Town of Frederick
Board of Trustees Agenda

Frederick Town Hall
Board Chambers
401 Locust Street
Tuesday, June 23, 2020

7:00 P.M.
Regular Meeting

In order to promote social distancing and to protect the health and safety or our Board members, staff, and community this meeting will be conducted via Zoom Video Communications. Interested parties are encouraged to access the meeting either via the web or by telephone. The meeting information is as follows:

Join Zoom Meeting
https://zoom.us/j/95841744244?pwd=cjU0bnVSZDNmaTM3amRIOG5lejRPZz09

Meeting ID: 958 4174 4244
Password: 380211
One tap mobile
+16699006833,,95841744244# US (San Jose) 12532158782,,95841744244# US
+(Tacoma)

Dial by your location
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 929 436 2866 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
Meeting ID: 958 4174 4244
Find your local number: https://zoom.us/u/aqj5JsWC

Please contact Town Clerk Meghan Martinez for questions regarding the meeting. 720-382-5500 or mmartinez@frederickco.gov

Public Comment at a Virtual Meeting Board of Trustee Meeting

Interested parties who would like to address the Board of Trustees during the Public Comment portion of the agenda may address the Board of Trustees virtually or in person. **To address the Board in person, individuals may also appear at Town Hall (401 Locust Street Frederick, CO) and are asked to sign up on the sign-up sheet in the Board Room. Individuals who would like to attend virtually are asked to sign up to speak during public comment by emailing the Town Clerk at mmartinez@frederickco.gov. Individuals are asked to provide the Town Clerk the following information:

1. Name
2. Address
3. Topic for Comment
4. Phone Number or Name that will be utilized in the zoom meeting application
5. Any documents that will be shared in the meeting.

The Town Clerk will verify your attendance prior to the meeting and will test your connection and microphone.

If there are public hearings scheduled for the Board of Trustee meeting, individuals who wish to address the Board of Trustees virtually are asked to contact the Town Clerk via email at mmartinez@frederickco.gov by 5:00 PM on date of the meeting. Individuals are asked to provide the Town Clerk the following information:

1. Name
2. Address
3. Public Hearing Item for Comment
4. Phone Number or Name that will be utilized in the zoom meeting application
5. Any documents that will be shared in the meeting

**Individuals that would like to attend the meeting at Town Hall are asked to sign up on the public comment sheet in the board room.

Any individual who is attending the meeting and wishes to be address the Board of Trustees during Public Comment or a Public Hearing may utilize the "raise your hand" feature in the Zoom Meeting App.

How to raise your hand in Zoom

1. During the meeting, click on the icon labeled "Participants" at the bottom center of your PC or Mac screen
2. At the bottom of the window on the right side of the screen, click on the button labeled "Raise Hand."

3. Your digital hand is now raised. Lower it by clicking the same button, now labeled "Lower Hand"
4. If you are on a mobile device, simply tap "Raise Hand" at the bottom left corner of the screen. The lower hand icon will turn blue and the text below it will switch to say "Lower Hand" while your hand is raised.

****In the interest of public safety in person attendees will be asked to wear a mask, have their temperature taken by the Frederick PD and sanitize their hands up entry to the building. Town Staff will be on hand to assist attendees****

Town of Frederick
Board of Trustees Agenda

Frederick Town Hall
Board Chambers
401 Locust Street
Tuesday, June 23, 2020

6:10 P.M.
Group and Individual Photos

6:30 P.M.
Work Session

7:00 P.M.
Regular Meeting

Call to Order – Roll Call:

Pledge of Allegiance:

Approval of Agenda:

Special Presentations:

Public Comment: This portion of the Agenda is provided to allow members of the audience to provide comments to the Town Board. Please sign in and the Mayor will call you. If your comments or concerns require an action, that item(s) will need to be placed on a later Agenda. Please limit the time of your comments to three (3) minutes.

Staff Reports:

A. Administrative Report – Bryan Ostler, Town Manager

B. Town Clerk's Report – Meghan Martinez, Town Clerk

C. Town Attorney's Report – Rick Samson, Town Attorney

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

D. June 9, 2020 Minutes – Meghan Martinez, Town Clerk

E. June 16, 2020 Minutes – Meghan Martinez, Town Clerk

F. Resolution 20-R-47 Authorizing the Town Manager to Execute an Independent Consultant Agreement for Design Services for the Frederick and Dacono Outfall System Plan – Kevin Ash, Engineering Director

G. Resolution 20-R-48 Accepting a Special Warranty Deed for a Portion of Ridgeway Boulevard for the Hidden Creek Subdivision – Sarah Watson, Engineer

H. Resolution 20-R-49 Rescinding the Lower Boulder Preferred Cash-in-Lieu Fee and Thereby Rescinding the Lower Boulder Preferred Share Fee as Set Forth in the Adopted Fee Schedule and Establishing a Cash-in-Lieu Fee Per Acre Foot for Raw Water – Sarah Watson, Engineer

I. Resolution 20-R-50 Support for the Frederick Police Department – Bryan Ostler, Town Manager

Action Agenda:

J. Consideration of the Silverstone Filing 5 Final Development Plan – Maureen Welsh, Planner

Option 1:

- Resolution 20-R-51A Approving the Silverstone Filing 5 Final Development Plan
- Ordinance 1340-A Approving the Final Development Plan for Silverstone Filing 5

Option 2:

- Resolution 20-R-51-B Denying the Silverstone Filing 5 Final Development Plan

Option 3:

- Resolution 20-R-51C Approving the Silverstone Filing 5 Final Development Plan with Conditions
- Ordinance 1340C Approving the Silverstone Filing 5 Final Development Plan with Conditions

K. Consideration of the Prosperity Preliminary Plat (Continued from May 12, 2020 Board of Trustee Meeting) – Ali vanDeutekom, Planner

Option 1:

- Resolution 20-R-52A Regarding the Review of the Preliminary Plat of the Prosperity Subdivision, Adopting Certain Findings of Fact and Conclusions Favorable to the Preliminary Plat

Option 2:

- Resolution 20-R-52B Regarding the Review of the Preliminary Plat of the Prosperity Subdivision, Adopting Certain Findings of Fact and Conclusions Denying the Preliminary Plat

Option 3:

- Resolution 20-R-52C Regarding the Review of the Preliminary Plat of the Prosperity Subdivision, Adopting Certain Findings of Fact and Conclusions Favorable to the Preliminary Plat

L. Resolution 20-R-53 Appointing Windi Padia as Trustees of the Town of Frederick, Colorado to Fill the Unexpired Term of Tracie Crites – Meghan Martinez, Town Clerk

M. Appointing a Mayor Pro Tem

Mayor and Trustee Reports:

Adjournment:

Town of Frederick

Memorandum

TO: Honorable Mayor and Board of Trustees

FROM: Bryan Ostler, Town Manager

DATE: June 23, 2020

CC: Town Staff
Local Media

SUBJECT: Departmental Report

Upcoming Board of Trustees Work Sessions – If there are topics that the Board would like staff to schedule for discussion, please let me know. The following topics are recommended for Board discussion (all meetings will be held in the Town Board Chambers unless otherwise indicated):

- June 30, 2020 - Work Session
- July 7, 2020 – Work Session
- July 14, 2020 – Regular Meeting
- July 21, 2020 – Work Session
- July 28, 2020 – Regular Meeting

Police Department

- *DUI Grant Funding* –The department was recently advised that High Visibility Enforcement DUI grant funding has been awarded to Frederick in the amount $9,000. This funding is for the 2020-2021 grant cycle (July-June). The Frederick Police Department has participated in this enforcement campaign for many years in an effort to make our community a safer place to live.
- *Community Support* – In light of the national atmosphere surrounding law enforcement and recent national events, the department has been humbled to received many notes, kind words of encouragement and support from the Frederick community. The department is very proud of the strong relationship that we have built with our community and we strive to work in partnership to solve community issues and concerns. We pride ourselves on providing professional and un-bias police services to our citizens and all others who may visit Frederick.

Administration

- *Staffing and Recruitment* – We welcomed two new team members last week. Amanda DeBord is our new part-time administrative assistant who will be providing support primarily to the Planning, Engineering and Human Resources departments. Sara Lemelin is our new Communications and Engagement Intern who will be assisting Angela and Jessica with the summer's events. Welcome to both of you!
- *Salary Study* – Our consultant is wrapping up our Town-wide salary study and will be making recommendations to the Town Manager very shortly. Changes will be implemented this year if feasible, with continuation into 2021 if necessary.

- *Communications and Engagement* – Updates dedicated to COVID-19 resources, information and Town updates are at www.FrederickCO.gov/Covid19. Added updates for Town Hall, Police and Municipal Court lobbies. Weekly construction updates are active on the website, Frederick Flash and social media.
- *Communications and Engagement Specialist Intern* – Sarah Lemelin started on June 10 and is working 20 hours a week. She rocked it at her first event on June 12 at the drive-thru market!
- *Events Status* – New guidelines for events are outlined in the "Protect Your Neighbor" Phase per State guidelines.
    - Finale Friday & Farmers Market: A modified Finale Friday with a farmer's market will be held in Crist Park on Friday, June 26, from 4 pm to 8 pm. The "Have a Taste of Frederick on Us" drive-thru market held on June 12 serviced 86 cars.
    - Community Tour & Talks: will resume July 8.
    - Chainsaws & Chuckwagons: Will be held July 15 through 18. Planning modified event to take place in Centennial Park to follow physical distancing guidelines.
    - Miners Day: The committee will make a final decision on August 5. Plans are moving forward.
- *Bella Rosa* – Producing Golf Tip video which is posted on the @bellarosagc Facebook page and continuing to promote Back 9 specials and course events in all communication platforms.
- *Weld County Hazard Mitigation Plan Update Project* – Angela attended Zoom meeting, representing the Town of Frederick. Municipal participation will determine funding for the overall project. There were 17 out of 251 attendees on the kick-off call.
- *POST Master Plan Engagement* – Collaboration with the Planning Department to host in-person and online engagement activities.
- *Community Garden* – Working on community program series with new garden manager.

Public Works

- *Streets* – Street Sweeping schedule continues. Delineators are being repaired and replaced along Colorado Blvd, Tipple Pkwy, and Aggregate Blvd. Grading and repairs of potholes are being done along CR16.5, 20.5, 17, and 14. Street signs and stop signs are being repaired from high wind damage. Crews assisted the Police Department for barricades for the Tipple Pkwy shutdown.
- *Parks* – Mowing and weeding of parks continues. The entrance road at the Frederick Recreation Area (FRA) was repaired and regraded. The Bulrush area was cleaned up and mowed. Crews helped with set up of the drive thru Farmers Market at Centennial Park. Weekly check of trash and doggy bags were done in the parks and at Milavec Lake. Graffiti was cleaned off in Fox Run playground area and along the trail at FRA. Forty trees were picked up to replace the trees that didn't make it thru the winter.
- *Water* – A broken water meter was replaced at 5882 Wood Duck. Customer complaints of high and low water pressure were checked. Final water reads were performed.
- *Buildings* – Crews cleaned up 318 4th St for the Town's new wellness center facility and conference area. Crews cleaned Town Hall and the Board Room, disinfected for COVID19.
- *Open Space* – Mowing schedule continues. Roadsides in Town were mowed and cleaned.
- *Stormwater* – Storm inlets and outlets were checked for debris from the rainy weather and high winds. Clogged areas were cleaned out.
- *Miscellaneous* – Crews finished cleaning up Frederick/Firestone area behind Public Works and set up training trailers. Weeds in parks and downtown area were sprayed. Crews assisted FFFD and PD on Miller Dr with dropping off barricades for road closure. High winds brought down a tree at 5th & Elm St. Crews cut it up and hauled it away. Branches throughout Town were cleaned up from downed limbs from high winds on June 4. Mosquito spraying of the entire Town continues twice a week. Cleaning up of millings from haul in back of Public Works on June 12. Thirteen loads of limbs were dropped at Public Works for chipping.
- *Training* – All training classes that were cancelled from COVID19 are possibly getting rescheduled when available.

Planning Department

- *Development Applications* – The development review process has a few steps land use applications go through prior to submitting an application such as a pre-application meeting and neighborhood meeting. There are eighteen projects that have completed the pre-application step. Eleven projects have completed the neighborhood meeting, allowing them to submit an application. The following applications have been accepted for review and are now quasi-judicial.

Project Name (Date of Application)	***Subdivision***	***General Location***	***Brief Description***
Bear Industrial Park, Block 1, Lot 10, 4030 Bruin Site Plan Amendment (05/04/2020)	Bear Industrial Park	4030 Bruin Boulevard	Site plan amendment to create an approved outdoor storage area.
Bear Industrial Park Replat 5, Block 1, Lot 1 – 4021 Kodiak Ct. Site Plan (02/18/2020)	Bear Industrial Park	4021 Kodiak Court	Site plan for a 1,000 square foot facility with outdoor storage.
Carriage Hills Filing 1 Replat A (03/15/2020)	Carriage Hills	Generally, north of Highway 52, west of Frederick Way	Replat to adjust lot sizes and remove alleyways.
Carriage Hills Marketplace Filing 1, Subdivision Amendment, Conditional Use, and Site Plan (10/07/19)	Carriage Hills Marketplace	6731 Highway 52, Generally, east of 7-11 and Napa on Frederick Way, north of Highway 52	Subdivision amendment, conditional use, and site plan for a Ziggi's Drive Through (624 square feet) and site plan for a 5,000 square foot commercial building.
Clearview Villages Zoning Amendment, Preliminary Development Plan, Final Development Plan, Preliminary Plat and Final Plat (11/18/19)	Clearview Villages	Generally, at the southwest corner of Silver Birch Boulevard and Godding Hollow Parkway	Zoning amendment, development plan and plat on approximately 102 acres.
Dreamers Ridge II Annexation (12/02/19)	Dreamers Ridge II Annexation	Generally, at the southwest corner of Aggregate Boulevard and Godding Hollow Parkway	Annexation and subdivision of approximately 36.5 acres with a zoning of Residential Estate.
Eagle Business Park Filing 3, Lot 1B – Black Diamond Site Plan (10/21/19)	Eagle Business Park Filing 3	7400 Eagle Boulevard	Site plan for a 11,800 square foot office/warehouse.
Frederick West Business Park Filing 3, Block 3, Lot 1 – Wadsworth Site Plan and Subdivision Amendment (01/17/2020)	Frederick West Business Park	7990 Miller Drive	Subdivision amendment and site plan for a 24,616 square foot office and maintenance facility.

Project Name (Date of Application)	***Subdivision***	***General Location***	***Brief Description***
Glacier West Business Park Lot 9B – Ziggi's West Subdivision Amendment, Conditional Use and Site Plan	Glacier West Business Park	3450 Highway 52	Subdivision amendment, conditional use, and site plan for a Ziggi's Drive Through (624 square feet).
This space intentionally left blank.			
HCT Annexation – McDonald Farms Zoning and Site Plan	HCT Annexation	7440 East I-25 Frontage Road	Zoning of approximately 136.3 acre property and documentation of the existing site.
Hepp Farm – Gooch Zoning Amendment and Subdivision Amendment (03/02/2020)	Hepp Farm	Generally, ¼ mile north of Bella Rosa Parkway and west of Silver Birch Boulevard	Zoning amendment to apply zoning and subdivision amendment to create 2 residential lots.
Hidden Creek Amendment 4 (04/06/2020)	Hidden Creek	Generally, north of Tipple Parkway, east of Ridgeway Boulevard	Subdivision Amendment to revise the location of 35 lots within the subdivision. The net change in the number of lots is 0.
Morningside Estates Filing #2 Variance Request (06/15/2020)	Morningside Estates Filing #2	8027 Dawnhill Circle	Variance to request two driveways.
Nelson Lakes Subdivision MOAPI Amendment and Construction Plan Review (10/17/19)	Nelson Lakes	Generally, north of CR 16 ½ and west of CR 3 ¼	Amendment to the existing MOAPI and review of construction plans.
Nelson Wells – Kerr McGee (07/15/19)	Lanson Farm	Generally, south of Tipple Parkway, ½ mile west of Silver Birch Boulevard	Special use permit for 24 new wells
Old Town Block 17, Lot 11 – 141 5th Street Site Plan Amendment (04/15/2020)	Old Town	141 5th Street	Site plan amendment to add approximately 500 square feet.
Old Town Block 21, Lot 6 – 502 Walnut Street Site Plan (08/29/19)	Old Town	Generally, the southeast corner of 5th Street and Walnut Street	Site plan for an approximately 3,723 square foot mortuary.
Old Town Block 22, Lot 1 – 436 5th Street Subdivision Amendment (06/15/2020)	Old Town	436 5th Street	Subdivision amendment to create 2 lots from 1 lot.
Prosperity Preliminary Plat (05/06/19)	Prosperity	South of Tipple Parkway/CR 16, ¼ mile east of Ridgeway Boulevard/CR 15	Preliminary plat for 207 single family residential lots.

Project Name (Date of Application)	***Subdivision***	***General Location***	***Brief Description***
Silverstone Filing 5 Plat and Final Development Plan (02/03/2020)	Silverstone	Generally, north of Highway 52 and east of William Bailey Avenue	Plat to create 3 lots.
Silverstone Filing 5 Tract A, Circle K Site Plan (04/20/2020)	Silverstone	Generally, the northeast corner of William Bailey Avenue and Highway 52	Site plan for a 5,187 square foot convenience store, 2,100 car wash, and gas facility.
Tops Business Park Lots 1, 2, and 5 Site Plan (05/16/18)	Tops Business Park	South of Hurt St/West of Colorado Blvd	Site plan for expansion of the existing storage facility.

- *Park Development* – Our 2020 park improvements are well underway. Please look at the Town's website for update pictures.

  Work at the skate park is progressing nicely. The street course is nearly completed and public art will begin to be installed within the upcoming weeks. The intermediate bowl is complete and work has begun on the skate bowl.

  The landscaping at the fitness court has been scheduled and will likely be complete by early August.

  We're awaiting information about shipment of the Coalridge Neighborhood Park play equipment which was anticipated to occur last week. Once it's received, installation will take a few weeks.

Finance Department

- *2019 CAFR* - The 2019 Comprehensive Annual Financial Report is a work in progress and will be posted to the website when completed. An application is being completed and the final document will be submitted to GFOA in pursuit of another Certificate of Achievement for Excellence in Financial Reporting. The Town has received this award for the past five years and we hope to again this year.
- *2019 Audited Financials* – The 2019 audited financials will be submitted to the State Auditor's Office as required by state statute. They are due on July 31.

Engineering Department

- *COVID-19 Engineering (no change)* – Engineering staff is working remotely. There has been a greater focus on development review and project administration tasks.
- *COVID-19 Building (no change)* – Building Staff continues to process permits and perform inspections on a limited basis. Buildings must be of new construction and unoccupied to get an inspection. Midroof inspections are not required at this time.
- *Thunder Valley K-8 Multiuse Trail Project (SRTS Grant)* – The Town approved a contract for construction at the January 14 Board meeting with Concrete Works of Colorado (CWC). Staff and CDOT conducted our initial walk-thru inspection and found a few minor corrections to be made. Repair of the flashing beacon at the crossing at the Ridgeway/Leyden intersection and reseeding will keep the "sidewalk closed" signage in place.
- *Stormwater Master Plan (no change)* – Frederick and Dacono jointly submitted a Department of Local Affairs Energy Impact Grant application in December 2019 to develop a stormwater master plan and on April 3, the Town received notification that they were awarded funding! Town staff developed a request for proposal to procure a consultant with expertise in stormwater and this was advertised on May 4. Proposals are currently being reviewed by staff. A recommendation to award a consultant contract is expected to come to the Board in late June.
- *Transportation Master Plan (no change)* – A contract was approved to Felsburg, Holt and Ullevig (FHU) to develop a Town of Frederick Transportation Master Plan. This project continues and the

consultant is working with staff to determine alternative ways to engage the public for feedback. A community survey has been posted on Town social media outlets and public response has been high. A Zoom Meeting for the PAC Committee occurred on May 20. Public response to the survey and future directions for the Town's transportation system were discussed and will be posted on the Town website.

- *2020 Asphalt Seal Project* – This year's project includes crackseal, slurry seal and chip seal applications for multiple areas around Town. A contract for construction was awarded to Vance Brothers at the April 28 Board meeting. The contractor began work on May 26 in Countryside. The contractor had to halt town operations on June 8 to deal with a project elsewhere. Slurry seal applications are scheduled to resume June 22. Updates are being provided by the contractor and posted on the Town's social media platforms as the project advances.
- *2020 Pavement Maintenance Project* – This year's project includes asphalt patching, mill and overlays and road reconstruction for multiple areas around Town. A contract for construction was awarded to Elite Surface Infrastructure at the April 28 Board meeting. Milling and overlay on Eagle Blvd, Coyote Run and Frederick Way have been completed. Areas in need of patching have been identified by town staff and are currently being completed. Updates are being posted on the Town's social media platforms as the project advances.
- *2020 Concrete Alley Program* – This year's project is for construction of a concrete alley between 6th and 7th Streets from Elm to Locust. A contract for construction was awarded to Stone & Concrete at the April 28 Board meeting. On May 22, construction began at Oak and progressed east. The shallow Black Hills Energy gas main continues to be an issue and has slowed the progress of the contractor while they evaluate how to meet some of the increased safety requirements from Black Hills.
- *Tipple Pkwy/Frontage Rd Streetlight* – Engineering staff has coordinated with CDOT and United Power regarding installation of a streetlight at this intersection. Request forms and details have been delivered and we are waiting on review of the documents and replies for installation schedule and cost.
- *Milavec Lake Raw Water Delivery* – Engineering staff is coordinating with a consultant to evaluate the delivery of raw water from the lake to various developments.
- *Bridge Inspections* – CDOT has completed their annual inspection of the bridges in town. They identified a need to repair the bridge along County Road 7 over the Sullivan Ditch. It was noted that there are bridge rail posts pulled out of their anchors along with impact damage on both rails which has affected the overall integrity of the bridge rails. Money was budgeted in anticipation of requested repairs.
- *Water Sales (no change)* – The Town has received recent requests for blocks of CBT Units in the $60,000-$65,000 range. However, recent discussions with Northern Water indicate that prices have dropped $8,000 to 10,000 due to the uncertainty of the times. The prices for contracts at the next Northern Water meeting are between $55,000 and $57,000 for CBT Units.

Golf Course

- *Golf Course Operations* – The golf course is open and is now allowing golf carts for play. Carts are being sanitized before and after each round with sanitizing solution. Rental clubs are not currently available, but we are working on procedures to rent them soon.
- *Back 9 Restaurant* – The Back 9 Restaurant is now open for dine-in service on the patio and inside. Tables are spaced for social distancing and staff members are wearing masks. Tables are being sanitized between groups and our restrooms are sanitized hourly.
- *Junior Golf* – The junior golf program is in full swing. There are beginner sessions, intermediate/advanced sessions and Saturday classes. Information and registration are available on our website, bellarosagolf.com.

Town of Frederick

Memorandum

TO: Honorable Mayor Tracie Crites and Board of Trustees

FROM: Meghan Martinez, Town Clerk

DATE: June 19, 2020

SUBJECT: Town Clerk's Report

- *Liquor Licensing*
  - Approved Temporary Modification of Premises for Peel Pizzeria
  - Reviewing Special Event Permit Applications from High Country H.O.G. and Town of Frederick
  - Approved renewal application for 7-Eleven
  - Reviewing Renewal application for Frederick Travel Center
- *Commissions Updates*
  - Arts Commission
    - Artist Adam vanDeutekom has started work on the decorative centerpiece in the skatepark
    - Artist Zach McKinnon will being work on various projects throughout the skate park in July
  - Scholarship Commission
    - The commission will be making recommendations for scholarship awards to the Board in July.
- *Records Requests*
  - We continue to see more and more records requests and staff is working to respond to those requests as quickly as possible. Requests have included the following topics:
    - Land Use Documents, Building Permit Information, Financial Records

SAMSON LAW FIRM PC

717 5th Avenue - Longmont, Colorado 80501
POST OFFICE BOX 1079 80502-1079
T (303) 776-1169 - F (303) 776-5444
Samsonlongmontlaw.com

TO: Mayor and Trustees, Town of Frederick

FROM: Rick Samson

DATE: 6/25/20

RE: Status Report for June 2020

On Going Projects:

- Irrigation water in Carriage Hills 2
- Fox Chase Litigation
- Revised template for Memorandum of Agreement for Public Improvements
- Worked on updating the Town's base annexation agreement and pre-annexation agreement.
- Landco (Colorado Blvd. and Godding Hollow)
- City of Thornton – pipeline condemnation
- Raw water issues

Recap of time spent in June

- Attended Development Review Committee meetings.
- Attended Leadership (Staff) meetings.
- Attended bi-monthly Agenda review meetings.
- Attended Planning Commission meetings.
- Attended trustee work session.
- Attended Weekly COVID 19 senior leadership meetings.
- Attended weekly staff meetings on water.
- Monitored the Shores litigation with Boulder County.
- Working on issues regarding Carriage Hills 2 irrigation system.
- Reviewed and approved legal comments on 436 5th Street.
- Reviewed and approved legal comments on Bear Industrial.
- Reviewed and approved legal comments on Black Diamond.
- Reviewed and approved legal comments on Eagle Business Park.
- Reviewed and approved legal comments on variance application.
- Fox Chase Inc.- worked with outside counsel on legal issues.
- Substantial amount of time working with staff on multiple raw water issues for subdivisions.

- Worked with developers in Frederick West Business Park on title issues.
- Worked with Town's outside counsel on Town/Urban Renewal issues.
- Continued to work with engineering on Hauck Meadows II MOAPI.
- Met with planning staff on multiple planning issues.
- Met with engineering staff on multiple engineering issues.
- Worked with attorney for MacDonald on title issues for their rezoning.
- Numerous Zoom meeting with staff and attorneys on the Shores litigation.,
- Reviewed and approved legal comments on MacDonald farms.
- Worked with Planning on multiple resolutions for the Prosperity hearing.
- Worked with Town Clerk and Planning on temporary use permits for downtown businesses.
- Worked with Town Clerk on liquor licensing issues.
- Worked with Assistant Town Manager on execution of contracts on behalf of the Town.
- Prepared material for work session with Trustees.
- Worked with Town Clerk on numerous items for Board packet.
- Worked with planning on agenda issues for the 23d.
- Worked with HR on personnel issues in light of COVID 19.
- Worked with Angela and Jessica on Chainsaws and Chuckwagon legal issues.
- Worked with planning on possible changes to sign code.
- Worked with HR on a personnel issue.
- Worked with staff on raw water issues with Silverstone.
- Prepared an amendment to the MOAPI for Silverstone Filing 1.
- Prepared resolution rescinding CIL price for Lower Boulder Preferred and establishing a value for all raw water.
- Continued to work with staff and developer on construction issue with CDOT.
- Met with Mayor and Town Manager on land use issues.
- Continued to review road maintenance agreement with Kee McGee.

Note: Total hours expended for period May 26 – June 25, 2020: 87.4 hrs.

Town of Frederick Board of Trustees

Regular Virtual Board Meeting Minutes
Frederick Town Hall, 401 Locust Street
June 9, 2020

Call to Order: At 7:00 p.m. Mayor Crites called the meeting to order and requested roll call.

Roll Call: Present were Mayor Crites, Trustees ONeal, March, Lamach, Mahan and Brown. Also present were Town Attorney Rick Samson, Town Manager Bryan Ostler and Town Clerk Meghan Martinez.

Pledge of Allegiance: Mayor Crites invited everyone to join in the Pledge of Allegiance.

Public Comment:

Joanne Forster, 5481 Glen Canyon Drive Frederick, addressed connectivity and traffic within her neighborhood.

Michelle Mead, 244 Tipple Parkway Frederick, discussed the 8 Can't Wait Initiative.

Staff Reports:

Administrative Report: Town Manager Bryan Ostler provided a written report.

Town Clerk's Report: Town Clerk Meghan Martinez provided a written report.

Consent Agenda:

Motion by Trustee ONeal and seconded Trustee Lamach to approve the consent agenda which consisted of the following items:

- May 26, 2020 Minutes
- List of Bills

Upon roll call vote, motion passed unanimously.

Discussion Agenda:

Trustee Vacancy Interviews:

The Board conducted interviews with all 8 Trustee Vacancy Candidates.

6:00 Christopher DeSantis via Zoom
6:30 Windi Padia

At 6:50 Mayor Crites called for a recess.
At 7:06 Mayor Crites reconvened the meeting.

7:00 Garret Frase
7:30 Chad teVelde via Zoom

At 8:02 Mayor Crites called for a recess.

At 8:07 Mayor Crites reconvened the meeting.

8:00 William Mahoney via Zoom
8:30 Dennis Stark

At 8:42 Mayor Crites called for a recess.
At 9:04 Mayor Crites reconvened the meeting.

9:00 Gina Lussier
9:30 Ehren Koelsch

There was much discussion about steps moving forward regarding the position. The Board requested that Town Clerk Martinez contact the top three candidates (Windi Padia, Chad teVelde, and William Mahoney) to schedule interviews at next week's work session.

Mayor and Trustee Reports:

Trustee March: He expressed concerns about the budget and COVID. He would like to get a run down from Sarah on NISP and Windy Gap.

Trustee ONeal: He asked about the limb program and inquired when the recycling program will start.

Trustee Lamach: He thanked Meghan and Bryan for making the Board room comfortable.

Trustee Brown: He would like to see more opportunity for open houses in the fall to reach out to community. He is really looking forward to the Market on Friday.

Trustee Mahan: He asked for information about the market. He also would like see how we could utilize HOAs to share information. Thanks to all the candidates who spoke with the Board today.

There being no further business of the Board, Mayor Crites adjourned the meeting at 10:42 p.m.

Approved by the Board of Trustees:

ATTEST:

_____
Tracie Crites, Mayor

_____
Meghan C. Martinez, CMC, Town Clerk

Town of Frederick Board of Trustees

Special Virtual Board Meeting Minutes
Frederick Town Hall, 401 Locust Street
June 16, 2020

Call to Order: At 8:19 p.m. Mayor Crites called the meeting to order and requested roll call.

Roll Call: Present were Mayor Crites, Trustees ONeal, March, Lamach, Mahan and Brown. Also present were Town Attorney Rick Samson, Town Manager Bryan Ostler and Town Clerk Meghan Martinez.

Pledge of Allegiance: Mayor Crites invited everyone to join in the Pledge of Allegiance.

Executive Session:

Motion by Trustee March and seconded by Trustee Mahan to go into executive session for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) regarding potential litigation. Upon roll call vote, motion passed unanimously.

At 8:21 Mayor Crites recessed the meeting of the Board of Trustees to go into executive session.

At 8:42 Mayor Crites reconvened the meeting of the Board of Trustees.

Mayor and Trustee Reports:

Trustee ONeal:

Motion by Trustee ONeal and seconded by Trustee Brown to direct staff to prepare a resolution of support for the Police Department for the next meeting. Upon roll call vote, motion passed unanimously.

Trustee March: Thanks to Bryan and Public Works the paving on Frederick Way is fantastic.

Trustee Brown: He attended a Miner's Day committee meeting. Thanks to Angela and Jessica for their hard work.

Trustee Lamach: The market event was great! He mentioned some concerned about the water conditions at Milavec Lake. He also asked about attendance at Rec District meetings.

Trustee Mahan: Thanks to all the candidates. There were so many great candidates that applied.

There being no further business of the Board, Mayor Crites adjourned the meeting at 8:57 p.m.

Approved by the Board of Trustees:

ATTEST:

_____
Tracie Crites, Mayor

_____

Meghan C. Martinez, CMC, Town Clerk

TOWN OF FREDERICK
Board of Trustees
Action Memorandum

Tracie Crites, Mayor

Rusty ONeal, Trustee
Mark Lamach, Trustee
Adam Mahan, Trustee

Dan March, Trustee
Kevin Brown, Trustee
Vacant, Trustee

Consider Awarding a Contract for the Frederick and Dacono Outfall System Plan

Date: Town Board Meeting – June 23, 2020

Attachments:

a. Anderson Consulting Engineers Proposal
b. Consultant Agreement
c. Resolution 20-R-47
d. Drainage Plan Service Boundary Exhibit
e. EIAF 9222 DOLA Grant Agreement

Finance Review: _____
Finance Director

Submitted by: Kevin Ash
Engineering Director

Approved for Presentation: _____
Town Manager

☐ Quasi-Judicial ☐ Legislative ☒ Administrative

Summary Statement:

Qualifications for the FREDERICK AND DACONO OUTFALL SYSTEM PLAN (OSP) were submitted on May 29, 2020, and after evaluation, staff is providing a recommendation for award of a contract to the firm that received the highest combined score.

Detail of Issue/Request:

The current Southwest Weld County Master Drainage Plan (MDP) was completed by Anderson Consulting Engineers, Inc. in 1999. The 1999 MDP covers two (2) drainage basins identified as intersecting the 1999 Planning Area Boundaries of the Town of Frederick, Town of Dacono, Town of Firestone, and the Town of Erie. After development of existing and future condition hydrology, the 1999

MDP presented a suite of proposed improvements to solve existing and future drainage problems at major road crossings and in areas where development was present in 1999.

During the last 20-years development has continued, creating the need for additional detention and stormwater improvements. Additionally, the Towns and their private partners have completed numerous regional improvements, some of which were originally identified in the 1999 MDP. Development pressures have now begun in areas where drainage improvements were not previously planned and in other areas where the need for future improvements have only recently been identified. For these reasons, the Towns of Frederick and Dacono have requested updates to the 1999 MDP and the evaluation of several new watersheds located within their respective current planning boundaries.

Additional considerations for updating the 1999 MDP include: a) the NOAA rainfall data were updated in 2013; b) hydrologic software and guidelines have been updated and revised since 1999; c) both Frederick's and Dacono's Planning Area Boundaries have expanded since 1999; d) since the 2013 Flood in Northern Colorado, construction costs have increased dramatically, bringing into question the existing identified project costs and the finance plans' ability to fund currently identified improvements; and e) the 2020 census is expected to identify a population greater than 10,000 for Frederick that will trigger the need to meet the requirements of the MS4 Permit and necessary improvements can be identified.

At the end of 2019, Frederick partnered with Dacono and put together a grant application to assist in funding future infrastructure improvements to address drainage issues. In April of this year, the Frederick–Dacono team received notice that it was a recipient of a $384,550 matching grant from the Department of Local Affairs (DOLA). The application was applauded for its regional partnership and received full funding. Firestone and Erie have recently completed master plans for their portions of the drainage basins and have committed to share that information for our plan. The grant terms are between the dates of June 1, 2020 – April 30, 2022.

The Request for Proposal was issued May 4, 2020 and three (3) proposals were received by the closing date on May 29, 2020. Staff for both Frederick and Dacono went through a Qualification Based Selection (QBS) method to determine the most qualified consultant. This method used 5 criteria to evaluate the proposals including:

1. Scope of Proposal, Methodology to Reach Project Goal
2. Assigned Personnel
3. Availability of Staff, Schedule
4. Motivation
5. Firm Capability, Experience and Reference Projects

After evaluations were made on the 5 categories, staff then negotiated a fee with the top ranked consultant for a contract award. After our review, staff is recommending that a contract award be made to Anderson Consulting Engineers, Inc. out of Fort Collins. Anderson was a unanimous choice from all staff evaluations.

Legal/Political Considerations:

The attached resolution was prepared by the Town Attorney.

Alternatives/Options:

Per the agreement with the State, by accepting the grant funds, the Town has the obligation of completing the project within the terms and guidelines of the grant agreement. The Town could

negotiate with another of the submitted proposers, reject any and all submitted proposal and not proceed with the project. Not advancing with the project would negatively impact future DOLA funding opportunities as well as future partnering opportunities with Dacono.

Financial Considerations:

The project budget submitted to DOLA in the grant application totaled $769,100 with the following cost breakdown:
Frederick - $460,000.
Dacono - $309,100.

After negotiations, the total bid from Anderson Consulting Engineers, Inc. will meet the project budget of $769,100. The DOLA Grant has a 50% match requirement. The Frederick Stormwater Fund has $230,000 budgeted funds for this project and would allocate them to this project. As the lead applicant, Anderson will contract with Frederick for the full grant application amount. Frederick will then invoice Dacono for their portion. A Memorandum of Understanding with Dacono is being drafted to identify reimbursement terms.

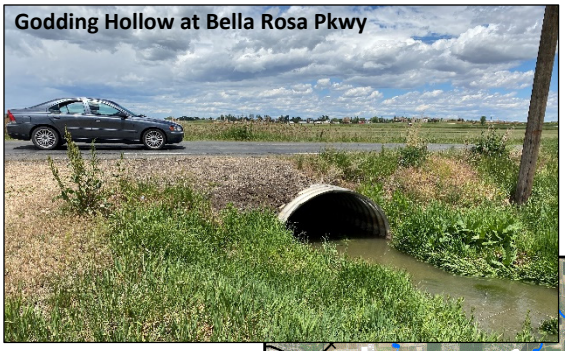
Staff Recommendation:

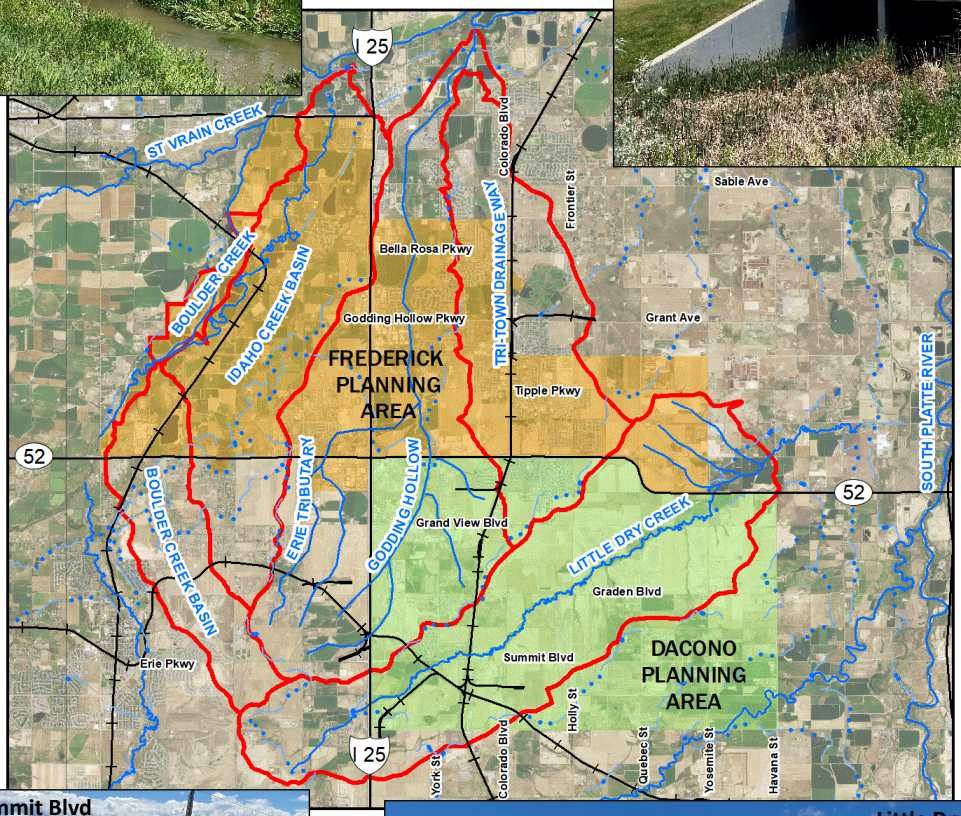
Proposals were reviewed by staff from both Frederick and Dacono. Both staff unanimously selected the Anderson proposal and is recommending that the award be made to Anderson Consulting Engineers, Inc. out of Fort Collins in the amount of $769,100. Staff recommends that the Board approve the attached Resolution.

MAY 29, 2020

REQUEST FOR QUALIFICATIONS
AND PROPOSAL FOR

FREDERICK AND DACONO OUTFALL SYSTEM PLAN





SUBMITTED BY:

ANDERSON CONSULTING ENGINEERS, INC.
375 E. HORSETOOTH ROAD, BLDG. 5
FORT COLLINS, CO 80525
(970) 226-0120

May 29, 2020

Kevin Ash, P.E.
Town Engineer
Town of Frederick
401 Locust Street
Frederick, Colorado 80530

RE: Qualifications and Proposal for Frederick and Dacono Outfall System Plan

Dear Mr. Ash:

Anderson Consulting Engineers, Inc. (ACE) is pleased to submit the attached qualifications proposal for providing Design Services for the Frederick and Dacono Outfall System Plan. We believe our proposal demonstrates the exceptional qualifications of ACE and the ACE Project Team, which includes ICON, AVI and Headwaters, for providing engineering, surveying and funding evaluation services in support of this project. As requested, this submittal is being made in both hardcopy and electronic form, with our proposed budget provided in a separate envelope.

With over 30 years of continuous experience successfully completing planning, design and permitting services for numerous drainage planning and flood mitigation projects throughout Colorado, ACE's history and experience is unsurpassed. With the inclusion of ICON to the ACE Project Team, our team now offers to Frederick and Dacono what we believe are the two premier stormwater master planning consulting firms along the Front Range. AVI and Headwaters are consulting firms with whom we share a decades long history of successfully completing storm drainage and flood mitigation projects in Colorado, Wyoming and Nebraska. As indicated in the enclosed document, the ACE Project Team is uniquely qualified to provide all services required to produce a holistic Outfall System Plan for Frederick and Dacono. If selected, we will ensure that this project would be afforded all of the attention, care and detail deserving of a stormwater master plan intended to guide the communities' storm drainage mitigation and enhancements for years to come.

Please note that we hereby acknowledge receipt of Addendum No.1 issued to this RFP. We are also willing to enter into the Town of Frederick's Standard Contract Agreement (included with the RFP) without reservation.

We appreciate being considered for the opportunity to work together with you and the Town of Frederick, as well as Gary Odehnal and City of Dacono, to prepare this landmark Outfall System Plan. If you require additional information or clarification regarding this submittal, please do not hesitate to contact us.

Sincerely,

ANDERSON CONSULTING ENGINEERS, INC.

Gregory J. Koch, P.E., CFM
President/Principal Engineer

Brian A. Smith, P.E., CFM
Project Manager/Principal Engineer

Greg.Koch@acewater.com

ACE CORPORATE INFORMATION / QUALIFICATIONS

Anderson Consulting Engineers, Inc. (Anderson or ACE) is an employee-owned water resources/civil engineering consulting firm located in Fort Collins, Colorado providing a full range of water resources services since 1988. For more than 30 years ACE's principals have specialized in hydrologic and hydraulic engineering projects that emphasize both master planning and design projects that incorporate flood mitigation/mapping, National Flood Insurance Program (NFIP) and local floodplain regulations, urban stormwater/stormwater quality management, and infrastructure improvements. ACE continues to emphasize a practical approach to the evaluation and design of water resources projects, resulting in a company culture that that has won the confidence of our wide variety of clients.

ACE Staff Member	Total Years Experience	Total Years Experience with ACE
Brad Anderson, P.E., CFM	39	32
Greg Koch, P.E., CFM	34	29
Aaron Hansen, P.E., CFM	24	24
Michelle Martin, P.E.	18	18
Brian Smith, P.E., CFM	17	17
Scott Parker, P.E.	18	17
Jamis Darrow, P.E., CFM	16	16
Jason Albert, P.E.	16	16
Travis Rounsaville, P.E.	13	13
Matt Clark, P.E.	11	11
Michael Turner, P.E.	8	8
Clark Kephart, P.E.	7	7
Lana Millard Waneka, EIT	3	3
Alison Osborn, EIT	< 1	< 1
Jay Schug, Scientist	31	26
Brian Thompson, GIS Specialist	23	13
Ben Ackert, GIS Specialist	15	12
Mark Colhour, CAD Specialist	21	21
ACE Project Manager		
ACE Assistant Project Manager		

ACE currently has a staff of 19 people consisting of 15 engineers/scientists, of which 12 are Registered Professional Engineers in Colorado. Five of our engineers are also Certified Floodplain Managers. **All our Senior Staff have been with the company for at least 15 years and consist of some of the same staff that were involved with previous I-25 Corridor Master Drainage Plan for the Godding Hollow and Tri-Towns Basins**. Our continuity of Senior Staff ensures management and oversight consistency throughout the duration of the project. ACE's Senior Staff are typically registered in several states and all have advanced degrees and/or education in their fields.

They are supported by dedicated, experienced engineers and scientists, most of whom also possess advanced degrees. In addition, the staff includes a full complement of technical support personnel including GIS analysts, a CAD designer, and a certified Unmanned Aerial Vehicle (UAV, aka drone) pilot.

ACE continues to provide engineering services from its single corporate office in Fort Collins specializing in: (a) the preparation of master drainage plans; (b) complex hydrologic and channel hydraulic modeling (1D, 2D and 1D unsteady); (c) alternative engineering/economic evaluations; (d) analysis, design and construction of flood control facilities, major irrigation system components, and drainage improvement projects; (e) analysis, design and construction of channel stability and stream restoration projects; (f) completion of floodplain mapping and management studies; (g) water quality planning and design; (h) resident engineering services and related construction support; and (i) drone services, including ortho production, site analysis and documentation, programmable video flights.

Anderson Consulting Engineers offers:

- **Unparalleled hydraulic modeling and hydrologic analysis expertise in both riverine and urban settings**
- **Extensive experience with master planning and designing flood mitigation, storm drainage, and water quality improvements**
- **Outstanding experience providing flood mitigation and stream restoration services in a variety of situations, including post-flood and post-wildfire areas**
- **25+ years of experience producing FEMA-compliant submittals, including 15 years of corporate DFIRM production experience**
- **A combined 216 years of water resources/civil engineering experience**

ACE has emphasized servicing governmental clients at all levels, including municipalities, counties, states, and federal agencies. However, our main client emphasis has been on municipalities, counties, and stormwater/irrigation districts.

ACE has a track record of success in retaining staff at all levels, which is illustrated in the ACE Staff Table above. This permanence of company personnel provides continuity and stability in project management, while promoting continuous quality service and accountability over multi-year contracts. ***The Town of Frederick and City of Dacono can be assured that the same personnel who initiate work under this contract will be here to complete the work.***

SECTION 1 – ACE AND PROJECT TEAM QUALIFICATIONS

Although ACE is a water resources/civil engineering firm, in many instances, we find ourselves involved in complex, multi-discipline projects working closely with staff from a wide variety of municipal departments and consulting firms. ACE strives for a holistic view of each of our projects, with the ultimate goal being resolution of our clients' situations to their satisfaction, regardless of our level of participation. This begins with listening closely to our clients in order to fully understand their goals, issues, and concerns. Our prior experience in numerous communities, often in similar situations, allows us to hold initial project discussions with clients concerning subjects that are often beyond those with obvious connections to the anticipated project. *This has, on numerous occasions, resulted in a client taking a different approach to their problem, sometimes reducing our participation in the project.*

"Anderson Consulting Engineers, Inc. understands the dynamics of Local, State and Federal Governments. The lines of communication were always open, phone calls/emails were returned and information shared was in a form understood by all parties involved. In addition, they were very cognizant of budget limitations and displayed outstanding fiscal ethics to assure that the greatest amount of work could be completed with the funding available."

John Kluever, former Grants Manager, Laramie County, Wyoming

ACE PROJECT TEAM QUALIFICATIONS

ACE has formed a Project Team whose experience in working on master planning and flood design projects is unparalleled. We feel the ACE Project Team provides not only incomparable experience and technical expertise with respect to the multiple facets of this complex project, but also well-established relationships within the Project Team and familiarity with the drainage basins in Frederick and Dacono. Our previous experience working on master planning and flood mitigation projects, along with familiarity of the area, provides the ACE Team with unique insight that will be invaluable for the successful completion of this project.

While the project will require the services of numerous experts, our entire team of professionals have established working relationships over our decades of service to the communities of Colorado. The ACE Project Team has been assembled with the specific needs of the Frederick and Dacono Outfall System Plan Project in mind.

The following presents the ACE Project Team whose services will be utilized during the Frederick and Dacono Outfall System Plan Project.

ICON ENGINEERING

ICON ENGINEERING (ICON) is a locally owned and operated consulting civil engineering firm based in Centennial, Colorado. Founded in 1997, ICON specializes in complex floodplain modeling and hydrologic/hydraulic analyses, development of river and drainage mater plans, stream stabilization and restoration improvements, bridge hydraulics, and design of utility and storm water infrastructure. ICON's capabilities also include roadway design, land development, and the development of geospatial and web-based solutions. ICON currently employs over 20 engineering staff with GIS, CAD, and administrative support.

With a focus on stormwater design, ICON has established long term contracts with many Front Range municipalities to complete drainage related master plans and improvements. Many of their projects have been recognized by regional and national organizations for engineering excellence. ICON's stormwater design services include a full range of solutions including: open channel and stabilization improvements; drop structure design; channel rehabilitation and wetlands; restoration; conduits and storm sewers; water quality planning and design; detention ponds; jurisdictional dams; and trenchless installation such as pipe boring/jacking/tunneling improvements. Each project involves evaluation of a full range of project solutions, project cost estimates, bid documentation preparation, permitting, outreach and meeting facilitation, reporting, and meeting all regulatory criteria. In support of this project, ICON brings additional hydrologic and hydraulic capacity to the ACE Team to ensure the project will be completed within the specified schedule. In addition, ICON provides additional local knowledge of the drainage basins in the vicinity of Frederick and Dacono and will supplement ACE staff in the development and production of the Outfall System Plan Project report.

AVI. p.c. (AVI) is a planning, civil engineering, and surveying firm with a focus on public works projects along the front range. Founded in 1979, AVI is headquartered in Cheyenne, Wyoming, with an additional office located in Fort Collins, Colorado. The AVI team has multiple years of experience providing engineering planning and survey with state, county and city government, private developers, and contractors. Clients can be confident of their thorough, efficient, and cost-effective services with realistic results, which can be rapidly implemented. AVI principals supervise each aspect of the work completed by their design team and support staff. With these fundamentals, AVI has attained a solid reputation for excellence in completed projects. AVI constantly strives to enhance the knowledge, skills, and experience of staff members, and seeks innovative and cost-effective ways to complete each project for their clients. AVI takes pride in their ability to work through complicated projects and meet project schedules, within established budgets. In support of this project, AVI will provide all necessary surveying services and provide additional civil design and project cost estimating services, if needed.

Headwaters Corporation (Headwaters) is a multi-discipline water resources consulting firm specializing in water resources and natural resource economics. Founded in 2006 for the purpose of managing the Platte River Recovery Implementation Program (PRRIP), focusing upon developing land and water habitat for Endangered Species in Central Nebraska. Since then, the company has expanded into related areas of water, including municipal and regional water planning, water conservation, permitting, wetland banking, and other river-related sciences. The firm currently has offices in Kearney, Nebraska and Lakewood, Colorado. They believe communication is a key aspect of providing exemplary technical professional services and strive to provide written and oral communication to our clients in a manner that best meets their needs. The success of natural resources management projects often hinges on the ability to successfully understand the economic ramifications of alternative actions, mange fiscal resources, and acquire priority land and water resources. Headwaters is adept at conducting economic feasibility and property acquisition studies. In support of this project, Headwaters will provide insight into easement and property acquisition costs as part of the project cost estimates, assess the current funding mechanisms for capital improvement projects within each community, and provide guidance on future funding mechanisms for the selected Outfall System Plan.

KEY PERSONNEL

Anderson Consulting Engineers has assembled a project team that we believe is unsurpassed with respect to providing the experience, expertise and attention to detail necessary to support Frederick and Dacono with the Outfall System Plan Project. The ACE Project Team includes personnel that offer many years of experience collaborating in the flood mitigation planning and design, hydrologic and hydraulic modeling, and the preparation of master planning reports, including prioritization and conceptual cost estimates for the selected plan of improvements and an evaluation of the funding mechanism to support these capital improvements.

To ensure the successful completion of work and ensure continuity throughout the duration of the contract, we intend to optimize the utilization of the breadth and depth of expertise that our members bring to the project team. The ACE Project Manager and primary point of contact for the Outfall System Plan Project will be **Brian Smith, P.E. CFM**. Mr. Smith will be responsible for project management, coordination with the project team, and general oversight of the project. He will be assisted by **Jamis Darrow, Greg Koch, Ben Ackert, Clark Kephart, Lana Millard Waneka, Michael Turner, and Travis Rounsaville**. Mr. Darrow will serve as assistant Project Manager, providing a secondary contact should Mr. Smith not be available. Mr. Koch will serve in an advisory role and will also assist with alternative formulation and evaluation efforts, ultimately providing technical guidance and project QA/QC. Mr. Kephart and Ms. Waneka, with assistance from Mr. Turner and Mr. Rounsaville, will be responsible for the hydrologic and hydraulic modeling, evaluation of existing drainage facilitates, and the formulation of conceptual improvements. They will be assisted by our GIS analyst Mr. Ackert. Additional engineering staff can be added to the project as schedules demand. A brief introduction for Brian Smith, the ACE Project Manager, and Jamis Darrow, the ACE Assistant Project Manager are presented below; longer resumes for anticipated team members, are included as Attachment A at the end of this proposal. A breakdown of the roles and responsibilities of ACE Project Team members is also outlined in the organizational chart on Page 5.

Brian Smith, P.E., CFM is a Principal Engineer of Anderson Consulting Engineers, Inc. (ACE) who specializes in hydraulic and hydrologic analyses, masterplan studies, urban drain system design and flood mitigation studies. He has a B.S in Civil Engineers (Colorado State University, 2001) and an M.S. in Hydraulic Engineering (Colorado State University, 2003), and has over 17 years of experience as senior engineer and project manager for public and private sector clients in Colorado, Wyoming, Nebraska, Kansas, Utah, Mississippi, Louisiana and Indiana. Mr. Smith is a registered professional engineer in the State of Colorado (PE #41276) and Nebraska (#E-18088) and is a Certified Floodplain Manger. He has worked as project engineer on various studies involving: preparation of master drainage plans; hydrologic/hydraulic analyses of natural and urban drainage systems; preliminary and final design of flood control channels, detention ponds, water quality ponds, hydraulic structures; and Conditional Letter of Map Revision (*CLOMR*) and Letter of Map Revision (*LOMR*) applications to the Federal Emergency Management Agency (FEMA).

Years of Professional Experience: 17

Relevant Experience:

- **Basin-Wide Evaluation of Masterplan Improvements – Old Town Basin,** Fort Collins, CO
- **Comprehensive Drainage Plan,** Greeley, CO
- **Poudre River Whitewater Park,** Fort Collins, CO
- **Remington Street Storm Sewer Outfall Design,** Fort Collins, CO
- **Canal Importation Basin Detention Ponds and Drainage Improvements,** Fort Collins, CO
- **Terry Lake Neighborhood (TLN) Regional Detention Pond Design**, Longmont, CO

Jamis Darrow, P.E., CFM, M.B.A. is a Senior Engineer of Anderson Consulting Engineers, Inc. (ACE) who specializes in master drainage plan studies, hydraulic and hydrologic analyses of natural and urban riverine settings, and flood mitigation studies. He has a B.S in Civil Engineers (Colorado State University, 2002), an M.S. in Hydraulic Engineering (Colorado State University, 2004), an M.B.A. (Colorado State University, 2013) and has over 16 years of experience as senior engineer for public and private sector clients in Colorado, Wyoming, and Utah. Mr. Darrow is a registered professional engineer in the State of Colorado (PE #42130) and Utah (#10147896-2202) and is a Certified Floodplain Manger. He has worked as project engineer on various studies involving: preparation of master drainage plans; floodplain and floodway delineations in support of CLOMR/LOMR application to FEMA; preliminary and final design of flood control structures, detention ponds, hydraulic structures, irrigation canal structures, channel erosion protection measure, storm sewers, and dam outlet works; and hydrologic/hydraulic analyses of natural and urban drainage systems.

Years of Professional Experience: 16

Relevant Experience:

- **Urban Stormwater Management Master Plan,** Longmont, CO
- **St. Vrain Creek Watershed Master Plan,** Boulder County, CO
- **16th Street/27th Avenue Storm Drainage Outfall Improvement Project,** Greeley, CO
- **Hydraulic Analyses, Existing Flood Hazard Mapping and Stream Restoration/Stabilization for the Logan River, Blacksmith Fort River, and Spring Creek,** Logan, UT
- **Spring Creek CLOMR/LOMR for the Mason Street Transportation Corridor,** Fort Collins, CO
- **Hydrologic Modeling and Hydraulic Analyses for Spring Creek Downstream of Edora Park**, Fort Collins, CO

ACE PROJECT TEAM ORGANIZATION CHART

TOWN OF FREDERICK

KEVIN ASH
PROJECT MANAGER

SUPPORTED BY:
CITY OF DACONO

GARY ODEHNAL
CITY ENGINEER

ACE PROJECT TEAM MEMBERS
- ANDERSON CONSULTING ENGINEERS
- ICON ENGINEERING
- AVI, P.C.
- HEADWATERS CORPORATION

ACE PROJECT TEAM

BRIAN SMITH, P.E., CFM
PROJECT MANAGER
JAMIS DARROW, P.E., CFM
ASSISTANT PROJECT MANAGER

TECHNICAL ADVISOR/ QAQC

GREG KOCH, P.E., CFM

COORDINATION/MEETINGS	SURVEYING AND STRUCTURE INVENTORY	EXISTING AND FUTURE CONDITION HYDROLOGIC MODELING	EXISTING DRAINAGE FACILITY EVALUATION AND PROBLEM IDENTIFICATION
BRIAN SMITH, P.E., CFM JAMIS DARROW, P.E., CFM GREG KOCH, P.E., CFM JACLYN MICHAELSEN, P.E., CFM CRAIG JACOBSON, P.E., CFM	TOM KENT, P.E. ADAM DESCHLER, P.L.S. MILES SMALL, P.L.S. CLARK KEPHART, P.E. LANA MILLARD WANEKA, EIT JEREMY DEISCHER, P.E.	BRIAN SMITH, P.E., CFM JAMIS DARROW, P.E. CFM CLARK KEPHART, P.E. LANA MILLARD WANEKA, EIT JEREMY DEISCHER, P.E.	BRIAN SMITH, P.E., CFM JAMIS DARROW, P.E., CFM MICHAEL TURNER, P.E. TRAVIS ROUNSAVILLE, P.E. JEREMY DEISCHER, P.E.

CONCEPTUAL PLAN FORMULATION & EVALUATION	MS4 PERMITTING & FUNDING EVALUATION	PLANNING AND IMPLEMENTATION	
BRIAN SMITH, P.E., CFM JAMIS DARROW, P.E., CFM GREG KOCH, P.E., CFM CLARK KEPHART, P.E. LANA MILLARD WANEKA, EIT JACLYN MICHAELSEN, P.E., CFM JEREMY DEISCHER, P.E.	AARON HANSEN, P.E., CFM JAMIS DARROW, P.E., CFM GEORGE OAMEK, PH.D. BRIAN SMITH, P.E., CFM	BRIAN SMITH, P.E., CFM JAMIS DARROW, P.E., CFM GREG KOCH, P.E., CFM CRAIG JACOBSON, P.E., CFM JACLYN MICHAELSEN, P.E., CFM	THIS ORGANIZATIONAL CHART IDENTIFIES THE PRIMARY PERSONNEL INTENDED TO PERFORM THE IDENTIFIED TASKS. THEY MAY BE SUPPLEMENTED WITH ADDITIONAL PERSONNEL WITHIN EACH CONSULTING FIRM.

It is anticipated that the work effort for this study will follow the detailed Scope of Work provided in the RFP. Rather than re-state that scope of work, below The ACE Project Team has provided additional insight and our proposed approach to each task. The information below does not intend to reduce or remove elements identified in the RFP Scope of Work; rather, this discussion seeks to clarify the work effort and add value to the study effort.

TASK 1. DATA COLLECTION AND BASE MAPPING

TASK 1.1 DATA COLLECTION

In accordance with the RFP Scope of Services, ACE will collect from Frederick, Dacono, Erie, Firestone, and CDOT pertinent drainage studies, major storm drainage/storm sewer information, and development/improvement documentation that includes drainage infrastructure relevant to the Outfall System Plan (OSP).

ACE produced the 1999 Southwest Weld County MDP which included the Godding Hollow Basin and Tri-Town Basin. ACE already has this document and background information on hand. In addition to conducting the 1999 study, our staff has recently reviewed the study information and is extremely familiar with the 1999 MDP analyses, which will facilitate development of the OSP for these two basins.

ICON prepared the Boulder Creek Restoration Master Plan for the Mile High Flood District and all communities from the mouth of Boulder Canyon to St. Vrain Creek, including Erie and Longmont. This Master Plan included the Lower Boulder Creek Basin and a portion of the Upper Boulder Creek Basin. With this work already completed, it will form the basis for evaluating and formulating drainage improvements in these two basins, thereby streamlining preparation of the OSP.

The ACE Project Team's prior experience in four of the seven basins covering more than half of the current study area will facilitate preparation of an insightful plan of improvements in a highly economical manner, allowing us to add value in other areas of the study, such as the Flooding Problem Identification, Funding Evaluation and MS4 Permitting tasks.

ACE will coordinate collection of all other applicable data, including current hydrologic and drainage planning information from the City of Erie. Data checklists will be prepared for each community to ensure that all pertinent data are collected.

TASK 1.2 PREPARATION OF BASE MAPPING

ACE has already obtained the 2013 Lidar topography for the study area, as well as jurisdictional and growth boundaries, parcel boundaries, zoning maps, subdivision map for Frederick, hydrographic features, and transportation features. We have also obtained all effective floodplain boundaries within the study area. The municipal data will be verified to ensure they are up to date. The remaining base map layers will be obtained and included in a comprehensive GIS base map.

TASK 2. DRAINAGE CRITERIA, KICKOFF MEETING AND FIELD RECONNAISSANCE

ACE holds the current storm drainage criteria documents for both Frederick and Dacono. Due to our prior work in the study area and understanding of the communities, we are familiar with these criteria. For example, although the Dacono Standards and Specifications Manual identifies point rainfall values for the 2-year through 100-year events, these will need to be re-evaluated based on the current NOAA Atlas. In addition, even though the RFP identifies on-site detention for future development to release 10-year developed condition flows at the 10-year existing rate and releasing 100-year developed flows at the 100-year existing rate, the 1999 MDP and the Frederick Standards and Specifications requires that 100-year developed condition flows in the Tri-Town Basin be released at the 2-year existing peak discharge level.

Key members of the ACE Project Team will attend the kickoff meeting with Dacono and Frederick staff and other stakeholders, while also participating in the initial field reconnaissance effort.

TASK 3. SUPPLEMENTAL SURVEYING AND INVENTORY OF EXISTING DRAINAGE FACILITIES

ACE has developed a table which summarizes the nearly 40 drainage facilities in the Godding Hollow and Tri-Town Basins with respect to their size and condition in 1999, how they functioned in the 2013 Flood, and whether or not they have been replaced with an upgraded facility. Most of these facilities need to be field verified and all will be surveyed unless reliable as-built information is available. ICON has information regarding the bridges within the Frederick portion of the Boulder Creek Basins. These facilities will also be verified with respect to their current condition and surveyed unless reliable existing information is available. All major drainage facilities within the Idaho Creek and Little Dry Creek Basins will be field inventoried, discussed with the communities, and surveyed unless reliable existing information is available.

TASK 4. EXISTING CONDITION HYDROLOGIC MODELING

The existing condition hydrologic modeling effort will be conducted in accordance with the detailed task defined in the RFP.

TASK 5. FUTURE CONDITION HYDROLOGIC MODELING (WITH ON-SITE DETENTION)

The future condition hydrologic modeling effort will be conducted in accordance with the task defined in the RFP. On-site detention will be represented with conceptual detention ponds that determine the storage volume required to release 10-year developed condition runoff at no more than the 10-year existing condition peak flow, while also limiting release of 100-year developed condition runoff to the 100-year existing condition peak flow. The exception to these detention parameters will be in the Tr-Town Basin where conceptual on-site detention ponds will be configured to release 100-year developed condition runoff at the 2-year existing condition peak flow rate.

TASK 6. EVALUATION OF EXISTING DRAINAGE FACILITIES AND IDENTIFICATION OF FLOODING PROBLEMS

Utilizing the field inventory and survey information collected in Task 3, capacities of the identified existing drainage facilities will be determined using the most appropriate methodology for each installation. Existing capacities, relative to the applicable community-dependent drainage criteria at each location (e.g., no roadway overtopping during the 5-year or 10-year event or up to 6-inches of street crown or 12 inches of gutter flow line overtopping during the 100-year event), will be compared to both existing and future condition hydrologic modeling results. Locations where either existing or future condition flows do not meet either initial/major storm (or minor/major drainage system) criteria will be identified and earmarked for further evaluation.

To assist in identifying areas where flooding problems would exist for the 100-year future condition, as an additional enhancement to the project (not currently identified in the proposed budget), the ACE Project Team proposes to prepare a two-dimensional (2D) hydraulic model for the main flow path within each basin. While these 2D models would not include the level of detail needed for regulatory purposes, they would be adequate for identifying flooding issues that may not otherwise be obvious. The 2D modeling effort would also provide an indication of 100-year flood inundation limits which could be used as a tool for considering possible alternative flood mitigation measures where discrete drainage facilities may not be adequate or appropriate, such as broad flat regions where stormflows would not easily be focused along a single flow path. This 2D hydraulic modeling effort can be included at the discretion of the communities.

TASK 7. DEVELOPMENT OF CONCEPTUAL STORMWATER MANAGEMENT IMPROVEMENTS

TASK 7.1 FORMULATION OF CONCEPTUAL STORMWATER MANAGEMENT IMPROVEMENTS

Based on the results of the previous task, which will identify facilities which would otherwise not meet drainage criteria under fully developed conditions, alternative stormwater management improvements will be formulated at a concept level for those facilities and locations that will need to be upgraded to meet the applicable drainage criteria. In accordance with the RFP Scope of Work, potential improvements may include regional detention and/or conveyance enhancements for road crossings, outfall systems and open channels. While regional detention will be considered throughout the basins, the focus on regional detention will be in locations where downstream conveyance systems have limited capacity and which would be physically challenging or prohibitively expensive to upgrade. If it is practicable to improve downstream conveyance systems, preference will likely be given to the conveyance alternative. A primarily conveyance-based improvement approach is recommend where possible, due to the potential for a completely detention-based storm drainage system being overwhelmed by extreme storm events (greater than the 100-year event) which can render the detention improvements only minimally effective. On the other hand, a conveyance-based system can provide some level of flood risk reduction regardless of the magnitude of a storm event.

Concept plan improvements and costs will be presented to the Town's Project Manager, along with Project Team recommendations, to support identification of a selected alternative by the Project Manager.

TASK 7.2 HYDROLOGIC/HYDRAULIC EVALUATION AND PROPOSED CONDITION HYDROLOGIC MODELING

Proposed condition hydrologic modeling will be conducted in accordance with the task defined in the RFP to confirm adequate operation of facilities identified in the selected concept design plan.

TASK 7.3 CONCEPTUAL DESIGN OF IMPROVEMENTS AND PRELIMINARY COST ESTIMATES, EASEMENTS AND LAND ACQUISITION

Conceptual designs will be completed for the facilities identified in the selected plan of improvements in accordance with the detailed task defined in the RFP. This will include identification of land acquisition and easement requirements for the facilities, and concept-level costs for engineering design, permitting, construction and land acquisition/easements.

TASK 8. REPORTING

For each of the five basins, Boulder Creek, Idaho Creek, Godding Hollow, Tri-Town and Little Dry Creek, a master planning document will be prepared that is generally formatted in accordance with a MHFD Outfall Planning Study (OSP). It is anticipated that these five OSP reports will be prepared as sections to be included in the overall Stormwater Master Plan; providing detailed information for site designers and engineers as specific improvements are considered. While the Stormwater Master Plan report will include the basin specific OSP sections, it will also include a concise summary of all recommended storm drainage improvements, an overall plan for implementing stormwater improvements on a regional basis, and a detailed discussion of the funding evaluation and options for the communities. This planning document will provide guidance for drainage improvements and development within the entire study at a level necessary for decision makers, planners, and community administrators.

In addition to the reporting identified in the RFP Scope of Work, as an additional enhancement to the project documentation and accessibility the ACE Project Team would insure that the master plan be compatible with GIS attributes compatible with web-based applications. The Project Team would then integrate the plan using a web interface for user interaction and integrating future updates. One example of a project webmap is provided via the following link which includes a comprehensive web-based master plan with display maps: http://www.iconeng.com/project/milliken/milliken-stormwater-master-plan.html. This enhanced stormwater master plan accessibility and public engagement functionality can be added to the project at the discretion of the communities.

TASK 8.1 MS4 PERMITTING

The Municipal Separate Storm Sewer Systems (MS4) Stormwater Management Program is enforced by the Colorado Department of Public Health and Environment (CDPHE) based on population, which are generally defined as Small MS4s (1,000 people per square mile and a population of at least 10,000), Medium MS4s (population from 100,000-250,000) and Large MS4s (populations of 250,000 or more). With the 2020 census currently being conducted and soon to be adopted, several smaller communities such as Frederick may be required to develop an individual MS4 program. It is also possible that the area around Frederick and Dacono may be considered a metro area, resulting in a Small MS4 designation, with the combined population requiring all included communities to develop an individual MS4 program.

Once included in the MS4 program, each community is responsible for developing and maintaining their own Minimum Control Measures (MCMs) under the auspices of the CDPHE rules and regulations. These MCMs can be defined as follows: (a) MCM 1 – Public Outreach and Education; (b) MCM 2 – Public Participation/Involvement; (c) MCM 3 – Illicit Discharge Detection and Elimination; (d) MCM 4 – Construction Site Runoff Control; (e) MCM 5 – Post-Construction Stormwater Management; and (f) MCM 6 – Pollution Prevention/Good Housekeeping for Municipal Operations. Also, while not specifically required as part of the MS4 Stormwater Management Program, most communities also include Water Quality Monitoring as part of their program.

While the CDPHE provides guidance for communities in developing their individual MS4 programs, ACE has previously conducted an extensive evaluation of other Northern Colorado communities' MS4 programs. This effort was undertaken to assist the City of Longmont in adjusting and enhancing its MS4 program. We will leverage this knowledge to assist Frederick and Dacono (as necessary) in identifying potential needs and requirements of an individual MS4 program tailored to the communities' specific situation, particularly in connection with the OSPs developed under this contract.

TASK 8.2 FUNDING EVALUATION

Funding stormwater improvements will be affected by the cities' respective utility enterprise structure. The OSP can be successfully funded through various funding routes, but an enterprise fund, such as that used by Frederick, will result in a greater number of financing options because of its dedicated revenue stream and ability to avoid TABOR revenue issues. Funding through the General Fund, such as Dacono, has lower flexibility because financing is constrained to existing revenue sources subject to TABOR limits. Financing alternatives will be different for the two communities and this section will describe these possible differences and resulting funding sources and alternatives. However, it should be noted that the location, beneficiaries, and cost allocation of the individual projects could lead to joint funding of some projects.

Typical funding sources for a stormwater enterprise would include dedicated impact fees and monthly user charges. Property tax revenues may or may not be a component of enterprise revenues, depending on the specific jurisdiction. These revenues could be further leveraged to issue traditional revenue bonds, State and federally backed revenue bonds, and provide local cost shares for grants. Financing through the General Fund is constrained by limits to property tax increases and the needs of other Fund-dependent services, such as law enforcement. However, with voters' concurrence, an incremental sales tax could be passed with its funds dedicated to stormwater activities. This would be conditioned on the City not already being at its sales tax limit.

In addition to working within the limits of the communities' existing organizations, this task will also assess whether an alternative organizational structure for implementing these projects would be logical. In contrast to a possible joint agreement between the two communities, for instance, would it make sense for one of the communities to take the financing and operational lead, with the other paying for the service? Or, would a new organization or special district encompassing both be able to fund and operate the projects more efficiently?

Our experience reinforces that, in addition to overall project cost, the combination of project funding and the timing and sequencing of projects are critical to successful implementation and cannot be separated. As a result, the development of an analytical spreadsheet model is recommended to assess different combinations of each. This model is anticipated to be relatively simple but would include both communities, current revenue sources, future revenue sources including financing, and allocated capital and operational costs over a period of time, typically 10 to 30 years. The model is a finance plan for implementation would have the ability to assess a series of implementation scenarios that balance the future safety of the community and the funding burden.

For this task, two tiers of funding evaluation are offered for the communities' consideration. A baseline tier represents the recommended minimum level of effort, as reflected in the proposed budget. For this tier, the deliverables include the following:

- A schedule of project implementation and recommended funding sources for each project, by community
- Estimate of the impact to overall stormwater-related costs, by community, to assess the incremental changes in stormwater fees
- A comparison of current fees and potential future fees, by community, with fees paid in surrounding communities. This would include discussion of the similarities and differences of stormwater financing here with neighboring communities, which will likely be tied to the resulting organizational structure.

At the communities' discretion, a second tier funding evaluation could be added to the project that would address questions that will likely arise in the implementation phase and during public involvement activities. Additional deliverables for this second tier would include the following:

- A series of implementation scenarios conditioned by the availability of alternative funds, construction sequences, and organization structures.
- A more detailed examination of user charge impacts by customer classification, including residential, commercial, industrial, and other land use classifications.

TASK 8.3 IMPLEMENTATION POLICY

The stormwater improvement implementation policy/plan will be closely tied to the funding evaluation and subsequent identification of a preferred funding methodology for the communities. Facilities identified in the Basin OSPs will be evaluated and prioritized based on number of factors, including the following: benefits to public health and safety, locations where flood mitigation is acutely needed, locations where development is imminent, and physical requirements of existing and future storm drainage facilities. Potential implementation scenarios will be identified in the context of the funding evaluation and communities' preferences for funding mechanisms. Given the range of drainage improvements that will be necessary, policy measures required for successfully implementing the plan will likely include plan adoption by one or more of the Frederick Board of Trustees, Planning Commission, and Urban Renewal Authority, as well as Dacono City Council, and Planning and Zoning Commission. In addition, revisions to municipal codes and ordinances may be necessary. Education through workshops and website features (such as the Story Map proposed by the ACE Project Team) will be discussed. Implementation measures utilized by other communities will be discussed in an effort to identify the most appropriate approach for Frederick and Dacono.

"The City of Greeley (COG) would like to take this opportunity to thank Anderson Consulting Engineers, Inc. (ACE) for a job well done in completing the March 8, 2006 update to the COG Comp Plan. The COG has very much enjoyed working with the staff at ACE. Your valuable engineering expertise and professional approach has greatly helped the City toward improving flood protection and improving the quality of storm water runoff. We look forward to having the opportunity of working with you again..."

Bert Leautaud, Project Manager,
Stormwater Division, City of Greeley
Public Works Department

TASK 9. PUBLIC AND TEAM MEETINGS

The ACE Project Team will support the Town of Frederick and City of Dacono through participation of the public meetings/open houses and team meetings identified in the RFP Scope of Work. Presentation materials will be prepared, with content and presentation techniques to be determined through on-going discussions with the Project Manager.

RELATED PROJECT EXPERIENCE

Master planning and urban flood mitigation projects are by their nature, multi-faceted and complex projects. This is particularly true of Frederick and Dacono Outfall System Plan Project as it will involve coordination with serval entities that are anticipated to include, but are not limited to the following: Frederick, Dacono, Erie, Firestone, Weld County, and CDOT. This will require a team that is highly knowledgeable with respect to the existing drainage patterns and flooding problems in this area and will require the ability to develop a close working partnership amongst the project participants. The ACE Project Team has been assembled with these needs in mind, bringing together the same personnel who have been involved with previous master plan and drainage studies in this area, and who are familiar with Frederick's and Dacono's current storm drainage criteria and capital improvement funding mechanisms. Our Team's prior experience in four of the seven basins that will be studied as part of this project will give us a unique advantage to facilitate the preparation of an insightful plan, in a highly economical manner.

Table 3.1 below provides a representative list of our Team's prior experience, which identifies just a small sampling of previous projects similar in scope and/or budget to the Frederick and Dacono Outfall System Plan Project. Projects completed within the last five years have been identified. The table also highlights previous mutual collaboration projects between ACE and other team members. Successful completion of those collaborative efforts is evidence of the compatibility of the Project Team personnel with respect to completing large, complex planning projects. Detailed project descriptions for three similar projects that have involved the staff proposed to work on this project are provided on the following pages. References for these three projects are included with the project descriptions.

Table 3.1 - Selected Representative Projects for Master Planning, Hydrologic, and Hydraulic Experience	Master Drainage Plan Project	Project of Similar Size to the Frederick/Dacono Outfall System Plan Project	Project Completed in Last Five Years	ACE Staff Involved in Project	ICON Staff Involved in Project	AVI Staff Involved in Project	Headwaters Staff Involved in Project
Urban Stormwater Management Master Plan Update, Longmont, CO*	✓	✓	✓	✓			
Estes Valley Stormwater Management Project, Estes Park, CO*	✓	✓	✓	✓			✓
Old Town Basin Master Plan Update, Fort Collins, CO*	✓	✓	✓	✓	✓		
I-25 Corridor Master Drainage Plan, Weld County, CO	✓	✓		✓			
City of Greeley, Comprehensive Drainage Plan, Greeley, CO	✓	✓		✓			
Town of Windsor Master Drainage Plan, Windsor, CO	✓	✓		✓			
Lower Boulder Slough Planning/Flood Mitigation, Boulder, CO			✓	✓	✓		
Twomile, Goose Creek, Skunk Creek, and Boulder Creek Floodplain Update, Boulder, CO		✓	✓	✓	✓		
Sharktooth Bluffs Basin Stormwater Master Plan, Greeley, CO	✓		✓		✓		
Fort Collins On-Call Master Plan Program, Fort Collins, CO	✓	✓	✓		✓		
Hanna Basin Master Plan, Hanna, WY				✓		✓	
Henderson Basin Master Plan, Cheyenne, WY	✓			✓		✓	
LCR27 & 44H/Buckhorn Creek Flood Recovery Project, Larimer County, CO		✓	✓	✓		✓	
Laramie County DFIRM/Allison Draw Flood Mitigation, Laramie County, WY		✓		✓		✓	
Platte River Recovery & Implementation Program, NE			✓	✓			✓

*More detailed project references provided for these projects on the following pages.

URBAN STORMWATER MANAGEMENT MASTER PLAN UPDATE
LONGMONT, COLORADO

Client: Ms. Monica Bortolini, PE, CFM
Senior Civil Engineer/Floodplain Administrator
City of Longmont, 385 Kimbark Street
Longmont, CO 80501, (303) 651-8628

Anderson Consulting Engineers, Inc. (ACE) was contracted by the City of Longmont to update their "Urban Stormwater Management Master Plan" which was developed between 1993 and 1995. This effort is being completed in numerous phases, based on the needs of the City and as Budget permits, with final completion anticipated in 2022. These phases involve(d) the following specific tasks:

Project Highlights:
- Citywide (112.7 square miles) Hydrologic Model Update
- Problem Identification
- Alternative Analysis and Conceptual Design of Drainage Improvements
- Selected Plan of Improvements
- Final Design of Selected Drainage Improvements

- **Extensive Field Reconnaissance Efforts and Surveying** to identify existing land use, drainage patterns, existing drainage facilities, and identify drainage issues. This included the survey of 567 storm sewer manholes, 322 outfalls/culverts, and 59 additional drainage structures.
- **Citywide (112.7 square miles) Hydrologic Modeling Update using CUHP/EPA SWMM** for use in all subsequent phases, including the routing of both surface and subsurface flow. This effort includes the evaluation of stormwater runoff for the 2-, 5-, 10-, 25-, 50-, 100- and 500-year storm event for the following: (a) The Dry Creek 2 Basin, which was broken up into 91 subbasins with a total area of 18.1 square miles; (b) The East Saint Vrain Basin, which was broken into 91 subbasins with a total area of 7.9 square miles; (c) The Hover Basin, which was broken into 47 subbasins with a total area of 3.6 square miles; (d) the Left Hand Basin, which was broken into 206 subbasins with a total area of 19.5 square miles; (e) the Lykins Gulch Basin, which was broken into 37 subbasins with a total area of 12.3 square miles; (f) the Saint Vrain Basin, which was broken into 110 subbasins with a total area of 11.2 square miles; (g) the Spring Gulch 1 Basin, which was broken into 124 subbasins with a total area of 25.2 square miles; and (h) the Spring Gulch 2 Basin, which was broken into 101 subbasins with a total area of 14.9 square miles. Also included in this effort is the evaluation of major irrigation canals (e.g., Oligarchy Ditch) to determine the hydraulic impact of these canals on stormwater runoff.
- **Problem Identification** based on pre-defined drainage criteria and the updated hydrologic modeling, Citizen complaints, maintenance crew observations, and institutional knowledge of City Staff.
- **Alternative Analysis and Conceptual Design of Capital Improvement Projects** throughout the City of Longmont.
- **Selected Plan and Project Prioritization based on an Evaluation Matrix** based on the following factors: (a) benefit/cost; (b) potential loss of life; (c) constructability; (d) level of protection; (e) maintenance; and (f) multifaceted use potential.
- **Final Design of Regional Drainage Facilities** such as the TLN Regional Detention Pond in north Longmont.
- **Qualitative evaluation of the City's Municipal Separate Storm Sewer Systems (MS4) Phase II Stormwater Management Program** in relation to other Northern Colorado Communities (Fort Collins, Greeley, Loveland and Windsor) to support the community in evaluating and improving their MS4 program.

Left Hand Creek

Completed Embankment for the TLN Regional Detention Pond (Prior to Revegetation)

ESTES VALLEY STORMWATER MANAGEMENT PROJECT, TOWN OF ESTES PARK, COLORADO

Client: Town of Estes Park
Public Works Department: Engineering Division
170 MacGregor Avenue
Estes Park, CO 80517
Greg Muhonen, P.E., Public Works Director
David Hook, P.E., Engineering Manager
(970) 577-3587

In support of the Estes Valley Stormwater Management Project, Anderson Consulting Engineers (ACE) completed two separately funded projects: **Phase I Estes Valley Stormwater Master Plan** (SWMP, State/Federal Grant Funded) and **Phase II Estes Valley Stormwater Utility Feasibility Study** (SUFS, Locally Funded).

The **Phase I EV SWMP** consisted of the following tasks: a) stormwater infrastructure inventory and GIS database creation; b) hydraulic evaluation of existing facilities; c) establishment of drainage criteria; d) an evaluation of future conditions; e) assessment of existing facilities and identification of drainage issues; f) development of improvements; g) documentation of findings and recommendations in a Stormwater Master Plan report; and h) participated and led numerous public and Town Board meetings. The SWMP was completed within the ~31 sq.mi. Estes Valley Development Code Boundary (GMA) and included five major watersheds totaling ~210 sq.mi. of contributing drainage area.

Data Collection/GIS Database Development: ACE field staff collected field data and performed conditional assessments of the majority of the stormwater infrastructure within the Estes Valley. The extensive fieldwork took place from October 2016 through February 2017 with several additional visits thru June of 2017. The data collection required field staff to hike in rugged terrain with variable/adverse weather conditions and solve infrastructure connectivity issues in the field. The field data collection was the first ever holistic inventory of the Town's stormwater infrastructure portfolio and populated the initial Estes Valley stormwater GIS database. Specific tasks required to complete field inventory included the following:

- **Field data collection and condition assessment** of **1,025 stormwater related infrastructure features** at elevations above 7,500 feet;
- **Development of a custom Trimble data dictionary** to support field data collection. Town and ACE staff collaboratively developed the final data dictionary used by ACE field staff to complete the infrastructure inventory of: 60 bridges; 225 culverts; 28 detention ponds; 5.3 miles of open channel; 7.1 miles of storm drains; 400 inlets; 55 manholes; and 165 outfalls;
- **Design plan set incorporation** into delivered GIS database. Plan sets collected from a variety of sources were directly linked in the GIS database; and
- **The developed GIS stormwater database** consisted of **1,025 features along with 1,520 linked photographs** that will aid in future infrastructure identification, assessments, and management.

Hydraulic Evaluation of Existing Facilities, Hazard Identifications, and Development of Improvements: ACE staff determined the hydraulic capacity of 58 major facilities along the 5 major drainages in the Valley. Stormwater design criteria were confirmed with the Town and utilized to identify 20 existing major stormwater facilities that do not meet current criteria. Additionally, a GIS evaluation of 8,600 building footprints in the Estes Valley located along minor drainages indicated that as many as 600 buildings may have local flooding issues. Alternatives evaluated to address identified stormwater problems included regional detention and several types of channelization. Approximately 20 major regional and 300 minor local improvement projects were identified, prioritized, and conceptual cost estimates developed for implementation. The total planning level cost for all project was approximately $79 million.

Reporting and Public Meetings: A flexible stormwater master plan report was produced containing hardcopy and electronic versions of the collected data, documentation, evaluations, and results. ACE staff attended and presented at four public meetings and five Town Board work sessions and/or regular meetings.

The **Phase II EV SUFS** was completed in partnership with the Headwaters Corporation, Inc. The SUFS consisted of the following general tasks: (a) development of a stormwater management cost forecast including infrastructure design and construction, operations, maintenance, administration, and staffing needs; (b) identify pros/cons of a potential stormwater entity's organizational structure (e.g. district, authority, enterprise, department/utility within a current structure, etc.); (c) identification of potential funding opportunities (e.g. grants) and mechanisms (e.g. fees, taxes, bonds, loans, etc.) for implementation of proposed improvements; (d) development of several rate structures based on selected organizational structure and funding mechanisms; (e) development of several revenue generation scenarios based funding opportunities, growth projections, and implementation timelines; (f) assisting with the development of a stormwater ordinance; and (g) participating in three Town Board work sessions and meetings.

OLD TOWN BASIN EXISTING CONDITION HYDROLOGY UPDATE AND BASIN-WIDE EVALUATION OF MASTERPLAN IMPROVEMENTS FORT COLLINS, COLORADO

Clients: Mr. Matt Fater, PE
Director, Civil Engineering
City of Fort Collins Utilities
200 Wood Street/P.O. Box 580
Fort Collins, CO 80522, (970) 416-2146

Mr. Dan Evans, PE, CFM
Stormwater Master Planning Manager
City of Fort Collins Utilities
200 Wood Street/P.O. Box 580
Fort Collins, CO 80522, (970) 416-2217

Encompassing over 2,100 acres, the Old Town Basin is especially vulnerable to damages attributable to urban flooding due to high imperviousness and lack of adequate drainage infrastructure. The City of Fort Collins contracted with both Anderson Consulting Engineers (ACE) and ICON to update the previous Master Drainage Plan Study for this basin, which was completed by ACE in 2003. Working in partnership, ICON updated the existing condition hydrology for the entire basin using EPA-SWMM and ACE utilized the updated hydrology model to develop and evaluate numerous storm drainage improvement alternatives for five of the major outfalls within the basin. As part of the study, ICON also developed a basin wide FLO-2D (rain on-grid) model to inform the EPA-SWMM model and to update the existing flood damage estimate for the basin. The project culminated with an optimization and prioritized plan of improvements, with corresponding construction costs for the City's use in budgeting and implementing these large capital improvement projects.

Project Highlights:

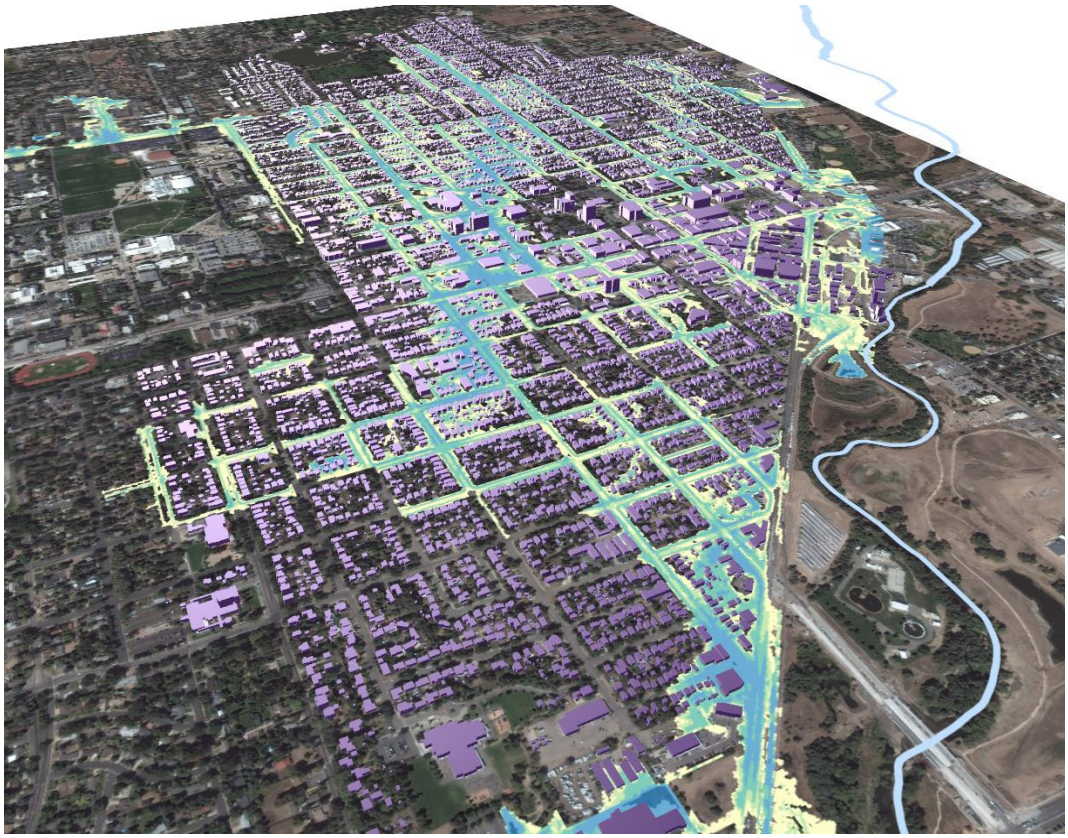
- Hydrologic and Hydraulic modeling utilizing EPA-SWMM
- 2-D Modeling with FLO-2D (rain on grid) for the entire basin
- Updated the existing flood damage estimates
- Alternative analysis and conceptual design of drainage improvements
- Updated selected plan of improvements for five major outfalls
- Implementation and prioritization evaluation
- Conceptual cost estimates
- Development of a web-map for presentation and simplified viewing of results

Urban Flooding in Old Town Basin

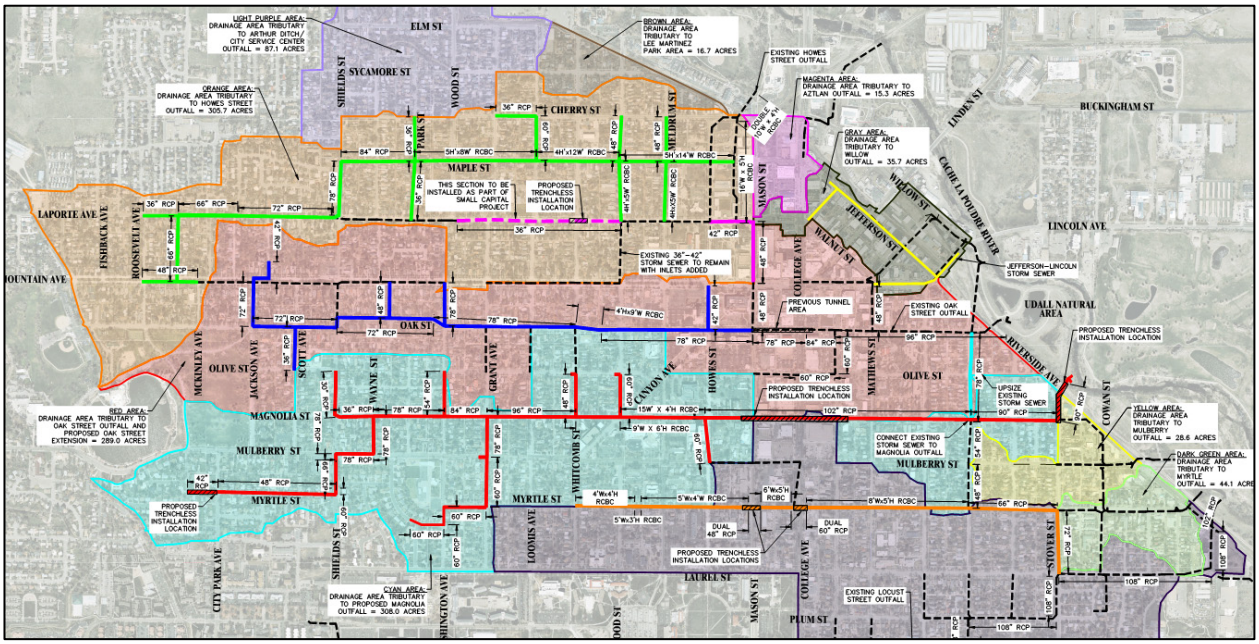
The project consisted of the following key elements:

- **Hydrologic and hydraulic evaluation of the basin utilizing an EPA-SWMM model** that consisted of over 200 subbasins, approximately 500 nodes and 700 links for both surface and subsurface flow;
- **Development of a FLO-2D (rain on grid) model for the entire basin with a 10-ft grid cell size** that was utilized to define rating curves for split flow paths at roadway intersections for the EPA-SWMM model and to develop flood inundation depths at structures for the flood damage assessment;
- **Updated the flood damage assessment for the basin** that concluded approximately 550 structures would be damaged, at a present-day cost of approximately $90 million, if a 1-percent annual chance flood were to happen under current conditions;
- **Formulation and Evaluation of Conceptual Design Improvements** for five of the major outfalls within the basin that included approximately 10 miles of new conceptual storm sewers ranging in size 36"-90" diameter;
- **Consideration for other improvement opportunities as part of the projects** that included LID features, street scaping, water quality treatment and tree canopy management;

- **Conceptual design and cost estimates that resulted in approximately $168 million in proposed improvements;** and
- **Development of an implementation and prioritization plan based on** constructability, flood reduction, benefit-cost ratios, and residual damages.



Flood Inundation Map from FLO-2D Model

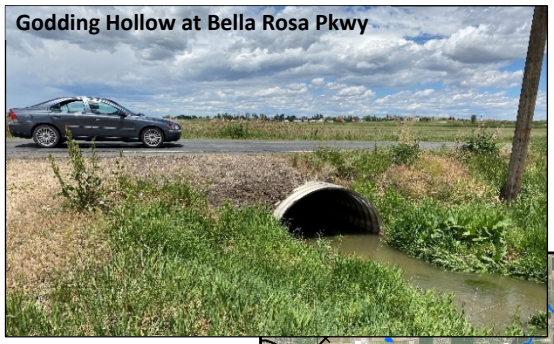


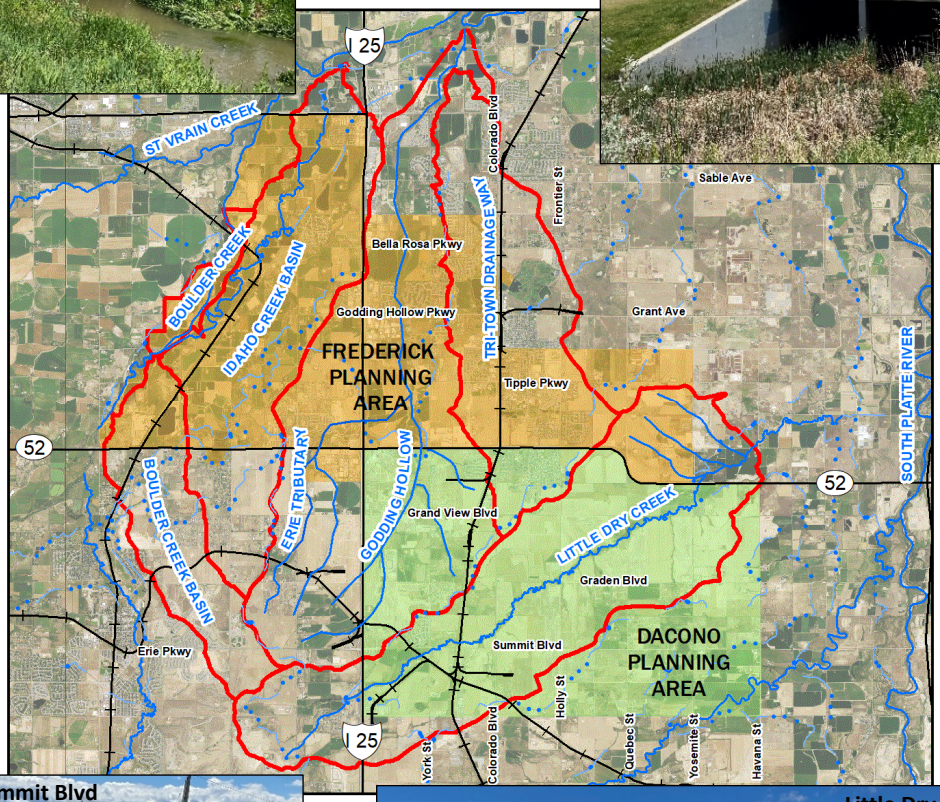
Excerpt from the Optimized Plan of Improvements

ATTACHMENT A

ACE PROJECT TEAM RESUMES

ATTACHMENT A





FREDERICK AND DACONO OUTFALL SYSTEM PLAN

MAY 29, 2020

ANDERSON CONSULTING ENGINEERS, INC.

Brian A Smith, P.E., CFM

Principal Engineer

Technical Expertise	Hydraulic Analysis/Modeling and Design, 2D Hydraulic Analysis, Riverine Channel Stability/Floodplain Studies, Drainage and Flood Control Design, Hydrologic Analysis/Modeling, Urban Drainage Master Planning	
Education	B.S./Civil Engineering Colorado State University/2001	M.S./Hydraulic Engineering Colorado State University/2003
Years of Experience	17 years	
Certification	Professional Engineer Colorado #41276 Professional Engineer Nebraska #E-18088	Certified Floodplain Manager

Professional Experience

Mr. Smith is a Principal Engineer and owner of Anderson Consulting Engineers, Inc. He has 17 years of experience conducting hydraulic and hydrologic analyses, masterplan studies, floodplain and flood mitigation studies, flood control and urban drainage system designs, as well as conducting two-dimensional hydraulic analyses for public and private sector clients in Colorado, Wyoming, Nebraska, Kansas, Utah, Mississippi, Louisiana, and Indiana. Mr. Smith is a registered professional engineer in the States of Colorado and Nebraska and has served as Resident Engineer during the construction of several capital improvement projects. He is experienced in the application of and theoretical basis for numerous hydraulic and hydrologic computer models, including: (a) the U.S. Army Corps of Engineers' River Analysis System (**HEC-RAS**) and Backwater Profile computer model (**HEC-2**); (b) the **unsteady flow** module of HEC-RAS; (c) two-dimensional hydraulic modeling using **HEC-RAS2D, FLO-2D**, **River 2D, and SRH**; (d) the Federal Highway Administration computer program for designing culverts (**HY-8**); (e) the U.S. Army Corps of Engineers' Hydrologic Modeling System (**HEC-HMS**); (f) the Environmental Protection Agency's (EPA) Stormwater Management Model (**EPA-SWMM**); (g) the Urban Drainage and flood Control Districts' Colorado Urban Hydrograph Procedure Computer Program (**CUHP**); and (h) **MODSWMM** (a modified version of UDSWMM). Mr. Smith is also proficient in the use of AutoDesk's AutoCAD LT, AutoCAD Civil 3D and ArcGIS ArcView 3.2 and 9.2.

Mr. Smith has been a project manager/senior engineer for studies involving: (a) preparation of master drainage plans; (b) hydrologic/hydraulic modeling of urban drainage systems; (c) preliminary and final design of flood control channels, detention ponds, water quality ponds, hydraulic structures, irrigation canal structures, channel erosion protection measures, and storm sewers; (d) hydrologic, hydraulic and 2-dimensional hydraulic analyses of natural and improved river systems; and (e) floodplain/floodway delineations in both natural and urban riverine settings, in support of CLOMR and LOMR applications to FEMA.

The following selected projects provide a brief sample of Mr. Smith's experience in stormwater drainage planning and design, flood mitigation planning and design, flood hazard analyses and mapping studies, and construction oversight.

- ***Basin-Wide Evaluation of Masterplan Improvements - Old Town Basin, Fort Collins, Colorado.*** Mr. Smith served as the senior engineer for this project that updated and prioritized the preferred Masterplan of Improvements for the Old Town Basin in Fort Collins, Colorado. Encompassing over 2,100 acres, the Old Town Basin is especially vulnerable to damages attributable to urban flooding due high imperviousness and lack of adequate storm drainage infrastructure. Utilizing the recently updated existing condition hydrologic evaluation and EPA-SWMM model, this project developed and evaluated numerous storm drainage alternatives for five of the major outfall locations within the basin. The project culminated with an optimized and prioritized plan of improvements, with corresponding construction cost estimates for the City's use in budgeting for these large capital improvement project. In total, the optimized plan identified approximately $168 million in proposed improvements. EPA-SWMM (Version 5.1) software was utilized to conduct all hydrologic and hydraulic evaluations as part of this study.

- ***Comprehensive Drainage Plan, City of Greeley, Colorado.*** Mr. Smith was a project engineer involved with the update of the previous comprehensive drainage plans for the Grapevine Basin, Country Club Basin, and Sheep Draw Basin in the City of Greeley, Colorado. Updating the hydrology for the various basins became necessary due to considerable development within the basins as well as installation of numerous drainage improvements. Mr.

Smith revised hydrology in the basins via the use of CUHP, EPA-SWMM and HEC-RAS. A divided EPA-SWMM model (separated at the Greeley No. 3 Ditch) was created to facilitate inflow hydrographs from the upstream portion of the EPA-SWMM models into the Greeley No. 3 Ditch, while an unsteady HEC-RAS model of the ditch promoted spill hydrographs into the downstream portion of the EPA-SWMM models. The previous plan of drainage improvements was updated at a conceptual level (including size, cost, and prioritization of implementation) based on revised discharges.

- ***Poudre River Whitewater Park Project, Fort Collins, Colorado.*** Mr. Smith served as the senior engineer responsible for the design and construction oversight of this $11.5 million project. This project encompassed the vision that was set forth in Reach 3 of the Poudre River Downtown Master Plan. The mission statement of the Poudre River Downtown Masterplan, which encompassed three miles in downtown Fort Collins, was "to plan and design integrated, and to the extent possible, mutually supportive improvements related to habitat, recreation, and flood mitigation." The project design included the following: (a) whitewater recreation features; (b) other river channel grading and grade control features; (c) fish passage features; (d) ADA pedestrian access to and over the river, including a 185-foot long clear span pedestrian bridge; (e) roadway widening and drainage improvements; (f) a 35-space parking lot and pad for a future 27-space parking lot; (g) numerous storm drainage improvements, including a new stormwater outfall to the river that required the development of a minor masterplan for the localized drainage area due to anticipated future development. The hydrologic and hydraulic analysis for the minor masterplan was conducted using EPA-SWMM software and hydraulic modeling for the river was conducted using 1D and 2D HEC-RAS software. Mr. Smith was also an integral part of the project permitting that included the procurement of the following: (a) an individual 404 permit from the U.S. Army Corps of Engineers; (b) ESA clearance from U.S. Fish and Wildlife Service; (c) Section 106 historical clearance from SHPO; (d) pre-project CLOMR and post-project LOMR from FEMA; and (e) floodplain use and development permits from the City. The design efforts resulted in a 122-sheet set of final design drawings and construction documents. Mr. Smith also provided oversight and management during construction and was responsible for the development of as-built record drawings.

- ***Remington Street Storm Sewer Outfall Design, Fort Collins, Colorado.*** Mr. Smith served as the senior design engineer for this project that involved the development of conceptual design alternatives and final design for proposed improvements associated with the Remington Street Storm Outfall located in the City of Fort Collins. This project was conducted for the City of Fort Collins' Utility Department and involved detailed hydrologic and hydraulic modeling with the EPA-SWMM (Version 5.1) software. A thorough review and sensitivity analysis of existing methodologies utilized to define subbasin width was also conducted as part of this project. The developed watershed contributing to the storm sewer outfall was divided into numerous subbasins to obtain discharge estimates at inlet locations and other critical design locations. The existing and proposed storm sewer system, inadvertent detention ponds, and street flow routing elements were incorporated into the EPA-SWMM model as part of the conceptual design. Urban Drainage's UD-Inlet spreadsheet program was utilized to conceptually size inlets for cost estimation. Conceptual plan and profiles of the selected alternative were also developed for use in the construction cost estimation. In total, the selected alternative identified, and final design included, approximately 3,500-feet of storm sewer improvements, including upsized inlet galleries and potential conflicts with existing sanitary sewer and water infrastructure.

- ***Canal Importation Basin Detention Ponds Design and Construction, Fort Collins, Colorado.*** Mr. Smith conducted the hydraulic evaluation and final design of several components of the CIPO project, which was constructed to reduce flooding related damages in west-central Fort Collins. The project included the final design of three regional detention ponds, two water quality ponds, several pond outlets and inlets (including two siphons), numerous storm sewer lines, relocation of three sanitary sewer lines and a water distribution line, a ditch crossing, a major roadway crossing, and erosion control measures including riprap and turf reinforcement mats. Additionally, Mr. Smith assisted in the preparation of an Individual 404 Permit for the U.S. Army Corps of Engineers and a Storm Water Management Plan (SWMP) for the construction portion of the project. The design

efforts resulted in a 91-sheet set of final design drawings and construction documents. Mr. Smith served as resident engineer while the project was being constructed.

- ***Terry Lake Neighborhood (TLN) Regional Detention Pond Design, Longmont, Colorado.*** Mr. Smith served as the project engineer for the preliminary and final design of TLN Regional Detention Pond project conducted for the City of Longmont. Mr. Smith conducted the hydraulic evaluation and final design of several components of the project, which was constructed in the summer of 2012 to reduce flooding related damages in north-western Longmont. The project included the final design of a 420 acre-foot detention pond with a 15-foot high embankment, pond outlet including the emergency spillway, an underdrain system, a 62-foot wide roadway to be constructed on top of the pond embankment, and erosion control measures including riprap and turf reinforcement mats. The design efforts resulted in a 28-sheet set of final design drawings and construction documents. Additionally, Mr. Smith assisted in acquiring the necessary permits for construction. This included a Nationwide 43 Permit from the U.S. Army Corps of Engineers, a well/underdrain permit from the Colorado Division of Water Resources, and a jurisdictional dam embankment determination from the State Engineer's Office.

Gregory J. Koch, P.E., CFM

Principal Engineer

Technical Expertise	Hydraulic Analysis/Design, Riverine Channel Stability/Floodplain Studies, Riverine Erosion and Sedimentation Studies/Mitigation, Drainage and Flood Control Design, Hydrologic Analysis/ Modeling, Urban Drainage Master Planning	
Education	B.S./Civil Engineering Colorado State University/1983	M.S./Hydraulic Engineering Colorado State University/1986
Years of Experience	34 years	
Certification	Professional Engineer Colorado #26367 Professional Engineer Montana #47175PE Professional Engineer Utah #7634987-2302	Certified Floodplain Manager

Professional Experience

Mr. Koch is President and Principal Engineer with Anderson Consulting Engineers, Inc. He has over 34 years of experience managing and/or conducting hydrologic, hydraulic, sediment transport, and channel stability studies, floodplain and flood mitigation studies, designing channel stabilization/restoration and flood mitigation improvements, flood control and urban drainage systems, as well as preparing master drainage plans for public agencies and private sector clients. Mr. Koch has been a member of the Larimer County Flood Review Board for 22 years and has served as chairman of that board over the last 19 years. He is a registered professional engineer in Colorado, Montana and Utah, as well as a Certified Floodplain Manager.

Mr. Koch has been the project manager for studies involving: (a) preparation of master drainage plans; (b) hydrologic/hydraulic modeling of urban drainage systems; (c) preliminary and final design of flood control channels, detention ponds, hydraulic structures, irrigation canal structures, channel erosion protection measures, storm sewers, and dam outlet works; and (d) floodplain and floodway delineations in both natural and urban riverine settings, in support of applications to the FEMA. Selected projects that demonstrate Mr. Koch's experience are listed below.

- ***City of Greeley Comprehensive Drainage Plan, Greeley, Colorado.*** This project developed master drainage plans for five of the major drainage basins within the urban growth boundary, including: Sheep Draw Basin, Grapevine Basin, Downtown and North Greeley Basin, Country Club Basin, and 28th Avenue Basin. For each drainage basin, the work effort included an inventory of existing structures and facilities, development of project, hydraulic analysis of existing flooding, identification of existing and future drainage problems, development of drainage improvement alternatives including preparation of conceptual designs, cost estimates, and an implementation plan. CUHP and EPA-SWMM were used for the hydrologic modeling of the basins; the hydrology also accounted for the unsteady behavior of the Greeley No. 3 Ditch during flood events, as determined by an unsteady HEC-RAS analysis of more than a 7-mile reach of the ditch. A comprehensive plan of storm drainage and water quality improvements was formulated for the basins that included the following: (a) a system of large storm sewers for the Downtown and North Greeley Basin; and (b) a system of detention ponds, open channels, culverts/pipes and Greeley No. 3 Ditch improvements for the 28th Avenue, Grapevine, Country Club and Sheep Draw Basins. The comp plan also included the hydraulic modeling of a 5-mile reach of Sheep Draw in order to define the 100-year floodplain and 1-foot rise floodway.
- ***Old Town Basin Master Drainage Plan, Fort Collins, Colorado.*** This basin is entirely urbanized, including downtown City of Fort Collins and the main campus of Colorado State University. This project involved: (a) detailed hydrologic modeling in an urban setting of the more than three square mile basin; (b) two-dimensional modeling using FLO-2D of numerous street intersections to determine two- and three-way flow diversion; (c) hydraulic analysis and floodplain mapping along nine major drainage corridors; (d) quantitative flood damage assessments; (e) formulation of alternative storm drainage improvements; (f) preparation of preliminary designs for over $50 million of storm drainage improvement projects, including nearly 6 miles of large storm sewers and 500 storm

sewer inlets; and (g) preparation of construction cost estimates and an economic evaluation of the proposed plan of improvements.

- ***Spring Creek PDM Grant Projects Design/CLOMR/PMR, Fort Collins, Colorado.*** Mr. Koch was project manager/principal engineer for this project that was conducted for the City of Fort Collins in support of four projects that were funded by FEMA through the PDM Grant program. Hydrologic modeling (UDSWM and MODSWMM) of the Spring Creek Basin was completed, along with the hydraulic modeling (HEC-RAS) and floodplain/floodway mapping of a 7.9-mile reach of Spring Creek to reflect the reduction in flooding due to the PDM projects. Mr. Koch's management duties associated with this project included: (a) partnering with the City of Fort Collins, FEMA, the State of Colorado, and RMC8 to coordinate a complex project consisting of four separate detention pond improvements, channel restoration of a ½-mile reach of Spring Creek, embankment erosion protection measures, and a bridge widening project; and (b) providing technical direction for the hydrologic/hydraulic modeling, flood hazard mapping, and flood control improvements and design work of seven staff members and three subcontractors, while overseeing and coordinating the analysis and design work of two other engineering consulting teams.
- ***Canal Importation Basin Master Drainage Plan, Fort Collins, Colorado.*** This project involved: (a) hydrologic modeling, using MODSWMM, of the five square mile basin; (b) both steady-state hydraulic modeling, using HEC-2, and unsteady flow modeling, using UNET, of nearly 12 miles of the three major irrigation canals which transect the basin; (c) hydraulic modeling, using HEC-2 and HEC-RAS, and floodplain mapping of nearly 10 miles of drainage channel and street drainage corridors; (d) quantitative flood damage assessment; (e) formulation of alternative storm drainage improvements; and (f) preparation of preliminary designs for 13 storm drainage improvement projects totaling $51 million in capital improvements which included a combination of storm drainage channels, drainage culvert and storm sewer systems, detention ponds, irrigation channel improvements, radial gate and side spillway structures, lake habitat enhancement, and wetland creation.
- ***Poudre River Downtown Project, Master Planning and Project Design, Fort Collins, Colorado.*** Mr. Koch managed a multi-discipline team of eleven consultants ranging in expertise from engineering to ecology and biology to landscape design, planning and recreation assisting the City of Fort Collins in developing a master plan for a 3-mile reach of the Cache la Poudre River in the downtown corridor (Shields Street to Mulberry Street) to improve in-river and bankside recreation, habitat connectivity, restoration and rehabilitation, flood mitigation and floodplain management, channel bank protection, water quality, public safety and access, and transportation. The master plan provides a long-term vision and identifies improvements that will take many years to complete. The design phase of this project includes the following: (a) flood mitigation through diversion structure removal and remedial overbank grading/restoration; (b) river channel stabilization and bank restoration; (c) riverine habitat improvements; (d) reconnecting aquatic habitat by implementing fish passable river features; (e) terrestrial wildlife connections; (f) boating facilities and kayaking features; (g) recreational trail improvements and river access enhancements; (h) in-river play features; and (i) a landmark pedestrian bridge. Permitting for the project included a CLOMR and LOMR, USACE Individual 404 Permit, CDOT Special Project Permit, multiple access permits from CDOT, SHPO clearances, and numerous City floodplain and development permits.
- ***CSU Foothills Campus Master Drainage Plan, Fort Collins, Colorado.*** Mr. Koch was project manager/principal engineer for the formulation and preparation of the master drainage plan for the 700-acre Foothills Campus at Colorado State University. This study included hydrologic modeling (MODSWMM) of campus, as well as off-site areas both tributary to and downstream of campus. Hydraulic analyses were conducted for the Pleasant Valley and Lake (PV&L) Irrigation Canal, as well as the southern flow path of the West Vine Drainage Basin. Alternatives were developed and analyzed for providing regional detention and site conveyance facilities with an estimated construction cost of $3.5M. The final plan of improvements included: (a) a 90-acre-foot detention pond that would be considered a jurisdictional structure by the Colorado Office of the State Engineer; (b) a second, smaller detention pond; (c) rerouting 0.6 miles of the PV&L Canal; (d) a controlled spill structure for the canal; (e) a box

culvert under Overland Trail, to eliminate overtopping of that arterial street in Fort Collins; and (f) ancillary site grading and drainage facilities.

- ***Analyses and Design of the West Vine Drainage Basin Floodplain Project, Larimer County and Fort Collins, Colorado.*** This study was conducted in support of Larimer County's Hazard Mitigation 404 Grant Application to FEMA for a project intended to provide flood damage mitigation within the West Vine Basin. The project included: (a) formulation and evaluation of several alternative solutions; (b) preliminary hydraulic designs for open channels, road culverts, a storm sewer/inverted siphon, detention ponds, and roadway improvements; (c) cost estimates for two alternative projects; (d) damage and benefit-cost analyses for the two alternative projects; and (e) documentation of the analysis and design efforts.
- ***Avery Park Regional Detention Pond Design, Fort Collins, Collins.*** This project included the design of improvements to the Avery Park Regional Detention Pond and its outlet facilities. A staged release structure was designed to reduce outflows to the irrigation ditch for a wide range of storm events. In addition, the project improved both the aesthetics and aquatic habitat of the pond by increasing the normal pool depth in the wet portion of the pond, enhancing the plan form and edge treatment of the pond, and increasing the wetland area around the perimeter of the pond.
- ***Spring Creek Basin Master Drainage Plan, Fort Collins, Colorado.*** This basin includes both urbanized and rural land use and is characterized by regional and local detention ponds, as well as eight miles of Spring Creek. This project involved: (a) hydrologic modeling, using MODSWMM, of the nine square mile basin; (b) steady-state hydraulic modeling, using HEC-RAS, of a seven mile reach of Spring Creek; (c) floodplain and floodway mapping for the creek; (d) quantitative flood damage assessment; (e) formulation of alternative storm drainage improvements; and (f) preparation of preliminary designs for storm drainage improvement projects which included a combination of regional detention ponds, replacement of culverts under arterial streets and railroads, local storm sewer systems, channel stabilization measures, and stream habitat enhancements.
- ***Evergreen/Greenbriar Master Drainage Plan, Fort Collins, Colorado.*** This study involved the complete revision of the master drainage plans for the Greenbriar and Evergreen Drainage Basins to provide a single, coordinated plan for these hydrologically and hydraulically connected areas. Specifically, the study included: (a) revising the existing and developed condition hydrology; (b) evaluating all existing hydraulic facilities including detention ponds, storm sewers, culverts and conveyance channels; and (c) providing preliminary designs and recommendations for regional and on-detention facilities, storm sewers, and open channel conveyance systems.
- ***Dry Canyon Hydrologic Modeling, Sediment Yield/Transport Analyses and Sedimentation Basin Design, Logan, Utah.*** ACE completed the hydrologic, sediment yield, sediment transport and riprap design analyses necessary to quantify the design parameters for a regional de-siltation basin, ancillary runoff conveyance facilities, and outlet facility protection measures. A detailed HEC-HMS model was prepared for Dry Canyon watershed. Sediment yields from the watershed were estimated based on the Modified Universal Soil Loss Equation (MUSLE). Sediment transport/continuity analyses were completed for both bed load and suspended bed material load. The combination of sediment yield and sediment transport analyses defined the total debris load associated with the 100-year event that provided the basis for the sedimentation basin design. Riprap protection measures were designed for the Logan River to protect the proposed outlet structure serving the pipeline leaving the Dry Canyon de-siltation basin. This project has been constructed by the City of Logan with project review and funding provided by the U.S. Army Corps of Engineers.

Jamis D. Darrow, P.E., CFM, M.B.A

Senior Engineer II

Technical Expertise	Hydraulic/Hydrologic Analysis, Modeling and Design
Education	B.S./Civil Engineering/Colorado State University/2002 M.S./Hydraulic Engineering/Colorado State University/2004 M.B.A./Business Administration/Colorado State University/2013
Years of Experience	16 years
Certification	Professional Engineer/CO/#42130 Professional Engineer/UT/#10147986-2202 Certified Floodplain Manager

Professional Experience

Mr. Darrow has been a project engineer for studies involving: (a) *hydrologic/hydraulic modeling* of natural riverine and urban drainage systems; (b) *preliminary and final design* of flood control channels, detention ponds, hydraulic structures, storm sewers, river restoration projects, and dam outlet works; (c) *evaluation and design of mitigation measures for channel bed and bank erosion* in a variety of natural settings; (d) geomorphic and sediment transport assessments; (e) *floodplain and floodway delineations* in both natural and urban riverine settings, in support of Conditional Letter of Map Revisions *(CLOMRs)*, Letter of Map Revisions *(LOMRs)*, and Physical Map Revisions *(PMRs)* to the Federal Emergency Management Agency; (f) preparation/evaluation of master drainage plans; and (g) design/implementation of master drainage plan improvements.

Mr. Darrow is proficient in the application of and theoretical basis for numerous hydrologic and hydraulic computer models, including: (a) many versions of the EPA Stormwater Management Model (EPA SWMM, UDSWM2000, and MODSWMM); (b) the U.S. Army Corps of Engineers' Flood Hydrograph Package (HEC-1 and HEC-HMS); (c) the U.S. Army Corps of Engineers' Backwater Profile computer model (HEC-2) and River Analysis System (HEC-RAS and Hec-GeoRAS); (d) the computer program that automates the Federal Highway Administration procedures for designing culverts (HY-8); and (e) the hydraulic analysis of storm sewer systems using FlowMaster, StormCAD, and EPA SWMM. Mr. Darrow is also proficient in the use of AutoDesk's AutoCAD LT, AutoCAD Civil 3D, and ArcGIS ArcMap Version 9.2.

The following is a selected sample of studies for which Mr. Darrow has significantly contributed his technical expertise.

- ***Urban Stormwater Management Master Plan Update, Longmont, Colorado.*** This project conducted for the City of Longmont Public Works and Water Utilities Department consisted of the following specific tasks: (a) Field reconnaissance of the area in order to identify existing land use, drainage patterns, existing drainage facilities, and identify drainage issues; (b) Hydrologic modeling using CUHP/EPA SWMM of existing and fully developed conditions, to develop return period based peak discharge at various locations throughout the contributing drainage basins within the overall City of Longmont Watershed; (c) Identification of drainage improvement projects based on citizen complaints, maintenance crew observations, and institutional knowledge of City Staff; (d) Conceptual design of Capital Improvement Projects throughout the City of Longmont; (e) Project prioritization based on an evaluation matrix; and (f) Qualitative evaluation of the City's Municipal Separate Storm Sewer Systems (MS4) Phase II Stormwater Management Program in relation to other Northern Colorado Communities (Fort Collins, Greeley, Loveland and Windsor). Mr. Darrow served as the project engineer for all tasks associated with this project.

- ***St. Vrain Creek Floodplain Mitigation and Fastracks TOD Site Drainage Improvement Alternatives, Longmont, Colorado.*** This project conducted for the City of Longmont Public Works and Water Utilities Department consisted defining the existing 100-year floodplain along St. Vrain Creek between the Boulder-Weld County line and Airport Road. The floodplain was defined using a detailed HEC-RAS model which included split flow paths, lateral weirs and junctions. Additionally, the project considered a number of alternatives to reduce floodplain extents within the study limits. Mr. Darrow's responsibilities included hydraulic assessment of existing condition, delineation of the 100-year floodplain along the study reach, and development of mitigation alternatives.

- ***St. Vrain Creek Watershed Master Plan, St. Vrain Creek Coalition, Colorado.*** Following the September 2013 Flood, Anderson Consulting Engineers was contracted through Michael Baker Corporation to assist with the St. Vrain Creek Watershed Master Plan. The goal of the Master plan was to provide guidance and recommendations for post flood repairs and stabilization. Mr. Darrow was involved in the geomorphic assessment of nearly 75 miles of the North, South, and Middle St. Vrain Creeks and detailed floodplain mapping of nearly 7 miles of St. Vrain Creek and associated divided flow path extending from Lyons to Hygiene Colorado. The geomorphic assessment included historical plan form evaluations, delineation of reaches for geomorphic assessments, river bed profiles, river plan form parameters, and bankfull discharge and cross section properties.

- ***Poudre River Downtown Project, Master Planning and Project Design, Fort Collins, Colorado.*** This project conducted for the City of Fort Collins Park Planning and Development Department, consists of developing developing a master plan, and subsequently a design, to improve in-river and bankside recreation, habitat connectivity, restoration and rehabilitation, flood mitigation and floodplain management, channel bank protection, water quality, public safety and access, and transportation for a 3-mile reach of the Cache la Poudre River. Mr. Darrow assisted in the geomorphic assessment for the project reach utilized to inform the design.

- ***Allison Draw Floodplain Reduction Alternatives, Cheyenne, Wyoming.*** This project conducted for the Laramie County Department of Public Works, consists of evaluating alternatives to reduce 100-year floodplain extents along Allison Draw, south of Cheyenne Wyoming. Mr. Darrow assisted in evaluating new culvert sizes, and several main channel grading alternatives.

- ***Hydrologic Modeling Report for the Soapstone Prairie Access Road, Larimer County, Colorado.*** This project conducted for the City of Fort Collins Department of Natural Resources, consists of developing hydrology for the Soapstone Basin in order to appropriately size culverts passing under the proposed access road to the Soapstone Prairie Natural Area. Mr. Darrow modeled 2-, 5-, 25-, 50-, and 100-year events for the 31.6 square mile basin using HEC-HMS, and HEC-geoHMS. Mr. Darrow also verified the hydrologic results utilizing CWCB and USGS regression equations.

- ***Hydrologic Modeling and Hydraulic Analyses and Revised Flood Hazard Mapping for Spring Creek, Fort Collins, Colorado.*** This Conditional Letter of Map Revision for the City of Fort Collins, Colorado required FEMA's review of three projects funded by a Pre-Disaster Mitigation (PDM) Grant. The projects included a new detention pond at Spring Canyon Community Park, and improvements to Taft Hill Road and Rolland Moore Park Detention Ponds. Mr. Darrow was involved in the hydrologic analysis of the project, hydraulic analysis of the floodplain, evaluation of a diversion weir into Spring Canyon Community Park Detention Pond, analysis of split flows, and delineation of floodplain/floodway boundaries along the 7.9-mile reach of Spring Creek.

- ***Preliminary Design of the St. Vrain Creek Flood Mitigation Channel: Main Street to Boston Avenue, City of Longmont, Colorado.*** The purpose of this study was to develop a preliminary design of flood mitigation improvements for St. Vrain Creek within the City of Longmont (from Main Street to Boston Avenue) in order to contain the 100-year discharge to the St. Vrain Creek corridor. The project included an alternative analysis, a prioritization matrix used to select a preferred alternative, the development of a preliminary design, and a cost estimate based on the preliminary design. Mr. Darrow served as a project engineer on this project.

Aaron M. Hansen, P.E., CFM

Principal Engineer

Technical Expertise	Hydraulic Analysis/Modeling and Design, Riverine Channel Stability/Floodplain Studies, Civil/Hydraulic Structure Design, Drainage and Flood Control Design, Hydrologic Analysis/Modeling, Urban Drainage Master Planning
Education	B.S./Civil Engineering, Colorado State University/1996
Years of Experience	24 years
Certification	Professional Engineer Colorado #35807 Certified Floodplain Manager

Professional Experience

Mr. Hansen is a Principal Engineer with, and owner of, Anderson Consulting Engineers, Inc. He has 23 years of experience conducting hydraulic and hydrologic analyses, floodplain and flood mitigation studies, flood control and urban drainage system designs, as well as master planning for both public and private sector clients. Mr. Hansen is a registered professional engineer in the State of Colorado and is a Certified Floodplain Manager. He is experienced in the application of and theoretical basis for numerous hydraulic and hydrologic computer models, including: (a) the U.S. Army Corps of Engineers' River Analysis System (**HEC-RAS and HEC-GeoRAS**) and Backwater Profile computer model (**HEC-2**); (b) the **unsteady flow** module of HEC-RAS; (c) two-dimensional hydraulic modeling using **HEC-RAS2D, FLO-2D**, **River 2D, and SRH**; (d) the Federal Highway Administration computer program for designing culverts (**HY-8**); (e) the U.S. Army Corps of Engineers' Hydrologic Modeling System (**HEC-HMS**); (f) the Environmental Protection Agency's (EPA) Stormwater Management Model (**EPA-SWMM**); (g) the Urban Drainage and flood Control Districts' Colorado Urban Hydrograph Procedure Computer Program (**CUHP**); and (h) **MODSWMM** (a modified version of UDSWMM). Mr. Hansen is also proficient in the use of AutoDesk's AutoCAD LT, AutoCAD Civil 3D and ArcGIS ArcView 3.2 and 9.2.

Mr. Hansen has been a project manager/senior engineer for studies involving: (a) preliminary and final design of river restoration measures, flood control channels, channel erosion protection measures, and storm sewers; (b) significant involvement with regulatory agencies (SEO, US Army Corps of Engineers, SHPO, Fish and Wildlife); (c) hydrologic and hydraulic analyses of natural and improved river systems including evaluations in support of Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) applications to the Federal Emergency Management Agency; (d) preparation and updating of master drainage plans; and (e) inventory, evaluation, and design of irrigation delivery systems. Selected projects that demonstrate Mr. Hansen's experience are listed below.

- ***Project Manager for the Longmont Stormwater Management Master Plan Update, Longmont, Colorado.*** The City of Longmont Stormwater Management Master Plan Update involve(d) the following specific tasks: (a) field reconnaissance efforts and surveying to identify existing land use, drainage patterns, drainage facilities, and identify drainage issues; (b) Citywide hydrologic and hydraulic modeling using CUHP/EPA SWMM; (c) problem identification based on updated hydrologic modeling, Citizen complaints, maintenance crew observations, and institutional knowledge of City Staff; (d) alternative analysis and conceptual design of Capital Improvement Projects; (e) selected plan and project prioritization based on an evaluation matrix; (f) final design of regional drainage facilities; and (g) qualitative evaluation of the City's Municipal Separate Storm Sewer Systems (MS4) Phase II Stormwater Management Program in relation to other Northern Colorado Communities.
- ***Project Manager for the City of Fort Collins Water Quality Master Plans (Boxelder Creek/Cooper Slough Basin, Canal Importation Basin, Old Town Basin, and Spring Creek Basin).*** This study was conducted to establish water quality criteria for the City of Fort Collins. Specific tasks included the following: (a) identify the major drainage corridors; (b) development of recommended alternatives to treat a minimum of 40 percent of the total stormwater runoff; (c) conducted a "Triple Bottom Line" (economic, social and environmental) evaluation on the recommended alternatives; (d) prepared a selected plan report finalized the water quality enhancement

measures and associated costs; and (h) documented both stream susceptibility and habitat findings developed as part of a separate study conducted by CSU.

- ***Project Manager for the Terry Lake Neighborhood Master Drainage Plan and Regional Detention Pond, Longmont, Colorado.*** The Terry Lake Neighborhood (TLN) Master Drainage Plan was a regional drainage study of a major drainage basin in the northern portion of Longmont, Colorado. One Master Plan component was the design of a large (420 acre-feet) regional detention pond. This project involved: (a) existing and fully-developed condition hydrology using CUHP/EPA SWMM 5.0; (b) alternative evaluation and ultimate selection of regional drainage improvements; (c) design of an underdrain system; (d) design of an exempt jurisdictional dam embankment under Rule 17.1.1 of the Dam Safety Rules and Regulations; (e) design of an outlet structure, which incorporates both primary outlet and emergency spillway functions; (f) design of a collector roadway; (g) obtaining a Nationwide 43 permit (wetland delineation, T&E Species survey, archeology survey, permit application and wetland mitigation plan); and (h) obtaining a well permit.
- ***Project Manager for the Hogback Basin Hydrologic Update and Master Plan Outfall Design, Loveland, Colorado.*** The intent of this study was to provide an updated Master Plan for the Hogback Basin that included a conceptual outfall system to convey stormwater flows from the basin to the Big Thompson River. This study included: (a) updating the hydrology for the Hogback Basin commensurate with current and proposed development; and (b) Master Plan conceptual design of a stormwater outfall system.
- ***Project Manager for the Airport Basin Master Drainage Plan, Loveland, Colorado.*** The intent of this study was to provide an updated Master Plan for the Airport Basin. This study included: (a) updating the existing hydrologic model for the Fort Collins/Loveland Airport drainage area using CUHP; (b) alternative evaluation of drainage facilities for the two outfall locations; (c) conceptual design of drainage facilities for the two outfall locations and (d) preparation of construction cost estimates for the proposed outfalls.
- ***Project Manager for the Boxelder Creek Outfall and Prospect Road Bridge Replacement Project, Fort Collins, Colorado.*** This project is a flood protection project intended to eliminate overtopping of Prospect Road during large storm events. This project includes the following tasks: (a) final design of a replacement drainage facility at Boxelder Creek and Prospect Road; (b) final design of an inverted siphon to carry irrigation flows under Boxelder Creek; (c) final design of an overflow channel and crossing structure for Prospect Road; (d) coordination with several regulating agencies (US Army Corps of Engineers, SHPO, State Engineers Office); and (e) significant coordination with adjacent property owners.
- ***Project Manager for the Canal Importation Ponds and Outfall (CIPO) Design, Fort Collins, Colorado.*** The CIPO project was a 20-million-dollar drainage improvement project that reduces the flooding along several flow paths within the overall drainage basin, including the removal of approximately 150 residential and commercial properties from the 100-year floodplain. Tasks included in the design were as follows: (a) the design of three separate detention basins with approximately 135 acre-feet of total storage; (b) the design of outlet facilities and conveyance systems for each of the detention basins, including two separate siphon designs; (c) the design of a storm sewer to collect 100-year runoff from local streets; (d) the design of lateral weir spill structures along two irrigation ditches that traverse the project site; and (e) the relocation of existing utilities including existing sanitary sewer lines and a municipal water distribution line.
- ***Project Manager for the 4th Street Storm Sewer/Bestway Detention Pond Regional Drainage Improvement, Greeley, Colorado.*** The 4th Street Storm Sewer/Bestway Detention Pond Regional Drainage Improvement Project was designed with the following design considerations: (a) to collect stormwater runoff from a major roadway arterial; (b) detain these flows in a regional pond; and (c) release the attenuated flows into an existing storm sewer. The design involved the following: (a) alternative evaluation and ultimate selection of regional drainage improvements; (b) final design of a stormwater collection system consisting of six large inlet galleries and over 1,700 feet of storm sewer, ranging in size from 18-inch to 78-inch; (c) relocation of existing water lines; (d) final design of outlet structures and erosion control measures; (e) final design of the Bestway Detention Pond; and (f) final design drawings and specifications.

Ben N. Ackert

Senior GIS Analyst

Technical Expertise	GIS Analysis, Remote Sensing, Spatial Analysis, Cartography, Data Management
Education	B.S./Natural Resource Management (Concentration in Spatial Information Systems) Colorado State University/2004
Experience	15 years specialized experience in GIS pertaining to hydrologic/hydraulic modeling and floodplain mapping with ACE

Professional Experience

Mr. Ackert is a GIS Analyst with Anderson Consulting Engineers, Inc. (ACE). He has a B.S. in Natural Resource Management, with a concentration in Spatial Information Systems (Colorado State University, 2004) and over 15 years experience in the Geographic Information Systems (GIS) field. He is knowledgeable in the use of GIS, Remote Sensing, Global Position Systems (GPS) Technology, and Data Management. Mr. Ackert has experience collecting and preparing spatial data necessary for a multitude of projects ranging from hydrology, hydraulics, data collection/inventory, and raster data analysis.

Mr. Ackert is proficient in the application of ArcGIS, and ArcCatalog, including the Spatial Analyst and 3D-Analyst. He also has experience using HEC-RAS, AutoCAD, CUHP/EPA SWMM and ArcHydro tools.

Mr. Ackert has been a GIS Analyst in several projects involving hydrology, hydraulics, sediment transport analysis, floodplain mapping, stormwater inventory, depth/velocity grid analysis, and MS4 permit compliance assistance. Below are a select sample that Mr. Ackert has contributed his GIS knowledge and expertise.

- ***Longmont Master Drainage Plan Update.*** Mr. Ackert is the Lead GIS Analyst for this project. His role included compiling and analyzing GIS data for use in CUHP and SWMM. This involved: (a) developing major drainage basins using the most recent elevation data available; (b) dividing the major drainage basins into subbasins; (c) analyzing land use data, soils data, and zoning data to calculating the parameters for input into CUHP.
- ***Boulder County Storm Drain System (MS4) Mapping/GIS Project.*** Mr. Ackert provided GIS mapping support and analysis for the Boulder County Public Health Department for compliance with the MS4 permitting process. The initial phase for this project included field collection and condition assessment of the stormwater facilities for Boulder County's Urban Area. The analysis portion of the project included developing the contributing drainage area to the TMDL reach of Boulder Creek as well as providing a countywide map for the Illicit Discharge Detection and Elimination and nutrient target analysis.
- ***Hydrologic/Hydraulic Studies.*** For each of these studies Mr. Ackert collected and prepared GIS data for the hydrology and hydraulic modeling. Each project involves: (a) providing land cover/land use data; (b) providing soils data; (c) spatial analysis of the land cover/land use data and hydrologic soil data per contributing basin; (d) mapping the floodway, base flood elevation (BFE), 100 year and 500 year floodplain; (e) submitting FEMA compliant hydrologic and hydraulic databases. Current and previous projects:
    - **Glen Haven Hydrologic/Flood Hazard Modeling/Mapping**
    - **Eaton Draw Hydrologic and Hydraulic Update Letter of Map Revision Based on Better Data**
    - **Saint Vrain Watershed Study, CO**
    - **Purgatoire River Watershed Study, CO**
    - **Cache La Poudre River Watershed Study, CO**

- ***Fort Collins Water Quality Master Plan Alternative Evaluation.*** Mr. Ackert managed and compiled data from multiple sources to help create alternatives for improving major drainage basins in the City of Fort Collins. Stormwater quality BMPs were identified where water quality and flood control could be improved. Mr. Ackert incorporated GIS data, such as storm sewer, utility, and habitat assessment data to create figures of impacted basins, and areas to be improved.
- ***Left Hand Creek Sediment Study, Longmont, Colorado.*** After the September 2013 flood, and the heavy spring runoff in 2015, the City of Longmont required evaluation of flood damage repairs, and sediment deposition through the city. ACE produced detailed analysis to provide the City with insight into future sediment delivery, design and permitting of channel bank repairs and sediment removal. Mr. Ackert was responsible for spatial analysis of the bare earth data, producing the comparison raster data that represents the erosion and deposition along Left Hand Creek.
- ***Estes Valley Stormwater Management Project, Estes Park, Colorado.*** The initial phase for the project involved field collection of the existing stormwater infrastructure. Mr. Ackert collected and assessed the condition of the stormwater facilities.
- ***Dam Breach Flood Inundation Mapping, Larimer County, Colorado.*** Anderson Consulting Engineers provided dam breach flood inundation mapping for ten dams located in the Cache La Poudre Canyon. The project involved producing an outflow hydrograph, and a HEC-RAS 2D model for each dam. Mr. Ackert collected and prepared the spatial data used to develop a 2D model, as well as providing a map series for each dam failure, and refining the inundation mapping output from the 2D models.
- ***Columbia River Basin Dam Break Analysis.*** Mr. Ackert was Lead GIS Analyst for the analysis of the Snake River, Columbia River, and Yakima River basins for the purpose of determining the effect of potential dam failures on Columbia River and mapping inundation limits at select sites. The calculated dam assessment and dam failure water surface elevations along the Columbia River based on dams located in the Columbia, Yakima, or Snake River watersheds. Mr. Ackert managed and compiled data from multiple sources for the dam break analysis for the Columbia River, Snake River, and Yakima River Basins as well as mapping the inundation areas for all scenarios.

Michael O. Turner, P.E.

Project Engineer II

Technical Expertise	Hydraulic/Hydrologic Analysis, Modeling and Design, Permitting
Education	**B.S./Watershed Science** Colorado State University/2006 **M.S./Hydraulic Engineering** Colorado State University/2011
Years of Experience	8 years
Certification	Professional Engineer/CO/#48945

Professional Experience

Mr. Turner is a Project Engineer with Anderson Consulting Engineers, Inc. He has a B.S. in Watershed Science (Colorado State University, 2006), a M.S. in Hydraulic Engineering (Colorado State University, 2011), and 8 years of experience involving hydrologic, hydraulic, and channel stability studies for public agencies and private sector clients in Colorado, Utah, and Wyoming. He is a registered PE in Colorado.

Mr. Turner has been an engineer for projects involving: (a) *hydrologic/hydraulic modeling* of urban and natural riverine drainage systems; (b) *design* of flood control channels and hydraulic structures; (c) *floodplain and floodway delineations* in both natural and urban riverine settings for the Federal Emergency Management Agency; (d) *design* of mitigation measures for channel bed and bank erosion in a variety of urban and natural settings; and (e) *permitting* for the projects, when necessary.

Mr. Turner is proficient in the application of and theoretical basis for numerous hydrologic and hydraulic computer models, including: (a) the U.S. Army Corps of Engineers' Flood Hydrograph Package (HEC-1 and HEC-HMS); (b) the one- and two-dimensional hydraulic modeling capabilities of the U.S. Army Corps of Engineers' River Analysis System (HEC-RAS); (c) the two-dimensional modeling capabilities of SRH-2D; and (d) the Federal Highway Administration methodologies and procedures for hydraulic design (Hydraulic Toolbox, HY-8). Mr. Turner is also proficient in the use of AutoDesk's AutoCAD Civil 3d and ESRI's ArcGIS. Selected samples of studies for which Mr. Turner has contributed his technical expertise are listed below:

- ***Hydrologic Evaluation and Hydraulic Design, September 2013 Flood Recovery, County Roads 27 & 44H/Buckhorn Creek, Larimer County, Colorado.*** Mr. Turner was an engineer working with Larimer County to redesign Buckhorn Creek and the adjacent county roads following the loss of and damage to infrastructure during the September 2013 Flood. Buckhorn Road (CR 27 and CR 44H) serves numerous residents in Larimer County and crosses Buckhorn Creek in multiple locations. Mr. Turner evaluated hydrologic conditions associated with the flood event and conducted hydraulic design for restoration of the Buckhorn Creek channel and replacement crossing structures. For Buckhorn Creek adjacent to CR 27, hydraulic analyses were conducted by Mr. Turner to support the design of three bridges, four large three-sided culverts, realignment of Buckhorn Road and Buckhorn Creek through nearly 2 miles of the Buckhorn Canyon narrows, and erosion countermeasure design for the new structures and the shared channel bank/roadway embankment. Analyses were also conducted to stabilize one additional bridge surviving the flood, and for the stabilization of the channel banks in the vicinity of the bridge. Mr. Turner also provided some construction oversight pertaining to the construction of the crossings and erosion countermeasures.

Analyses and design are proceeding for Buckhorn Creek along CR 44H, and hydraulic analyses are being conducted by Mr. Turner in support of six new large culverts (which meet the USFS Aquatic Organism Passage (AOP) criteria) along the mainline of CR 44H, erosion countermeasures for the new crossing structures, stabilization of the Buckhorn Creek channel bank, and restoration measures for Buckhorn Creek adjacent to the crossings.

- ***Hydrologic Evaluation and Hydraulic Design, September 2013 Flood Recovery, Redstone Creek, Larimer County, Colorado.*** Mr. Turner was an engineer working with Larimer County to redesign Redstone Creek and the adjacent county road following the loss of and damage to infrastructure during the September 2013 flood. Redstone Creek Road (CR 25E) serves numerous residents in Larimer County, and crosses Redstone Creek in multiple locations. Mr. Turner conducted hydraulic design for eight new Redstone Creek crossings, evaluated changes in roadway elevation along Redstone Creek to elevate the road out of the active flow field, and developed designs for erosion countermeasures at the crossings. Mr. Turner also provided some construction oversight pertaining to the construction of the crossings and erosion countermeasures.
- ***Post-High Park Fire Hydraulic Evaluation and Flood Mitigation, Larimer County, Colorado.*** In 2012, the High Park Fire burned approximately 90,000 acres of federal and private land in the foothills and mountains west of Fort Collins, Colorado. As part of the High Park Fire Area Flood Hazard Mapping and Mitigation Support, Mr. Turner completed the following: 1) design of upgrades to Rist Creek culverts in Larimer County, 2) design of a flood control channel in Empire Gulch of Larimer County, 3) hydraulic modeling and flood hazard mapping for post-High Park Fire hydrologic conditions along Rist Creek and Mill Creek within the Town of Bellvue in Larimer County, and 4) stream channel design of Mill Creek through the Town of Bellvue in support of flood mitigation, lateral and vertical channel stability, and improved sediment transport continuity.
- ***Hydraulic Design of Private Stream Crossings for the Loveland Housing Authority (LHA), North Fork Big Thompson River, Little Thompson River, Redstone Creek, West Creek, Buckhorn Creek & Cedar Creek, Larimer County, Colorado.*** This study involved the analysis, hydraulic design, and permitting efforts for fifteen private stream crossings of Larimer County waters that were destroyed or damaged during the September 2013 Flood. Mr. Turner conducted hydraulic design of these crossings, including erosion countermeasures, and completed permitting efforts for the crossings.
- ***Glen Haven Streams - Flood Hazard Mapping for West Creek, Fox Creek, and the North Fork Big Thompson River, Larimer County, Colorado.*** Mr. Turner was an engineer working with Larimer County on this study, the purpose of which was to evaluate changes to the 100-year floodplain and provide guidance to residents regarding replacement crossings for those lost in the floods of September 2013. In general, hydrology updated by ACE was combined with post-flood topography and survey to develop a FEMA compliant HEC-RAS model of approximately 5 river miles on the three study reaches. These HEC-RAS models were utilized to develop updated floodplains reflecting the significant geomorphic change associated with flood flows. In addition, analyses were conducted to develop an updated floodway along West Creek through Glen Haven, Colorado.

Travis Rounsaville, P.E.

Project Engineer II

Technical Expertise	Hydraulic/Hydrologic Analysis and Modeling
Education	B.S./Civil Engineering Colorado State University/2005 M.S./Hydraulic Engineering Colorado State University/2007
Years of Experience	13 Years
Certification	Professional Engineer/CO#46042

Professional Experience

Mr. Rounsaville has 13 years of experience conducting hydrologic, hydraulic, channel stability, and irrigation optimization studies in Colorado and Wyoming. Mr. Rounsaville has been a project engineer for studies involving: (a) *hydrologic/hydraulic modeling* of natural riverine and urban drainage systems; (b) *floodplain and floodway delineations* in both natural and urban riverine settings, in support of Letter of Map Revisions *(CLOMRs and LOMRs)* to the Federal Emergency Management Agency; (c) i*rrigation system optimization*; (d) *preparation of countywide DFIRM conversions and (e) construction management.*

Mr. Rounsaville is proficient in the application of and theoretical basis for numerous hydrologic and hydraulic computer models, including: (a) the U.S. Army Corps of Engineers' Flood Hydrograph Package (HEC-HMS); (b) the U.S. Army Corps of Engineers' Backwater Profile computer model (HEC-2) and River Analysis System (HEC-RAS and Hec-GeoRAS); (c) 2D and Combined 1D/2D hydraulic modeling using HEC-RAS and RASMapper (d) the computer program that automates the Federal Highway Administration procedures for designing culverts (HY-8); and (e) the Colorado Urban Hydrograph Procedure (CUHP) Computer Program. Mr. Rounsaville is also proficient in the use of AutoCAD Civil 3D, ArcGIS, and VBA programming with emphasis on engineering applications.

The following is a selected sample of studies for which Mr. Rounsaville has significantly contributed his technical expertise:

- ***Windsor Master Drainage Plan Channel Hydraulic Design, Windsor, Colorado.*** Mr. Rounsaville conducted Hydraulic design, modeling, and analysis for a drainage channel near Windsor, Colorado. Mr. Rounsaville developed a HEC-RAS model for analysis of potential cross section, culvert, and bridge configurations. Mr. Rounsaville also contributed to the design of erosion prevention measures.
- ***Werner Elementary School Parking Lot Drainage Improvements, Fort Collins, Colorado.*** Mr. Rounsaville was the project engineer responsible for designing new grading and drainage improvements during a replacement project for worn asphalt, sidewalk, curb and gutter, and drainage pans for the parking and play areas at Werner Elementary School. In addition to providing design drawings for this project, Mr. Rounsaville also provided cost estimates, support for project phasing, and construction management during the construction phase of the project.
- ***South Bus Facility Parking Lot Drainage Improvements, Fort Collins, Colorado.*** Mr. Rounsaville was the project engineer responsible for designing new grading and drainage improvements during a replacement project for worn asphalt, sidewalk, curb and gutter, drainage pans, and access ramps for the Poudre School District South Bus Facility. In addition to providing the design drawings for this project, Mr. Rounsaville also provided cost estimates, support for project phasing, and construction management.
- ***Construction Management for the Boxelder Creek Outfall and Prospect Road Bridge Replacement Project, Fort Collins, Colorado.*** This was a flood protection project intended to eliminate overtopping of Prospect Road during large storm events. Mr. Rounsaville provided construction management through several phases of the project including: (a) Construction management of the installation of an inverted

siphon to carry irrigation flows under Boxelder Creek; (b) construction management of the Prospect Road Bridge replacement at Boxelder Creek; and (c) construction management of the Boxelder Creek overflow channel crossing structure for Prospect Road

- ***Reve Development Floodplain Development Permit/CLOMR on Boulder Slough, Boulder, Colorado.*** Mr. Rounsaville was the project engineer responsible for hydraulic analyses and floodplain mapping in support of a CLOMR and Floodplain Development Permit submittal for the Reve Development. This consisted of hydraulic analyses and floodplain mapping on Boulder Slough, including. This study included one-dimensional hydraulic modeling of an approximately 0.6-mile reach of the Boulder Slough main channel, along with two-dimensional hydraulic modeling of a series of six interconnected split flow paths totaling 3.1 miles in order to determine impacts of the proposed Reve Development. Mr. Rounsaville also provided coordination between the developer and the City of Boulder during review of the floodplain development permit.
- ***Fairway Estates Ponds Water Quality Assessment, Fort Collins, Colorado.*** Mr. Rounsaville helped conduct a full water quality and sedimentation assessment for two HOA ponds in Fort Collins. During site visits, Mr. Rounsaville documented existing water quality problems, measured sediment depositions, and collected bathymetric data for the ponds. Mr. Rounsaville utilized existing hydraulic and hydrologic models, to analyze sediment transport capabilities of the creek supplying the ponds. Finally, Mr. Rounsaville coordinated with an aquatic biologist, stormwater quality engineer, and water quality lab to establish a recommended water quality testing protocol for the ponds.
- ***Hawk Springs Reservoir Level II Master Plan.*** This project, conducted for the Wyoming Water Development Commission and the Horse Creek Conservation District, consists of an inventory of irrigation system structures for the Hawk Springs Ditch and Sinard Ditch, as well as the development of a database documenting the inventory. Mr. Rounsaville led the irrigation inventory efforts and development of a GIS database encompassing all data collected during the project, including: GPS data, field inventory and mapping of irrigation and conveyance structures, land ownership, aerial photography, topographic mapping and additional spatial data.
- ***Goshen Irrigation District Master Plan, Level II.*** Mr. Rounsaville conducted pipe sizing for proposed pressurized pipe systems. The project includes installation of pressurized pipe systems, construction of regulation storage reservoirs, canal/lateral lining, rehabilitation of existing structures, and automation of structures and measurement devices. Included in the plan are conceptual level costs estimates to support a legislative request for Level III construction funding.
- ***Wild horse/Dry Creek Hydrology: Pueblo County DFIRM Conversion Project.*** Mr. Rounsaville conducted hydrologic modeling on the Wild Horse/Dry Creek Drainage Basin, in support of levee floodplain mapping on the Arkansas River, in Pueblo County, CO. Mr. Rounsaville created a HEC-HMS model to represent the 81 square mile drainage basin. The model was used to determine discharges associated with the 10-, 50-, 100-, and 500-year return period design storms.

Clark Kephart, P.E.

Project Engineer I

Technical Expertise	Hydraulic/Hydrologic Analysis and Modeling
Education	B.S./Civil Engineering University of Nebraska-Lincoln/2010
	M.S./Hydraulic Engineering University of Nebraska-Lincoln/2013
Years of Experience	7 Years
Certification	Professional Engineer/CO/#51867

Professional Experience

Mr. Kephart is a Professional Engineer with Anderson Consulting Engineers who has seven years of experience. Mr. Kephart has assisted in numerous projects and studies involving: (a) *hydrologic/hydraulic modeling* of natural riverine and urban drainage systems; (b) *floodplain and floodway delineations* in both natural and urban riverine settings*;* (c) *two-dimensional modeling* of river systems and their floodplains and (d) *preparation of countywide DFIRM conversions.*

Mr. Kephart is proficient in the application of and theoretical basis for numerous hydrologic and hydraulic computer models, including (a) the U.S. Army Corps of Engineers' Flood Hydrograph Package (**HEC-HMS**); (b) the U.S. Army Corps of Engineers' River Analysis System (**HEC-RAS**); (c) 2D and Combined 1D/2D hydraulic modeling and mapping (**SRH-2D, HEC-RAS 2D and RASMapper**); (d)the hydraulic analysis of storm sewer systems utilizing **EPA SWMM**. Mr. Kephart is also proficient in the use AutoCAD Civil 3D drafting software, and ArcGIS software. The following is a selected sample of studies for which Mr. Kephart has significantly contributed his technical expertise:

- ***Remington Street Strom Sewer Outfall Design, Fort Collins, Colorado.*** Mr. Kephart served as Project Engineer for this project that involved the development of storm sewer improvements associated with the Remington Street Storm Outfall located in the City of Fort Collins. This project was conducted for the City of Fort Collins' Utility Department and involved detailed hydrologic and hydraulic modeling with EPA-SWMM. Data from the EPA SWMM model was utilized to determine storm sewer and inlet sizes. The project design included the implementation of a parallel sanitary sewer system, a conflict manhole, relocation of existing utilizes, installation of Type R and Type 13 combination inlets, and storm sewer pipes ranging from 24-inch RCPs to 72-inch RCPs. A complete design package was developed and submitted to the City of Fort Collins for construction in February of 2020.
- ***Poudre River Whitewater Park, Fort Collins, Colorado.*** In 2016, The City of Fort Collins initiated a development project between the BNSF railroad and College Avenue. Mr. Kephart played a key role in design efforts that included the design of grade control and whitewater features within the river channel, the design of a trail system to connect the existing Poudre Trail system, stormwater and water quality treatment systems, the design of street improvements along Vine Drive including vertical curb and gutter, parallel parking, and storm drainage facilities, and the design of two parking lots. In addition, a CLOMR submittal to FEMA was required to permit the development. The study involved hydraulic analysis of approximately 2.0 river miles including a split flow path over College Avenue and a half-foot floodway.
- ***3-Bells Reclamation Project – Phase 2: Larimer and Weld County Colorado***. Mr. Kephart performed hydraulic analyses documenting the 3-Bells Mine reclamation activity in 2018. The 3-Bells gravel mine was located along the Cache la Poudre River just north of Larimer County Road 32E. The hydraulic modeling associate with the reclamation activity covered approximately 4.0 miles of the Cache la Poudre River, including the addition of three split flow paths and a half-foot floodway. The updated flood hazards are to be incorporated into the ongoing RiskMap study.
- ***Namaqua Road Bridge Replacement: Loveland, Colorado.*** Mr. Kephart's role in the replacement of the Namaqua Road crossing of the Big Thompson River included hydraulic analysis of the existing Big Thompson River floodplain in the vicinity of Namaqua Road. The hydraulic analysis included a split flow path and the delineation of a half-foot

floodway. The hydraulic model was utilized to conduct an alternative analysis to size a sufficient bridge crossing that met federal, state, and local criteria.

- ***Eaton Ditch Flood Protection Project, Windsor, Colorado.*** As a result of multiple out of bank flood events, the development of a hydraulic model was necessary to determine the capacity of Eaton Ditch and to develop mitigation techniques to protect surrounding roads, structures, and private property. Mr. Kephart developed a hydraulic model of Eaton Ditch to assess the ditch capacity and the sizing of a flood gate to control out-of-bank flood events.
- ***Worland SW's + BMP's, Worland, Wyoming.*** Mr. Kephart's participation in this project included the sizing of RCP and CMP storm sewers for the city of Worland using the hydraulic analysis software Flowmaster. Also, Mr. Kephart was responsible for identifying and sorting the hydrologic land uses in the sub-basin.
- ***Cache la Poudre River Watershed RiskMAP Flood Study, Larimer County and Weld County, Colorado.*** Mr. Kephart contributed to the hydraulic analysis of the Cache La Poudre River by completing a hydraulic model spanning approximately 2.0 river miles along the Poudre River. The analysis consisted of six split and looped flow paths. Hydraulic analysis consisted of the evaluation of 10-, 25-, 50-, 100-, and 500-year return periods. In addition, a half-foot floodway was developed for the entire reach.
- ***McMurry & Sterling LOMR, Fort Collins, Colorado.*** Mr. Kephart assisted in the preparation of a LOMR for submittal to FEMA was necessary as a result of the development of natural areas along the Cache la Poudre River near Old Town Fort Collins, Colorado. The study involved the hydraulic analyses of approximately 2.0 miles along the Cache la Poudre River, including a split flow path and half-foot floodway.
- ***Thompson River Ranch LOMR, Johnstown, Colorado.*** Mr. Kephart carried out hydraulic analysis of approximately 2.0 river miles of the Big Thompson River, including the incorporation of a split flow path and half-foot floodway, between Interstate-25 and County Line Road. The analysis was carried out in HEC-RAS 4.1.0, and included the development of an existing condition and revised condition models. The analyses were documented and approved in a LOMR submittal to FEMA.
- ***North Platte River Floodplain Mitigation, Scottsbluff, Nebraska.*** Mr. Kephart assisted in the modification of the existing hydraulic model that was developed for the North Platte River in Scottsbluff, NE. This involved editing the existing HEC-RAS model with as-built topography data to assess the impacts of the modified topography.
- ***Martin Marietta Materials Floodplain Regulation Determination for Proposed Conveyor Belt Crossing, Taft Hill and 3-Bell Sites, Fort Collins and Windsor, Colorado.*** In effort to permit proposed conveyor belt crossings of the Cache la Poudre River, Mr. Kephart developed hydraulic models to support "No-Rise" certifications at Martin Marietta Materials Taft Hill and 3-Bells sites. The hydraulic analysis contained Pre-Project and Proposed plans to evaluate impacts to the floodplain and floodway by the addition of the crossing structures.
- ***Flood Hazard Modeling/Mapping and Stream Crossing Evaluation for North Fork Big Thompson River, Fox Creek, and West Creek, Glen Haven, Colorado.*** As a result of large-scale damage to infrastructure during the 2013 Colorado floods, a reassessment of hydrologic and Hydraulic conditions of the North Fork Big Thompson River and connecting tributaries was necessary. Hydraulic models along the North Fork, West Creek, and Fox Creek were developed to assess the hydraulic conditions and to evaluate crossing structures along the reach.

Lana R. Millard Waneka, EIT

Engineer II

Technical Expertise	Hydraulic Analysis/Design, Riverine Channel Stability/Floodplain Studies, Urban Drainage and Flood Control Design, Hydrologic Analysis/Modeling
Education	B.S./Civil Engineering Colorado State University/2017
Years of Experience	3 years
Certification	Engineer in Training (EIT)

Professional Experience

Ms. Waneka is an Engineer II with Anderson Consulting Engineers, Inc. (ACE). She has a B.S. in Civil Engineering and 3 years of experience conducting hydrologic, hydraulic, channel stability, and floodplain studies for public agencies and private sector clients in Colorado, Utah, and Wyoming. Ms. Waneka has been a project engineer for studies involving: (a) hydrologic/hydraulic modeling of natural riverine and urban drainage systems; (b) hydraulic design of channels, bridges and culverts, detention ponds, channel erosion protection measures, and storm sewers; (d) floodplain and floodway delineations in both natural and urban riverine settings, in support of Letter of Map Revisions (LOMRs) to the Federal Emergency Management Agency; (e) collecting field data using Global Positioning System (GPS) technologies for integration into customized Geographic Information Systems (GIS).

Ms. Waneka is proficient in the application of and theoretical basis for numerous hydrologic and hydraulic computer models, including (a) the U.S. Army Corps of Engineers' River Analysis System (**HEC RAS and Hec-GeoRAS**); (b) 2D and Combined 1D/2D hydraulic modeling and mapping (**SRH-2D, HEC-RAS 2D and RASMapper**) (c) the computer program that automates the Federal Highway Administration procedures for designing culverts (**HY-8**); (d) EPA's Storm Water Management Model (**EPA SWMM 5.1**); and (e) the Colorado Urban Hydrograph Procedure (**CUHP**) Computer Program. Ms. Waneka is also proficient in the use of AutoCAD Civil 3D, ArcGIS and VBA programming with emphasis on engineering applications. The following is a selected sample of studies for which Ms. Waneka has significantly contributed her technical expertise.

- ***Main Street/17th Avenue Storm Drainage Rehabilitation and Improvements, Longmont, Colorado.*** This project involved the development of conceptual design alternatives for proposed improvements associated with replacing existing segments of storm sewers along Main Street and 17th Avenue in Longmont, Colorado. This project involved hydraulic modeling with the EPA-SWMM (Version 5.1) software and final design drawings and bid documents to support the construction of nearly 1,900 linear feet of 18-inch RCP, 400 feet of 24-inch RCP, 400 feet of 36-inch RCP, nine manholes, nine Type R inlets, and two combination Type 13 inlets.
- ***Chestnut Drainage Improvement Project, Windsor, Colorado.*** Conceptual design alternatives and final design drawings were developed for this project which extended between Chestnut Street and Eastman Park Drive. EPA-SWMM (Version 5.1) software and SRH-2D were used for hydrologic and hydraulic modeling. The final design drawings and bid documents supported project construction of 830 linear feet of 48-inch RCP, 1,600 linear feet of 60-inch RCP, and provided 12.9 acre-feet of additional flood detention volume at Folkstone Park Pond.
- ***South Loveland Outfall (Phase 3) Project, Loveland, Colorado.*** The South Loveland Outfall project involves the retrofit of an existing storm sewer system in an older neighborhood located at the southern extent of the City of Loveland. Ms. Waneka utilized EPA SWMM 5.1 to complete the hydrologic/hydraulic analysis and design of approximately 2 miles of new storm sewer within the neighborhood.
- ***Airport Basin Master Drainage Plan Amendment, Loveland, Colorado.*** Two drainage reports completed by another firm proposed changes to the Airport Drainage Master Plan. Ms. Waneka reviewed the proposed modifications and amended the hydrologic model for the Fort Collins/Loveland Airport drainage area using CUHP. She also updated the conceptual design of the drainage improvements based on the revised hydrology.

Lana R. Millard Waneka, EIT

Engineer II

- ***Flood Hazard Analysis and Hydraulic Design of Erosion Countermeasures for the Arapahoe Avenue and Boulder Creek Trail Enhancements, Boulder, Colorado.*** Ms. Waneka was responsible for hydraulic design and analysis performed in support of a City of Boulder Floodplain Development permit. Ms. Waneka coordinated with team members to help design improvements near Arapahoe Avenue that would not adversely impact Boulder Creek flood hazards and meet the City of Boulder's flood criteria. Hydraulic analyses included the 100-year floodplain, conveyance zone (½ foot floodway), and high hazard zone. Ms. Waneka was also responsible for mapping all flood hazards associated with this study. After construction, she completed the hydraulic analysis and mapping for the as-built condition in support of the ongoing FEMA LOMR submittal.
- ***Little Ballard Hydrologic and Hydraulic Investigations, Logan, Utah.*** Ms. Waneka was responsible for conducting the hydraulic evaluation of existing conditions along Little Ballard Creek. HEC-GeoRAS was utilized to develop a one-dimensional HEC-RAS model and to map the flood hazard zones associated with the 100-year and 500-year flood events.
- ***Floodplain Analysis in Support of Site Review Submittal, Boulder, Colorado.*** Ms. Waneka was responsible for hydraulic design and analysis to evaluate the impacts associated with the proposed OLIV Boulder project along Canyon Boulevard, 15th Street and 16th Street. Ms. Waneka provided one-dimensional hydraulic modeling in support of a site review evaluating the potential floodplain impacts due to the proposed redevelopment, as well as future City of Boulder Floodplain Development permit. Ms. Waneka coordinated with team members to help design site improvements that will not adversely impact Boulder Creek Flood hazards and that meet the City of Boulder's flood criteria.
- ***Garfield County 2D Large Scale Hydraulic Modeling, Garfield County, Colorado.*** This project utilized HEC-RAS 2D to model a 670 square mile work area in western Garfield County, Colorado. The model utilized rain-on-grid hydrologic input to apply excess precipitation to a 2D mesh consisting of 338,058 cells with a 200-foot nominal mesh size. The model routed this rain-on-grid excess precipitation through the project area over a 3-day run time using the Diffusion Wave (simplified Full Momentum) equations for hydraulic computations.
- ***Lions Open Space Hydraulic Modeling and Flood Hazard Mapping Study, Larimer County, Colorado.*** Ms. Waneka was responsible for the hydraulic analysis of the Lions Open Space Rehabilitation in support of a FEMA LOMR submittal. This study included one-dimensional hydraulic modeling of an approximately 0.6-mile reach of the Poudre River. Hydraulic analyses included 100-year floodplain, 500-year floodplain, and ½ foot floodway. Ms. Waneka was also responsible for mapping all flood hazards associated with this study.
- ***Hydraulic Modeling and Flood Hazard Mapping for the Glen Haven Bridge, Larimer County, Colorado.*** Ms. Waneka was responsible for the hydraulic design and analysis of the Glen Haven Bridge to show that the new bridge would not adversely impact West Creek flood hazards and would also meet Larimer County's flood criteria. This study included one-dimensional hydraulic modeling of the 100-year floodplain, 500-year floodplain, and canyon criteria floodway. Ms. Waneka was also responsible for mapping all flood hazards associated with this study.
- ***As-built Analysis for the North Fork Big Thompson River Crossing at 11858 LCR 43, Redstone Creek Driveway for the Carnevale Property, and Cedar Brook Lane Crossing of Cedar Creek, Larimer County, Colorado.*** Ms. Waneka was responsible for the hydraulic analysis of several newly constructed private river crossings near the community of Glen Haven to show that they did not adversely impact the 100-year floodplain and met Larimer County's flood criteria. These studies included one-dimensional hydraulic modeling and mapping of the 100-year floodplain.

ICON ENGINEERING, INC.

CRAIG JACOBSON, PE, CFM

CONTRACT MANAGER

YEARS OF EXPERIENCE

22

PROFESSIONAL REGISTRATION

PE | Colorado

CFM | Certified Floodplain Manager

EDUCATION

BS | Civil Engineering | 1997

University of Wisconsin, Madison

CONTACT

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ICON ENGINEERING

Craig's strength lies in his background in water resource engineering with an emphasis in channel stabilization and restoration, floodplain management, hydrologic and hydraulic analyses, and master planning. Along with his design experience, Craig's projects routinely involve the preparation of specifications and project documents, cost estimating, quantity take-offs, and construction management. Additionally, he has completed benefit-cost analyses for use in FEMA PDM grant applications and has instructed classes on the ASFPM certification through CASFM.

PROJECT EXPERIENCE

Sharktooth Basin Master Plan | Greeley, CO. As Project Manager, Craig was responsible for the development of a storm water master plan for the Sharktooth Bluffs Basin. The seven square mile watershed is located within the City of Greeley, Town of Windsor, and unincorporated Weld County. The basin was in need of a plan to responsibly manage stormwater with the basin expected to grow up to fifty percent in the next 20 years. Baseline hydrologic analysis included over one hundred sub watersheds encompassing the 11 different tributaries. Alternatives were developed to provide guidance on improved roadway crossings with proposed street improvements as the basin develops and eliminating existing flooding hazards on insurable structures. A benefit-cost analysis was performed using FLO-2D inundation for all design return intervals.

North Greeley and Downtown Storm Drainage Master Plan | Greeley, CO. Principal and Project Manager responsible for this study involving a wide range of engineering tasks including city-wide watershed delineation accounting for existing drainage infrastructure (inlets and storm sewer capacity, detention and water quality ponds), hydrologic and hydraulic modeling using CUHP/SWMM, two-dimensional hydrodynamic modeling using FLO-2D, HEC-RAS analysis for irrigation ditch flows and lateral spills identification and damage assessment for existing and future flooding problems, alternatives analysis for flood hazard mitigation including proposed conduits, culverts, inlet systems, roadway improvements, detention and stormwater quality enhancement, control of overflow spills from City Ditches, and non-structural methods. An economic analysis was completed for benefits vs. costs to help determine the recommended/best alternative plan. The analysis used a combination of the current version of FEMA's Benefit-Cost-Analysis (BCA) software to evaluate over 5000 structures in the floodplain. Costs for each alternative were estimated and divided into capital costs, property acquisition, contingencies and life-cycle costs.

Boulder Creek Master Plan |Boulder, CO. The Boulder Creek Restoration plan was contracted through the MHFD, but engaged both public and private stakeholders over a 24-mile long reach between Boulder Canyon to the confluence with St. Vrain Creek. Direct stakeholders included the City of Boulder, Boulder County and the City of Longmont; however the project also engaged the CU Boulder, FEMA, CDOT, and water user representatives. Extensive public engagement was conducted for each study. Stream geomorphology was evaluated from both a historic and practical management perspective. Ecological evaluations were conducted with recommendations regarding planting communities, restoration, aquatic and terrestrial habitat. Alternative development and cost estimates, project prioritization and decision making processes were incorporated in this master plan.

JACLYN MICHAELSEN, PE, CFM

PROJECT MANAGER

YEARS OF EXPERIENCE

18

PROFESSIONAL REGISTRATION

PE | Colorado

CFM | Certified Floodplain Manager

EDUCATION

MS | Civil Engineering | 2009

Colorado State University

BS | Civil Engineering | 2001

Colorado State University

CONTACT

jmichaelsen@iconeng.com

(303) 221-0802

ICON ENGINEERING

Jaclyn's expertise is in hydraulic engineering focusing on master planning and design of large storm sewer projects used for flood mitigation. She specializes in master planning, drainage analysis and design, hydrologic and hydraulic modeling (including 2-D modeling), river analysis, dam design and analysis, floodplain delineation, stream stability, groundwater modeling and analysis, and construction observation. For the past 18 years Jaclyn has worked on the design and analysis of high hazard dams, large storm sewer systems, detention facilities, passive and active flood protection measures and channel improvements. She has also been the project engineer for several groundwater mitigation systems involving complex SCADA systems.

PROJECT EXPERIENCE

Josephine Storm Water Improvements | Milliken, CO. Project manager responsible for the design of stormwater infrastructure for the Town of Milliken. During the 2013 flood, the Town of Milliken experienced road closures, impacts to the municipal infrastructure, water and sewer complications, and damages to private property. One aspect of the recovery was development of a Stormwater Master Plan for the Town. The master plan confirmed a significant stormwater infrastructure need along the Lola Tributary. ICON designed a new storm sewer system to reduce flood damages from storm flows that exceeding the limited capacity of what remains of Lola Tributary. Sheet flows, ponding, and dangerous flood conditions affecting public and private property will be reduced with the project.

Upper Cooper Slough Master Plan Update | Fort Collins, CO. The purpose of the study was to review the changes in hydrology along Cooper Slough, given the inclusion of past master planning solutions and future development potential. Following the hydrology updates, grading concepts and positioning of the proposed C&S/Crumb regional detention basin were refined with this study. New pond grading was developed for the C&S/Crumb pond to reduce the footprint on AB property, maximize the use of City property, and keep the proposed 100-year water surface below existing grades in order to avoid or reduce potential State jurisdictional dam requirements.

Dry Creek Master Plan Update and Northeast College Corridor Outfall (NECCO) | Fort Collins, CO. A master plan study for flood and storm sewer projects in North Fort Collins in the Dry Creek basin. The project entailed design of drainage alternatives, engineering analysis and design, hydrology and hydraulic analysis, reviewing existing utility conditions and functionality, and detailed preliminary design of North College/Lemay Channel Drainage Improvement Project. This project included the design of over 4,000 ft large diameter storm sewer system ranging in size from a 54-in circular culvert to a 4ft x 12ft box culvert and two ponds: a 38 ac-ft water quality/regional detention pond and an 80 ac-ft regional detention pond. The project coordinated with the future realigned Vine Drive, provide a storm sewer outfall for the area, minimized wetland impacts, and included pipes bored under the Burlington Northern Santa Fe railroad. Work done with another firm. LOMR with ICON.

Sand Creek Master Plan Update | MHFD. The study involved creating a master plan for the Sand Creek watershed. The project was completed in three phases, (1 Developing baseline hydrology, (2 determining the Flood Hazard Area Delineation (FHAD) through hydraulic analysis and mapping, and (3 alternatives analysis and conceptual design. Jaclyn was responsible for the development of the hydraulic modeling and floodplain mapping for

JEREMY DEISCHER, PE

HYDRAULICS & HYDROLOGY TASK LEAD

YEARS OF EXPERIENCE

8

PROFESSIONAL REGISTRATION

PE | Colorado

EDUCATION

MS | Civil Engineering
(Hydraulics & Hydrology) | 2014
University of Colorado

BS | Civil Engineering | 2012
University of Colorado, Denver

CONTACT

jdeischer@iconeng.com
(303) 221-0802

ICON ENGINEERING

Jeremy has an incredible amount of knowledge of floodplain information development and design techniques. His projects have included developing hydrologic and hydraulic models using geo-referenced data, creating the ability to seamlessly transition between the modeling program and a GIS interface. Jeremy knows all the components of master planning studies and has assisted in FEMA LOMC floodplain hydraulic study reviews. For the MHFD, Jeremy worked with FEMA's NFHL Flood Hazard Layers with preliminary DFIRM data and FHAD studies in GIS, and helped to establish flood related outreach materials. This helped the UDFCD develop a comprehensive floodplain mapping source to disperse through their website. Jeremy is an expert in the use of GIS systems, EPA SWMM 5, FLO-2D, HEC-RAS, and AutoCAD.

PROJECT EXPERIENCE

Stormwater Master Plan | Milliken, CO. The Town of Milliken located in Weld County sustained damaged during the September 2013 flooding event. This master plan updated the previous Master Plan (1982), including hydrologic and hydraulic analysis for the watershed contributing to any flows tributary to the Town. Basins were delineated within a GIS interface then georeferenced into the SWMM program. Hydraulic analysis utilizing FLO-2D was conducted to help mitigate the flooding experienced in the event. Jeremy prepared the benefit-cost analysis the HMGP grant application and added into a GIS environment.

Leyden Creek Major Drainageway Plan, MHFD| Arvada, CO. This project for MHFD included updating the hydrologic and hydraulic model for Leyden Creek located in the City of Arvada. Using GIS geoprocessing tools, basins were delineated and then verified using storm sewer data from Arvada. Hydrologic basins and routing elements were georeferenced for areal consistency between GIS and the SWMM program. Alternatives were evaluated using HEC-RAS to determine the most effective improvements given the project goals.

Upper Coal Creek Master Plan | Jefferson and Boulder Counties, CO. This project, studying Coal Creek west of Highway 93, addressed immediate needs due to the damage sustained in the September 2013 flooding, as well as plans to mitigate future damages. Jeremy assisted with field work that included creating an inventory of existing crossings, which was incorporated into a GIS environment.

North Greeley and Downtown Storm Drainage Master Plan | Greeley, CO. Jeremy served as the Project Engineer responsible for the preparation of the North Greeley and Downtown Storm Drainage Master Plan. This study involved a wide range of engineering tasks including city-wide watershed delineation accounting for existing drainage infrastructure (inlets and storm sewer capacity, detention and water quality ponds), hydrologic and hydraulic modeling using CUHP/SWMM, two-dimensional hydrodynamic modeling using FLO-2D, HEC-RAS analysis for irrigation ditch flows and lateral spills identification and damage assessment for existing and future flooding problems, alternatives analysis for flood hazard mitigation including proposed conduits, culverts, inlet systems, roadway improvements, detention and stormwater quality enhancement, control of overflow spills from City Ditches, and non-structural methods. An economic analysis was completed for benefits vs. costs to help determine the recommended/best alternative plan. The analysis used a combination of the current version of FEMA's Benefit-Cost-Analysis (BCA) software to evaluate over 5000 structures in the floodplain. Costs for each alternative were estimated and divided into capital costs, property acquisition, contingencies, and life-cycle costs.

JOHN KLIER

GIS SPECIALIST

As a GIS Specialist at ICON, John's many talents include collection, organization, and analysis of geospatial datasets. This includes LiDAR, terrain, aerial, hydrologic, municipal, and demographic data; composition of static and interactive cartographic products for inclusion in published materials, reports, and web-based deliverables; development of web-map applications for community outreach, data interaction, and end-user analysis; as well as programming and development of mobile data collection methodologies for GIS applications and documentation. He has been a key component of many ICON deliverables for design and planning projects, and has developed turn-key solutions for process automation.

YEARS OF EXPERIENCE

4

EDUCATION

MS | Geographic Information Systems Technology | 2017
University of Arizona

BS | Urban & Regional Development | 2011
University of Arizona

CONTACT

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(303) 221-0802

ICON ENGINEERING

PROJECT EXPERIENCE

Old Town Basin Benefit Cost Analysis | Fort Collins, CO. Old Town Basin is 2.5 square miles in size, completely urban, and located in the heart of Fort Collins. A Benefit versus Cost Analysis (BCA) was performed to support planning improvements in the watershed. Original hydrology for the basin was prepared by ICON in a geo-referenced format, based on EPA-SWMM and FLO-2D. John was responsible for updates to the FLO-2D inundation areas, management of geospatial data for current buildings and development, GIS database development, assigning flood depths and inundation limits, assistance in assembly of the BCA analysis spreadsheets, graphics and figures, and technical documentation.

LOMC Reviews | Mile High Flood District (MHFD), CO. This venture partners the MHFD with the Federal Emergency Management Agency (FEMA) under FEMA's Cooperating Technical Partners program in order to assess the potential of allowing local jurisdictions, such as MHFD, to review Letters of Map Change (LOMC) for all Flood Insurance Rate Map (FIRM) amendments occurring within the local jurisdiction's boundary. John's duties include the processing of mapping data via the FEMA Flood Map Service Center, LOMR exhibit production, GIS databases, and updates to the National Flood Hazard Layer (Including metadata QC, and topology checks).

Boulder Benefit Cost Analysis | Boulder, CO. The purpose of this project was to prepare a Benefit versus Cost Analysis (BCA) supporting planning improvements in the watershed. Original hydrology for the basin was prepared by ICON in a geo-referenced format, based on EPA-SWMM and FLO-2D. For the BCA analysis, John was responsible for updates to the FLO-2D inundation areas, management of geospatial data for current buildings and development, GIS database development, assigning flood depths and inundation limits, design and execution of alternate FLO-2D models, assistance in assembly of the BCA analysis spreadsheets, graphics and figures, and technical documentation.

Denver Storm Drainage Master Plan 2018 2-D Update, | City and County of Denver, CO. ICON assisted the City and County of Denver in completing updates to their City-wide Storm Drainage Master Plan. This plan considers level-of-service improvements to address localized flooding across the City. ICON was responsible for identifying flood risk in Potential Inundation Areas (PIAs) using 2-dimensional (2D) modeling from FLO-2D. John was responsible for terrain, EPA-SWMM, and spatial data compilation / integration, developing hydrographs for FLO-2D modeling, Executing FLO-2D models, aggregation and management of FLO-2D results, and dissemination of data to Denver staff through PDF exhibits and GIS databases.

HEADWATERS CORPORATION

GEORGE E. OAMEK, PH.D.

EDUCATION

Ph.D., Agricultural Economics, Iowa State University, 1988
M.S., Agricultural Economics, Colorado State University, 1980
B.S., Agricultural Economics, Colorado State University, 1979

EXPERTISE

Dr. Oamek has over 30 years of experience in conducting regional economic impact studies, utility finance studies, agricultural economics, economic feasibility studies, and natural resource economics. He is also a regular contributor to Irrigation Age magazine, focusing upon the economics of irrigated agriculture.

RECENT PROJECT EXPERIENCE

City of Aspen, Colorado: Water Supply Reliability Study
Principal investigator involving the development of a risk-based Monte Carlo framework for estimating future shortages to the Aspen municipal water supply system. Specific uncertainties considered included current flows in Castle and Maroon Creeks, future impacts of climate change, and future demands.

Town of Estes Park, Colorado, Stormwater Utility Feasibility Study
Lead investigator for assessing the feasibility of whether Estes Park should establish a Stormwater utility for purposes of funding future flood prevention and drainage measures. After review of the Stormwater Master Plan's recommended long-term improvements and a range of possible organizational structures to implement them, it was concluded that an Estes Park Stormwater enterprise would best fit the Town and adjacent county lands' needs. In response, the Town has taken several steps towards its establishment and has considered various TABOR issues regarding how it may be structured and financed.

Dominion Water and Sanitation District, Greenwood Village, Colorado: Technical Support for Rates, Fees, and Water Acquisition, ongoing
Dr. Oamek assists the Sterling Ranch development and their water provider, Dominion Water and Sanitation, in financial decision-making. Recent efforts have included water supply negotiations with Aurora, Denver, and other South Metro providers. Wastewater activities have involved Roxborough WSD and the development of a design-build-operate package for treatment plant operations.

Xcel Energy, Denver, Colorado, Evaluation of Shoshone Water Right Appraisals
Negotiations are on ongoing between Xcel Energy and Colorado Western Slope interests about the future of the Shoshone water right on the Colorado River. This effort focuses upon independently assessing the estimated monetary value of the water right for purposes of a possible future transaction.

Northern Colorado Water Conservancy District, Berthoud, Colorado: Water Rate Studies
Dr. Oamek updated cost allocation methods and revised irrigation water rates. Irrigation rates are based on an ability-to-pay method developed by Dr. Oamek as part of their 1997 rate study. He recently teamed with Jacobs Engineering/CH2M on a study to determine optimal levels of financial reserves.

Platte River Recovery Implementation Program, Kearney, Nebraska: Various Financial and Economic Studies, ongoing. Dr. Oamek is a Senior Member of the PRRIP's Executive Director's Office. Recent

efforts include water lease negotiations, storage project feasibility analyses, regional economic impact estimates of PRRIP spending, evaluation of irrigation-related water conservation measures, and probabilistic analysis of short duration high flows (SDRF) on the Platte River for habitat restoration.

Water Bank Working Group, Glenwood Springs, Colorado: Economic Impacts of Voluntary and Compensated Water Demand Reductions in Colorado's Colorado River Basin, ongoing. As a subconsultant to BBC Research and Consulting, the joint team is examining the direct and indirect regional economic impacts of a range of demand reduction strategies, primarily focusing upon irrigated agriculture. This effort has involved extensive outreach to West Slope stakeholders regarding possible operational adjustments and their resulting impacts. Results are preliminary but tend to be influenced by specific characteristics of the originating basins.

Colorado Water Conservation Board and Lower Arkansas Water Conservancy District, Evaluation of Potential Economic Thresholds, or Tipping Points, Resulting from Water Transfers
Lead analyst for developing a methodology for estimating potential impacts to the number and types of rural businesses resulting from rural to urban water transfers. The analysis concluded that there is both a theoretical and empirical basis for considering business thresholds, or tipping points, when conducting regional economic studies. Test cases in the Lower Arkansas Valley demonstrated that economic impacts resulting from water transfers were likely understated in previous economic studies.

Western Resource Advocates, Boulder, Colorado: Economic and Financial Impacts of the Proposed Flaming Gorge Pipeline, 2011. Developed a detailed finance plan for the proposed 540-mile Flaming Gorge Pipeline, stretching from the Flaming Gorge Reservoir to the Colorado Front Range, including sources and uses of funds. The analysis was used to determine the probable price of project water used for municipal water supply, assuming two project financing scenarios: private investment funds and public funds from a collaboration of agencies. In addition, the economic impacts to the recreation industry of Upper Colorado River states were estimated.

City of Greeley, Colorado: Milton Seaman Reservoir EIS, ongoing. George is on the third-party evaluation team for this effort, reviewing the City's estimate of long-term water demand.

Denver Water, Denver, Colorado: Technical Support for Water Treatment Plant Site Selection
As part of upgrading their northern system, Denver Water was faced with either rebuilding their Moffat Water Treatment Plant or construct a new plant near Ralston Reservoir. Dr. Oamek conducted a risk-based analysis to numerically quantify previously non-quantified decision variables, including the financial cost of delay, future capital costs, financial risks of uncertain future water quality regulations, risks to the public, and other random events.

Northern Colorado Water Conservancy District, Northern Integrated Supply Project EIS, Berthoud, Colorado. Dr. Oamek developed the recreation economics component for the NISP Supplemental Draft EIS, located near Fort Collins, Colorado. He is teamed with BBC Research & Consulting.

Colorado Water Conservation Board and Lower Arkansas Water Conservancy District, Farm Financial Decision Model for Water Leases, Denver, Colorado, 2011. Lead analyst for developing multi-year decision model for irrigators contemplating leasing water to municipalities.

Lower Arkansas Valley Water Conservancy District, Economic Feasibility of a Rotational Fallow Leasing Program for Agricultural Water Transfers, Rocky Ford, Colorado
Lead Economist for investigating the feasibility of a rotating fallow program for the irrigators in Colorado's Lower Arkansas Valley, for purposes of leasing water to Colorado Front Range municipalities.

George E. Oamek

In addition to economic feasibility, this involves developing the Program's market structure, negotiations of leases, and the allocation of lease revenues.

PROFESSIONAL ENDEAVORS

Headwaters Corporation, 2016-present
CH2M HILL, 1987-95, 2014-2015
Honey Creek Resources, Inc., 2004-2014
HDR Engineering, Inc., 1995-2004

AVI, P.C.

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Thomas L Kent, PE
Senior Principal
Current Vice President of AVI

Professional Engineer|
Wyoming #9633
Colorado #38651
North Dakota #7709

Credentials|
B.S. Civil Engineering, University of Idaho

Expertise|
Design Engineer,
Utility Design,
Roadway Design,
Construction Engineer/Management,
Project Management,
Urban & Rural Roadway Design,
Planning,
Drainage and Basin Design,
Principal-in-Charge,

Years of Experience|
23(All with AVI)

Mr. Kent, is a Civil Engineer with 23 years of experience specializing in project management, urban and rural roadway design, utility design, site plans, specifications, and bid packages for Civil Engineering projects along the Front Range. Mr. Kent also usually provides Construction Management and Administration for the projects he designs.

Project tasks have included: *project management, complete design and bid packages for the reconstruction of existing/new roadways, horizontal and vertical alignment design, earthwork, retracement of right of ways, irrigation canal realignment, storm water drainage improvements, design of major and minor structures, wetland mitigation, public meetings, utility design & coordination, preparation of exhibits and legal descriptions for right-of-way acquisitions and construction permits, specifications, summary of quantities, and estimates.*

Mr. Kent has worked with Larimer County for fifteen plus (15) years as their on-call design and surveying consultant. Through this contract, AVI has been very fortunate to acquire large amounts of experience working various Larimer County Departments and have included over 130 successful projects. Many of these projects have included intersection, storm drainage, and roadway and structure projects.

City of Cheyenne Utility & Roadway Reconstruction Projects. *Norris Viaduct Replacement Project*, Capitol Avenue Phases I & II, Pershing Boulevard Phases I & II, 1st Street Reconstruction, & *Snyder Avenue Utility and Roadway Reconstruction Project*.

Mr. Kent's experience has encompassed over 130 **roadway, intersection, trail, and structure projects**. Mr. Kent has managed all aspects of the projects to ensure schedule and budgets were maintained. Many of these projects were completed since the 2013 flood event and included major coordination with FEMA, HUD, and State of Colorado Homeland Security for approval and reimbursement.

Mr. Kent is an experience *Project Manager, Design Engineer.* Experience includes extensive site selection process including the evaluation of sites prior to selecting the final location. Site selection includes preliminary construction estimates, evaluating the existing site and vetting out design, evaluating access, utilities, site conditions, encumbrances, functionality, and public perception.

Project Examples: *Loveland Administration Facility, Horsetooth Swim Beaches, Administration and Maintenance Facility, Larimer County Landfill Scales, Carter Lake Marina and Maintenance Facility, Hermit Park Trailheads. Colorado State University Shortgrass, Marriott Townplace Suites, Larimer County Landfill, Sierra Trading Post Warehouse, Carter Lake Marina Building and Maintenance Facility. Project Manager* for the *City of Greeley, Union Pacific Railroad Quiet Zones and Great Western Railway* crossing signals for the Public Works Department. (Civil portion)**,** *4th Avenue* topographic survey and utility locates and *65th Avenue & 20th Street* intersection topographic survey and utility locates.

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In addition Mr. Kent has worked with the **Fort Collins/Loveland Water and Sewer District,** for the *Interstate 25* water main bore and 1500 feet of 24 inch water main.

Annexation maps for subdivisions. Prepared and submitted plat maps for subdivision development: Worked closely with City and County agencies to ensure City/County standards were addressed. Prepared Environmental Assessment, drainage, grading and Engineer Design Reports. Subdivisions also included extensive grading, roadway, drainage watermain, storm sewer and sanitary sewer design.

Prepared and submitted site plans to the City, State and County agencies for **commercial developments**: Site plans included the design of detention basins, site layout, and accesses, parking layouts, watermain, storm sewer and sanitary sewer.

Mr. Kent's *Project and Construction Management Engineer* experience involves the preparation and submittal of plat maps for subdivision development. This involves working closely with City and County agencies to ensure City/County standards were addressed. In addition of the preparation of Environmental Assessment, Drainage, Grading and Engineer Design Reports. Subdivisions also included extensive grading, roadway, drainage watermain, storm sewer and sanitary sewer design.

Mr. Kent's *Project Management and Roadway/Structure* projects involved heavy coordination with FEMA, USFWS, City, County, and the Army Corps of Engineers. In addition to Public Meetings, ROW Retracement and Acquisition, Roadway Design, Wetland Delineation, Surveying and Construction Management. **Project Examples:** *Buckhorn Creek, CR 44H, CR 27 Buckhorn Road, Red Feather Lakes Road, South St. Louis Ave, Whitney Road, County Road 73C, a.k.a. Creedmore Lake, Intersection of Link Lane & Lincoln, Structures at North Taft Hill Rd. & Stonecrest Dr. Middle Bald Mountain – Radio Tower Site Design and Road Design. County Wide Bridges: Overweight Analysis of existing Structures. Intersection of Link Lane & Lincoln: Ft. Collins - ROW Retracement, Topography Survey, Intersection Design, CR5/CR 8: Hydraulic Analysis. Intersection of Shields: Willox – Ft. Collins - Drainage Analysis.*

COLORADO PROJECT

CITY OF GREELEY

Union Pacific Railroad Quiet Zones and Great Western Railway - *Project manager (Civil portion)* for the Union Pacific Railroad Quiet Zones and Great Western Railway crossing signals for the Public Works Department.

4th Avenue - *Project Manager* for 4th Avenue topographic survey and utility locates.

65th Avenue & 20th Street intersection -*Project Manager* for 65th Avenue & 20th Street intersection topographic survey and utility locates.

LARIMER COUNTY ENGINEERING DEPARTMENT:

Mr. Kent has over 130 roadway, intersection, trail, and structure projects over the past 15 years. Managed all aspects of the projects to ensure schedule and budgets were maintained. Many of these projects were completed since the 2013 flood event and included major coordination with FEMA, HUD, and State of Colorado Homeland Security for approval and reimbursement.

FORT COLLINS/LOVELAND WATER AND SEWER DISTRICT:

Interstate 25 water main bore and 1500 feet of 24 inch water main.

There are many other projects and clients available for further information upon request.

LARIMER COUNTY AND NORTHERN CO

Loveland Administration Facility - Included site selection, surveying and design of an 8 acre site located at the intersection of 1st Street and Denver Avenue in Loveland for Larimer County' 50,000 square foot administration Building. Included extensive site selection process including the evaluation of three sites prior to selecting the

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final location. Site selection included preliminary construction estimates, evaluating access, utilities, site conditions, encumbrances. *(Project Manager, Design Engineer)*

Horsetooth Administration and Maintenance Facility- Included site evaluation, surveying and design of Larimer County's Administration and Maintenance Facility located towards the south end of Horsetooth Reservoir. Although the site was somewhat predetermined through the overall master plan process, evaluating the existing site and vetting out design, access, functionality, and public perception involved a great deal of time and effort for both the admin and maintenance sites. Site plan and parking lot for administration office and maintenance facility. Larimer County Natural Resources. 2014/2015. *(Project Manager, Design Engineer)*

Larimer County Landfill Scales - Included site evaluation, surveying and design of new entrance/exit scales and scale house for Larimer County's recycle center. The site was confined and difficult to include the additional exit scale and maintain functionality of the site between the public and commercial recycling operations. *(Project Manager, Design Engineer)*

Larimer County Landfill - Site Plan and parking lot. 2015. *(Project Manager, Design Engineer)*

Larimer County Landfill - Drainage Analysis

Carter Lake Marina and Maintenance Facility - Included site evaluation, surveying and design of new Marina and Maintenance Facility at Carter Lake Reservoir. As with Horsetooth Reservoir, the site was somewhat predetermined, but many issues including parking, access, functionality, sanitary utilities, and public perception were all issues there vetted out through the planning and design phases. Site Plan & parking lot. *(Project Manager, Design Engineer)*

Horsetooth Swim Beaches - Included the planning, surveying and design of two swim beaches at Horsetooth Reservoir for Larimer County's Natural Resources' Department. The sites were predetermined through the master planning process, but still included many issues regarding existing terrain, constructability, project budget, functionality, access, and public perception that required a great amount of time and effort through both the design and construction phases. *(Project Manager, Design Engineer)*

Hermit Park Trailheads - Included site evaluation, surveying, and design of the Kruger Rock, Saddle Area, and Hermit Cabin trailheads at Hermit Park. These sites were also predetermined through a master plan document, but with most master plan documents, existing terrain, access, functionality, and constructability issues still require significant amount of time and effort to ensure a successful project. *(Project Manager, Design Engineer)*

Larimer County Road 27 aka. Buckhorn Road - Roadway was obliterated after the September 2013 flood and the project included the design of 1.5 miles of roadway, three single span bridges, and four minor structures. Project low bid was 15 million and a scheduled completion date of spring 2015.

Red Feather Lakes Road - 1.9 miles of rural roadway reconstruction design for Larimer County.

South St. Louis Ave - Preliminary Roadway and Structure Design and Utility Coordination 2.5 miles of rural roadway reconstruction design for Larimer County in Loveland Colorado.

Intersection of Link Lane & Lincoln, Ft. Collins - Right of way retracement, topography survey, intersection and storm sewer design, and Construction Support.

CR 27 Buckhorn Road - Roadway was obliterated after the September 2013 flood and the project included the design of 1.5 miles of roadway, three single span bridges, and four minor structures. Low bid for the project was 15 million and construction began June of 2014 with a substantial deadline of December 2014. Project involved heavy coordination with FEMA, USFWS, Larimer County, and the Army Corps of Engineers with a design timeline of seven months. Right of way was acquired throughout the project and was very critical to the success of the project. Buckhorn Creek flows adjacent to the roadway through most of the project and is critical habitat for the Preble's Meadow Jumping Mouse with stream and habitat restoration a very important and large part of the project. *(Construction Manager, Design Engineer)*

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Red Feather Lakes Road - 1.9 miles of rural roadway reconstruction design for Larimer County.

CR44H - Project Management and Roadway/Structure Design of 11 miles of CR 44H in Buckhorn. Includes the design of 22 structures throughout the project. Coordination with FEMA and Forest Service. Estimated construction cost is 6 million.

Whitney Road - 4.2 miles of rural roadway reconstruction.

1303 N Shields - Topographic Survey of Larimer County Search and Rescue Facility.

Fossil Reservoir - Fishing Pier Poudre Canyon River X-sections Survey.

Windsor/River Bluffs - Pedestrian Bridge over Poudre River.

CR74E -Hydrology for (4) culvert replacements.

CR30 - Wetland Mitigation

County Road 73C, a.k.a. Creedmore Lake -Surveying, Public Meetings, ROW Retracement and Acquisition, Roadway Design, Wetland Delineation and Construction Management.

County Road 38E - Pedestrian Underpass, Surveying, ROW Retracement and Box Design.

Carter Lake Marina - Topographic Survey, Site Plan Submittal Process and Construction Drawings.

Intersection of Shields – Willox -Intersection of Shields – Willox: Ft. Collins - Drainage Analysis.

Northwest Corner of Blue Spruce - Northwest Corner of Blue Spruce: Brishecone Fort Collins -ADA Drainage, Parking Lot Layout (Recon), *Subsurface Analysis, Construction Management.*

Intersection of Link Lane & Lincoln -Intersection of Link Lane & Lincoln: Ft. Collins - ROW Retracement, Topography Survey, Intersection Design, Wetland Delineation, and Construction Support.

CR5/CR 8 - Hydraulic Analysis

North Taft Hill Road - ROW Retracement, ROW Acquisitions Legal and Exhibits, and Irrigation Structure Design. ROW Legal and Exhibits, and Irrigation Structures at North Taft Hill Rd. & Stonecrest Dr. Middle Bald Mountain – Radio Tower Site Design and Road Design *(Design Engineer)*

County Road 80C -Legal Descriptions and Exhibits for ROW Acquisitions.

CR15 Intersection - Geometric Design of 3 intersections and Bid Package.

Timnath Colorado: *Construction Management and Inspection Services*.

County Road 38E - Stout creek Flood Plain – Hydraulic Analysis.

CR 68/9 - Drainage, Intersection Design and ROW Investigation.

Ptarmigan Country Club - Topographic Survey and Drainage Analysis

County Wide Bridges - Overweight Analysis of existing Structures.

Mulberry & I-25, Centro Business Park - Topographic Survey and Drainage Analysis.

Colorado State University Shortgrass - Drainage improvement project. *(Project Manager, Design Engineer)*

Marriott Towneplace Suites - Site Plan and parking lot. *(Project Manager, Design Engineer)*

Sierra Trading Post Warehouse - Site Plan and parking lot. *(Project Manager, Design Engineer)*

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WYOMING AND COLORADO

Adam Deschler, PLS

Land Surveyor & Principal

Professional Land Surveyor| WY #12045, CO#37657

Credentials| B.S. Surveying Engineering,

Alfred State College, NY, A.A.S. Surveying Technology,
Paul Smith's College, NY,

THE WYOMING BOARD OF
PROFESSIONAL ENGINEERS AND PROFESSIONAL
LAND SURVEYORS

Certifies That

Adam E. Deschler

SUBJECT TO THE CONDITIONS PRESCRIBED BY LAW, IS AUTHORIZED TO PRACTICE PROFESSIONAL LAND SURVEYING IN THE STATE OF WYOMING UNDER LICENSE

NUMBER LS 12045 EXPIRING 12/31/2021

Executive Director

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors

Adam Eric Deschler
Professional Land Surveyor

PLS.0037657 — Number
11/01/2019 — Issue Date
Active — Credential Status
10/31/2021 — Expire Date

Verify this credential at: www.colorado.gov/dora/dpo

Division Director Ronne Hines Credential Holder Signature

BOUNDARY, SUBDIVISION PLATS AND ALTA SURVEYS:

Gathering field data for boundary surveys, Subdivision Plats, ALTA surveys, review and analysis of field data for incorporation into Record of Survey Maps, Plats and Legal Descriptions. Record the information found, established, and utilized in the survey document generated to reflect the completed survey.

TOPOGRAPHIC, CONSTRUCTION SURVEYS:

Process and analyze field data for accuracy and compliance with project survey requirements. Develop topographic survey maps for design phase. Perform construction surveys and calculations to layout design features, (property boundaries, roadways, drainage structures, water and sewer infrastructure, and building layout). Surveys provide horizontal and vertical references from which to construct the design element.

CONTROL SURVEYS:

Provide planning and analysis of Static GPS observations for wide area control networks. These surveys are used as the basis to control project measurements and photogrammetric projects over large areas.

BATHYMETRIC SURVEYS:

for research including flood inundation, contour of streams and reservoirs, leakage, scour and stabilization, water-quality studies, dam removal, biological and spill, potential and storage/fill volumes for reservoirs and ponds.

OBSTRUCTION SURVEY

Geodetic control survey information as outlined in FAA advisory circulars. All work is done according to the appropriate FAA advisory circulars and local and regional airports.

Cheyenne Regional Airport Obstruction Survey 2011-2012:

AVI provided SEH with geodetic control survey information as outlined in FAA advisory circulars. AVI located requested aerial photography photo ID, check points, and provided OPUS solutions and RTK state plane coordinates to the mapping company for this project. AVI also located runway endpoints and provided survey information on NAVAIDS as required by FAA advisory circulars including photos, sketches and coordinate files. Responsible for checking airport control stations, performed survey of photo control points and provided coordinates to control aerial mapping, survey also provided survey data and documentation including photos of all NAVAIDS, runway ends, and profiles related to the Cheyenne Regional Airport. All work was done according to the appropriate FAA advisory circulars. *(Topographic, Construction Survey)*

1103 Old Town Lane, Suite 101, Cheyenne, Wyoming 82009
avi@avipc.com (307) 637-6017
2290 E Prospect Rd. Suite 5 Fort Collins, CO 80524
adeschler@avipc.com
D| (970)2196284

COUNTY PROJECT EXPERIENCE

LARIMER COUNTY, CO

Stage Coach (Bridge)
Perform site topographic survey data collection for the design of new bridge. Collect field data to be used in hydraulic analysis of the North Fork of Little Thompson River. *(Topographic Survey)*

Blue Mountain
Perform site topographic survey data collection for the design for Blue Mountain Neighborhood Floodplain Rehabilitation. *(Topographic Survey)*

Loveland Housing Authority, Larimer County, Colorado:
Perform site topographic survey and cross-section data collection for the design and construction of several private bridges crossing the Big Thompson River which were destroyed during catastrophic flooding. *(Topographic, Construction Surveying and As-Constructed Surveys)*

Lions Park Bank Stabilization (Poudre River):
Provided pre-construction topographic survey of the river bank and bed for the site damaged during the September 2013 flood event. AVI crews provided construction staking and post construction monitoring of bank improvements for this project located adjacent to Larimer County's Lions Open Space. *(Topographic, Construction Surveying and As-Constructed Surveys, Post Construction Monitoring)*

Larimer County Road 3 Bridge Replacement over the Larimer County Canal, Larimer County, Colorado:
Provide construction staking services for irrigation head gate, bridge and roadway improvements. Staked bridge drilled caissons, abutment locations, girder seats, 10th points and roadway grading. General Contractor Dietzler Construction. *(Construction Staking)*

Loveland Housing Authority, Larimer County, Colorado:
Perform site topographic survey and cross-section data collection for the design and construction of several private bridges crossing the Big Thompson River which were destroyed during catastrophic flooding. *(Topographic, Construction Surveying and As-Constructed Surveys)*

Front Range Trail, Larimer County, Colorado:
Tie to existing project control and topographic data. Convert data to State Plane Coordinates per project requirements. Provided right of way document submittals to Colorado Department Of Transportation (CDOT) for right of way acquisition for the trail project between Fort Collins and Loveland, CO Project was completed for the Larimer County Engineering Department. *(Topographic, and Right of Way Surveys)*

Rist Canyon Culvert Replacement, Larimer County, Colorado:
Provide topographic, boundary, permanent and construction easement documents and construction staking surveys for design and construction of seven concrete box culverts for Rist Creek along Rist Canyon Road (Larimer County Road 52E). This work was completed for the Larimer County Engineering Department. *(Topographic, Construction Survey)*

Larimer County Road 25E, Redstone Canyon, Larimer County, Colorado:
Provide topographic and boundary surveying services to support engineering design for concrete box culvert design for eight crossings of the Redstone Creek. *(Topographic, Boundary and Construction Survey)*

Larimer County Flood Surveys, Larimer County, Colorado:
Provide topographic and boundary surveying services to support engineering design for areas of Buckhorn Road, (Larimer County Road 27) affected by catastrophic flooding in September of 2013. Tasks included surveying areas washed out by flooding for engineering design and hydraulic flow modeling. This work was completed for the Larimer County Engineering Department. *(Topographic, Construction Survey)*

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Horsetooth Reservoir Dam Modification, Larimer County, Colorado:
Acted as senior party chief responsible for obtaining high accuracy elevations for control survey, detailed field data collection for volume cross sections, grade staking, and geologic mapping on this four-dam project. Surveying services for the modification of filter drain and dam buttress additions for 4-dams at Horsetooth Reservoir. Responsible for field checks of existing dam control points and setting of additional control to use throughout the construction process. Performed all pre-construction and post-construction topographic surveys for materials and volume calculations. Provided construction surveying and topographic surveys of geological features to the Bureau of Reclamation based upon geologist's survey flags and numbering system. Also, provide dam control station survey checks and movement monitoring during the construction process. Contracted by Delhur Industries for the Bureau of Reclamation project. Equipment used during the project was robotic total stations and digital levels. *(Topographic, Construction Survey)*

WELD COUNTY, CO

Central Weld County Water District, Weld County, Colorado:
Served as senior party chief responsible for 16-mile long route topographic survey for water main extension. Project involved recovery and rehabilitation of numerous section corners and related documentation for monument records, as well as setting survey control for future construction. *(Topographic, Construction Survey)*

ADAMS COUNTY, CO

Prairie View Water: Adams County, Colorado:
Responsible for high accuracy pipe boring monitoring of surface elevations and project management for five highway and railroad crossings along existing water main. *(Topographic, Construction Survey)*

CITY/TOWN PROJECT EXPERIENCE

CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES

2015, 2016, 2017 and 2018 Water and Sewer Rehabilitation Projects, Cheyenne, Wyoming:
Surveying Services for BOPU: Provided topographic surveys and control to support design of Cheyenne BOPU water and sewer rehabilitation projects. *(Topographic Surveys & Control Points)*

Southern Water Transmission Line, Cheyenne, Wyoming:
Responsible for construction staking and project management for 2.5 mile long 32" water main. *(Construction Survey)*

Southern Water Transmission Main Phase II, Cheyenne, Wyoming:
Provide construction stakeout services to Garney Construction for construction of a 42" pre-fabricated water transmission line. Tasks included project control checks, staking of permanent and temporary easements, bored casing layout and line and grade for water mains for 45,860 linear feet of water main. *(Topographic, Construction Survey)*

TOWN OF BURNS, WY

Burns Master Plan, Burns Wyoming:
Provide control survey for aerial mapping of the Burns Master Plan. Set aerial target panels for thirty-two control points to support the mapping efforts for the Town of Burns. *(Topographic, Construction Survey)*

CITY OF LARAMIE, WY

Photo Id Point Survey City of Laramie, Wyoming (2017)
Set control and located photo identification points to control LIDAR and photogrammetric mapping for the City of Laramie. Work was performed as a Sub-consultant for Ayers and Associates.

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adeschler@avipc.com
D| (970)2196284

CITY OF ERIE, CO

Erie Raw Water Intake and Discharge Waterlines, Erie, Colorado:
Responsible for project management, construction staking calculations, and staking for 59,893 linear feet of intake and discharge raw water line. *(Topographic, Construction Survey)*

CITY LAFAYETTE, CO

Idaho Creek Main Extension Lafayette, Colorado:
Responsible for control survey and construction staking of sewer mainline extension. *(Topographic, Construction Survey)*

CITY OF FORT COLLINS, CO

16" Ridgewood Water Line, Fort Collins, Colorado:
Responsible for topographic survey and staking on this tank and pipeline project. *(Topographic, Construction Survey)*

Overlook @ Woodridge Taft Hill Widening Fort Collins, Colorado:
Responsible for construction staking of a prefabricated waterline using pre-designed schedules and curb improvements. *(Topographic, Construction Survey)*

Goodwill Industries, Fort Collins, Colorado:
Responsible for project management, construction staking, and building grid layout. Also performed construction staking calculations and fieldwork. *(Topographic, Construction Survey)*

CITY OF GREELEY, CO

Bellvue Transmission Pipeline, Fort Collins, Colorado:
Responsible for project management and construction staking calculations for 28,210 linear feet of 60" Waterline. General Contractor Garney Construction *(Construction Staking)*

Bellvue Transmission Pipeline, Northern Segment, Phase 2, Bellvue, Colorado:
Responsible for project management and construction staking calculations for 5,207 linear feet of 60" Waterline. General Contractor Southland Contracting *(Construction Staking)*

Greeley Railroad Quite Zones, Greeley, Colorado:
Responsible for topographic survey of railroad crossings and associated utilities to support engineering design for the Greeley Quite Zone crossings project. Railroads involved included Great Western and Union Pacific rail lines within the City of Greeley. *(Topographic Survey)*

Greeley 4th Street Topographic Survey, Greeley, Colorado:
Responsible for topographic and locating right of way information to support the full reconstruction of 4th Avenue in Greeley, Colorado between 22nd Street and 25th Street. Main issue for the project is drainage. *(Topographic Survey)*

MILES SMALL, PLS

Land Surveyor

msmall@avipc.com
O| (970) 420-0086 D| (303) 551-5856

ENGINEERING
PLANNING
SURVEYING
PC

Professional Land Surveyor| CO#38534

Credentials| B.S. Forestry, Virginia Tech
Certificate of Land Surveying,
University of Wyoming

Experience| Boundary and Cadastral Surveys, Topographic Design Surveys, ALTA Surveys, Minor Subdivision Plats, Legal Descriptions, Use of Conventional & GPS Surveying Equipment, Construction Staking, Civil 3D CAD Drafting and GIS data integration, Records Research, Elevation Certificates and LOMA's, Crew Supervision &Training

Years of Experience| 15

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors

Miles Meredith Small
Professional Land Surveyor

PLS.0038534
Number
Active
Credential Status

11/01/2019
Issue Date
10/31/2021
Expire Date

Verify this credential at: www.colorado.gov/dora/dpo

Division Director Ronne Hines Credential Holder Signature

Mr. Small is a Registered Professional Land Surveyor Colorado providing a variety of surveying services in those regions to private and public clients and supporting our Engineering and Planning Departments. Some of these services include but are not limited to Control Surveys, Property Boundary Surveys, Topographic Surveys and Construction Staking Services for a large variety of residential, public sector and commercial projects. Miles manages projects and oversees all steps of the process from field efforts to the final delivery of data and mapping.

Miles is proficient with the processes used in the operation of Trimble GNSS static and RTK, optical surveying instruments and digital levels. He also trains staff in this process to ensure that data collected in the field meet the stringent requirements of our clients, engineering, and planning staff. Miles also is knowledgeable in boundary conflict resolution, cadastral section breakdowns, lot line adjustments, easement exhibits, legal description preparation and platting processes at various municipalities throughout Colorado. Miles prepares and reviews ALTA/NSPS surveys, legal descriptions, boundary surveys, minor subdivision plats, easements, topographic surveys, elevation certificates and LOMAs.

Anderson Consulting Engineers, Inc.

Civil • Water Resources • Environmental

INDEPENDENT CONSULTANT AGREEMENT
Frederick and Dacono Outfall System Plan
DOLA Project No. EIAF 9222

THIS INDEPENDENT CONSULTANT AGREEMENT (the "Agreement") is made and entered into this _23rd_ day of _June_ (the "Effective Date") by and between the Town of Frederick, Colorado, a Colorado municipal corporation (the "Town") and _Anderson Consulting Engineers, Inc._ ("Consultant").

WHEREAS, The Town desires to engage the services of Consultant to provide the service more fully described on Exhibit A; and

WHEREAS, the Consultant wishes to become associated with the Town as an independent consultant; and

WHEREAS, the parties wish to memorialize their contractual relationship.

NOW, THEREFORE, incorporating the foregoing Recitals herein, which are hereby acknowledged as being true and correct, and in consideration of the mutual promises, agreements, undertakings and covenants, as set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby mutually agree as follows:

SECTION 1: PARTIES

1.01 Town. Town is a municipal corporation located in Frederick, Colorado.

1.02 Consultant. Consultant is a private, independent business who will exercise discretion and judgment of an independent contractor in the performance and exercise of its rights and obligations under this Agreement. Consultant shall use its own judgment and skills in determining the method, means, and manner of performing this Agreement. Consultant shall be responsible for the proper performance of this Agreement in accordance with any and all applicable federal, state, and municipal laws, regulations, and orders.

1.03 Intent of the Parties. By this Agreement, Town and Consultant intend for Consultant to be an independent consultant in relationship to the Town and not the Town's employee. Consequently, Consultant will not be considered an employee or agent of the Town at any time under any circumstances, for any purpose.

SECTION 2: TERM, DUTIES, COMPENSATION

2.01 Term. This Agreement shall commence on the Effective Date, and shall remain in existence for a period of twenty-two (22) months unless sooner terminated as herein provided, and if necessary shall be submitted to the Town sixty (60) days prior to the expiration of the Agreement to consider renewal.

2.02 Duties and Compensation. The Consultant's duties, compensation and provisions

for payment thereof shall be as set forth in task orders, the form of which is attached hereto as Exhibit A ("Work Authorization"). Each duly executed Work Authorization shall be subject to the terms and conditions of this Agreement, except as expressly modified by the Work Authorization. Any contemplated change in said terms shall be submitted to the Town in writing for review and approval prior to any such change.

2.03 Background Check. The Town may, at its' sole discretion, conduct a background check of Consultant, its owners and employees. Consultant agrees to execute any forms necessary to facilitate the background check.

SECTION 3: OPERATIONS

3.01 Expenses: The Consultant shall not incur any expense or debt on behalf of the Town without written authorization.

3.02 Federal, State, and Municipal Laws and Regulations. Town and Consultant each agree to abide by all applicable federal, state, and municipal laws and regulations and rules.

SECTION 4: INSURANCE AND INDEMNITY PROVISIONS

4.01 Insurance. Consultant shall maintain and keep in force during the term hereof one or more policies of liability insurance written by one or more responsible insurance carrier(s), which will include protecting and indemnifying the Town in the following amounts:

a) Comprehensive General Liability - $1,000,000 combined aggregate
b) Automobile Liability - $1,000,000
c) Workers Compensation

Each liability insurance policy shall name the Town as an additional insured. Consultant shall furnish an original counterpart of such insurance policy to the Town upon the Town's written request. Consultant shall also furnish to the Town appropriate certificates for such insurance which shall include a commitment by each insurance company to notify the Town in writing of any material change, expiration or cancellation of the insurance policy required hereunder not less than thirty (30) days prior to such change, expiration or cancellation becoming effective. In addition to the above, Consultant shall obtain and keep in force during the term hereof such insurance required by any law or regulation, or prudent business practices.

4.02 Damage and Indemnity. Consultant assumes responsibility for damages caused by Consultant's exercise of its activities as authorized by this Agreement in the event that Consultant's activities are negligent. Consultant agrees that it will protect, indemnify and hold harmless the Town, its officers, agents, employees, tenants and their successors and assigns from and against all liabilities, losses, claims, demands, actions and court costs (including reasonable attorneys' fees), arising from or growing out of loss or damage to property or injury to or death to any persons resulting from negligent acts of Consultant or any invitees, guests, agents, employees or subcontractors of Consultant.

SECTION 5: TERMINATION

5.01 Termination. Either party upon fifteen (15) days prior written notice may terminate this Agreement with or without cause.

a) Neither party shall be liable or deemed to be in default for any delay or failure in performance under this Agreement or interruption of service resulting, directly or indirectly, from acts of God, civil or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, accidents, fire, explosions, earthquakes, floods, or any causes beyond the control of such party.

b) Upon termination by either party, Consultant shall immediately cease any and all activities related to this Agreement, and shall return any keys, materials, tools, or other items provided by the Town to the Consultant in conjunction with this Agreement. Consultant shall be paid for all work completed.

SECTION 6: MISCELLANEOUS

6.01 Savings Clause. If any part, term, or provision of this Agreement is declared unlawful or unenforceable, the remainder of this Agreement shall remain in full force and effect, except that, in the event any state or federal governmental agency or court authoritatively determines that the relationship between Consultant and Town is one of employment rather than independent Consultant, this Agreement shall become null and void in its entirety.

6.02 Conflicts of Interest; Non-hire Provision. Consultant is free to enter into this Agreement, and that this engagement does not violate the terms of any agreement between the Consultant and any third party. During the term of this agreement, the Consultant shall devote as much productive time, energy and abilities to the performance of its duties hereunder as is necessary to perform the required duties in a timely and productive manner. The Consultant is expressly free to perform services for other parties while performing services for the Town. For a period of six months following any termination, the Consultant shall not, directly or indirectly hire, solicit, or encourage to leave the Town's employment, any employee, consultant, or consultant of the Town or hire any such employee, consultant, or consultant who has left the Town's employment or contractual engagement within one year of such employment or engagement.

6.04 Independent Consultant. This Agreement shall not render the Consultant an employee, partner, agent of, or joint venturer with the Town for any purpose. The Consultant is and will remain an independent consultant in their relationship to the Town. The Town shall not be responsible for withholding taxes with respect to the Consultant's compensation hereunder. The Consultant shall have no claim against the Town hereunder or otherwise for vacation pay, sick leave, retirement benefits, social security, worker's compensation, health or disability benefits, unemployment insurance benefits, or employee benefits of any kind.

IMPORTANT NOTICE: Independent consultant is not entitled to unemployment insurance benefits unless Independent Consultant or some other entity provides unemployment compensation coverage. Independent Contractor is obligated to pay federal and state income tax on any moneys paid pursuant to the this contract.

6.05 Illegal Aliens. Consultant shall not knowingly employ or contract with an illegal alien to perform work under this contract. Consultant certifies that (i) Consultant does not knowingly employ or contract with any illegal aliens; (ii) Consultant has confirmed or attempted to confirm the employment eligibility of all employees who are newly hired for employment in the United State; and (iii) Consultant shall not enter into a contract with a sub-consultant that fails to certify to the Consultant that the sub-consultant shall not knowingly employ or contract with an illegal alien to perform work under this contract. Consultant shall comply with all reasonable requests made in the course of an investigation by the Colorado Department of Labor and Employment. If Consultant fails to comply with any requirement of this provision, Town may terminate this contract for cause and Consultant shall be liable for actual and consequential damages to the State. A Consultant that operates as a sole proprietor hereby swears or affirms under penalty of perjury that Consultant (i) is a citizen of the United States or otherwise lawfully present in the United States pursuant to federal law; and (ii) shall produce proper identification prior to the effective date of this Contract.

6.06 Ability to Bind the Other Party. Neither Town nor Consultant is the agent of the other, and neither shall have the right to bind the other by contract or otherwise, except as specifically provided in this Agreement.

6.07 Applicable Law. This Agreement shall be construed according to the laws of the State of Colorado.

6.08 Time. Time is of the essence of this Agreement and of each covenant thereof. In the computation of any period of time, which shall be required or permitted hereunder, for notice, or under any law for any notice or other communication or for the performance of any term, condition, covenant, or obligation, the day from which such period runs shall be excluded and the last day of such period shall be included, unless it is a Saturday, Sunday or legal holiday, in which case, the period shall be deemed to run until the end of the next day which is not a Saturday, Sunday, or legal holiday.

6.09 Recitals and Exhibits. The Recitals hereto and any Exhibits which may be attached to this Agreement are hereby incorporated herein and made a part of this Agreement by this reference; however, in the event of a conflict between provisions in this Agreement and any exhibits, the provisions in this Agreement shall control.

6.10 Attorney's Fees. If either party employs an attorney to enforce this Agreement, the party in default shall pay the prevailing party the reasonable expenses of the prevailing party, including but not limited to attorney's fees reasonably incurred whether occasioned by litigation or not.

6.11 Assignment and Subcontracting. Consultant may not delegate, assign or subcontract all of any part of its duties and obligations hereunder without obtaining the Town's prior written consent.

6.12 Waiver of Conditions. No consent or waiver, express or implied, by a party to or of any breach or default by the other in the performance by the other of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default in the performance of such party or any other party of the same or any other of its obligations. Failure on the part of any party to complain of any act or failure to act of any other party or to declare any such party in default, irrespective of how long such failure continues, shall not constitute a waiver by such party of its rights hereunder.

Town acceptance of drawings, designs, plans, specifications, reports, and incidental work or materials furnished hereunder shall not in any way relieve Consultant of responsibility for the quality or technical accuracy of the work. Town's approval or acceptance of, or payment for, any of the services shall not be construed to operate as a waiver of any rights or benefits provided to Town under this Agreement. Consultant may not waive all or any part of its duties, obligations or conditions hereunder without obtaining the express written consent of the Town.

6.13 Merger of Understanding. The provisions of this Agreement represent the entire and integrated agreement between the Town and the Consultant and supersede all prior negotiations, representations and agreements, whether written or oral, except as where noted. This Agreement may be modified only by a written document signed by both parties and approved by the Town at a public meeting. This Agreement is confidential and proprietary between the parties and shall not be disclosed to any third party without an agreement between the parties to that effect in writing.

6.14 Third Party Rights. The parties do not intend to confer any benefit hereunder on any person or entity other than the parties hereto, their respective successors and assigns, and as otherwise expressly stated herein.

6.15 Captions. The captions in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

6.16 Acknowledgment of Review. Consultant hereby expressly acknowledges that he/she has reviewed and understands each and every provision of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates written below.

TOWN

Town of Frederick, Colorado

By_____
Bryan Ostler (Date)
Town Manager

ATTEST:

_____
Meghan Martinez, Town Clerk

CONSULTANT

_____

By_____
(name) (Date)

EXHIBIT A

Anderson Consulting Engineers Inc. proposal 5/29/2020

TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 20-R-47

A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO AUTHORIZING THE TOWN MANAGER TO EXECUTE AN INDEPENDENT CONSULTANT AGREEMENT FOR DESIGN SERVICES FOR THE FREDERICK AND DACONO OUTFALL SYSTEM PLAN

WHEREAS, the Town has agreed to complete the Frederick and Dacono Outfall System Plan; and

WHEREAS, such work will specifically benefit the Town of Frederick and the City of Dacono, and

WHEREAS, DOLA has agreed to pay the Town of Frederick and City of Dacono 50% of the cost for these services; and

WHEREAS, the Town of Frederick and City of Dacono have specifically approved the consulting firm of Anderson Consulting Engineers, Inc. to provide design services for the Frederick and Dacono Outfall System Plan to be managed by the Town of Frederick.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, THAT:

Section 1. The Town Manager is authorized to execute the attached INDEPENDENT CONSULTANT AGREEMENT with Anderson Consulting Engineers, Inc. to provide design services in which the State of Colorado agrees to pay the Town of Frederick to complete the Frederick and Dacono Outfall System Plan.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 23rd DAY OF JUNE, 2020.

ATTEST:	**TOWN OF FREDERICK**
By _____	By _____
Meghan C. Martinez, CMC, Town Clerk	Tracie Crites, Mayor

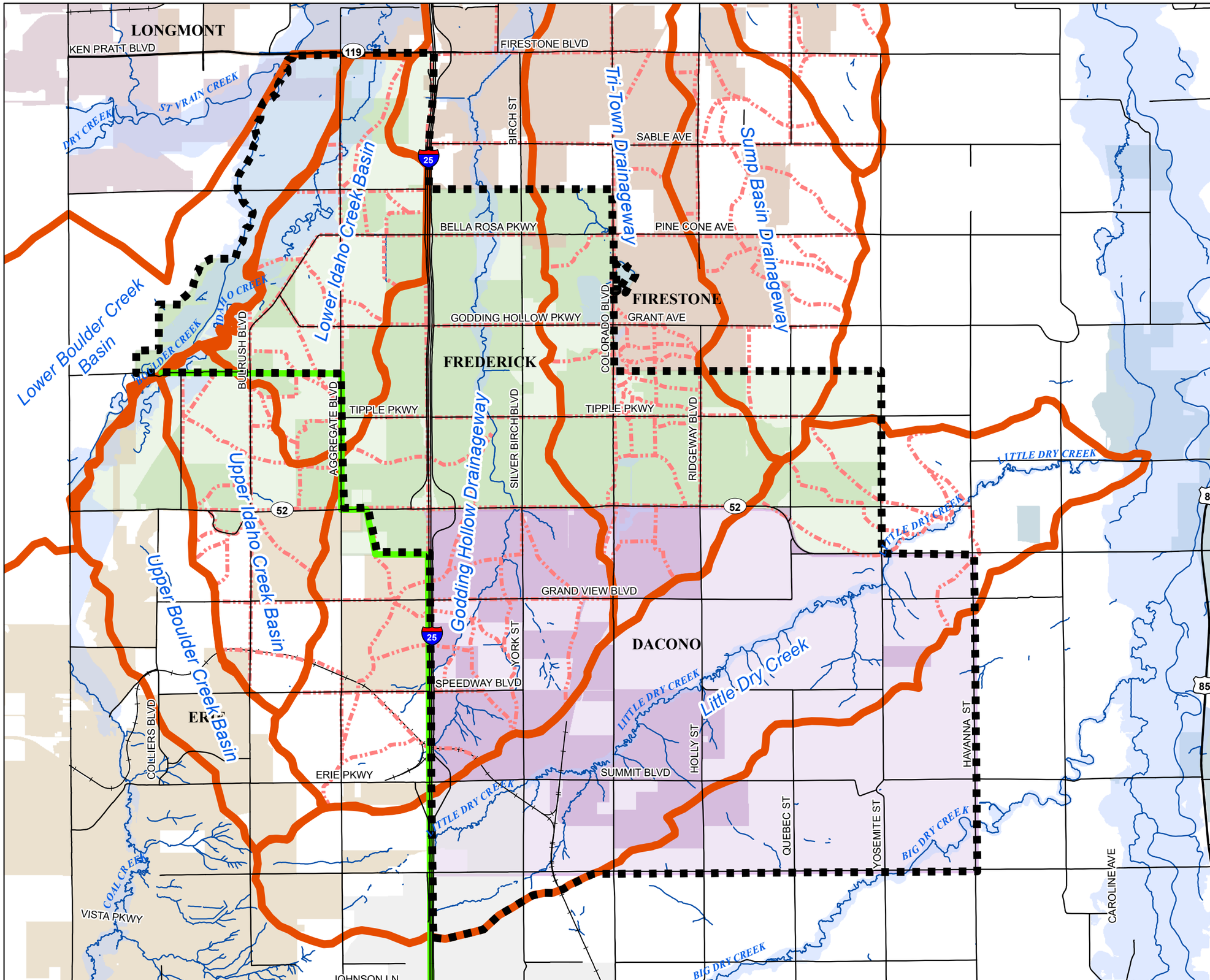

FIGURE 1

FREDERICK AND DACONO OUTFALL SYSTEM PLAN

May 13, 2020

- Frederick Dacono OSP Boundary
- Erie OSP Boundary
- Major Basin
- Minor Basin
- River, Stream, Ditch
- 100-year Floodplain
- Frederick Growth Area
- Dacono Growth Area

0 0.35 0.7 1.4 2.1 Miles

N

Disclaimer:

This map is general representation of parcels within the Town of Frederick's and City of Dacono Growth Areas. The map is for general representation only and may contain information that is not current.

The Town of Frederick does NOT warrant the precise boundaries and shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of cause. The Town of Frederick assumes no liability for any decisions made or actions taken or not taken in reliance upon this map or any information provided on this map.

Records and additional maps are available for review at the Town of Frederick, Planning Department, 401 Locust Street, Frederick, CO 80530, telephone 720.382.5500, fax 720.382.5520, website: www.frederickco.gov

DocuSign Envelope ID: C9C85F02-54E4-456A-AFAF-B72C527BB56A

EIAF
CTGG1 NLAA 2020*3039

SUMMARY OF GRANT AWARD TERMS AND CONDITIONS

State Agency Department of Local Affairs	**Encumbrance Number** F20S9222	**CMS Number** 161552
Grantee Town of Frederick	**Grant Award Amount** $384,550.00	**Retainage Amount** $19,227.00
Project Number and Name EIAF 9222 - Frederick-Dacono Stormwater Master Plan	**Performance Start Date** The later of the Effective Date or May 27, 2020	**Grant Expiration Date** April 30, 2022
Project Description The Project consists of the development of a Regional Drainage Master Plan for the Towns of Frederick and Dacono.	**Program Name** Energy & Mineral Impact Assistance Program (EIAF) **Funding Source** STATE FUNDS **Catalog of Federal Domestic Assistance (CFDA) Number** N/A	
DOLA Regional Manager **Chris La May, (970) 679-4501, (chris.la.may@state.co.us)**	**Funding Account Codes**	
DOLA Regional Assistant **Robert Thompson, (970) 679-4503, (robert.thompson@state.co.us)**	**VCUST#** 14202	**Address Code** CN003 EFT

THE SIGNATORIES LISTED BELOW AUTHORIZE THIS GRANT

DEPARTMENT OF LOCAL AFFAIRS
PROGRAM REVIEWER

DocuSigned by:
Tim Katers
1D0B4F9ADC0A49C...

By: Tim Katers, EIAF Program Manager

Date: 5/29/2020 | 3:35 PM MDT

STATE OF COLORADO
Jared S. Polis, Governor
DEPARTMENT OF LOCAL AFFAIRS
Rick M. Garcia, Executive Director

DocuSigned by:
McCoy FOR
F4C4CFA6FDAD405...

By: Rick M. Garcia, Executive Director

Date: 5/29/2020 | 4:51 PM MDT

In accordance with §24-30-202 C.R.S., this Grant is not valid until signed and dated below by the State Controller or an authorized delegate (the "**Effective Date**").

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

DocuSigned by:
Yingtse Cha
9C3D102D59B2427...

By: Yingtse Cha, Controller Delegate
Department of Local Affairs

Effective Date: 6/1/2020 | 9:05 AM MDT

DocuSign Envelope ID: C9C85F02-54E4-456A-AFAF-B72C527BB56A

TERMS AND CONDITIONS

1. GRANT

As of the Performance Start Date, the State Agency shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter (the "State") hereby obligates and awards to Grantee shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter (the "Grantee") an award of Grant Funds in the amount shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter. By accepting the Grant Funds provided under this Grant Award Letter, Grantee agrees to comply with the terms and conditions of this Grant Award Letter and requirements and provisions of all Exhibits to this Grant Award Letter.

2. TERM

A. Initial Grant Term and Extension

The Parties' respective performances under this Grant Award Letter shall commence on the Performance Start Date and shall terminate on the Grant Expiration Date unless sooner terminated or further extended in accordance with the terms of this Grant Award Letter. Upon request of Grantee, the State may, in its sole discretion, extend the term of this Grant Award Letter by providing Grantee with an updated Grant Award Letter or an executed Option Letter showing the new Grant Expiration Date.

B. Early Termination in the Public Interest

The State is entering into this Grant Award Letter to serve the public interest of the State of Colorado as determined by its Governor, General Assembly, or Courts. If this Grant Award Letter ceases to further the public interest of the State or if State, Federal or other funds used for this Grant Award Letter are not appropriated, or otherwise become unavailable to fund this Grant Award Letter, the State, in its discretion, may terminate this Grant Award Letter in whole or in part by providing written notice to Grantee. If the State terminates this Grant Award Letter in the public interest, the State shall pay Grantee an amount equal to the percentage of the total reimbursement payable under this Grant Award Letter that corresponds to the percentage of Work satisfactorily completed, as determined by the State, less payments previously made. Additionally, the State, in its discretion, may reimburse Grantee for a portion of actual, out-of-pocket expenses not otherwise reimbursed under this Grant Award Letter that are incurred by Grantee and are directly attributable to the uncompleted portion of Grantee's obligations, provided that the sum of any and all reimbursements shall not exceed the maximum amount payable to Grantee hereunder. This subsection shall not apply to a termination of this Grant Award Letter by the State for breach by Grantee.

C. *Reserved.*

3. AUTHORITY

Authority to enter into this Grant Award Letter exists in the law as follows:

A. State Authority

Authority to enter into this Grant exists in C.R.S. 24-32-106 and 29-3.5-101 and funds have been budgeted, appropriated and otherwise made available pursuant to C.R.S. 39-29-110 (Local Government Severance Tax Fund) and a sufficient unencumbered balance thereof remains available for payment. Required approvals, clearance and coordination have been

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accomplished from and with appropriate agencies. This Grant Award Letter is funded, in whole or in part, with State funds.

B. *Reserved*.

4. DEFINITIONS

The following terms shall be construed and interpreted as follows:

A. *Reserved.*

B. *Reserved.*

C. "**CORA**" means the Colorado Open Records Act, §§24-72-200.1 *et. seq.*, C.R.S.

D. "**Exhibits**" means the following exhibits attached to this Grant Award Letter:

i. **Exhibit B**, Scope of Project

ii. **Exhibit G**, Form of Option Letter

E. "**Extension Term**" means the period of time by which the Grant Expiration Date is extended by the State through delivery of an updated Grant Award Letter, an amendment, or an Option Letter.

F. *Reserved*.

G. *Reserved*.

H. "**Goods**" means any movable material acquired, produced, or delivered by Grantee as set forth in this Grant Award Letter and shall include any movable material acquired, produced, or delivered by Grantee in connection with the Services.

I. "**Grant Award Letter**" or "**Grant**" means this letter which offers Grant Funds to Grantee, including all attached Exhibits, all documents incorporated by reference, all referenced statutes, rules and cited authorities, and any future updates thereto.

J. "**Grant Expiration Date**" means the Grant Expiration Date shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter. Work performed after the Grant Expiration Date is not eligible for reimbursement from Grant Funds.

K. "**Grant Funds**" or "**Grant Award Amount**" means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Grant Award Letter.

L. "**Incident**" means any accidental or deliberate event that results in, or constitutes an imminent threat of, the unauthorized access or disclosure of State Confidential Information or of the unauthorized modification, disruption, or destruction of any State Records.

M. "**Initial Term**" means the time period between the Performance Start Date and the initial Grant Expiration Date.

N. *Reserved.*

O. **"Other Funds"** means all funds necessary to complete the Project, excluding Grant Funds. Grantee is solely responsible for securing all Other Funds.

P. "**Party**" means the State or Grantee, and **"Parties"** means both the State and Grantee.

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Q. "**Performance Start Date**" means the later of the Performance Start Date or the Execution Date shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter.

R. *Reserved*.

S. *Reserved.*

T. *Reserved.*

U. "**Project**" means the overall project described in **Exhibit B**, which includes the Work.

V. "**Project Budget**" means the amounts detailed in **§6.2** of **Exhibit B**.

W. *Reserved*.

X. *Reserved*.

Y. "**Services**" means the services performed by Grantee as set forth in this Grant Award Letter, and shall include any services rendered by Grantee in connection with the Goods.

Z. "**State Confidential Information**" means any and all State Records not subject to disclosure under CORA. State Confidential Information shall include, but is not limited to State personnel records not subject to disclosure under CORA.

AA. "**State Fiscal Rules**" means the fiscal rules promulgated by the Colorado State Controller pursuant to §24-30-202(13)(a) C.R.S.

BB. "**State Fiscal Year**" means a 12 month period beginning on July 1 of each calendar year and ending on June 30 of the following calendar year. If a single calendar year follows the term, then it means the State Fiscal Year ending in that calendar year.

CC. "**State Records**" means any and all State data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under CORA.

DD. *Reserved*.

EE. "**Subcontractor**" means third-parties, if any, engaged by Grantee to aid in performance of the Work. "Subcontractor" also includes sub-grantees.

FF. *Reserved*.

GG. *Reserved*.

HH. *Reserved*.

II. "**Work**" means the delivery of the Goods and performance of the Services described in this Grant Award Letter.

JJ. "**Work Product**" means the tangible and intangible results of the Work, whether finished or unfinished, including drafts. Work Product includes, but is not limited to, documents, text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, and any other results of the Work. "Work Product" does not include any material that was developed prior to the Performance Start Date that is used, without modification, in the performance of the Work.

Any other term used in this Grant Award Letter that is defined in an Exhibit shall be construed and interpreted as defined in that Exhibit.

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5. PURPOSE

The purpose of the Energy and Mineral Impact Assistance Program is to assist political subdivisions that are socially and/or economically impacted by the development, processing, or energy conversion of minerals and mineral fuels. The purpose of this Grant is described in **Exhibit B**.

6. SCOPE OF PROJECT

Grantee shall complete the Work as described in this Grant Award Letter and in accordance with the provisions of **Exhibit B**. The State shall have no liability to compensate or reimburse Grantee for the delivery of any goods or the performance of any services that are not specifically set forth in this Grant Award Letter.

7. PAYMENTS TO GRANTEE

A. Maximum Amount

Payments to Grantee are limited to the unpaid, obligated balance of the Grant Funds. The State shall not pay Grantee any amount under this Grant that exceeds the Grant Award Amount shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter.

i. The State may increase or decrease the Grant Award Amount by providing Grantee with an updated Grant Award Letter or an executed Option Letter showing the new Grant Award Amount.

ii. The State shall not be liable to pay or reimburse Grantee for any Work performed or expense incurred before the Performance Start Date or after the Grant Expiration Date.

iii. Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

B. Erroneous Payments

The State may recover, at the State's discretion, payments made to Grantee in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Grantee. The State may recover such payments by deduction from subsequent payments under this Grant Award Letter, deduction from any payment due under any other contracts, grants or agreements between the State and Grantee, or by any other appropriate method for collecting debts owed to the State.

C. Matching Funds.

Grantee shall provide the Other Funds amount shown on the Project Budget in **Exhibit B** (the "Local Match Amount"). Grantee shall appropriate and allocate all Local Match Amounts to the purpose of this Grant Award Letter each fiscal year prior to accepting any Grant Funds for that fiscal year. Grantee does not by accepting this Grant Award Letter irrevocably pledge present cash reserves for payments in future fiscal years, and this Grant Award Letter is not intended to create a multiple-fiscal year debt of Grantee. Grantee shall not pay or be liable for any claimed interest, late charges, fees, taxes or penalties of any nature, except as required by Grantee's laws or policies.

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D. Reimbursement of Grantee Costs

The State shall reimburse Grantee's allowable costs, not exceeding the maximum total amount described in this Grant Award Letter for all allowable costs described in this Grant Award Letter and shown in the Project Budget in **Exhibit B**.

i. Upon request of the Grantee, the State may, without changing the maximum total amount of Grant Funds, adjust or otherwise reallocate Grant Funds among or between each line of the Project Budget by providing Grantee with an executed Option Letter or formal amendment.

E. Close-Out and De-obligation of Grant Funds

Grantee shall close out this Grant no later than 90 days after the Grant Expiration Date. To complete close out, Grantee shall submit to the State all deliverables (including documentation) as defined in this Grant Award Letter and Grantee's final reimbursement request or invoice. Any Grant Funds remaining after submission and payment of Grantee's final reimbursement request are subject to de-obligation by the State.

8. REPORTING – NOTIFICATION

A. Performance and Final Status

Grantee shall submit all financial, performance and other reports to the State no later than the end of the close out period described in **§7.E**.

B. Violations Reporting

Grantee shall disclose, in a timely manner, in writing to the State, all violations of federal or State criminal law involving fraud, bribery, or gratuity violations potentially affecting this Award.

9. GRANTEE RECORDS

A. Maintenance and Inspection

Grantee shall make, keep, and maintain, all records, documents, communications, notes and other written materials, electronic media files, and communications, pertaining in any manner to this Grant for a period of three years following the completion of the close out of this Grant. Grantee shall permit the State to audit, inspect, examine, excerpt, copy and transcribe all such records during normal business hours at Grantee's office or place of business, unless the State determines that an audit or inspection is required without notice at a different time to protect the interests of the State.

B. Monitoring

The State will monitor Grantee's performance of its obligations under this Grant Award Letter using procedures as determined by the State. The State shall monitor Grantee's performance in a manner that does not unduly interfere with Grantee's performance of the Work.

C. Audits

Grantee shall comply with all State and federal audit requirements.

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10. CONFIDENTIAL INFORMATION-STATE RECORDS

A. Confidentiality

Grantee shall hold and maintain, and cause all Subcontractors to hold and maintain, any and all State Records that the State provides or makes available to Grantee for the sole and exclusive benefit of the State, unless those State Records are otherwise publically available at the time of disclosure or are subject to disclosure by Grantee under CORA. Grantee shall not, without prior written approval of the State, use for Grantee's own benefit, publish, copy, or otherwise disclose to any third party, or permit the use by any third party for its benefit or to the detriment of the State, any State Records, except as otherwise stated in this Grant Award Letter. Grantee shall provide for the security of all State Confidential Information in accordance with all policies promulgated by the Colorado Office of Information Security (http://oit.state.co.us/ois) and all applicable laws, rules, policies, publications, and guidelines. Grantee shall immediately forward any request or demand for State Records to the State's principal representative.

B. Other Entity Access and Nondisclosure Agreements

Grantee may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Grant Award Letter. Grantee shall ensure all such agents, employees, assigns, and Subcontractors sign nondisclosure agreements with provisions at least as protective as those in this Grant, and that the nondisclosure agreements are in force at all times the agent, employee, assign or Subcontractor has access to any State Confidential Information. Grantee shall provide copies of those signed nondisclosure restrictions to the State upon request.

C. Use, Security, and Retention

Grantee shall use, hold and maintain State Confidential Information in compliance with any and all applicable laws and regulations in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information wherever located. Grantee shall provide the State with access, subject to Grantee's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Grant, Grantee shall return State Records provided to Grantee or destroy such State Records and certify to the State that it has done so, as directed by the State. If Grantee is prevented by law or regulation from returning or destroying State Confidential Information, Grantee warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

D. Incident Notice and Remediation

If Grantee becomes aware of any Incident, it shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. After an Incident, Grantee shall take steps to reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State.

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11. CONFLICTS OF INTEREST

Grantee shall not engage in any business or activities, or maintain any relationships that conflict in any way with the full performance of the obligations of Grantee under this Grant. Grantee acknowledges that, with respect to this Grant, even the appearance of a conflict of interest shall be harmful to the State's interests and absent the State's prior written approval, Grantee shall refrain from any practices, activities or relationships that reasonably appear to be in conflict with the full performance of Grantee's obligations under this Grant. If a conflict or the appearance of a conflict arises, or if Grantee is uncertain whether a conflict or the appearance of a conflict has arisen, Grantee shall submit to the State a disclosure statement setting forth the relevant details for the State's consideration.

12. INSURANCE

Grantee shall maintain at all times during the term of this Grant such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S. (the "GIA"). Grantee shall ensure that any Subcontractors maintain all insurance customary for the completion of the Work done by that Subcontractor and as required by the State or the GIA.

13. REMEDIES

In addition to any remedies available under any Exhibit to this Grant Award Letter, if Grantee fails to comply with any term or condition of this Grant, the State may terminate some or all of this Grant and require Grantee to repay any or all Grant Funds to the State in the State's sole discretion. The State may also terminate this Grant Award Letter at any time if the State has determined, in its sole discretion, that Grantee has ceased performing the Work without intent to resume performance, prior to the completion of the Work.

14. DISPUTE RESOLUTION

Except as herein specifically provided otherwise, disputes concerning the performance of this Grant that cannot be resolved by the designated Party representatives shall be referred in writing to a senior departmental management staff member designated by the State and a senior manager or official designated by Grantee for resolution.

15. NOTICES AND REPRESENTATIVES

Each Party shall identify an individual to be the principal representative of the designating Party and shall provide this information to the other Party. All notices required or permitted to be given under this Grant Award Letter shall be in writing, and shall be delivered either in hard copy or by email to the representative of the other Party. Either Party may change its principal representative or principal representative contact information by notice submitted in accordance with this **§15**.

16. RIGHTS IN WORK PRODUCT AND OTHER INFORMATION

Grantee hereby grants to the State a perpetual, irrevocable, non-exclusive, royalty free license, with the right to sublicense, to make, use, reproduce, distribute, perform, display, create derivatives of and otherwise exploit all intellectual property created by Grantee or any Subcontractors or Subgrantees and paid for with Grant Funds provided by the State pursuant to this Grant.

17. GOVERNMENTAL IMMUNITY

Liability for claims for injuries to persons or property arising from the negligence of the Parties, their departments, boards, commissions, committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the GIA; the Federal Tort Claims Act, 28 U.S.C.

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Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, *et seq.* C.R.S. No term or condition of this Grant Award Letter shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, or protections of any of these provisions.

18. GENERAL PROVISIONS

A. Assignment

Grantee's rights and obligations under this Grant are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Grantee's rights and obligations approved by the State shall be subject to the provisions of this Grant Award Letter.

B. Captions and References

The captions and headings in this Grant Award Letter are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Grant Award Letter to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

C. Entire Understanding

This Grant Award Letter represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Grant Award Letter.

D. Modification

The State may modify the terms and conditions of this Grant by issuance of an updated Grant Award Letter, which shall be effective if Grantee accepts Grant Funds following receipt of the updated letter. The Parties may also agree to modification of the terms and conditions of the Grant in either an option letter or a formal amendment to this Grant, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules.

E. Statutes, Regulations, Fiscal Rules, and Other Authority

Any reference in this Grant Award Letter to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Performance Start Date. Grantee shall strictly comply with all applicable Federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. Order of Precedence

In the event of a conflict or inconsistency between this Grant Award Letter and any Exhibits or attachment, such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority:

i. Any executed Option Letter

ii. The provisions of this Grant Award Letter.

iii. The provisions of any exhibits to this Grant Award Letter.

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G. Severability

The invalidity or unenforceability of any provision of this Grant Award Letter shall not affect the validity or enforceability of any other provision of this Grant Award Letter, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under the Grant in accordance with the intent of the Grant.

H. Survival of Certain Grant Award Letter Terms

Any provision of this Grant Award Letter that imposes an obligation on a Party after termination or expiration of the Grant shall survive the termination or expiration of the Grant and shall be enforceable by the other Party.

I. Third Party Beneficiaries

Except for the Parties' respective successors and assigns described above, this Grant Award Letter does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Any services or benefits which third parties receive as a result of this Grant are incidental to the Grant, and do not create any rights for such third parties.

J. Waiver

A Party's failure or delay in exercising any right, power, or privilege under this Grant Award Letter, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

K. *Reserved*.

L. Digital Signatures

If any signatory signs this Grant using a digital signature in accordance with the Colorado State Controller Contract, Grant, and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Grant by reference.

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TOWN OF FREDERICK
Board of Trustees
Action Memorandum

Tracie Crites, Mayor

Rusty ONeal, Trustee
Mark Lamach, Trustee
Adam Mahan, Trustee

Dan March, Trustee
Kevin Brown, Trustee
Vacant, Trustee

Request to Consider a Resolution Accepting a Special Warranty Deed for a Portion of Ridgeway Boulevard for the Hidden Creek Subdivision

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Agenda Date: Town Board Meeting - June 23, 2020

Attachments:
a. Special Warranty Deed
b. Resolution 20-R-48

Finance Review: _____
Finance Director

Submitted by: Sarah Watson
Engineer

Approved for Presentation: _____
Town Manager

☐ Quasi-Judicial ☐ Legislative ☒ Administrative

Summary Statement:

Request for dedication of right of way for Ridgeway Blvd north of Tipple Parkway.

Detail of Issue/Request:

The full right-of-way width for Ridgeway Boulevard, an arterial, is 100' which allows for two thru lanes in each direction, a center turn lane, and a bike lane, tree lawn, and a 8' sidewalk on both sides of the road. A requirement of the Hidden Creek Subdivision Development is to construct the full section of Ridgeway Blvd from Tipple Parkway to the north end of the development, which is about 2,600 feet. The developer was required to acquire and dedicate the additional right of way needed to construct the full road section, 20 feet, adjacent to the Weld County properties between Hidden Creek Subdivision and Tipple Parkway. LGI Homes has previously facilitated the dedication of additional right of way adjacent to 7343 County Road 16 from Christopher Godfrey to the Town which the Board accepted on October 8, 2019.

The Metro District associated with Hidden Creek was granted permission to condemn the land adjacent to the property between Hidden Creek and Mr. Godfrey, 7094 County Road 15. However, LGI Homes was able to reach agreement with the owners William and Rebecca Bradford and condemnation was not required. LGI Homes is facilitating the dedication of the additional 20 feet of right of way adjacent to the Bradford's property for dedication to the Town.

Legal Comments:

The Town Attorney reviewed the Special Warranty Deed for the property and prepared the Resolution.

Alternatives/Options:

The Town Board may choose whether or not to accept the dedication of right-of-way.

Financial Considerations:

Not applicable.

Staff Recommendation:

Staff recommends approval of the Resolution as presented accepting the Deed of Dedication for right of way for Ridgeway Blvd.

EXHIBIT B

FORM OF DEED

WHEN RECORDED RETURN TO:
The Town of Frederick
401 Locust Street
Frederick, CO

SPECIAL WARRANTY DEED

THIS DEED, made this 9th day of May 2020, between **Rebecca L. Bradford** and **William R. Bradford**, of the County of Weld, State of Colorado, collectively "Grantor," and **The Town of Frederick**, whose legal address is 401 Locust Street, Frederick, Colorado of the County of Weld, State of Colorado, "Grantee;"

WITNESSETH, that Grantor, for the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee, and Grantee's heirs, successors, and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Weld, State of Colorado, described as follows:

SEE EXHIBIT A, consisting of two pages, attached hereto and by this reference incorporated herein;

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors, and assigns forever. Grantor, for Grantor and Grantor's heirs, successors, and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors, and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under, except taxes and assessments for the current year, payable January 1, 2021.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

GRANTOR:

Rebecca L. Bradford

William R. Bradford

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 9th day of May 2020, by Rebecca L. Bradford, individually.

Witness my hand and official seal.

My commission expires: 07-30-2023

Notary Public

SWATI POUDYAL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154027728
MY COMMISSION EXPIRES JULY 30, 2023

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 9th day of May 2020, by William R. Bradford, individually.

Witness my hand and official seal.

My commission expires: 07-30-2023

Notary Public

SWATI POUDYAL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154027728
MY COMMISSION EXPIRES JULY 30, 2023

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO BEAR NORTH 00°10'18" WEST, A DISTANCE OF 2646.29 FEET BETWEEN A FOUND 3 1/4 BRASS CAP "U.S. CADASTRAL SURVEY T2N R67W S30 S29 + S31 S32 1952 BUREAU OF LAND MANAGEMENT" AT THE SOUTHWEST CORNER OF SAID SECTION 29, AND A FOUND 3 1/4 BRASS CAP "U.S. CADASTRAL SURVEY PENALTY $250 FOR REMOVAL S30 + S29 1952 BUREAU OF LAND MANAGEMENT" AT THE WEST 1/4 CORNER OF SAID SECTION 29, AS SHOWN ON THE FINAL PLAT OF HIDDEN CREEK – AMENDMENT NO. 1 RECORDED 1/27/2016 AT RECEPTION NO. 4176526 WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHWEST CORNER; THENCE ALONG SAID WEST LINE, NORTH 00°10'18" WEST, A DISTANCE OF 557.00 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°41'24" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIDGEWAY BLVD, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID FINAL PLAT OF HIDDEN CREEK – AMENDMENT NO. 1, AND THE NORTHWEST CORNER OF LOT A, RECORDED EXEMPTION NO 1311-29-2-RE 947 RECORDED 1/16/1987 AT RECEPTION NO. 02085065, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89°41'24" EAST, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°10'18" EAST, A DISTANCE OF 140.50 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT A, ALSO BEING A POINT ON A NORTHERLY LINE OF LOT B OF SAID RECORDED EXEMPTION; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°41'24" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT A, ALSO BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE AND A NORTHWESTERLY CORNER OF SAID LOT B; THENCE ALONG THE WESTERLY LINE OF SAID LOT A, NORTH 00°10'18" WEST, A DISTANCE OF 140.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,810 SQ.FT. OR 0.06 ACRES, MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

COLORADO LICENSED 16406 PROFESSIONAL LAND SURVEYOR

3/12/19

JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

FSI JOB NO. 18-71,756

JOB NUMBER: 18-71,756(A)
DRAWN BY: E. ALTERMAN
DATE: MARCH 12, 2019

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

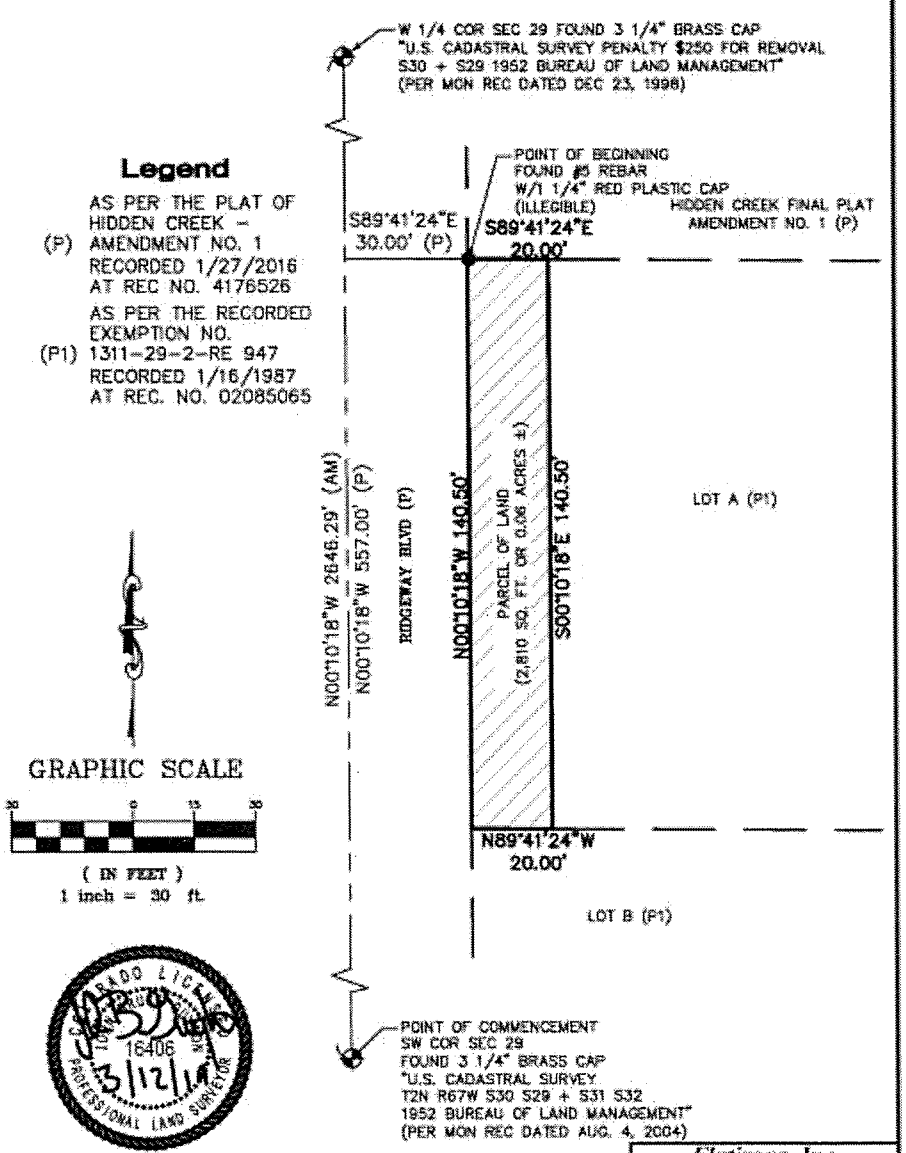
Flatirons, Inc.
Surveying, Engineering & Geomatics
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.flatironsinc.com

BY:ALTERMAN FILE:71756 REV EASEMENTS.DWG DATE:3/12/2019 10:06 AM

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2



Legend

(P) AS PER THE PLAT OF HIDDEN CREEK – AMENDMENT NO. 1 RECORDED 1/27/2016 AT REC NO. 4176526

(P1) AS PER THE RECORDED EXEMPTION NO. 1311-29-2-RE 947 RECORDED 1/16/1987 AT REC. NO. 02085065

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

COLORADO LICENSED
16406
3/12/19
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 18-71,756(A)
DRAWN BY: E. ALTERMAN
DATE: MARCH 12, 2019

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Surveying, Engineering & Geomatics
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.flatironsinc.com

TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 20-R-48

A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, ACCEPTING A SPECIAL WARRANTY DEED FOR A PORTION OF RIDGEWAY BOULEVARD FOR THE HIDDEN CREEK SUBDIVISION

WHEREAS, the Town requires an additional 20 feet of right-of-way adjacent to Ridgeway Boulevard; and

WHEREAS, Rebecca L. Bradford and William R. Bradford have agreed to convey this additional 20 feet to the Town.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:

Section 1. The attached Special Warranty Deed is accepted by the Town and the Town Manager is authorized to accept the Deed.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND SIGNED 23RD DAY OF JUNE 2020.

ATTEST:	**TOWN OF FREDERICK**
By _____	By _____
Meghan C. Martinez, CMC, Town Clerk	Tracie Crites, Mayor

TOWN OF FREDERICK
Board of Trustees
Action Memorandum

Tracie Crites, Mayor

Rusty ONeal, Trustee
Mark Lamach, Trustee
Adam Mahan, Trustee

Dan March, Trustee
Kevin Brown, Trustee
Vacant, Trustee

A Resolution Adopting the Fee Schedule Change Removing the New Consolidated Lower Boulder Reservoir and Ditch Company Cash-In-Lieu Fee and Establishing a Non-Potable Raw Water Cash-in-Lieu Fee

---

Agenda Date: Town Board Meeting - June 23, 2020

Attachments:
a. Resolution 20-R-49
b. Fee Schedule Amendment

Finance Review: _____
Finance Director

Submitted by: Sarah Watson
Engineer

Approved for Presentation: _____
Town Manager

☐ Quasi-Judicial ☐ Legislative ☒ Administrative

Summary Statement:

Engineering staff recommends the immediate removal of the cash-in-lieu of Lower Boulder Preferred Share dedication fee from the fee schedule and establish a cash-in-lieu fee for all non-potable raw water.

Detail of Issue/Request:

Developers who elect to use Alternative 2E of Chapter 13 of the Frederick Municipal Code (FMC) must satisfy the native water right requirement with a non-potable (raw) water source that can be used on the property. The Town has accepted cash-in-lieu fee payments in lieu of dedication of raw water shares. The raw water shares that are preferred for dedication for use in the Town of Frederick are Lower Boulder Preferred Shares.

The cash-in-lieu fee amount a Lower Boulder Preferred Shares cash-in-lieu fee was added to the fee schedule in 2018. This allowed the fee to be set and amended by the Board through the fee schedule instead of by separate agreement with Developers.

Staff recommends removal of the fee from the schedule as the Town evaluates the current values of the raw water shares. The fee will be replaced by a $34,000 raw water per acre-foot fee. This fee includes an estimated cost for storage and adjudication costs for future water court proceedings.

Whether or not the Town accepts a cash-in-lieu fee for raw water is completely at the discretion of the Board.

Legal Comments:

The resolution was prepared by the Town Attorney.

Alternatives/Options:

The Town Board may decide not to amend the fee schedule.

Financial Considerations:

If the cash-in-lieu fee is not set appropriately the Town may not collect the right amount of fees.

Staff Recommendation:

Staff recommends the adoption of Resolution 20-R-49 removing the cash-in-lieu fee for Lower Boulder Preferred Shares and establishing a cash-in-lie fee for raw water sources.

TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 20-R-49

A RESOLUTION RESCINDING THE LOWER BOULDER PREFERRED CASH-IN-LIEU FEE AND THEREBY RESCINDING THE LOWER BOULDER PREFERRED WATER SHARE FEE AS SET FORTH IN THE ADOPTED FEE SCHEDULE AND ESTABLISHING A CASH-IN-LIEU FEE PER ACRE-FOOT FOR RAW WATER

WHEREAS, the cash-in-lieu fee for one share of Lower Boulder Preferred is currently $310,000; and

WHEREAS. due to the lack of availabilitv of Lower Boulder Preferred shares, the actual value of one share may be significantly higher; and

WHEREAS, the Town has other limited sources of raw water.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:

Section 1. The cash-in-lieu fee for Lower Boulder Preferred shares is rescinded.

Section 2. A cash-in-lieu fee of $34,000 per acre-foot is established for all non-potable raw water sources of the Town.

Section 3. Any offer for cash-in-lieu is subject to Board approval.

Section 4. Effective Date. This resolution is shall take effect immediately.

Section 5. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 6. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND SIGNED THIS 23rd DAY OF JUNE 2020.

ATTEST; TOWN OF FREDERICK

_____ By_____
Meghan C. Martinez, CMC, Town Clerk Tracie Crites, Mayor

Section 13.55.4 Procedures

Storage Cash-in-Lieu Fee for potable water dedications shall be paid per acre-foot of water dedicated to the Town without storage rights associated with the water share	$2,500.00
~~Cash-in-Lieu Fee for New Consolidated Lower Boulder Reservoir and Ditch Company (1 Preferred Share)~~	~~$285,000.00~~
Cash-in-Lieu Fee for Non-potable Raw Water (per acre-foot)	$34,00.00
Cash-in-Lieu Fee for Colorado-Big Thompson (1 unit CBT)	$65,000.00

TOWN OF FREDERICK
Board of Trustees
Action Memorandum

Tracie Crites, Mayor

Rusty ONeal, Trustee
Mark Lamach, Trustee
Adam Mahan, Trustee

Dan March, Trustee
Kevin Brown, Trustee
Vacant, Trustee

Resolution of Support for the Frederick Police Department

Agenda Date: Town Board Meeting - June 23, 2020

Attachments: a. Resolution 20-R-50

Finance Review: _____
Finance Director

Submitted by: _____
Town Manager

Approved for Presentation: _____
Town Manager

☐ Quasi-Judicial ☐ Legislative ☒ Administrative

Summary Statement:

This is a request to approve a resolution of support for the Frederick Police Department.

Detail of Issue/Request:

This resolution is presented in recognition of the Frederick Police Department's continued commitment to community policing in service to the citizens of Frederick.

Legal Comments:

The resolution was drafted by the Town Attorney.

Alternatives/Options:

Not applicable.

Financial Considerations:

Not applicable.

Staff Recommendation:

Staff recommends approval of the resolution as presented.

TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 20-R-50

RESOLUTION OF SUPPORT
FOR THE FREDERICK POLICE DEPARTMENT

WHEREAS, it is the intent of the Board of Trustees of the Town of Frederick, Colorado to express its support for the professionalism and dedication exhibited by the entire Frederick Police Department in its service to the Frederick community.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO:

hereby adopts this Resolution in support of the Frederick Police Department in recognition of the Department's continued commitment to community policing in service to the citizens of Frederick.

INTRODUCED, READ, PASSED, AND SIGNED THIS 23RD DAY OF JUNE, 2020.

ATTEST:

By _____
Meghan C. Martinez, CMC, Town Clerk

TOWN OF FREDERICK

By _____
Tracie Crites, Mayor

TOWN OF FREDERICK
Board of Trustees
Action Memorandum

Tracie Crites, Mayor

Rusty ONeal, Trustee
Mark Lamach, Trustee
Adam Mahan, Trustee

Dan March, Trustee
Kevin Brown, Trustee
Vacant, Trustee

Consideration of the Silverstone Filing 5 Final Development Plan

---

Agenda Date: Town Board Meeting – June 23, 2020

Attachments:

a. Vicinity Map
b. Proposed Final Development Plan
c. Resolution 20-R-51A (Approval)
d. Ordinance 1340A (Approval)
e. Resolution 20-R-51B (Denial)
f. Ordinance 1340B (Denial)
g. Resolution 20-R-51C (Approval with Conditions)
h. Ordinance 1340C (Approval with Conditions)
i. PCR-2020-07A
j. Planning Commission Minutes – June 2, 2020

Finance Review: _____
Finance Director

Submitted by: Maureen Welsh
Planner I

Approved for Presentation: _____
Town Manager

☒ Quasi-Judicial ☐ Legislative ☐ Administrative

Summary Statement:

This is a request to consider the acceptance of a final development plan for Silverstone Filing 5.

Detail of Issue/Request:

Applicant: Silverstone Development Company, Inc.

Owners: Frederick Investment Company

Location and Zoning: The project site is located at the northeast corner of Highway 52 and William Bailey Avenue. The property is zoned C-H52 (Mixed Use Highway 52 District) with a PUD overlay.

Surrounding Land Uses and Zoning:

North	Land use: Oil and gas operations area Zoning: R-1 with a PUD overlay
South	Land use: Vacant Residential Land Zoning: Agricultural (Dacono)
West	Land use: Silverstone Filing 1 Outlot A Zoning: Mixed Use Highway 52 with PUD overlay
East	Land use: Undeveloped and Unplatted Miners Village Tract A Zoning: Mixed Use Highway 52 with PUD overlay

Background Information:

The Silverstone (formerly Miners Village) Preliminary Development Plan was approved in early 2008 for 1,850 dwelling units and a variety of commercial uses, as permitted in the Mixed-Use Highway 52 zone district. The final plat and development plans for Silverstone Filings 1, 2, 3, and 4 have been approved with a total of 502 dwelling units.

An application for the Silverstone Filing 5 Subdivision Amendment has also been filed. This application is reviewed administratively, and as such, is not included with this review.

Request:

This is a request to approve a final development plan for Silverstone Filing 5, which consists of three developable commercial tracts with a shared access tract on 5.07 acres.

The proposal includes a conceptual landscape and commercial development plan to demonstrate what the future commercial lots could potentially look like once developed.

Review Criteria
The Town of Frederick Land Use Code Section 4.9.2 sets forth the following review criteria for each of the proposed planning actions. Staff has provided comments for each set of criteria.

Final Development Plan Criteria Analysis

1. The Silverstone Final Development Plan is substantially consistent with the preliminary development plan as approved by the Board of Trustees.

Staff Comment: The final development plan is consistent with the Silverstone Preliminary Development Plan Amendment No. 2.

2. All preliminary development plan conditions of approval have been adequately addressed on the final development plan.

Staff Comment: There were no conditions of approval placed on the preliminary development plan.

Public Notice:

This project was properly noticed according to the requirements of Section 4.5 of the Frederick Land Use Code. There have been no concerns with the proposal submitted to the Town.

Legal Comments:

The application has been reviewed by the Town Attorney, whose comments have been incorporated accordingly. The Resolution and Ordinance were prepared by the Town Attorney. If the application is denied, the applicant has the right to appeal to the Board of Adjustments.

Planning Commission:

A Planning Commission meeting was held on June 2, 2020. The Commission did not have questions or concerns with the proposed Final Development Plan. The members of the Planning Commission found the proposal to be acceptable to move forward to the Board of Trustees. With a unanimous vote, the Planning Commission recommended approval with PCR-2020-07A.

Alternatives/Options:

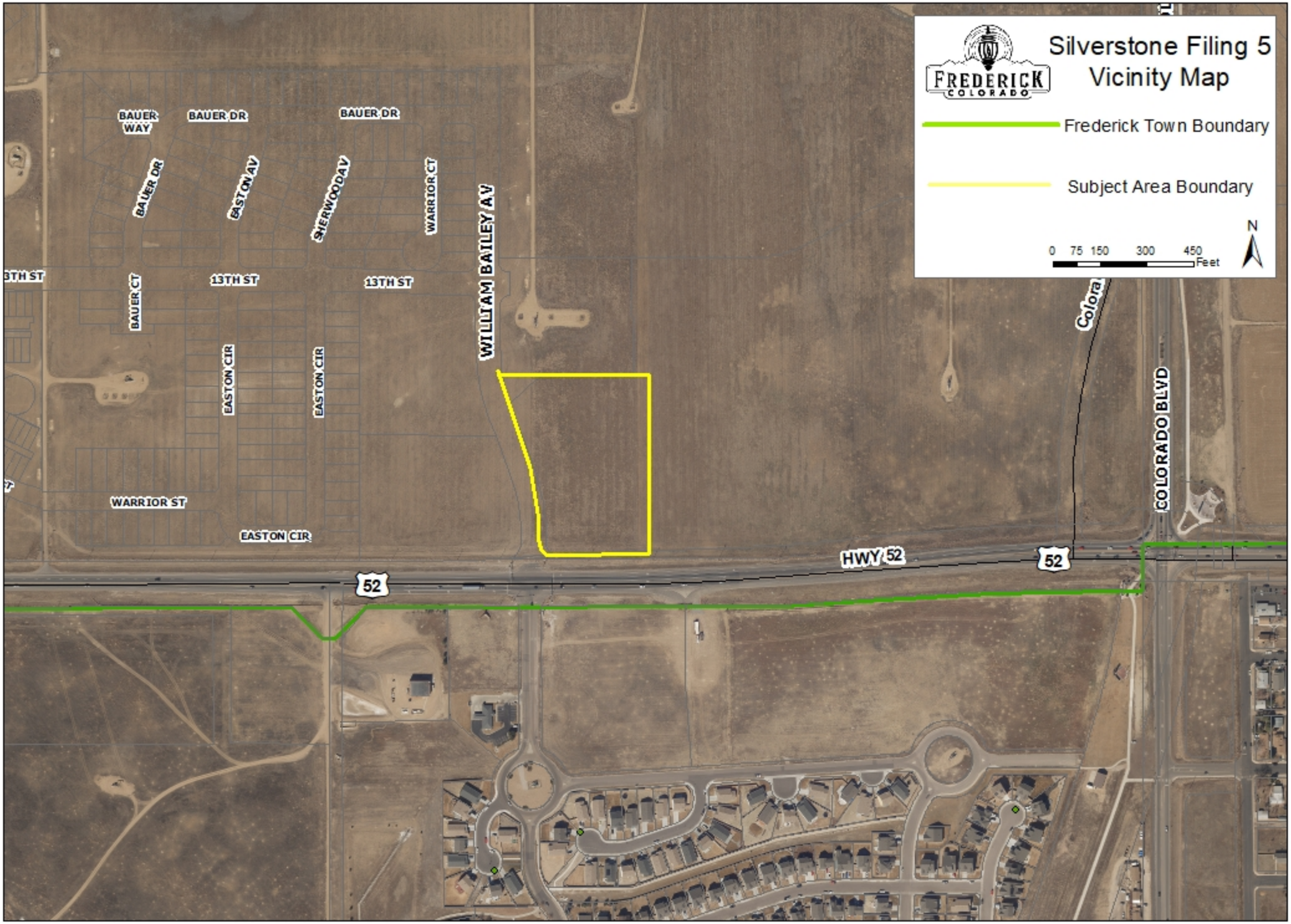
The Board of Trustees may approve the request, deny the request, or approve the request with conditions.

Financial Considerations:

Not applicable.

Staff Recommendation:

Staff recommends approval of Resolution 20-R-XXA and Ordinance ___ -A.


Silverstone Filing 5
Vicinity Map
FREDERICK
COLORADO
Frederick Town Boundary
Subject Area Boundary
0 75 150 300 450
Feet
N
BAUER WAY
BAUER DR
BAUER DR
BAUER DR
EASTON AV
SHERWOOD AV
WARRIOR CT
WILLIAM BAILEY AV
13TH ST
13TH ST
13TH ST
BAUER CT
EASTON CIR
EASTON CIR
WARRIOR ST
EASTON CIR
HWY 52
52
52
COLORADO BLVD

Silverstone Filing 5 Final Development Plan

THE TOWN OF FREDERICK, COLORADO
LOCATED IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
5.08 ACRES

LEGAL DESCRIPTION

SILVERSTONE FILING 5 FINAL DEVELOPMENT PLAN DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36 (2.5" ALUMINUM CAP, LS 24305 2002) FROM WHENCE THE SOUTHEAST CORNER (2.5" ALUMINUM CAP, LS 23500 2012) LIES N89°51'56"E, 2,621.84 FEET (BASIS OF BEARINGS);
THENCE N82°58'20"E, 746.16 FEET TO THE EASTERLY POINT OF CURVATURE OF THE NORTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY AND WILLIAM BAILEY AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF WILLIAM BAILEY AVENUE AS DEDICATED BY THE "SILVERSTONE FILING NO. 1" PLAT THE FOLLOWING FIVE COURSES:

1) 80.05 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°43'37", AND A CHORD BEARING N45°59'52"W, 71.77 FEET;
2) N00°08'04"W, 12.54 FEET;
3) 246.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 687.50 FEET, A CENTRAL ANGLE OF 20°34'28", AND A CHORD BEARING N10°25'18"W, 245.55 FEET;
4) N20°42'31"W, 181.89 FEET;
5) 143.26 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 612.50 FEET, A CENTRAL ANGLE OF 13°24'04", AND A CHORD BEARING N14°00'29"W, 142.93 FEET;

THENCE N90°00'00"E, 450.57 FEET;

THENCE S00°00'00"E, 604.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52;

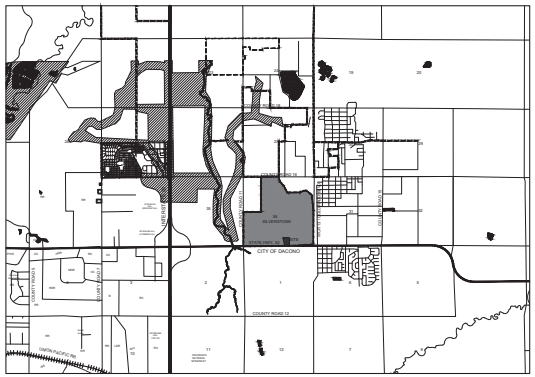
THENCE S88°08'20"W, 255.72 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 221,105 SQUARE FEET OR 5.076 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____ A.D., 20___.

NOTES

1. **APPROVAL.** THE SILVERSTONE PRELIMINARY DEVELOPMENT PLAN (FORMERLY MINER'S VILLAGE PRELIMINARY DEVELOPMENT PLAN) WAS APPROVED BY THE TOWN OF FREDERICK PER RESOLUTION NO. 08R005, SUBJECT TO CONDITIONS.
2. **OIL AND GAS SETBACKS.** ALL EXISTING OIL AND GAS WELL SITES LOCATED ON THE PROPERTY SHALL BE INTEGRATED INTO OPEN SPACE AREAS AND PUBLIC SITES WITHIN THE DEVELOPMENT. DEVELOPER WILL SIGN SURFACE USE AGREEMENTS WITH ALL OIL AND GAS COMPANIES HAVING EXISTING OR FUTURE RIGHTS TO EXTRACT MINERALS FROM THE PROPERTY, WHICH ALLOW FOR IMPROVEMENTS TO BE MADE AND MAINTAINED BY THE DEVELOPER, METRO DISTRICT AND/OR HOA. THE OIL AND GAS WELL / FACILITY SETBACK TO ANY RESIDENTIAL BUILDING PERMITTED FOR CONSTRUCTION SHALL COMPLY WITH ARTICLE 9 OF THE LAND USE CODE. THE SETBACK SHALL BE MEASURED FROM THE SPECIFIC LOCATION OF EXISTING AND PROPOSED WELL SITES AND FROM A CENTRAL LOCATION WITHIN A TANK BATTERY AND/OR FACILITIES AREA.
3. **PUBLIC IMPROVEMENTS.** THE SILVERSTONE PRE-DEVELOPMENT MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS (MOAPI) SERVES AS THE GOVERNING DEVELOPMENT AGREEMENT FOR SILVERSTONE. ALL DEVELOPMENT OBLIGATIONS TO FUND AND CONSTRUCT INFRASTRUCTURE AND PUBLIC IMPROVEMENTS WITHIN OR RELATED TO SILVERSTONE, ARE LIMITED IN SCOPE TO THOSE IDENTIFIED IN THE MOAPI. THE COST ESTIMATES FOR SUCH PUBLIC IMPROVEMENTS ARE ALSO IDENTIFIED IN THE MOAPI. ALL INFRASTRUCTURE AND PUBLIC IMPROVEMENTS REQUIRED TO BE INSTALLED AND/OR CONSTRUCTION BY THE OWNER OR DEVELOPER MAY BE ASSUMED BY THE METROPOLITAN DISTRICT.
4. **UTILITY LINE UNDERGROUNDING.** ALL UTILITY LINES ADJACENT TO SILVERSTONE SHALL BE PLACED UNDERGROUND BY THE DEVELOPER WITH THE DEVELOPMENT OF THE ADJACENT PLANNING AREAS.
5. **RIGHT-OF-WAY DEDICATION.** SILVERSTONE SHALL BE RESPONSIBLE FOR THE DEDICATION OF SIXTY (60) FEET OF RIGHT-OF-WAY FROM THE SECTION LINE ALONG WELD COUNTY ROAD 11 AND WELD COUNTY ROAD 16, UP TO ONE HUNDRED (100) FEET OF RIGHT-OF-WAY FROM THE CENTERLINE OF STATE HIGHWAY 52 AND UP TO SIXTY (60) FEET OF RIGHT-OF-WAY FROM THE CENTERLINE OF WELD COUNTY ROAD 13. THE COST OF ALL ROADWAY AND LANDSCAPE IMPROVEMENTS ARE SET FORTH IN THE CONSOLIDATED SERVICE PLAN FOR SILVERSTONE METROPOLITAN DISTRICT NOS. 1, 2 AND 3.
6. **SURFACE USE AGREEMENT.** SILVERSTONE IS SUBJECT TO AN OIL AND GAS SURFACE USE AGREEMENT RECORDED 11/27/2007 AT RECEPTION NO. 3519644 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER. THE SURFACE USE AGREEMENT CONTAINS CERTAIN RESTRICTIONS ON THE USE AND DEVELOPMENT OF THE SURFACE ESTATE.
7. **BASIS OF BEARINGS**. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, ASSUMED S00°01'34"W, 2657.46 FEET BETWEEN THE EAST QUARTER CORNER BEING A 2" ALUMINUM CAP MARKED PLS 13446 AND THE SOUTHEAST CORNER BEING A 3.25" ALUMINUM CAP MARKED LS 14086 2008.

VICINITY MAP



PROJECT TEAM

APPLICANT:
Silverstone Development Company, Inc.
2500 Arapahoe Avenue, Suite 220
Boulder Colorado 80302
(303) 442-2299
Contact: Jon Lee

PLANNING CONSULTANT:
Hurst & Associates, Inc.
1265 S. Public Road, Suite B
Lafayette, Colorado 80026
(303) 449-9105
Contact: Rhonda Dick

ENGINEER:
Hurst & Associates, Inc.
1265 S. Public Road, Suite B
Lafayette, Colorado 80026
(303) 449-9105
Contact: John Jorgenson

PROPERTY OWNER:
Silverstone Development Company, Inc.
2500 Arapahoe Avenue, Suite 220
Boulder Colorado 80302
(303) 442-2299
Contact: Jon Lee

PROPERTY OWNER:
Dacono Investment Co., LLLP currently known as Frederick Investment Company, LLC
6825 E. Tennessee Ave, Suite 235
Denver, Colorado 80224
(303) 398-0272
Contact: Michael Strear

SHEET INDEX

SHEET C1	COVER SHEET
SHEET C2	VICINITY MAP
SHEET FDP1-2	FINAL DEVELOPMENT PLAN
SHEET GDI1-2	GENERAL DEVELOPMENT INFORMATION
SHEET CLP	CONCEPTUAL LAYOUT PLAN
SHEET LP	LANDSCAPE PLAN
SHEET FD	FENCE DETAILS

SIGNATURE BLOCKS

Staff Certificate of Approval:

This Silverstone Filing 5 Final Development Plan is approved and accepted by the Town of Frederick Planning Department this _____ day of _____, 20____.

_____
Planning Director

Planning Commission Certificate:

This Silverstone Filing 5 Final Development Plan is approved and accepted by the Frederick Planning Commission with Planning Commission Resolution 20___-_____ this _____ day of _____, 20____.

_____
Chairman

_____
Planning Commission Secretary

Certificate of Approval by the Board of Trustees:

This Silverstone Filing 5 Final Development Plan is approved and accepted by Ordinance No._____, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on _____, 20____. All conditions, terms, and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns.

_____
Mayor

Attest:

_____
Town Clerk

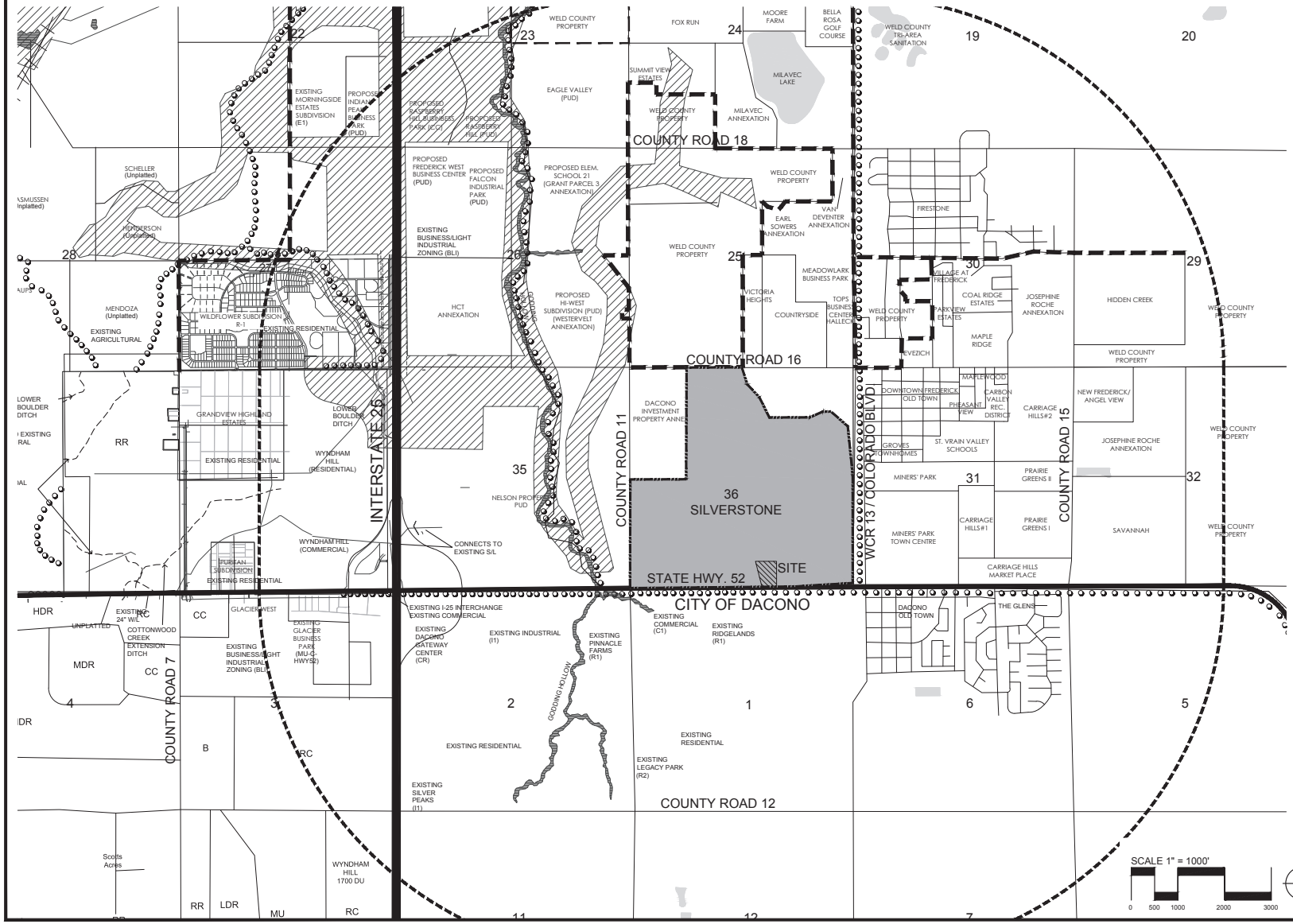
HURST
1265 S. PUBLIC RD., SUITE B
LAFAYETTE, CO 80026
303.449.9105
www.hurst-assoc.com

Submittal: 04.28.2020
Revisions:

Silverstone Filing 5
Final Development
Plan
Frederick, Colorado
Sheet C1

Silverstone Filing 5 Final Development Plan

THE TOWN OF FREDERICK, COLORADO
LOCATED IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
5.08 ACRES



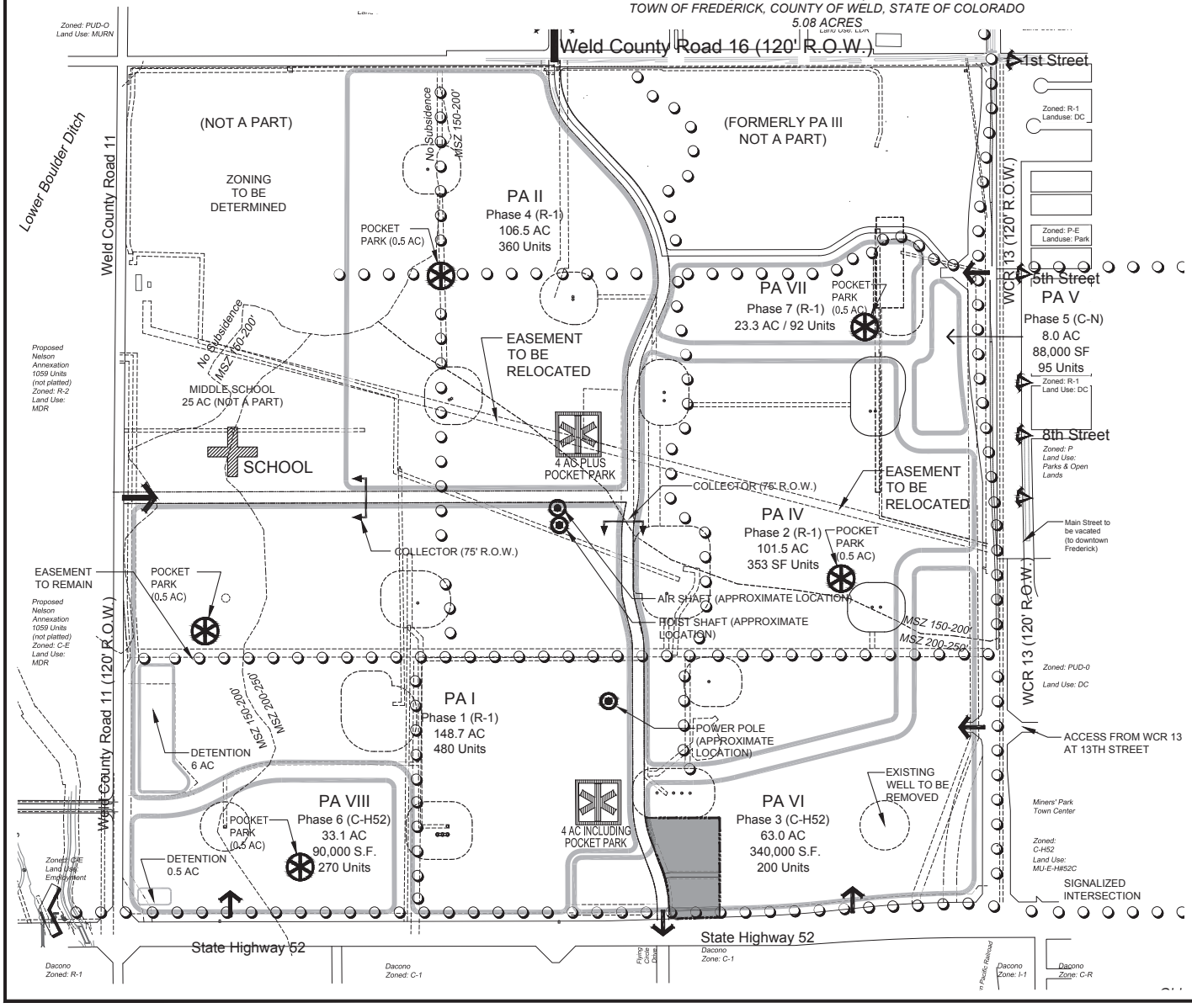
HURST
1265 S. PUBLIC RD., SUITE B
LAFAYETTE, CO 80026
303.449.9105
www.hurst-assoc.com

Submittal: 02.27.2020
Revisions:

Silverstone Filing 5
Final Development Plan
Frederick, Colorado
Sheet C2

Silverstone Filing 5 Final Development Plan

THE TOWN OF FREDERICK, COLORADO
LOCATED IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
5.08 ACRES



Legend:

- Property Line
- Filing 5 Boundary
- Planning Area Boundary
- MSZ 150-200' / MSZ 200-250' — Existing Mine Subsidence Zone
- Existing Mine Air Shaft
- Mining Shaft / Power Hole
- Well Site (Existing)
- School Site
- Neighborhood Park
- Pocket Park
- Trail
- Proposed Access Point
- Primary View Corridor

PLANNING AREA	PHASE	USE	ACREAGE	PROPOSED UNITS	PROPOSED COMMERCIAL (S.F.)	PROPOSED DENSITY (DU/AC)	MAXIMUM ALLOWED DENSITY (DU/AC)	% OF TOTAL ACREAGE
PA-I	1	(R-1)						
		Residential	138.2	480		3.5	5 DU	
		Pocket Park	0.5					
		Neighborhood Park	4.0					
		Detention	6.0					
		Subtotal:	148.7	480				30.7%
PA-II	4	(R-1)						
		Residential	102.0	360		3.5	5 DU	
		Neighborhood Park	4.0					
		Pocket Park	0.5					
		Subtotal:	106.5	360				22.0%
PA-IV	2	(R-1)						
		Residential	101.0	353		3.5	5 DU	
		Pocket Park	0.5					
		Subtotal:	101.5	353				21.0%
PA-V	5	(C-N)						
		Mixed Use	8.0	95	88,000	11.9*	18 DU	
		Subtotal:	8.0	95	88,000			1.7%
PA-VI	3	(C-H52)						
		Mixed-Use	63.0	200	340,000	11*	18 DU	
		Subtotal:	63.0	200	340,000			13.0%
PA-VII	7	(R-1)						
		Residential	22.8	92		4.0	5 DU	
		Pocket Park	0.5					
		Subtotal:	23.3	92				4.8%
PA-VIII	6	(C-H52)						
		Mixed Use	32.1	270	90,000	8.3*	18 DU	
		Pocket Park	0.5					
		Detention	0.5					
		Subtotal:	33.1	270	90,000			6.8%
		Total:	**484.2**	**1,850**	**518,000**	**3.8**		**100%**

* Densities are calculated based on the gross acreage of the multi-family area. The actual densities may increase at the time of the final plat based on the net acreage of the area, but shall not exceed 18 DU/AC.
The phasing identified above is subject to change at the Developer's discretion based on market conditions.

SCALE 1" = 300'
0 150 300 600 900

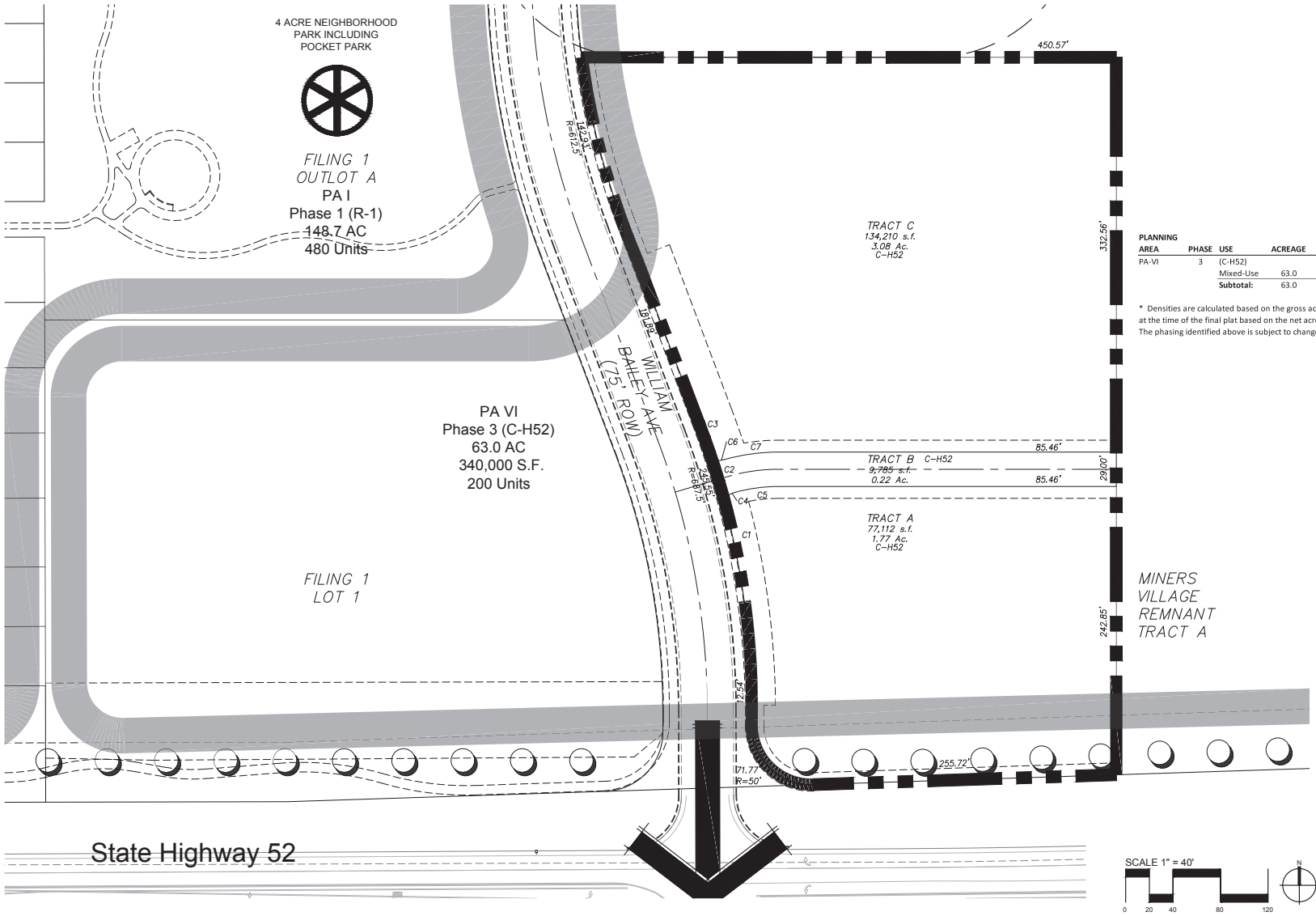
HURST
1265 S. PUBLIC RD., SUITE B
LAFAYETTE, CO 80026
303.449.9105
www.hurst-assoc.com

Submittal: 02.27.2020
Revisions:

Silverstone Filing 5
Final Development
Plan
Frederick, Colorado
Sheet FDP1

Silverstone Filing 5 Final Development Plan

THE TOWN OF FREDERICK, COLORADO
LOCATED IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
5.08 ACRES



Legend:

- Filing 5 Boundary
- Planning Area Boundary
- Trail
- Park
- Proposed Access Point
- Well Site (Existing)

PLANNING AREA	PHASE	USE	ACREAGE	PROPOSED UNITS	PROPOSED COMMERCIAL (S.F.)	PROPOSED DENSITY (DU/AC)	MAXIMUM ALLOWED DENSITY (DU/AC)	% OF TOTAL ACREAGE
PA-VI	3	(C-H52)						
		Mixed-Use	63.0	200	340,000	11*	18 DU	
		Subtotal:	63.0	200	340,000			13.0%

* Densities are calculated based on the gross acreage of the multi-family area. The actual densities may increase at the time of the final plat based on the net acreage of the area, but shall not exceed 18 DU/AC.
The phasing identified above is subject to change at the Developer's discretion based on market conditions.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	180.49'	687.50'
C2	33.86'	687.50'
C3	32.53'	687.50'
C4	11.52'	24.50'
C5	36.78'	137.50'
C6	10.66'	24.50'
C7	46.03'	166.50'

SCALE 1" = 40'

0 20 40 80 120

N

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I. INTRODUCTION

A. Enforcement
Relationship to Town of Frederick Regulations
The provisions of this Final Development Plan shall prevail and govern the development of this area of Silverstone, provided, however, that where the provisions of this FDP do not address a particular subject, the relevant provisions in the *Town of Frederick Land Use Code,* as amended ("LUC") shall govern.

III. STREETS (Section 2.7)

2. General Provisions
l. Intersections. Intersections shall meet the following requirements unless otherwise approved by the Board of Trustees:
(1) Intersections shall be provided at the following minimum offsets:
(a) State highway (principal arterial): In accordance with the State Highway Access Code.
(b) Arterial: Six hundred sixty (660) feet, unless otherwise approved by the Town.
(c) Collector: Two hundred fifty (250) feet. Reduced spacing may be authorized by the Town in certain locations where roundabouts are utilized.
(d) Local: One hundred twenty five (125) feet.
n. Street Standards. Streets, including curb and gutter, shall be designed and constructed in accordance with the street cross-sections in the *Design Standards and Construction Specifications, Town of Frederick, August 23, 2007*.
(1) General Design Standards.
(c) Driveway curb cut width is limited to:
(ii) A minimum of twenty-four (24) feet but no greater than forty (40) feet in non-residential zones.
(2) Collector Streets.
(b) Seventy-five (75) feet of right-of-way.
(c) Forty-eight (48) foot flowline width which includes: two (2) twelve-foot travel lanes, two (2) six-foot parking lanes*, two (2) four-foot bike lanes and two (2) two-foot gutter pans.
*one (1) ten-foot raised median with two (2) one-foot gutter pans or one (1) twelve-foot center turn lane may be installed in lieu of the two (2) six-foot parking lanes.
(e) Two (2) seven and a half-foot tree lawns adjacent to two (2) five-foot sidewalks.
(g) Landscaped medians may be installed at each of the internal intersections shown in this PDP. The placement, extent, design and construction of the landscaped medians shall be submitted for review and approval by Town Staff prior to final plat.
(3) Local Streets
(a) All local streets will be constructed as a typical Local Street with Attached Sidewalk.
(b) Mountable curb will be installed along all local streets with driveway access.
(4) Private Drives
(a) Private drives shall be twenty-eight (28) feet wide and privately maintained.

IV. PARKING (Section 2.8)

2. General Provisions
d. Location. Parking lots for large retail establishments and supermarkets may be located primarily in the front of the buildings. Parking lots for secondary pad sites within a commercial area shall be located to the rear or side of buildings or in the interior of a block whenever possible.

3. Paved off-street parking requirements

USE	MINIMUM REQUIRED PARKING (outside of rights-of-way)
Single-family detached	N/A
Townhouse and duplex	N/A
Apartment dwellings	N/A
Accessory dwellings	N/A
Retail	1 space for every 500 square feet of gross floor area*
Office / business use	1 space for every 500 square feet of gross floor area*
Institutional / churches	1 space for every 2.9 seats, unless otherwise approved by the Town

*Off-street parking for commercial uses shall be sufficient to provide parking for employees of all proposed uses, as well as long-term customer parking. Spaces reserved for employees shall be designated as such by means of striping and signage. Parking shall be located at the rear and sides of buildings to the greatest extent possible and screened from view of streets as provided by Section 2.17 of the Land Use Code.

V. EASEMENT AND UTILITY STANDARDS (Section 2.10)

4. Street Lighting. Street lighting along arterial and collector streets will be designed in accordance with AASHTO guidelines. Commercial areas lighting as determined by the Board of Trustees. Street lighting shall also comply with Section 2.19.

VI. PARKS AND OPEN SPACE (Section 2.11)

C. General provisions.
2. *Public access.* Areas designated as public open space shall be both visibly and physically accessible to the community. Public access shall be provided to all public open space, natural and developed, directly from the public street and trail system. Pocket parks shall be bounded along at least seventy-five (75) feet of the perimeter by a street, except for plazas, unless otherwise authorized by the Board of Trustees. Pocket parks and plazas shall be integrated into the neighborhood design and be accessible to pedestrians and bicyclists.

c. Buildings shall front public open space. Development adjacent to open spaces shall front onto the area as much as possible. In the event open spaces are located between or adjacent to rear yards, the 3-rail Wood Fence shall be the only fencing allowed to maintain visual accessibility. Development adjacent to public open space shall integrate the open space into the design and avoid enclosing open space with buildings and back yards to the greatest extent feasible.

6. Ownership and maintenance of Parks.

Type of Open Space	Installation	Ownership	Maintenance
Pocket Parks	District	District	HOA
Public Trails	District	District	HOA
Landscaped Tracts / Outlots	District	District	HOA
Landscape Buffers (adjacent to arterials and Highway 52)	District	District	HOA
Detention Ponds	District	District	HOA
Oil & Gas Well Setbacks*	District	District	HOA

*Open space shall not include required setback areas around oil and gas production facilities, however, these sites will be maintained weed free and in accordance with Town requirements. (Section 2.11.d.2.a)

9. Amount of open space required by development.
e. Planned unit developments (PUD). The developer shall provide:
(1) A minimum of twenty-five percent (25%) of the gross land being developed as common functional open space, which may include: pocket parks, trails, homeowner association-owned or landowner-owned landscaped areas (excluding parking lots), natural areas and amenities for residents and other civic purposes;
The minimum open space required for Silverstone is 25% x 543.47 acres = 135.87 acres. The exact location and acreage of the open space for the Property will be determined at the time of Preliminary Plat. In the event the total amount of required open space is not provided at that time, the developer shall provide a combination of improvements (including any improvements to the community park, upgraded arterial fencing along WCR 13 and Hwy 52 and additional improvements within the trail system such as seating areas and bollard lighting) and/or fee-in-lieu equal to the value of the remaining required open space. The value of such open space improvements and/or fee-in-lieu shall be calculated as follows:

[25% open space required less open space provided] x [$20,000 per acre in 2008 dollars as adjusted for escalation according to the ENR Construction Cost Index at the time of construction]

IX. LANDSCAPE DESIGN (Section 2.14)

5. Plant materials.
a. The minimum planting sizes on all required landscaping shall be two-inch caliper deciduous trees, one-and-one-half-inch-caliper ornamental trees, six-foot-tall evergreen trees and five-gallon shrubs.

6. Landscaping design standards.
a. *Landscaping within the right-of-way and required common open space.* The developer or assigns shall provide:
(1) Street trees: One (1) deciduous or ornamental tree for every thirty (30) linear feet of block frontage or portion thereof. Street trees shall be planted within the tree lawn portion of the right-of-way with adequate spacing to allow for the mature spread of the trees. Sod and an automatic irrigation system shall be installed within the tree lawn portion of the right-of-way with the front yard landscaping by the builder or homeowner.
(c) Arterial streets: Live groundcover as appropriate to the use and function of the area, including a combination of grass, trees, flowers, paving and one (1) shrub for every one hundred twelve (112) square feet of landscape area clustered into planting beds. The developer shall also install an automatic irrigation system for all landscaping within arterial rights-of-way. Landscaping along WCR 13 shall be consistent with the Town-approved master plan concept developed by Frank Miltenberger for the WCR 13 road improvements.
f. Parking areas and parking lot landscaping standards. Parking lot landscaping is intended to break up large expanses of pavement, create shade, buffer views of parking lots from adjacent streets and development and enhance the overall appearance of each project.
(1) Applicability – for all parking lots with ten (10) spaces or more, not adjacent to Highway 52 or WCR 13 (Colorado Boulevard), shall be subject to these requirements. The developer or assigns shall provide:
(a) Site trees. There shall be a minimum of one (1) tree per five (5) parking spaces. Group trees together in islands which are a minimum of 350 square feet. Use the landscaping to break up large expanses of pavement and to create a tree canopy for summer shade.
(b) Shrubs. A minimum of one (1) shrub per one hundred twelve (112) square feet of landscaped area. Group plantings in landscape islands.
(c) Groundcover. Limit areas of irrigated turf. Grass is discouraged in areas less than ten (10) feet wide. Install a grass buffer (native grass where possible) around the perimeter to filter runoff and improve water quality.
(d) Landscape setback to parking lots. There shall be a minimum of twenty (20) feet from arterials or fifteen (15) feet from local or collector streets as measured from the street right-of-way. The purpose of the setback is to provide a buffer between street parking areas. This setback may be reduced to ten (10) feet if used in combination with berming (minimum 5 feet) with landscaping, a three-to four-foot masonry or stone decorative wall or a six (6) foot fence with trees and shrubs on both the street and parking lot sides of the wall to soften its appearance. Signage may be included in this setback.
(e) Provide a mechanism for long-term maintenance of landscaping. All landscaping within and adjacent to parking lots shall be owned and maintained by the landowner or occupant.
(2) Applicability – for all parking lots with ten (10) spaces or more, adjacent to Highway 52 or WCR 13 (Colorado Boulevard), shall be subject to these requirements. The developer or assigns shall provide:
(a) Site trees. There shall be a minimum of one (1) tree per five (5) parking spaces. Group trees together in islands which are a minimum of 350 square feet. Use the landscaping to break up large expanses of pavement and to create a tree canopy for summer shade.
(b) Shrubs. There shall be a minimum of one (1) shrub per one hundred (100) square feet of landscaped area. Group plantings in landscape islands.
(c) Landscape islands. There shall be a minimum of one landscape island for every fifteen (15) parking spaces. Each island shall be a minimum of 350 square feet and contain at least two (2) trees for a double row of parking and one tree for a single row of parking. Irrigated turf is discouraged in landscape islands.
(d) Landscape setback to parking lots. There shall be a minimum of fifty (50) feet from Highway 52 or Weld County Road 13 as measured from the street right-of-way. The purpose of the setback is to provide a buffer between street parking areas. This setback may be reduced to thirty (30) feet if used in combination with berming (minimum 5 feet) with landscaping, a three-to four-foot masonry or stone decorative wall or a six (6) foot fence with trees and shrubs on both the street and parking lot sides of the wall to soften its appearance. Signage may be included in this setback.
(e) Provide a mechanism for long-term maintenance of landscaping. All landscaping within and adjacent to parking lots shall be owned and maintained by the landowner or occupant.

7. Additional landscape requirements by zoning district.
d. Multi-family and Mixed Use District (C-H52) and Neighborhood Commercial District (C-N) landscaping standards.
(1) In addition to the right-of-way landscaping, the builder shall provide:
(b) Street trees: Street trees are required spaced at one (1) tree per forty (40) feet of curb length or street frontage for all perimeter streets.
(c) Site trees. A minimum of one (1) tree per seven hundred fifty (750) square feet of landscaped area, distributed on the site.
(d) Shrubs. A minimum of one (1) shrub per one hundred twelve (112) square feet of landscaped area. Group shrubs and distribute through the site. Trees may be substituted for up to one-half (½) of the required shrubs at the rate of one (1) tree for seven (7) shrubs.
(d) Groundcover. Irrigated turf maintained to appropriate standards for active recreation in areas that will function for active recreation. Where appropriate, use native grass for areas that will not function as active recreation areas. Native grass must be weed-free and maintained at a maximum height of eight (8) inches. There shall be a minimum of seventy-five percent (75%) of live materials between the front of the house or building and the curb unless approved by the Town.
(i) Landscape setback to parking lots – twenty (20) feet from WCR 11 and WCR 16 or fifteen (15) feet from local or collector streets as measured from the street right-of-way. The purpose of the setback is to provide a buffer between street parking areas. This setback may be reduced to ten (10) feet if used in combination with berming (minimum 5 feet) with landscaping, a three-to four-foot masonry or stone decorative wall or a six (6) foot fence. Signage may be included in this setback.
g. *Highway 52 and WCR 13 (Colorado Boulevard) Corridor Gateway landscaping standards.* The developer or assigns shall provide:
(1) Landscape setback to parking lots – provide a fifty (50) foot landscape setback from Highway 52 or WCR 13 as measured from the street right-of-way. The purpose of the setback is to provide a buffer between the street and parking areas. This setback may be reduced to thirty (30) feet if used in combination with berming (minimum 5 feet) with landscaping, a three to four-foot masonry or stone decorative wall or a six (6) foot fence. Signage may be included in this setback. Landscaping along WCR 13 shall be consistent with the master plan concept developed for the WCR 13 road improvements provided by Frank Miltenberger, as approved by the Town, at time of development. The landscape design may be adjusted at the time of final plat in order to preserve western views from old town Frederick and adjacent public parks.
b. Shrubs – a minimum of one (1) shrub per one hundred twelve (112) square feet of landscaped setback. Group shrubs and distribute throughout the landscape setback. Trees may be substituted for up to one-half (½) of the required shrubs at the rate of one (1) tree for seven (7) shrubs.
c. Site trees – plant a minimum of one (1) tree per seven hundred 750) square feet of landscaped area, distributed in the setback area.
d. Groundcover – limit areas of irrigated turf. Where appropriate, use native grass for areas that will not function as active areas. Native grass must be weed-free and maintained at a maximum height of eight (8) inches. There shall be a minimum of seventy-five percent (75%) of live materials between the building and the street unless approved by the Town.
h. Planted Medians. Developers shall provide landscape medians for traffic calming and community character on all arterials at the intersection of Highway 52 and Colorado Boulevard.
(a) Medians shall extend a minimum of one hundred fifty (150) feet from the intersection, as approved by the Town.
(b) Medians shall be designed with a raised splash pan and maintain consistency with the character of the improvements on Colorado Boulevard near Highway 52, as approved by the Town in terms of articulation and design features.
(c) Medians shall be landscaped as follows:
i. Planter bed. No less than one half of the required median shall consist of landscaped area and planter bed. The landscaping shall be contained within a planter bed of organic mulch and maintained as required by the Land Use Code.

10. Storm Drainage Facilities.
d. *Ownership and Maintenance.* All drainage facilities shall be owned by the Town and maintained by the landowner or occupant unless otherwise approved by the Town.

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XII. COMMERCIAL AND INDUSTRIAL ARCHITECTURE (Section 2.18)

A. Intent
The Town of Frederick seeks to promote architectural design which is harmonious with the adjacent structures and sensitive to the natural environment. No single architectural style will be mandated, however, the reliance on or use of a standardized "corporate" or "franchise" style is strongly discouraged unless the Town determines that such style meets the objectives of this section. Strongly thematic architectural styles associated with some chain restaurants, gas stations, big box and service stores are discouraged and, if utilized, will be recommended to be modified to be compatible with the Town's design objectives.

The primary purpose of this section is to achieve the following goals: Enhance and protect Frederick's quality of life and community image through agreed upon architectural design objectives; and protect and promote Frederick's long-term economic vitality through architectural design objectives which encourage high quality development, while discouraging less attractive and less enduring alternatives.

C. Neighborhood Commercial Architectural Standards.

The Neighborhood Commercial Architectural Standards will be submitted concurrently with the first residential final plat in PA-V and approved by the Town.

E. Community commercial architectural standards.

The following architectural design objectives are intended to apply to all commercial development within the C-H52 zone districts. New building construction shall provide a sense of permanence and timelessness. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time and not require excess maintenance.

Exterior building materials should be aesthetically pleasing and compatible with materials and colors of nearby structures. Predominant exterior building façade materials shall consist of high quality, durable products. Durable building materials such as brick, sandstone, fieldstone, decorative concrete masonry units, wood and glass are recommended. External Insulation Finished Systems (E.I.F.S) material should be utilized only on the building trim and accent areas. The use of E.I.F.S. as a predominant façade material is discouraged.

Building colors should accent, blend with or complement the surroundings. Façade colors are recommended to be earth tone colors which are low reflectance, subtle and natural (e.g., grays, burgundies, browns and tans). The coloring of all materials should be integral to the product and not painted on surface of said product. The use of high intensity colors, metallic colors, black or fluorescent colors are discouraged. Primary colors are requested to be reserved for trim and accent areas. Exposed neon tubing is not an acceptable feature on buildings; the pitched roof designs are highly recommended for low-rise retail and office buildings utilizing architectural asphalt shingles or standing-seam metal panels. Flat roofs are discouraged. In the case of large retail establishments and supermarkets, such buildings shall provide elevations which reflect this objective through variations in façade setback and parapet wall presentations. Roof colors should be muted and compatible with the dominant building color.

Long blank walls on retail buildings are to be avoided through the use of foundation landscaping and architectural details and features. Large scale retail buildings are encouraged to have height variations to reduce scale and give the appearance of distinct elements. Roof top mechanical installation should be appropriately screened so as to block the view from adjacent public or private street rights-of-way and properties. Such screening shall match or compliment the overall theme of the building.

XIII. LIGHTING (Section 2.19)

B. General Provisions.
5. *Height standards for lighting:*
b. C-H52 zoning districts. Light fixtures shall be mounted on concrete, fiberglass or painted metal poles no higher than twenty-five (25) feet from the ground, unless a greater height, not to exceed the maximum building height in the applicable zone district, is approved by the Planning Commission or Board of Trustees through a development application review process. Lighting mounted on a building or structure shall not exceed the height of the building or structure. Bollard-type lighting fixtures shall be between three (3) and four (4) feet high.

IV. PRINCIPAL AND CONDITIONAL USES PERMITTED BY ZONING DISTRICT (Section 3.4)

Table 3-1 Table of Additional Permitted Uses Without Conditions
C-H52
Permitted Uses.
Residential uses:
- Multi-family.
- Single-family attached dwellings – minimum of two (2) attached units.

Business/Commercial/Retail Uses
- Entertainment facilities and theaters.
- Restaurants with drive-through facilities

XV. DENSITY AND DIMENSIONAL STANDARDS (Section 3.5)

Commercial and Public Zone Districts (feet) measured from right-of-way	**C-N**	**C-H52**
Standards		
Minimum building setback (feet)	-	15
Maximum building setback (feet)	10	-
Maximum floor area ratio (ratio of total floor area to total lot area)	2:1	1:1
Maximum building height (feet)(1)	40	40
Maximum ground level footprint (square feet)	5,000	-

(1) The building height limitations shall not apply to church spires, belfries, cupolas, or domes not used for human occupancy, nor to chimneys, water tanks, silos, nor to public building or structures located more than one (1) foot horizontally from the

	Buildings	**Parking Lots**
Minimum landscape buffers/setbacks (feet) measured from right-of-way		
Locals / Collectors	-	15(1)
Arterial	10	20(1)
Highway 52	15	50(2)

(1) May be reduced to ten (10) feet if used in combination with berming (minimum 5 feet) with landscaping, a three to four-foot masonry or stone decorative wall or a six (6) foot fence.

(2) May be reduced to thirty (30) feet if used in combination with berming (minimum 5 feet) with landscaping, a three to four-foot masonry or stone decorative wall or a six (6) foot fence.

3. Setback requirements.
b. On corner lots, all sides of the lot with street frontage shall meet the applicable front yard setback, unless otherwise allowed in the Density and Dimensional Standards above.
e. Permanent features allowed within setbacks shall include:
(1) Cornices, canopies, eaves, overhangs, window wells, cantilevers or similar architectural features if they extend no more than two (2) feet into a required setback and if they do not encroach into or overhang an easement.

XVI. SIGNS (Section 7)

7.12 Sign standards by zoning district.
2. Business and commercial signs / C-N and C-H52 Zone Districts. Signs in C-N and C-H52 zoning districts may include and shall be limited to:
The maximum height of a Freestanding Sign – Monument sign shall be thirty (30) feet and the minimum setback from right-of-way shall be ten (10) feet.

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XI. RESIDENTIAL ARCHITECTURE (single-family and multi-family dwellings) (Section 2.17)

2. Housing diversity / neighborhood identity. Housing diversity is an important goal for new residential development in the Town. In support of this, the integration of detached and attached single-family dwellings, and multi-family dwellings, within neighborhoods, even in the same block, is encouraged. In addition, each phase of residential development within a large master-planned community, shall have a distinct character and style which makes it distinguishable from the other phases. This can be achieved through the use of different architectural styles, monumentation and landscape design and materials.

4. Single-family detached dwellings.
a. Streetscape diversity.
In order to allow for flexibility in sales, a Block Diversity Plan may be modified over time, provided that the minimum requirements in this section are met. These modifications shall be subject to administrative review and approved by the Town staff. The applicant shall enforce these requirements as individual lots are purchased. In the event the Town removes the requirement for a Block Diversity Plan from the LUC, applicant shall be released from this requirement.
b. Model diversity.
(1) Block face. A block face includes any block containing up to ten (10) lots. In the event a block of lots contains more than ten (10) lots, such block shall count as two (2) or more block faces. Each block face shall contain at least three (3) different models that have significant variations in floor plan configuration and massing. Differentiation in models requires all of the following variations:
(a) Rooms and elements program;
(b) Floor plan configuration;
(c) Massing;
(d) Size;
(e) Color scheme;
(f) Use of exterior material;
(g) Garage component (at street-access condition); and
(h) Garage access (at street-access condition).

(2) Each block face shall contain no more than two (2) of the same model with the same architectural style.
(3) Significant variation in the range of wall colors on a block face is encouraged. Use different colors on adjacent building facades. Treat a block face as a unified composition.
(4) Each block face shall contain at least three (3) roof colors.
(5) The same model with the same architectural style shall not be placed adjacent to each other or directly across the street from one another.
(6) At least one-third (1/3) of the buildings on each block face shall have a front porch.
c. Stylistic diversity. Each model shall have at least two (2) architectural styles and color schemes.
d. Enhancements at corners. At corners, buildings shall address the side street or open space. Corner lots shall be wide enough to allow for side elevation enhancements. At least two (2) of the following enhancements are required:
(1) A side- or wrap-around porch, or a bay window. Wrap-around porches are encouraged.
(2) Windows with muntins or glazed doors that face the side street or open space.
(3) A change in the vertical or horizontal wall plane.
(4) Brackets, projections, belt courses or other such details.
e. Architectural Style. New residential architecture shall resemble the architecture commonly found in Colorado neighborhoods as well as more modern designs. The goal is to create the memorable character, identity and appeal that these neighborhoods display, not to provide exact replicas of historic buildings. Photographs that illustrate the bases of the proposed architectural styles shall be provided.
f. Massing. The mass of a house should strongly reflect its architectural style and be scaled to provide visual interest and depth, reduce boxiness, and achieve an articulated form on all four (4) sides.
g. Roof. The roof forms and pitches of a house or duplex shall strongly reflect its architectural style. In general, a simple dominant roof form should be used in combination with complementary secondary and minor roof forms and elements.
(1) Roof overhangs, eaves, fascias and soffit detail shall be detailed appropriately for the architectural style of the building.
(2) The character and placement of dormers, when used, shall reflect the architectural style of the building.
h. Covered entries and porches.
(1) A covered entryway for the front door in encouraged.
(2) Porch designs shall reflect the architectural style of the building. Where provided, a porch shall be at least six (6) feet deep and eight (8) feet wide, and be defined by a railing, columns or similar architectural features that are scaled and detailed to reflect their style.
(3) Raised porch floors, sixteen (16) inches or more above the finished grade, are encouraged.
(4) Porches and bay windows shall be allowed to encroach into the side setback up to five (5) feet on any corner lot with a required setback of at least ten (10) feet.
i. Front doors. Front doors shall be designed, detailed and located to be prominent architectural elements visible from the street. The door style, scale and trim shall complement the architectural style of the building.
j. Windows. The window type, composition, proportions and trim for a house shall strongly reflect its architectural style. The use of muntins is required on all street facing windows to create a smaller scale.
k. Exterior embellishments. Bays, projections, brackets, trim and material changes that are appropriate for the expression of the architectural style of a building are encouraged.
l. Exterior color. The skillful use of color variation is especially important. Monotonous color palettes are strongly discouraged.
(1) Strong colors should be muted shades or tints of the pure hue to ensure that colors are subdued. High gloss paints are discouraged. Use saturated color hues sparingly as accents.
(2) Wall, trim, accent, roof and masonry colors shall be coordinated.
(3) Generally, corner trim should be of similar or lighter value than the main body of the house.
m. Decks.
(1) All vertical elements (columns, beams, railing, stairs, supports), fascias and overhead elements of elevated and walkout decks shall be painted or stained to match or complement the permanent colors of the main structure and not left to weather naturally.
(2) Deck posts shall be a minimum of six (6) inches in section unless grouped (two [2] or more posts) or enhanced with a built-up wood or masonry wrap or cladding.
(3) Rear lot ground level (under thirty [30] inches in height) decks and railings are exempt from this painting / staining provision.
n. Allowable building extensions. Cornices, canopies, eaves, overhangs, window wells, cantilevers and similar architectural features may extend from the building into a required yard not more than two (2) feet. Open, unenclosed, uncovered patios, decks and porches-not more than thirty (30) inches in height are permitted and may extend into a required yard setback not more than six (6) feet, excluding roof overhangs. Porches and bay windows shall be allowed to encroach into the side setback up to five (5) feet on any corner lot with a required setback of at least ten (10) feet. Covered patios, porches and decks attached to residential dwellings may extend no more than five (5) feet into a required front or rear setback or five (5) feet into a required side yard setback on any corner lot with a required setback of at least ten (10) feet, provided that they do not encroach into or overhang an easement or property line and do not obstruct any sight distance triangles. Patios that encroach into a setback may not be enclosed.
o. Garages. Homes, not garages, shall have the emphasis on residential streets. The intent is that residential streets have variety and that garages not dominate homes and streets. Alley accessed garages are strongly encouraged.
(1) Requirements for garages with access from the street.
(a) Variety of garage placement. Varying the placement of street-accessed garages on adjacent lots is encouraged to create diversity and avoid repetition.
(b) Recessed garage doors. Street facing garage doors shall be set back at least eighteen (18) feet from the back of the sidewalk and four (4) feet or more from the forward-most enclosed area of the home or the porch. No more than twenty-five percent (25%) of these, however, are allowed on one (1) block face.
Forward garage doors. Street facing garage doors shall be set back at least eighteen (18) feet from the back of the sidewalk when the garage door plane is located in front of the forward-most enclosed area of the home or the porch. No more than twenty-five percent (25%) of these, however, are allowed on one (1) block face.
(c) Deep recessed and rear garages with side yard drive and maximum twelve (12) foot driveway curb cut are encouraged.
(d) Swing-in (side-loaded) garages are encouraged and shall be setback at least twelve (12) feet from the back of the sidewalk. However, such garage projections shall be minimized so as not to appear tacked on. Additional architectural treatment must be added to the front elevation of any swing-in (side-loaded) garage. Split garages containing a swing-in (side-loaded) garage bay shall be considered side-loaded garages.
(e) Three-car street accessed garages. Three-car, front-facing garages are not allowed unless the third-car garage door is recessed a minimum of two (2) feet behind the plane of the two-car garage door, and are only allowed on lots that are sixty (60) feet wide or larger, as measured at the front setback. Only one three-car, front-facing garage is allowed on each block face containing six (6) or fewer lots. A block face containing more than six (6) lots may contain up to two (2) three-car, front-facing garages. Swing-in garages, split garages and tandem garages are encouraged.
(f) Minimum driveway curb cut width. The width of a driveway curb cut is limited to twenty (20) feet.
(g) Garage doors. Individual single-garage doors with upper level windows are encouraged. Garage doors shall not comprise more than sixty percent (60%) of the street-facing façade of the home. Alley-loaded garages are exempt from this standard.

XII. COMMERCIAL AND INDUSTRIAL ARCHITECTURE (Section 2.18)

A. Intent
The Town of Frederick seeks to promote architectural design which is harmonious with the adjacent structures and sensitive to the natural environment. No single architectural style will be mandated, however, the reliance on or use of a standardized "corporate" or "franchise" style is strongly discouraged unless the Town determines that such style meets the objectives of this section. Strongly thematic architectural styles associated with some chain restaurants, gas stations, big box and service stores are discouraged and, if utilized, will be recommended to be modified to be compatible with the Town's design objectives.

The primary purpose of this section is to achieve the following goals: Enhance and protect Frederick's quality of life and community image through agreed upon architectural design objectives; and protect and promote Frederick's long-term economic vitality through architectural design objectives which encourage high quality development, while discouraging less attractive and less enduring alternatives.

E. Community commercial architectural standards.

The following architectural design objectives are intended to apply to all commercial development within the C-H52 zone districts. New building construction shall provide a sense of permanence and timelessness. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time and not require excess maintenance.

Exterior building materials should be aesthetically pleasing and compatible with materials and colors of nearby structures. Predominant exterior building façade materials shall consist of high quality, durable products. Durable building materials such as brick, sandstone, fieldstone, decorative concrete masonry units, wood and glass are recommended. External Insulation Finished Systems (E.I.F.S) material should be utilized only on the building trim and accent areas. The use of E.I.F.S. as a predominant façade material is discouraged.

Building colors should accent, blend with or complement the surroundings. Façade colors are recommended to be earth tone colors which are low reflectance, subtle and natural (e.g., grays, burgundies, browns and tans). The coloring of all materials should be integral to the product and not painted on surface of said product. The use of high intensity colors, metallic colors, black or fluorescent colors are discouraged. Primary colors are requested to be reserved for trim and accent areas. Exposed neon tubing is not an acceptable feature on buildings; the pitched roof designs are highly recommended for low-rise retail and office buildings utilizing architectural asphalt shingles or standing-seam metal panels. Flat roofs are discouraged. In the case of large retail establishments and supermarkets, such buildings shall provide elevations which reflect this objective through variations in façade setback and parapet wall presentations. Roof colors should be muted and compatible with the dominant building color.

Long blank walls on retail buildings are to be avoided through the use of foundation landscaping and architectural details and features. Large scale retail buildings are encouraged to have height variations to reduce scale and give the appearance of distinct elements. Roof top mechanical installation should be appropriately screened so as to block the view from adjacent public or private street rights-of-way and properties. Such screening shall match or compliment the overall theme of the building.

XIII. LIGHTING (Section 2.19)

B. General Provisions.
5. *Height standards for lighting*:
a. R-1 and C-NR-3 zoning districts. Light fixtures shall be mounted on concrete, fiberglass or painted metal poles no higher than sixteen (16) feet from the ground. Lighting mounted on a building or structure shall not exceed the height of the building or structure. Bollard-type lighting fixtures shall be between three (3) and four (4) feet high and shall be spaced in accordance with AASHTO guidelines on all pedestrian paths that are independent from streets for safety considerations.
b. C-H52 zoning districts. Light fixtures shall be mounted on concrete, fiberglass or painted metal poles no higher than twenty-five (25) feet from the ground, unless a greater height, not to exceed the maximum building height in the applicable zone district, is approved by the Planning Commission or Board of Trustees through a development application review process. Lighting mounted on a building or structure shall not exceed the height of the building or structure. Bollard-type lighting fixtures shall be between three (3) and four (4) feet high.

XIV. PRINCIPAL AND CONDITIONAL USES PERMITTED BY ZONING DISTRICT (Section 3.4)

Table 3-1 Table of Additional Permitted Uses Without Conditions
C-H52
Permitted Uses.
Residential uses:
- Multi-family.
- Single-family attached dwellings – minimum of two (2) attached units.

Business/Commercial/Retail Uses
- Entertainment facilities and theaters.
- Restaurants with drive-through facilities

XV. DENSITY AND DIMENSIONAL STANDARDS (Section 3.5)

Residential Zone Districts	R-1	R-3	C-H52 (Multi-family)[1]
Lot Standards			
Minimum lot area per dwelling	5,000	Townhome: 1,800 Duplex: 2,000 Condo/Apt: 6,250	Townhome: 1,800 Duplex: 2,000 Condo/Apt: 6,250
Maximum net density (DU/ACRE)	5		
Minimum lot width (feet per dwelling)	50	Townhome: 20 Condo/Apt: 60	Townhome: 20 Condo/Apt: 60
Minimum lot frontage (feet)	40	35	35
Minimum front yard setback (feet) measured from back of sidewalk			
Principal building/porch	15	15 / 10 (Duplex)	15 / 10 (Duplex)
Garage face	18	15	15
Side loaded garage	12[2]	12[2]	12[2]
Accessory building	55	55	55
Minimum side yard setback (feet) measured from lot line to building			
Note: For corner lots, the side setback to the building must be a minimum of 10 feet from the back of sidewalk			
Principal building (interior/landscape tract)	5	5 (at end of each row)	5 (at end of each row)
Local	10	10	10
Collector	15	15	15
Arterial	20	5	5
Highway 52	20	5	5
Accessory building	10	10	10
Minimum distance between	10	10	10
Minimum side building setback (feet) measured from right-of-way, including buffers			
Arterial	30	30	30
Highway 52	70	70	70
Minimum rear yard setback (feet) measured from lot line to building			
Principal building	20	15 / (5 Duplex)	15 / (5 Duplex)
Garage with its entrance facing an alley	5	5	5
Arterial	50	50	50
Highway 52	20	20	20
Accessory building	5	5	5
Minimum front or rear building setback (feet) measured from right-of-way, including buffers			
Arterial	60	60	60
Highway 52	70	70	70
Minimum floor area per dwelling unit (square feet)	850	400	400
Maximum building height	35	35	35

(1) Zero lot line setbacks shall be permitted for attached buildings.
(2) The minimum front setback to the principal building for homes with side loaded garages is measured from the property line to the side loaded garage. Additional architectural treatment must be added to the front elevation of any side loaded garage for the reduced setback to apply.

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Submittal: 12.10.2019
Revisions:

Silverstone Filing 5
Final Development Plan
Frederick, Colorado
Sheet GDI3

Silverstone Filing 5 Final Development Plan

THE TOWN OF FREDERICK, COLORADO
LOCATED IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
5.08 ACRES

Commercial Districts (feet) measured from right-of-way	**C-H52**
Minimum building setback (feet)	15
Maximum building setback (feet)	-
Maximum floor area ratio (ratio of total floor area to total lot	1:1
Maximum building height (feet)(1)	40
Maximum ground level footprint (square feet)	-

(1) The building height limitations shall not apply to church spires, belfries, cupolas, or domes not used for human occupancy, nor to chimneys, water tanks, silos, nor to public building or structures located more than one (1) foot horizontally from the

	Buildings	**Parking Lots**
Minimum landscape buffers/setbacks (feet) measured from right-of-way		
Locals / Collectors	-	15(1)
Arterial	10	20(1)
Highway 52	15	50(2)

(1) May be reduced to ten (10) feet if used in combination with berming (minimum 5 feet) with landscaping, a three to four-foot masonry or stone decorative wall or a six (6) foot fence.

(2) May be reduced to thirty (30) feet if used in combination with berming (minimum 5 feet) with landscaping, a three to four-foot masonry or stone decorative wall or a six (6) foot fence.

XV. DENSITY AND DIMENSIONAL STANDARDS (Section 3.5)
3. Setback requirements.
b. On corner lots, all sides of the lot with street frontage shall meet the applicable front yard setback, unless otherwise allowed in the Density and Dimensional Standards above.
e. Permanent features allowed within setbacks shall include:
(1) Cornices, canopies, eaves, overhangs, window wells, cantilevers or similar architectural features if they extend no more than two (2) feet into a required setback and if they do not encroach into or overhang an easement.
(7) Open, unenclosed, uncovered patios, porches and decks not more than thirty (30) inches above grade, provided that they do not extend more than six (6) feet into the required setback area. Patios that encroach into a setback may not be enclosed.
(8) Covered patios, porches, and decks attached to residential dwellings may encroach no more than five (5) feet into a required front or rear setback or five (5) feet into a required side yard setback on any corner lot with a required setback of at least ten (10) feet, provided that they do not encroach into or overhang an easement or property line and do not obstruct any sight distance triangles. Patios that encroach into a setback may not be enclosed.

XVI. SIGNS (Section 7)

7.12 Sign standards by zoning district.
1. Residential and agricultural signs. Signs in the R-1 and R-3 zoning districts may include and shall be limited to the following:
The maximum height of a Freestanding Sign at a Subdivision entrance in residential area shall be eighteen (18) feet.
2. Business and commercial signs ~~/ C-N and C-H52 Zone Districts~~. Signs in ~~C-N and~~ C-H52 zoning districts may include and shall be limited to:
The maximum height of a Freestanding Sign – Monument sign shall be thirty (30) feet and the minimum setback from right-of-way shall be ten (10) feet.

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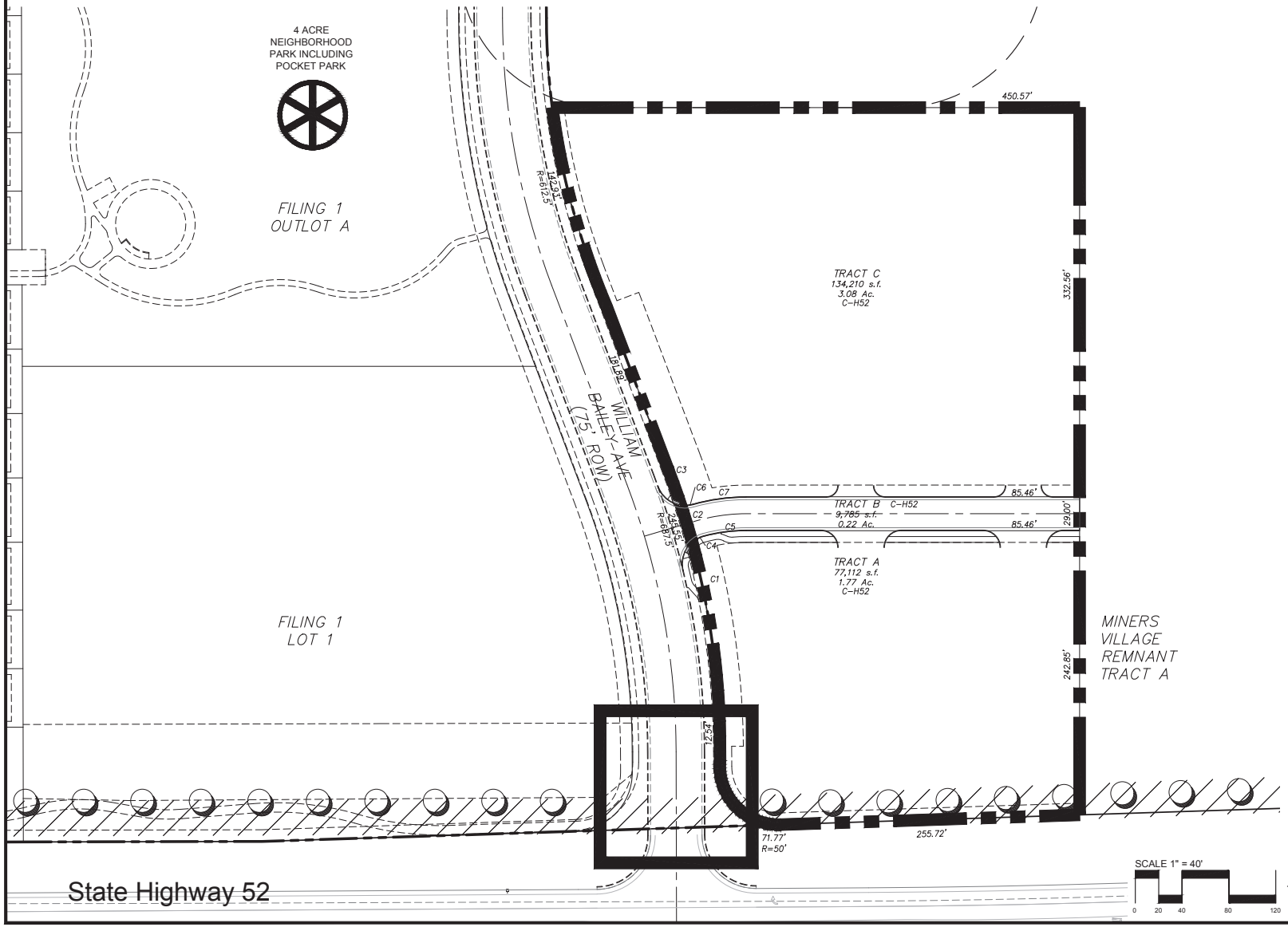
Silverstone Filing 5
Final Development
Plan
Frederick, Colorado
Sheet GDI4

Silverstone Filing 5 Final Development Plan

THE TOWN OF FREDERICK, COLORADO
LOCATED IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
5.08 ACRES



Legend:

- Park
- Landscape Buffer
- Primary Entry Monumentation
- Trail
- Well Site (Existing)

WALK / TRAIL MINIMUM REQUIREMENTS:
SIDEWALK WIDTH: 5 FEET
WALKWAYS THROUGH SUBDIVISION BLOCKS: 5 FT WITHIN A 20 FT TRACT
MULTI-USE PATHWAYS (BIKEWAYS): 8 FEET
OPEN SPACE TRAILS: 8 FEET

LANDSCAPE DESIGN INTENT

THE LANDSCAPE DESIGN WILL PROVIDE A CONTEXTUAL MIX OF PLANT MATERIAL USING DRYLAND SEED IN THE MAJORITY OF THE OPEN SPACE AREAS WITH BLUEGRASS SOD BEING USED AS APPROPRIATE IN HIGH IMPACT AREAS AND PARK SPACES. SHRUB BEDS WILL FURTHER COMPLIMENT THESE SPACES TO PROVIDE COLOR AND YEAR ROUND INTEREST TO THE COMMUNITY. XERIC DESIGN PRINCIPLES WILL HELP GUIDE AND DIRECT THE SELECTED PLANT PALETTE AND STRUCTURE.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	180.49'	687.50'
C2	33.86'	687.50'
C3	32.53'	687.50'
C4	11.52'	24.50'
C5	36.78'	137.50'
C6	10.66'	24.50'
C7	46.03'	166.50'

SCALE 1" = 40'

0 20 40 80 120

N

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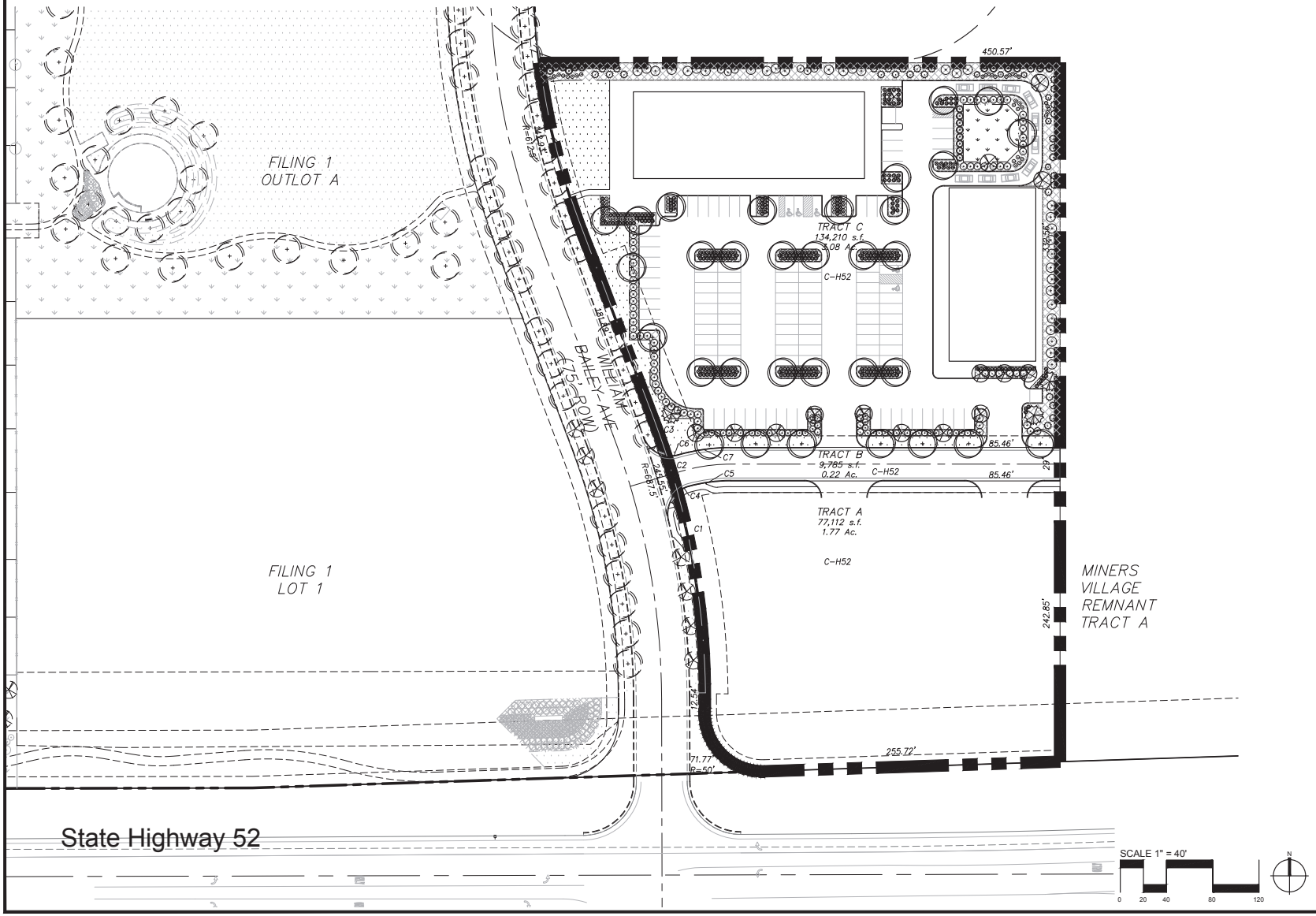
Silverstone Filing 5
Final Development Plan
Frederick, Colorado
Sheet CLP

Silverstone Filing 5 Final Development Plan

THE TOWN OF FREDERICK, COLORADO
LOCATED IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
5.08 ACRES



Legend:

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- EDGER
- SOD
- MULCH
- NATIVE SEED

THIS PLAN IS CONCEPTUAL TO SHOW THE INTENT OF THE DESIGN. IT DOES NOT REFLECT ACTUAL BUILDING LAYOUT, PARKING, PLANT SPECIES OR QUANTITIES.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	180.49'	687.50'
C2	33.86'	687.50'
C3	32.53'	687.50'
C4	11.52'	24.50'
C5	36.78'	137.50'
C6	10.66'	24.50'
C7	46.03'	166.50'

SCALE 1" = 60'

0 30 60 120

SCALE 1" = 40'

0 20 40 80 120

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Silverstone Filing 5
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Frederick, Colorado
Sheet LP

Silverstone Filing 5 Final Development Plan

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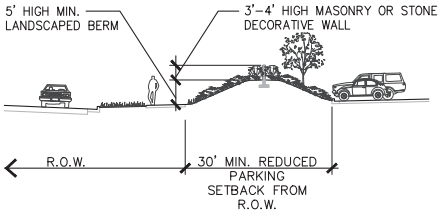
LOCATED IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
5.08 ACRES



1 HIGHWAY 52 WALL
SCALE: NTS

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Submittal: 01.17.2020
Revisions:

Silverstone Filing 5
Final Development
Plan
Frederick, Colorado
Sheet FD

TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 20-R-51-A

A RESOLUTION OF THE TOWN OF FREDERICK, APPROVING THE SILVERSTONE FILING 5 FINAL DEVELOPMENT PLAN

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado in 2008, approved the Preliminary Development Plan for Miner's Village located in Section 36, Township 2 N., Range 68 W. of the 6th Principal Meridian in the Town of Frederick, County of Weld State of Colorado consisting of 484.21 acres; and

WHEREAS, on May 8, 2018 the Board of Trustees adopted a resolution changing the name of the development from Miner's Village to Silverstone; and

WHEREAS, the Planning Commission recommended approval of the application for the Final Development Plan of Silverstone Filing 5 with no conditions on June 2, 2020.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:

Section 1. The Silverstone Final Development Plan is approved.

Section 2. **Effective Date.** This resolution shall be become effective immediately upon adoption.

Section 3. **Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. **Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

ADOPTED THIS 23RD DAY OF JUNE 2020.

ATTEST:	**TOWN OF FREDERICK**
By _____	By _____
Meghan C. Martinez, CMC, Town Clerk	Tracie Crites, Mayor

ORDINANCE NO. 1340-A

AN ORDINANCE OF THE TOWN OF FREDERICK, COLORADO, APPROVING THE FINAL DEVELOPMENT PLAN FOR SILVERSTONE FILING 5

WHEREAS, Silverstone Development Co., Inc. hereinafter known as the "Developer", has submitted an Application for a Final Development Plan for those certain lands within the Town of Frederick, Colorado, to be known as Silverstone Filing 5, under the authority provided by "***Chapter 4, Subdivision Regulations,*** of the ***Frederick land use Code***;"; and

WHEREAS, the Board of Trustees of the Town of Frederick has found the Preliminary Development Plan to be complete and that good and sufficient reason has been shown to be present to justify the approval of the Final Development Plan; and

WHEREAS, the Board of Trustees has determined by Resolution No. 20-R-51 -A, duly adopted and approved on the 23rd day of June 2020, that the proposed Final Development Plan of Silverstone Filing 5 is compatible with the adjacent land uses, that it conforms with the requirements and standards established in "***Chapter 4, Subdivision Regulations,*** of the ***Frederick land use Code***," and that it preserves the health, safety, welfare and interests of the citizens of the Town of Frederick, Colorado:

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Frederick, Colorado, that:

Section 1. That property owned by the Silverstone Development Company, Inc. identified as "Silverstone Filing 5" and described in "EXHIBIT A" attached hereto and made a part hereof is now granted Final Development Plan approval in accordance with the provisions of "***Chapter 4, Subdivision Regulations,*** of the ***Frederick land use Code***" except as specifically amended herein."

Section 2. The property is platted in accordance with the Land Use Code, and other documentation pertaining to Final Development Plan of said property presented by the Developer and approved by the Frederick Planning Commission and the Frederick Board of Trustees, and the same are incorporated by reference thereto in this Ordinance. The ordinance shall not affect the Owner's commitments made in the Annexation Agreement and the Memorandum of Agreement for Public Improvements, except as specifically amended herein.

Section 3. The signatures on Final Development Plan and this ordinance and the recording of the same shall be withheld until a Memorandum of Agreement for Public Improvements required by this ordinance is completed and accepted by the Town.

Section 4. **Effective Date.** This ordinance shall become effective thirty (30) days after publication, or upon the affixation of signatures on the plat map and this platting ordinance and the recording of the same, whichever occurs later.

Section 5. **Severability.** If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Town Board hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof,

irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases be declared invalid.

Section 6. **Repealer.** All ordinances or resolutions and motions of the Board of Trustees of the Town of Frederick or parts thereof, in conflict with this ordinance are to the extent of such conflict hereby superseded and repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance, resolution or motion, no revive any ordinance, resolution or motion thereby.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED THIS 23RD DAY OF JUNE 2020.

ATTEST: **TOWN OF FREDERICK**

By _____ By _____

Megan C. Martinez, CMC, Town Clerk Tracie Crites, Mayor

Appendix A

TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 20-R-51- B

A RESOLUTION OF THE TOWN OF FREDERICK, DENYING THE SILVERSTONE FILING 5 FINAL DEVELOPMENT PLAN

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado in 2008, approved the Preliminary Development Plan for Miner's Village located in Section 36, Township 2 N., Range 68 W. of the 6th Principal Meridian in the Town of Frederick, County of Weld State of Colorado consisting of 484.21 acres; and

WHEREAS, on May 8, 2018 the Board of trustees adopted a resolution changing the name of the development from Miner's Village to Silverstone; and

WHEREAS, the Planning Commission recommended approval of the application for the Final Development Plan of Silverstone Filing 5 with no conditions on June 2, 2020.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:

Section 1. The Silverstone Final Development Plan is denied.

Section 2. **Effective Date.** This resolution shall be become effective immediately upon adoption.

Section 3. **Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. **Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

ADOPTED THIS 23RD DAY OF JUNE 2020.

ATTEST:

By _____
Meghan C. Martinez, CMC, Town Clerk

TOWN OF FREDERICK

By _____
Tracie Crites, Mayor

-TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 20-R-51 - C

A RESOLUTION OF THE TOWN OF FREDERICK, APPROVING THE SILVERSTONE FILING 5 FINAL DEVELOPMENT PLAN WITH CONDITIONS

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado in 2008, approved the Preliminary Development Plan for Miner's Village located in Section 36, Township 2 N., Range 68 W. of the 6th Principal Meridian in the Town of Frederick, County of Weld State of Colorado consisting of 484.21 acres; and

WHEREAS, on May 8, 2018 the Board of trustees adopted a resolution changing the name of the development from Miner's Village to Silverstone; and

WHEREAS, the Planning Commission recommended approval of the application for the Final Development Plan of Silverstone Filing 5 with no conditions on June 2, 2020.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:

Section 1. The Silverstone Final Development Plan is approved with the following conditions:

a.
b.
c.

Section 2. **Effective Date.** This resolution shall be become effective immediately upon adoption.

Section 3. **Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. **Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

ADOPTED THIS 23RD DAY OF JUNE 2020.

ATTEST:

By _____
Meghan C. Martinez, CMC, Town Clerk

TOWN OF FREDERICK

By _____
Tracie Crites, Mayor

ORDINANCE NO. 1340-C

AN ORDINANCE OF THE TOWN OF FREDERICK, COLORADO, APPROVING THE FINAL DEVELOPMENT PLAN FOR SILVERSTONE FILING 5

WHEREAS, Silverstone Development Co., Inc. hereinafter known as the "Developer", has submitted an Application for a Final Development Plan for those certain lands within the Town of Frederick, Colorado, to be known as Silverstone Filing 5, under the authority provided by "***Chapter 4, Subdivision Regulations,*** of the ***Frederick land use Code***"; and

WHEREAS, the Board of Trustees of the Town of Frederick has found the Preliminary Development Plan to be complete and that good and sufficient reason has been shown to be present to justify the approval of the Final Development Plan; and

WHEREAS, the Board of Trustees has determined by Resolution No. 20-R-XX - C, duly adopted and approved on the 23rd day of June 2020, that the proposed Final Development Plan of Silverstone Filing 5 is compatible with the adjacent land uses, that it conforms with the requirements and standards established in "***Chapter 4, Subdivision Regulations,*** of the ***Frederick land use Code***," and that it preserves the health, safety, welfare and interests of the citizens of the Town of Frederick, Colorado:

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Frederick, Colorado, that:

Section 1. That property owned by the Silverstone Development Company, Inc. identified as "Silverstone Filing 5" and described in "EXHIBIT A" attached hereto and made a part hereof is now granted Final Development Plan approval in accordance with the provisions of "***Chapter 4, Subdivision Regulations,*** of the ***Frederick land use Code***" subject to the following conditions:

a.
b.
c.

Section 2. The property is platted in accordance with the Land Use Code, and other documentation pertaining to Final Development Plan of said property presented by the Developer and approved by the Frederick Planning Commission and the Frederick Board of Trustees, and the same are incorporated by reference thereto in this Ordinance. The ordinance shall not affect the Owner's commitments made in the Annexation Agreement and the Memorandum of Agreement for Public Improvements, except as specifically amended herein.

Section 3. The signatures on the Final Development Plan and this ordinance and the recording of the same shall be withheld until a Memorandum of Agreement for Public Improvements required by this ordinance is completed and accepted by the Town.

Section 4. **Effective Date.** This ordinance shall become effective thirty (30) days after publication, or upon the affixation of signatures on the plat map and this platting ordinance and the recording of the same, whichever occurs later.

Section 5. **Severability.** If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Town Board hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases be declared invalid.

Section 6. **Repealer.** All ordinances or resolutions and motions of the Board of Trustees of the Town of Frederick or parts thereof, in conflict with this ordinance are to the extent of such conflict hereby superseded and repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance, resolution or motion, no revive any ordinance, resolution or motion thereby.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED THIS 23rd DAY OF JUNE 2020.

ATTEST: **TOWN OF FREDERICK**

By _____ By _____

Megan C. Martinez, CMC, Town Clerk Tracie Crites, Mayor

Appendix A

PCR-2020-07A

A Resolution of the Planning Commission

Recommending Approval of Silverstone Filing 5- Final Development Plan

---

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

1.1 An application for the Silverstone Filing 5 Final Development Plan has been submitted.

1.2 Said application was found to be complete through the review process.

1.3 Said application was considered during a public hearing held June 02, 2020.

1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.

1.5 Said application conforms with the applicable requirements of Section 4.9.2 of the Frederick Land Use Code.

Section 2. This resolution constitutes the written report, findings and decision of the Town of Frederick Planning Commission.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends approval of the application.

This resolution approved this 2nd day of June, 2020 by a vote of 5 to 0.

_____

Tracy Moe, Chairperson, Planning Commission

401 LOCUST STREET • P.O. BOX 435 • FREDERICK, CO 80530-0435

PHONE: (720) 382-5500 • FAX: (720) 382-5520

WWW.FREDERICKCO.GOV

MINUTES
TOWN OF FREDERICK
PLANNING COMMISSION
VIRTUAL MEETING CONDUCTED VIA ZOOM
June 2, 2020
6:30 PM

CALL TO ORDER: At 6:32 p.m. Chairperson Moe called the meeting to order and requested roll call.

ROLL CALL:

- Present: Chairperson Moe, Vice Chair teVelde, Commissioners Conroy, Scott, and Stark
- Staff: Planning Director Jennifer Simmons, Planner Maureen Welsh, Town Attorney Rick Samson
- Absent: Alternate Commissioner Blair

APPROVAL OF AGENDA: There were no changes to the agenda as presented.

APPROVAL OF APRIL 21, 2020 MINUTES: Motion by Commissioner Conroy and seconded by Commissioner Scott to approve the May 5, 2020 Minutes. Upon roll call vote, motion passed unanimously.

PUBLIC HEARING CONSIDERATION OF THE SILVERSTONE FILING 5 FINAL DEVELOPMENT PLAN:

Planner Maureen Welsh presented the Silverstone Filing 5 Final Development Plan. The applicant, Jon Lee with Silverstone Development Company, was present and addressed the commission.

At 6:44 Chairperson Moe opened the public hearing.

At 6:45 Chairperson Moe closed the public hearing.

Motion by Commissioner Stark and seconded by Vice-Chairman teVelde to approve PCR-2020-07A. Upon roll call vote, motion passed unanimously 5-0.

OTHER BUSINESS:

Planning Director Jennifer Simmons indicated that the next Planning Commission meeting is not yet determined.

There being no further business of the Planning Commission, Chairperson Moe adjourned the meeting at 6:47 PM.

Approved by the Planning Commission:

DRAFT

_____
Tracy Moe, Chairperson

ATTEST:

_____
Meghan Martinez, Town Clerk

DRAFT

TOWN OF FREDERICK
Board of Trustees
Action Memorandum

Tracie Crites, Mayor

Rusty ONeal, Trustee
Mark Lamach, Trustee
Adam Mahan, Trustee

Dan March, Trustee
Kevin Brown, Trustee
Vacant, Trustee

Consideration of the Prosperity Preliminary Plat

Agenda Date: Town Board Meeting – June 23, 2020

Attachments:

a. Proposed Plat
b. Proposed Landscape Plan
c. Detail drawing of the Angel View Drive raised crosswalk
d. Resolution 20-R-52-A
e. Resolution 20-R-52-B
f. Resolution 20-R-52-C
g. Angel View Estates Petition 6-3-19
h. Bata letter 2-16-20
i. Benz letter 6-27-18
j. Brady letter 2-15-20
k. Blakslee letter 2-17-20
l. Holcomb letter 2-26-20
m. Letter regarding ROW and easement dedication (Hepp) 2-20-20
n. Savannah Subdivision Petition 4-29-20
o. Barnett letter 4-29-20
p. PCR-2020-03C
q. Planning Commission Minutes
r. Additional Questions from BOT
s. Additional Map showing striped travel lanes

Finance Review: _____
Finance Director

Submitted by: Ali van Deutekom
Planner

Approved for Presentation: _____
Town Manager

☒ Quasi-Judicial ☐ Legislative ☐ Administrative

Built on What Matters.

Summary Statement:

This is a request to consider a new subdivision with 206 single family detached dwelling unit lots.

Detail of Issue/Request:

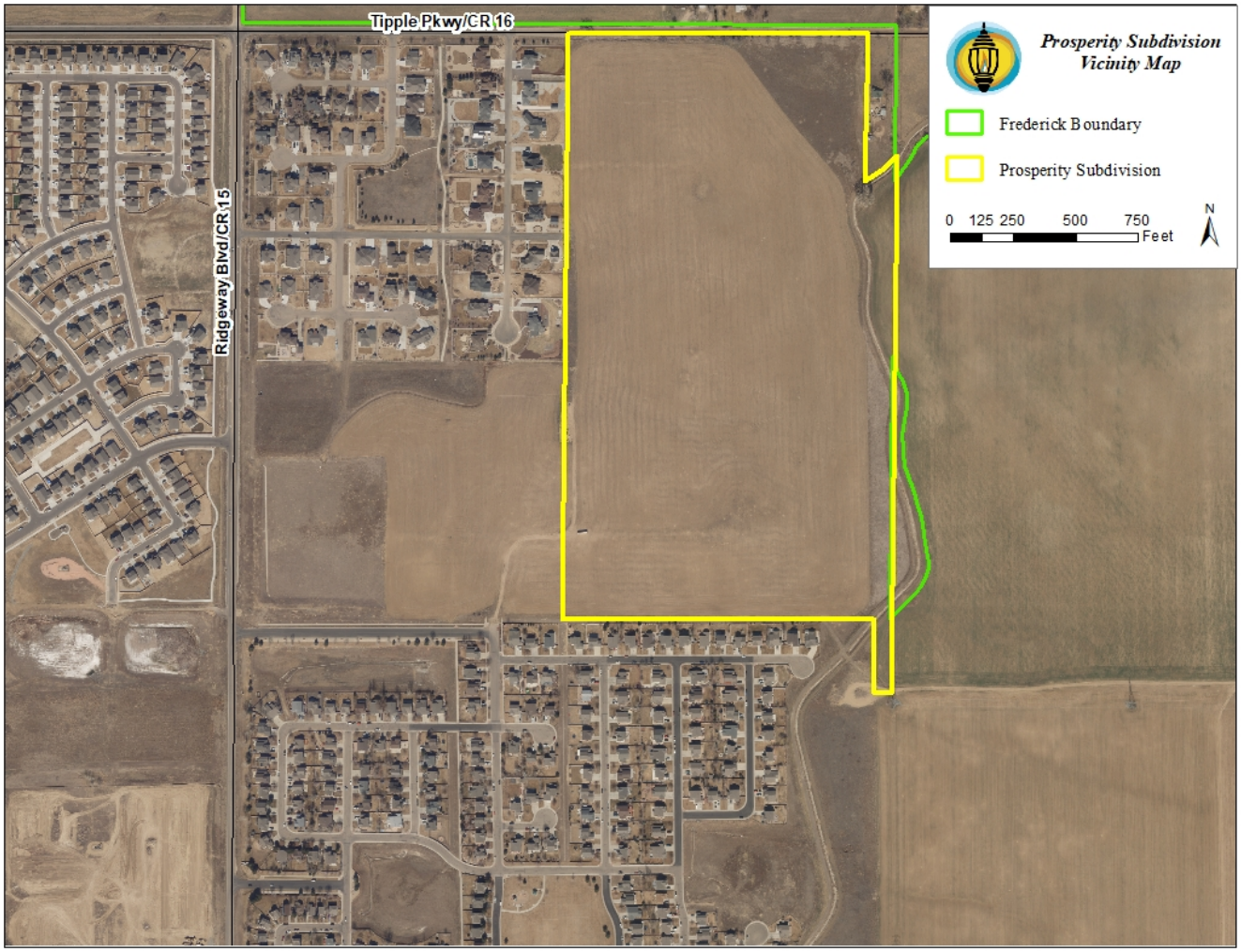
Applicant: Rhonda Dick, Hurst & Associates

Owner: Jablonski Family LLLP

Location and Zoning: The property is generally located south of Tipple Parkway, a quarter mile east of Ridgeway Blvd, a half mile north of Highway 52 and a half mile west of Wheatland Blvd. The Zoning is R-1 (residential low density).

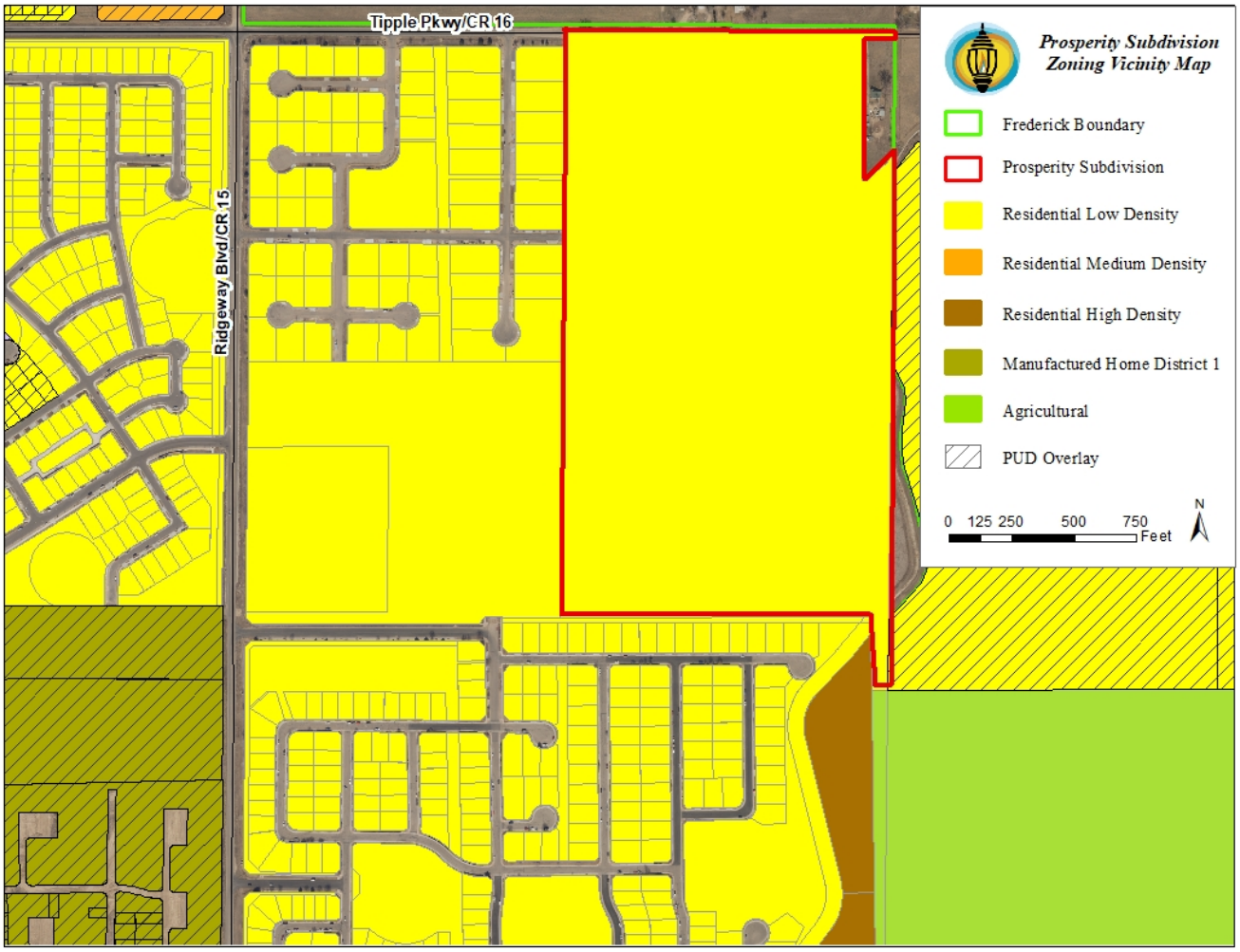
Surrounding Land Uses and Zoning:

Vicinity Map:



North	Land use: single family dwelling Zoning: Weld County Ag (Agricultural)
South	Land use: single family dwellings (Savannah Subdivision) Zoning: R-1 (residential low density)
West	Land use: single family dwellings (Angel View Estates Subdivision) Zoning: R-1 (residential low density)
East	Land use: vacant land/ single family dwelling Zoning: R-1 (residential low density) with a PUD overlay and Weld County Ag (Agricultural)

Zoning Vicinity Map:



Background Information:

The property was annexed into the Town in 1976. On August 14, 2018, the Board of Trustees approved the request for R-1 (Residential Low Density) zone district on the property.

The Comprehensive Plan designates this property as single family detached which is consistent with the zoning of R-1.

Request:

This is a request to approve a preliminary plat, which consists of 206 single family detached lots, and a 4-acre neighborhood park, on 69.78 acres.

Review Criteria:

The Town of Frederick Land Use Code section 4.7.4 sets forth the following review criteria.

Preliminary Plat Review Criteria Analysis:

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.

Staff Comment: The intent of the Land Use Code R-1 zone district and the Comprehensive Plan single-family detached residential land use is low-density housing. It is intended primarily for single-family homes on individual lots. The zone is characterized by tree-lined local streets and an interconnected pedestrian circulation system with a close proximity to schools and parks. This preliminary plat is consistent with both the intent of the Land Use Code and Comprehensive plan designations.

2. The application is consistent with the approved sketch plan and incorporates the Planning Commission's recommendations and conditions of approval.

Staff Comment: There is not an approved sketch plan on this property; it is not a requirement.

3. The land use mix within the project conforms to the Town's Zoning District Map and Comprehensive Land Use Map and furthers the goals and policies of the Comprehensive Plan, including:

(a) The proposed development promotes the Town's small-town, rural character;

(b) Proposed residential development adds diversity to the Town's housing supply;

(c) Proposed commercial development will benefit the Town's economic base;

(d) Parks and open space are incorporated into the site design;

(e) The proposed project protects the Town's environmental quality; and

(f) The development enhances cultural, historical, educational and/or human service opportunities.

Staff Comment: The zoning and land use comply with the Zoning and Land Use Map. The following goals of the Comprehensive Plan are being met:

The Prosperity Subdivision will further promote the Town's small-town character by providing family-friendly, single family detached lots with access to a neighborhood park and tree-lined streets.

As of January 2020, the Town's housing supply consists of 4,560 single family detached dwelling units and 87 multi-family or attached single family homes. This means over 98% of the Town's housing supply is single-family detached residences. While this proposal does not add to the diversity of the Town in that regard, it does provide a larger lot, R-1 subdivision. This product type has served the Town well. A majority of the lots proposed in Prosperity are 7,000-8,000 square feet. The minimum lot size in the R-1 zoning district is 6,250 square feet. Most of the Town's new residential construction is happening within PUD's where the typically lot size is 5,500 square feet.

There is a 4-acre neighborhood park and the project will dedicate 20.5% of the total acreage to open space. Above the requirements of the code, the applicant is providing almost two miles of trails that encircle and intersect the subdivision.

4. The utility and transportation design is adequate, given existing and planned capacities of those systems.

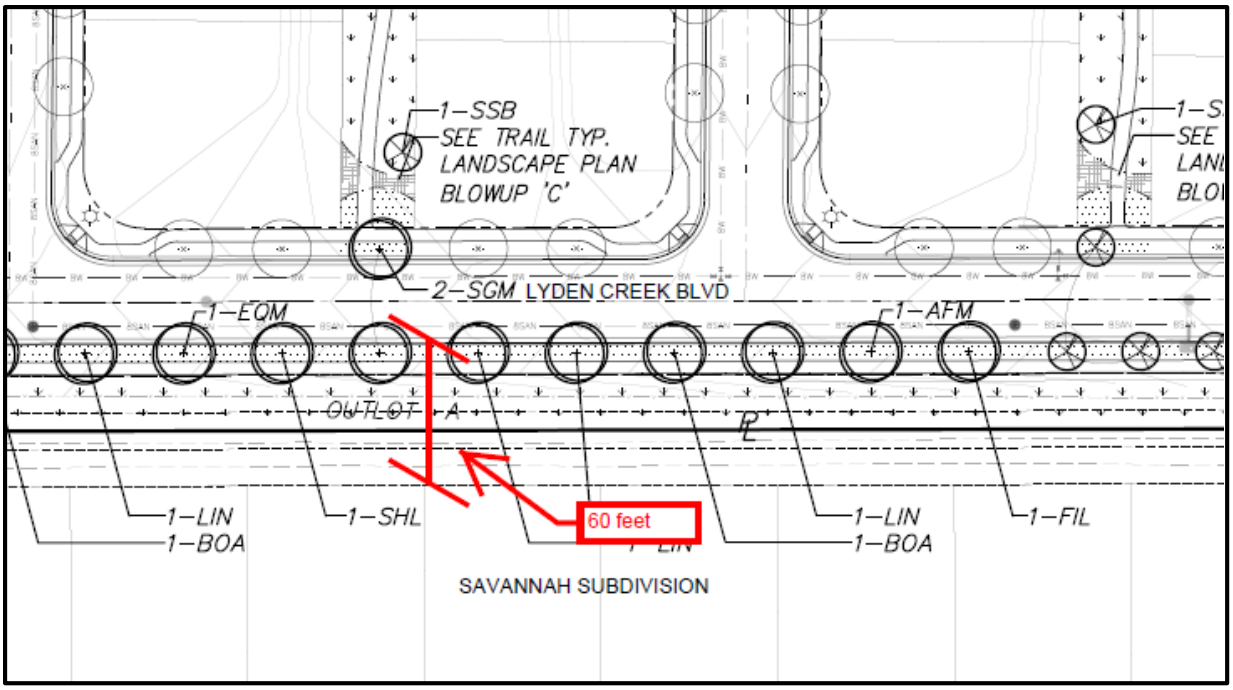
Staff Comment: With the construction of the Prosperity Subdivision, Tipple Parkway will be improved along the northern boundary. Lyden Creek Boulevard will be realigned and extended along the southern boundary, as a modified collector street. The layout and connectivity of the streets is adequate. The Town has received commitment to serve letters from each of the utility providers. The applicant is working through final details of the street and utility systems. These details will be provided at the time of final plat.

5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

Staff Comment: From the Land Use Code perspective, there are no negative impacts on the adjacent land uses. The concerns that follow have been raised by residents in adjacent neighborhoods.

Comments from Neighbors: The Prosperity Subdivision will bring down property values in the Savannah Subdivision. Lyden Creek Boulevard is too close to the homes in the Savannah Subdivision.

Staff Response: The south property line of Prosperity Subdivision abuts the Savannah Subdivision. The Savannah Subdivision provides a 25-foot outlot with a trail along its northern border. In addition, the applicant is providing a 35-foot landscaped buffer along its southern border making a separation distance of 60 feet between the Savannah Subdivision lots and Lyden Creek Boulevard (see following exhibit).



Comments from Neighbors: The residents in Angel View have voiced concern about their property values dropping due to this development.

<u>Staff Response:</u> Along the western property line of Prosperity is the Angel View Estates Subdivision. The applicant has willingly provided an outlot with a trail directly adjacent to Angel View Estates. And as stated earlier, the applicant is proposing larger lots than required by the R-1 zone district.

Comments from Neighbors: Overwhelmingly, the objection to this project has been the extension of Angel View Drive.

<u>Staff Response:</u> The Angel View Drive connection was platted with the Angel View Estates plat in 2000 and was stubbed to the eastern property line when Angel View Estates was constructed. The intent was always to connect to the future neighborhoods to the east.

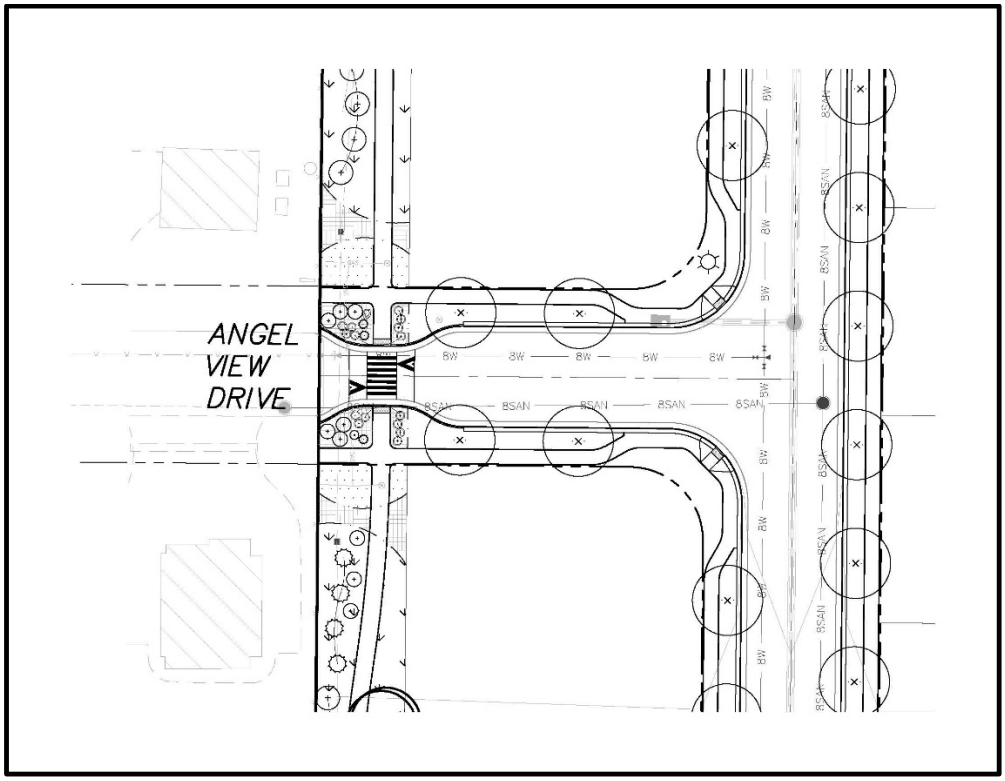
Section, 2.5.2.a. of the Land Use Code states new neighborhoods shall consider integrating: "street, sidewalk and trail connections within new neighborhoods that connect to adjacent existing neighborhoods and strengthen the connection to the existing Town. Furthermore, Section 2.7.2 of the Land Use Code states "local streets shall provide for both intra- and inter-neighborhood connections to knit developments together, rather than forming barriers between them. All streets should interconnect to help create a comprehensive network of public areas to allow for free movement of cars, bicycles and pedestrians."

The benefits to neighborhood street connections are: less congested/concentrated traffic on primary routes, more efficient access for emergency services, school buses, garbage pick-up, mail delivery, and snow removal; shorter trips between neighborhoods which increases pedestrian and bicycle trips

and lower carbon footprints. Reversing missed connections is extremely difficult and expensive if done so, in the future.

Staff has heard and is sympathetic to the neighborhood concerns. However, it is the job of staff to ensure the project meets the Land Use Code and follows best practice planning concepts. And for that reason, the plat presented within this report shows Angel View Drive connecting. Town staff has worked with the applicant to go above and beyond code requirements to lessen the impact of the street connection on the Angel View Estates Subdivision (see exhibit B). They have designed a raised platform with a neckdown to force traffic to slow down once it meets the 60-foot wide Angel View Drive right-of-way. The applicant has designed a street connection that dead ends upon entering the Prosperity Subdivision. These additional items make this route far less attractive for vehicles and more attractive for pedestrians and bicycles.

(exhibit B)



In addition, the applicant will construct two additional access points to the existing arterial roadway system, one at Tipple Parkway and one at Lyden Creek Boulevard. Both of these roadways will be improved. The applicant is also providing a future street connection to the east property line to give additional options for travel when the Town grows further east. Significant effort has been made to create a layout that meets the Town's Land Use Code and attempts to alleviate the concerns of neighbors in Angel View Estates.

6. There is a need or desirability within the community for the applicant's development, and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

Staff Comment: In the Comprehensive Plan, this property is designated as being within the priority growth area because of its proximity to downtown and existing infrastructure. The proposed development is relevant to the following excerpt from the Comprehensive Plan Residential Neighborhoods:

> Goal 2: Encourage development within the Primary Growth Area to leverage existing community facilities and infrastructure.
> Goal 4: Ensure residential developments demonstrate multi-modal connectivity.
>
> Single-family detached residential land uses are the predominant housing type within Frederick and will continue to serve as the prevailing residential land use.

Public Notice: This project was properly noticed according to the requirements of Section 4.5 of the Frederick Land Use Code. The neighborhood meeting was held November 14, 2018. There were eight residents who attended and asked the following questions:

- Does Angel View Drive have to connect to your community?
- How do we contact staff to voice our objections to connect to Angel View Drive?
- Will your project drain to our lots (Angel View Estates west of Prosperity)?
- I just moved to Colorado and you should build near I-25 and leave this property as open space. You should increase the south buffer to 150' wide.
- How wide are the streets?
- How will construction traffic enter the site?
- What is the size of the oil/gas well access easement on the Savannah property (south of Prosperity)?
- When will you start building?
- Why are the lots half the size of ours?
- How are you going to improve County Road 15?

Staff has received a large amount of opposition to this project including a petition signed by 60 of the Angel View Estates residents and a petition from the Savannah Subdivision residents with 33 signatures. Staff has attached the petitions and additional correspondence the Town has received.

Planning Commission:

The virtual Planning Commission meeting was held April 21, 2020. At the meeting, the members of the Planning Commission reviewed the proposal and found the project acceptable to move forward to hearing by the Board of Trustees. The Planning Commission recommended approval of the preliminary plat with conditions by approving PCR 2020-05C with a vote of 4-1. The Commission had a lengthy discussion and asked the following questions of staff:

-Where will the construction traffic be routed and who is responsible for fixing any road damage?
Staff: The construction traffic will be sent down Tipple Parkway and the developer will be responsible for any damage to the roads.
-Will stormwater from Prosperity travel into the Angel View Estates subdivision?
Staff: The stormwater travels to the southwest corner and outfalls onto Outlot B of Angel View Estates Subdivision. It does not travel through the developed portion of the Angel View Estates neighborhood.
-How many access points are required for the subdivision?
Staff: Typically for fire, two points of access are required. Lyden Creek Boulevard will be realigned and connected. Tipple Parkway and Angel View Drive will be additional points of access and staff has required a future connection to the east to be shown.
-Will Prosperity have curb and gutter? Angel View Estates does not have curb and gutter. How will that work?
Staff: Everything drains to the south. The fact that Angel View Estates does not have curb and gutter will be a non-issue.

The Planning Commission asked the applicant the following questions:
-How will you keep construction traffic out of the neighborhood?
Applicant: That is a conversation he would have with his subcontractors and written into their contracts. The applicant is also willing to install signs.
-What will the median price of the homes be?
Applicant: It's hard to know for sure but he expects $400,000 like Maple Ridge II. The developer is currently building the homes in Maple Ridge II.
-Where is the road connection to the east?
Applicant: It is at the southeast corner. It would be an extension of Lyden Creek Boulevard across the ditch. The ditch crossing is not shown on the drawings at this time.

Legal Comments:

The application has been reviewed by the Town Attorney, whose comments have been incorporated accordingly.

Alternatives/Options:

The Board of Trustees may recommend approval of the request, denial of the request, or approval of the request with conditions.

Financial Considerations:

Not applicable.

Staff Recommendation:

Staff requests The Board of Trustees approve the resolution as presented, with the following condition:

1. The dedication of right-of-way for the extension of Lyden Creek Boulevard and permanent drainage and raw water pond easements on Outlot B of Angel View Estates must be accepted and recorded prior to the recording of this preliminary plat.

PRELIMINARY PLAT
PROSPERITY SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
206 LOTS, 19 OUTLOTS – 69.78 ACRES

OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT JABLONSKI FAMILY LLLP AND INDEPENDENT BANK CORPORATION, BEING THE OWNERS, MORTGAGEE OR LEINHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING WITHIN SAVANNAH SUBDIVISION, THE PLAT OF WHICH RECORDED SEPTEMBER 20, 2001 UNDER RECEPTION NO. 2885062, AND FURTHER EXCEPTING THAT PORTION AS DESCRIBED IN DECREE QUIETING TITLE RECORDED AUGUST 3, 2015 UNDER RECEPTION NO. 4130264.

HAVE LAID OUT THIS PRELIMINARY PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "PROSPERITY SUBDIVISION", SHOWING THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEY, PARKS, OPEN SPACE AND UTILITY EASEMENTS ON THE PROPERTY.

THUS PRELIMINARY PLAT CONTAINS 69.78 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS _____ DAY OF _____, 20___.

OWNER: JABLONSKI FAMILY LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

_____
BY: RICHARD T. JABLONSKI
AS: GENERAL PARTNER

ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY RICHARD T. JABLONSKI AS GENERAL PARTNER OF JABLONSKI FAMILY LLLP THIS _____ DAY OF _____, 20___.

WITNESS MY HAND AND SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

MORTGAGEE: INDEPENDENT BANK CORPORATION

_____
BY:
AS:

ACKNOWLEDGMENT:

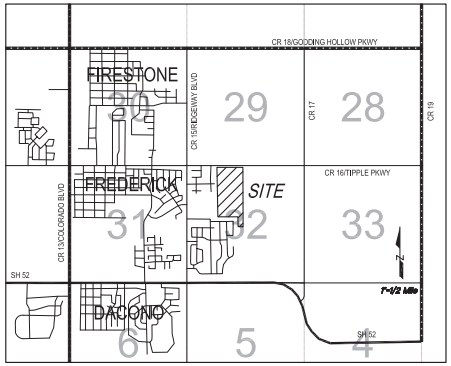
STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY _____ AS _____ OF INDEPENDENT BANK CORPORATION THIS _____ DAY OF _____, 20___.

WITNESS MY HAND AND SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAT 1 OF 4
3	PRELIMINARY PLAT 2 OF 4
4	PRELIMINARY PLAT 3 OF 4
5	PRELIMINARY PLAT 4 OF 4
6	STREET SECTIONS
7	PHASING PLAN 1
8	PHASING PLAN 2
9	MASTER UTILITY 1
10	MASTER UTILITY 2
11	MASTER DRAINAGE
12	OVERLOT GRADING 1
13	OVERLOT GRADING 2
14	STORMWATER MANAGEMENT PLAN 1
15	STORMWATER MANAGEMENT PLAN 2



VICINITY MAP

OPEN SPACE SUMMARY TABLE											
OUTLOT	TOTAL ACREAGE (Ac)	DETENTION (Ac)	JURISDICTIONAL WETLAND (Ac)	TRAILS (Ac)	OPEN SPACE (Ac)	PARKS (Ac)	BUFFERS (Ac)	PUBLIC SITES (Ac)	USE	MAINTENANCE	OWNERSHIP
A	0.64								LANDSCAPE/TRAIL	HOA	HOA
B	0.11								IRRIGATION DITCH	IRRIGATION DITCH/HOA	HOA
C	0.37								FUTURE DEVELOPEMENT	DEVELOPER	DEVELOPER
D	0.10								LANDSCAPE/TRAIL	HOA	HOA
E	0.10								LANDSCAPE/TRAIL	HOA	HOA
F	0.63								LANDSCAPE/TRAIL	HOA	HOA
G	0.67								LANDSCAPE/TRAIL	HOA	HOA
H	1.22								LANDSCAPE/TRAIL	HOA	HOA
I	0.64								LANDSCAPE/TRAIL	HOA	HOA
J	0.56								LANDSCAPE/TRAIL	HOA	HOA
K	4.04								PARK/LANDSCAPE/TRAIL	HOA	HOA
L	0.81								LANDSCAPE/TRAIL	HOA	HOA
M	0.87								LANDSCAPE	HOA	HOA
N	1.52								IRRIGATION DITCH	IRRIGATION DITCH/HOA	HOA
O	1.11								FUTURE DEVELOPEMENT	DEVELOPER	DEVELOPER
P	0.27								LANDSCAPE	HOA	HOA
Q	1.58								LANDSCAPE/TRAIL	HOA	HOA
R	0.27								LANDSCAPE/TRAIL	HOA	HOA
S	0.95								LANDSCAPE/TRAIL	HOA	HOA
LOTS	34.26									DEVELOPER	DEVELOPER
ROW	19.05									TOWN	TOWN
TOTAL	69.78										

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THE PRELIMINARY PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, 20___.

BY _____
BO BAIZE, PLS 37990
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20___-____ THIS _____ DAY OF _____, 20___.

_____
CHAIRMAN

_____
PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THE PRELIMINARY PLAT MAP OF "PROSPERITY" IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____, 20____. THE APPROVAL OF THE PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL. SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

_____
MAYOR

ATTEST:

_____
TOWN CLERK

NOTES

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

2. BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 BEING S89°41'09"E, 1,319.58 FEET BETWEEN THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 (2.5" ALUMINUM CAP, PLS 24305, 1998) AND THE NORTH QUARTER CORNER OF SECTION 32 (2.5" ALUMINUM CAP, PLS 24305, 1998).

3. PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 08123C2081E WITH AN EFFECTIVE DATE OF 01/20/2016.

4. PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL LOW DENSITY).

5. ALL DRAINAGE SWALES, INCLUDING TEMPORARY DRAINAGE SWALES SHALL BE PRIVATELY MAINTAINED.

6. LINEAR DISTANCES ARE U.S. SURVEY FEET.

ADDRESSES:

OWNER/APPLICANT:

JABLONSKI FAMILY, LLLP
ALLIANCE DEVELOPMENT PROSPERITY, LLC
4910 CLUBHOUSE CT
BOULDER, CO 80301

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
1265 S PUBLIC ROAD, SUITE B
LAFAYETTE, CO 80026
303-449-9105

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DESCRIPTION	DATE	BY

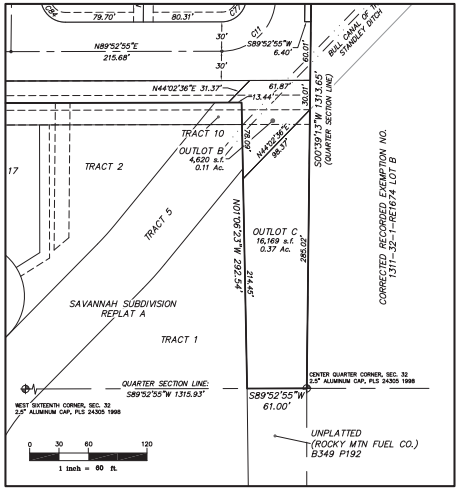
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105

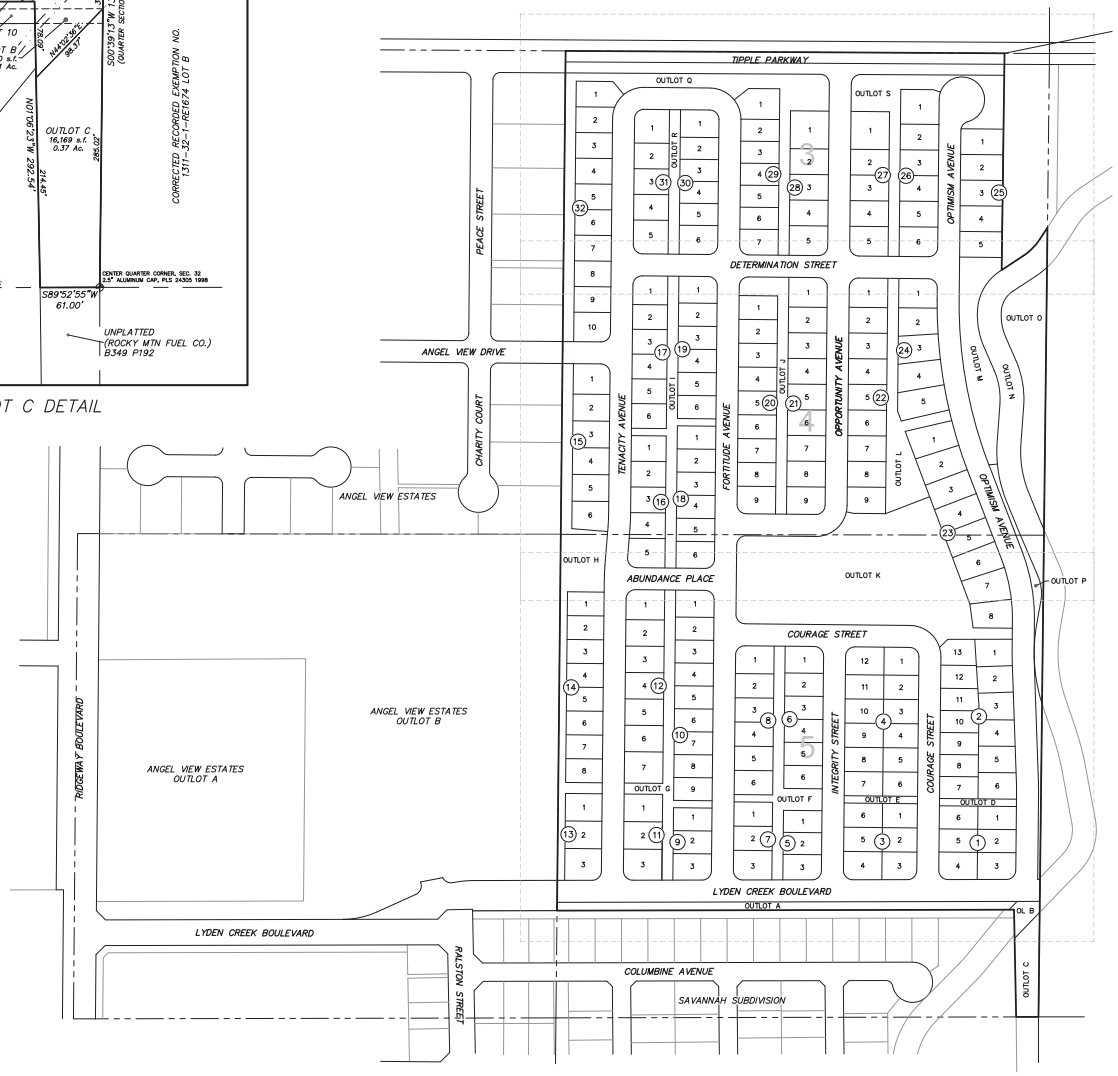
PRELIMINARY PLAT
PROSPERITY SUBDIVISION
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2526-03
DATE: 03/13/20
SCALE: N/A
SHEET NO: 1
FILE LOCATION: G:\2526\SUBDIVS\PROSPERITY\PRELIMINARY PLAT SHTS

PRELIMINARY PLAT
PROSPERITY SUBDIVISION
OVERALL MAP



OUTLOT C DETAIL



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
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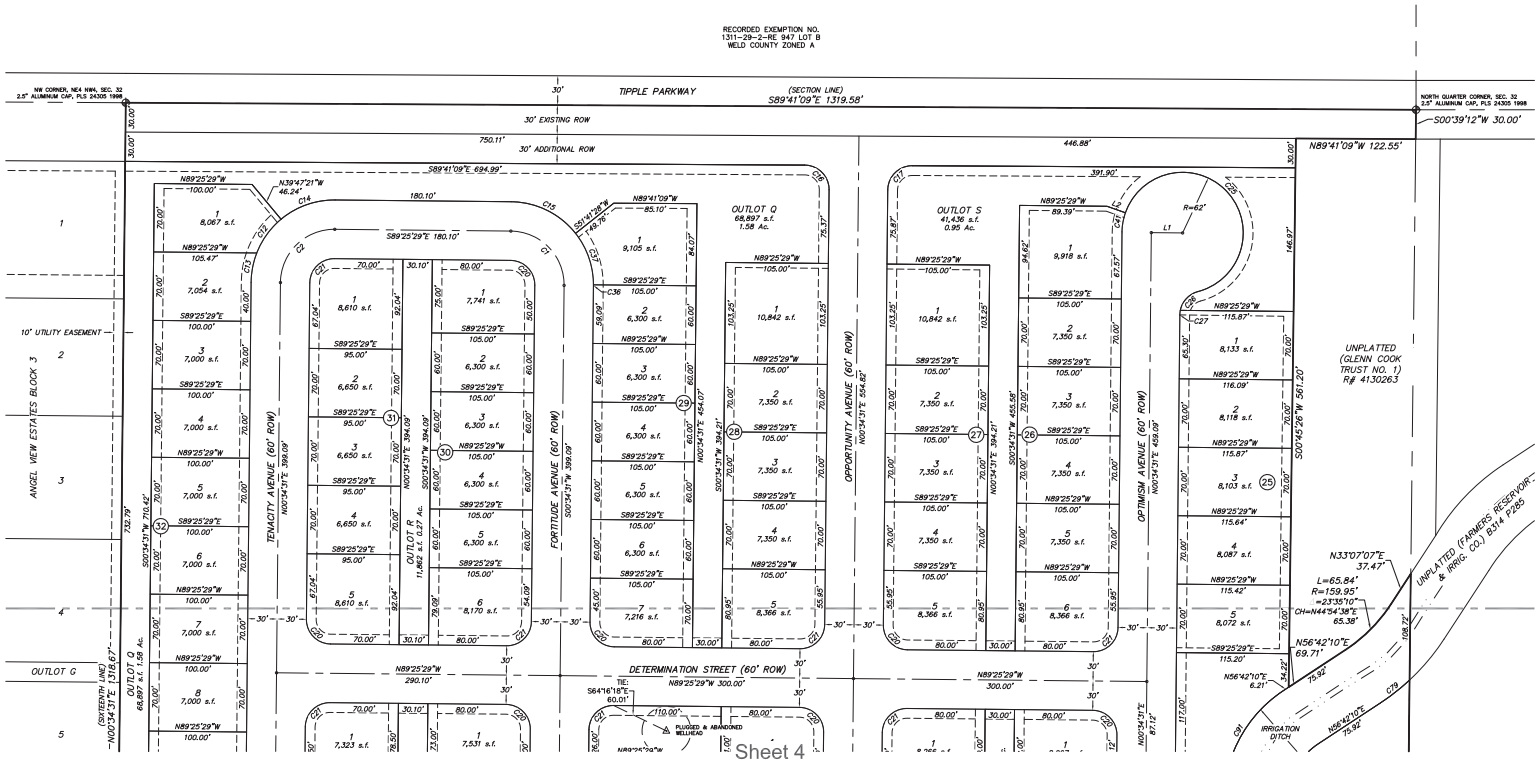
SURVEYORS STAMP:

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105

PRELIMINARY PLAT
PROSPERITY SUBDIVISION
FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	
JOB NUMBER:	2526-03
DATE:	3/13/20
SCALE:	1"=160'
SHEET NO:	2
FILE LOCATION:	C:\2526\SURVEY\PROSPERITY PRELIM PLAT SH1-4

PRELIMINARY PLAT
PROSPERITY SUBDIVISION



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	86.39'	55.00'	90°00'00"	N44°25'29"W	77.78'
C2	86.39'	55.00'	90°00'00"	S45°34'31"W	77.78'
C12	42.98'	85.00'	28°58'05"	N35°43'36"E	42.52'
C13	30.68'	85.00'	20°40'02"	N10°54'32"E	30.49'
C14	59.88'	85.00'	40°21'52"	S70°23'35"W	58.65'
C15	75.83'	85.00'	51°06'57"	N63°52'00"W	73.34'
C16	39.38'	25.00'	90°15'40"	S44°33'19"E	35.44'
C17	39.16'	25.00'	89°44'20"	N45°26'41"E	35.27'
C20	39.27'	25.00'	90°00'00"	S44°25'29"E	35.36'
C21	39.27'	25.00'	90°00'00"	N45°34'31"E	35.36'
C22	39.38'	25.00'	90°15'40"	S44°33'19"E	35.44'
C23	39.16'	25.00'	89°44'20"	N45°26'41"E	35.27'
C25	255.19'	62.00'	235°49'41"	N42°40'12"W	109.57'
C26	27.86'	25.00'	63°50'32"	N43°19'23"E	26.44'
C27	4.72'	25.00'	10°49'35"	S05°59'19"W	4.72'
C36	0.91'	85.00'	0°36'57"	N00°16'03"E	0.91'
C37	56.77'	85.00'	38°16'06"	S19°10'29"E	55.72'
C38	75.83'	85.00'	51°06'57"	N63°52'00"W	73.34'
C39	59.88'	85.00'	40°21'52"	S70°23'35"W	58.65'
C41	20.96'	62.00'	19°22'17"	N09°43'50"E	20.86'
C79	37.80'	224.95'	9°37'41"	N51°53'20"E	37.76'
C91	121.81'	135.00'	51°41'54"	N30°51'14"E	117.72'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°25'29"E	32.00'
L2	S70°35'02"E	20.00'

EASEMENT INFORMATION:

ALL RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:

- 10' UTILITY EASEMENT ALONG RIGHTS OF WAY
- 10' DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINE
- 5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE LINE ADJACENT TO TRACTS AND REAR OF OTHER RESIDENTIAL LOTS

ALL TRACTS SHALL HAVE A 10' UTILITY EASEMENT ALONG RIGHTS OF WAY

0 30 60 120
1 inch = 60 ft.

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SURVEYORS STAMP:

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Louisville, CO 80026
303.449.9105

PRELIMINARY PLAT
PROSPERITY SUBDIVISION
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2526-03
DATE: 03/13/20
SCALE: 1"=60'
SHEET NO: 3
FILE LOCATION: G:\2526\SUBDIVS\PROSPERITY PRELIM PLAT 191-5

PRELIMINARY PLAT
PROSPERITY SUBDIVISION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	33.87'	475.00'	4°05'08"	N02°37'05"E	33.86'
C4	470.95'	1250.00'	21°35'12"	S10°13'05"E	468.17'
C5	86.39'	55.00'	90°00'00"	N45°34'31"E	77.78'
C6	33.93'	475.00'	4°05'33"	S02°36'53"W	33.92'
C7	178.96'	475.00'	21°35'12"	N10°13'05"W	177.90'
C20	39.27'	25.00'	90°00'00"	S44°25'29"E	35.36'
C21	39.27'	25.00'	90°00'00"	N45°34'31"E	35.36'
C28	22.88'	1280.00'	1°01'27"	N00°03'48"E	22.88'
C29	70.01'	1280.00'	3°08'02"	N02°00'57"W	70.00'
C30	70.01'	1280.00'	3°08'02"	N05°08'58"W	70.00'
C31	70.01'	1280.00'	3°08'02"	N08°17'00"W	70.00'
C32	70.01'	1280.00'	3°08'02"	N11°25'01"W	70.00'
C33	30.00'	1280.00'	1°20'35"	S13°39'20"E	30.00'
C34	70.01'	1280.00'	3°08'02"	N15°53'38"W	70.00'
C35	70.01'	1280.00'	3°08'02"	N19°01'39"W	70.00'
C42	39.23'	25.00'	89°55'09"	N45°32'06"E	35.33'
C43	17.01'	85.00'	11°28'01"	S06°18'32"W	16.98'
C44	9.31'	1280.00'	0°25'00"	N20°48'10"W	9.31'
C45	23.30'	445.00'	3°00'02"	N19°30'40"W	23.30'
C46	89.13'	445.00'	11°28'31"	N12°16'23"W	88.98'
C52	36.01'	504.96'	4°05'08"	N02°37'05"E	36.00'
C53	41.05'	25.00'	94°05'08"	S42°22'55"E	36.59'
C54	116.51'	85.00'	78°31'59"	N51°18'32"E	107.60'
C57	36.07'	505.00'	4°05'33"	S02°36'53"W	36.06'
C62	31.73'	445.00'	4°05'08"	N02°37'05"E	31.72'
C67	105.51'	360.00'	16°47'31"	S13°48'05"E	105.13'
C68	190.26'	505.00'	21°35'12"	N10°13'05"W	189.14'
C72	94.54'	195.00'	27°46'39"	N09°42'40"W	93.61'
C73	107.34'	215.00'	28°36'16"	N09°17'51"W	106.23'
C75	60.21'	360.00'	9°34'59"	S00°36'50"E	60.14'
C78	165.72'	360.00'	26°22'30"	S09°00'35"E	164.26'
C79	37.80'	224.95'	9°37'41"	N51°53'20"E	37.76'
C80	63.16'	70.00'	51°41'54"	N30°51'14"E	61.04'
C81	74.89'	150.00'	28°36'16"	N09°17'51"W	74.11'
C82	126.05'	260.00'	27°46'39"	N09°42'40"W	124.82'
C83	135.80'	295.00'	26°22'30"	N09°00'35"W	134.60'
C85	69.51'	120.00'	33°11'13"	N06°35'21"W	68.54'
C91	121.81'	135.00'	51°41'54"	N30°51'14"E	117.72'

EASEMENT INFORMATION:

ALL RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:

- 10' UTILITY EASEMENT ALONG RIGHTS OF WAY
- 10' DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINE
- 5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE LINE ADJACENT TO TRACTS AND REAR OF OTHER RESIDENTIAL LOTS

ALL TRACTS SHALL HAVE A 10' UTILITY EASEMENT ALONG RIGHTS OF WAY

0 30 60 120
1 inch = 60 ft.

SCALE VERIFICATION
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SURVEYORS STAMP:

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HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Louisville, CO 80026
303.449.9105

PRELIMINARY PLAT
PROSPERITY SUBDIVISION
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2526-03
DATE: 03/13/20
SCALE: 1"=60'
SHEET NO: 4
FILE LOCATION: G:\2526SUBDIVISION\PROSPERITY\PRELIMINARY PLAT 3PG

PRELIMINARY PLAT
PROSPERITY SUBDIVISION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C6	33.93'	475.00'	4°05'33"	S02°36'53"W	33.92'
C7	178.96'	475.00'	21°35'12"	N10°13'25"W	177.90'
C8	86.39'	55.00'	90°00'00"	N44°25'29"W	77.78'
C9	21.26'	475.00'	2°33'51"	S00°42'24"E	21.26'
C10	24.61'	550.00'	2°33'51"	N00°42'24"W	24.61'
C11	85.73'	55.00'	89°18'24"	N45°13'43"E	77.31'
C45	23.30'	445.00'	3°00'02"	N19°30'40"W	23.30'
C46	89.13'	445.00'	11°28'31"	N12°16'23"W	88.98'
C48	55.23'	445.00'	7°06'39"	N02°58'48"W	55.19'
C53	41.05'	25.00'	94°05'08"	S42°22'55"E	36.59'
C55	39.27'	25.00'	90°00'00"	N44°25'29"W	35.36'
C56	107.29'	85.00'	72°19'15"	N53°15'51"W	100.31'
C57	36.07'	505.00'	4°05'33"	S02°36'53"W	36.06'
C68	190.26'	505.00'	21°35'12"	N10°13'25"W	189.14'
C69	19.91'	445.00'	2°33'51"	N00°42'24"W	19.91'
C71	25.96'	580.00'	2°33'51"	N00°42'24"W	25.95'
C74	38.97'	25.00'	89°18'49"	N45°13'31"E	35.14'
C76	39.57'	25.00'	90°41'11"	S44°46'29"E	35.57'
C77	38.97'	25.00'	89°18'24"	N45°13'43"E	35.14'
C84	39.57'	25.00'	90°41'36"	S44°46'17"E	35.57'
C85	69.51'	120.00'	33°11'13"	N06°35'21"W	68.54'
C87	219.58'	455.00'	27°39'03"	N03°49'16"W	217.46'
C90	23.27'	520.00'	2°33'51"	N00°42'24"W	23.27'
C92	22.60'	505.00'	2°33'51"	N00°42'24"W	22.60'
C93	26.23'	85.00'	17°40'45"	S08°15'51"E	26.12'

EASEMENT INFORMATION:

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- 10' DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINE
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0 30 60 120
1 inch = 60 ft.

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SURVEYING
HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Louisville, CO 80026
303.449.9105

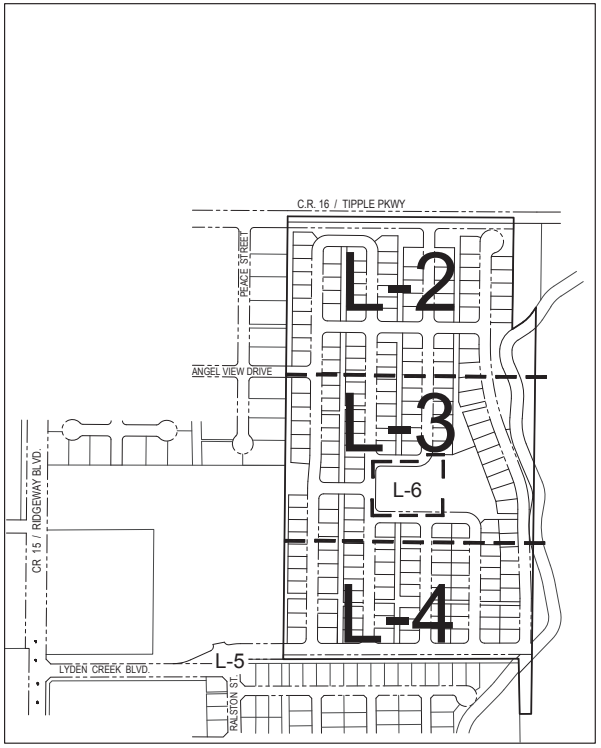
PRELIMINARY PLAT
PROSPERITY SUBDIVISION
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2526-03
DATE: 03/13/20
SCALE: 1"=60'
SHEET NO: 5
FILE LOCATION: G:\2526\SURVEY\PROSPERITY PRELIM PLAT 5H.1-5

PROSPERITY

PRELIMINARY PLAT LANDSCAPE CONSTRUCTION DRAWINGS

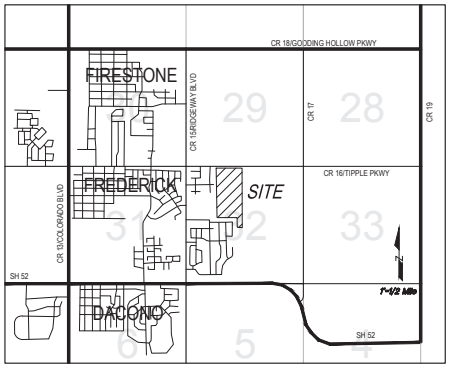
LOCATED IN NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



SHEET INDEX MAP

SHEET INDEX

SHEET L-1 COVER SHEET
SHEET L-2 LANDSCAPE PLAN
SHEET L-3 LANDSCAPE PLAN
SHEET L-4 LANDSCAPE PLAN
SHEET L-5 LANDSCAPE PLAN
SHEET L-6 LANDSCAPE PLAN
SHEET L-7 SITE DETAILS
SHEET L-8 LANDSCAPE DETAILS & NOTES



VICINITY MAP

LEGAL DESCRIPTION

PROSPERITY PRELIMINARY PLAT

NOTES

SEE PROSPERITY CIVIL ENGINEERING CONSTRUCTION PLANS FOR HARDSCAPE COORDINATION

PROJECT TEAM

PROPERTY OWNER:
Alliance Development Prosperity, LLC
110 Brook Street, Frederick, CO 80530
Frederick, Colorado 80530
(303) 709.5992
Contact: Rick Jablonski

LANDSCAPE ARCHITECT:
Hurst & Associates, Inc.
1265 S. Public Road, Suite B
Lafayette, CO 80026
(303) 449-9105
Contact: Rhonda Dick

CIVIL ENGINEER / SURVEYOR:
Hurst & Associates, Inc.
1265 S. Public Road, Suite B
Lafayette, CO 80026
(303) 449-9105
Contact: Carl Hurst

SCALE VERIFICATION
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811
TO VIEW MAPS FOR ON SITE UTILITY LOCATIONS CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)
GAS, ELECTRIC, TELEPHONE, CATV AND PARKWIDE EASTERN PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####

04/17/2008

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PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
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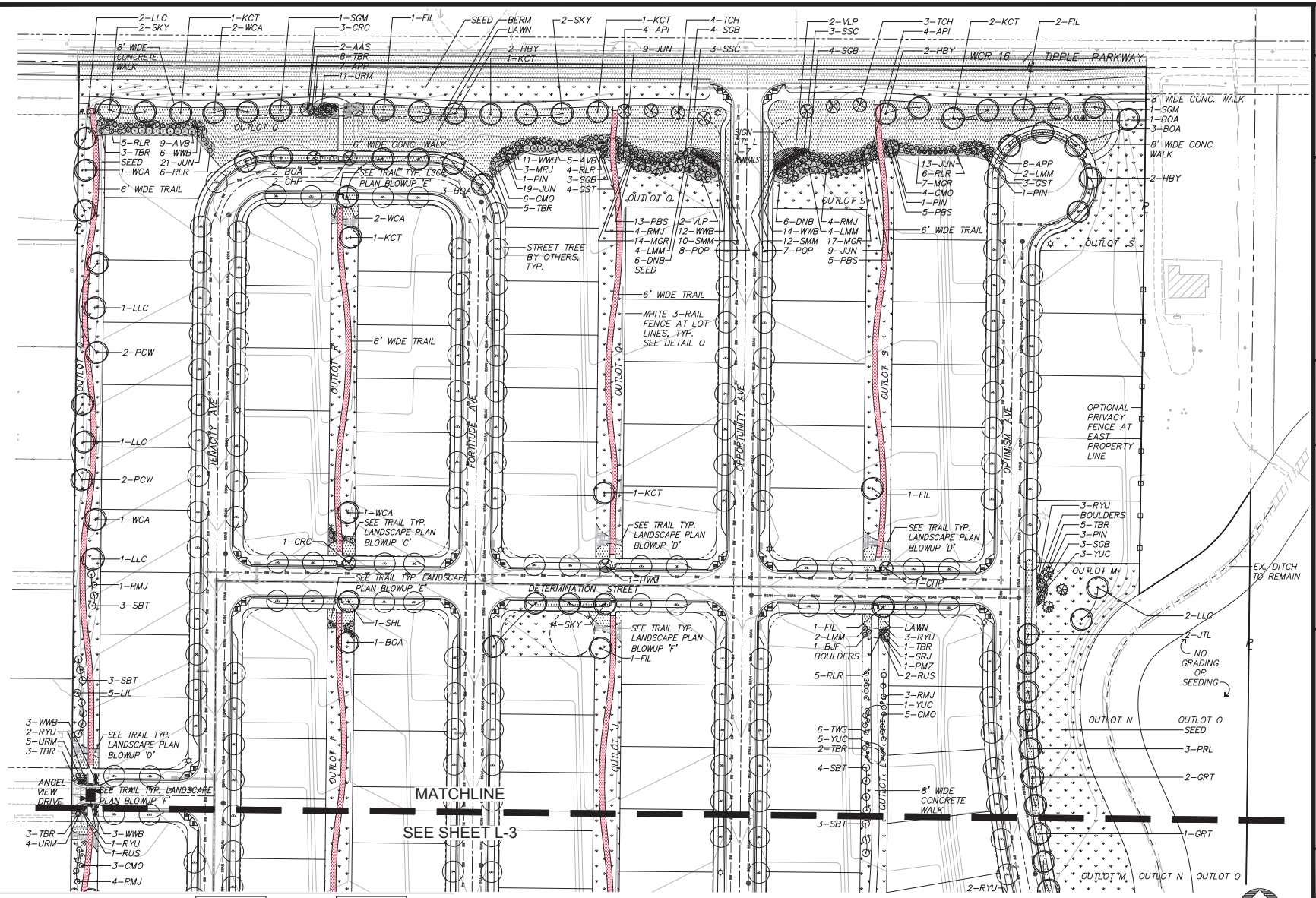
Lafayette, CO 80026
303.449.9105

PROSPERITY
PRELIMINARY PLAT LANDSCAPE
CONSTRUCTION DRAWINGS
COVER SHEET
FREDERICK, COLORADO

DRAWN BY: RD
DESIGNED BY: RD
APPROVED BY: RD
JOB NUMBER: 2526-30
DATE: 03/13/2020
SCALE: NA
SHEET NO: L-1
FILE LOCATION: G:\2526\2526\03 L3 CD.dwg



LEGEND

- TREE
- TREE (BY OTHERS)
- SHRUB / PERENNIAL / GRASS
- STREET LIGHT
- TRAIL
- BUFFALO GRASS LAWN
- SEED
- MULCH

SCALE VERIFICATION
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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UNDERGROUND UTILITY CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKWAGE SYSTEMS PHYSICAL LOCATIONS

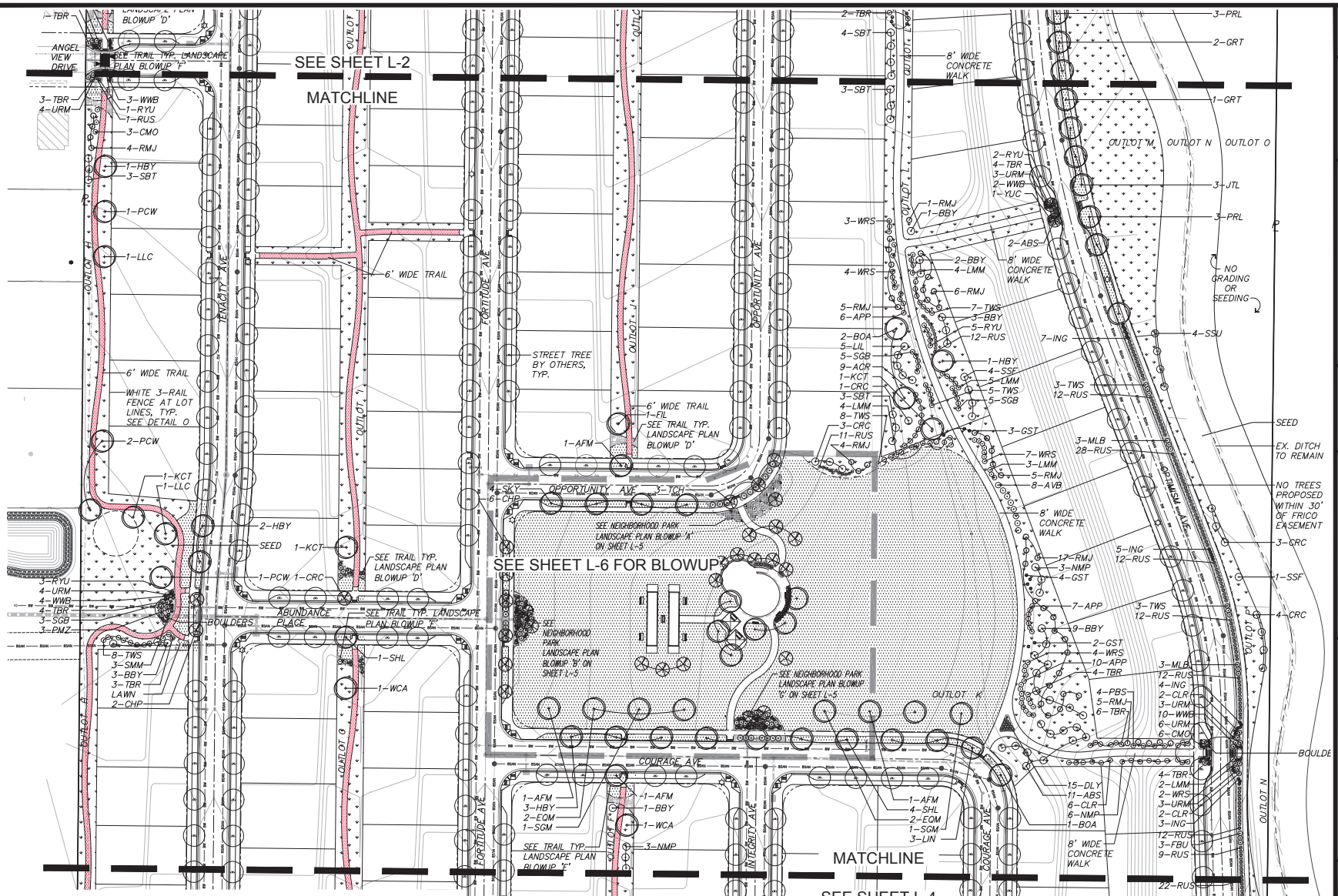
NO.	DESCRIPTION	DATE	BY
REVISIONS			

04/17/2008

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1280 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

PROSPERITY
PRELIMINARY PLAT LANDSCAPE CONSTRUCTION DRAWINGS
LANDSCAPE PLAN
FREDERICK, COLORADO

DRAWN BY: RD
DESIGNED BY: RD
APPROVED BY: RD
JOB NUMBER: 2526-30
DATE: 03/13/2020
SCALE: 1"=50'
SHEET NO. L-2
FILE LOCATION: G:\3426\3426\3426 LS CD.DWG



LEGEND

- TREE
- TREE (BY OTHERS)
- SHRUB / PERENNIAL / GRASS
- STREET LIGHT
- TRAIL
- BUFFALO GRASS LAWN
- SEED
- MULCH

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1 2
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKWAYS EXISTING PIPELINE LOCATIONS

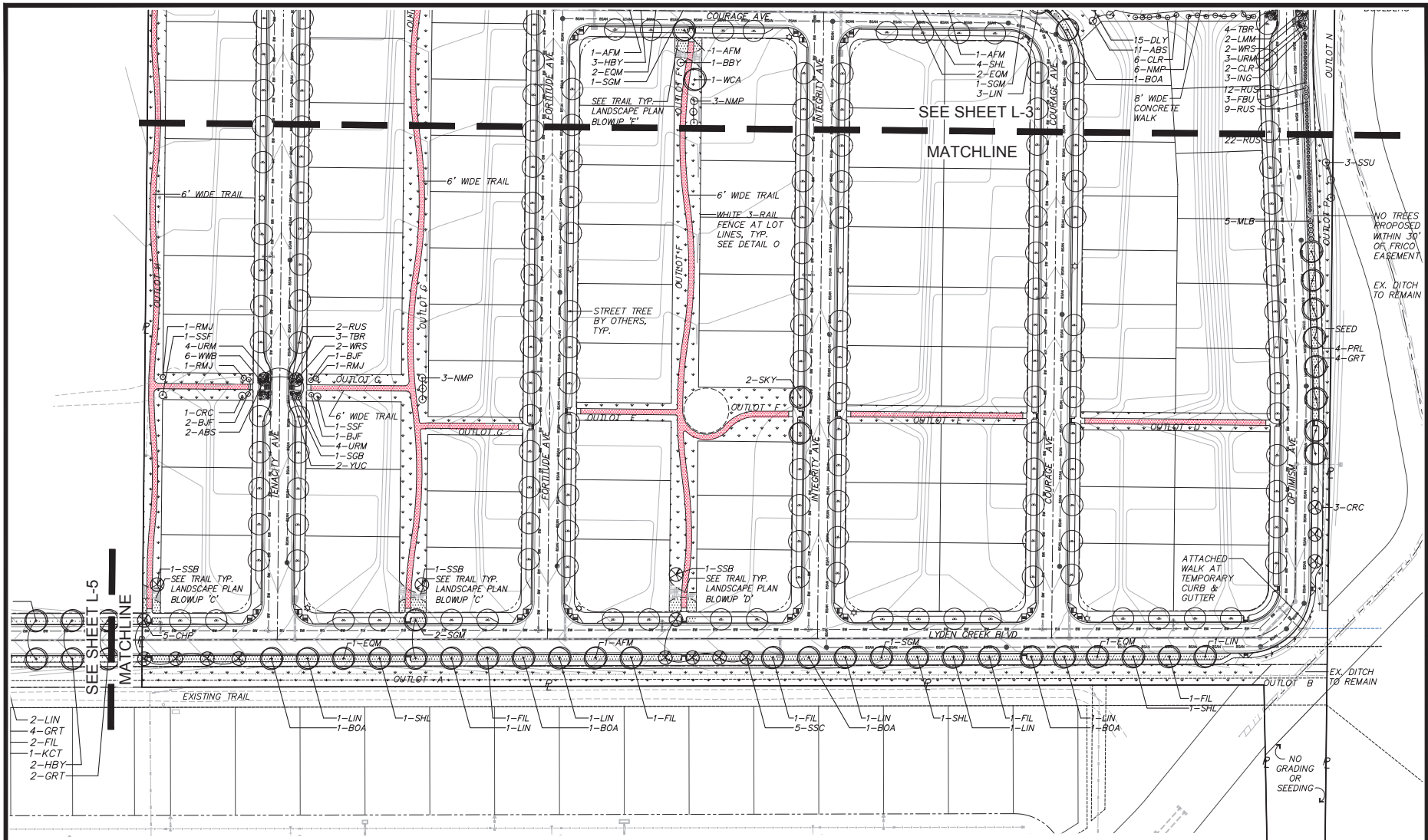
NO.	DESCRIPTION	DATE	BY
REVISIONS			
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###

RICK A. REID
04/17/2008
PROFESSIONAL LANDSCAPE ARCHITECT
COLORADO

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1280 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

SILVERSTONE
PRELIMINARY PLAT LANDSCAPE CONSTRUCTION DRAWINGS
LANDSCAPE PLAN
FREDERICK, COLORADO

DRAWN BY: RD
DESIGNED BY: RD
APPROVED BY: RD
JOB NUMBER: 2526-30
DATE: 03/13/2020
SCALE: 1"=50'
SHEET NO: L-3
FILE LOCATION: G:\2526\2526\3 LS CD.DWG



LEGEND

- TREE
- TREE (BY OTHERS)
- SHRUB / PERENNIAL / GRASS
- STREET LIGHT
- TRAIL
- BUFFALO GRASS LAWN
- SEED
- MULCH

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1 2
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKWARE CUSTOM PHONE LOCATIONS

NO.	DESCRIPTION	DATE	BY
		###	###
		###	###
		###	###
		###	###
		###	###
		###	###
		###	###
		###	###

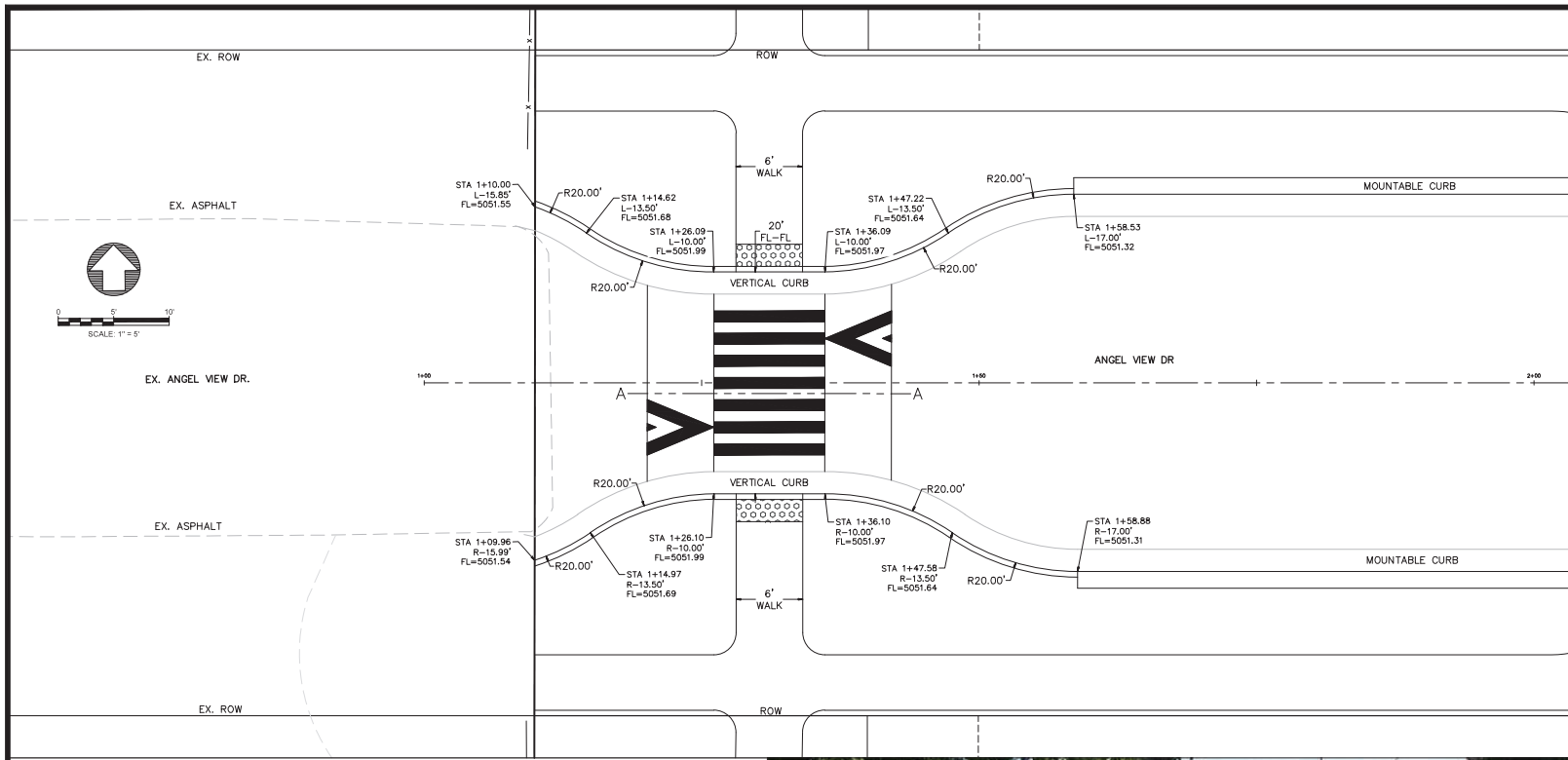
REVISIONS

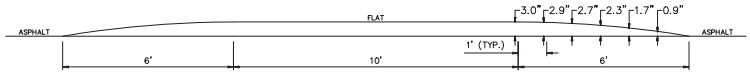
04/17/2008

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1280 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

SILVERSTONE
PRELIMINARY PLAT LANDSCAPE
CONSTRUCTION DRAWINGS
LANDSCAPE PLAN
FREDERICK, COLORADO

DRAWN BY: RD
DESIGNED BY: RD
APPROVED BY: RD
JOB NUMBER: 2526-30
DATE: 03/13/2020
SCALE: 1"=50'
SHEET NO. L-4
FILE LOCATION: G:\2526\02\526 LS CD.DWG





SECTION A–A

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Proposed Stormline
- Existing Stormline
- W Water Service
- SS Sewer Service
- FS Fire Service
- G Existing Gas Line
- E Ex. Underground Electric
- OHE Ex. Overhead Electric
- FO Existing Fiber Optic
- T Existing Telephone Line
- TV Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- Install Handicap Ramp

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) 811
ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, CEC, AND PVMC

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-19	M

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

CONSTRUCTION PLANS
PROSPERITY SUBDIVISION
ANGEL VIEW DR. RAISED CROSSWALK

Prepared for:
CLIENT

DRAWN BY: AJC
DESIGNED BY: CCH
DRAWING CHECKED: JS
APPROVED BY: XXX
JOB NUMBER: 2526-03
DATE: 5/6/20
SCALE: 1"=5'
SHEET NO: 1

LAST SAVED: 5/6/2020 10:40 AM
G:\2526XX\Carlos\ANGEL VIEW DR X-WALK.dwg

TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 20-R-52-A

A RESOLUTION REGARDING THE REVIEW OF THE PRELIMINARY PLAT OF THE PROSPERITY SUBDIVISION, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PRELIMINARY PLAT.

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on Tuesday, May 12, 2020, considered the application of Jablonski Family, LLLP, for the Preliminary Plat of the following real property, to wit:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO as more precisely described in the attached EXHIBIT A.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Frederick, Weld County, Colorado, that:

Section 1. Findings of Fact.

a. Notice of the public hearing to consider the Preliminary Plat of the Prosperity Subdivision was published by posting on February 12, 2020 and published in the Longmont Times-Call on April 7, 2020. Both the posting and publication by newspaper took place more than 15 days before the date of the public hearing as required by the Frederick Land Use Code Section 4.5.

b. Notice of the public hearing to consider the Preliminary Plat was mailed to the owners of property within 1000 feet of the boundary of the subject property on April 6, 2020, more than 15 days before the date of the public hearing as required by the Frederick Land Use Code Section 4.5.

c. The public hearing before the Board of Trustees was held at the time and place as noticed and all those in attendance desiring to give testimony on the matter before the Board of Trustees were given that opportunity.

d. Upon testimony received during the public hearing, it is evident that the applicant's application and supporting documents are in substantial compliance with *the Frederick, Land Use Regulations,* of the *Frederick Land Use Code*."

e. Upon testimony received during the public hearing, it is evident that the Preliminary Plat is compatible with approved land uses on adjacent property and conforms with the requirements and standards established in *Article 4 of the Frederick Land Use Code*.

f. Upon testimony received during the public hearing, it is evident that the proposed Preliminary Plat preserves the health, safety, welfare and interest of the citizens of the Town of Frederick, Colorado.

g. During the public hearing, the Board of Trustees received and considered the recommendations made by the Frederick Planning Commission following their public meeting on the Preliminary Plat on April 21, 2020.

Section 2. Conclusions and Order Approving the Prosperity Preliminary Plat.

a. The proposed Prosperity Preliminary Plat complies with the applicable sections of ***Article 4,*** of the ***Frederick Land Use Code***.

b. The approval of the Preliminary Plat shall be effective for one (1) year from the date of approval, said approval becoming null and void if a Final Plat application is not submitted to the Town within said time limit or any extension granted by the Board of Trustees. Approval of the Preliminary Plat does not result in the vesting of property rights under Title 24, Article 68, C.R.S., as amended.

c. The proposed Prosperity Preliminary Plat, subject to the above conditions, is approved.

INTRODUCED, READ, PASSED, AND SIGNED THIS 23RD DAY OF JUNE 2020.

ATTEST:

By _____
Meghan Martinez, CMC, Town Clerk

TOWN OF FREDERICK

By _____
Tracie Crites, Mayor

EXHIBIT A

Property Description

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 (2.5" ALUMINUM CAP, PLS 24305, 1998) FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 32 (2.5" ALUMINUM CAP, PLS 24305, 1998) LIES S89°41'09"E, 1,319.64 FEET (BASIS OF BEARINGS);

THENCE S89°41'09"E, 1,319.64 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32;

THENCE S00°39'12"W, 30.00 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE N89°41'09"W, 122.55 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TIPPLE PARKWAY, BEING A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32;

THENCE S00°45'26"W, 561.20 FEET ALONG THE EASTERLY LINE OF "PARCEL 2" AS DESCRIBED IN DEED RECORDED 07/21/2000 AT RECEPTION NO. 2781936;

THENCE ALONG THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN FINAL ORDER RECORDED 08/03/2015 AT RECEPTION NO. 4130263 THE FOLLOWING THREE COURSES:

1) N56°42'10"E, 69.71 FEET;

2) 65.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 159.95 FEET, A CENTRAL ANGLE OF 23°35'10", AND A CHORD BEARING N44°54'38"E, 65.38 FEET;

3) N33°07'07"E, 37.47 FEET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32;

THENCE S00°39'12"W, 839.17 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE S00°39'13"W, 1,313.65 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

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THENCE N01°06'23"W, 292.54 FEET ALONG SAID EASTERLY SUBDIVISION LINE;

THENCE S89°52'55"W, 1,246.38 FEET ALONG THE NORTHERLY LINE OF "SAVANNAH SUBDIVISION REPLAT A" TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 (ALSO BEING THE EASTERLY LINE OF "ANGEL VIEW ESTATES SUBDIVISION";

THENCE N00°34'07"E, 1,026.10 FEET ALONG SAID WESTERLY LINE;

THENCE N00°34'31"E, 1,318.67 FEET ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 (ALSO BEING THE EASTERLY LINE OF "ANGEL VIEW ESTATES SUBDIVISION") TO THE POINT OF BEGINNING, CONTAINING 69.78 ACRES, MORE OR LESS.

TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 20-R-52-B

A RESOLUTION REGARDING THE REVIEW OF THE PRELIMINARY PLAT OF THE PROSPERITY SUBDIVISION, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS DENYING THE PRELIMINARY PLAT.

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on Tuesday, May 12, 2020, considered the application of Jablonski Family, LLLP, for the Preliminary Plat of the following real property, to wit:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO as more precisely described in the attached EXHIBIT A.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Frederick, Weld County, Colorado, that:

Section 1. Findings of Fact.

a. Notice of the public hearing to consider the Preliminary Plat of the Prosperity Subdivision was published by posting on February 12, 2020 and published in the Longmont Times-Call on April 7, 2020. Both the posting and publication by newspaper took place more than 15 days before the date of the public hearing as required by the Frederick Land Use Code Section 4.5.

b. Notice of the public hearing to consider the Preliminary Plat was mailed to the owners of property within 1000 feet of the boundary of the subject property on April 6, 2020, more than 15 days before the date of the public hearing as required by the Frederick Land Use Code Section 4.5.

c. The public hearing before the Board of Trustees was held at the time and place as noticed and all those in attendance desiring to give testimony on the matter before the Board of Trustees were given that opportunity.

d. Upon testimony received during the public hearing, it is evident that the applicant's application and supporting documents are in substantial compliance with *the Frederick, Land Use Regulations,* of the *Frederick Land Use Code*."

e. Upon testimony received during the public hearing, it is evident that the Preliminary Plat is compatible with approved land uses on adjacent property and conforms with the requirements and standards established in *Article 4 of the Frederick Land Use Code*.

f. Upon testimony received during the public hearing, it is evident that the proposed Preliminary Plat preserves the health, safety, welfare and interest of the citizens of the Town of Frederick, Colorado.

g. During the public hearing, the Board of Trustees received and considered the recommendations made by the Frederick Planning Commission following their public meeting on the Preliminary Plat on April 21, 2020.

Section 2. Conclusions and Order Denying the Prosperity Preliminary Plat.

a. The proposed Prosperity Preliminary Plat fails to comply with the following sections of ***Article 4,*** of the ***Frederick Land Use Code***:

1)

2)

b. The proposed Prosperity Preliminary Plat is denied.

INTRODUCED, READ, PASSED, AND SIGNED THIS 23RD DAY OF JUNE 2020.

ATTEST:

By _____
Meghan Martinez, CMC, Town Clerk

TOWN OF FREDERICK

By _____
Tracie Crites, Mayor

EXHIBIT A

Property Description

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TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 20-R-52-C

A RESOLUTION REGARDING THE REVIEW OF THE PRELIMINARY PLAT OF THE PROSPERITY SUBDIVISION, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PRELIMINARY PLAT.

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on Tuesday, May 12, 2020, considered the application of Jablonski Family, LLLP, for the Preliminary Plat of the following real property, to wit:

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f. Upon testimony received during the public hearing, it is evident that the proposed Preliminary Plat preserves the health, safety, welfare and interest of the citizens of the Town of Frederick, Colorado.

g. During the public hearing, the Board of Trustees received and considered the recommendations made by the Frederick Planning Commission following their public meeting on the Preliminary Plat on April 21, 2020.

Section 2. Conclusions and Order Approving the Prosperity Preliminary Plat.

a. The proposed Prosperity Preliminary Plat complies with the applicable sections of ***Article 4,*** of the ***Frederick Land Use Code***.

b. Approval of the Prosperity Preliminary Plat shall be subject to the following conditions:

(1) The dedication of right-of-way for the extension of Lyden Creek Boulevard and permanent drainage and raw water pond easements on Outlot B of Angel View Estates must be accepted and recorded prior to the recording of this preliminary plat.

(2)

(3)

(4)

c. The approval of the Preliminary Plat shall be effective for one (1) year from the date of approval, said approval becoming null and void if a Final Plat application is not submitted to the Town within said time limit or any extension granted by the Board of Trustees. Approval of the Preliminary Plat does not result in the vesting of property rights under Title 24, Article 68, C.R.S., as amended.

d. The proposed Prosperity Preliminary Plat, subject to the above conditions, is approved.

INTRODUCED, READ, PASSED, AND SIGNED THIS 23RD DAY OF JUNE 2020.

ATTEST:

By _____
Meghan Martinez, CMC, Town Clerk

TOWN OF FREDERICK

By _____
Tracie Crites, Mayor

EXHIBIT A

Property Description

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Town of Frederick
P.O. Box 435
Frederick CO 80530

RE: Prosperity Subdivision Preliminary Plat
South of Tipple Parkway (WCR16); East of Angel View Estates
North of Savannah Subdivision

Upon reviewing the preliminary plat for Prosperity Subdivision we see there are 3 entrances as shown:

#1 Off CR 15 (Ridgeway Blvd) onto Lyden Creek Blvd (north side of Savannah subdivision)
#2 Off Tipple to the north of Angel View Estates
#3 Off Angel View Drive, through Angel View Estates

We have been told that 2 entrances are required into a subdivision for emergency access.

As home owners of Angel View Estates we are asking the Town of Frederick to consider our concerns about the access to the proposed new subdivision from Angel View Drive and our request for you to

allow only #1 and #2 entrances listed above.

Angel View Estates was designed with 27 foot wide streets, no curb and gutter and no sidewalks.
The drainage swales on both sides of the street can be very steep in some areas of the neighborhood .
Because of this there is no safe place to go if you are pushing a baby stroller, riding a bike or even walking your dog except stay in the street.There is barely room to “move over” for the current traffic. Right now with 60 homes in the neighborhood, we feel cars, bicyclists, and pedestrians coexist well but
we are terribly concerned that this will not be the case if access is allowed to a new 250 home subdivision.
We feel safety is a much bigger issue than allowing a 3rd access.

As a solution, if it’s decided a 3rd entrance is needed for emergency services, may we propose to the local officials and developer to install a locked gate across the East end of Angel View Drive for emergency
vehicles only.

We would also like to invite the local officials to meet with us to walk Angel View Drive to get a feel for the safety concerns we see as real problems.

Thank you for your consideration.

Home owners:

Name
Address

Angel View Estates 6-3-2019

Printed Name	Signature	Address
William Alexel		6915 Peace St.
Vanessa Alexel		6915 Peace St.
LuAnn Fabrizio		6917 Peace St.
Stephen Kerr		6914 Peace St
Tom Petrin		6919 Peace St
Lloyd VAN WINKLE		6923 PEACE ST.
NATALIE VAN WINKLE		6923 PEACE ST
MATT DAVENPORT		6918 PEACE ST
Mark Fury		6920 Peace St.
Diane Benz		6910 Peace St
Vicki Johnson		7994 Prosperity Ct.
Brittany Johnson		7994 Prosperity Ct
Larry Benz		6910 Peace St.
Megan Brooks		6908 Charity Ct
JONATHAN BROOKS		6908 CHARITY CT
Kelly Tatum		6912 Peace St.
JOE TATUM		6912 PEACE ST.
Jill Grivetti		7991 Faith Ct.
MARCI WYANT		7990 Faith Ct
RICK WYANT		7990 Faith Court
MATT LEMARBRE		7995 FAITH CT
Eric Scamehorn		7994 Faith St
Erika Scamehorn		7994 Faith Ct
Denise Romero		7997 faith ct
Eddie Romero		7997 Faith. CT
Katie Helstein		7998 Faith Ct.
TRACY ZARZAN		7996 Faith Ct

6-3-2019

Angel View Estates

Printed Name	Signature	Address
Shanna Jessen	Shanna Jessen	7995 Prosperity Court
Brandy Dumas	Brandy Dumas	7990 Wisdom Ct.
Tina Rees	Tina Rees	7992 Wisdom Ct.
Shaun Dumas	[illegible]	7990 Wisdom Ct.
THAD LUTGENS	[illegible]	7989 WISDOM Ct.
Alexandra Lutgens	Alexandra Lutgens	7989 Wisdom Ct.
MACKENZIE LUTGENS	M. Lutgens	7989 WISDOM Ct.
Christian Barry	[illegible]	7990 Wisdom Ct.
Lynn Matthews	[illegible]	7991 Wisdom Ct
Billy Matthews	Billy Matthews	" "
Nathan Jessen	[illegible]	7995 Prosperity Court.
Lisa Blakslee	Lisa Blakslee	7998 Prosperity Ct
William Blakslee	[illegible]	7998 Prosperity Ct.
Ryan Antonio	[illegible]	7996 Prosperity Ct.
Christine Antonio	Christine Antonio	7996 Prosperity Ct.
Allen Rees	Allen Rees	7992 Wisdom Ct.
Jennifer Lavie	[illegible]	6914 Saint St
Stacy Ellis	[illegible]	6918 Saint St.
Anna Giampietro	Anna Giampietro	6918 Saint St
William Giampietro	[illegible]	6918 Saint St
Mike Freisem	[illegible]	7996 Hope Ct
Jen Freisem	[illegible]	7996 Hope Ct
Dustin Yeik	[illegible]	6920 Saint Street
Celeste Yeik	Celeste Yeik	6920 Saint Street

6-3-2019

Printed Name	Signature	Address
Quienten Clark	[illegible]	7995 Hope Ct.
Stacia Shane	[illegible]	7995 Hope Ct.
Jomu Brady	[illegible]	7997 Hope Ct.
Steve Johnson	[illegible]	7994 Prosperity Ct.
Lonnie Benedict	Lonnie S. Benedict	7993 Wisdom Ct
Lonnie Benedict	Lonnie S Benedict	7993 Wisdom Ct
Craig Renke	Craig Renke	6911 Peace St.
Sharron Renke	[illegible]	6911 Peace St.
Bailie Holst	Bailie Holst	6911 Peace St.

Ali van Deutekom

From: Bata, Regina <regina.bata@medtronic.com>
Sent: Sunday, February 16, 2020 4:56 PM
To: Ali van Deutekom
Subject: Prosperity Development

I live in Angel View Estates and am adamantly opposed to the extension of Angel View Drive into the proposed Prosperity Development. Our street have no slide walks and creating Angel View Drive as thoroughfare would be dangerous.

I understand there are concerns regarding fire department and/or emergency access. I believe that could be accomplished via Tipple or with a break-away barrier/post at the end of Angel View Drive.

Regina Bata
6907 Charity Court
Frederick, CO 80530

Regina Bata
Sr. Manager, Supply Chain
Surgical Solutions Group

Medtronic
5920 Longbow Drive | Boulder, CO 80301 | USA

Office: 303.530.6118
Cell: 720.883.6401

regina.bata@medtronic.com

Medtronic & COVIDIEN

Covidien is joining Medtronic

www.medtronic.com

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Zack

From: Diane Benz [mailto:dianetravels@yahoo.com]
Sent: Wednesday, June 27, 2018 5:15 PM
To: Zack Santen
Subject: Angel View Estates

Hello Zack,

We live in Angel View Estates and have some concerns about the proposed new development of homes (Angel View East).

Our development does not have sidewalks and does not allow overnight parking. When we walk or push the baby strollers, wagons, etc through the neighborhood it is done down the street. We just "move over" when a car comes through to reach their homes. My big concern is will traffic be allowed down Angel View Drive to access the new subdivision? Our streets are just 30 feet wide and no room for expansion. What are the requirements for emergency vehicles on major streets?

We are all hoping the street will be closed off at the end of Angel View Dr where it dead ends now. Access to the new proposed sub division should be made off Tipple Parkway. Can you help?

Respectfully,

Diane Benz
6910 Peace Street
Frederick CO 80530
303-942-0539

Ali van Deutekom

From: Thomas Brady <ping.brady@gmail.com>
Sent: Saturday, February 15, 2020 11:36 AM
To: Ali van Deutekom
Cc: BOARD@AngelViewEstates.org; Kimberly Mowat
Subject: Prosperity Subdivision

Greetings Ali and Town of Frederick representatives,

I'm wiring you in reference to the Prosperity Subdivision planning meeting scheduled March 3rd of 2020. We will not be able to attend due to schedule conflicts, but wish to share our views for consideration.

As a resident of Angel View Estates, we are greatly concerned about connecting a passthrough road leading to the new Prosperity Subdivision. We recognize emergency vehicle pathways are necessary, but connections off tipple and other future connections (south) should be sufficient to Town guidelines. Especially when considering the alternative higher risk to safety that daily passthrough traffic poses to a community without sidewalks.

We have yet to speak with someone in our community who sees this differently - passthrough traffic has a direct adverse impact of our culture and safety. Our community has submitted signatures to the Town regarding this subject. I believe the developer of Prosperity Subdivision shares this view and has expressed interest in not connect to Angel View Estates. The safety of our subdivision is not negotiable. As such, speed-bumps, speed-limits, and terminating the road in such way that requires slowing down are not sufficient mechanisms.

Angel View Estates is populated by a mixture ranging from children to retirees. Please consider our safety and do not support passthrough traffic from other neighborhoods.

Brady Family
7997 Hope Court
Frederick, CO 80530

Ali van Deutekom

From: Bill Blakslee <blakslee@comcast.net>
Sent: Monday, February 17, 2020 10:54 AM
To: Ali van Deutekom
Subject: Prosperity Subdivision

We are relatively new to Frederick at 1-1/2 years, but we are proud to say we were able to invest in Angel View Estates, as just our third lifetime home purchase. Since moving here, the properties on both the NE and NW side of CR 15 & Tipple have begun construction. Now a third neighborhood is proposed and we assume no plans are underway for a Supermarket to serve us. We will all form a caravan into Firestone to shop their two chains. Can we at least have a fully paved CR 15 to Hwy 119?

We believe we need to have some commercial development in town before we continue to allow additional residential development. “If” Prosperity is approved, we would expect construction entrances to “only” be allowed from Tipple, direct into the new development. “If” for safety concerns, a fire access road is required through Angel View Estates, surely it could be cut through upon the final phase of development.

Regards,

Bill and Lisa Blakslee

Sent from my iPad

Mr. & Mrs. Darin Holcomb
7996 Angel View Dr.
Frederick, CO 80530
Phone: Darin (303)877-0256
Catherine (303)868-5802
Darin.Holcomb@gmail.com
Catherine_clayton@comcast.net

02/26/2020

City Planning Commission, City of Frederick CO
City of Frederick Trustees

Dear City Planning Commission, City of Frederick CO:

We are writing to express our concerns about recent discussion and pending decision to approve a new built adjacent community called Prosperity, and using Angel View Drive as an access point to this community. We believe that this decision will have a negative impact on the community of Angel View Estates for several reasons. The first and foremost reason is safety.

Firstly, Angel View Drive will be required to accommodate an increased volume of traffic. Currently, Angel View Estates is a private and separate neighborhood with no interconnected traffic to other neighborhoods, which is suitable considering the lack of sidewalks and narrow streets. The lower volume of traffic was what attracted us to this neighborhood in the first place. We originally moved here from the City of Westminster to get away from traffic noise, pollution and congestion. Desiring a healthier and less stressful environment in which to live. We desired a small and private and more exclusive neighborhood and we found that in Frederick's Angel View Estates.

The streets in Angel View are narrow, 28 feet wide. Each street is flanked by a ditch that runs parallel, each of which is the responsibility of the homeowner to landscape and maintain. Therefore, the ditch along the front of each home is landscaped differently, many ditches with large rocks that are difficult to walk on. There are no sidewalks. Therefore, vehicles are obliged to share the road with pedestrian and bicycle traffic and vice versa. This has not been too great of a problem since Angel View is small and isolated. However, even our residents have difficulty maintaining appropriate speeds on Angel View Dr. as it is a long, straight roadway without any stop signs, or any other speed reducing traffic breaks. Case in point… One evening this summer we lost our dog to a motor vehicle on Angel View Dr. We believe that driver was going too fast to react when our dog stepped from between our vehicles onto the side of the poorly lit roadway, as the driver said that

he thought our dog was “a raccoon” and did not slow for him. We believe not only speed was a factor in this tragic accident, but also poor lighting, and the narrow roadway.

Angel View has little in the way of street lighting which makes it hard to see at night. This is compounded by the fact that one of the few lights, lamp post adjacent to the central area “green space”, was recently knocked down and has yet to be replaced.

Also pedestrian safety is directly related to road width, access to safe walkways, and traffic speeds. According to the World Health Organization (WHO) “Absent or weak infrastructure for walking and cycling are major factors responsible for the increased risk of traffic injury among pedestrians and cyclists”, and “Vehicle–pedestrian collisions are 1.5 to 2 times more likely to occur on roadways without sidewalks” (World Health Organization, 2013).

Angel View St. is a straight road without traffic breaks people are much more comfortable traveling at speeds greater than those posted at 25 mph, more like 30-40 mph. According to the US Department of Transportation: Federal Highway Administration (FWA) a pedestrian has a 95% chance of surviving being struck by a vehicle at 20 mph, while only at 55% chance of surviving at 30 mph, further only at 15% chance of surviving at 40 mph.

Angel View has seen recently a new influx of neighbors with children and growing families. These children must walk through the neighborhood to reach the bus stop for school, which is located at the end of our community on Ridgeway, and they often ride their bikes and play alongside the road in the summer. An increase in traffic, especially along Angel View Dr., would put them all at increased risk for injury from motor vehicles, especially from those traveling through our neighborhood to access Ridgeway. The hours when the children are walking to the bus stop are peak hours for those commuting to work as well. Considering there are no built in traffic breaks, like stop signs, along this road we believe it would be a desirable route for those coming from the community of Prosperity to reach Ridgeway. This includes increased traffic from delivery trucks such as Amazon and UPS, waste removal, as well as construction traffic. And would therefore see much more use than what your engineers have projected, further increasing the risk to our children’s safety.

According to Dan Burden’s Street Design Guidelines for Healthy Neighborhoods “motorist behavior is primarily dictated by street design. Left solely to traffic engineering, neighborhood street design often reflects the interests of cars rather than the needs of people and healthy neighborhoods” (Burden, 1999). He states that when neighborhoods lack schools, parks, churches, stores and other conveniences residents typically take 10 to 12 car trips per household every day (Burden, 1999). This description fits most of the neighborhoods on the west side of Colorado Boulevard in Frederick, including Angel View Estates, the proposed Prosperity project, and Savannah, as well as others. Most of the town of Frederick in fact. Now do the math. If most of the households in Angel View take 10 to 12 trips per day, that’s at least 800 trips out of Angel View alone, 1600 if you count both ways in and out. Now add the traffic

coming in and out of Prosperity though Angel View. The numbers would have a staggeringly detrimental effect on our neighborhood in maintenance, safety, aggravation and stress. He also goes on to state that neighborhoods such as these have "long, unconnected blocks with only a few entrance points…Motorists using these streets feel comfortable and safe at driving at higher speeds (30-40 mph", calling these neighborhoods "unsustainable urban designs" that generate polluted water runoff, encourage fossil fuel consumption, and generate more air pollution and traffic congestion because they concentrate traffic into collectors and arterial streets with few alternate routes. This describes exactly what this builder is proposing we, the Town of Frederick, continue to do. We, the residents of Angel View Estates have no desire to live in or along one of Prosperity's "traffic collectors".

Sincerely,

Mr. & Mrs. Darin Holcomb

Works Cited

Burden, D. (1999). *Street Design Guidelines for Healthy Neighborhoods.* Retrieved from http://onlinepubs.trb.org/onlinepubs/circulars/ec019/Ec019_b1.pdf

Federal Highway Administration. (n.d.). *Pedestrian Facilities Users Guide - Providing Safety and Mobility.* Retrieved from https://www.fhwa.dot.gov/publications/research/safety/01102/

World Health Organization. (2013). *Pedestrian safety: A road safety manual for decision-makers and practitioners*. Retrieved from https://apps.who.int/iris/bitstream/handle/10665/79753/9789241505352_eng.pdf;jsessionid=BAA85D6AA152E2E4CC8B2BE6A3D830D0?sequence=1

February 20, 2020

Attn: Ali van Deutekom
Town of Frederick

Dear Aly,

As you are aware, Blackfox Real Estate Group, LLC is the owner of Outlot B, Angel View Estates Subdivision, and recently we sold vacant land to Rick Jablonski for the proposed Prosperity subdivision. Rick and I have been in discussions for many months regarding certain easements and infrastructure that may benefit both of our future developments and are looking forward to working together to bring great projects to the community. In particular, we have discussed:

- Intersection and access improvements along the SE portion of Outlot B and the SW portion of the Prosperity property
- Non-potable irrigation pond and irrigation infrastructure near the NE corner of Outlot B for the benefit of the Prosperity and Angel View Estates subdivisions
- Storm drainage channel / infrastructure along the northern portion of Outlot B to the off-site Frederick owned regional detention pond
- St Vrain Sanitation District sanitary connection across Outlot B for the benefit of the Prosperity Subdivision

While we have not solidified the details regarding such easements and infrastructure, it is our intent to work in good faith with Rick to provide such easements and infrastructure for the Prosperity and Blackfox Real Estate Group developments.

Sincerely,

Jason Hepp - MANAGER
Jason Hepp
Blackfox Real Estate Group, LLC

Ali van Deutekom

From: Barnett, Teena <teena.w.barnett@gmail.com>
Sent: Wednesday, April 29, 2020 11:28 AM
To: Ali van Deutekom
Subject: Savannah residents concerns re Prosperity
Attachments: Savannah Neighborhood Concerns in regard to Prosperity Subdivision final.pdf

Ali,

Attached is a document with signatures representing residents of Savannah who are concerned about the extension of Leyden Creek Blvd for the Prosperity subdivision. Please enter it along with this email into the official record.

The proposed extension of Leyden Creek Blvd is worrisome for a number of reasons as it's expected that the majority of Prosperity homeowners will be using this road to access their homes thereby significantly increasing the number of cars through our quiet neighborhood.

1. This road will run along our backyards with currently no sound mitigation in place.
2. Headlights of vehicles headed south on the streets of Prosperity will shine directly into our bedroom windows.
3. The increased traffic on the walking path further erodes our privacy.

Our first ask would be to relocate the road. If that's not an option we are asking for the developer to provide either a row of trees as noted in the attached document or a minimum 8ft privacy fence along our north border in order to alleviate these issues. The fence that was erected along Ridgeway Blvd and Laughlin Blvd is requested as it would be consistent within our neighborhood.

We are very aware that Prosperity will limit - if not eliminate entirely - the current views we have of the Front Range Mountains causing a decrease in our property values. Having an open, exposed road along our back yards will only further the decline in value.

Feel free to contact me with any additional questions you may have. Please confirm receipt of this email and advise our next best steps in this matter.

Thank you.

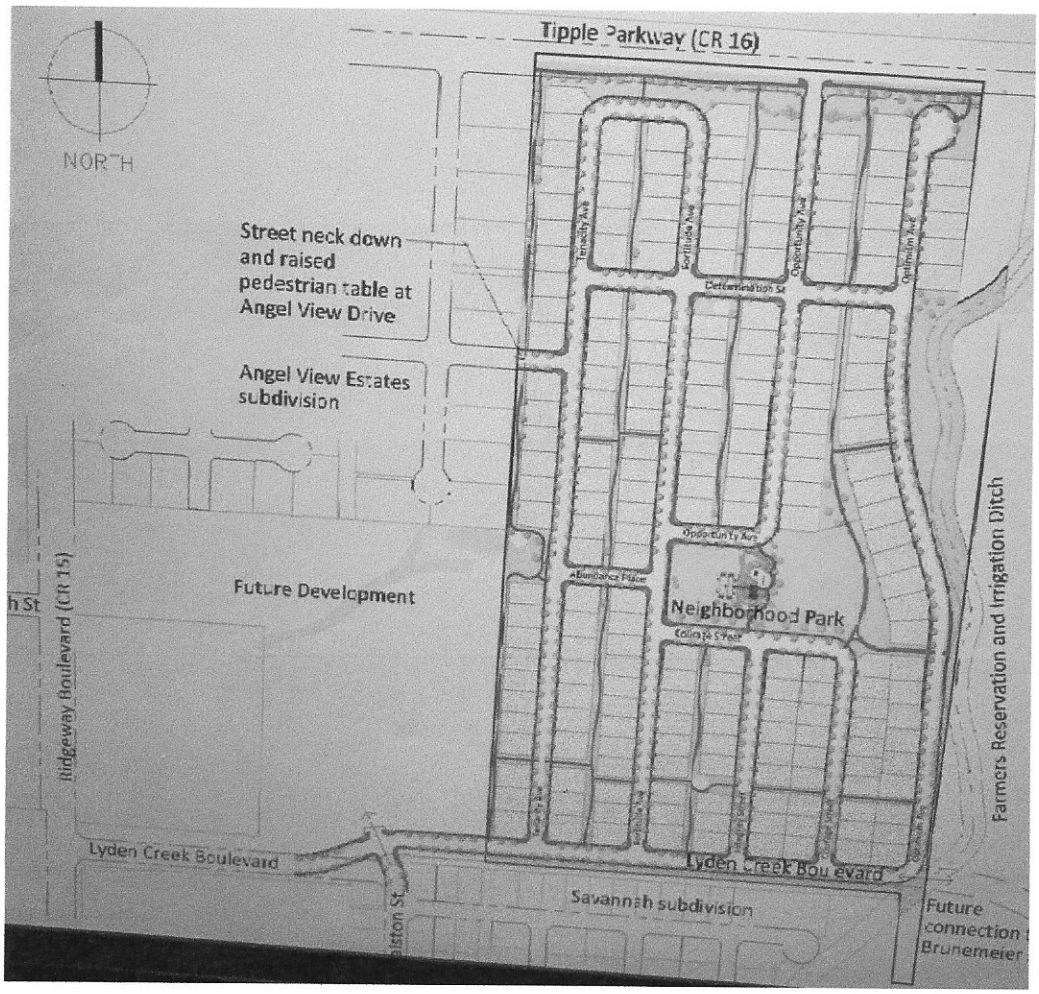
Sincerely,

Teena Barnett
7936 Columbine Ave
Frederick, CO 80530
720.363.0097

Savannah Neighborhood Concerns in regard to Prosperity Subdivision

Prosperity Subdivision to be built directly to the North of Savannah Subdivision will include 206 lots. The main entrance to the Prosperity is proposed to be a realigned Leyden Creek Blvd. (See the attached photo). Based on the national average of 1.88 cars per household and that an estimated 70% of these homes will utilize this entrance, it is estimated that 271 cars will traverse this road 1-2 times minimum each day.

The current platt doesn't provide any noise mitigation to those houses along the north side of Columbine Ave. We the residents of Columbine Ave are requesting a sound mitigation barrier to be erected in the form of either evergreen trees (such as a Junior Giant Thuja trees planted 3 ft apart) or a Sound Barrier Fence to be erected by the developer. This will not only provide noise mitigation but also allow us to maintain the privacy to which we are accustomed since moving into the neighborhood.



Respectfully submitted by we, the undersigned residents of Savannah located on Columbine Avenue.

Alexa Barnett	7936 Columbine Ave	4/25/20
[illegible]	7936 Columbine Ave	4/25/20
Daniel Pellerito	7938 Columbine Ave	4/25/20
Jacob Pellerito	7938 Columbine Ave	4-25-20
Mr + Mrs Quin Kaplan	6305 Clayton Circle	4-25-20
Dale & Vicki Lettenberger	7942 Columbine Ave	4/25/20
John & Jennifer Miller	7946 Columbine Ave	4/25/20
Mark & Lorna Adams	7948 Columbine Ave	4-25-20
Polly Yearim	7952 Columbine Ave	4/25/20
Catherine Defraeb	7954 Columbine Ave	4/25/20
David Heffington	7954 Columbine Ave	4/25/20
[illegible] Powell	7958 Columbine Ave	4/25/20
Zeb S. Sanborn	7962 Columbine Ave	4/25/2020
Christine Robinson	6182 Clayton St.	4/25/2020
Mr + Mrs James Martineau	7960 Columbine	4/25/2020
John Pryor	7968 Columbine AVE	4/25/2020
Courtney Pryor	7968 Columbine AVE	4/25/2020
[illegible]	7970 COLUMBINE AVE	4/25/2020
[illegible]	"	4/25/2020
[illegible]	7940 COLUMBINE AVE.	4/26/20
Mr + Mrs Tate	6195 Graden St	4/26/20

Respectfully submitted by we, the undersigned residents of Savannah located on Columbine Avenue.

Mary Bridges	6305 Clayton St. (SAVANNAH)	4/26/20
	6304 Clayton St	4/26/20
	6305 Taylor st.	4/26/2020
	6303 Taylor St.	4/26/2020
	7967 Columbine ave.	4/26/2020
	7967 Columbine Ave	4/26/2020
	7969 Columbine Ave	4/26/2020
	7969 Columbine Ave	4/26/2020
	7956 COLUMBINE AVE	4/26/2020
	7956 Columbine ave	4/26/2020
	7942 Columbine Ave	4/26/2020
	6187 Gradon St.	4/28/2020

PCR-2020-03C

A Resolution of the Planning Commission

Recommending Conditional Approval of the Prosperity Preliminary Plat

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Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

1.1 An application for the Prosperity Preliminary Plat has been submitted.

1.2 Said application was found to be complete through the review process.

1.3 Said application was considered during a public meeting held April 21, 2020.

1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.

1.5 Said application conforms with the applicable requirements of Section 4.7.4 of the Frederick Land Use Code.

Section 2. This resolution constitutes the written report, findings and decision of the Town of Frederick Planning Commission.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends approval of the application with the following conditions:

1. The dedication of right-of-way for the extension of Leyden Creek and permanent drainage and raw water pond easements on Outlot B of Angel View Estates must be accepted and recorded prior to the recording of this preliminary plat.

This resolution approved this 21st day of April, 2020 by a vote of 4 to 1.

Tracy Moe, Chairperson, Planning Commission

401 Locust Street • P.O. Box 435 • Frederick, CO 80530-0435

Phone: (720) 382-5500 • Fax: (720) 382-5520

www.frederickco.gov

MINUTES
TOWN OF FREDERICK
PLANNING COMMISSION
VIRTUAL MEETING CONDUCTED VIA ZOOM
April 21, 2020
6:30 PM

CALL TO ORDER: At 6:30 p.m. Chairperson Moe called the meeting to order and requested roll call.

ROLL CALL:

- Present: Chairperson Moe, Vice Chair teVelde, Commissioners Conroy and Stark, Alternate Commissioner Blair
- Staff: Planning Director Jennifer Simmons, Planners Ali van Deutekom and Maureen Welsh, Engineer Jason Berg, Town Attorney Rick Samson and Town Clerk Meghan Martinez

APPROVAL OF AGENDA: There were no changes to the agenda as presented.

APPROVAL OF FEBRUARY 4, 2020 MINUTES: Motion by Commissioner Conroy and seconded by Commissioner Stark to approve the February 4, 2020 Minutes. Upon roll call vote, motion passed unanimously.

CONSIDERATION OF THE PROSPERITY PRELIMINARY PLAT:

Planner Ali van Deutekom presented the proposed preliminary plat. The applicant Rick Jablonski was present and addressed the commission. Mr. Hurst was also present on behalf of the applicant and addressed the commission.

Motion by Commissioner Stark and seconded by Commissioner Scott to approve PCR-2020-03C with conditions as outlined by staff. Upon roll call vote, motion passed 4-1 with Commissioner Conroy voting no.

PUBLIC HEARING CONSIDERATION OF THE COLORADO WEST CONDITIONAL USE:

Planner Maureen Welsh presented the proposed conditional use. The applicants Gordan Wooley, Jeff Koza, and OB Begley were present and addressed the commission.

At 7:35 Chairperson Moe opened the public hearing.

At 7:36 Chairperson Moe closed the public hearing.

Motion by Commissioner Conroy and seconded by Vice Chair teVelde to approve PCR-2020-04A. Upon roll call vote, motion passed unanimously.

PUBLIC HEARING CONSIDERATION OF THE G2 MOTOR CARS CONDITIONAL USE:

Planner van Deutekom presented the proposed conditional use application. The applicant Grant Gorath was present and addressed the commission.

At 7:48 Chairperson Moe opened the public hearing.

At 7:48 Chairperson Moe closed the public hearing.

Motion by Commissioner Conroy and seconded by Commissioner Stark to approve PCR-2020-05A. Upon roll call vote, motion passed unanimously.

OTHER BUSINESS:

Planning Director Jennifer Simmons indicated that the next Planning Commission meeting is on May 5, 2020 and may be conducted via Zoom.

There being no further business of the Planning Commission, Chairperson Moe adjourned the meeting at 7:50PM.

Approved by the Planning Commission:

_____
Tracy Moe, Chairperson

ATTEST:

_____
Meghan Martinez, Town Clerk

Attachment P

<u>Prosperity questions asked during the meeting:</u>

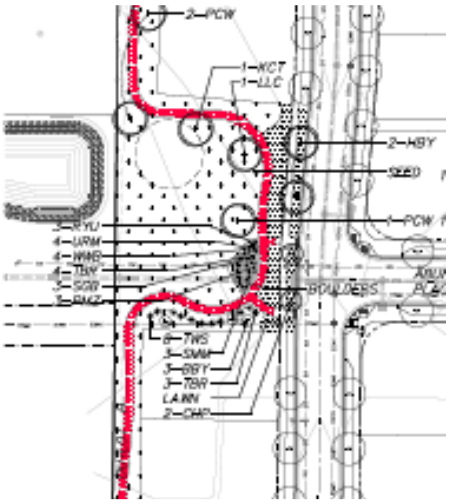
Board of Trustees questions in black *Staff answers in blue* *Staff's preferred list of conditions in green*

ONeal: Repeat the condition

Staff: The dedication of right-of-way for the extension of Lyden Creek Boulevard and permanent drainage and raw water pond easements on Outlot B of Angel View Estates must be accepted and recorded prior to the recording of this preliminary plat.

What is Outlot H for?

Staff: Outlot H has a plugged and abandoned well site which requires a 25-foot no-build, setback. Also utilizing the area, is storm water discharge which is piped and running along the southern edge.



Previous Boards have been concerned with temporary drainage over to the retention pond. Will this development make this condition worse?

Staff: The Prosperity development vacates the Angel View Estates temporary drainage easements in Angel View Outlot B. Permanent drainage easements are swales and are established to handle flow from both Prosperity and Angel View. No drainage flow from Prosperity enters Angel View Estates.

What traffic volume trigger will cause improvements adjacent and offsite?

Staff:

- *Leyden Creek Boulevard will be realigned to act more efficiently, as a collector roadway.*
- *Tipple Parkway will be paved adjacent to the Prosperity development, to the eastern property line.*
- *A southbound right-turn lane will be installed at HW52 and Ridgeway Boulevard.*

• Traffic volumes trigger the requirement for right turn acceleration and deceleration lanes and SB left turn lane at Leyden Creek Boulevard.

• Traffic volumes trigger the requirement for right turn deceleration lane and SB left turn lane at Angel View Drive.

Is there a trigger for widening of Ridgeway Boulevard?

Staff: Other than triggers for the installation of turn lanes, which will become the Northbound right-hand through lanes in the ultimate cross-section, there are no triggers for the widening of Ridgeway Boulevard.

Brown: How many homes are in the Eagle Valley?

Staff: 211

Are the lot sizes similar?

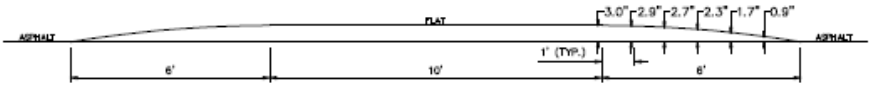
Staff: the typical lot size in Eagle Valley is half-acre. This is double what the average lot proposed in the Prosperity Subdivision.

When was section 2.7.2 decided?

Staff: 2004. Eagle Valley was reviewed under a previous code.

LaMach: How does snow removal work with the big speed bump?

Staff: The neck down with a gradual plateau has been designed to accommodate snow removal. Once the plow drivers are familiar with the area it shouldn't cause any issues. The steepest part of the slope is a raise of 3 inches over one foot of run.



SECTION A–A

Brown: How would Eagles being found affect the vote or approval?

Staff: There are recommended buffer zones and seasonal restrictions for many different Colorado raptors. These are for "human activities" or disturbance. The plat approves the lots but does not approve construction to begin. When a building permit is submitted for a property within a buffer, we place the restrictions on the building permit. There can be decades between plat approval and houses starting construction. We want to assess the area as close to the time of disturbance as possible.

How many access points are required?

Staff: Emergency services requires a minimum of two access points.

What happens if we go to two (access points)?

Staff: Reducing the number of access points will shift those traffic volumes increasing burden and congestion at the other access points.

Where is the access to the east?

Staff: The eastern access to future development is an extension Leyden Creek Boulevard and located at the south east corner of the Prosperity development, over the ditch.

ONeal: Can we place stop signs on Charity and Angel View Drive?

Staff:

• The Manual on Uniform Traffic Control Devices (MUTCD) Chapter 2B.05 provides; STOP signs should not be used for speed control. STOP signs should be installed in a manner that minimizes the numbers of vehicles having to stop.

• MUTCD Chapter 2B.07 for multiway stop control provides; STOP signs can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multiway stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multiway stop control is used where the volume of traffic on the intersecting roads is approximately equal.

Can the developer present the plan for the offsite drainage on Outlot B?

Staff: The Prosperity development vacates the Angel View temporary drainage easements in Angel View Outlot B. Permanent drainage easements are swales are established to handle flow from both Prosperity and Angel View.

LaMach: Is concerned about safety of the neighbors in Angel View, would like to see traffic report.

Staff: Report can be made available. Note that the report does not reflect the realignment of Leyden Creek Boulevard as this was a compromise reached later in the review process but would not affect traffic volumes at the Ridgeway intersection.

<u>Questions to Rick Samson after meeting:</u>

1) The overall safety for the current residents of Angel View (AV)is a concern, since I do not see a safe means of walking, biking or exercising in AV without sidewalks. I feel the lack of sidewalks or stop signs on Angel View Drive before the proposed Traffic Control Device, creates a possible safety hazard for the AV community along this section of the road. What are some possible solutions that can be Implemented?

- installation of 1 or 2 stop signs to slow the speed of vehicles traveling the road but still allows a third access to the community for emergency vehicles still leaving the Traffic Control Device?

Staff: This would not meet The Manual on Uniform Traffic Control Devices code however; it could be done.

- blocking off the access even though the road was originally designed to continue into future development(s). I have been aware of this happening in in the community I lived in previously, the original street became a short cut for traffic and needed to be blocked to provide safety to the neighborhood?

Staff: This would not meet the standards of our Land Use Code however; it could be done.

- continue with the proposed Preliminary Plat of the property?

Staff: This would meet code. Yes, the preliminary plat could continue while we work through additional options that do not require a major replat.

- incorporating another small pocket park in the area Angel View Dr. and Tenacity, designed to be a connection to proposed and existing trails and paths, while providing emergency access if needed?

Staff: This would not meet the Land Use Code requirement for providing vehicle connection between neighborhoods however, it could be done. Emergency access requires a 27-foot dedicated clear width. The right-of-way width is 60 feet. 33-feet probably isn't enough space for a pocket park but it could include a 6-8-foot trail connection and a landscaped area.

Staff would prefer these conditions, in order of most preferred to least preferred:

1. Approve the plat as presented. This option would meet our codes.

2. Approve the plat as presented but require the developer to add striping and "no parking signs" to Angel View Drive. Please see Attachment S showing two options to consider. Option 1 would create two 10-foot wide travel lanes plus two dedicated 4-foot bike/pedestrian lanes. Option 2 would create two 10-foot wide travel lanes plus a dedicated 8-foot bike/pedestrian lane. This would meet our codes.

3. Add an additional neck down with raised platform at the trail crossing in Angel View Estates. This would meet our codes.

4. Lower the speed limit on Angel View Drive. This would meet our codes.

5. Add additional stop signs on Angel View Drive. Staff would caution you with this option. It has been found that on streets with excessive stop signs, vehicles are more likely to reach higher speeds between stop signs. This option would not meet the MUTCD codes.

6. Plat the right-of-way to make the street connection into Prosperity but install a road closed sign to vehicles or make it an emergency access only. If the right-of-way isn't platted to allow for the Prosperity connection now, the chances of it ever being dedicated are slim. Even if sidewalks are added to Angel View Estates in the future, the road would not continue. Because Angel View Drive has been stubbed to the property line, staff is concerned ending the road at a potential rear yard is a safety concern. This option would not meet our code requirements but it is a better option than <u>not</u> obtaining the right-of-way from the Prosperity Subdivision.

7. Do not plat the right-of-way to make the Angel View Drive connection. This does not meet our codes.

2) What is the status on the nesting Bald Eagle pair?

Staff: Chris Mettenbrick of Colorado Parks and Wildlife stated: "It is not a Bald Eagle nest but rather a Swainson's Hawk nest. CPW recommends that from April 1 to July 15th there should be no surface occupancy/disturbance within a 1/4 mile of the nest. Since the nest occurs in a developed area, I would recommend that construction within that ¼ mile buffer start either after July 15th or prior to April 1st."

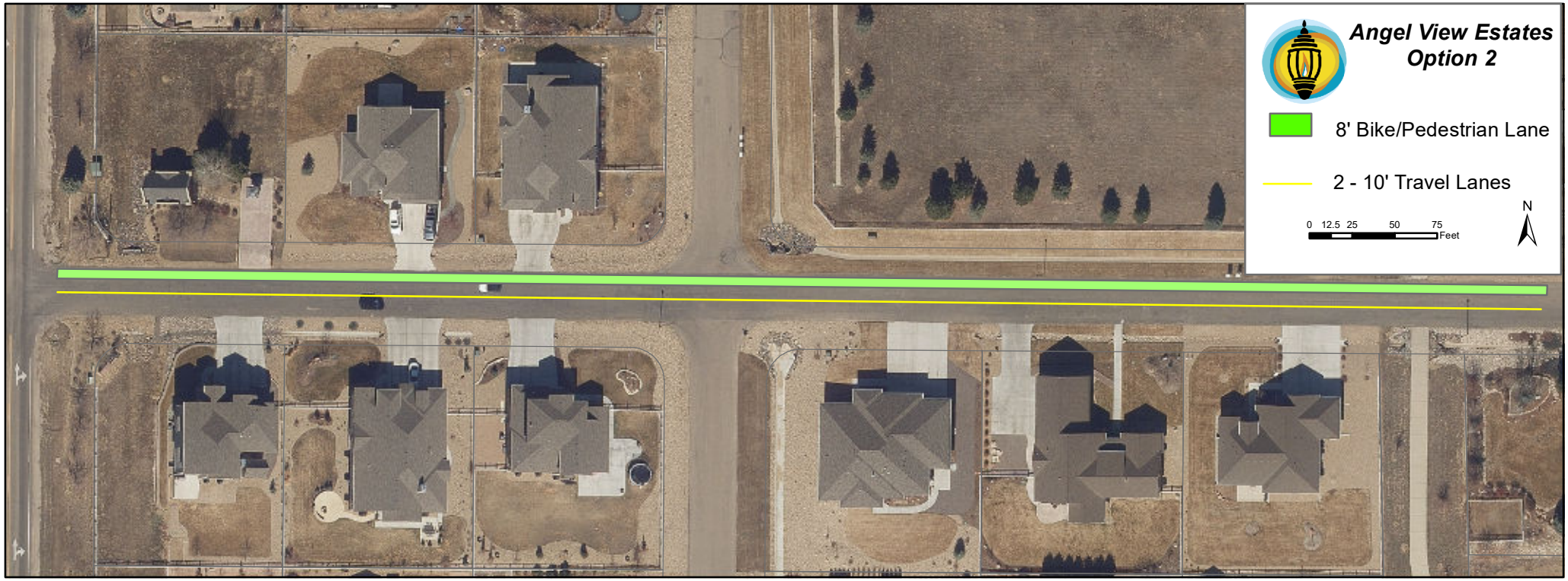
3). This was a “Public Hearing Resolution 20-R-45 Regarding the Review of the Preliminary Plat of the Prosperity Subdivision”, not Final Plat. If approved can or does the builder have the ability to begin work on the property while working with the town to resolve the previously stated safety concerns?

Staff: The developer can not do anything on the property until the final plat has been approved and recorded. If the preliminary plat is approved and a safety concern resolution is agreed upon which requires a lot line or right-of-way to move, we would need to amend the preliminary plat. Amending a plat would most likely require another Board approval. If the safety concern resolution is adding a stop sign, that change would not require an amendment and could be done at the final plat stage.

4). Can any agreed upon decisions be added to the proposal as a condition?

Staff: Yes. Please defer to the Town Attorney for questions about the language.

Angel View Estates
Option 1
2 - 4' Bike/Pedestrian Lanes
2 - 10' Travel Lanes
0 15 30 60 90
Feet
N


Angel View Estates
Option 2
8' Bike/Pedestrian Lane
2 - 10' Travel Lanes
0 12.5 25 50 75
Feet
N

TOWN OF FREDERICK
Board of Trustees
Action Memorandum

Tracie Crites, Mayor

Rusty ONeal, Trustee
Mark Lamach, Trustee
Adam Mahan, Trustee

Dan March, Trustee
Kevin Brown, Trustee
Vacant, Trustee

Appointing Windi Padia to the Board of Trustees

Agenda Date: Town Board Meeting - June 23, 2020

Attachments: a. Resolution

Finance Review: _____
Finance Director

Submitted by: _____
Town Clerk

Approved for Presentation: _____
Town Manager

☐ Quasi-Judicial ☐ Legislative ☒ Administrative

Summary Statement:

The Board of Trustees requested staff place a resolution on the June 23, 2020 Agenda appointing Windi Padia to the vacant seat on the Board of Trustees.

Detail of Issue/Request:

This resolution would appoint Windi Padia to the Board of Trustees. The vacancy on the Board was a result of current Mayor Tracie Crites vacating her seat upon election as Mayor. The Board accepted applications for the position and interviewed all eight applicants on June 9, 2020. Final candidates were interviewed on June 16, 2020, and the Board directed staff to prepare paperwork for appointment of Windi Padia. Ms. Padia has accepted the offer from the Board for appointment.

The term of this appointment is until the next regular municipal election on April 5, 2022, and will be compensated at an amount of $150.00/month.

This appointment meets the statutory 60-day requirement to fill the vacancy.

Legal Comments:

The resolution was drafted by the Town Attorney.

Alternatives/Options:

Not applicable.

Financial Considerations:

Not applicable.

Staff Recommendation:

Staff takes no position on this appointment as this is strictly a decision of the governing body.

TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 20-R-53

A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, APPOINTING WINDI PADIA AS TRUSTEE OF THE OF TOWN OF FREDERICK, COLORADO TO FILL THE UNEXPIRED TERM OF TRACIE CRITES

WHEREAS, Tracie Crites was elected to serve a four term as a trustee of the Town of Frederick, Colorado on April 3, 2018; and

WHEREAS, Tracie Crites was elected to serve as Mayor of the Town of Frederick, Colorado on April 7, 2020 resigning her position as trustee; and

WHEREAS, the Town of Frederick solicited applications for the vacant trustee position, held interviews and voted to appoint Windi Padia as trustee to fill the unexpired term of Tracie Crites.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:

Section 1. Windi Padia is appointed as trustee of the Town of Frederick to fill the unexpired term of Tracie Crites, to serve until the election of April 5, 2022.

Section 2. **Compensation**. Compensation shall be $150.00 per month.

Section 3. **Effective Date.** This resolution shall be become effective immediately upon adoption.

Section 4. **Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 5. **Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND SIGNED THIS 23RD DAY OF JUNE 2020.

ATTEST: **TOWN OF FREDERICK**

By _____ By _____
Meghan C. Martinez, CMC, Town Clerk Tracie Crites, Mayor