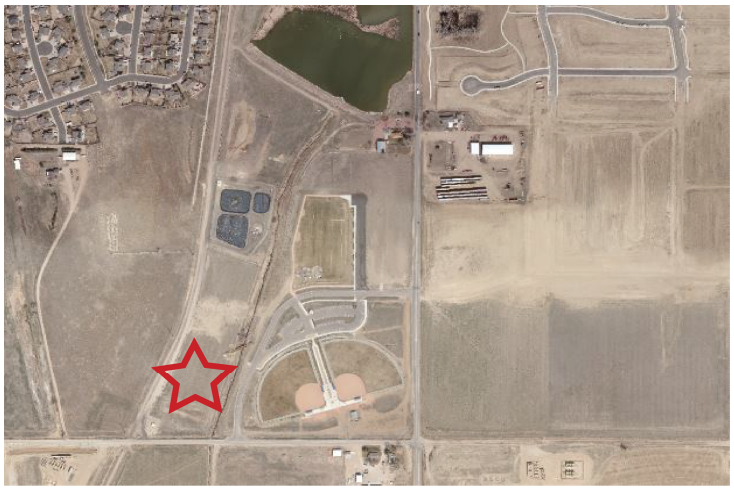
## GREAT WESTERN TRAIL TRAILHEAD

| | |
|---|---|
| Management |  |
| GWT Trailhead | |
| Parks Fund | |
| P-2702 | |
| Priority to be Selected by Board | |
| 2025 | |

This proposed trailhead would include a gravel lot, restrooms, shade shelter, seating area, and additional small amenities.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | N |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | N |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 5,000 | - | - | - | - | - | - | 5,000 |
| Design/Engineering | 50,000 | - | - | - | - | - | - | 50,000 |
| Construction | 500,000 | - | - | - | - | - | - | 500,000 |
| Contingency | 110,000 | - | - | - | - | - | - | 110,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 665,000 | - | - | - | - | - | - | 665,000 |

| Funding Sources | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| Parks, Rec & Trail Fund - Impact Fees | 540,000 | - | - | - | - | - | - | 540,000 |
| Grant Funding | 125,000 | - | - | - | - | - | - | 125,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 665,000 | - | - | - | - | - | - | 665,000 |

### ONGOING COSTS

| Funding Sources | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | - | - | - | - | 15,000 | - | - | 15,000 |
| General Fund | 10,000 | 10,500 | 11,000 | 11,500 | 12,000 | 12,500 | 13,000 | 80,500 |
| **Estimated Operating Costs** | 10,000 | 10,500 | 11,000 | 11,500 | 27,000 | 12,500 | 13,000 | 95,500 |

## GREAT WESTERN TRAIL PAVING PROJECT

| | |
|---|---|
| Community Development |  |
| GWT Paving | |
| Parks Fund | |
| P-2801 | |
| Priority to be Selected by Board | |
| 2030 | |

The Great Western Trail is currently unpaved and not programmed to be paved north of Weld County Road 70 to E. Harmony Road. Staff is looking to pursue trail funding to pave the trail for this 2-mile stretch (map below).

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | Y |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 15,000 | - | - | - | - | - | - | 15,000 |
| Design/Engineering | 100,000 | - | - | - | - | - | - | 100,000 |
| Construction | - | 1,600,000 | - | - | - | - | - | 1,600,000 |
| Contingency | - | 345,000 | - | - | - | - | - | 345,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 115,000 | 1,945,000 | - | - | - | - | - | 2,060,000 |
| **Funding Sources** | **2030** | **2031** | **2032** | **2033** | **2034** | **2035** | **2036** | **Total** |
| Grant Funding | - | 500,000 | - | - | - | - | - | 500,000 |
| Parks, Rec & Trail Fund - Impact Fees | 115,000 | 1,445,000 | - | - | - | - | - | 1,560,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 115,000 | 1,945,000 | - | - | - | - | - | 2,060,000 |

### ONGOING COSTS

| Funding Sources | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | - | - | - | - | - | - | 50,000 | 50,000 |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | 50,000 | 50,000 |

## SKATE PARK - PHASE II

| | |
|---|---|
| Management |  |
| Skate Park Expansion | |
| Parks Fund | |
| P-2901 | |
| Priority to be Selected by Board | |
| 2029 | |

This project is a future addition to the Lakeview Park skatepark.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | N |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

VICINITY MAP



### ONE TIME COSTS

| Project Costs/Year | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 5,000 | - | - | - | - | - | - | 5,000 |
| Construction | 400,000 | - | - | - | - | - | - | 400,000 |
| Contingency | 80,000 | - | - | - | - | - | - | 80,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | 485,000 | - | - | - | - | - | - | 485,000 |
| **Funding Sources** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **2035** | **Total** |
| Parks, Rec & Trail Fund - Impact Fees | 485,000 | - | - | - | - | - | - | 485,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 485,000 | - | - | - | - | - | - | 485,000 |

### ONGOING COSTS

| Funding Sources | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | - | - | - | - | - | 15,000 | - | 15,000 |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | 15,000 | - | 15,000 |

## POLICE DEPARTMENT GENERATOR

| | |
|---|---|
| Police Department |   |
| Emergency Generator | |
| General Fund | |
| PD-2401 | |
| Priority 1 | |
| 2032 | |

This project is for installing an emergency generator at the new Police Department Facility.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | Y |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

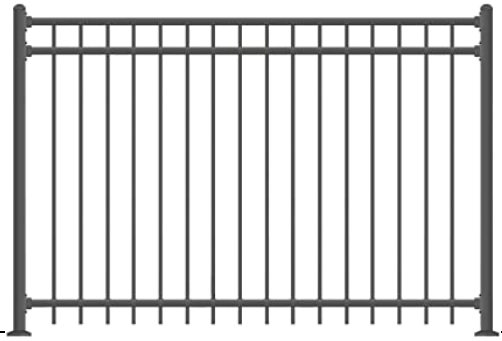
| Project Costs/Year | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | Total |
|---|---|---|---|---|---|---|---|---|
| Capital Outlay | 125,000 | - | - | - | - | - | - | 125,000 |
| Contingency | 25,000 | - | - | - | - | - | - | 25,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 150,000 | - | - | - | - | - | - | 150,000 |

| Funding Sources | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | 150,000 | - | - | - | - | - | - | 150,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 150,000 | - | - | - | - | - | - | 150,000 |

### ONGOING COSTS

| Funding Sources | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | - | 1,000 | 1,050 | 1,100 | 1,150 | 1,200 | 1,250 | 6,750 |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | 1,000 | 1,050 | 1,100 | 1,150 | 1,200 | 1,250 | 6,750 |

## PUBLIC WORKS AND POLICE DEPARTMENT FENCING

| | |
|---|---|
| Police Department |  |
| Metal Fencing | |
| General Fund | |
| PW-2301 | |
| Priority 1 | |
| 2024 | |

Fencing to enclose the remainder of the public works and police department facilities.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

VICINITY MAP



### ONE TIME COSTS

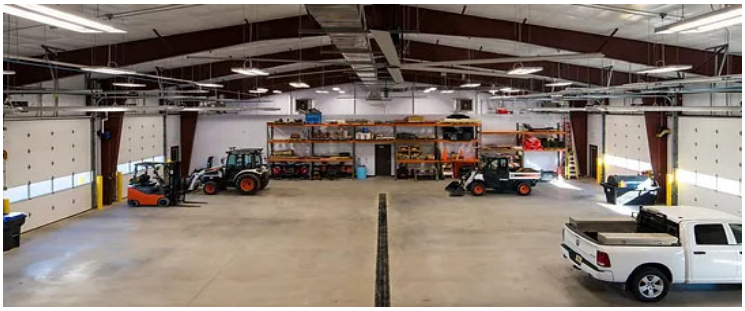
| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Construction | 60,000 | - | - | - | - | - | - | 60,000 |
| Contingency | 15,000 | - | - | - | - | - | - | 15,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 75,000 | - | - | - | - | - | - | 75,000 |

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | 75,000 | - | - | - | - | - | - | 75,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 75,000 | - | - | - | - | - | - | 75,000 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## PUBLIC WORKS FACILITIES

| | |
|---|---|
| Public Works |  |
| Additional Equipment Storage Buildings | |
| Multiple Funds | |
| PW-2601 | |
| Priority 1 | |
| 2026 | |

This project includes constructing two additional storage buildings and demolishing one building at the Public Works site. The first building with be for equipment storage, and the second is for proper ice slicer storage.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | Total |
|---|---|---|---|---|---|---|---|---|
| Design/Engineering | 300,000 | - | - | - | - | - | - | 300,000 |
| Construction | - | 2,000,000 | - | - | - | - | - | 2,000,000 |
| Contingency | - | 400,000 | - | - | - | - | - | 400,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 300,000 | 2,400,000 | - | - | - | - | - | 2,700,000 |

| Funding Sources | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | Total |
|---|---|---|---|---|---|---|---|---|
| Public Facilities Fund - Impact Fees | - | 500,000 | - | - | - | - | - | 500,000 |
| Grant Funding | - | 750,000 | - | - | - | - | - | 750,000 |
| General Fund | 300,000 | 750,000 | - | - | - | - | - | 1,050,000 |
| Water Fund - Unrestricted | - | 200,000 | - | - | - | - | - | 200,000 |
| Wastewater Fund - Unrestricted | - | 200,000 | - | - | - | - | - | 200,000 |
| | - | - | - | - | - | - | - | - |
| **Total** | 300,000 | 2,400,000 | - | - | - | - | - | 2,700,000 |

### ONGOING COSTS

| Funding Sources | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | - | - | 7,300 | 8,000 | 8,700 | 9,500 | 10,200 | 43,700 |
| Water Fund - Unrestricted | - | - | 1,400 | 1,500 | 1,700 | 1,800 | 1,900 | 8,300 |
| Wastewater Fund - Unrestricted | - | - | 1,400 | 1,500 | 1,700 | 1,800 | 1,900 | 8,300 |
| **Estimated Operating Costs** | - | - | 10,100 | 11,000 | 12,100 | 13,100 | 14,000 | 60,300 |

## E. HARMONY AND WCR 23 TRAFFIC SIGNAL

| |
|---|
| Community Development |
| Traffic Light |
| Transportation Fund |
| TR-2401 |
| Priority 2 |
| 2026 |



The intersection of WCR23/E Harmony is one of the busiest in Town and will need to perform a signal warrant analysis with anticipated construction in 2025.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

VICINITY MAP



### ONE TIME COSTS

| Project Costs/Year | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 10,000 | - | - | - | - | - | - | 10,000 |
| Design/Engineering | 175,000 | - | - | - | - | - | - | 175,000 |
| Construction | - | 1,250,000 | - | - | - | - | - | 1,250,000 |
| Contingency | - | 250,000 | - | - | - | - | - | 250,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 185,000 | 1,500,000 | - | - | - | - | - | 1,685,000 |
| **Funding Sources** | **2026** | **2027** | **2028** | **2029** | **2030** | **2031** | **2032** | **Total** |
| General Fund | - | 1,500,000 | - | - | - | - | - | 1,500,000 |
| General Fund | 185,000 | - | - | - | - | - | - | 185,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 185,000 | 1,500,000 | - | - | - | - | - | 1,685,000 |

### ONGOING COSTS

| Funding Sources | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## WELD COUNTY ROAD 80 BRIDGE RESTORATION

| |
|---|
| Public Works |
| Bridge Restoration |
| Transportation Fund |
| TR-2402 |
| Priority 1 |
| 2024 |



As mandated by the State of Colorado, the bridge located west of Hilltop Circle on Weld County Road 80 needs to be repaired before December 31, 2024.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | N |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | Y |
| Eligible for Matching Funds with Limited Availability | N |

VICINITY MAP



### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Construction | 350,000 | - | - | - | - | - | - | 350,000 |
| Contingency | 70,000 | - | - | - | - | - | - | 70,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 420,000 | - | - | - | - | - | - | 420,000 |
| **Funding Sources** | **2024** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** | **Total** |
| General Fund | 420,000 | - | - | - | - | - | - | 420,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 420,000 | - | - | - | - | - | - | 420,000 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## E. HARMONY AND TAILHOLT AVE. TRAFFIC SIGNAL

| | |
|---|---|
| Community Development |  |
| Traffic Signal | |
| General Fund | |
| TR-2601 | |
| Priority to be Selected by Board | |
| 2028 | |

The intersection of Tailholt Ave and E Harmony warrants a stop light in the near term, dependent on development approvals. Cooperation with the developer will be included if this moves forward, and the budgeted numbers below reflect the intersection geometry being completed by development and the Town installing the actual signal equipment.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 10,000 | - | - | - | - | - | - | 10,000 |
| Design/Engineering | 125,000 | - | - | - | - | - | - | 125,000 |
| Construction | - | 700,000 | - | - | - | - | - | 700,000 |
| Contingency | - | 140,000 | - | - | - | - | - | 140,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 135,000 | 840,000 | - | - | - | - | - | 975,000 |
| **Funding Sources** | **2028** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **Total** |
| General Fund | 135,000 | 840,000 | - | - | - | - | - | 975,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 135,000 | 840,000 | - | - | - | - | - | 975,000 |

### ONGOING COSTS

| Funding Sources | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## E. HARMONY ROAD EXPANSION

| | |
|---|---|
| Community Development |  |
| E. Harmony Expansion | |
| Bond Funds | |
| TR-2602 | |
| Priority to be Selected by Board | |
| 2026 | |

The Harmony Project will widen the E Harmony Road Corridor at SH 257 in increments to Mahogany Way through the Town of Severance. This corridor will match the improvements (in width) that Timnath and Windsor have completed, making the corridor uniform to reduce bottlenecks and improve capacity.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



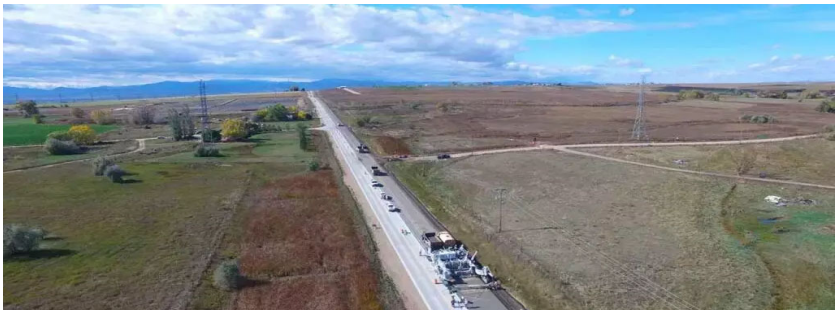
### ONE TIME COSTS

| Project Costs/Year | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 25,000 | - | - | - | - | - | - | 25,000 |
| Right of Way | 300,000 | - | - | - | - | - | - | 300,000 |
| Design/Engineering | 300,000 | - | - | - | - | - | - | 300,000 |
| Construction | - | 6,000,000 | 6,000,000 | 6,000,000 | - | - | - | 18,000,000 |
| Contingency | 65,000 | 1,200,000 | 1,200,000 | 1,200,000 | - | - | - | 3,665,000 |
| | - | - | - | - | - | - | - | - |
| **Total** | 690,000 | 7,200,000 | 7,200,000 | 7,200,000 | - | - | - | 22,290,000 |
| **Funding Sources** | **2026** | **2027** | **2028** | **2029** | **2030** | **2031** | **2032** | **Total** |
| General Fund | 690,000 | - | - | - | - | - | - | 690,000 |
| Bonds - Financing | - | 7,200,000 | 7,200,000 | 7,200,000 | - | - | - | 21,600,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 690,000 | 7,200,000 | 7,200,000 | 7,200,000 | - | - | - | 22,290,000 |

### ONGOING COSTS

| Funding Sources | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## CO 14 CORRIDOR PLAN

| | |
|---|---|
| Management |  |
| Corridor Plan | |
| General Fund | |
| TR-2701 | |
| Priority to be Selected by Board | |
| 2029 | |

As proposed by Council, this CIP Project has been selected to hire professional services to lead and create a corridor plan for CO Highway 14 from CO Highway 257 to Weld County Road 23.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Total |
|---|---|---|---|---|---|---|---|---|
| Professional Services | 125,000 | - | - | - | - | - | - | 125,000 |
| Contingency | 25,000 | - | - | - | - | - | - | 25,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 150,000 | - | - | - | - | - | - | 150,000 |

| Funding Sources | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | 150,000 | - | - | - | - | - | - | 150,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 150,000 | - | - | - | - | - | - | 150,000 |

### ONGOING COSTS

| Funding Sources | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## WCR 21 DOUBLE TURN LANE

| | |
|---|---|
| Community Development |  |
| Double Turn Lane | |
| Transportation Fund | |
| TR-2801 | |
| Priority to be Selected by Board | |
| 2029 | |

The WCR 21 Double Turn Lane Project will allow for traffic to turn westbound onto E. Harmony Road. This intersection currently serves as one of the busiest in Town. Allowing for a double-turn lane will decrease backups and wait times, which will allow for a safer intersection.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 15,000 | - | - | - | - | - | - | 15,000 |
| Design/Engineering | 250,000 | - | - | - | - | - | - | 250,000 |
| Construction | - | 2,880,000 | - | - | - | - | - | 2,880,000 |
| Contingency | - | 576,000 | - | - | - | - | - | 576,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 265,000 | 3,456,000 | - | - | - | - | - | 3,721,000 |
| **Funding Sources** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **2035** | **Total** |
| Transportation - Impact Fees | 265,000 | 3,456,000 | - | - | - | - | - | 3,721,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 265,000 | 3,456,000 | - | - | - | - | - | 3,721,000 |

### ONGOING COSTS

| Funding Sources | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## WCR 23 IMPROVEMENTS PROJECT

| | |
|---|---|
| Community Development |  |
| Improvements Project | |
| Multiple Funds | |
| TR-2901 | |
| Priority to be Selected by Board | |
| 2029 | |

The WCR 23 project is located south of the 4th Ave intersection and will serve as a central corridor in and out of the Town of Severance. It will also service the Hunter Hill, Lakeview, and Tailholt Neighborhoods as well as the Severance Community Park. As a future gateway for commercial development, this project will improve traffic flows, as well as improve pedestrian safety and connectivity by adding trails, sidewalks and curbs/gutters in some locations.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 25,000 | - | - | - | - | - | - | 25,000 |
| Right of Way | 150,000 | - | - | - | - | - | - | 150,000 |
| Design/Engineering | 450,000 | - | - | - | - | - | - | 450,000 |
| Construction | - | 5,400,000 | 5,400,000 | - | - | - | - | 10,800,000 |
| Contingency | - | 1,000,000 | 1,000,000 | - | - | - | - | 2,000,000 |
| | - | - | - | - | - | - | - | - |
| **Total** | 625,000 | 6,400,000 | 6,400,000 | - | - | - | - | 13,425,000 |
| **Funding Sources** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **2035** | **Total** |
| Transportation - Impact Fees | 625,000 | 5,675,000 | 5,675,000 | - | - | - | - | 11,975,000 |
| Grant Funding | - | 725,000 | 725,000 | - | - | - | - | 1,450,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 625,000 | 6,400,000 | 6,400,000 | - | - | - | - | 13,425,000 |

### ONGOING COSTS

| Funding Sources | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## CO HWY 14 AND WELD COUNTY ROAD 23 INTERSECTION

| | |
|---|---|
| Community Development |  |
| Intersection Improvements | |
| Transportation Fund | |
| TR-3201 | |
| Priority to be Selected by Board | |
| 2032 | |

This project includes the construction of an NB to WB left turn lane and an EB to SB decel lane to help with the unsafe intersection of Weld County Road 23 and CO Highway 14.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | N |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 15,000 | - | - | - | - | - | - | 15,000 |
| Right of Way | 75,000 | - | - | - | - | - | - | 75,000 |
| Design/Engineering | 350,000 | - | - | - | - | - | - | 350,000 |
| Construction | - | 2,400,000 | - | - | - | - | - | 2,400,000 |
| Contingency | - | 480,000 | - | - | - | - | - | 480,000 |
| | - | - | - | - | - | - | - | - |
| **Total** | 440,000 | 2,880,000 | - | - | - | - | - | 3,320,000 |
| **Funding Sources** | **2032** | **2033** | **2034** | **2035** | **2036** | **2037** | **2038** | **Total** |
| Transportation - Impact Fees | 440,000 | 2,130,000 | - | - | - | - | - | 2,570,000 |
| Grant Funding | - | 750,000 | - | - | - | - | - | 750,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 440,000 | 2,880,000 | - | - | - | - | - | 3,320,000 |

### ONGOING COSTS

| Funding Sources | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## SOUTH WATERLINE LOOP

| | |
|---|---|
| Management |  |
| Water Redundancy | |
| Water Fund | |
| W-2302 | |
| Priority 1 | |
| 2024 | |

This water project will bring redundancy to our water system by completing a southern waterline loop connecting The Overlook to the Tailholt Subdivision. In addition, this project will provide domestic water service to the newly installed concession stand and restrooms at the Community Park. The project will complete the system loop and will provide better overall system pressure, and eliminate deadends that prohibit continued service during waterline breaks.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 5,000 | - | - | - | - | - | - | 5,000 |
| Design/Engineering | 75,000 | - | - | - | - | - | - | 75,000 |
| Construction | 1,182,000 | - | - | - | - | - | - | 1,182,000 |
| Contingency | 236,400 | - | - | - | - | - | - | 236,400 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 1,498,400 | - | - | - | - | - | - | 1,498,400 |
| **Funding Sources** | **2024** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** | **Total** |
| Grant Funding | 1,498,400 | - | - | - | - | - | - | 1,498,400 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 1,498,400 | - | - | - | - | - | - | 1,498,400 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## WELD COUNTY ROAD 21 WATERLINE SERVICES

| | |
|---|---|
| Public Works |  |
| Waterline Services | |
| Water Fund | |
| W-2402 | |
| Priority 1 | |
| 2024 | |

It has been discovered that when the new waterline main in Weld County Road 21 was installed, the existing service lines were not moved to this new main. These services must be moved to allow shut down of the old ductile metal waterline in Weld County Road 21.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Construction | 100,000 | - | - | - | - | - | - | 100,000 |
| Contingency | 20,000 | - | - | - | - | - | - | 20,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 120,000 | - | - | - | - | - | - | 120,000 |

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Water Fund - Unrestricted | 120,000 | - | - | - | - | - | - | 120,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 120,000 | - | - | - | - | - | - | 120,000 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

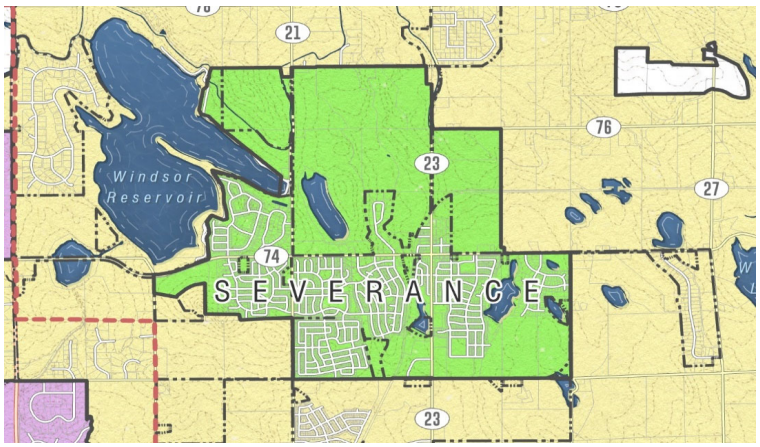
## DIGITAL WATER METER READING SYSTEM

| | |
|---|---|
| Public Works |  |
| On-Demand Water Resouces | |
| Water Fund | |
| W-2502 | |
| Priority 2 | |
| 2025 | |

Installing three digital meter reading systems will allow the Town to monitor on-demand water resources. This technology will alert the Town to leaks within our system, potential home-owner leak, and increase planning abilities for the total water use in the Town of Severance.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**




### ONE TIME COSTS

| Project Costs/Year | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 5,000 | - | - | - | - | - | - | 5,000 |
| Land Acquisition | 175,000 | - | - | - | - | - | - | 175,000 |
| Construction | 150,000 | - | - | - | - | - | - | 150,000 |
| Capital Outlay | - | 175,000 | - | - | - | - | - | 175,000 |
| Contingency | - | 100,000 | - | - | - | - | - | 100,000 |
| | - | - | - | - | - | - | - | - |
| **Total** | 330,000 | 275,000 | - | - | - | - | - | 605,000 |
| **Funding Sources** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** | **2031** | **Total** |
| Water Fund - Unrestricted | 330,000 | 275,000 | - | - | - | - | - | 605,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 330,000 | 275,000 | - | - | - | - | - | 605,000 |

### ONGOING COSTS

| Funding Sources | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## EMERGENCY WATER SYSTEM INTERCONNECTION

| | |
|---|---|
| Management |  |
| Water Redundancy | |
| Multiple Funds | |
| W-2601 | |
| Priority 1 | |
| 2028 | |

This water project would allow the Town of Severance to construct an emergency water system connection to the City of Greeley's water system. This would provide a redundancy connection that would help protect the Town from a domestic water shortage during a severe drought year and provide additional protection if there was a disruption in the North Weld County Water District system.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 25,000 | - | - | - | - | - | - | 25,000 |
| Right of Way | 200,000 | - | - | - | - | - | - | 200,000 |
| Other Plant Investment | 265,000 | 265,000 | - | 5,600,000 | - | - | - | 6,130,000 |
| Design/Engineering | - | 3,500,000 | 3,500,000 | - | - | - | - | 7,000,000 |
| Construction | - | 700,000 | 700,000 | - | - | - | - | 1,400,000 |
| Contingency | - | - | - | - | - | - | - | - |
| **Total** | 490,000 | 4,465,000 | 4,200,000 | 5,600,000 | - | - | - | 14,755,000 |
| **Funding Sources** | **2028** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **Total** |
| Water Fund - Unrestricted | 490,000 | - | - | - | - | - | - | 490,000 |
| Bonds - Financing | - | 4,465,000 | 4,200,000 | - | - | - | - | 8,665,000 |
| Water Fund - Water Acquisition Fees | - | - | - | 2,000,000 | - | - | - | 2,000,000 |
| General Fund | - | - | - | 3,600,000 | - | - | - | 3,600,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | | | | | - |
| **Total** | 490,000 | 4,465,000 | 4,200,000 | 5,600,000 | - | - | - | 14,755,000 |

### ONGOING COSTS

| Funding Sources | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## JOINT REGIONAL WATER TREATMENT PLANT

| | |
|---|---|
| Management |  |
| Joint Water Treatment Plant | |
| Bond Funds | |
| W-2801 | |
| Priority 1 | |
| 2026 | |

As a part of the Northern Integrated Supply Project (NISP) the Town has partnered with Windsor, Fort Collins Loveland Water District and Eaton on a water treatment facility site located at WCR90 and WCR13. This project will allow each of the participants to become independent of their existing water provider and allow for the additional water that is provided with the NISP project to be treated and delivered to the Town.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | Y |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | Total |
|---|---|---|---|---|---|---|---|---|
| Capital Outlay | 9,000,000 | 9,000,000 | - | - | - | - | - | 18,000,000 |
| Contingency | - | 3,000,000 | - | - | - | - | - | 3,000,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 9,000,000 | 12,000,000 | - | - | - | - | - | 21,000,000 |
| **Funding Sources** | **2026** | **2027** | **2028** | **2029** | **2030** | **2031** | **2032** | **Total** |
| Bonds - Financing | 9,000,000 | 12,000,000 | - | - | - | - | - | 21,000,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 9,000,000 | 12,000,000 | - | - | - | - | - | 21,000,000 |

### ONGOING COSTS

| Funding Sources | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

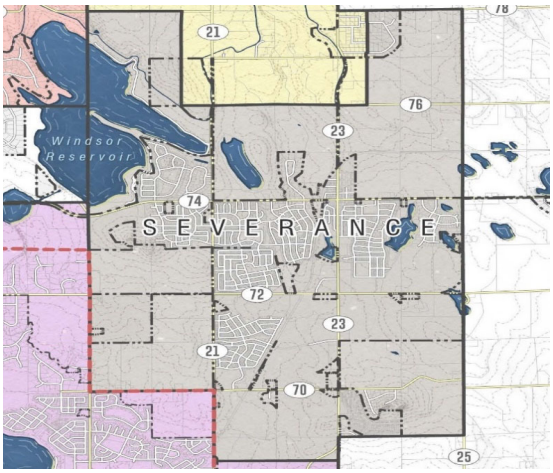
## WASTEWATER TREATMENT FACILITY

| | |
|---|---|
| Public Works |  |
| Wastewater Treatment Facilty | |
| Multiple Funds | |
| WW-2401 | |
| Priority 1 | |
| 2024 | |

The construction of a standalone mechanical wastewater treatment facility for the Town of Severance. This facility will allow the Town to be the independent provider for collection and treatment of all wastewater within the Growth Management Area.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | Y |
| Eligible for Matching Funds with Limited Availability | Y |

VICINITY MAP




### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 15,000 | - | - | - | - | - | - | 15,000 |
| Professional Services | 500,000 | - | - | - | - | - | - | 500,000 |
| Design/Engineering | - | 900,000 | - | - | - | - | - | 900,000 |
| Construction | 2,500,000 | - | - | 25,000,000 | 25,000,000 | - | - | 52,500,000 |
| Contingency | - | - | - | 5,000,000 | 5,000,000 | - | - | 10,000,000 |
| | - | - | - | - | - | - | - | - |
| **Total** | 3,015,000 | 900,000 | - | 30,000,000 | 30,000,000 | - | - | 63,915,000 |
| **Funding Sources** | **2024** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** | **Total** |
| Wastewater Fund - Impact Fees | 515,000 | 900,000 | - | - | - | - | - | 1,415,000 |
| Bonds - Financing | - | - | - | 30,000,000 | 30,000,000 | - | - | 60,000,000 |
| Wastewater Fund - Unrestricted | 2,500,000 | - | - | - | - | - | - | 2,500,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 3,015,000 | 900,000 | - | 30,000,000 | 30,000,000 | - | - | 63,915,000 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## E HARMONY RD & CO 257 WASTEWATER EXTENSION

| | |
|---|---|
| Community Development |  |
| Wastewater Extension | |
| Water Fund | |
| WW-2601 | |
| Priority to be Selected by Board | |
| 2028 | |

This project involves the extension of a wastewater trunk line from the Town of Windsor north along the CO Highway 257 Corridor to service the E Harmony Road and CO Highway 257 intersection as well as other properties along the route.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | N |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**



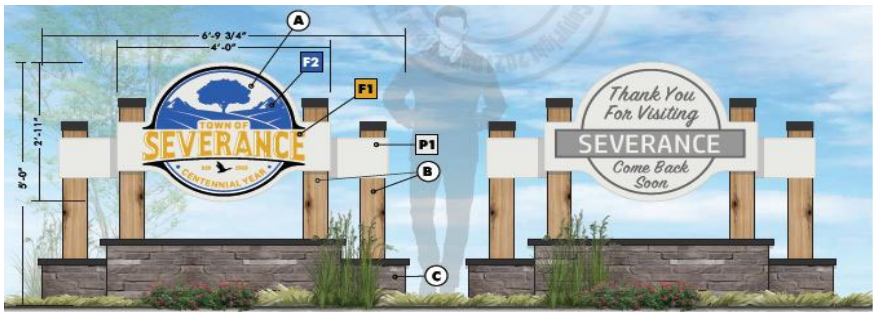
### ONE TIME COSTS

| Project Costs/Year | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Total |
|---|---|---|---|---|---|---|---|---|
| Legal Fees | 5,000 | - | - | - | - | - | - | 5,000 |
| Design/Engineering | 350,000 | - | - | - | - | - | - | 350,000 |
| Construction | - | 3,000,000 | 3,000,000 | - | - | - | - | 6,000,000 |
| Contingency | - | 600,000 | 600,000 | - | - | - | - | 1,200,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 355,000 | 3,600,000 | 3,600,000 | - | - | - | - | 7,555,000 |
| **Funding Sources** | **2028** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **Total** |
| Wastewater Fund - Unrestricted | 355,000 | - | - | - | - | - | - | 355,000 |
| Wastewater Fund - Impact Fees | - | 3,600,000 | 3,600,000 | - | - | - | - | 7,200,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 355,000 | 3,600,000 | 3,600,000 | - | - | - | - | 7,555,000 |

### ONGOING COSTS

| Funding Sources | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## WELCOME AND DIRECTIONAL TOWN SIGNAGE

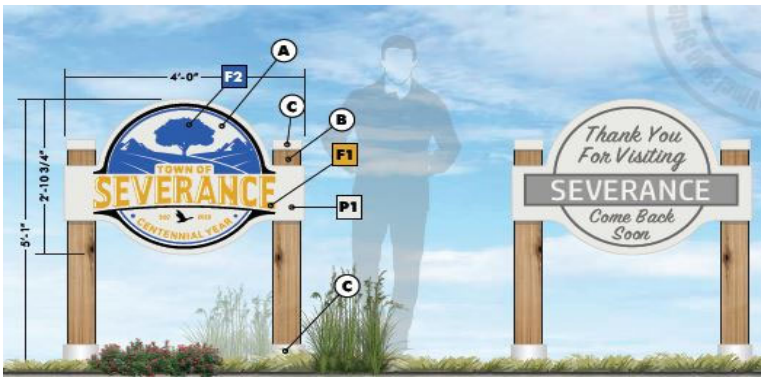
| | |
|---|---|
| Management |  |
| Town Signage | |
| General Fund | |
| PROG-ADMIN1 | |
| Priority to be Selected by Board | |
| 2024 | |



Management proposes updating the Town welcome signage at three entry points of the Town Boundaries and replacing/adding three (3) directional signs throughout Town.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | N |
| Addresses Public Health or Safety Need | N |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**





### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Land Acquisition | 15,000 | - | - | - | - | - | - | 15,000 |
| Construction | 85,000 | - | - | - | - | - | - | 85,000 |
| Contingency | 20,000 | - | - | - | - | - | - | 20,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 120,000 | - | - | - | - | - | - | 120,000 |
| **Funding Sources** | **2024** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** | **Total** |
| General Fund | 120,000 | - | - | - | - | - | - | 120,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 120,000 | - | - | - | - | - | - | 120,000 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| General Fund | - | - | 1,500 | 1,750 | 2,000 | 2,250 | 2,500 | 10,000 |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | 1,500 | 1,750 | 2,000 | 2,250 | 2,500 | 10,000 |

## FACILITIES CAPITAL MAINTENANCE

| | |
|---|---|
| Public Works |  |
| Town Facilities | |
| General Fund | |
| PROG-FAC | |
| Priority 1 | |
| 2024 | |

The Town of Severance is responsible for several facilities and has a 10-Year Facilities Capital Maintenance Plan. This program provides funding for the maintenance and repair of roofs, HVAC systems, water heaters, generators, flooring, restrooms, and security replacements at facilities, parks, and utility structures.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Capital Outlay | 275,000 | 220,000 | 15,000 | 230,000 | 147,500 | 205,000 | 175,000 | 1,267,500 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 275,000 | 220,000 | 15,000 | 230,000 | 147,500 | 205,000 | 175,000 | 1,267,500 |
| **Funding Sources** | **2024** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** | **Total** |
| General Fund | 137,500 | 145,000 | 15,000 | 105,000 | 122,500 | 30,000 | 65,000 | 620,000 |
| Water Fund - Unrestricted | 130,000 | 75,000 | - | 125,000 | 10,000 | 160,000 | 35,000 | 535,000 |
| Wastewater Fund - Unrestricted | 5,000 | - | - | - | 10,000 | 10,000 | 75,000 | 100,000 |
| Stormwater - Unrestricted | 2,500 | - | - | - | 5,000 | 5,000 | - | 12,500 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 275,000 | 220,000 | 15,000 | 230,000 | 147,500 | 205,000 | 175,000 | 1,267,500 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

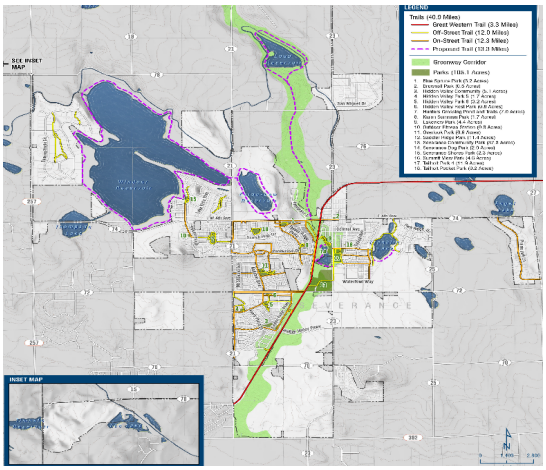
## TOWN PARKS IMPROVEMENT PROGRAM

| | |
|---|---|
| Public Works |  |
| Town Parks Improvements | |
| Parks Fund | |
| PROG-PARK1 | |
| Priority to be Selected by Board | |
| 2024 | |

10-Year Parks Improvement Plan to address playground replacements and expansions, irrigation upgrades, and garden bed replacements.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Capital Outlay | 58,200 | 294,400 | 27,900 | 175,000 | 74,000 | 177,800 | 209,300 | 1,016,600 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 58,200 | 294,400 | 27,900 | 175,000 | 74,000 | 177,800 | 209,300 | 1,016,600 |
| **Funding Sources** | **2024** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** | **Total** |
| General Fund | 58,200 | 294,400 | 27,900 | 175,000 | 74,000 | 177,800 | 209,300 | 1,016,600 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 58,200 | 294,400 | 27,900 | 175,000 | 74,000 | 177,800 | 209,300 | 1,016,600 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## TRANSPORTATION REHAB PROGRAM

| | |
|---|---|
| Public Works |  |
| Street Repairs | |
| General Fund | |
| PROG-TR1 | |
| Priority 1 | |
| 2024 | |

The Transportation Rehab Program is for the capital maintenance of the existing road network within the Town.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Construction | 800,000 | 840,000 | 882,000 | 926,100 | 972,405 | 1,021,025 | 1,072,077 | 6,513,607 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 800,000 | 840,000 | 882,000 | 926,100 | 972,405 | 1,021,025 | 1,072,077 | 6,513,607 |

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Transp. Fund - Dedicated Fees & Use Tax | 800,000 | 840,000 | 882,000 | 926,100 | 972,405 | 1,021,025 | 1,072,077 | 6,513,607 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 800,000 | 840,000 | 882,000 | 926,100 | 972,405 | 1,021,025 | 1,072,077 | 6,513,607 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

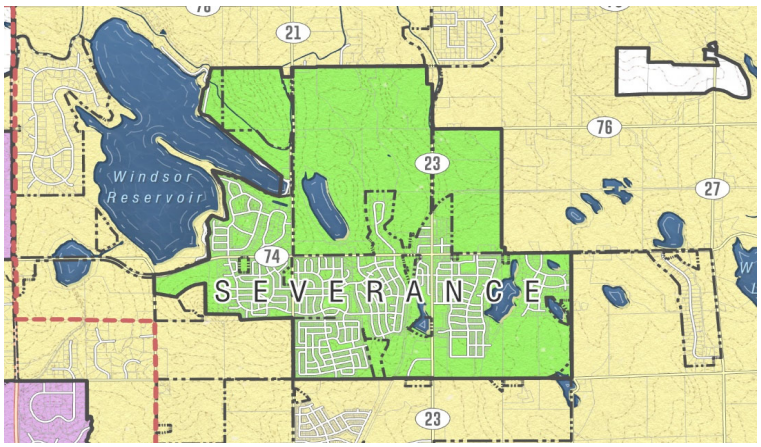
## WATER PLANT INVESTMENT PROGRAM

| | |
|---|---|
| Public Works |  |
| Aditional Water Flow Capacity | |
| Water Fund | |
| PROG-WATER1 | |
| Priority 1 | |
| 2024 | |

This program purchases additional flow capacity from the North Weld County Water District to serve potable water through the Town's distribution infrastructure.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | N |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**




### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Other Plant Investment | - | 1,300,000 | - | - | - | - | - | 1,300,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | - | 1,300,000 | - | - | - | - | - | 1,300,000 |

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Water Fund - Impact Fees | - | 1,300,000 | - | - | - | - | - | 1,300,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | - | 1,300,000 | - | - | - | - | - | 1,300,000 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

## NORTHERN INTEGRATED SUPPLY PROJECT PROGRAM

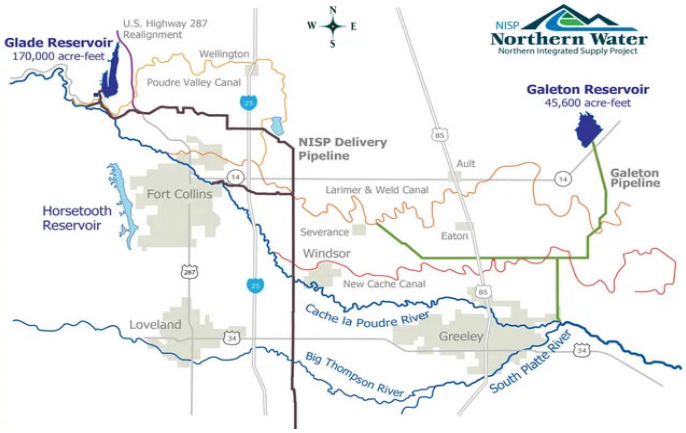
| | |
|---|---|
| Management | |
| NISP Participation | |
| Water Fund | |
| PROG-WATER2 | |
| Priority to be Selected by Board | |
| 2024 | |

Northern Water
Northern Integrated Supply Project

The Town of Severance participates in the Northern Integrated Supply Project (NISP) and is obligated to fund the project through annual payments.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | Y |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | Y |

VICINITY MAP




### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| NISP | 1,673,500 | 1,749,000 | 1,749,000 | 3,112,000 | 3,112,000 | 3,112,000 | 3,112,000 | 17,619,500 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 1,673,500 | 1,749,000 | 1,749,000 | 3,112,000 | 3,112,000 | 3,112,000 | 3,112,000 | 17,619,500 |

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Water Fund - Impact Fees | 1,673,500 | 749,000 | - | - | - | - | - | 2,422,500 |
| Bonds - Financing | - | 1,000,000 | 1,749,000 | 3,112,000 | 3,112,000 | 3,112,000 | 3,112,000 | 15,197,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 1,673,500 | 1,749,000 | 1,749,000 | 3,112,000 | 3,112,000 | 3,112,000 | 3,112,000 | 17,619,500 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

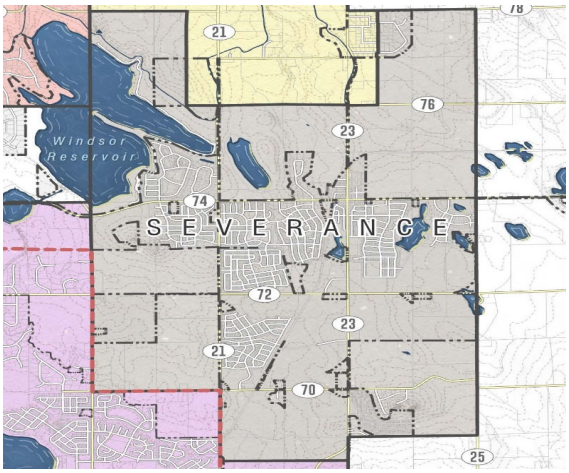
## WASTEWATER PLANT INVESTMENT PROGRAM

| | |
|---|---|
| Public Works |  |
| Aditional Wastewater Flow Capacity | |
| Wastewater Fund | |
| PROG-WW1 | |
| Priority 1 | |
| 2024 | |

The Town must purchase additional capacity for wastewater to be treated in the Town of Windsor facility. The purchase is made annually and determined based on projected growth.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | Y |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | N |
| Alleviates substandards conditions or deficiencies | N |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

VICINITY MAP




### ONE TIME COSTS

| Project Costs/Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Other Plant Investment | 5,000,000 | - | - | - | - | - | - | 5,000,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 5,000,000 | - | - | - | - | - | - | 5,000,000 |

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| Wastewater Fund - Impact Fees | 5,000,000 | - | - | - | - | - | - | 5,000,000 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 5,000,000 | - | - | - | - | - | - | 5,000,000 |

### ONGOING COSTS

| Funding Sources | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |

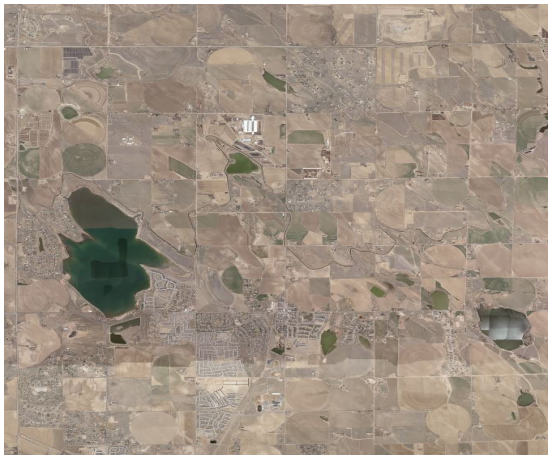
## MANHOLE REHABILITATION PROGRAM

| | |
|---|---|
| Public Works |   |
| Manhole Rehabilitation Program | |
| Wastewater Fund | |
| PROG-WW2 | |
| Priority 2 | |
| 2025 | |

Rehabilitation program to repair and maintain wastewater manholes throughout the Town.

| EVALUATION CRITERIA | SATISFY |
|---|---|
| Identified in Planning Document or Study | N |
| Improves quality of existing services | Y |
| Provides added capacity to existing services | Y |
| Addresses Public Health or Safety Need | Y |
| Reduces Long-Term Operating Costs | Y |
| Alleviates substandards conditions or deficiencies | Y |
| Provides Incentive to Economic Development | N |
| Responds to Federal or State Requirement | N |
| Eligible for Matching Funds with Limited Availability | N |

**VICINITY MAP**



### ONE TIME COSTS

| Project Costs/Year | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| Capital Outlay | 60,000 | 63,000 | 66,150 | 69,458 | 72,930 | 76,577 | 80,406 | 488,521 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 60,000 | 63,000 | 66,150 | 69,458 | 72,930 | 76,577 | 80,406 | 488,521 |

| Funding Sources | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| Wastewater Fund - Unrestricted | 60,000 | 63,000 | 66,150 | 69,458 | 72,930 | 76,577 | 80,406 | 488,521 |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Total** | 60,000 | 63,000 | 66,150 | 69,458 | 72,930 | 76,577 | 80,406 | 488,521 |

### ONGOING COSTS

| Funding Sources | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - |
| **Estimated Operating Costs** | - | - | - | - | - | - | - | - |




# SUPPLEMENTAL SCHEDULES

**TOWN OF SEVERANCE, COLORADO**
**Supplemental Schedule**

**Lease-Purchase Agreement**
**Budget Year Ending December 31, 2024**

| Project | Year | Payment | Total Obligation | Balance | Years Remaining |
|---|---|---|---|---|---|
| Postage Meter | 2024 | $883.68 | $4200 | $0 | 1 |

The Lease is for the purpose of financing a Pitney Bowes Digital Mailing System.

# APPENDIX

**TOWN OF SEVERANCE**
**RESOLUTION NO. 2023-56R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, ADOPTING A BUDGET FOR THE FISCAL YEAR OF 2024 AND APPROPRIATING SUMS FOR AND DEFRAYING THE EXPENSES AND LIABILITIES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024.**

**WHEREAS**, the Town Council of the Town of Severance, Colorado, pursuant to Section 8.03 of the Charter of the Town of Severance, Colorado, held a public hearing on the proposed 2024 Budget on December 12, 2023; and

**WHEREAS,** the Town Council finds that:

1. The Finance Director and the Town Manager prepared and submitted to the Council on or before October 15, 2023, a recommended budget in full compliance with the Town Charter Section 8.04; and

2. The notice of the proposed public hearing, a summary of the proposed budget, and notice that the proposed budget was on file in the office of the Town Clerk was published at least one week in advance of the public hearing in full compliance with the Town Charter Section 8.03;

3. The proposed budget was open for inspection by the public, and the public was given the opportunity to file or register any objections to the proposed budget at the public hearing held on December 12, 2023; and

**WHEREAS**, whatever increases may have been made in the expenditures, like increases were added to the revenues, so that the budget remains in balance, as required by law.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. The Town Council of the Town of Severance adopts the 2024 Budget, as submitted, and as attached hereto as Exhibit "A" and made a part of this Resolution by this reference, as the budget for the Town of Severance for the fiscal year beginning on the first day of January 2024 and ending on the last day of December 2024.

Section 2. The Finance Director shall cause a certified copy of the 2024 Budget to be filed in the State's Division of Local Government in the Department of Local Affairs.

**RESOLVED AND APPROVED**, this 12th day of December 2023.

**TOWN OF SEVERANCE**

_____
Matthew Fries, Mayor

**ATTEST:**

_____
Leah Vanarsdall, Town Clerk

**APPROVED AS TO FORM:**

_____
Hayashi & Macsalka, LLC, Town Attorney

**TOWN OF SEVERANCE**
**RESOLUTION NO. 2023-53R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2024 BUDGET YEAR**

**WHEREAS**, the Town Council of the Town of Severance has adopted the 2024 Budget; and

**WHEREAS**, the amounts of money necessary to balance the budget for general operating expenses is $2,206,538 and;

**WHEREAS**, the 2023 valuation for assessment for the Town of Severance, as preliminarily certified by the Weld County Assessor on August 18, 2023, is $186,079,570.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. That for the purposes of meeting all general operating expenses of the Town of Severance during the 2024 budget year, there is hereby and shall be levied a tax of **12.635** mills upon each dollar of total valuation for assessment of all taxable property within the Town for the year 2024.

Section 2. That the Finance Director is hereby authorized and directed to certify to the County Commissioners of Weld County, Colorado, the mill levy for the Town of Severance as described above or as determined by the final certified valuation provided by the Weld County Assessor.

**RESOLVED AND APPROVED** this 12th day of December, 2023**.**

**TOWN OF SEVERANCE**

_____
Mathew Fries, Mayor

Attest:

_____
Leah Vanarsdall, Town Clerk

**APPROVED AS TO FORM:**

_____
Hayashi & Macsalka, LLC, Town Attorney

0427 County Tax Entity Code DOLA LGID/SID 62053 /1

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners[1] of Weld County, Colorado.

**On** behalf of the Severance Town, (taxing entity)[A]

the Town Council (governing body)[B]

of the Town of Severance (local government)[C]

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 186,079,570 (GROSS[D] assessed valuation, Line 2 of the Certification of Valuation Form DLG 57[E])

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area[F] the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: $ 186,079,570 (NET[G] assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** *12/13/2023* (mm/dd/yyyy) for budget/fiscal year *2024* (yyyy).
(not later than Dec. 15)

| **PURPOSE** (see end notes for definitions and examples) | **LEVY**[2] | | **REVENUE**[2] |
|---|---|---|---|
| 1. General Operating Expenses[H] | 12.6350 | mills | $ 2,206,538 |
| 2. **<Minus>** Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I] | < > | mills | $ < > |
| **SUBTOTAL FOR GENERAL OPERATING:** | 12.6350 | **mills** | **$** 2,206,538 |
| 3. General Obligation Bonds and Interest[J] | | mills | $ |
| 4. Contractual Obligations[K] | | mills | $ |
| 5. Capital Expenditures[L] | | mills | $ |
| 6. Refunds/Abatements[M] | | mills | $ |
| 7. Other[N] (specify): | | mills | $ |
| | | mills | $ |
| **TOTAL:** [Sum of General Operating Subtotal and Lines 3 to 7] | 12.6350 | **mills** | **$2,206,538** |

Contact person: (print) Nicholas J. Wharton Daytime phone: (970) 686-1218

Signed: Title: Town Manager

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

[1] If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
[2] Levies must be rounded to three decimal places and revenue must be calculated from the total *NET assessed valuation* (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

# CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 0427 - SEVERANCE TOWN

IN WELD COUNTY ON 8/18/2023 New Entity: No

## USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTALVALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN WELD COUNTY. COLORADO

| | | |
|---|---|---|
| 1. | PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | $148,958,340 |
| 2. | CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: * | $186,079,570 |
| 3. | LESS TIF DISTRICT INCREMENT, IF ANY: | $0 |
| 4. | CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | $186,079,570 |
| 5. | NEW CONSTRUCTION: ** | $5,528,950 |
| 6. | INCREASED PRODUCTION OF PRODUCING MINES: # | $0 |
| 7. | ANNEXATIONS/INCLUSIONS: | $0 |
| 8. | PREVIOUSLY EXEMPT FEDERAL PROPERTY: # | $0 |
| 9. | NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND ( 29-1-301(1)(b) C.R.S.): ## | $0 |
| 10. | TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.): | $4.04 |
| 11. | TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.): | $1,721.26 |

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

## USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

| | | |
|---|---|---|
| 1. | CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @ | $2,132,588,218 |
| | ADDITIONS TO TAXABLE REAL PROPERTY: | |
| 2. | CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: ! | $81,728,829 |
| 3. | ANNEXATIONS/INCLUSIONS: | $0 |
| 4. | INCREASED MINING PRODUCTION: % | $0 |
| 5. | PREVIOUSLY EXEMPT PROPERTY: | $0 |
| 6. | OIL OR GAS PRODUCTION FROM A NEW WELL: | $0 |
| 7. | TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: | $0 |
| | (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.) | |
| | DELETIONS FROM TAXABLE REAL PROPERTY: | |
| 8. | DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: | $0 |
| 9. | DISCONNECTIONS/EXCLUSION: | $0 |
| 10. | PREVIOUSLY TAXABLE PROPERTY: | $0 |

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

| | |
|---|---|
| IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----------> | $0 |

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

| | |
|---|---|
| IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** | $35,266 |

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

Data Date: 8/18/2023

December 13, 2023

Re: Certification of Authenticity

To Whom It May Concern:

I, Leah Vanarsdall, Town Clerk for the Town of Severance, Colorado, do hereby certify that the attached is a true and exact copy of Resolution No. 2023-53R, passed and adopted by the Town Council on December 12, 2023 and that I am entrusted with the safekeeping of the original legal document.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the Town of Severance, Colorado, on the 12th day of December 2023.

TOWN OF SEVERANCE SEAL

_____

Leah Vanarsdall, Town Clerk

**TOWN OF SEVERANCE**

**RESOLUTION NO. 2023-54R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, APPROPRIATING SUMS OF MONEY FOR THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW FOR THE 2024 BUDGET YEAR**

**WHEREAS**, the Town Council of the Town of Severance adopted the 2024 budget in accordance with the local government budget law on December 12, 2023; and

**WHEREAS**, the Town Council has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

**WHEREAS**, it is not only required by law but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund,for the purposes stated.

| | |
|---|---|
| General Fund | $ 10,205,936 |
| Transportation Fund | $ 800,000 |
| Water Fund | $ 4,085,888 |
| Wastewater Fund | $ 9,204,330 |
| Stormwater Fund | $ 146,747 |
| **Total Appropriations:** | $ 24,442,901 |

Section 2. Appropriations for Transfer Out:

| | |
|---|---|
| General Fund | $ 3,841,300 |

Section 3. Appropriations for Transfer In and Expenditure:

| | |
|---|---|
| Capital Projects Fund | $3,841,300 |
| **Total Appropriations:** | **$3,841,300** |

**RESOLVED AND APPROVED** this 12th day of December, 2023.

**TOWN OF SEVERANCE**

BY:_____
Matthew Fries, Mayor

**ATTEST**:

_____
Leah Vanarsdall, Town Clerk

**APPROVED AS TO FORM:**

_____
Hayashi & Macsalka, LLC, Town Attorney

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| **1-7 ALL PUBLIC HEARINGS**<br><br>Pg 509 - **Resolution 2023-57R**: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 822 Emerald Lakes Street | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

| | |
|---|---|
| Town Staff asks that the Town Council review, discuss and take action on Resolution 2023-57R: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 822 Emerald Lakes Street<br><br>1. Approve Resolution 2023-57R<br>2. Approve Resolution 2023-57R with modifications<br>2. Take No Action. | **Resolution Variance** |

## BRIEF SUMMARY

The variance is being requested as the result of a surveying error on the computer model, which specifies the location of the stakeout used by the home builder for the excavation and construction of the footing and foundations system. The home is currently located 19.5' from the front setback instead of the required 20-foot setback. The setback error was discovered at the time of the ILC, and as such, the home is near completion.

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

Town Staff recommends Town Council review Reso 2023-57R request and take action.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Severance BOA Support 12.05.23
2. 822 Emerald - Variance App
3. 822 Emerald Lake - Neighborhood Letter
4. Reso 2023-57R - BOA_822 Emerald Lakes St

Journey Homes
Building your future together.
J&J Construction

December 5, 2023

**Via email:SPorter@townofseverance.org**
Town of Severance
Attn: Shani Porter
3. South Timber Ridge Parkway
Severance, CO 80550

RE: December 12th 2023 Board of Adjustment Meeting

Dear Mrs. Porter:

We are in receipt of the Board of Adjustment meeting to be held on December 12th, 2023 for the following addresses:

822 Emerald Lakes Street, Block 3, Lot 4 Hidden Valley Filing #6
824 Emerald Lakes Street, Block 3 Lot 2 Hidden Valley Filing #6
826 Emerald Lakes Street, Block 3, Lot 2, Hidden Valley Filing #6
828 Emerald Lakes Street, Block 3, Lot 1, Hidden Valley Filing #6
833 Emerald Lakes Street, Block 3, Lot 1, Hidden Valley Filing #6
835 Emerald Lakes Street, Block 4, Lot 4, Hidden Valley Filing #6

Journey Homes, LLC et. al. has reviewed the material pertaining to the variance requests for the addresses listed above and is hereby submitting this formal letter in support of the approval of the proposed variances.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

Morgan Kidder

7251 West 20th Street • Building L, Suite 200 • Greeley, CO 80634
J and J (970) 352-7072 • Journey (970) 330-5480 • Fax (970) 330-5357



# SEVERANCE: HOMETOWN | VISION |

## PRE-APPLICATION CONFERENCE CHECKLIST & APPLICATION REQUIREMENTS

STAFF

**Name of Project:** Hidden Valley Filing No. 6 **Project ID:** _____

### GENERAL LAND USE APPLICATION TYPE

Application Type: (Check all that apply)

_____ Annexation
_____ Zoning
_____ Planned Development Overlay
_____ Administrative Review
_____ Concept Plan
_____ Preliminary Plat
_____ Final Plat
_____ Site Plan
_____ Oil & Gas Conditional Use
x Other Variance to front and side setbacks

APPLICANT

OWNER of the Property: Horizon View Homes
Address: 3601 North Stagecoach Road, Suite 202, Longmont, CO
Phone Number: (720) 438-7171 Email: lbuschar@Aspenviewhomes.net

(If different from Owner)
Applicant's Name: _____
Address: _____
Email Address: _____
Phone Number: _____

### Project Information (as applicable)

Project Location: 822 Emerald Lakes Street - Lot 4 Block 3 Hidden Valley Farm F6
Existing Use: Residential
Proposed Use: N/A
Existing Zoning: Suburban Perimeter
Proposed Zoning: N/A
No. Existing Residential Lots: 1
No. Proposed Residential Lots: N/A
No. Existing Commercial Lots: 0
No. Proposed Commercial Lots: N/A
Total Development Area (Acres): .14
Total Civic Area: N/A
Total Residential (Acres): .14
Total Non-Residential (Acres): N/A
Total Open Space (Acres): 0
Total Number of Proposed Phases: N/A
Acres per Phase: 0
Lots per Phase: N/A

## LAND USE APPLICATION

STAFF

All items selected in this section are to be submitted with the initial application unless waived or delayed by staff. 2 copies of all scaled drawings will be required in 1 full size (24x36) and 1 (11x17). Any other documentation such as drainage reports, or legal documentation will be printed on 8.5" x 11".
**Electronic PDF copies of all submittal materials is required.**

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| 2 | Land Use Application |
| 2 | Application Fees & Fee Agreement (See Attached Fee Description) |
| 2 | Letter of Intent |
| | Annexation Petition |
| | Annexation Impact Report |
| | Annexation Map |
| 2 | Title Commitment |
| 2 | Property Tax Statement * |
| 1 set ** | Mailing Labels 1000 Radius from Project * |
| 1 | Affidavit of Sign Posting |
| | Zoning Map |
| 2 | 8 1/2" x 11" Legal Description(s) |
| | Concept Plan |
| | Preliminary Plat |
| | Drainage Plan |
| | Drainage Report |
| | Utility Plans |
| | Utility Report |
| | Soils Report / Geotechnical Report |
| 1 set | Stamped Envelopes |
| | * Narrative (see below) |

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| | Landscape & Open Space Plan |
| | Traffic Study |
| | Mineral / Oil & Gas Rights Documentation |
| | Oil & Gas Surface Use Agreement |
| | Ecological Characterization Study |
| | Phase I Environmental Study |
| | Final Plat |
| | Floodplain Use Permit |
| | Row Access Permits |
| 2 | * Site Plan Map |
| | Exterior Elevations of all Proposed Structures |
| | Lighting Plan |
| | Sound Mitigation Plan |
| | Development Agreement |
| | Covenants & HOA Regulations |
| | Draft Management Plan |
| | Final Management Plan |
| | Planned Development Overlay Materials |
| | Other Agreements |
| | All drawings in DWG format |
| 2 | Vicinity Map |
| 2 | Variance Table added to Site Plan/Plat |

* Available on Weld County Website: www.co.weld.co.us/departments/assessor/propertyinformationportal

**Notes**

** Labels must be printed and placed on envelopes



## LAND USE APPLICATION

STAFF

| Items to be Addressed | MANAGEMENT PLAN CHECKLIST |
|---|---|
| N/A | What is the theme of the development? |
| N/A | How does the development theme and pattern support:<br>1. The Comprehensive Plan (All Sections)?<br>2. The Zoning District?<br>3. Density?<br>4. Diversity?<br>5. Land Use?<br>6. Connectivity?<br>7. Open Space? |
| N/A | What is the roadway network associated with this development? |
| N/A | What treatments are applied to the roadways on the perimeter and internal to the development? |
| N/A | What is the lot layout associated with this development? |
| N/A | How does the lot layout interface with the roadway network? |
| N/A | How is the lot size diversity accomplished? |
| N/A | What are the setbacks proposed for each lot? |
| N/A | How do the street designs, lot sizes & setbacks enhance the streetscape? |
| N/A | Where are the common areas in the subdivision? |
| N/A | What are the purposes of the common areas in the subdivision? |
| N/A | How are the common areas finished? |
| N/A | How are the common areas managed? |
| N/A | What is the fencing plan for the development? |
| N/A | What amenities are included in the development? |
| N/A | How are amenities managed? |
| N/A | How are entries to the development enhanced? |
| N/A | How is connectivity within and outside the development achieved? |
| N/A | How are architectural and landscape designs on individual lots managed? |
| N/A | If commercial, how is landscape design achieved? |
| N/A | What is the irrigation system, including sources of water? |
| N/A | How is potable water supplied to the project? |
| N/A | Is there adequate potable water obtainable for the project? |
| N/A | How is storm water being managed? |
| N/A | How will common area landscape be maintained? |
| N/A | How will the development handle sanitary sewer? |
| N/A | How is off-street parking being addressed? |
| N/A | How is exterior lighting being addressed? |
| N/A | What is the potential impact on adjacent neighborhoods? |
| N/A | If noise or smells are associated with the development, what are the plans for mitigation? |
| N/A | Are there existing or proposed mineral development / Oil & Gas? |
| N/A | What is the state of ownership of Oil & Gas minerals? |
| N/A | How are conflicts between project and Oil & Gas development managed? |
| | |
| | |
| | |
| | |
| | |
| | |

# LAND USE APPLICATION

APPLICANT

## Consultants

Planner / Architect: _____ Address _____

Phone _____ Email _____ City, State, Zip _____

Kelby York
Engineer _____ Address _____

(720) 990-5900 kelby.york@yorkeng.net
Phone Number _____ Email _____ City, State, Zip _____

Other _____ Address _____

Phone Number _____ Email _____ City, State, Zip _____

## Certification

I certify that the information and exhibits submitted are true and correct to the best of my knowledge. In filling out this application, I am acting with the knowledge and consent of the property owners. I understand that all material and fees required by the Town of Severance must be submitted prior to having this application processed and that acceptance of this application by the Town of Severance does not necessarily mean that the application is complete under the applicable requirements of the rules and regulations of the Town of Severance.

Applicant _____ 10/03/2023 10-10-23
Date

I certify that I am the owner of the land and/or minerals, which this application concerns and consent to this action.

Applicant _____ Date _____

I certify that I have reviewed the Schedule of Fees and agree to pay all fees and costs authorized by the Severance Municipal Code.

Applicant _____ 10/03/2023 10-10-23
Date

7208 S Tucson Way, Centennial, CO 80112
Billing Address

STAFF

## Fees

Please see attached Fee Sheet for all Fee Descriptions, Check-List and Fee Schedule

$ 250 Total Application Fees Amount

$ NO DEPOSIT Development Review Deposit Amount

## CLERK'S USE ONLY

Deposit Amount Received: $ _____

Date Deposit Received: _____

# HORIZON VIEW HOMES

October 10, 2023

Bill Cornelius
Director of Community Development
Community & Economic Development Department
Town of Severance

**RE: Letter of Intent, 822 Emerald Lakes Street, Block 3, Lot 4 Hidden Valley Filing #6**

The following is Horizon View Homes letter of intent to request a variance for the following single-family detached residential lot located in Hidden Valley Filing No. 6, Section 11, Township 6 North, Range 67 West of the 6th Principal Meridian, Town of Severance, County of Weld, State of Colorado.

Horizon View Homes is seeking the following variance for Block 3, Lot 4 – 822 Emerald Lakes Street:

- Front Setback: we are requesting a 19.5' front setback

The reason for the variance request is the result of a surveying error by York Engineering on the computer model which specifies the location of the stakeout used by the homebuilder for the excavation and construction of the footing and foundation system. Through discussions with York Engineering, it was determined that the background computer model was inadvertently shifted approximately 2.3 feet to the southeast. York's internal office and field checks failed to catch this error until several of the homes were near completion. The error has resulted in this home, and 5 others, encroaching into the front setback (in this case) and side and front setbacks for others.

For Lot 4, the error resulted in a 0.5' front encroachment of the foundation system into the 20' front setback. We are seeking a 0.5' front setback variance for the front bedroom. The Garage remains behind the setback with a 26.3' driveway.

G

The purpose of this variance is to avoid disruption to the community and the expense of removing and rebuilding this and the other homes. In addition, this variance will minimize the impact to this specific homebuyer. It will reduce the time required for them to wait to move into their new home. It will also keep them from having to live in a home that has been either partially or fully reconstructed. The character of the neighborhood as it was envisioned when the plat was created and approved, will remain unchanged.

It is my understanding that there are 8 conditions that must be met for the Board of Adjustments to grant a variance to the code. I have listed them below along with an explanation as to how those conditions are met.

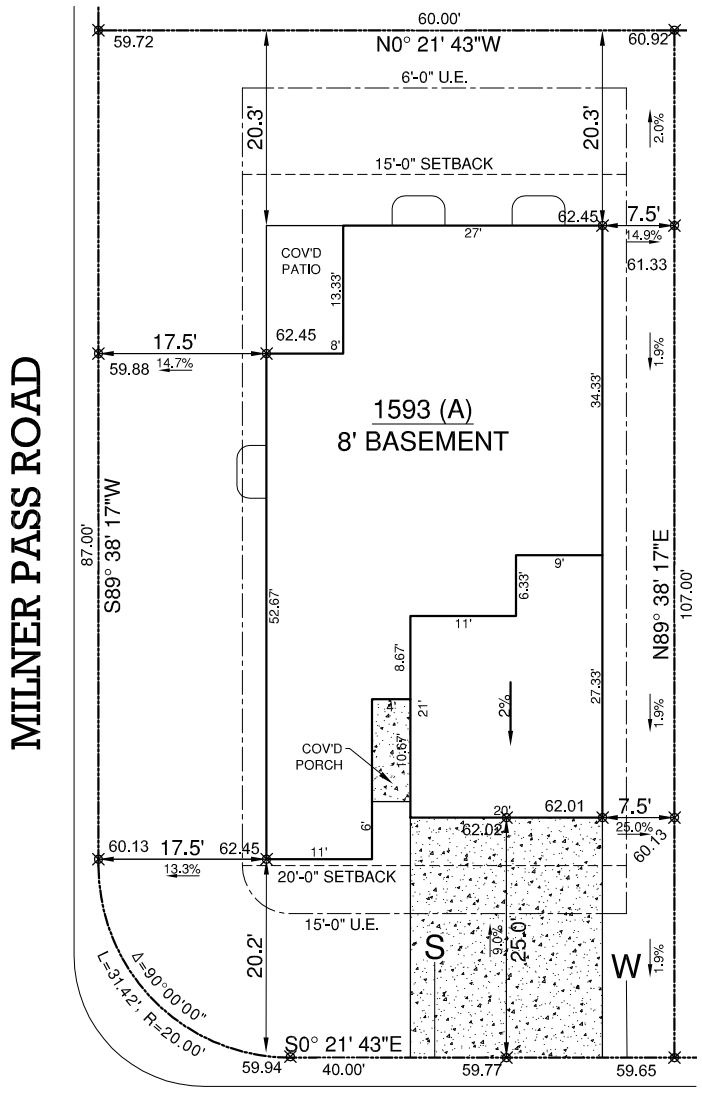
- *There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical condition particular to the affected property.* ***The unique physical circumstance is that the home already exists on the lot. In the normal course of constructing a home, the error was small enough that it could not have been visually detected in the field. It was not detected until we requested an Improvement Location Certificate (ILC). That task generally takes place near the end of the construction process when all exterior physical improvements are in place. This was the case on this lot.***
- *Because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of this Code.* ***The unique physical circumstance will require us to demolish some or all of this home to construct/re-construct a new home that meets the code requirements.***
- *Due to such unique physical circumstances or conditions, the strict application of this Code would create a demonstrated hardship.* ***For York Engineering and Horizon View Homes, strict application of the code would create a financial hardship of at least $150,000. For the homebuyer who was anticipating moving into this home in September or October of this year, there will be a significant hardship related to the change of timing to move into their new home and financial implications related to schedule changes.***
- *The demonstrable hardship is not self-imposed.* ***This hardship was imposed by York Engineering. Although York Engineering is a consultant to Horizon View Homes, it is certainly an independent entity with no affiliation to Horizon View Homes other than its' contractual relationship.***
- *The variance, if granted, will not adversely affect the proposed development or use of adjacent property or the neighborhood.* ***There is no impact to adjacent properties, except for those lots/homes owned by Horizon View Homes. Those impact would not be noticeable to a resident or other individual except on inspection of a plot plan, survey or other technical document.***

- *The variance, if granted, will not change the character of the zoning district in which the property is located.* ***The change due to the variance, if granted, will negligibly impact the character of the current zoning district and I would argue that those changes will not be noticeable to anyone, except possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, is in keeping with the intent of this Code.* ***The change, as a result of the variance will only slightly impact the intent of the current Code and I would argue that those changes will not be noticeable to anyone, except for possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, will not adversely affect the health, safety or welfare of the citizens of the Town.* ***There is nothing in our request that will adversely affect the health, safety or welfare of the citizens of the Town. This variance, if granted, will increase the intersection sight distance improving public safety.***

Thank you for your consideration of this matter.

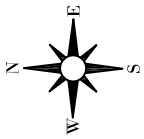
Sincerely,

Joe Stifter
Vice President of Land
Horizon View Homes




LOT 3

# EMERALD LAKES STREET




SCALE: 1" = 20'-0"

LEGEND:

SWALE:

PROPERTY LINE:

SETBACK:

EASEMENT:

DRAINAGE DIRECTION:

ELECTRIC PEDESTAL:

SETBACK:
FRONT - 20'
SIDE - 5'
REAR - 15'
SIDE STREET - 15'
EXCEPTIONS: - 5' FOR B1 L24, B3 L7 & L8, B14 L1 , B17 L26

PUE:
FRONT - 15'
SIDE -5'
REAR - 6'
SIDE STREET - 9'

| | |
|---|---|
| TOP OF FOUNDATION | 63.12 |
| MAX FINISH GRADE ELEV @ FOUNDATION WALL | 62.45 |
| DRIVEWAY SLOPE | 9.0% |
| MAIN FLOOR FINISHED FLOOR | 64.3 |
| FRONT GARAGE FINISHED FLOOR | 62.14 |
| GARAGE FLOOR ELEV. AT ENTRY DOOR | 62.56 |
| ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE | 59.64 |

## SITE & GRADING PLAN

PLAN 1593 (ELEV. A)
LOT 4 BLOCK 3 HIDDEN VALLEY FARM F6
6334 SQ FT
822 EMERALD LAKES STREET
SEVERANCE, COLORADO

PROVIDED FOR:
HORIZON VIEW HOMES
HORIZON VIEW HOMES
3601 NORTH STAGECOACH ROAD, SUITE 202
LONGMONT, CO 80504


York Engineering
7208 S. TUCSON WAY #195
CENTENNIAL, CO 80112
720-990-5900

# SETBACK CERTIFICATION

**THIS COMPLETED FORM MUST BE SUBMITTED FOR APPROVAL PRIOR TO THE UNDERGROUND PLUMBING INSPECTION (BEFORE INSTALLATION OF ANY FRAMING)**

Date: July 6, 2023 Building Permit #: _____

Lot: 4 Block: 3 Subdivision: Hidden Valley Filing 6

Address: 822 Emerald Lakes Street Severance, CO _____

On this 6 day, of July, 2023 a field crew measured the setbacks (distances from all property lines along streets) and offsets (distances from all property lines that are not along streets) for the above referenced property and found them to be in compliance with the approved plans ***and*** the requirements of the Severance Municipal Code.

Signature: Kelby York, PE

(Surveyor)

(SEAL)

COLORADO LICENSED
KELBY M. YORK
52196
07/06/2023
PROFESSIONAL ENGINEER

## CONTRACTOR CERTIFICATION

I, _____ representing _____

have reviewed the setback certification and the approved plans for the above referenced project and concur that the location of this structure is in conformance with the approved plans ***and*** the setback and offset requirements of the Severance Municipal Code. Furthermore, I hereby certify that all portion(s) of the structure to be framed including, but not limited to, garages, porches, decks, cantilevers, bay windows or other structures, shall maintain compliance with said setback and offset requirements.

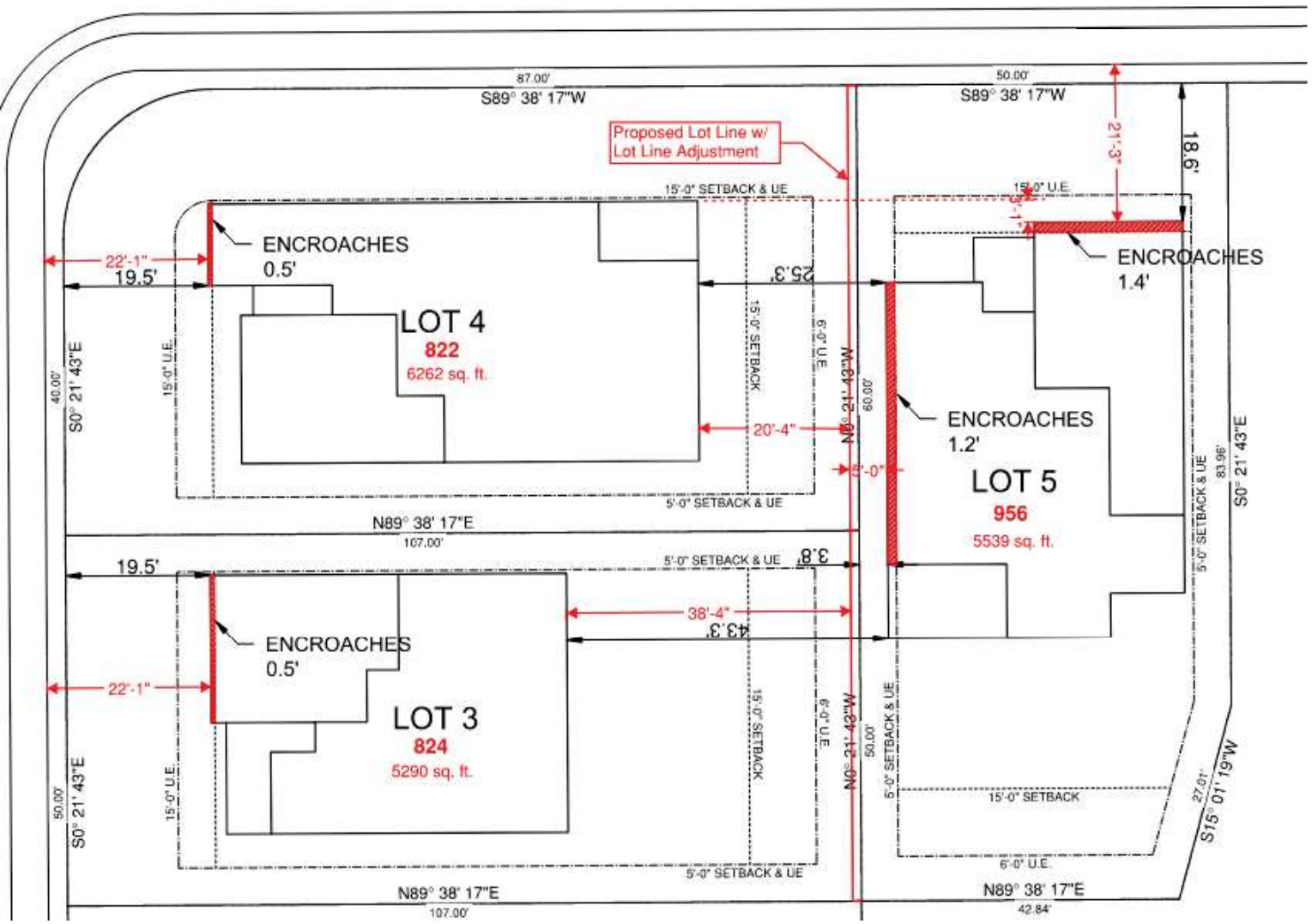
Signature: _____

Title: _____

Date: _____

Revised: 12/23/2019

As built placement of homes on 824&826 Emerald Lakes Street and 956 Milner Pass Rd.  956 Miler encroaches 1.2' onto side setback. We seek a variance to retain the 5'0" setback and move the property line 1.2' and approval of the 19.5' front setback




| Variance table |
| --- |
| Front Setback Variance - 19'6" |

**822 Emerald Lakes**

**Home Construction Status:** This home has been framed and has HVAC, plumbing completed and electrical has started. The roof, windows and siding have also been installed. Excluding lot and permit costs, approximately $150K of work has been paid to date.





**RE: 822 Emerald Lakes Street, Block 3, Lot 4 Hidden Valley Filing #6**
**– Variance Request for front setback**

Dear Resident/Property Owner:

The Town of Severance would like to invite you to a public meeting to discuss the 822 Emerald Lakes Street Variance which may affect your property. The Board of Adjustment meeting will be held on **Tuesday, December 12, 2023** ***at 6:00 P.M. at Severance Town Hall located at 3 S. Timber Ridge Parkway, Severance, Colorado***. The meeting may also be attended virtually. Links can also be found on our website.

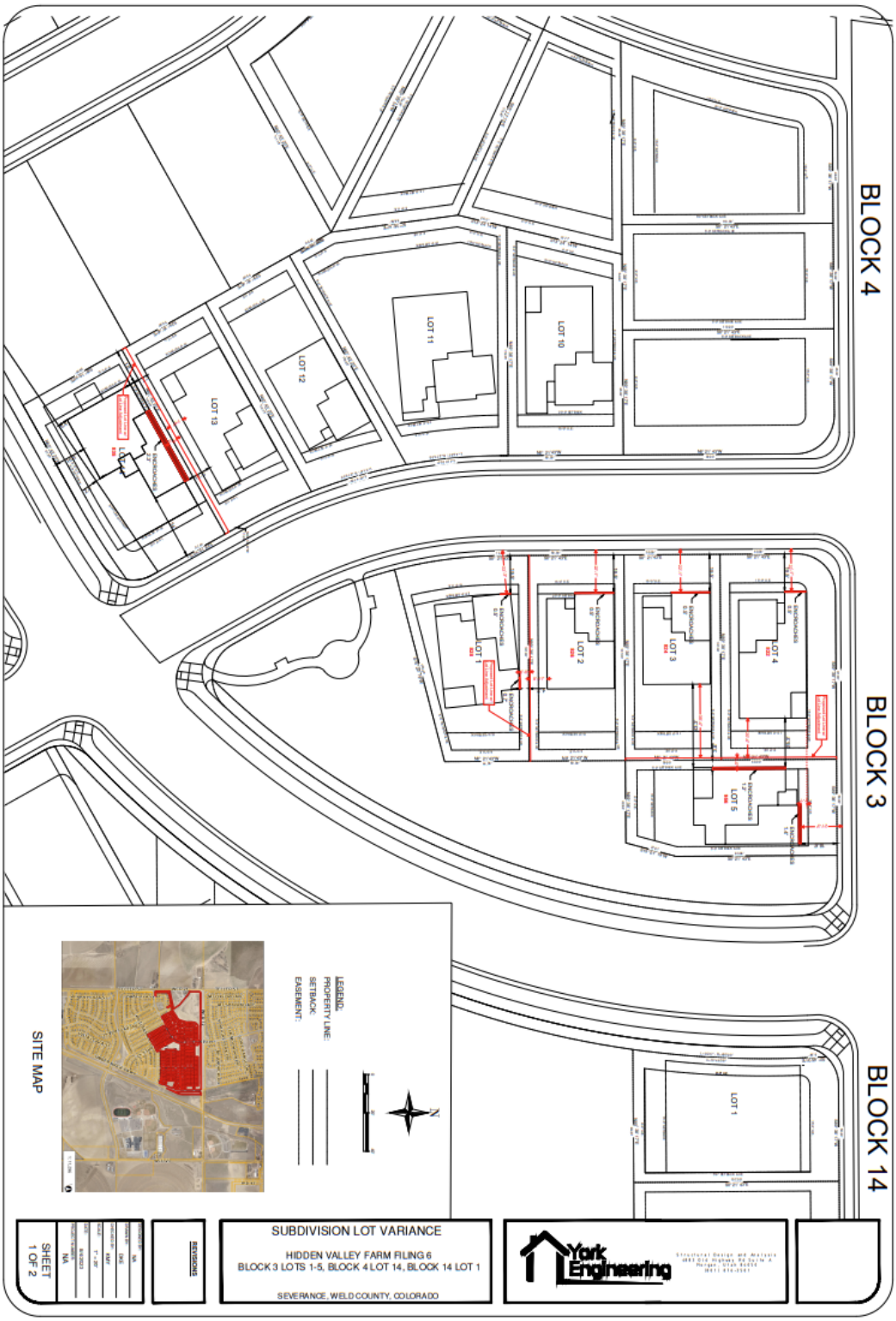
Please note that the schedule is subject to change, to confirm schedule please visit our website at www.townofseverance.org or call at 970-686-1218.

The Town of Severance considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's consideration of this proposal. If you are unable to attend the meeting, but would like to provide input, written comments are welcome. You may contact Shani Porter at 970-686-1218 or at sporter@townofseverance.org.

The list of affected property owners for this public notice is derived from official records of the Weld County Assessor by the applicant. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,
TOWN OF SEVERANCE

Shani Porter
Town Planner


BLOCK 4
BLOCK 3
BLOCK 14
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 10
LOT 11
LOT 12
LOT 13
SITE MAP
LEGEND:
PROPERTY LINE:
SETBACK:
EASEMENT:
SUBDIVISION LOT VARIANCE
HIDDEN VALLEY FARM FILING 6
BLOCK 3 LOTS 1-5, BLOCK 4 LOT 14, BLOCK 14 LOT 1
SEVERANCE, WELD COUNTY, COLORADO
York Engineering
SHEET
1 OF 2

**RESOLUTION NO. 2023 - 57R**

**A RESOLUTION OF THE SEVERANCE ZONING BOARD OF ADJUSTMENT, APPROVING A VARIANCE REQUEST FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE AND COMMONLY KNOWN AS 822 EMERALD LAKES STREET**

**WHEREAS**, Horizon View Homes ("Applicant"), as owner of certain real property legally described as Lot 4, Block 3, Hidden Valley Filing No. 6 and commonly known as 822 Emerald Lakes Street ("Property"), has submitted a variance request for the Property which would reduce the front setback requirement for the Property to 19.5' (the "Variance"); and

**WHEREAS**, on December 12, 2023, the Board of Adjustment held a public hearing on the Variance in accordance with Section 16.19.150 of the Severance Municipal Code ("Code"); and

**WHEREAS**, the Board of Adjustment, after reviewing the Variance and considering the testimony, evidence and argument presented at the public hearing, finds and determines the Variance meets the relevant standards and review criteria set forth in Section 16.19.150 of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE BOARD OF ADJUSTMENT:

1. The Severance Board of Adjustment hereby approves the Variance subject to and contingent upon the following conditions:

a. Approval of the Variance shall lapse and be considered null and void:

1. If the variance is not exercised (e.g., building permit obtained, substantial construction commenced) within 180 days of the date this approval;

2. If the Town finds that redevelopment or modification of the subject property makes compliance with this Code possible without the previously approved variance; or

3. If the Town finds that the alleged hardship or difficulty upon which the variance is based has been eliminated.

PASSED AND ADOPTED this ____ day of _____, 2023.

_____
Chairperson

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 525 - **Resolution 2023-58R**: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 824 Emerald Lakes Street | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

Town Staff asks that the Town Council review, discuss and take action on Resolution 2023-58R: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 824 Emerald Lakes Street

1. Approve Resolution 2023-58R
2. Approve Resolution 2023-58R with modifications
2. Take No Action.

**Resolution**
**Variance**

## BRIEF SUMMARY

The variance is being requested as the result of a surveying error on the computer model which specifies the location of the stakeout used by the home builder for the excavation and construction of the footing and foundations system. The home is currently located 19.5' from the front setback instead of the required 20 foot setback. The home is also located 5.0' from the required 7.5' side setback and is also only 5,200 in lot size from the required 6,000 s.f. The setback errors and lot size was discovered at time of the ILC and as such the home is near completion.

## PUBLIC SUPPORT/CONCERN

None at this time

## ANALYSIS AND RECOMMENDATION

Town Staff recommends Town Council review the variance request and take action.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. 824 Emerald - Variance App
2. 824 Emerald Lake - Neighborhood Letter
3. Reso 2023-58R - BOA_824 Emerald Lakes Street



# SEVERANCE: HOMETOWN | VISION |

## PRE-APPLICATION CONFERENCE CHECKLIST & APPLICATION REQUIREMENTS

STAFF

**Name of Project:** Hidden Valley Filing No. 6 **Project ID:** _____

### GENERAL LAND USE APPLICATION TYPE

Application Type: (Check all that apply)

_____ Annexation
_____ Zoning
_____ Planned Development Overlay
_____ Administrative Review

_____ Concept Plan
_____ Preliminary Plat
_____ Final Plat
_____ Site Plan

_____ Oil & Gas Conditional Use
x Other Variance to front and side setbacks and minimum lot size

APPLICANT

OWNER of the Property: Horizon View Homes
Address: 3601 North Stagecoach Road, Suite 202, Longmont, CO

Phone Number: (720) 438-7171 Email: lbuschar@Aspenviewhomes.net

(If different from Owner)
Applicant's Name: _____
Address: _____

Email Address: _____
Phone Number: _____

### Project Information (as applicable)

Project Location: 824 Emerald Lakes Street - Lot 3 Block 3 Hidden Valley Farm F6
Existing Use: Residential Proposed Use: N/A
Existing Zoning: Suburban Perimeter Proposed Zoning: N/A
No. Existing Residential Lots: 1 No. Proposed Residential Lots: N/A
No. Existing Commercial Lots: 0 No. Proposed Commercial Lots: N/A
Total Development Area (Acres): .14 Total Civic Area: N/A
Total Residential (Acres): .14 Total Non-Residential (Acres): N/A
Total Open Space (Acres): 0 Total Number of Proposed Phases: N/A
Acres per Phase: 0 Lots per Phase: N/A

## LAND USE APPLICATION

STAFF

All items selected in this section are to be submitted with the initial application unless waived or delayed by staff. 2 copies of all scaled drawings will be required in 1 full size (24x36) and 1 (11x17). Any other documentation such as drainage reports, or legal documentation will be printed on 8.5" x 11".
**Electronic PDF copies of all submittal materials is required.**

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| 2 | Land Use Application |
| 2 | Application Fees & Fee Agreement (See Attached Fee Description) |
| 2 | Letter of Intent |
| | Annexation Petition |
| | Annexation Impact Report |
| | Annexation Map |
| 2 | Title Commitment |
| 2 | Property Tax Statement * |
| 1 set ** | Mailing Labels 1000 Radius from Project * |
| 1 | Affidavit of Sign Posting |
| | Zoning Map |
| 2 | 8 1/2" x 11" Legal Description(s) |
| | Concept Plan |
| | Preliminary Plat |
| | Drainage Plan |
| | Drainage Report |
| | Utility Plans |
| | Utility Report |
| | Soils Report / Geotechnical Report |
| 1 set | Stamped Envelopes |
| | * Narrative (see below) |

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| | Landscape & Open Space Plan |
| | Traffic Study |
| | Mineral / Oil & Gas Rights Documentation |
| | Oil & Gas Surface Use Agreement |
| | Ecological Characterization Study |
| | Phase I Environmental Study |
| | Final Plat |
| | Floodplain Use Permit |
| | Row Access Permits |
| 2 | * Site Plan Map |
| | Exterior Elevations of all Proposed Structures |
| | Lighting Plan |
| | Sound Mitigation Plan |
| | Development Agreement |
| | Covenants & HOA Regulations |
| | Draft Management Plan |
| | Final Management Plan |
| | Planned Development Overlay Materials |
| | Other Agreements |
| | All drawings in DWG format |
| 2 | Vicinity Map |
| 2 | Variance Table added to Site Plan/Plat |

* Available on Weld County Website: www.co.weld.co.us/departments/assessor/propertyinformationportal

**Notes**

** Labels must be **printed** and **placed** on **envelopes**



## LAND USE APPLICATION

STAFF

| Items to be Addressed | MANAGEMENT PLAN CHECKLIST |
|---|---|
| N/A | What is the theme of the development? |
| N/A | How does the development theme and pattern support:<br>1. The Comprehensive Plan (All Sections)?<br>2. The Zoning District?<br>3. Density?<br>4. Diversity?<br>5. Land Use?<br>6. Connectivity?<br>7. Open Space? |
| N/A | What is the roadway network associated with this development? |
| N/A | What treatments are applied to the roadways on the perimeter and internal to the development? |
| N/A | What is the lot layout associated with this development? |
| N/A | How does the lot layout interface with the roadway network? |
| N/A | How is the lot size diversity accomplished? |
| N/A | What are the setbacks proposed for each lot? |
| N/A | How do the street designs, lot sizes & setbacks enhance the streetscape? |
| N/A | Where are the common areas in the subdivision? |
| N/A | What are the purposes of the common areas in the subdivision? |
| N/A | How are the common areas finished? |
| N/A | How are the common areas managed? |
| N/A | What is the fencing plan for the development? |
| N/A | What amenities are included in the development? |
| N/A | How are amenities managed? |
| N/A | How are entries to the development enhanced? |
| N/A | How is connectivity within and outside the development achieved? |
| N/A | How are architectural and landscape designs on individual lots managed? |
| N/A | If commercial, how is landscape design achieved? |
| N/A | What is the irrigation system, including sources of water? |
| N/A | How is potable water supplied to the project? |
| N/A | Is there adequate potable water obtainable for the project? |
| N/A | How is storm water being managed? |
| N/A | How will common area landscape be maintained? |
| N/A | How will the development handle sanitary sewer? |
| N/A | How is off-street parking being addressed? |
| N/A | How is exterior lighting being addressed? |
| N/A | What is the potential impact on adjacent neighborhoods? |
| N/A | If noise or smells are associated with the development, what are the plans for mitigation? |
| N/A | Are there existing or proposed mineral development / Oil & Gas? |
| N/A | What is the state of ownership of Oil & Gas minerals? |
| N/A | How are conflicts between project and Oil & Gas development managed? |
| | |
| | |
| | |
| | |
| | |
| | |

# LAND USE APPLICATION

APPLICANT

## Consultants

Planner / Architect:

Address

Phone | Email

City, State, Zip

Kelby York
Engineer
(720) 990-5900
Phone Number | Email

Address

City, State, Zip

Other

Address

Phone Number | Email

City, State, Zip

## Certification

I certify that the information and exhibits submitted are true and correct to the best of my knowledge. In filling out this application, I am acting with the knowledge and consent of the property owners. I understand that all material and fees required by the Town of Severance must be submitted prior to having this application processed and that acceptance of this application by the Town of Severance does not necessarily mean that the application is complete under the applicable requirements of the rules and regulations of the Town of Severance.

Applicant

~~10/03/2023~~ 10-10-23
Date

I certify that I am the owner of the land and/or minerals, which this application concerns and consent to this action.

Applicant

Date

I certify that I have reviewed the Schedule of Fees and agree to pay all fees and costs authorized by the Severance Municipal Code.

Applicant

~~10/03/2023~~ 10-10-23
Date

7208 S Tucson Way, Centennial, CO 80112
Billing Address

STAFF

## Fees

Please see attached Fee Sheet for all Fee Descriptions, Check-List and Fee Schedule

$ 250 — Total Application Fees Amount

$ NO DEPOSIT — Development Review Deposit Amount

## CLERK'S USE ONLY

Deposit Amount Received: $

Date Deposit Received:

# HORIZON VIEW HOMES

October 10, 2023

Bill Cornelius
Director of Community Development
Community & Economic Development Department
Town of Severance

**RE: Letter of Intent, 824 Emerald Lakes Street, Block 3, Lot 3 Hidden Valley Filing #6**

The following is Horizon View Homes letter of intent to request a variance for the following single-family detached residential lot located in Hidden Valley Filing No. 6, Section 11, Township 6 North, Range 67 West of the 6th Principal Meridian, Town of Severance, County of Weld, State of Colorado.

Horizon View Homes is seeking the following variance for Block 3, Lot 3 – 824 Emerald Lakes Street:

- Side Setback: we are requesting a 5.0' side setback in lieu of the new code requirement of 7.5'.
- Front Setback: we are requesting a 19.5' front setback
- Minimum Lot Size: we are requesting a minimum lot size of 5,200 SF in lieu of the new code requirement of 6,000 SF

The reason for the variance request is the result of a surveying error by York Engineering on the computer model which specifies the location of the stakeout used by the homebuilder for the excavation and construction of the footing and foundation system. Through discussions with York Engineering, it was determined that the background computer model was inadvertently shifted approximately 2.3 feet to the southeast. York's internal office and field checks failed to catch this error until several of the homes were near completion. The error has resulted in this home, and 5 others, encroaching into the front setback (in this case) and side and front setbacks for others.

For Lot 3, the error resulted in a 0.5' front encroachment of the foundation system into the 20'

front setback. This encroachment will leave a 19.5' front setback however it will still leave 22.1' from the sidewalk to the front of the garage, which is sufficient to park a car in the driveway without obstructing the sidewalk.

Given the continuation of the side setback requirement of 5.0' and the minimum lot size of 5,000 SF, as was approved with the Hidden Valley Filing No. 6 final plat, no variance would be required for side setback or lot size. The size of the lot and the location of the home relative to the side setbacks has not changed. However, this variance, if granted, will trigger the need to meet current code requirements. The current code requirement for a side setback is 7.5' and for minimum lot size is 6,000 SF. Because we platted this lot under the old code, we are required to seek a variance to come in compliance with the new code.

The purpose of this variance is to avoid disruption to the community and the expense of removing and rebuilding this and the other homes. In addition, this variance will minimize the impact to this specific homebuyer. It will reduce the time required for them to wait to move into their new home. It will also keep them from having to live in a home that has been either partially or fully reconstructed. For this specific lot, if it were not for the change in code subsequent to the time this final plat was approved, the need to adjust the lot line would not create the need for a variance. The character of the neighborhood as it was envisioned when the plat was created and approved, will remain unchanged.

It is my understanding that there are 8 conditions that must be met for the Board of Adjustments to grant a variance to the code. I have listed them below along with an explanation as to how those conditions are met.

- *There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical condition particular to the affected property.* ***The unique physical circumstance is that the home already exists on the lot. In the normal course of constructing a home, the error was small enough that it could not have been visually detected in the field. It was not detected until we requested an Improvement Location Certificate (ILC). That task generally takes place near the end of the construction process when all exterior physical improvements are in place. This was the case on this lot.***

- *Because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of this Code.* ***The unique physical circumstance will require us to demolish some or all of this home to construct/re-construct a new home that meets the code requirements.***
- *Due to such unique physical circumstances or conditions, the strict application of this Code would create a demonstrated hardship.* ***For York Engineering and Horizon View Homes, strict application of the code would create a financial hardship of at least $190,000. For the homebuyer who was anticipating moving into this home in September or October of this year, there will be a significant hardship related to the change of timing to move into their new home and financial implications related to schedule changes.***
- *The demonstrable hardship is not self-imposed.* ***This hardship was imposed by York Engineering. Although York Engineering is a consultant to Horizon View Homes, it is certainly an independent entity with no affiliation to Horizon View Homes other than its' contractual relationship.***
- *The variance, if granted, will not adversely affect the proposed development or use of adjacent property or the neighborhood.* ***There is no impact to adjacent properties, except for those lots/homes owned by Horizon View Homes. Those impacts are only to support previously approved side setbacks and minimum lot size that would not otherwise be noticeable to a resident or other individual except on inspection of a plot plan, survey or other technical document.***
- *The variance, if granted, will not change the character of the zoning district in which the property is located.* ***Other than the 0.5' front setback variance, the change requested, other than the variance itself, will result in homes that meet the character of the zoning district in which they were originally platted. The change due to the variance, if granted, will negligibly impact the character of the current zoning district and I would argue that those changes will not be noticeable to anyone, except possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, is in keeping with the intent of this Code.* ***The intent of the Code under which this lot was originally platted will remain unchanged. The change as a result of the variance will only slightly impact the intent of the current Code and I would argue that those changes will not be noticeable to anyone, except for possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, will not adversely affect the health, safety or welfare of the citizens of the Town.* ***There is nothing in our request that will adversely affect the health, safety or welfare of the citizens of the Town. If granted will increase the intersection sight distance improving public safety.***

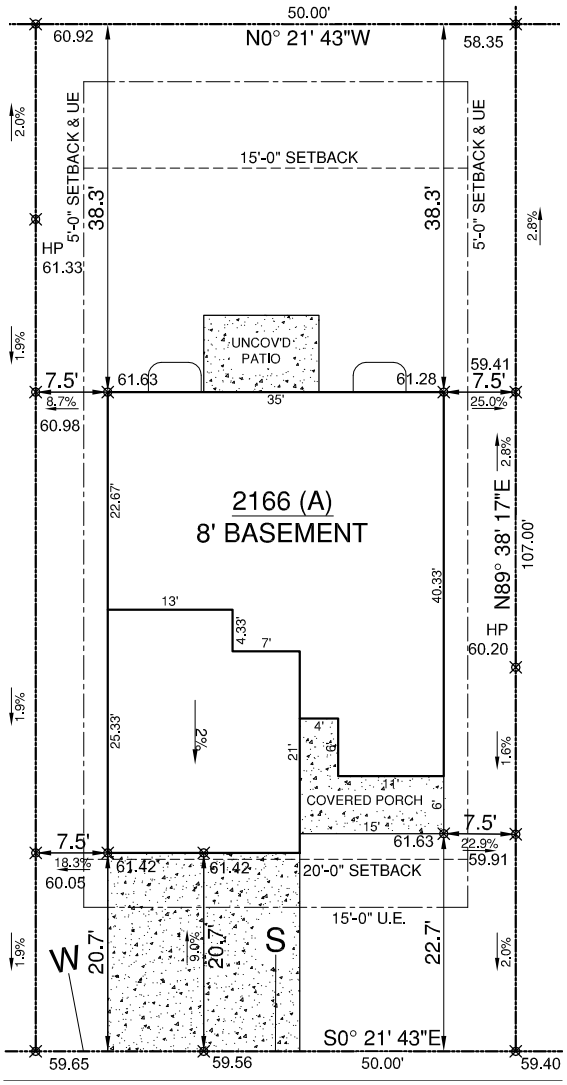
Thank you for your consideration of this matter.

Sincerely,



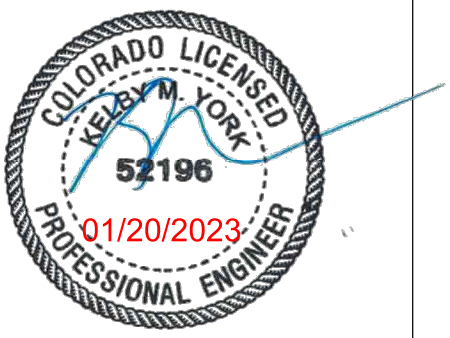
Joe Stifter

Vice President of Land
Horizon View Homes

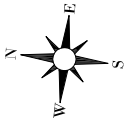



LOT 4

LOT 2




# EMERALD LAKES STREET




SCALE: 1" = 20'-0"

LEGEND:

SWALE:

PROPERTY LINE:

SETBACK:

EASEMENT:

DRAINAGE DIRECTION:

ELECTRIC PEDESTAL:

SETBACK:
FRONT - 20'
SIDE - 5'
REAR - 15'
SIDE STREET - 15'
EXCEPTIONS: - 5' FOR B1 L24, B3 L7 & L8, B14 L1 , B17 L26

PUE:
FRONT - 15'
SIDE -5'
REAR - 6'
SIDE STREET - 9'

| | |
|---|---|
| TOP OF FOUNDATION | 62.3 |
| MAX FINISH GRADE ELEV @ FOUNDATION WALL | 61.63 |
| DRIVEWAY SLOPE | 9.0% |
| MAIN FLOOR FINISHED FLOOR | 63.48 |
| FRONT GARAGE FINISHED FLOOR | 61.42 |
| GARAGE FLOOR ELEV. AT ENTRY DOOR | 61.93 |
| ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE | 58.92 |

## SITE & GRADING PLAN

PLAN 2166 (ELEV. A)
LOT 3 BLOCK 3 HIDDEN VALLEY FARM F6
5350 SQ FT
824 EMERALD LAKES STREET
SEVERANCE, COLORADO

PROVIDED FOR:
HORIZON VIEW HOMES
HORIZON VIEW HOMES
3601 NORTH STAGECOACH ROAD, SUITE 202
LONGMONT, CO 80504

York Engineering
7208 S. TUCSON WAY #195
CENTENNIAL, CO 80112
720-990-5900

# SETBACK CERTIFICATION

**THIS COMPLETED FORM MUST BE SUBMITTED FOR APPROVAL PRIOR TO THE UNDERGROUND PLUMBING INSPECTION (BEFORE INSTALLATION OF ANY FRAMING)**

Date: May 31, 2023 Building Permit #: _____

Lot: 3 Block: 3 Subdivision: Hidden Valley Filing 6

Address: 824 Emerald Lakes Street Severance, CO _____

On this 30 day, of May, 2023 a field crew measured the setbacks (distances from all property lines along streets) and offsets (distances from all property lines that are not along streets) for the above referenced property and found them to be in compliance with the approved plans ***and*** the requirements of the Severance Municipal Code.

Signature: Kelby York, PE
(Surveyor)

SEAL

COLORADO LICENSED
KELBY M. YORK
52196
05/31/23
PROFESSIONAL ENGINEER

## CONTRACTOR CERTIFICATION

I, _____ representing _____

have reviewed the setback certification and the approved plans for the above referenced project and concur that the location of this structure is in conformance with the approved plans ***and*** the setback and offset requirements of the Severance Municipal Code. Furthermore, I hereby certify that all portion(s) of the structure to be framed including, but not limited to, garages, porches, decks, cantilevers, bay windows or other structures, shall maintain compliance with said setback and offset requirements.

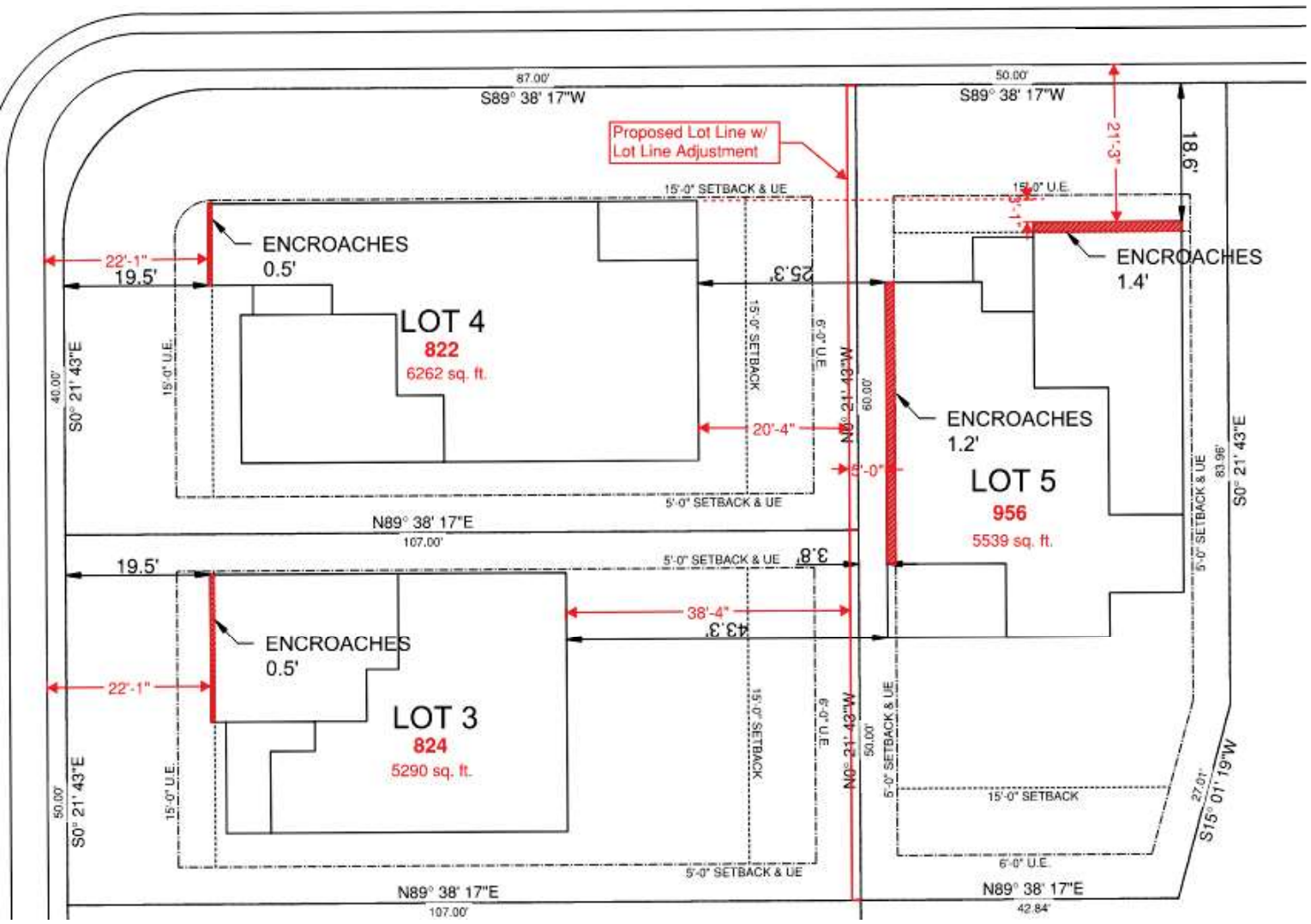
Signature: _____

Title: _____

Date: _____

Revised: 12/23/2019

As built placement of homes on 824&826 Emerald Lakes Street and 956 Milner Pass Rd.  956 Miler encroaches 1.2' onto side setback. We seek a variance to retain the 5'0" setback and move the property line 1.2' and approval of the 19.5' front setback




| Variance table |
| --- |
| Side Setback Variance - 5'0"<br>Front Setback Variance - 19'6"<br>Minimum Lot size - 5,200 ft^2 |

**824 Emerald Lakes**

**Home Construction Status:** This home has been framed and has HVAC, plumbing, electrical, roof, windows and siding installed. Insulation is installed and drywall has been hung but not completely finished. Excluding lot and permit costs, approximately $190K of work has been paid to date.





**Encroachment Issues:** This home has a front (garage) setback encroachment of 0.5 feet.

**RE: 824 Emerald Lakes Street, Block 3, Lot 3 Hidden Valley Filing #6**
**– Variance Request for front setback, side setback, minimum lot size**

Dear Resident/Property Owner:

The Town of Severance would like to invite you to a public meeting to discuss the 82Emerald Lakes Street Variance which may affect your property. The Board of Adjustment meeting will be held on **Tuesday, December 12, 2023** ***at 6:00 P.M. at Severance Town Hall located at 3 S. Timber Ridge Parkway, Severance, Colorado***. The meeting may also be attended virtually. Links can also be found on our website.

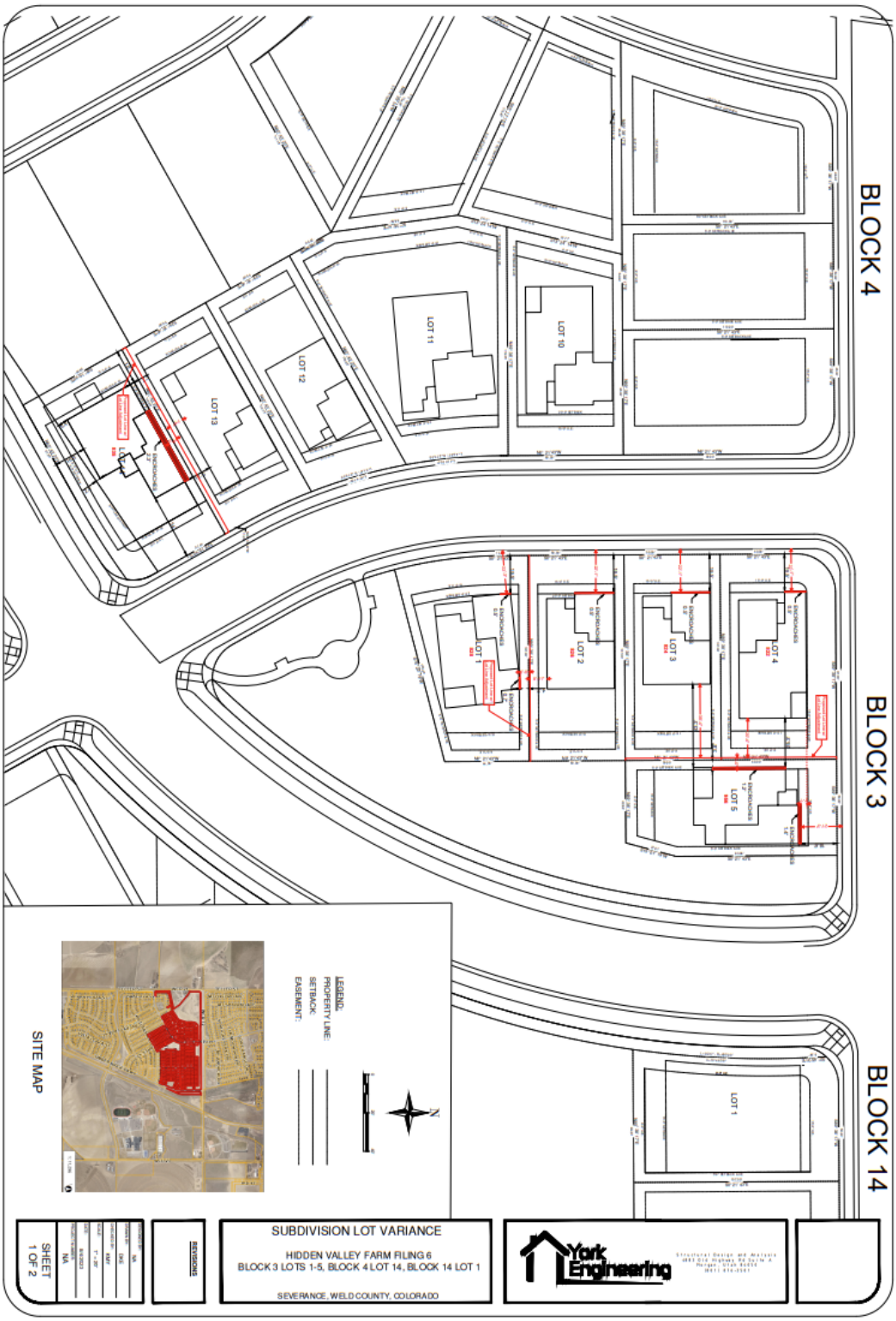
Please note that the schedule is subject to change, to confirm schedule please visit our website at www.townofseverance.org or call at 970-686-1218.

The Town of Severance considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's consideration of this proposal. If you are unable to attend the meeting, but would like to provide input, written comments are welcome. You may contact Shani Porter at 970-686-1218 or at sporter@townofseverance.org.

The list of affected property owners for this public notice is derived from official records of the Weld County Assessor by the applicant. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,
TOWN OF SEVERANCE

Shani Porter
Town Planner


BLOCK 4
BLOCK 3
BLOCK 14
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 10
LOT 11
LOT 12
LOT 13
SITE MAP
LEGEND:
PROPERTY LINE:
SETBACK:
EASEMENT:
SUBDIVISION LOT VARIANCE
HIDDEN VALLEY FARM FILING 6
BLOCK 3 LOTS 1-5, BLOCK 4 LOT 14, BLOCK 14 LOT 1
SEVERANCE, WELD COUNTY, COLORADO
SHEET
1 OF 2
REVISIONS
York Engineering

**RESOLUTION NO. 2023 - 58R**

**A RESOLUTION OF THE SEVERANCE ZONING BOARD OF ADJUSTMENT, APPROVING A VARIANCE REQUEST FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE AND COMMONLY KNOWN AS 824 EMERALD LAKES STREET**

**WHEREAS**, Horizon View Homes ("Applicant"), as owner of certain real property legally described as Lot 3, Block 3, Hidden Valley Filing No. 6 and commonly known as 824 Emerald Lakes Street ("Property"), has submitted a variance request for the Property which would reduce the front and side setback together with the minimum lot size requirements for the Property to, 19.5', 5.0', and 5,200 s.f., respectively (the "Variance"); and

**WHEREAS**, on December 12th, the Board of Adjustment held a public hearing on the Variance in accordance with Section 16.19.150 of the Severance Municipal Code ("Code"); and

**WHEREAS**, the Board of Adjustment, after reviewing the Variance and considering the testimony, evidence and argument presented at the public hearing, finds and determines the Variance meets the relevant standards and review criteria set forth in Section 16.19.150 of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE BOARD OF ADJUSTMENT:

1. The Severance Board of Adjustment hereby approves the Variance subject to and contingent upon the following conditions:

a. Approval of the Variance shall lapse and be considered null and void:

1. If the variance is not exercised (e.g., building permit obtained, substantial construction commenced) within 180 days of the date this approval;

2. If the Town finds that redevelopment or modification of the subject property makes compliance with this Code possible without the previously approved variance; or

3. If the Town finds that the alleged hardship or difficulty upon which the variance is based has been eliminated.

PASSED AND ADOPTED this ____ day of _____, 2023.

_____
Chairperson

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 541 - **Resolution 2023-59R**: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 826 Emerald Lakes Street | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

Town Staff asks that the Town Council review, discuss and take action on Resolution 2023-59R: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 826 Emerald Lakes Street

1. Approve Resolution 2023-59R
2. Approve Resolution 2023-59R with modifications
2. Take No Action.

**Resolution**
**Variance**

## BRIEF SUMMARY

The variance is being requested as the result of a surveying error on the computer model which specifies the location of the stakeout used by the home builder for the excavation and construction of the footing and foundations system. The home is currently located 19.5' from the front setback instead of the required 20 foot setback. The home is also located 5.0' from the required 7.5' side setback and is also only 5,200 in lot size from the required 6,000 s.f. The setback errors and lot size was discovered at time of the ILC and as such the home is near completion.

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

Town Staff recommends Town Council review the variance request and take action.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. 826 Emerald - Variance App
2. 826 Emerald Lake - Neighborhood Letter
3. Reso 2023-59R - BOA_826 Emerald Lakes St



# SEVERANCE: HOMETOWN | VISION |

## PRE-APPLICATION CONFERENCE CHECKLIST & APPLICATION REQUIREMENTS

STAFF

**Name of Project:** Hidden Valley Filing No. 6 **Project ID:** _____

### GENERAL LAND USE APPLICATION TYPE

Application Type: (Check all that apply)

_____ Annexation
_____ Zoning
_____ Planned Development Overlay
_____ Administrative Review
_____ Concept Plan
_____ Preliminary Plat
_____ Final Plat
_____ Site Plan
_____ Oil & Gas Conditional Use
x Other Variance to front & side setbacks and minimum lot size.

APPLICANT

OWNER of the Property: Horizon View Homes
Address: 3601 North Stagecoach Road, Suite 202, Longmont, CO
Phone Number: (720) 438-7171 Email: tbuschar@Aspenviewhomes.net

(If different from Owner)
Applicant's Name: _____
Address: _____
Email Address: _____
Phone Number: _____

### Project Information (as applicable)

Project Location: 826 Emerald Lakes Street - Lot 2 Block 3 Hidden Valley Farm F6
Existing Use: Residential
Proposed Use: N/A
Existing Zoning: Suburban Perimeter
Proposed Zoning: N/A
No. Existing Residential Lots: 1
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No. Proposed Commercial Lots: N/A
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Lots per Phase: N/A

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**Notes**

** Labels must be printed and placed on envelopes



## LAND USE APPLICATION

STAFF

| Items to be Addressed | MANAGEMENT PLAN CHECKLIST |
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| N/A | What is the theme of the development? |
| N/A | How does the development theme and pattern support:<br>1. The Comprehensive Plan (All Sections)?<br>2. The Zoning District?<br>3. Density?<br>4. Diversity?<br>5. Land Use?<br>6. Connectivity?<br>7. Open Space? |
| N/A | What is the roadway network associated with this development? |
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| N/A | Where are the common areas in the subdivision? |
| N/A | What are the purposes of the common areas in the subdivision? |
| N/A | How are the common areas finished? |
| N/A | How are the common areas managed? |
| N/A | What is the fencing plan for the development? |
| N/A | What amenities are included in the development? |
| N/A | How are amenities managed? |
| N/A | How are entries to the development enhanced? |
| N/A | How is connectivity within and outside the development achieved? |
| N/A | How are architectural and landscape designs on individual lots managed? |
| N/A | If commercial, how is landscape design achieved? |
| N/A | What is the irrigation system, including sources of water? |
| N/A | How is potable water supplied to the project? |
| N/A | Is there adequate potable water obtainable for the project? |
| N/A | How is storm water being managed? |
| N/A | How will common area landscape be maintained? |
| N/A | How will the development handle sanitary sewer? |
| N/A | How is off-street parking being addressed? |
| N/A | How is exterior lighting being addressed? |
| N/A | What is the potential impact on adjacent neighborhoods? |
| N/A | If noise or smells are associated with the development, what are the plans for mitigation? |
| N/A | Are there existing or proposed mineral development / Oil & Gas? |
| N/A | What is the state of ownership of Oil & Gas minerals? |
| N/A | How are conflicts between project and Oil & Gas development managed? |
| | |
| | |
| | |
| | |
| | |
| | |

# LAND USE APPLICATION

APPLICANT

## Consultants

Planner / Architect:

Address

Phone

Email

City, State, Zip

Kelby York

Engineer

Address

(720) 990-5900

Phone Number

Email

City, State, Zip

Other

Address

Phone Number

Email

City, State, Zip

## Certification

I certify that the information and exhibits submitted are true and correct to the best of my knowledge. In filling out this application, I am acting with the knowledge and consent of the property owners. I understand that all material and fees required by the Town of Severance must be submitted prior to having this application processed and that acceptance of this application by the Town of Severance does not necessarily mean that the application is complete under the applicable requirements of the rules and regulations of the Town of Severance.

Applicant

~~10/03/2023~~ 10-10-23

Date

I certify that I am the owner of the land and/or minerals, which this application concerns and consent to this action.

Applicant

Date

I certify that I have reviewed the Schedule of Fees and agree to pay all fees and costs authorized by the Severance Municipal Code.

Applicant

~~10/03/2023~~ 10-10-23

Date

7208 S Tucson Way, Centennial, CO 80112

Billing Address

STAFF

## Fees

Please see attached Fee Sheet for all Fee Descriptions, Check-List and Fee Schedule

$ 250 — Total Application Fees Amount

$ NO DEPOSIT — Development Review Deposit Amount

## CLERK'S USE ONLY

Deposit Amount Received: $

Date Deposit Received:

# HORIZON VIEW HOMES

October 10, 2023

Bill Cornelius
Director of Community Development
Community & Economic Development Department
Town of Severance

**RE: Letter of Intent, 826 Emerald Lakes Street, Block 3, Lot 2 Hidden Valley Filing #6**

The following is Horizon View Homes letter of intent to request a variance for the following single-family detached residential lot located in Hidden Valley Filing No. 6, Section 11, Township 6 North, Range 67 West of the 6th Principal Meridian, Town of Severance, County of Weld, State of Colorado.

Horizon View Homes is seeking the following variance for Block 3, Lot 2 – 826 Emerald Lakes Street:

- Side Setback: we are requesting a 5.0' side setback in lieu of the new code requirement of 7.5'.
- Front Setback, we are requesting a 19.5' front setback
- Minimum Lot Size: we are requesting a minimum lot size of 5,200 SF in lieu of the new code requirement of 6,000 SF

The reason for the variance request is the result of a surveying error by York Engineering on the computer model which specifies the location of the stakeout used by the homebuilder for the excavation and construction of the footing and foundation system. Through discussions with York Engineering, it was determined that the background computer model was inadvertently shifted approximately 2.3 feet to the southeast. York's internal office and field checks failed to catch this error until several of the homes were near completion. The error has resulted in this home, and 5 others, encroaching into the side and front setbacks.

To resolve the concern, we seek to adjust the property line between lots 1 and 2 0.7' to the north. This will create an 8.9' side setback on lot 2, which meets code but will shrink the size of

lot 2 from 5,350 SF to 5,275 SF. Although this new lot size will not meet the minimum lot size for the current code, it does meet the minimum lot size that was in place at the time the final plat was approved.

Additionally, for Lot 2, the error resulted in a 0.5' front encroachment of the foundation system into the 20' front setback. We are seeking a 0.5' front setback variance to account for this encroachment. This encroachment will result in a 19.5' front setback however it will still leave 22.1' from the sidewalk to the front of the garage, which is sufficient to park a car in the driveway without obstructing the sidewalk.

Given the continuation of the side setback requirement of 5.0' and the minimum lot size of 5,000 SF, as was approved with the Hidden Valley Filing No. 6 final plat, no variance would be required for side setback or lot size. However, the lot line adjustment will trigger the need to meet current code requirements. The current code requirement for a side setback is 7.5' and for minimum lot size is 6,000 SF. Because we cannot make the lot line adjustment between lots 1 and 2 without violating the new side setback and lot size requirements, we are required to seek a variance.

The purpose of this variance is to avoid disruption to the community and the expense of removing and rebuilding this and the other homes. In addition, this variance will minimize the impact to this specific homebuyer. It will reduce the time required for them to wait to move into their new home. It will also keep them from having to live in a home that has been either partially or fully reconstructed. For this specific lot, if it were not for the change in code subsequent to the time this final plat was approved, the need to adjust the lot line would not create the need for a variance. The character of the neighborhood as it was envisioned when the plat was created and approved, will remain unchanged.

It is my understanding that there are 8 conditions that must be met for the Board of Adjustments to grant a variance to the code. I have listed them below along with an explanation as to how those conditions are met.

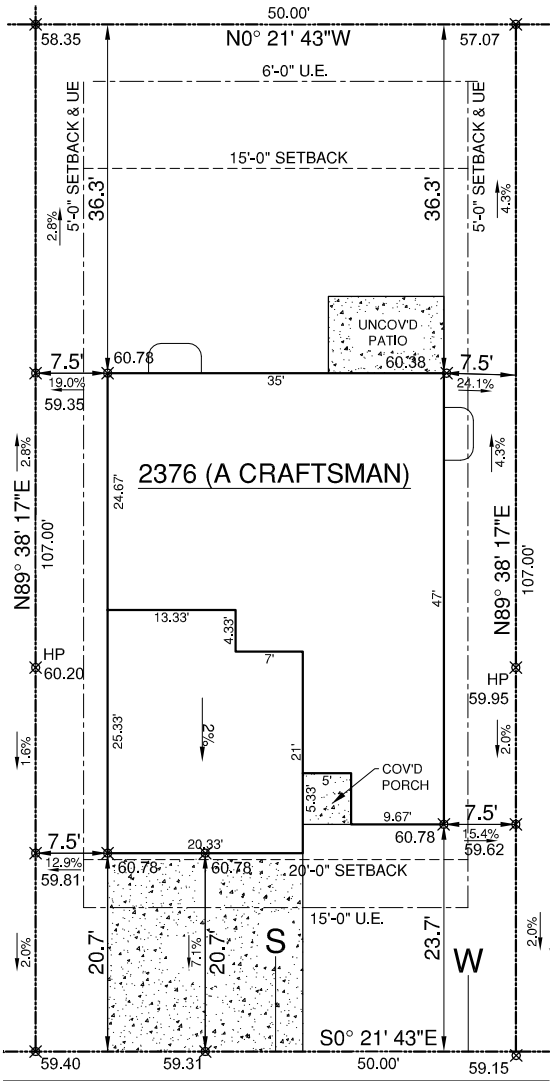
- *There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical condition particular to the affected property.* ***The unique physical circumstance is that the home already exists on the lot. In the normal course of constructing a home, the error was small enough that it could not have been visually detected in the field. It was not detected until we requested an Improvement Location Certificate (ILC). That task generally takes place near the end of the construction process when all exterior physical improvements are in place. This was the case on this lot.***
- *Because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of this Code.* ***The unique physical circumstance will require us to demolish some or all of this home to construct/re-construct a new home that meets the code requirements.***
- *Due to such unique physical circumstances or conditions, the strict application of this Code would create a demonstrated hardship.* ***For York Engineering and Horizon View Homes, strict application of the code would create a financial hardship of at least $215,000. For the homebuyer who was anticipating moving into this home in September or October of this year, there will be a significant hardship related to the change of timing to move into their new home and financial implications related to schedule changes.***
- *The demonstrable hardship is not self-imposed.* ***This hardship was imposed by York Engineering. Although York Engineering is a consultant to Horizon View Homes, it is certainly an independent entity with no affiliation to Horizon View Homes other than its' contractual relationship.***
- *The variance, if granted, will not adversely affect the proposed development or use of adjacent property or the neighborhood.* ***There is no impact to adjacent properties, except for those lots/homes owned by Horizon View Homes. Those impacts are only to support previously approved side setbacks and minimum lot size requirements that would not otherwise be noticeable to a resident or other individual except on inspection of a plot plan, survey or other technical document.***
- *The variance, if granted, will not change the character of the zoning district in which the property is located.* ***Other than the 0.5' front setback variance, the change requested, other than the variance itself, will result in homes that meet the character of the zoning district in which they were originally platted. The changes due to the variance, if granted, will negligibly impact the character of the current zoning district and I would argue that those changes will not be noticeable to anyone, except possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, is in keeping with the intent of this Code.* ***The intent of the Code under which this lot was originally platted will remain unchanged. The change as a result of the variance will only slightly impact the intent of the current Code and I would argue that those changes will not be noticeable to anyone, except for possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, will not adversely affect the health, safety or welfare of the citizens of the Town.* ***There is nothing in our request that will adversely affect the health, safety or welfare of the citizens of the Town. If granted will increase the intersection sight distance improving public safety.***

Thank you for your consideration in this matter.

Sincerely,



Joe Stifter
Vice President of Land
Horizon View Homes




LOT 3

LOT 1

COLORADO LICENSED
KELBY M. YORK
52196
01/19/2023
PROFESSIONAL ENGINEER

# EMERALD LAKES STREET

SCALE: 1" = 20'-0"

LEGEND:

SWALE:

PROPERTY LINE:

SETBACK:

EASEMENT:

DRAINAGE DIRECTION:

ELECTRIC PEDESTAL:

SETBACK:
FRONT - 20'
SIDE - 5'
REAR - 15'
SIDE STREET - 15'
EXCEPTIONS: - 5' FOR B1 L24, B3 L7 & L8, B14 L1 , B17 L26

PUE:
FRONT - 15'
SIDE -5'
REAR - 6'
SIDE STREET - 9'

| | |
|---|---|
| TOP OF FOUNDATION | 61.45 |
| MAX FINISH GRADE ELEV @ FOUNDATION WALL | 60.78 |
| DRIVEWAY SLOPE | 7.1% |
| MAIN FLOOR FINISHED FLOOR | 62.63 |
| FRONT GARAGE FINISHED FLOOR | 60.78 |
| GARAGE FLOOR ELEV. AT ENTRY DOOR | 61.22 |
| ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE | 58.28 |

## SITE & GRADING PLAN

PLAN 2376 (ELEV. A)
LOT 2 BLOCK 3 HIDDEN VALLEY FARM F6
5350 SQ FT
826 EMERALD LAKES STREET
SEVERANCE, COLORADO

PROVIDED FOR:
HORIZON VIEW HOMES
HORIZON VIEW HOMES
3601 NORTH STAGECOACH ROAD, SUITE 202
LONGMONT, CO 80504

York Engineering
7208 S. TUCSON WAY #195
CENTENNIAL, CO 80112
720-990-5900

# SETBACK CERTIFICATION

**THIS COMPLETED FORM MUST BE SUBMITTED FOR APPROVAL PRIOR TO THE UNDERGROUND PLUMBING INSPECTION (BEFORE INSTALLATION OF ANY FRAMING)**

Date: May 30, 2023 Building Permit #: _____

Lot: 2 Block: 3 Subdivision: Hidden Valley Filing 6

Address: 826 Emerald Lakes Street Severance, CO _____

On this 30 day, of May, 2023 a field crew measured the setbacks (distances from all property lines along streets) and offsets (distances from all property lines that are not along streets) for the above referenced property and found them to be in compliance with the approved plans ***and*** the requirements of the Severance Municipal Code.

Signature: Kelby York, PE (SEAL)

(Surveyor)

COLORADO LICENSED KELBY M. YORK 52196 05/30/2023 PROFESSIONAL ENGINEER

## CONTRACTOR CERTIFICATION

I, _____ representing _____

have reviewed the setback certification and the approved plans for the above referenced project and concur that the location of this structure is in conformance with the approved plans ***and*** the setback and offset requirements of the Severance Municipal Code. Furthermore, I hereby certify that all portion(s) of the structure to be framed including, but not limited to, garages, porches, decks, cantilevers, bay windows or other structures, shall maintain compliance with said setback and offset requirements.

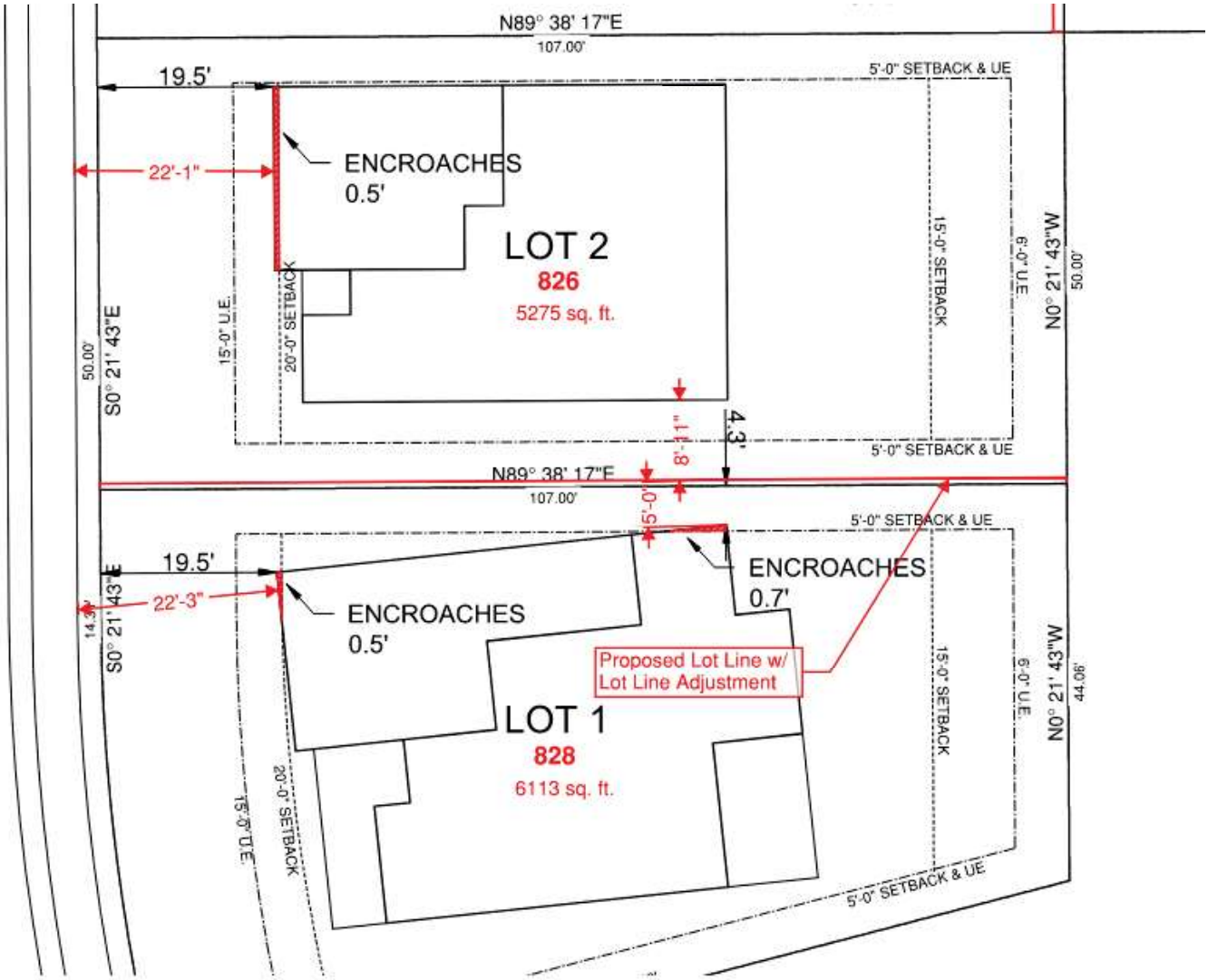
Signature: _____

Title: _____

Date: _____

Revised: 12/23/2019

As built placement of homes on 826&828 Emerald Lakes Street.  828 Emerald encroaches .07' onto side setback and 0.5' onto front setback We seek a variance to retain the 5'0" setback and move the property line 0.7' and approval of the 19.5' front setback




| Variance table |
| --- |
| Side Setback Variance - 5'0"<br>Front Setback Variance - 19'6"<br>Minimum Lot size - 5,200 ft^2 |

**826 Emerald Lakes**

**Home Construction Status:** This home has been framed and has HVAC, plumbing, electrical, roof, drywall, windows and siding installed. Excluding lot and permit costs, approximately $215K of work has been paid to date.





**RE: 826 Emerald Lakes Street, Block 3, Lot 2 Hidden Valley Filing #6**
**– Variance Request for front setback, side setback, minimum lot size**

Dear Resident/Property Owner:

The Town of Severance would like to invite you to a public meeting to discuss the 826 Emerald Lakes Street Variance which may affect your property. The Board of Adjustment meeting will be held on **Tuesday, December 12, 2023** ***at 6:00 P.M. at Severance Town Hall located at 3 S. Timber Ridge Parkway, Severance, Colorado***. The meeting may also be attended virtually. Links can also be found on our website.

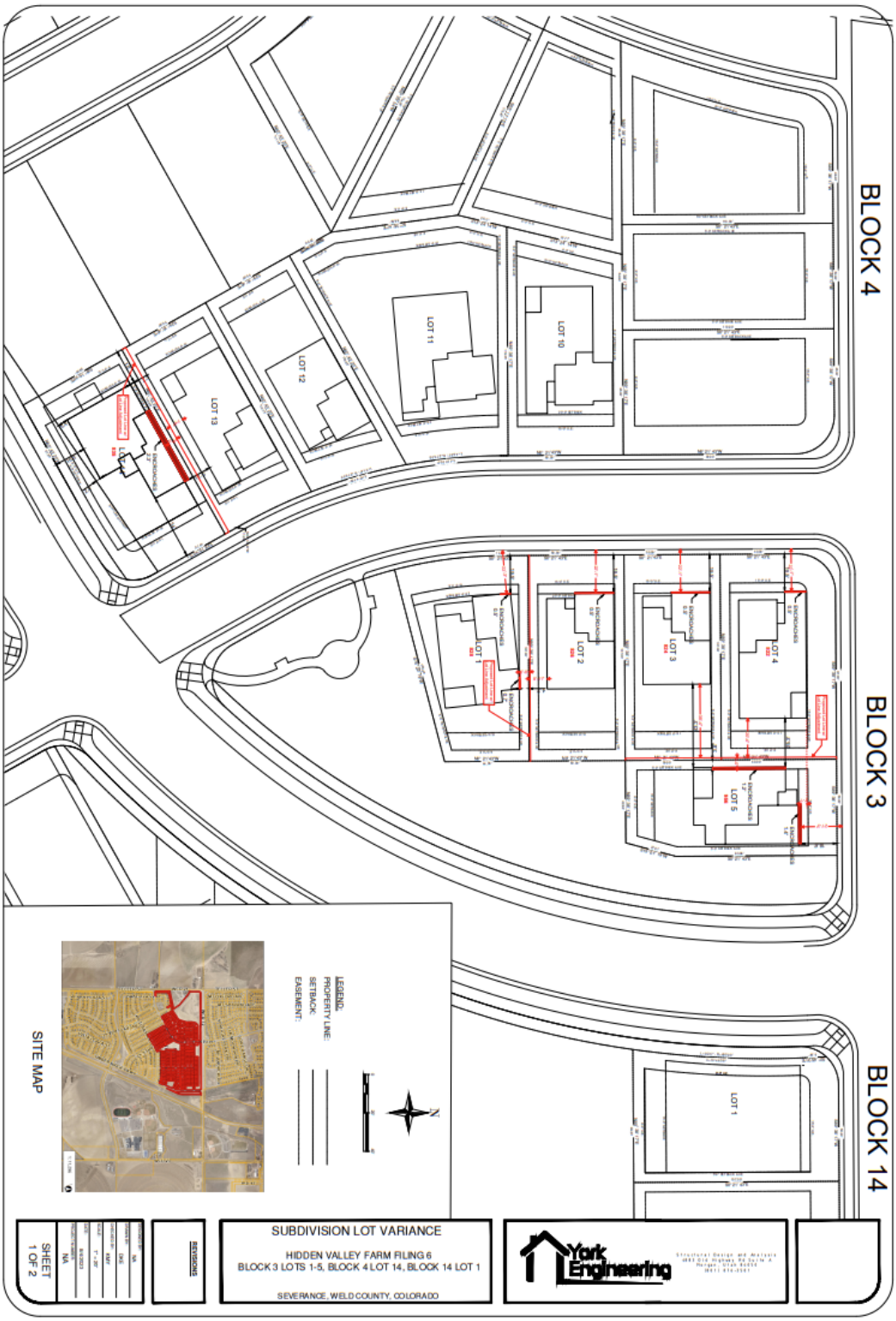
Please note that the schedule is subject to change, to confirm schedule please visit our website at www.townofseverance.org or call at 970-686-1218.

The Town of Severance considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's consideration of this proposal. If you are unable to attend the meeting, but would like to provide input, written comments are welcome. You may contact Shani Porter at 970-686-1218 or at sporter@townofseverance.org.

The list of affected property owners for this public notice is derived from official records of the Weld County Assessor by the applicant. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,
TOWN OF SEVERANCE

Shani Porter
Town Planner


BLOCK 4
BLOCK 3
BLOCK 14
LOT 11
LOT 10
LOT 12
LOT 13
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 1
SITE MAP
LEGEND:
PROPERTY LINE:
SETBACK:
EASEMENT:
N
SUBDIVISION LOT VARIANCE
HIDDEN VALLEY FARM FILING 6
BLOCK 3 LOTS 1-5, BLOCK 4 LOT 14, BLOCK 14 LOT 1
SEVERANCE, WELD COUNTY, COLORADO
York Engineering
SHEET
1 OF 2
REVISIONS

**RESOLUTION NO. 2023 - 59R**

**A RESOLUTION OF THE SEVERANCE ZONING BOARD OF ADJUSTMENT, APPROVING A VARIANCE REQUEST FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE AND COMMONLY KNOWN AS 826 EMERALD LAKES STREET**

**WHEREAS**, Horizon View Homes ("Applicant"), as owner of certain real property legally described as Lot 2, Block 3, Hidden Valley Filing No. 6 and commonly known as 826 Emerald Lakes Street ("Property"), has submitted a variance request for the Property which would reduce the front and side setback together with the minimum lot size requirements for the Property to 19.5', 5.0', and 5,200 s.f., respectively (the "Variance"); and

**WHEREAS**, on December 12th, the Board of Adjustment held a public hearing on the Variance in accordance with Section 16.19.150 of the Severance Municipal Code ("Code"); and

**WHEREAS**, the Board of Adjustment, after reviewing the Variance and considering the testimony, evidence and argument presented at the public hearing, finds and determines the Variance meets the relevant standards and review criteria set forth in Section 16.19.150 of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE BOARD OF ADJUSTMENT:

1. The Severance Board of Adjustment hereby approves the Variance subject to and contingent upon the following conditions:

a. Approval of the Variance shall lapse and be considered null and void:

1. If the variance is not exercised (e.g., building permit obtained, substantial construction commenced) within 180 days of the date this approval;

2. If the Town finds that redevelopment or modification of the subject property makes compliance with this Code possible without the previously approved variance; or

3. If the Town finds that the alleged hardship or difficulty upon which the variance is based has been eliminated.

PASSED AND ADOPTED this ____ day of _____, 2023.

_____
Chairperson

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 557 - **Resolution 2023-60R**: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 828 Emerald Lakes Street | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

| | |
|---|---|
| Town Staff asks that the Town Council review, discuss and take action on Resolution 2023-60R: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 828 Emerald Lakes Street<br><br>1. Approve Resolution 2023-60R<br>2. Approve Resolution 2023-60R with modifications<br>2. Take No Action. | **Resolution Variance** |

## BRIEF SUMMARY

The variance is being requested as the result of a surveying error on the computer model which specifies the location of the stakeout used by the home builder for the excavation and construction of the footing and foundations system. The home is currently located 19.5' from the front setback instead of the required 20 foot setback. The home is also located 5.0' from the required 7.5' side setback. The setback errors where discovered at time of the ILC and as such the home is near completion.

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

Town Staff recommends Town Council review the variance request and take action.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. 828 Emerald - Variance App
2. 828 Emerald Lake - Neighborhood Letter
3. 2023-60R - BOA_828 Emerald Lakes St



# SEVERANCE: HOMETOWN | VISION |

## PRE-APPLICATION CONFERENCE CHECKLIST & APPLICATION REQUIREMENTS

STAFF

**Name of Project:** Hidden Valley Filing No. 6 **Project ID:** _____

### GENERAL LAND USE APPLICATION TYPE

Application Type: (Check all that apply)

| | | |
|---|---|---|
| _____ Annexation | _____ Concept Plan | _____ Oil & Gas Conditional Use |
| _____ Zoning | _____ Preliminary Plat | x Other Variance to front and side setback |
| _____ Planned Development Overlay | _____ Final Plat | |
| _____ Administrative Review | _____ Site Plan | |

APPLICANT

OWNER of the Property: Horizon View Homes

Address: 3601 North Stagecoach Road, Suite 202, Longmont, CO

Phone Number: (720) 438-7171 Email: tbuschar@Aspenviewhomes.net

(If different from Owner)

Applicant's Name: _____

Address: _____

Email Address: _____

Phone Number: _____

### Project Information (as applicable)

Project Location: 826 Emerald Lakes Street - Lot 1 Block 3 Hidden Valley Farm F6

| | |
|---|---|
| Existing Use: Residential | Proposed Use: N/A |
| Existing Zoning: Suburban Perimeter | Proposed Zoning: N/A |
| No. Existing Residential Lots: 1 | No. Proposed Residential Lots: N/A |
| No. Existing Commercial Lots: 0 | No. Proposed Commercial Lots: N/A |
| Total Development Area (Acres): .14 | Total Civic Area: N/A |
| Total Residential (Acres): .14 | Total Non-Residential (Acres): N/A |
| Total Open Space (Acres): 0 | Total Number of Proposed Phases: N/A |
| Acres per Phase: 0 | Lots per Phase: N/A |

## LAND USE APPLICATION

STAFF

All items selected in this section are to be submitted with the initial application unless waived or delayed by staff. 2 copies of all scaled drawings will be required in 1 full size (24x36) and 1 (11x17). Any other documentation such as drainage reports, or legal documentation will be printed on 8.5" x 11".
**Electronic PDF copies of all submittal materials is required.**

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| 2 | Land Use Application |
| 2 | Application Fees & Fee Agreement (See Attached Fee Description) |
| 2 | Letter of Intent |
| | Annexation Petition |
| | Annexation Impact Report |
| | Annexation Map |
| 2 | Title Commitment |
| 2 | Property Tax Statement * |
| 1 set ** | Mailing Labels 1000 Radius from Project * |
| 1 | Affidavit of Sign Posting |
| | Zoning Map |
| 2 | 8 1/2" x 11" Legal Description(s) |
| | Concept Plan |
| | Preliminary Plat |
| | Drainage Plan |
| | Drainage Report |
| | Utility Plans |
| | Utility Report |
| | Soils Report / Geotechnical Report |
| 1 set | Stamped Envelopes |
| | * Narrative (see below) |

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| | Landscape & Open Space Plan |
| | Traffic Study |
| | Mineral / Oil & Gas Rights Documentation |
| | Oil & Gas Surface Use Agreement |
| | Ecological Characterization Study |
| | Phase I Environmental Study |
| | Final Plat |
| | Floodplain Use Permit |
| | Row Access Permits |
| 2 | * Site Plan Map |
| | Exterior Elevations of all Proposed Structures |
| | Lighting Plan |
| | Sound Mitigation Plan |
| | Development Agreement |
| | Covenants & HOA Regulations |
| | Draft Management Plan |
| | Final Management Plan |
| | Planned Development Overlay Materials |
| | Other Agreements |
| | All drawings in DWG format |
| 2 | Vicinity Map |
| 2 | Variance Table added to Site Plan/Plat |

* Available on Weld County Website: www.co.weld.co.us/departments/assessor/propertyinformationportal

**Notes**

** Labels must be printed and placed on envelopes



## LAND USE APPLICATION

STAFF

| Items to be Addressed | MANAGEMENT PLAN CHECKLIST |
|---|---|
| N/A | What is the theme of the development? |
| N/A | How does the development theme and pattern support:<br>1. The Comprehensive Plan (All Sections)?<br>2. The Zoning District?<br>3. Density?<br>4. Diversity?<br>5. Land Use?<br>6. Connectivity?<br>7. Open Space? |
| N/A | What is the roadway network associated with this development? |
| N/A | What treatments are applied to the roadways on the perimeter and internal to the development? |
| N/A | What is the lot layout associated with this development? |
| N/A | How does the lot layout interface with the roadway network? |
| N/A | How is the lot size diversity accomplished? |
| N/A | What are the setbacks proposed for each lot? |
| N/A | How do the street designs, lot sizes & setbacks enhance the streetscape? |
| N/A | Where are the common areas in the subdivision? |
| N/A | What are the purposes of the common areas in the subdivision? |
| N/A | How are the common areas finished? |
| N/A | How are the common areas managed? |
| N/A | What is the fencing plan for the development? |
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| N/A | How are conflicts between project and Oil & Gas development managed? |
| | |
| | |
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| | |
| | |
| | |

# LAND USE APPLICATION

APPLICANT

## Consultants

Planner / Architect: _____ Address _____

Phone _____ Email _____ City, State, Zip _____

Kelby York
Engineer _____ Address _____

(720) 990-5900 _____ City, State, Zip _____
Phone Number Email

Other _____ Address _____

Phone Number _____ Email _____ City, State, Zip _____

## Certification

I certify that the information and exhibits submitted are true and correct to the best of my knowledge. In filling out this application, I am acting with the knowledge and consent of the property owners. I understand that all material and fees required by the Town of Severance must be submitted prior to having this application processed and that acceptance of this application by the Town of Severance does not necessarily mean that the application is complete under the applicable requirements of the rules and regulations of the Town of Severance.

Applicant _____ 10/03/2023 10-10-23
Date

I certify that I am the owner of the land and/or minerals, which this application concerns and consent to this action.

Applicant _____ Date _____

I certify that I have reviewed the Schedule of Fees and agree to pay all fees and costs authorized by the Severance Municipal Code.

Applicant _____ 10/03/2023 10-10-23
Date

7208 S Tucson Way, Centennial, CO 80112
Billing Address

STAFF

## Fees

Please see attached Fee Sheet for all Fee Descriptions, Check-List and Fee Schedule

$ 250 Total Application Fees Amount

$ NO DEPOSIT Development Review Deposit Amount

## CLERK'S USE ONLY

Deposit Amount Received: $ _____

Date Deposit Received: _____

# HORIZON VIEW HOMES

October 10, 2023

Bill Cornelius
Director of Community Development
Community & Economic Development Department
Town of Severance

**RE: Letter of Intent, 828 Emerald Lakes Street, Block 3, Lot 1 Hidden Valley Filing #6**

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- Front Setback: we are requesting a 19.5'front setback

The reason for the variance request is the result of a surveying error by York Engineering on the computer model which specifies the location of the stakeout used by the homebuilder for the excavation and construction of the footing and foundation system. Through discussions with York Engineering, it was determined that the background computer model was inadvertently shifted approximately 2.3 feet to the southeast. York's internal office and field checks failed to catch this error until several of the homes were near completion. The error has resulted in this home, and 5 others, encroaching into the side and front setbacks.

For Lot 1, the error is a 0.7' encroachment of the foundation system into the existing 5.0' side setback and a 0.5' encroachment into the 20' front setback. The solution to this problem is an administrative lot line adjustment between lots 1 and 2, creating a 5.0' side setback on Lot 1 and a resulting 8.9' setback on Lot 2 (see exhibits attached to this letter). Additionally, we seek a 0.5' front setback variance to account for the front encroachment. This encroachment will

leave a 19.5' front setback however it will still leave 22.4' from the sidewalk to the front of the garage, which is sufficient to park a car in the driveway without obstructing the sidewalk.

Given the continuation of the side setback requirement of 5.0', as was approved with the Hidden Valley Filing No. 6 final plat, no variance would be required. However, a lot line adjustment triggers the need to meet current code requirements. The current code requirement for a side setback is 7.5'. Because we cannot make the lot line adjustment between lots 1 and 2 without violating the new side setback requirement of 7.5' on one or the other of lot 1 or lot 2, we are required to seek a variance.

The purpose of this variance is to avoid disruption to the community and the expense of removing and rebuilding this and the other homes. In addition, this variance will minimize the impact to this specific homebuyer. It will reduce the time required for them to wait to move into their new home. It will also keep them from having to live in a home that has been either partially or fully reconstructed. For this specific lot, if it were not for the change in code subsequent to the time this final plat was approved, the need to adjust the lot line would not create the need for a variance. The character of the neighborhood as it was envisioned when the plat was created and approved, will remain unchanged.

It is my understanding that there are 8 conditions that must be met for the Board of Adjustments to grant a variance to the code. I have listed them below along with an explanation as to how those conditions are met.

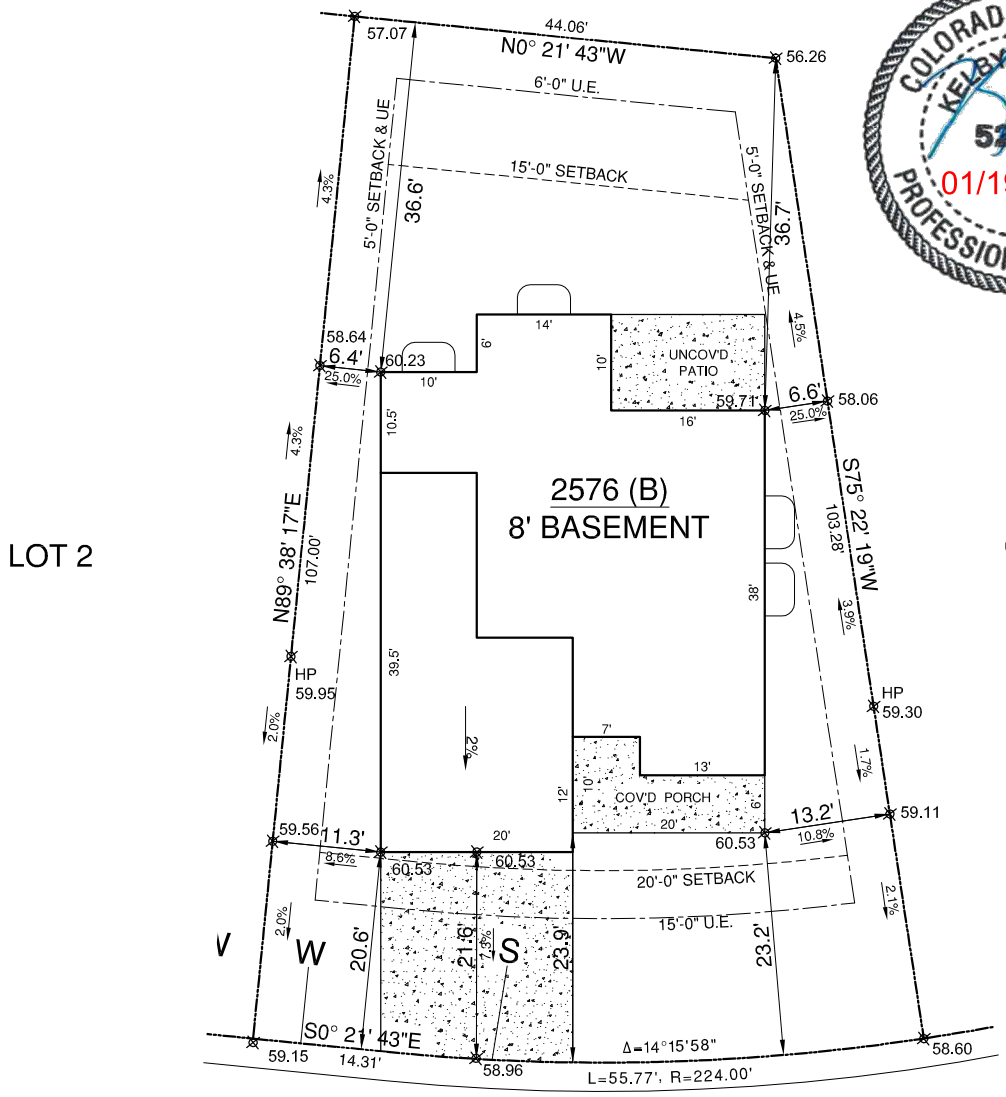
- *There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical condition particular to the affected property.* ***The unique physical circumstance is that the home already exists on the lot. In the normal course of constructing a home, the error was small enough that it could not have been visually detected in the field. It was not detected until we requested an Improvement Location Certificate (ILC). That task generally takes place near the end of the construction process when all exterior physical improvements are in place. This was the case on this lot.***
- *Because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of this Code.* ***The unique physical circumstance will require us to demolish some or all of this home to construct/re-construct a new home that meets the code requirements.***

- *Due to such unique physical circumstances or conditions, the strict application of this Code would create a demonstrated hardship.* ***For York Engineering and Horizon View Homes, strict application of the code would create a financial hardship of at least $245,000. For the homebuyer who was anticipating moving into this home in September or October of this year, there will be a significant hardship related to the change of timing to move into their new home and financial implications related to schedule changes.***
- *The demonstrable hardship is not self-imposed.* ***This hardship was imposed by York Engineering. Although York Engineering is a consultant to Horizon View Homes, it is certainly an independent entity with no affiliation to Horizon View Homes other than its' contractual relationship.***
- *The variance, if granted, will not adversely affect the proposed development or use of adjacent property or the neighborhood.* ***There is no impact to adjacent properties, except for those lots/homes owned by Horizon View Homes. Those impacts are only to support previously approved side setbacks that would not otherwise be noticeable to a resident or other individual except on inspection of a plot plan, survey or other technical document.***
- *The variance, if granted, will not change the character of the zoning district in which the property is located.* ***The change requested, other than the variance itself, will result in homes that meet the character of the zoning district in which they were originally platted. The change due to the variance, if granted, will negligibly impact the character of the current zoning district and I would argue that those changes will not be noticeable to anyone, except possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, is in keeping with the intent of this Code.* ***The intent of the Code under which this lot was originally platted will remain unchanged. The change as a result of the variance will only slightly impact the intent of the current Code and I would argue that those changes will not be noticeable to anyone, except for possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, will not adversely affect the health, safety or welfare of the citizens of the Town.* ***There is nothing in our request that will adversely affect the health, safety or welfare of the citizens of the Town. If granted will increase the intersection sight distance improving public safety.***

Thank you for your consideration in this matter.

Sincerely,

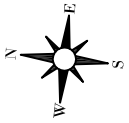
Joe Stifter
Vice President of Land
Horizon View Homes




LOT 2

OUTLOT C

# EMERALD LAKES STREET




SCALE: 1" = 20'-0"

LEGEND:

SWALE:

PROPERTY LINE:

SETBACK:

EASEMENT:

DRAINAGE DIRECTION:

ELECTRIC PEDESTAL:

SETBACK:
FRONT - 20'
SIDE - 5'
REAR - 15'
SIDE STREET - 15'
EXCEPTIONS: - 5' FOR B1 L24, B3 L7 & L8, B14 L1 , B17 L26

PUE:
FRONT - 15'
SIDE -5'
REAR - 6'
SIDE STREET - 9'

| | |
|---|---|
| TOP OF FOUNDATION | 61.20 |
| MAX FINISH GRADE ELEV @ FOUNDATION WALL | 60.53 |
| DRIVEWAY SLOPE | 7.3% |
| MAIN FLOOR FINISHED FLOOR | 62.38 |
| FRONT GARAGE FINISHED FLOOR | 60.53 |
| GARAGE FLOOR ELEV. AT ENTRY DOOR | 61.32 |
| ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE | 58.04 |

## SITE & GRADING PLAN

PLAN 2576 (ELEV. B)
LOT 1 BLOCK 3 HIDDEN VALLEY FARM F6
6038 SQ FT
828 EMERALD LAKES STREET
SEVERANCE, COLORADO

PROVIDED FOR:
HORIZON VIEW HOMES
HORIZON VIEW HOMES
3601 NORTH STAGECOACH ROAD, SUITE 202
LONGMONT, CO 80504


York Engineering
7208 S. TUCSON WAY #195
CENTENNIAL, CO 80112
720-990-5900

# SETBACK CERTIFICATION

**THIS COMPLETED FORM MUST BE SUBMITTED FOR APPROVAL PRIOR TO THE UNDERGROUND PLUMBING INSPECTION (BEFORE INSTALLATION OF ANY FRAMING)**

Date: May 1, 2023 Building Permit #: _____

Lot: 3 Block: 1 Subdivision: Hidden Valley Filing 6

Address: 828 Emerald Lakes Street Severance, CO _____

On this 1 day, of May, 2023 a field crew measured the setbacks (distances from all property lines along streets) and offsets (distances from all property lines that are not along streets) for the above referenced property and found them to be in compliance with the approved plans ***and*** the requirements of the Severance Municipal Code.

Signature: Kelby York, PE (SEAL)

(Surveyor)

COLORADO LICENSED KELBY M. YORK 52196 05/08/2023 PROFESSIONAL ENGINEER

## CONTRACTOR CERTIFICATION

I, _____ representing _____

have reviewed the setback certification and the approved plans for the above referenced project and concur that the location of this structure is in conformance with the approved plans ***and*** the setback and offset requirements of the Severance Municipal Code. Furthermore, I hereby certify that all portion(s) of the structure to be framed including, but not limited to, garages, porches, decks, cantilevers, bay windows or other structures, shall maintain compliance with said setback and offset requirements.

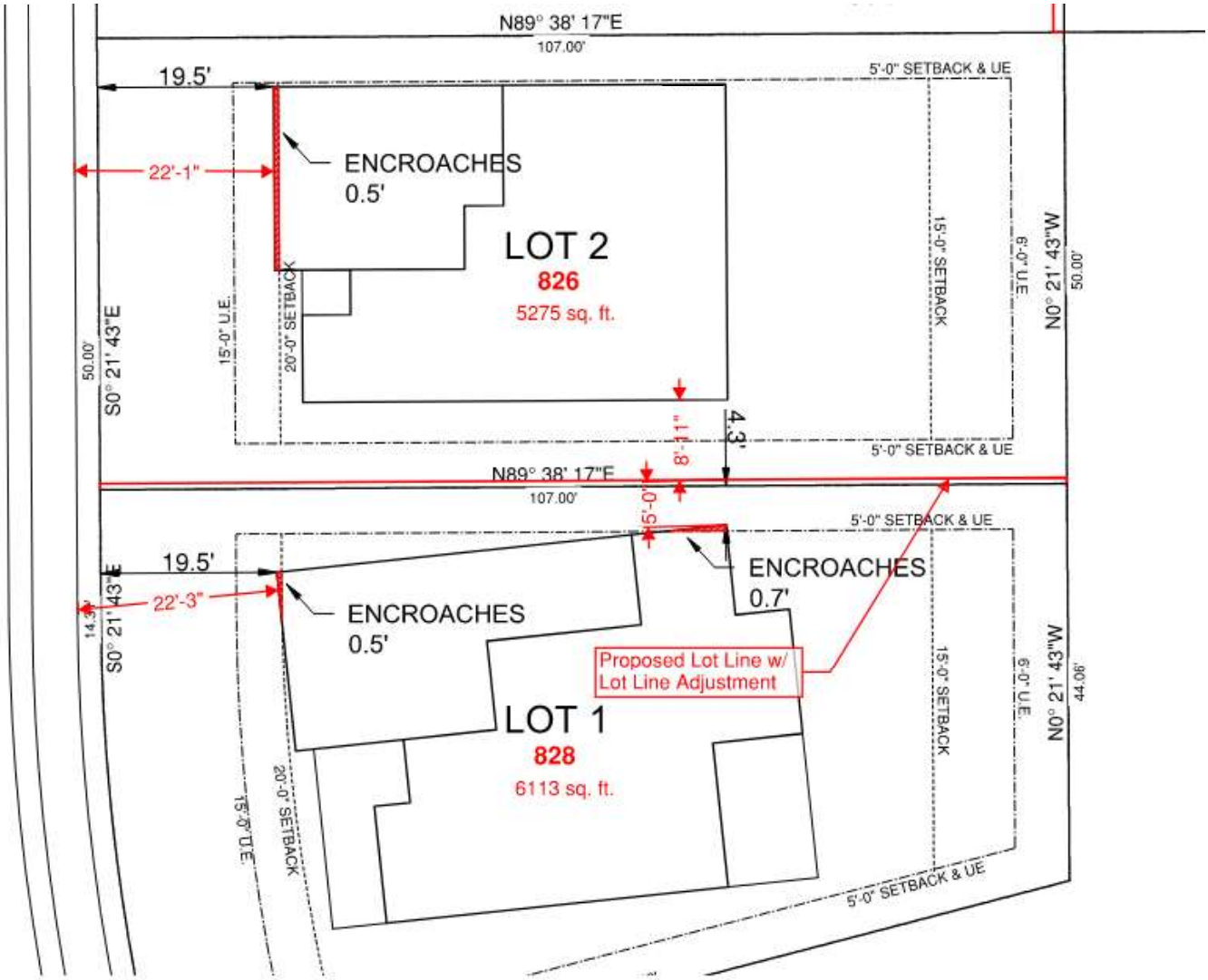
Signature: _____

Title: _____

Date: _____

Revised: 12/23/2019

As built placement of homes on 826&828 Emerald Lakes Street.  828 Emerald encroaches .07' onto side setback and 0.5' onto front setback We seek a variance to retain the 5'0" setback and move the property line 0.7' and approval of the 19.5' front setback




| Variance table |
| --- |
| Side Setback Variance - 5'0"<br>Front Setback Variance - 19'6" |

**828 Emerald Lakes**

**Home Construction Status:** This home is through insulation and drywall, has tile and cabinets installed, hard surface flooring is also installed along with windows, siding and roof. Excluding lot and permit costs, approximately $245K of work has been paid to date.





**RE: 828 Emerald Lakes Street, Block 3, Lot 1 Hidden Valley Filing #6**
**– Variance Request for front setback and side setback**

Dear Resident/Property Owner:

The Town of Severance would like to invite you to a public meeting to discuss the 828 Emerald Lakes Street Variance which may affect your property. The Board of Adjustment meeting will be held on **Tuesday, December 12, 2023** ***at 6:00 P.M. at Severance Town Hall located at 3 S. Timber Ridge Parkway, Severance, Colorado***. The meeting may also be attended virtually. Links can also be found on our website.

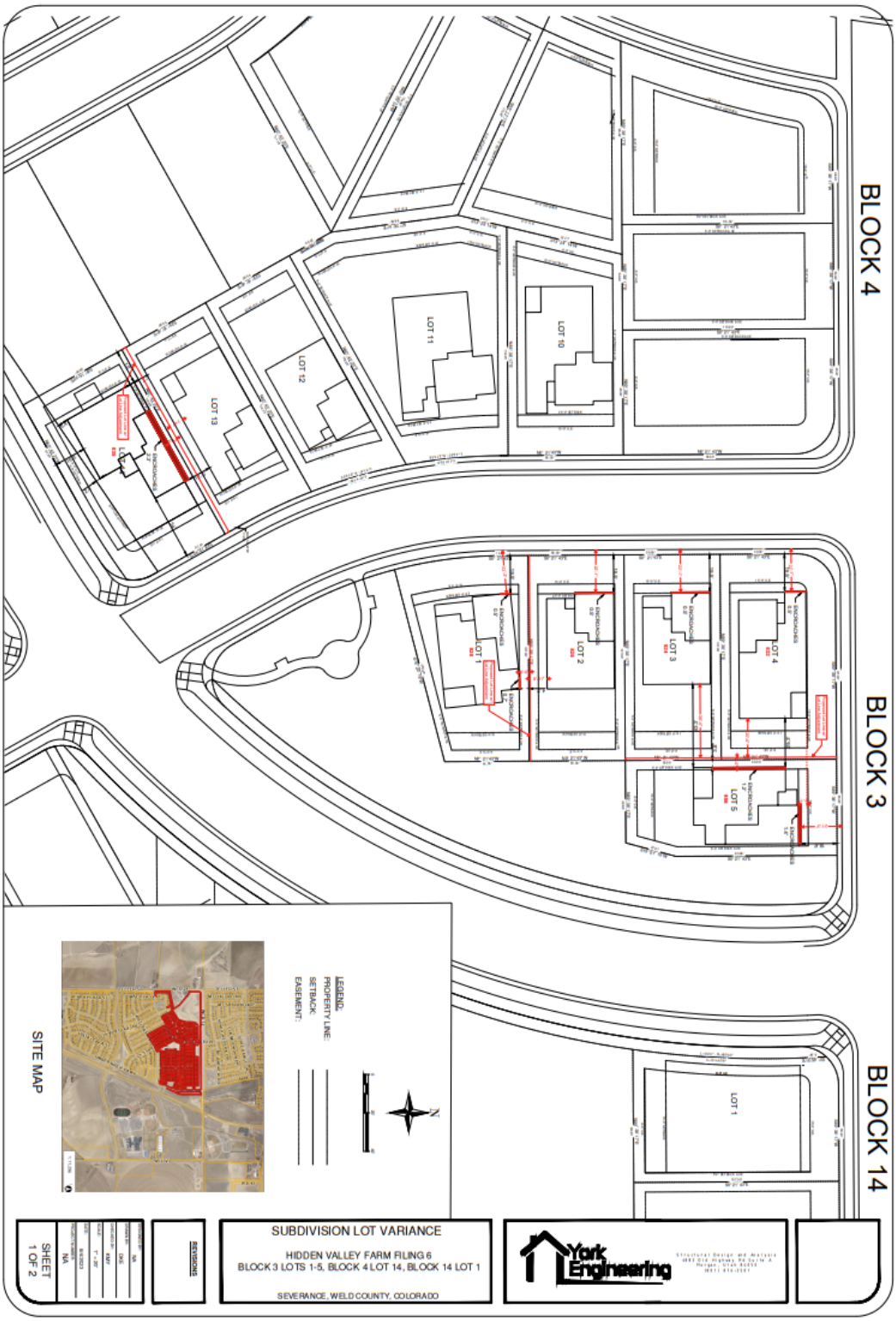
Please note that the schedule is subject to change, to confirm schedule please visit our website at www.townofseverance.org or call at 970-686-1218.

The Town of Severance considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's consideration of this proposal. If you are unable to attend the meeting, but would like to provide input, written comments are welcome. You may contact Shani Porter at 970-686-1218 or at sporter@townofseverance.org.

The list of affected property owners for this public notice is derived from official records of the Weld County Assessor by the applicant. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,
TOWN OF SEVERANCE

Shani Porter
Town Planner


BLOCK 4
BLOCK 3
BLOCK 14
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 10
LOT 11
LOT 12
LOT 13
SITE MAP
LEGEND:
PROPERTY LINE:
SETBACK:
EASEMENT:
N
SUBDIVISION LOT VARIANCE
HIDDEN VALLEY FARM FILING 6
BLOCK 3 LOTS 1-5, BLOCK 4 LOT 14, BLOCK 14 LOT 1
SEVERANCE, WELD COUNTY, COLORADO
York Engineering
SHEET
1 OF 2
REVISIONS

**RESOLUTION NO. 2023 - 60R**

**A RESOLUTION OF THE SEVERANCE ZONING BOARD OF ADJUSTMENT, APPROVING A VARIANCE REQUEST FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE AND COMMONLY KNOWN AS 828 EMERALD LAKES STREET**

**WHEREAS**, Horizon View Homes ("Applicant"), as owner of certain real property legally described as Lot 1, Block 3, Hidden Valley Filing No. 6 and commonly known as 828 Emerald Lakes Street ("Property"), has submitted a variance request for the Property which would reduce the front and side setback requirements for the Property to 19.5' and 5.0', respectively (the "Variance"); and

**WHEREAS**, on December 12th, the Board of Adjustment held a public hearing on the Variance in accordance with Section 16.19.150 of the Severance Municipal Code ("Code"); and

**WHEREAS**, the Board of Adjustment, after reviewing the Variance and considering the testimony, evidence and argument presented at the public hearing, finds and determines the Variance meets the relevant standards and review criteria set forth in Section 16.19.150 of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE BOARD OF ADJUSTMENT:

1. The Severance Board of Adjustment hereby approves the Variance subject to and contingent upon the following conditions:

a. Approval of the Variance shall lapse and be considered null and void:

1. If the variance is not exercised (e.g., building permit obtained, substantial construction commenced) within 180 days of the date this approval;

2. If the Town finds that redevelopment or modification of the subject property makes compliance with this Code possible without the previously approved variance; or

3. If the Town finds that the alleged hardship or difficulty upon which the variance is based has been eliminated.

PASSED AND ADOPTED this ____ day of _____, 2023.

_____
Chairperson

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 572 - **Resolution 2023-61R**: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 833 Emerald Lakes Street | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

| | |
|---|---|
| Town Staff asks that the Town Council review, discuss and take action on Resolution 2023-61R: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 833 Emerald Lakes Street<br><br>1. Approve Resolution 2023-61R<br>2. Approve Resolution 2023-61R with modifications<br>2. Take No Action. | **Resolution Variance** |

## BRIEF SUMMARY

The variance is being requested as the result of a surveying error on the computer model which specifies the location of the stakeout used by the home builder for the excavation and construction of the footing and foundations system. The home is located 5.0' from the required 7.5' side setback and is also only 5,200 in lot size from the required 6,000 s.f. The setback error and lot size was discovered at time of the ILC and as such the home is near completion.

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

Town Staff recommends Town Council review the variance request and take action.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. 833 Emerald - Variance App
2. 833 Emerald Lake - Neighborhood Letter
3. Reso 2023-61R - BOA_833 Emerald Lakes St



# SEVERANCE: HOMETOWN | VISION |

## PRE-APPLICATION CONFERENCE CHECKLIST & APPLICATION REQUIREMENTS

STAFF

**Name of Project:** Hidden Valley Filing No. 6 **Project ID:** _____

### GENERAL LAND USE APPLICATION TYPE

Application Type: (Check all that apply)

_____ Annexation
_____ Zoning
_____ Planned Development Overlay
_____ Administrative Review

_____ Concept Plan
_____ Preliminary Plat
_____ Final Plat
_____ Site Plan

_____ Oil & Gas Conditional Use
x Other Variance to side setback and minimum lot size.

APPLICANT

OWNER of the Property: Horizon View Homes
Address: 3601 North Stagecoach Road, Suite 202, Longmont, CO
Phone Number: (720) 438-7171 Email: tbuschar@Aspenviewhomes.net

(If different from Owner)
Applicant's Name: _____
Address: _____
Email Address: _____
Phone Number: _____

### Project Information (as applicable)

Project Location: 833 Emerald Lakes Street - Lot 13 Block 4 Hidden Valley Farm F6
Existing Use: Residential Proposed Use: N/A
Existing Zoning: Suburban Perimeter Proposed Zoning: N/A
No. Existing Residential Lots: 1 No. Proposed Residential Lots: N/A
No. Existing Commercial Lots: 0 No. Proposed Commercial Lots: N/A
Total Development Area (Acres): .14 Total Civic Area: N/A
Total Residential (Acres): .14 Total Non-Residential (Acres): N/A
Total Open Space (Acres): 0 Total Number of Proposed Phases: N/A
Acres per Phase: 0 Lots per Phase: N/A

## LAND USE APPLICATION

STAFF

All items selected in this section are to be submitted with the initial application unless waived or delayed by staff.. 2 copies of all scaled drawings will be required in 1 full size (24x36) and 1 (11x17). Any other documentation such as drainage reports, or legal documentation will be printed on 8.5" x 11".
**Electronic PDF copies of all submittal materials is required.**

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| 2 | Land Use Application |
| 2 | Application Fees & Fee Agreement (See Attached Fee Description) |
| 2 | Letter of Intent |
| | Annexation Petition |
| | Annexation Impact Report |
| | Annexation Map |
| 2 | Title Commitment |
| 2 | Property Tax Statement * |
| 1 set ** | Mailing Labels 1000 Radius from Project * |
| 1 | Affidavit of Sign Posting |
| | Zoning Map |
| 2 | 8 1/2" x 11" Legal Description(s) |
| | Concept Plan |
| | Preliminary Plat |
| | Drainage Plan |
| | Drainage Report |
| | Utility Plans |
| | Utility Report |
| | Soils Report / Geotechnical Report |
| 1 set | Stamped Envelopes |
| | * Narrative (see below) |

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| | Landscape & Open Space Plan |
| | Traffic Study |
| | Mineral / Oil & Gas Rights Documentation |
| | Oil & Gas Surface Use Agreement |
| | Ecological Characterization Study |
| | Phase I Environmental Study |
| | Final Plat |
| | Floodplain Use Permit |
| | Row Access Permits |
| 2 | * Site Plan Map |
| | Exterior Elevations of all Proposed Structures |
| | Lighting Plan |
| | Sound Mitigation Plan |
| | Development Agreement |
| | Covenants & HOA Regulations |
| | Draft Management Plan |
| | Final Management Plan |
| | Planned Development Overlay Materials |
| | Other Agreements |
| | All drawings in DWG format |
| 2 | Vicinity Map |
| 2 | Variance Table added to Site Plan/Plat |

* Available on Weld County Website: www.co.weld.co.us/departments/assessor/propertyinformationportal

**Notes**

** Labels must be printed and placed on envelopes



LAND USE APPLICATION

STAFF

| Items to be Addressed | MANAGEMENT PLAN CHECKLIST |
|---|---|
| N/A | What is the theme of the development? |
| N/A | How does the development theme and pattern support:<br>1. The Comprehensive Plan (All Sections)?<br>2. The Zoning District?<br>3. Density?<br>4. Diversity?<br>5. Land Use?<br>6. Connectivity?<br>7. Open Space? |
| N/A | What is the roadway network associated with this development? |
| N/A | What treatments are applied to the roadways on the perimeter and internal to the development? |
| N/A | What is the lot layout associated with this development? |
| N/A | How does the lot layout interface with the roadway network? |
| N/A | How is the lot size diversity accomplished? |
| N/A | What are the setbacks proposed for each lot? |
| N/A | How do the street designs, lot sizes & setbacks enhance the streetscape? |
| N/A | Where are the common areas in the subdivision? |
| N/A | What are the purposes of the common areas in the subdivision? |
| N/A | How are the common areas finished? |
| N/A | How are the common areas managed? |
| N/A | What is the fencing plan for the development? |
| N/A | What amenities are included in the development? |
| N/A | How are amenities managed? |
| N/A | How are entries to the development enhanced? |
| N/A | How is connectivity within and outside the development achieved? |
| N/A | How are architectural and landscape designs on individual lots managed? |
| N/A | If commercial, how is landscape design achieved? |
| N/A | What is the irrigation system, including sources of water? |
| N/A | How is potable water supplied to the project? |
| N/A | Is there adequate potable water obtainable for the project? |
| N/A | How is storm water being managed? |
| N/A | How will common area landscape be maintained? |
| N/A | How will the development handle sanitary sewer? |
| N/A | How is off-street parking being addressed? |
| N/A | How is exterior lighting being addressed? |
| N/A | What is the potential impact on adjacent neighborhoods? |
| N/A | If noise or smells are associated with the development, what are the plans for mitigation? |
| N/A | Are there existing or proposed mineral development / Oil & Gas? |
| N/A | What is the state of ownership of Oil & Gas minerals? |
| N/A | How are conflicts between project and Oil & Gas development managed? |
| | |
| | |
| | |
| | |
| | |
| | |

# LAND USE APPLICATION

APPLICANT

## Consultants

Planner / Architect: | Address

Phone | Email | City, State, Zip

Kelby York
Engineer | Address

(720) 990-5900
Phone Number | Email | City, State, Zip

Other | Address

Phone Number | Email | City, State, Zip

## Certification

I certify that the information and exhibits submitted are true and correct to the best of my knowledge. In filling out this application, I am acting with the knowledge and consent of the property owners. I understand that all material and fees required by the Town of Severance must be submitted prior to having this application processed and that acceptance of this application by the Town of Severance does not necessarily mean that the application is complete under the applicable requirements of the rules and regulations of the Town of Severance.

Applicant | ~~10/03/2023~~ 10-10-23 Date

I certify that I am the owner of the land and/or minerals, which this application concerns and consent to this action.

Applicant | Date

I certify that I have reviewed the Schedule of Fees and agree to pay all fees and costs authorized by the Severance Municipal Code.

Applicant | ~~10/03/2023~~ 10-10-23 Date

7208 S Tucson Way, Centennial, CO 80112
Billing Address

STAFF

## Fees

Please see attached Fee Sheet for all Fee Descriptions, Check-List and Fee Schedule

$ 250 Total Application Fees Amount

$ NO DEPOSIT Development Review Deposit Amount

## CLERK'S USE ONLY

Deposit Amount Received: $

Date Deposit Received:

# HORIZON VIEW HOMES

October 10, 2023

Bill Cornelius
Director of Community Development
Community & Economic Development Department
Town of Severance

**RE: Letter of Intent, 833 Emerald Lakes Street, Block 4, Lot 13 Hidden Valley Filing #6**

The following is Horizon View Homes letter of intent to request a variance for the following single-family detached residential lot located in Hidden Valley Filing No. 6, Section 11, Township 6 North, Range 67 West of the 6th Principal Meridian, Town of Severance, County of Weld, State of Colorado.

Horizon View Homes is seeking the following variance for Block 4, Lot 13 – 833 Emerald Lakes Street:

- Minimum Lot size: we are requesting a minimum lot size of 5,200 SF in lieu of the new code requirement of 6,000 SF.
- Side Setback: we are requesting a 5.0' side setback in lieu of the new code requirement of 7.5'.

The reason for the variance request is the result of a surveying error by York Engineering on the computer model which specifies the location of the stakeout used by the homebuilder for the excavation and construction of the footing and foundation system. Through discussions with York Engineering, it was determined that the background computer model was inadvertently shifted approximately 2.3 feet to the southeast. York's internal office and field checks failed to catch this error until several of the homes were near completion. The error has resulted in the neighboring home on lot 14, to encroach on the side setback. To resolve the concern, we seek to adjust the property line between these two lots. This will shrink this lot from the originally platted size of 5,535 SF to 5,282 SF.

This plat, when approved included lots as small as 5099 SF (Block 14, Lot 22) and allowed for 5.0' side setbacks on all interior lot lines. After approval of this plat the Town of Severance

adopted Ordinance No 2023-05. This ordinance raised the minimum lot size for Single-Family detached to 6,000 SF and created a minimum side setback of 7.5'. We seek a variance to each of these new code requirements which were previously in compliance with the code at the time the lot was platted.

Given the continuation of the side setback requirement of 5.0' and minimum lot size of 5,000 SF, as was approved with the Hidden Valley Filing No. 6 final plat, no variance would be required. However, the lot line adjustment required for lot 14 triggers the need to meet current code which would cause this lot to not be in conformance with side setback and minimum size requirements. This is the purpose for the variance request.

While this variance, if granted, will be a variance to current code, it will result in a home that is constructed to the code that was in place at the time the Hidden Valley Filing No. 6 final plat was approved.

The purpose of this variance is to avoid disruption to the community and the expense of removing and rebuilding this and the other homes. In addition, this variance will minimize the impact to this specific homebuyer. It will reduce the time required for them to wait to move into their new home. For this specific lot, if it were not for the change in code subsequent to the time this final plat was approved, the need to adjust the lot line would not create the need for a variance. The character of the neighborhood as it was envisioned when the plat was created and approved, will remain unchanged.

It is my understanding that there are 8 conditions that must be met for the Board of Adjustments to grant a variance to the code. I have listed them below along with an explanation as to how those conditions are met.

- *There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical condition particular to the affected property.* ***The unique physical circumstance is that the home already exists on the lot. To accommodate the lot line adjustment on lot 14, minor adjustments are required to this lot 13. Lot 13 would still meet all setback and lot size requirements of the code from the time the plat was approved.***

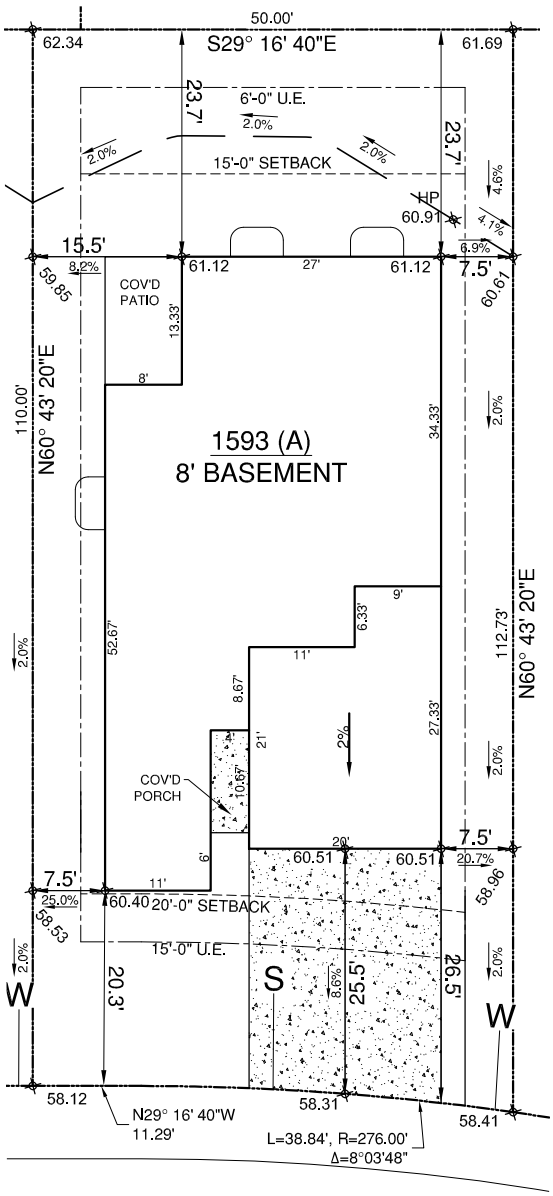
- *Because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of this Code.* ***The unique physical circumstance will require us to demolish some or all of the home on lot 14 to construct/re-construct a new home that meets the code requirements.***
- *Due to such unique physical circumstances or conditions, the strict application of this Code would create a demonstrated hardship.* ***For the homebuyer who was anticipating moving into this home in November of this year, there will be a significant hardship related to the change of timing to move into their new home and financial implications related to schedule changes.***
- *The demonstrable hardship is not self-imposed.* ***This hardship was imposed by York Engineering. Although York Engineering is a consultant to Horizon View Homes, it is certainly an independent entity with no affiliation to Horizon View Homes other than its' contractual relationship.***
- *The variance, if granted, will not adversely affect the proposed development or use of adjacent property or the neighborhood.* ***There is no impact to adjacent properties, except for those lots/homes owned by Horizon View Homes. Those impacts are only slight changes to side setbacks and minimum lot size requirement that would not otherwise be noticeable to a resident or other individual except on inspection of a plot plan, survey or other technical document.***
- *The variance, if granted, will not change the character of the zoning district in which the property is located.* ***The change requested will result in a home that meets the character of the zoning district in which it was originally platted. The change due to the variance, if granted, will negligibly impact the character of the current zoning district and I would argue that those changes will not be noticeable to anyone, except possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, is in keeping with the intent of this Code.* ***The intent of the Code under which this lot was originally platted will remain unchanged. The change as a result of the variance will only slightly impact the intent of the current Code and I would argue that those changes will not be noticeable to anyone, except for possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, will not adversely affect the health, safety or welfare of the citizens of the Town.* ***There is nothing in our request that will adversely affect the health, safety or welfare of the citizens of the Town.***

Thank you for your consideration of this matter.

Sincerely,



Joe Stifter
Vice President of Land
Horizon View Homes




LOT 14

LOT 12

# EMERALD LAKES STREET

SCALE: 1" = 20'-0"

| | |
|---|---|
| TOP OF FOUNDATION | 61.78 |
| MAX FINISH GRADE ELEV @ FOUNDATION WALL | 61.11 |
| DRIVEWAY SLOPE | 8.6% |
| MAIN FLOOR FINISHED FLOOR | 62.96 |
| FRONT GARAGE FINISHED FLOOR | 60.51 |
| GARAGE FLOOR ELEV. AT ENTRY DOOR | 60.92 |
| ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE | 58.01 |

LEGEND:

SWALE:

PROPERTY LINE:

SETBACK:

EASEMENT:

DRAINAGE DIRECTION:

ELECTRIC PEDESTAL:

SETBACK:
FRONT - 20'
SIDE - 5'
REAR - 15'
SIDE STREET - 15'
EXCEPTIONS: - 5' FOR B1 L24, B3 L7 & L8, B14 L1 , B17 L26

PUE:
FRONT - 15'
SIDE -5'
REAR - 6'
SIDE STREET - 9'

COLORADO LICENSED
KELBY M. YORK
52196
05/02/23
PROFESSIONAL ENGINEER

## SITE & GRADING PLAN

PLAN 1593 (ELEV. A)
LOT 13 BLOCK 4 HIDDEN VALLEY FARM F6
5535 SQ FT
833 EMERALD LAKES STREET
SEVERANCE, COLORADO

PROVIDED FOR:
HORIZON VIEW HOMES
HORIZON VIEW HOMES
3601 NORTH STAGECOACH ROAD, SUITE 202
LONGMONT, CO 80504

York Engineering
7208 S. TUCSON WAY #195
CENTENNIAL, CO 80112
720-990-5900

# SETBACK CERTIFICATION

**THIS COMPLETED FORM MUST BE SUBMITTED FOR APPROVAL PRIOR TO THE UNDERGROUND PLUMBING INSPECTION (BEFORE INSTALLATION OF ANY FRAMING)**

Date: July 10, 2023 Building Permit #: _____

Lot: 13 Block: 4 Subdivision: Hidden Valley Filing 6

Address: 833 Emerald Lakes Street Severance, CO _____

On this 10 day, of July, 2023 a field crew measured the setbacks (distances from all property lines along streets) and offsets (distances from all property lines that are not along streets) for the above referenced property and found them to be in compliance with the approved plans ***and*** the requirements of the Severance Municipal Code.

Signature: Kelby York, PE
(Surveyor)

COLORADO LICENSED
KELBY M. YORK
(SEAL)
52196
07/10/2023
PROFESSIONAL ENGINEER

## CONTRACTOR CERTIFICATION

I, _____ representing _____

have reviewed the setback certification and the approved plans for the above referenced project and concur that the location of this structure is in conformance with the approved plans ***and*** the setback and offset requirements of the Severance Municipal Code. Furthermore, I hereby certify that all portion(s) of the structure to be framed including, but not limited to, garages, porches, decks, cantilevers, bay windows or other structures, shall maintain compliance with said setback and offset requirements.

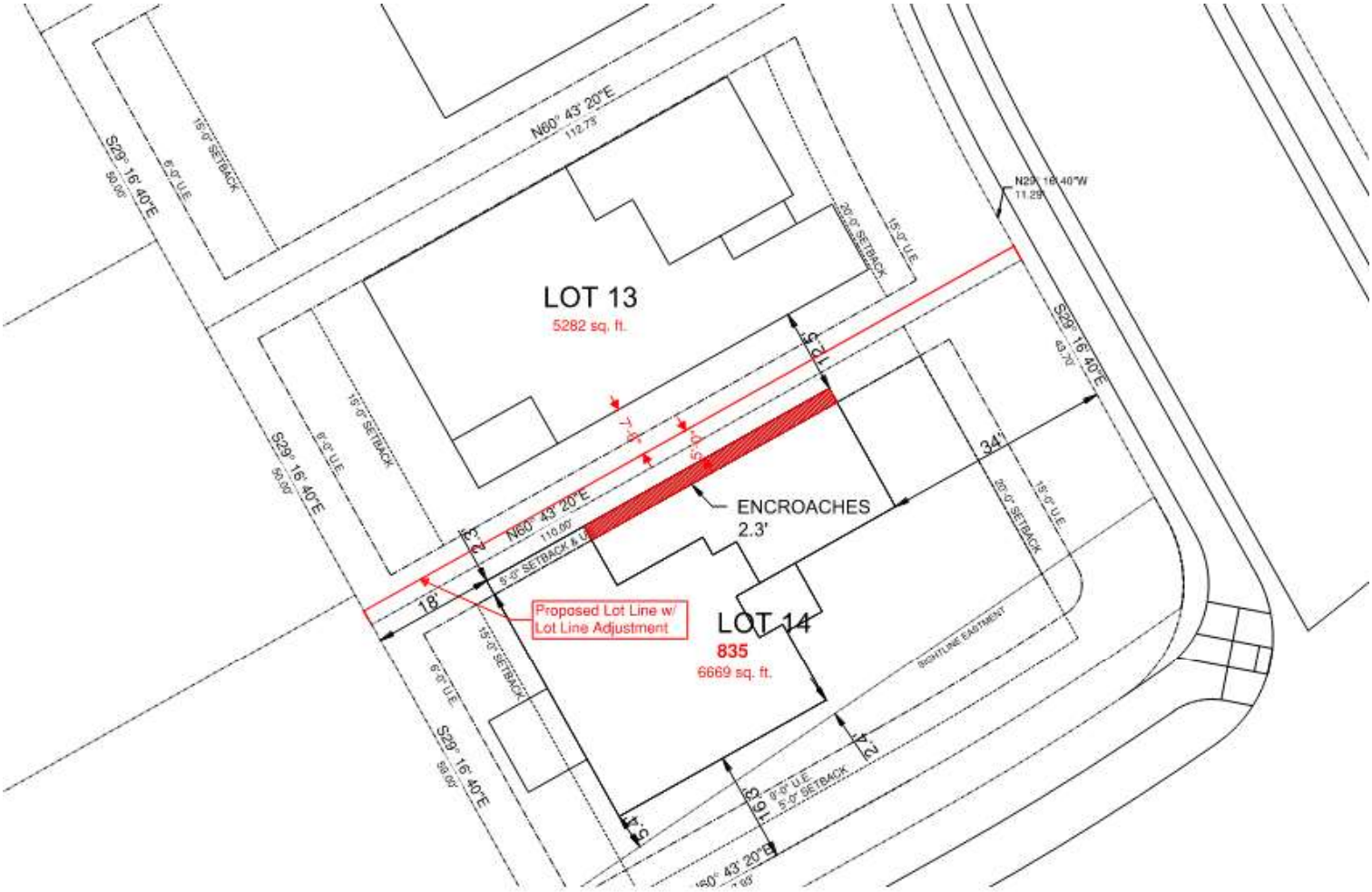
Signature: _____

Title: _____

Date: _____

Revised: 12/23/2019

As built placement of homes on 835&833 Emerald Lakes Street.  835 Emerald encroaches 2.3' onto side setback.  We seek a variance to retain the 5'0" setback and move the property line 2.3'.




| Variance table |
| --- |
| Side Yard Variance - 5'0"<br>Lot size Variance = 5,200 ft^2 |

**RE: 833 Emerald Lakes Street, Block 3, Lot 1 Hidden Valley Filing #6**
**– Variance Request for side setback and minimum lot size**

Dear Resident/Property Owner:

The Town of Severance would like to invite you to a public meeting to discuss the 833 Emerald Lakes Street Variance which may affect your property. The Board of Adjustment meeting will be held on **Tuesday, December 12, 2023** ***at 6:00 P.M. at Severance Town Hall located at 3 S. Timber Ridge Parkway, Severance, Colorado***. The meeting may also be attended virtually. Links can also be found on our website.

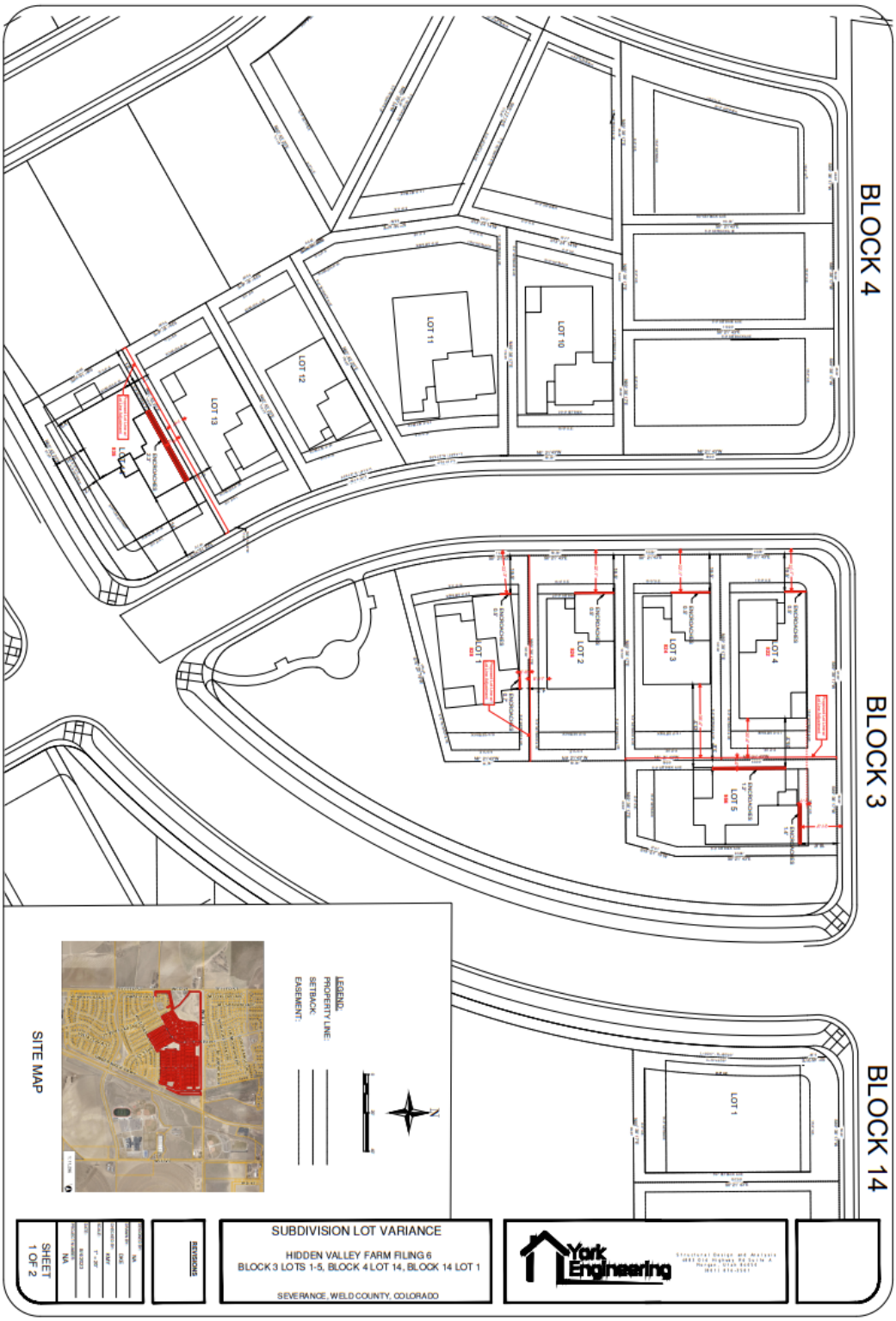
Please note that the schedule is subject to change, to confirm schedule please visit our website at www.townofseverance.org or call at 970-686-1218.

The Town of Severance considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's consideration of this proposal. If you are unable to attend the meeting, but would like to provide input, written comments are welcome. You may contact Shani Porter at 970-686-1218 or at sporter@townofseverance.org.

The list of affected property owners for this public notice is derived from official records of the Weld County Assessor by the applicant. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,
TOWN OF SEVERANCE

Shani Porter
Town Planner


BLOCK 4
BLOCK 3
BLOCK 14
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 10
LOT 11
LOT 12
LOT 13
SITE MAP
LEGEND:
PROPERTY LINE:
SETBACK:
EASEMENT:
SUBDIVISION LOT VARIANCE
HIDDEN VALLEY FARM FILING 6
BLOCK 3 LOTS 1-5, BLOCK 4 LOT 14, BLOCK 14 LOT 1
SEVERANCE, WELD COUNTY, COLORADO
York Engineering
SHEET
1 OF 2
REVISIONS

**RESOLUTION NO. 2023 - 61R**

**A RESOLUTION OF THE SEVERANCE ZONING BOARD OF ADJUSTMENT, APPROVING A VARIANCE REQUEST FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE AND COMMONLY KNOWN AS 833 EMERALD LAKES STREET**

**WHEREAS**, Horizon View Homes ("Applicant"), as owner of certain real property legally described as Lot 13, Block 4, Hidden Valley Filing No. 6 and commonly known as 833 Emerald Lakes Street ("Property"), has submitted a variance request for the Property which would reduce the side setback together with the minimum lot size requirements for the Property to 5'and 5,200 s.f., respectively (the "Variance"); and

**WHEREAS**, on December 12th, the Board of Adjustment held a public hearing on the Variance in accordance with Section 16.19.150 of the Severance Municipal Code ("Code"); and

**WHEREAS**, the Board of Adjustment, after reviewing the Variance and considering the testimony, evidence and argument presented at the public hearing, finds and determines the Variance meets the relevant standards and review criteria set forth in Section 16.19.150 of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE BOARD OF ADJUSTMENT:

1. The Severance Board of Adjustment hereby approves the Variance subject to and contingent upon the following conditions:

a. Approval of the Variance shall lapse and be considered null and void:

1. If the variance is not exercised (e.g., building permit obtained, substantial construction commenced) within 180 days of the date this approval;

2. If the Town finds that redevelopment or modification of the subject property makes compliance with this Code possible without the previously approved variance; or

3. If the Town finds that the alleged hardship or difficulty upon which the variance is based has been eliminated.

PASSED AND ADOPTED this ____ day of _____, 2023.

_____
Chairperson

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 586 - **Resolution 2023-62R**: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 835 Emerald Lakes Street | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

| | |
|---|---|
| Town Staff asks that the Town Council review, discuss and take action on Resolution 2023-62R: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 835 Emerald Lakes Street<br><br>1. Approve Resolution 2023-62R<br>2. Approve Resolution 2023-62R with modifications<br>2. Take No Action. | **Resolution Variance** |

## BRIEF SUMMARY

The variance is being requested as the result of a surveying error on the computer model which specifies the location of the stakeout used by the home builder for the excavation and construction of the footing and foundations system. The home is located 5.0' from the required 7.5' side setback. The setback error was discovered at time of the ILC and as such the home is near completion.

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

Town Staff recommends Town Council review the variance request and take action.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. 835 Emerald - Variance App
2. 835 Emerald Lake - Neighborhood Letter
3. Reso 2023-62R - BOA_835 Emerald Lakes St



# SEVERANCE: HOMETOWN | VISION |

## PRE-APPLICATION CONFERENCE CHECKLIST & APPLICATION REQUIREMENTS

STAFF

**Name of Project:** Hidden Valley Filing No. 6 **Project ID:** _____

### GENERAL LAND USE APPLICATION TYPE

Application Type: (Check all that apply)

_____ Annexation
_____ Zoning
_____ Planned Development Overlay
_____ Administrative Review
_____ Concept Plan
_____ Preliminary Plat
_____ Final Plat
_____ Site Plan
_____ Oil & Gas Conditional Use
x Other Variance to side setback

APPLICANT

OWNER of the Property: Horizon View Homes
Address: 3601 North Stagecoach Road, Suite 202, Longmont, CO
Phone Number: (720) 438-7171 Email: tbuschar@Aspenviewhomes.net

(If different from Owner)
Applicant's Name: _____
Address: _____
Email Address: _____
Phone Number: _____

### Project Information (as applicable)

Project Location: 835 Emerald Lakes Street - Lot 14 Block 4 Hidden Valley Farm F6
Existing Use: Residential
Proposed Use: N/A
Existing Zoning: Suburban Perimeter
Proposed Zoning: N/A
No. Existing Residential Lots: 1
No. Proposed Residential Lots: N/A
No. Existing Commercial Lots: 0
No. Proposed Commercial Lots: N/A
Total Development Area (Acres): .15
Total Civic Area: N/A
Total Residential (Acres): .15
Total Non-Residential (Acres): N/A
Total Open Space (Acres): 0
Total Number of Proposed Phases: N/A
Acres per Phase: 0
Lots per Phase: N/A

## LAND USE APPLICATION

STAFF

All items selected in this section are to be submitted with the initial application unless waived or delayed by staff. 2 copies of all scaled drawings will be required in 1 full size (24x36) and 1 (11x17). Any other documentation such as drainage reports, or legal documentation will be printed on 8.5" x 11".
**Electronic PDF copies of all submittal materials is required.**

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| 2 | Land Use Application |
| 2 | Application Fees & Fee Agreement (See Attached Fee Description) |
| 2 | Letter of Intent |
| | Annexation Petition |
| | Annexation Impact Report |
| | Annexation Map |
| 2 | Title Commitment |
| 2 | Property Tax Statement * |
| 1 set ** | Mailing Labels 1000 Radius from Project * |
| 1 | Affidavit of Sign Posting |
| | Zoning Map |
| 2 | 8 1/2" x 11" Legal Description(s) |
| | Concept Plan |
| | Preliminary Plat |
| | Drainage Plan |
| | Drainage Report |
| | Utility Plans |
| | Utility Report |
| | Soils Report / Geotechnical Report |
| 1 set | Stamped Envelopes |
| | * Narrative (see below) |

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| | Landscape & Open Space Plan |
| | Traffic Study |
| | Mineral / Oil & Gas Rights Documentation |
| | Oil & Gas Surface Use Agreement |
| | Ecological Characterization Study |
| | Phase I Environmental Study |
| | Final Plat |
| | Floodplain Use Permit |
| | Row Access Permits |
| 2 | * Site Plan Map |
| | Exterior Elevations of all Proposed Structures |
| | Lighting Plan |
| | Sound Mitigation Plan |
| | Development Agreement |
| | Covenants & HOA Regulations |
| | Draft Management Plan |
| | Final Management Plan |
| | Planned Development Overlay Materials |
| | Other Agreements |
| | All drawings in DWG format |
| 2 | Vicinity Map |
| 2 | Variance Table added to Site Plan/Plat |

* Available on Weld County Website: www.co.weld.co.us/departments/assessor/propertyinformationportal

**Notes**

** Labels must be printed and placed on envelopes



## LAND USE APPLICATION

STAFF

| Items to be Addressed | MANAGEMENT PLAN CHECKLIST |
|---|---|
| N/A | What is the theme of the development? |
| N/A | How does the development theme and pattern support:<br>1. The Comprehensive Plan (All Sections)?<br>2. The Zoning District?<br>3. Density?<br>4. Diversity?<br>5. Land Use?<br>6. Connectivity?<br>7. Open Space? |
| N/A | What is the roadway network associated with this development? |
| N/A | What treatments are applied to the roadways on the perimeter and internal to the development? |
| N/A | What is the lot layout associated with this development? |
| N/A | How does the lot layout interface with the roadway network? |
| N/A | How is the lot size diversity accomplished? |
| N/A | What are the setbacks proposed for each lot? |
| N/A | How do the street designs, lot sizes & setbacks enhance the streetscape? |
| N/A | Where are the common areas in the subdivision? |
| N/A | What are the purposes of the common areas in the subdivision? |
| N/A | How are the common areas finished? |
| N/A | How are the common areas managed? |
| N/A | What is the fencing plan for the development? |
| N/A | What amenities are included in the development? |
| N/A | How are amenities managed? |
| N/A | How are entries to the development enhanced? |
| N/A | How is connectivity within and outside the development achieved? |
| N/A | How are architectural and landscape designs on individual lots managed? |
| N/A | If commercial, how is landscape design achieved? |
| N/A | What is the irrigation system, including sources of water? |
| N/A | How is potable water supplied to the project? |
| N/A | Is there adequate potable water obtainable for the project? |
| N/A | How is storm water being managed? |
| N/A | How will common area landscape be maintained? |
| N/A | How will the development handle sanitary sewer? |
| N/A | How is off-street parking being addressed? |
| N/A | How is exterior lighting being addressed? |
| N/A | What is the potential impact on adjacent neighborhoods? |
| N/A | If noise or smells are associated with the development, what are the plans for mitigation? |
| N/A | Are there existing or proposed mineral development / Oil & Gas? |
| N/A | What is the state of ownership of Oil & Gas minerals? |
| N/A | How are conflicts between project and Oil & Gas development managed? |
| | |
| | |
| | |
| | |
| | |
| | |

# LAND USE APPLICATION

APPLICANT

## Consultants

Planner / Architect: _____ Address _____

Phone _____ Email _____ City, State, Zip _____

Kelby York
Engineer _____ Address _____

(720) 990-5900 _____
Phone Number _____ Email _____ City, State, Zip _____

Other _____ Address _____

Phone Number _____ Email _____ City, State, Zip _____

## Certification

I certify that the information and exhibits submitted are true and correct to the best of my knowledge. In filling out this application, I am acting with the knowledge and consent of the property owners. I understand that all material and fees required by the Town of Severance must be submitted prior to having this application processed and that acceptance of this application by the Town of Severance does not necessarily mean that the application is complete under the applicable requirements of the rules and regulations of the Town of Severance.

Applicant _____ 10/03/2023 Date

I certify that I am the owner of the land and/or minerals, which this application concerns and consent to this action.

Applicant _____ Date _____

I certify that I have reviewed the Schedule of Fees and agree to pay all fees and costs authorized by the Severance Municipal Code.

Applicant _____ 10/03/2023 Date

7208 S Tucson Way Centennial, CO 80112
Billing Address

STAFF

## Fees

Please see attached Fee Sheet for all Fee Descriptions, Check-List and Fee Schedule

$ 250 Total Application Fees Amount

$ NO DEPOSIT Development Review Deposit Amount

## CLERK'S USE ONLY

Deposit Amount Received: $_____

Date Deposit Received: _____

# HORIZON VIEW HOMES

October 10, 2023

Bill Cornelius
Director of Community Development
Community & Economic Development Department
Town of Severance

**RE: Letter of Intent, 835 Emerald Lakes Street, Block 4, Lot 14 Hidden Valley Filing #6**

The following is Horizon View Homes letter of intent to request a variance for the following single-family detached residential lot located in Hidden Valley Filing No. 6, Section 11, Township 6 North, Range 67 West of the 6th Principal Meridian, Town of Severance, County of Weld, State of Colorado.

Horizon View Homes is seeking the following variance for Block 4, Lot 14 – 835 Emerald Lakes Street:

- Side Setback: we are requesting a 5.0' side setback in lieu of the new code requirement of 7.5'.

The reason for the variance request is the result of a surveying error by York Engineering on the computer model which specifies the location of the stakeout used by the homebuilder for the excavation and construction of the footing and foundation system. Through discussions with York Engineering, it was determined that the background computer model was inadvertently shifted approximately 2.3 feet to the southeast. York's internal office and field checks failed to catch this error until several of the homes were near completion. The error has resulted in this home, and 5 others, encroaching into the side setback (in this case) and side and front setbacks for others.

For Lot 14, the error resulted in a 2.3' encroachment of the foundation system into the 5.0' side setback. The solution to this problem is an administrative lot line adjustment between lots 13 and 14, creating a 5.0' side setback on Lot 14 and a resulting 7.5' side setback on Lot 13 (see exhibits attached to this letter).

Given the continuation of the side setback requirement of 5.0', as was approved with the Hidden Valley Filing No. 6 final plat, no variance would be required. However, a lot line adjustment triggers the need to meet current code requirements. The current code requirement for a side setback is 7.5'. Because we cannot make the lot line adjustment between lots 13 and 14 without violating the new side setback requirement of 7.5' on one or the other of lot 13 or lot 14, we are required to seek a variance.

While this variance, if granted, will be a variance to current code, it will result in a home that is constructed to the code that was in place at the time the Hidden Valley Filing No. 6 final plat was approved.

The purpose of this variance is to avoid disruption to the community and the expense of removing and rebuilding this and other homes. In addition, this variance will minimize the impact to this specific homebuyer. It will reduce the time required for them to wait to move into their new home. It will also keep them from having to live in a home that has been either partially or fully reconstructed. For this specific lot, if it were not for the change in code subsequent to the time this final plat was approved, the need to adjust the lot line would not create the need for a variance. The character of the neighborhood as it was envisioned when the plat was created and approved, will remain unchanged.

It is my understanding that there are 8 conditions that must be met for the Board of Adjustments to grant a variance to the code. I have listed them below along with an explanation as to how those conditions are met.

- *There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical condition particular to the affected property.* ***The unique physical circumstance is that the home already exists on the lot. In the normal course of constructing a home, the error was small enough that it could not have been visually detected in the field. It was not detected until we requested an Improvement Location Certificate (ILC). That task generally takes place near the end of the construction process when all exterior physical improvements are in place. This was the case on this lot.***
- *Because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of this Code.* ***The***

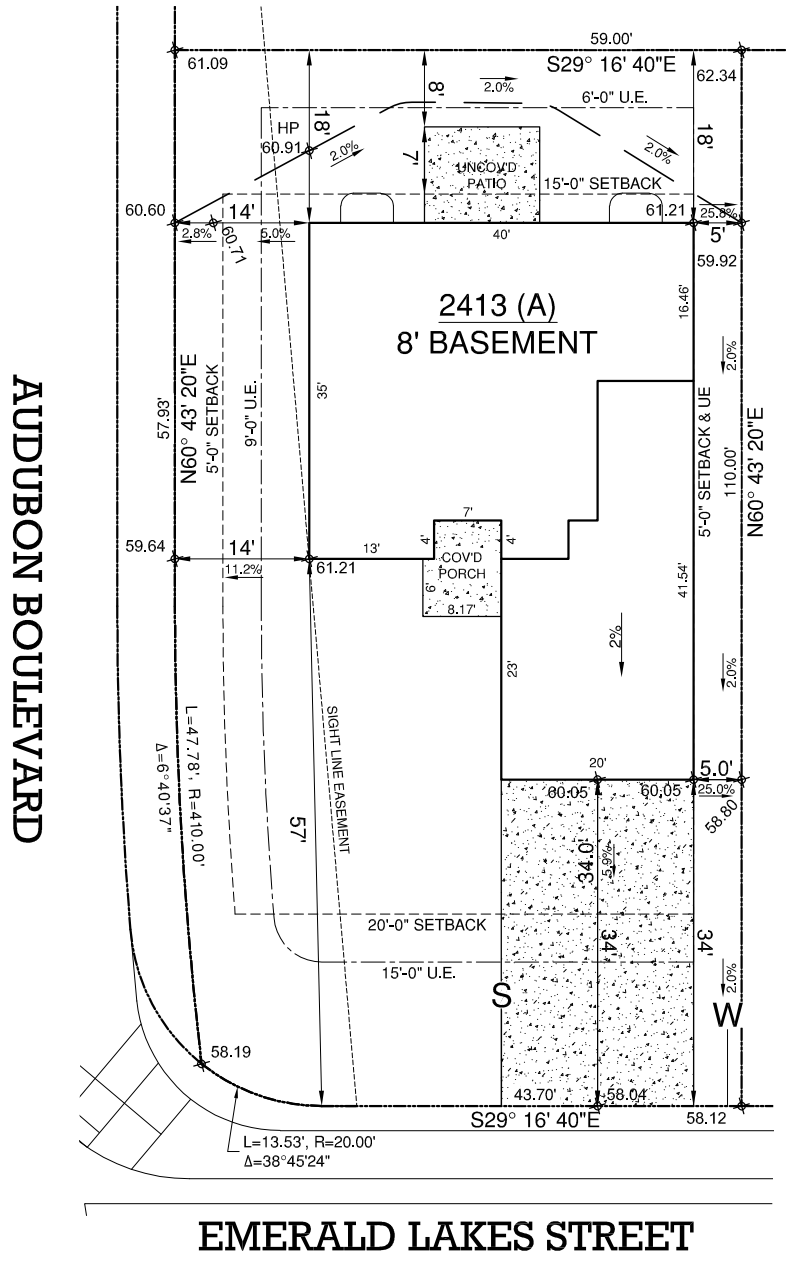
***unique physical circumstance will require us to demolish some or all of this home to construct/re-construct a new home that meets the code requirements.***

- *Due to such unique physical circumstances or conditions, the strict application of this Code would create a demonstrated hardship.* ***For York Engineering and Horizon View Homes, strict application of the code would create a financial hardship of at least $230,000. For the homebuyer who was anticipating moving into this home in October of this year, there will be a significant hardship related to the change of timing to move into their new home and financial implications related to schedule changes.***
- *The demonstrable hardship is not self-imposed.* ***This hardship was imposed by York Engineering. Although York Engineering is a consultant to Horizon View Homes, it is certainly an independent entity with no affiliation to Horizon View Homes other than its' contractual relationship.***
- *The variance, if granted, will not adversely affect the proposed development or use of adjacent property or the neighborhood.* ***There is no impact to adjacent properties, except for those lots/homes owned by Horizon View Homes. Those impacts are only to support previously approved side setbacks that would not otherwise be noticeable to a resident or other individual except on inspection of a plot plan, survey or other technical document.***
- *The variance, if granted, will not change the character of the zoning district in which the property is located.* ***The change requested will result in a home that meets the character of the zoning district in which it was originally platted. The change due to the variance, if granted, will negligibly impact the character of the current zoning district and I would argue that those changes will not be noticeable to anyone, except possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, is in keeping with the intent of this Code.* ***The intent of the Code under which this lot was originally platted will remain unchanged. The change as a result of the variance will only slightly impact the intent of the current Code and I would argue that those changes will not be noticeable to anyone, except for possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, will not adversely affect the health, safety or welfare of the citizens of the Town.* ***There is nothing in our request that will adversely affect the health, safety or welfare of the citizens of the Town. If granted will increase the intersection sight distance improving public safety.***

Thank you for your consideration in this matter.

Sincerely,

Joe Stifter
Vice President of Land
Horizon View Homes




COLORADO LICENSED
KELBY M. YORK
52196
05/02/23
PROFESSIONAL ENGINEER

SCALE: 1" = 20'-0"

| | |
|---|---|
| TOP OF FOUNDATION | 61.87 |
| MAX FINISH GRADE ELEV @ FOUNDATION WALL | 61.21 |
| DRIVEWAY SLOPE | 5.9% |
| MAIN FLOOR FINISHED FLOOR | 63.05 |
| FRONT GARAGE FINISHED FLOOR | 60.05 |
| GARAGE FLOOR ELEV. AT ENTRY DOOR | 60.88 |
| ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE | 57.55 |

LEGEND:

SWALE:

PROPERTY LINE:

SETBACK:

EASEMENT:

DRAINAGE DIRECTION:

ELECTRIC PEDESTAL:

SETBACK:
FRONT - 20'
SIDE - 5'
REAR - 15'
SIDE STREET - 15'
EXCEPTIONS: - 5' FOR B1 L24, B3 L7 & L8, B14 L1 , B17 L26

PUE:
FRONT - 15'
SIDE -5'
REAR - 6'
SIDE STREET - 9'

SITE & GRADING PLAN
PLAN 2413 (ELEV. A)
LOT 14 BLOCK 4 HIDDEN VALLEY FARM F6
6416 SQ FT
835 EMERALD LAKES STREET
SEVERANCE, COLORADO

PROVIDED FOR:
HORIZON VIEW HOMES
HORIZON VIEW HOMES
3601 NORTH STAGECOACH ROAD, SUITE 202
LONGMONT, CO 80504

York Engineering
7208 S. TUCSON WAY #195
CENTENNIAL, CO 80112
720-990-5900

# SETBACK CERTIFICATION

**THIS COMPLETED FORM MUST BE SUBMITTED FOR APPROVAL PRIOR TO THE UNDERGROUND PLUMBING INSPECTION (BEFORE INSTALLATION OF ANY FRAMING)**

Date: April 28, 2023 Building Permit #: _____

Lot: 14 Block: 4 Subdivision: Hidden Valley Filing 6

Address: 835 Emerald Lakes Street Severance, CO _____

On this 28 day, of April, 2023 a field crew measured the setbacks (distances from all property lines along streets) and offsets (distances from all property lines that are not along streets) for the above referenced property and found them to be in compliance with the approved plans ***and*** the requirements of the Severance Municipal Code.

Signature: Kelby York, PE (SEAL)

(Surveyor)

COLORADO LICENSED KELBY M. YORK 52196 05/08/2023 PROFESSIONAL ENGINEER

## CONTRACTOR CERTIFICATION

I, _____ representing _____

have reviewed the setback certification and the approved plans for the above referenced project and concur that the location of this structure is in conformance with the approved plans ***and*** the setback and offset requirements of the Severance Municipal Code. Furthermore, I hereby certify that all portion(s) of the structure to be framed including, but not limited to, garages, porches, decks, cantilevers, bay windows or other structures, shall maintain compliance with said setback and offset requirements.

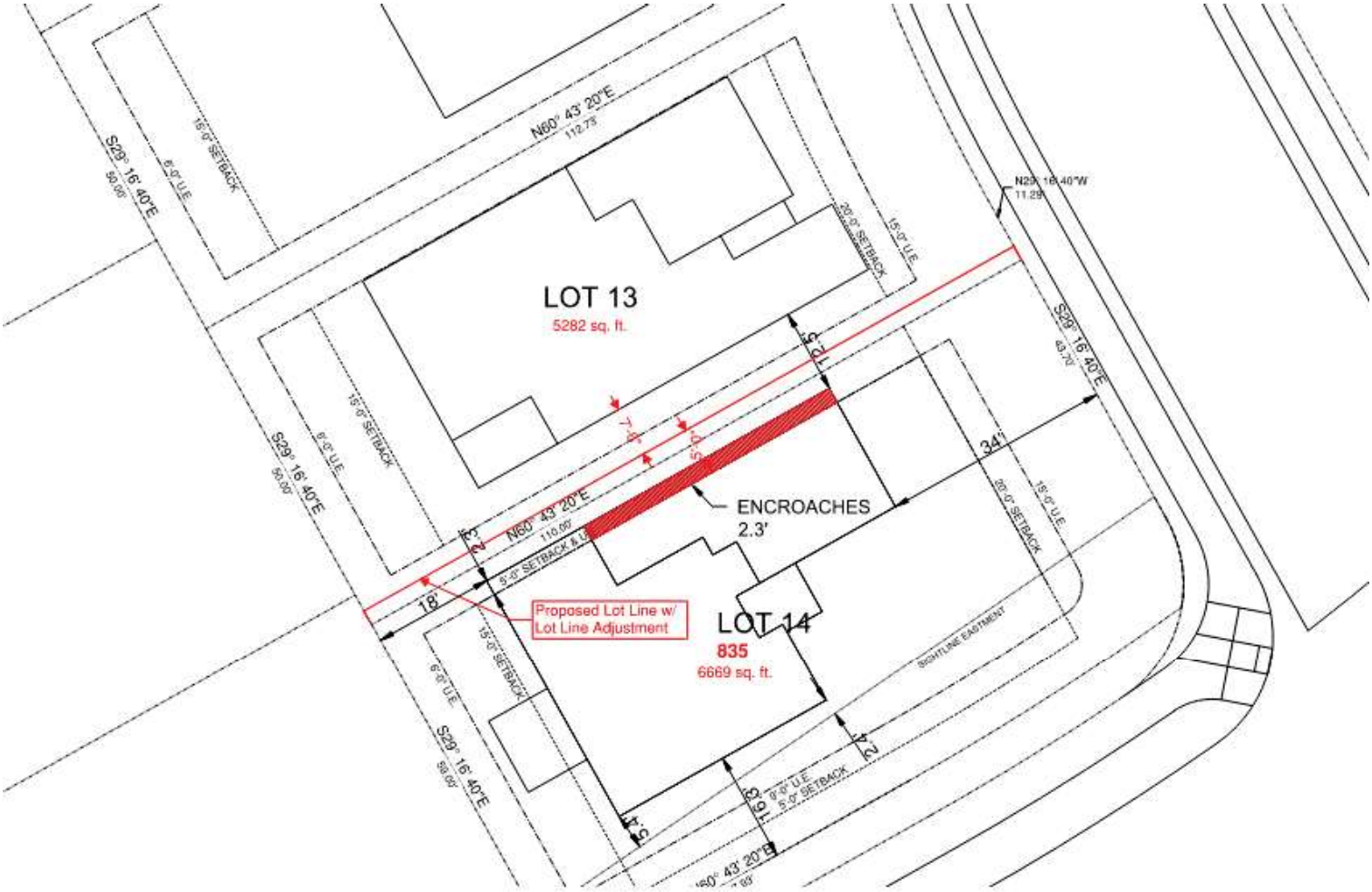
Signature: _____

Title: _____

Date: _____

Revised: 12/23/2019

As built placement of homes on 835&833 Emerald Lakes Street.  835 Emerald encroaches 2.3' onto side setback.  We seek a variance to retain the 5'0" setback and move the property line 2.3'.




| Variance table |
| --- |
| Side Yard Variance - 5'0" |

**835 Emerald Lakes**

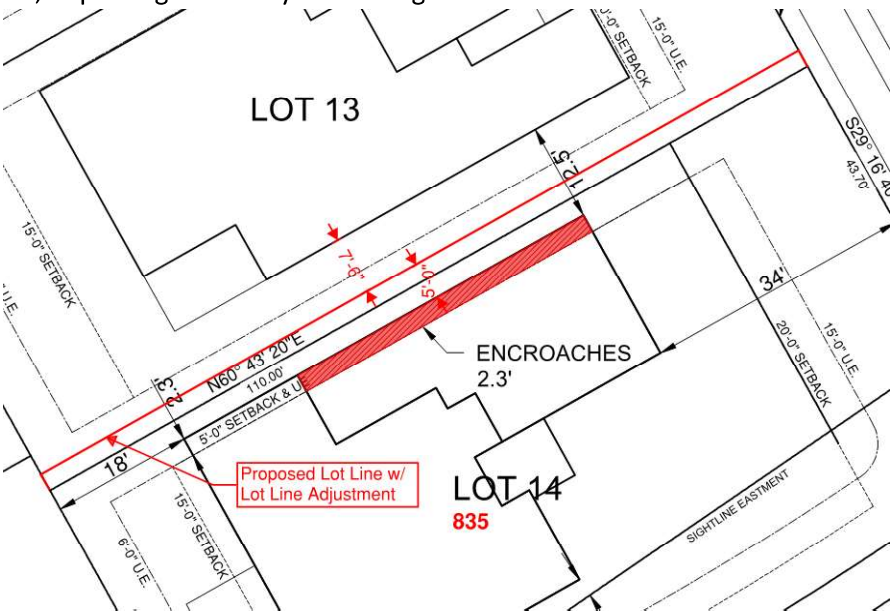
**Home Construction Status:** This home is through insulation and drywall, and has tile, cabinets, base, trim and doors installed. Hard surface flooring and countertops are also installed. Approximately $230K of work has been paid or was in progress when the construction stopped.





**Encroachment Issue:** This home has a side setback encroachment of 2.3 feet.
**Proposed Resolution:** We are proposing a lot line adjustment to address the side setback. By shifting the lot line 2.3 feet to the northwest, the 5' side yard setback would be satisfied on 835 Emerald. The adjacent home to the northwest, is currently set back from the adjoining property line, 9.8 feet. After the lot line adjustment, the adjacent home would have a side setback of 7.5'.

In addition, if the home were to be relocated to the designed position, it would sit directly on the sight distance line along Audubon Blvd. Where the home is currently located, it sets back 2.4 feet from the sight distance line, improving the safety in the neighborhood.



**RE: 835 Emerald Lakes Street, Block 4, Lot 14 Hidden Valley Filing #6**
**– Variance Request for side setback**

Dear Resident/Property Owner:

The Town of Severance would like to invite you to a public meeting to discuss the 835 Emerald Lakes Street Variance which may affect your property. The Board of Adjustment meeting will be held on **Tuesday, December 12, 2023** ***at 6:00 P.M. at Severance Town Hall located at 3 S. Timber Ridge Parkway, Severance, Colorado***. The meeting may also be attended virtually. Links can also be found on our website.

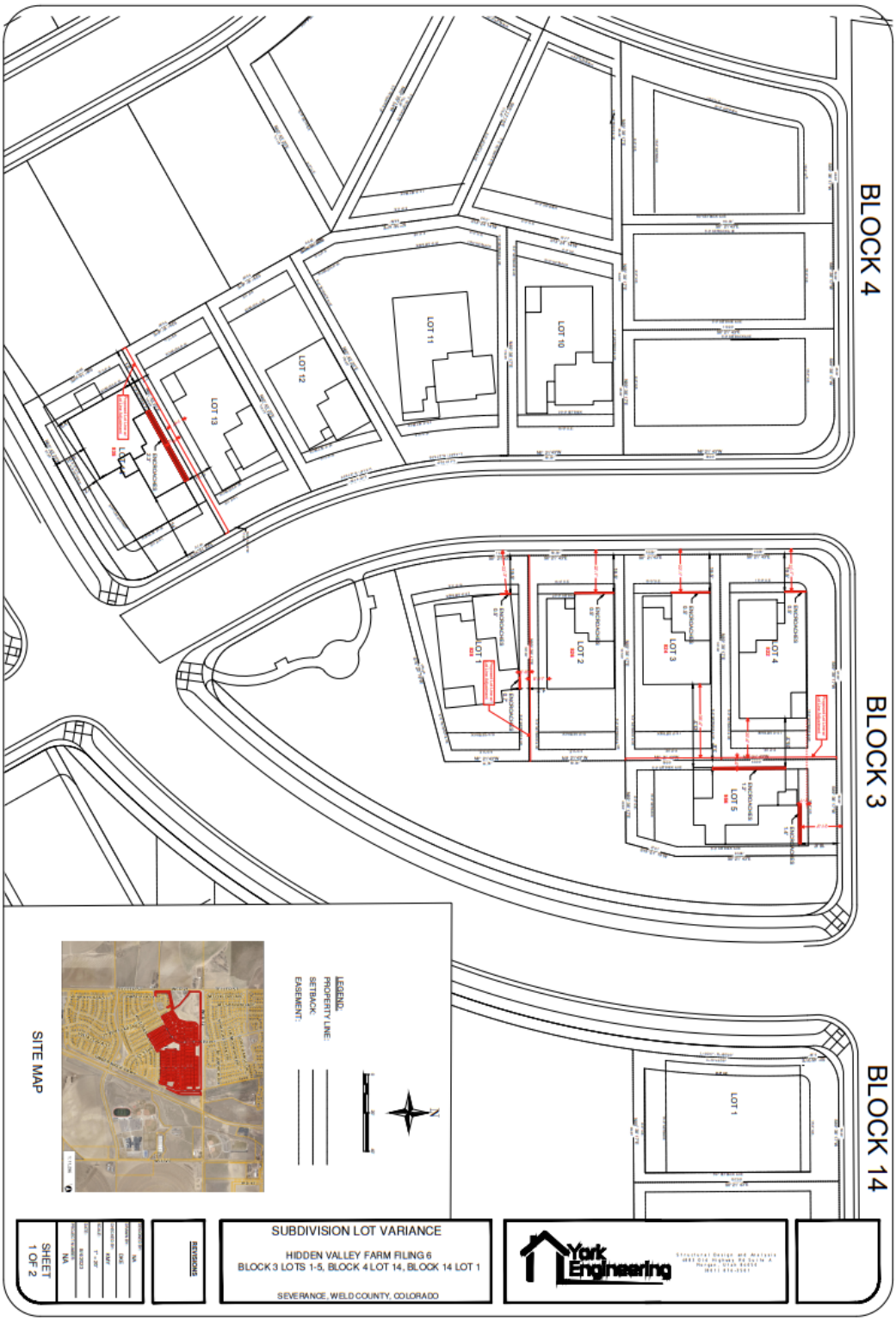
Please note that the schedule is subject to change, to confirm schedule please visit our website at www.townofseverance.org or call at 970-686-1218.

The Town of Severance considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's consideration of this proposal. If you are unable to attend the meeting, but would like to provide input, written comments are welcome. You may contact Shani Porter at 970-686-1218 or at sporter@townofseverance.org.

The list of affected property owners for this public notice is derived from official records of the Weld County Assessor by the applicant. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,
TOWN OF SEVERANCE

Shani Porter
Town Planner


BLOCK 4
BLOCK 3
BLOCK 14
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 10
LOT 11
LOT 12
LOT 13
SITE MAP
LEGEND:
PROPERTY LINE:
SETBACK:
EASEMENT:
SUBDIVISION LOT VARIANCE
HIDDEN VALLEY FARM FILING 6
BLOCK 3 LOTS 1-5, BLOCK 4 LOT 14, BLOCK 14 LOT 1
SEVERANCE, WELD COUNTY, COLORADO
York Engineering
SHEET
1 OF 2
REVISIONS

**RESOLUTION NO. 2023 - 62R**

**A RESOLUTION OF THE SEVERANCE ZONING BOARD OF ADJUSTMENT, APPROVING A VARIANCE REQUEST FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE AND COMMONLY KNOWN AS 835 EMERALD LAKES STREET**

**WHEREAS**, Horizon View Homes ("Applicant"), as owner of certain real property legally described as Lot 14, Block 4, Hidden Valley Filing No. 6 and commonly known as 835 Emerald Lakes Street ("Property"), has submitted a variance request for the Property which would reduce the side setback requirement for the Property to 5.0' (the "Variance"); and

**WHEREAS**, on December 12th, 2023, the Board of Adjustment held a public hearing on the Variance in accordance with Section 16.19.150 of the Severance Municipal Code ("Code"); and

**WHEREAS**, the Board of Adjustment, after reviewing the Variance and considering the testimony, evidence and argument presented at the public hearing, finds and determines the Variance meets the relevant standards and review criteria set forth in Section 16.19.150 of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE BOARD OF ADJUSTMENT:

1. The Severance Board of Adjustment hereby approves the Variance subject to and contingent upon the following conditions:

a. Approval of the Variance shall lapse and be considered null and void:

1. If the variance is not exercised (e.g., building permit obtained, substantial construction commenced) within 180 days of the date this approval;

2. If the Town finds that redevelopment or modification of the subject property makes compliance with this Code possible without the previously approved variance; or

3. If the Town finds that the alleged hardship or difficulty upon which the variance is based has been eliminated.

PASSED AND ADOPTED this ____ day of _____, 2023.

_____
Chairperson

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney

# AGENDA ITEM SUMMARY

| AGENDA ITEM | SUBMITTED BY | PRESENTED BY |
|---|---|---|
| Pg 601 - **Resolution 2023-63R**: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 956 Milner Pass Road | Shani Porter, Town Planner | Shani Porter, Town Planner |

## ACTION REQUESTED

| | |
|---|---|
| Town Staff asks that the Town Council review, discuss and take action on Resolution 2023-63R: A Resolution of the Severance Zoning Board of Adjustment, approving a variance request for certain real property located within the Town of Severance and commonly known as 956 Milner Pass Road<br><br>1. Approve Resolution 2023-63R<br>2. Approve Resolution 2023-63R with modifications<br>2. Take No Action | **Resolution Variance** |

## BRIEF SUMMARY

The variance is being requested as the result of a surveying error on the computer model which specifies the location of the stakeout used by the home builder for the excavation and construction of the footing and foundations system. The home is currently located 18.5' from the front setback instead of the required 20 foot setback. The home is also located 5.0' from the required 7.5' side setback and is also only 5,500 in lot size from the required 6,000 s.f. The setback errors and lot size was discovered at time of the ILC and as such the home is near completion.

## PUBLIC SUPPORT/CONCERN

None at this time.

## ANALYSIS AND RECOMMENDATION

Town Staff recommends Town Council review the variance request and take action.

## MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. 956 Milner - Variance App
2. 956 Milner Pass Road - Neighborhood Letter
3. Reso 2023-63R - BOA_956 Milner Pass Rd



# SEVERANCE: HOMETOWN | VISION |

## PRE-APPLICATION CONFERENCE CHECKLIST & APPLICATION REQUIREMENTS

STAFF

**Name of Project:** Hidden Valley Filing No. 6 **Project ID:** _____

### GENERAL LAND USE APPLICATION TYPE

Application Type: (Check all that apply)

| | | |
|---|---|---|
| _____ Annexation | _____ Concept Plan | _____ Oil & Gas Conditional Use |
| _____ Zoning | _____ Preliminary Plat | x _____ Other Variance to front and side setbacks and minimum lot size. |
| _____ Planned Development Overlay | _____ Final Plat | |
| _____ Administrative Review | _____ Site Plan | |

APPLICANT

OWNER of the Property: Horizon View Homes

Address: 3601 North Stagecoach Road, Suite 202, Longmont, CO

Phone Number: (720) 438-7171 Email: tbuschar@Aspenviewhomes.net

(If different from Owner)

Applicant's Name: _____

Address: _____

Email Address: _____

Phone Number: _____

### Project Information (as applicable)

Project Location: 956 Milner Pass Road - Lot 5 Block 3 Hidden Valley Farm F6

Existing Use: Residential Proposed Use: N/A

Existing Zoning: Suburban Perimeter Proposed Zoning: N/A

No. Existing Residential Lots: 1 No. Proposed Residential Lots: N/A

No. Existing Commercial Lots: 0 No. Proposed Commercial Lots: N/A

Total Development Area (Acres): .14 Total Civic Area: N/A

Total Residential (Acres): .14 Total Non-Residential (Acres): N/A

Total Open Space (Acres): 0 Total Number of Proposed Phases: N/A

Acres per Phase: 0 Lots per Phase: N/A

## LAND USE APPLICATION

STAFF

All items selected in this section are to be submitted with the initial application unless waived or delayed by staff. 2 copies of all scaled drawings will be required in 1 full size (24x36) and 1 (11x17). Any other documentation such as drainage reports, or legal documentation will be printed on 8.5" x 11".
**Electronic PDF copies of all submittal materials is required.**

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| 2 | Land Use Application |
| 2 | Application Fees & Fee Agreement (See Attached Fee Description) |
| 2 | Letter of Intent |
| | Annexation Petition |
| | Annexation Impact Report |
| | Annexation Map |
| 2 | Title Commitment |
| 2 | Property Tax Statement * |
| 1 set ** | Mailing Labels _1000___ Radius from Project * |
| 1 | Affidavit of Sign Posting |
| | Zoning Map |
| 2 | 8 1/2" x 11" Legal Description(s) |
| | Concept Plan |
| | Preliminary Plat |
| | Drainage Plan |
| | Drainage Report |
| | Utility Plans |
| | Utility Report |
| | Soils Report / Geotechnical Report |
| 1 set | Stamped Envelopes |
| | * Narrative (see below) |

| # of paper copies | SUBMITTAL MATERIALS |
|---|---|
| | Landscape & Open Space Plan |
| | Traffic Study |
| | Mineral / Oil & Gas Rights Documentation |
| | Oil & Gas Surface Use Agreement |
| | Ecological Characterization Study |
| | Phase I Environmental Study |
| | Final Plat |
| | Floodplain Use Permit |
| | Row Access Permits |
| 2 | * Site Plan Map |
| | Exterior Elevations of all Proposed Structures |
| | Lighting Plan |
| | Sound Mitigation Plan |
| | Development Agreement |
| | Covenants & HOA Regulations |
| | Draft Management Plan |
| | Final Management Plan |
| | Planned Development Overlay Materials |
| | Other Agreements |
| | All drawings in DWG format |
| 2 | Vicinity Map |
| 2 | Variance Table added to Site Plan/Plat |

* Available on Weld County Website: www.co.weld.co.us/departments/assessor/propertyinformationportal

**Notes**

** Labels must be printed and placed on envelopes



## LAND USE APPLICATION

STAFF

| Items to be Addressed | MANAGEMENT PLAN CHECKLIST |
|---|---|
| N/A | What is the theme of the development? |
| N/A | How does the development theme and pattern support:<br>1. The Comprehensive Plan (All Sections)?<br>2. The Zoning District?<br>3. Density?<br>4. Diversity?<br>5. Land Use?<br>6. Connectivity?<br>7. Open Space? |
| N/A | What is the roadway network associated with this development? |
| N/A | What treatments are applied to the roadways on the perimeter and internal to the development? |
| N/A | What is the lot layout associated with this development? |
| N/A | How does the lot layout interface with the roadway network? |
| N/A | How is the lot size diversity accomplished? |
| N/A | What are the setbacks proposed for each lot? |
| N/A | How do the street designs, lot sizes & setbacks enhance the streetscape? |
| N/A | Where are the common areas in the subdivision? |
| N/A | What are the purposes of the common areas in the subdivision? |
| N/A | How are the common areas finished? |
| N/A | How are the common areas managed? |
| N/A | What is the fencing plan for the development? |
| N/A | What amenities are included in the development? |
| N/A | How are amenities managed? |
| N/A | How are entries to the development enhanced? |
| N/A | How is connectivity within and outside the development achieved? |
| N/A | How are architectural and landscape designs on individual lots managed? |
| N/A | If commercial, how is landscape design achieved? |
| N/A | What is the irrigation system, including sources of water? |
| N/A | How is potable water supplied to the project? |
| N/A | Is there adequate potable water obtainable for the project? |
| N/A | How is storm water being managed? |
| N/A | How will common area landscape be maintained? |
| N/A | How will the development handle sanitary sewer? |
| N/A | How is off-street parking being addressed? |
| N/A | How is exterior lighting being addressed? |
| N/A | What is the potential impact on adjacent neighborhoods? |
| N/A | If noise or smells are associated with the development, what are the plans for mitigation? |
| N/A | Are there existing or proposed mineral development / Oil & Gas? |
| N/A | What is the state of ownership of Oil & Gas minerals? |
| N/A | How are conflicts between project and Oil & Gas development managed? |
| | |
| | |
| | |
| | |
| | |
| | |

# LAND USE APPLICATION

APPLICANT

## Consultants

| | | |
|---|---|---|
| Planner / Architect: | | Address |
| Phone | Email | City, State, Zip |
| Kelby York | | |
| Engineer | | Address |
| (720) 990-5900 | kelby york@yorkengine | |
| Phone Number | Email | City, State, Zip |
| Other | | Address |
| Phone Number | Email | City, State, Zip |

## Certification

I certify that the information and exhibits submitted are true and correct to the best of my knowledge. In filling out this application, I am acting with the knowledge and consent of the property owners. I understand that all material and fees required by the Town of Severance must be submitted prior to having this application processed and that acceptance of this application by the Town of Severance does not necessarily mean that the application is complete under the applicable requirements of the rules and regulations of the Town of Severance.

Applicant — Date: ~~10/03/2023~~ 10-10-23

I certify that I am the owner of the land and/or minerals, which this application concerns and consent to this action.

Applicant — Date

I certify that I have reviewed the Schedule of Fees and agree to pay all fees and costs authorized by the Severance Municipal Code.

Applicant — Date: ~~10/03/2023~~ 10-10-23

7208 S Tucson Way, Centennial, CO 80112
Billing Address

STAFF

## Fees

Please see attached Fee Sheet for all Fee Descriptions, Check-List and Fee Schedule

$ 250 — Total Application Fees Amount

$ NO DEPOSIT — Development Review Deposit Amount

## CLERK'S USE ONLY

Deposit Amount Received: $

Date Deposit Received:

# HORIZON VIEW HOMES

October 10, 2023

Bill Cornelius
Director of Community Development
Community & Economic Development Department
Town of Severance

**RE: Letter of Intent, 956 Milner Pass Road, Block 3, Lot 5 Hidden Valley Filing #6**

The following is Horizon View Homes letter of intent to request a variance for the following single-family detached residential lot located in Hidden Valley Filing No. 6, Section 11, Township 6 North, Range 67 West of the 6th Principal Meridian, Town of Severance, County of Weld, State of Colorado.

Horizon View Homes is seeking the following variance for Block 3, Lot 5 – 956 Milner Pass Road Street:

- Side Setback: we are requesting a 5.0' side setback in lieu of the new code requirement of 7.5'.
- Front Setback: we are requesting an 18.5' front setback, a 1.5' variance.
- Minimum Lot Size: we are requesting a minimum lot size of 5,500 SF in lieu of the new code requirement of 6,000 SF

The reason for the variance request is the result of a surveying error by York Engineering on the computer model which specifies the location of the stakeout used by the homebuilder for the excavation and construction of the footing and foundation system. Through discussions with York Engineering, it was determined that the background computer model was inadvertently shifted approximately 2.3 feet to the southeast. York's internal office and field checks failed to catch this error until several of the homes were near completion. The error has resulted in this home, and 5 others, encroaching into the side and front setbacks.

To resolve the concern, we seek to adjust the property line between lots 3 and 4 and lot 5. This will enlarge lot 5 from the original plat of 5,407 SF to 5,539 SF. However, the enlarged lot still

falls below the newly adopted Ordinance 2023-05 requirements of 6000 SF.

For Lot 5, the error resulted in a 1.4' front setback encroachment and 1.2' side setback encroachment of the foundation system into setbacks. We seek an 18.5' front setback and a 5.0' side setback. This encroachment will leave a 18.5' front setback however it will still leave 21.3' from the sidewalk to the front of the garage, which is sufficient to park a car in the driveway without obstructing the sidewalk.

Given the continuation of the side setback requirement of 5.0' and the minimum lot size of 5,000 SF, as was approved with the Hidden Valley Filing No. 6 final plat, no variance would be required for the side setback or minimum lot size. However, a lot line adjustment triggers the need to meet current code requirements. The current code requirement for a side setback is 7.5'. Because we cannot make the lot line adjustment between lots 3 & 4 and lot 5 without violating the new side setback requirement of 7.5' on one or the other of lots, we are required to seek a variance.

The purpose of this variance is to avoid disruption to the community and the expense of removing and rebuilding this and the other homes. In addition, this variance will minimize the impact to this specific homebuyer. It will reduce the time required for them to wait to move into their new home. It will also keep them from having to live in a home that has been either partially or fully reconstructed. For this specific lot, if it were not for the change in code subsequent to the time this final plat was approved, the need to adjust the lot line would not create the need for a variance. The character of the neighborhood as it was envisioned when the plat was created and approved, will remain unchanged.

It is my understanding that there are 8 conditions that must be met for the Board of Adjustments to grant a variance to the code. I have listed them below along with an explanation as to how those conditions are met.

- *There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical condition particular to the affected property.* ***The unique physical circumstance is that the home***

***already exists on the lot. In the normal course of constructing a home, the error was small enough that it could not have been visually detected in the field. It was not detected until we requested an Improvement Location Certificate (ILC). That task generally takes place near the end of the construction process when all exterior physical improvements are in place. This was the case on this lot.***

- *Because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of this Code.* ***The unique physical circumstance will require us to demolish some or all of this home to construct/re-construct a new home that meets the code requirements.***
- *Due to such unique physical circumstances or conditions, the strict application of this Code would create a demonstrated hardship.* ***For York Engineering and Horizon View Homes, strict application of the code would create a financial hardship of at least $170,000. For the homebuyer who was anticipating moving into this home in September or October of this year, there will be a significant hardship related to the change of timing to move into their new home and financial implications related to schedule changes.***
- *The demonstrable hardship is not self-imposed.* ***This hardship was imposed by York Engineering. Although York Engineering is a consultant to Horizon View Homes, it is certainly an independent entity with no affiliation to Horizon View Homes other than its' contractual relationship.***
- *The variance, if granted, will not adversely affect the proposed development or use of adjacent property or the neighborhood.* ***There is no impact to adjacent properties, except for those lots/homes owned by Horizon View Homes. Those impacts are only to support previously approved side setbacks and minimum lot size requirements that would not otherwise be noticeable to a resident or other individual except on inspection of a plot plan, survey or other technical document.***
- *The variance, if granted, will not change the character of the zoning district in which the property is located.* ***Other than the front setback variance, the change requested, other than the variance itself, will result in homes that meet the character of the zoning district in which they were originally platted. The changes due to the variance, if granted, will negligibly impact the character of the current zoning district and I would argue that those changes will not be noticeable to anyone, except possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, is in keeping with the intent of this Code.* ***The intent of the Code under which this lot was originally platted will remain unchanged. The change as a result of the variance will only slightly impact the intent of the current Code and I would argue that those changes will not be noticeable to anyone, except for possibly to some, if reviewing a plot plan, survey or other technical document.***
- *The variance, if granted, will not adversely affect the health, safety or welfare of the citizens of the Town.* ***There is nothing in our request that will adversely affect the health, safety or welfare of the citizens of the Town. If granted will increase the intersection sight distance improving public safety.***

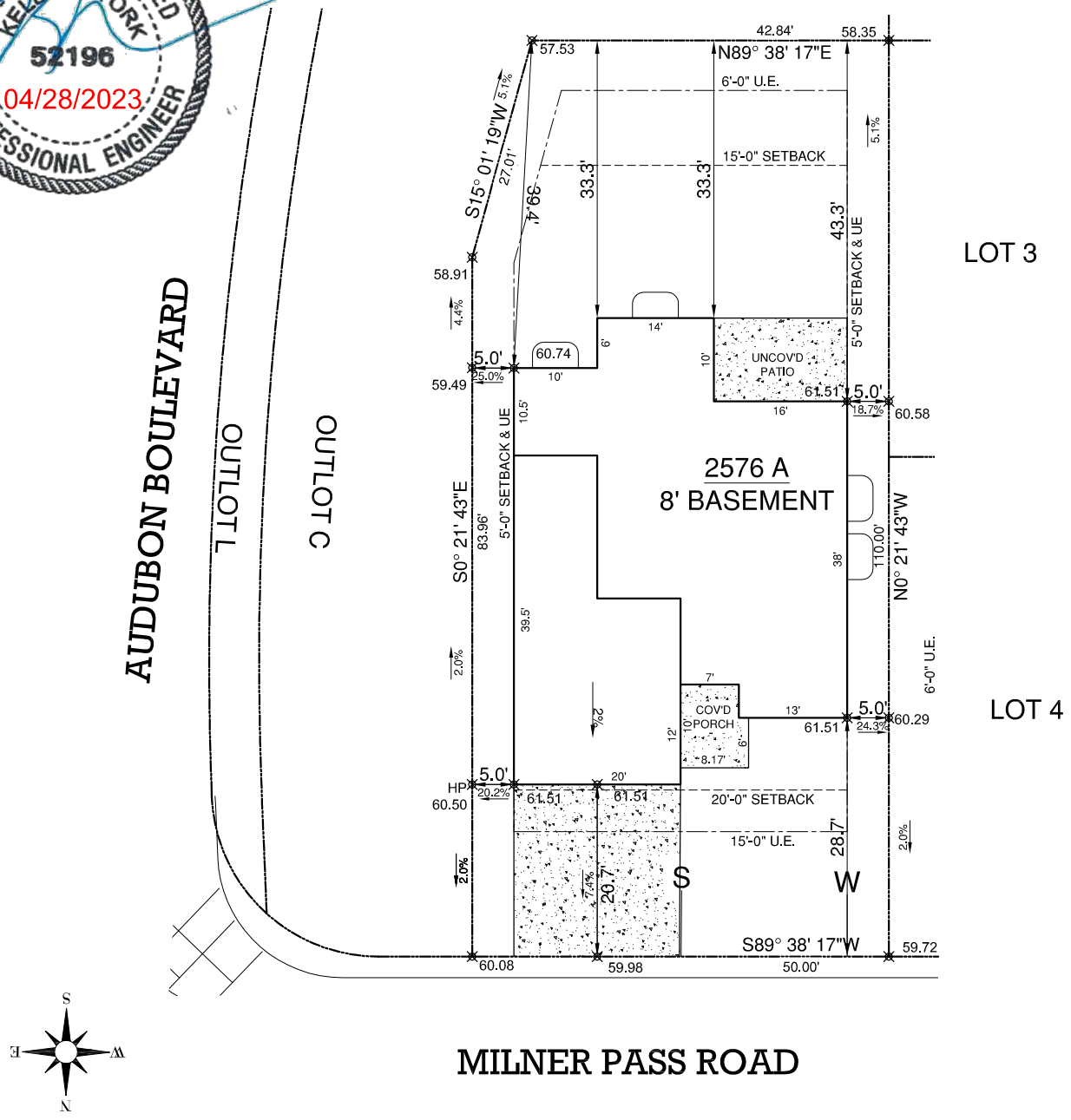
Thank you for your consideration in this matter.

Sincerely,



Joe Stifter
Vice President of Land
Horizon View Homes

COLORADO LICENSED
KELBY M. YORK
52196
04/28/2023
PROFESSIONAL ENGINEER




SCALE: 1" = 20'-0"

LEGEND:

SWALE:

PROPERTY LINE:

SETBACK:

EASEMENT:

DRAINAGE DIRECTION:

ELECTRIC PEDESTAL:

SETBACK:
FRONT - 20'
SIDE - 5'
REAR - 15'
SIDE STREET - 15'
EXCEPTIONS: - 5' FOR B1 L24, B3 L7 & L8, B14 L1 , B17 L26

PUE:
FRONT - 15'
SIDE -5'
REAR - 6'
SIDE STREET - 9'

| | |
|---|---|
| TOP OF FOUNDATION | 62.18 |
| MAX FINISH GRADE ELEV @ FOUNDATION WALL | 61.51 |
| DRIVEWAY SLOPE | 7.4% |
| MAIN FLOOR FINISHED FLOOR | 63.36 |
| FRONT GARAGE FINISHED FLOOR | 61.51 |
| GARAGE FLOOR ELEV. AT ENTRY DOOR | 62.30 |
| ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE | 59.01 |

## SITE & GRADING PLAN

PLAN 2576 (ELEV. A)
LOT 5 BLOCK 3 HIDDEN VALLEY FARM F6
5407 SQ FT
956 MILNER PASS ROAD
SEVERANCE, COLORADO

PROVIDED FOR:
HORIZON VIEW HOMES
HORIZON VIEW HOMES
3601 NORTH STAGECOACH ROAD, SUITE 202
LONGMONT, CO 80504


York Engineering
7208 S. TUCSON WAY #195
CENTENNIAL, CO 80112
720-990-5900

# SETBACK CERTIFICATION

**THIS COMPLETED FORM MUST BE SUBMITTED FOR APPROVAL PRIOR TO THE UNDERGROUND PLUMBING INSPECTION (BEFORE INSTALLATION OF ANY FRAMING)**

Date: July 5, 2023 Building Permit #: _____

Lot: 5 Block: 3 Subdivision: Hidden Valley Filing 6

Address: 956 Milner Pass Road Severance, CO _____

On this 3 day, of July, 2023 a field crew measured the setbacks (distances from all property lines along streets) and offsets (distances from all property lines that are not along streets) for the above referenced property and found them to be in compliance with the approved plans ***and*** the requirements of the Severance Municipal Code.

Signature: Kelby York, PE
(Surveyor)

COLORADO LICENSED KELBY M. YORK (SEAL) 52196 07/05/2023 PROFESSIONAL ENGINEER

## CONTRACTOR CERTIFICATION

I, _____ representing _____

have reviewed the setback certification and the approved plans for the above referenced project and concur that the location of this structure is in conformance with the approved plans ***and*** the setback and offset requirements of the Severance Municipal Code. Furthermore, I hereby certify that all portion(s) of the structure to be framed including, but not limited to, garages, porches, decks, cantilevers, bay windows or other structures, shall maintain compliance with said setback and offset requirements.

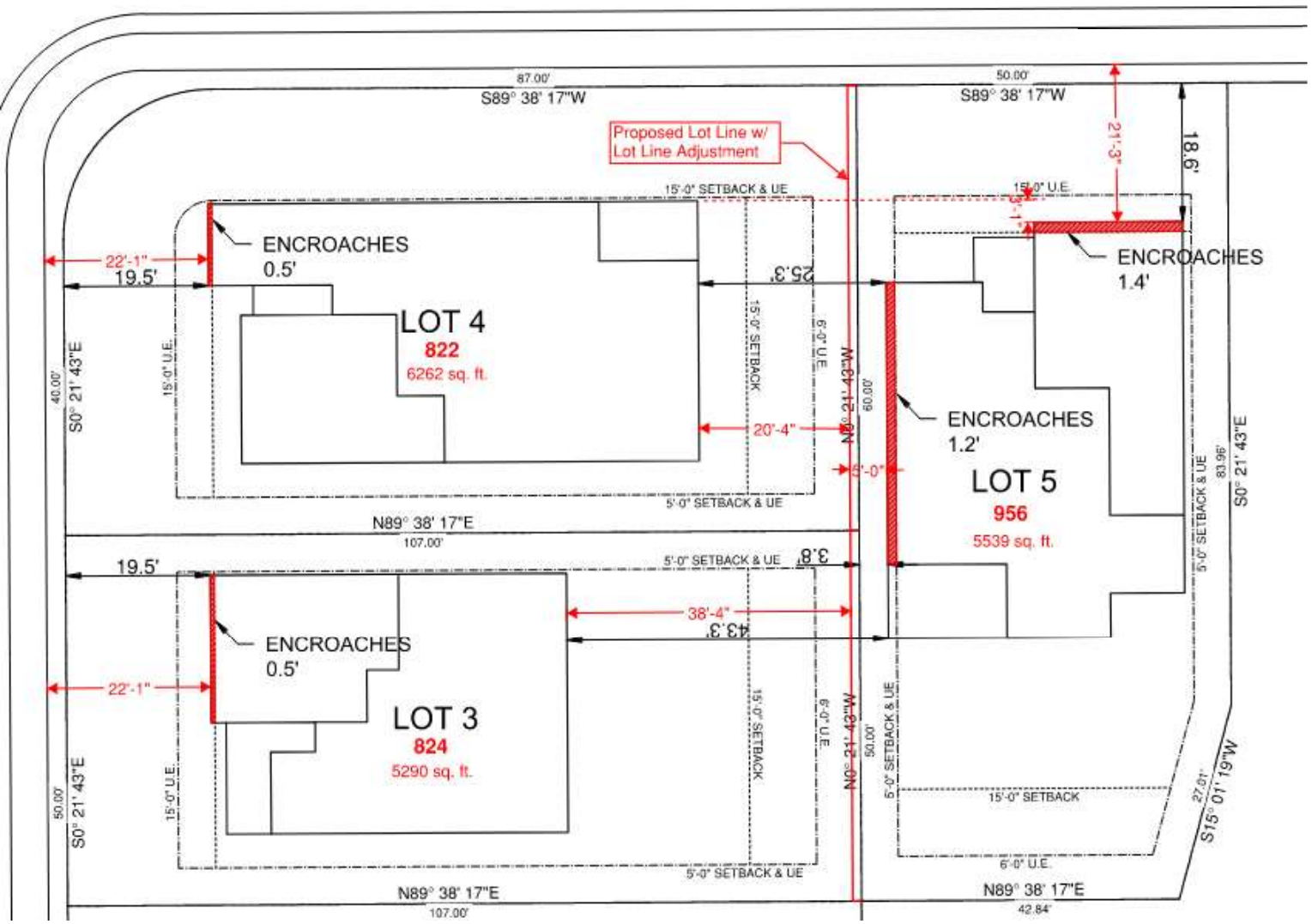
Signature: _____

Title: _____

Date: _____

Revised: 12/23/2019

As built placement of homes on 824&826 Emerald Lakes Street and 956 Milner Pass Rd.  956 Miler encroaches 1.2' onto side setback. We seek a variance to retain the 5'0" setback and move the property line 1.2' and approval of the 19.5' front setback




| Variance table |
| --- |
| Front Setback Variance - 18'6"<br>Side Setback Variance - 5'0"<br>Min lot size - 5,500 ft^2 |

**956 Milner Pass**

**Home Construction Status:** This home has been framed and has HVAC, plumbing, electrical, roof, windows and siding installed. Excluding lot and permit costs, approximately $170K of work has been paid to date.






**RE: 956 Milner Pass Road, Block 3, Lot 5 Hidden Valley Filing #6**
**– Variance Request for side setback, front setback and minimum lot size**

Dear Resident/Property Owner:

The Town of Severance would like to invite you to a public meeting to discuss the 956 Milner Pass Road Variance which may affect your property. The Board of Adjustment meeting will be held on **Tuesday, December 12, 2023** ***at 6:00 P.M. at Severance Town Hall located at 3 S. Timber Ridge Parkway, Severance, Colorado***. The meeting may also be attended virtually. Links can also be found on our website.

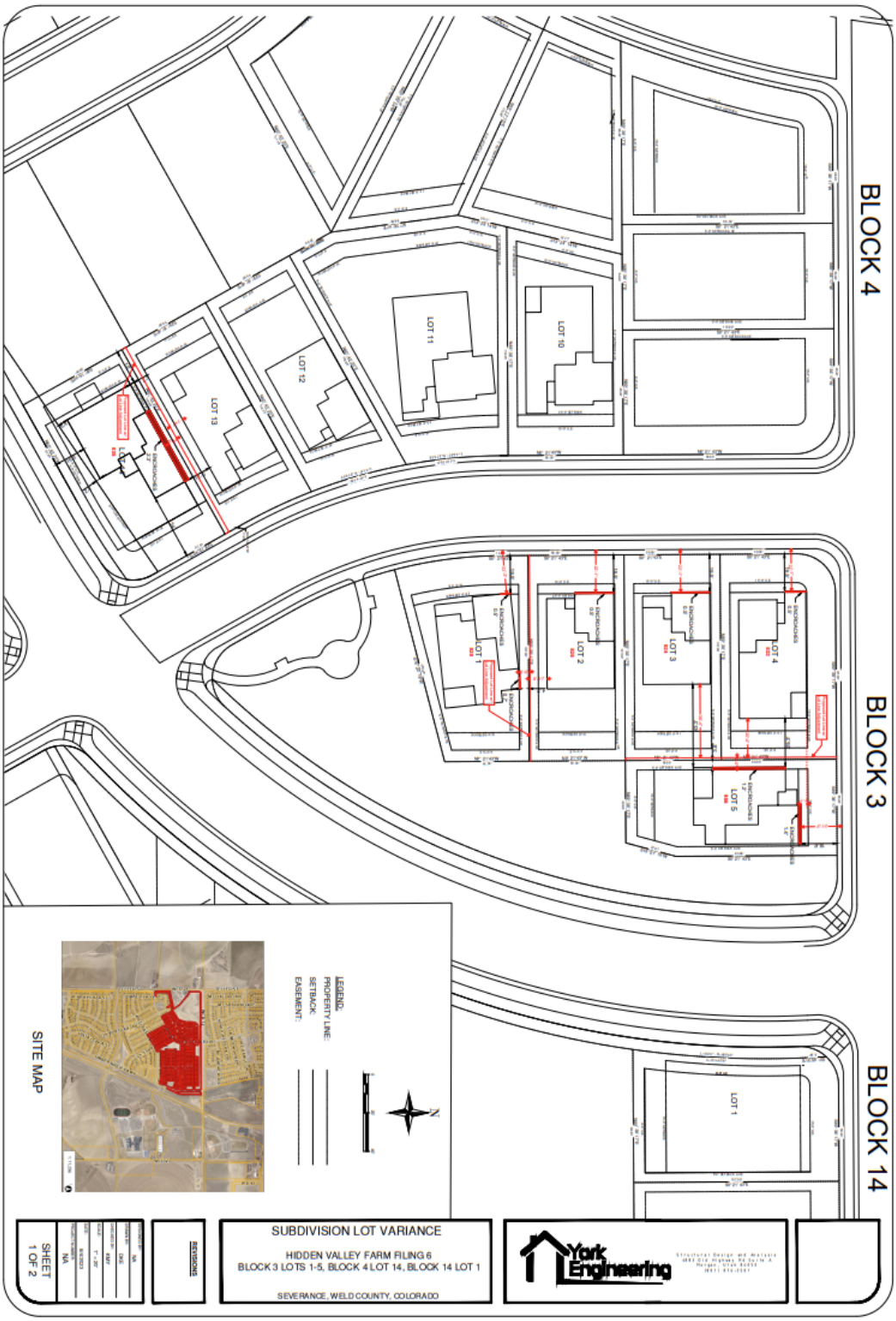
Please note that the schedule is subject to change, to confirm schedule please visit our website at www.townofseverance.org or call at 970-686-1218.

The Town of Severance considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's consideration of this proposal. If you are unable to attend the meeting, but would like to provide input, written comments are welcome. You may contact Shani Porter at 970-686-1218 or at sporter@townofseverance.org.

The list of affected property owners for this public notice is derived from official records of the Weld County Assessor by the applicant. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,
TOWN OF SEVERANCE

Shani Porter
Town Planner


BLOCK 4
BLOCK 3
BLOCK 14
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 10
LOT 11
LOT 12
LOT 13
SITE MAP
LEGEND:
PROPERTY LINE:
SETBACK:
EASEMENT:
SUBDIVISION LOT VARIANCE
HIDDEN VALLEY FARM FILING 6
BLOCK 3 LOTS 1-5, BLOCK 4 LOT 14, BLOCK 14 LOT 1
SEVERANCE, WELD COUNTY, COLORADO
York Engineering
SHEET
1 OF 2
REVISIONS

**RESOLUTION NO. 2023 - 63R**

**A RESOLUTION OF THE SEVERANCE ZONING BOARD OF ADJUSTMENT, APPROVING A VARIANCE REQUEST FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE AND COMMONLY KNOWN AS 956 MILNER PASS ROAD**

**WHEREAS**, Horizon View Homes ("Applicant"), as owner of certain real property legally described as Lot 5, Block 3, Hidden Valley Filing No. 6 and commonly known as 956 Milner Pass Road ("Property"), has submitted a variance request for the Property which would reduce the front and side setback together with the minimum lot size requirements for the Property to 18.5', 5.0', and 5,500 s.f., respectively (the "Variance"); and

**WHEREAS**, on December 12th, 2023, the Board of Adjustment held a public hearing on the Variance in accordance with Section 16.19.150 of the Severance Municipal Code ("Code"); and

**WHEREAS**, the Board of Adjustment, after reviewing the Variance and considering the testimony, evidence and argument presented at the public hearing, finds and determines the Variance meets the relevant standards and review criteria set forth in Section 16.19.150 of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE BOARD OF ADJUSTMENT:

1. The Severance Board of Adjustment hereby approves the Variance subject to and contingent upon the following conditions:

a. Approval of the Variance shall lapse and be considered null and void:

1. If the variance is not exercised (e.g., building permit obtained, substantial construction commenced) within 180 days of the date this approval;

2. If the Town finds that redevelopment or modification of the subject property makes compliance with this Code possible without the previously approved variance; or

3. If the Town finds that the alleged hardship or difficulty upon which the variance is based has been eliminated.

PASSED AND ADOPTED this ____ day of _____, 2023.

_____
Chairperson

ATTEST:

_____
Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

_____
Hayashi & Macsalka, LLC, Town Attorney