



TOWN OF EATON
LAND DEVELOPMENT APPLICATION – SUBMITTAL REQUIREMENTS
223 1ST Street, Eaton, CO 80615 • (970) 454-3338 • Fax (970) 454-3339 • www.colorado.gov/townofeaton

Project Name:
601 East Collins SDP

Applicant:
AGPROfessionals

Date:

APPLICATION TYPE

- ☐ Rezone
- ☐ Planned Unit Development (PUD)
- ☐ Subdivision – Preliminary Plat
- ☐ Subdivision – Final Plat
- ☒ Site Plan

- ☐ Annexation
- ☐ Disconnection
- ☐ Vacation of Right-of-Way
- ☐ Variance

- ☐ Special Review Use
- ☐ Temporary Use
- ☐ Nonconforming Use
- ☐ Oil and Gas Drilling

REQUIRED SUBMITTAL ITEMS (to be filled out by staff)

- | | |
|--|--|
| <ul style="list-style-type: none"><input checked="" type="checkbox"/> 1) Land Development Application Form: A fully completed and executed application on the form provided by The Town of Eaton<input checked="" type="checkbox"/> 2) Cover Letter/Narrative: The cover letter must provide a clear and concise description of the proposal<input checked="" type="checkbox"/> 3) Vicinity Map: Project location and context<input checked="" type="checkbox"/> 4) Proof of Ownership: A copy of recorded deed(s) reflecting current ownership. If there is a mortgage on the property, a copy of recorded deed(s) of trust/mortgages to any and all lending agencies and any and all liens of record are also required<input checked="" type="checkbox"/> 5) Proof of Clear Title: Title commitment or title policy guaranteeing clear title, including legible copies of any reported documents referenced by book and page or reception number, dated no earlier than three (3) months prior to the date this application is submitted<input checked="" type="checkbox"/> 6) Written legal description of property boundary<input checked="" type="checkbox"/> 7) Explanation of Water and Sewer sources<input checked="" type="checkbox"/> 8) Explanation of Access and/or Copy of Access Permit<input checked="" type="checkbox"/> 9) Signed Developer Cost Reimbursement Agreement as provided by the Town<input checked="" type="checkbox"/> 10) Payment of deposit in the amount of \$ <u>4,500</u><input type="checkbox"/> 11) List and map of property owners and addresses in accordance with public notice requirements<input type="checkbox"/> 12) Planned Unit Development (PUD) Graphic Exhibit<input type="checkbox"/> 13) Annexation Plat<input type="checkbox"/> 14) Rezone Graphic Exhibit<input type="checkbox"/> 15) Concept Plan<input type="checkbox"/> 16) Preliminary Plat<input type="checkbox"/> 17) Final Plat<input type="checkbox"/> 18) Right-of-Way Vacation Exhibit | <ul style="list-style-type: none"><input checked="" type="checkbox"/> 19) Survey of the property showing property dimensions, existing structures, adjacent roadways, existing easements, etc.<input checked="" type="checkbox"/> 20) Site Plan<input type="checkbox"/> 21) Preliminary Drainage Report and Plan OR Drainage Letter<input checked="" type="checkbox"/> 22) Final Drainage Report and Plan OR Drainage Letter Drainage Memo<input checked="" type="checkbox"/> 23) Floodplain Report (if property is within mapped flood hazard area)<input type="checkbox"/> 24) Geologic Report<input checked="" type="checkbox"/> 25) Grading and Erosion Control Plan<input checked="" type="checkbox"/> 26) Civil Construction Plans for on site improvements<input type="checkbox"/> 27) Preliminary Plans for public improvements<input type="checkbox"/> 28) Final Plans for public improvements<input type="checkbox"/> 29) Quantities and cost estimates for public improvements (Engineer's Estimate)<input checked="" type="checkbox"/> 30) Traffic Analysis (fewer than 1,000 VPD) or Traffic Study (greater than 1,000 VPD and must be prepared by a Professional Engineer) Traffic Memo<input checked="" type="checkbox"/> 31) Utility Report and/or Plan Utility Memo<input type="checkbox"/> 32) Landscape Plan<input type="checkbox"/> 33) Building Elevations<input type="checkbox"/> 34) Development Agreement (prepared by the Town)<input type="checkbox"/> 35) Certification of notice from property owner to mineral estate owners of record pursuant to CRS 24.6.55-103, within 30 days before hearing, if lot lines are changed or created<input type="checkbox"/> 36) Other _____ |
|--|--|

Note: All surveys, plats, and plans to be scaled and dimensioned.



TOWN OF EATON
LAND DEVELOPMENT APPLICATION

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COMPLETE ALL BOXES

Applicant Name: [REDACTED]	Applicant Address & Zip Code: [REDACTED]
Applicant Phone: [REDACTED]	Applicant Email: [REDACTED]
Property Owner Name: 601 East Collins LLC	Property Owner Address & Zip Code: 601 East Collins St., Eaton, CO 80615
Property Owner Phone: (970) 515-6132	Property Owner Email: davidzito@zitotruckinggroup.com
Project Name: 601 East Collins SDP	Project Description: Site Development Plan - Minor Amendment
Project Address/Location: 601 E. Collins St., Eaton, CO 80615	Project Parcel Number: 070931436002 & 070931334005
Subdivision/Lot/Block: Lot 2 Nelson Sub., Lot 5 Sugar Factory Sub.	Section/Township/Range: 31-7N-65W
Existing Zoning: I-2	Proposed Zoning: I-2
Existing Use: Renewable Fiber Landscape Yard	Proposed Use: Up to 15% outdoor storage

APPLICATION AGREEMENT:

~~Owner~~
~~Applicant~~
I, as the ~~applicant~~, hereby certify that I believe to the best of my knowledge that all information supplied with this application is true and accurate and that consent of the property owner listed above, without which the requested action cannot lawfully be accomplished, has been granted. Permission is also hereby granted to the Town of Eaton staff and their consultants to physically enter upon and inspect the subject property and take photographs as necessary for preparation of the case. In addition, by signing this application I am agreeing that I am authorized to sign on behalf of the property owner, or business-owner, or applicant and commit and agree to signing a Developer Cost Reimbursement Agreement and deposit with the Town the sum of **\$4,500** to be used to pay the Town's expenses to review, evaluate and process the Application ("Deposit"), which funds may be used to pay the cost of third-party consultants plus fifteen percent (15%) of such actual costs for Town staff administrative costs and supplies. I agree that I am not acquiring any rights by virtue of the payment of the Town's expenses. I also understand that Land Use approvals do not entitle, nor grant building permits. Building permits are required in addition to and after land use approval and prior to site improvements including but not limited to grading, earth work, or construction of utilities or buildings.

~~Owner's~~
~~Applicant's~~ Signature _____

Date: **5-31-23**

601 East Collins Site Development Plan Narrative

Prepared for 601 East Collins LLC

Introduction

601 East Collins LLC (601 East Collins) is requesting a minor amendment to the R.F. Holdings, LLC Site Development Plan Amendment No. 1 (R.F. Holdings SDP). The R.F. Holdings SDP was referred to as the Renewable Fiber Landscape Yard Site Development Plan, case no. TE-20-05. The R.F. Holdings SDP was approved in February 2022 for the use of an existing shop and office trailer, and sales and outdoor storage of landscape supply materials, a proposed scale, and the storage of commercial vehicles and equipment.

The proposed minor amendment will add up to approximately 50,300 square-feet of outdoor equipment storage, and remove the outdoor landscape supply material storage. The removal of the landscape supply materials storage will result in an overall reduction in total outdoor storage. The proposed outdoor equipment storage is up to 15% of the total lot area. The existing shop, office trailer and scale will remain on-site.

601 East Collins is an oil and gas support service business, and the proposed equipment to be stored will primarily be portable heaters that will be stored when not in use on job sites. 601 East Collins delivers heaters to oil and gas sites, picks up heaters that require maintenance, repairs heaters on-site, and delivers fixed/new heaters back to job sites. During the late fall, winter, and early spring, there will be two-four mechanics working on the heaters in the existing shop from 6 a.m. to 6 p.m., Monday through Friday. Occasional maintenance work and heater pick-up/delivery may occur during weekend operations, according to oil and gas industry needs. During the late spring, summer, and early fall, the heaters are stored on-site and there is very little on-site activity.

The subject property is located at 601 E. Collins St., Eaton, CO 80615, and is described as Lot 2 of the Nelson Subdivision and Lot 5 of the Sugar Factory Subdivision, being part of the Southeast Quarter of Section 31, Township 7 North, Range 65 West of the 6th P.M., Weld County, Colorado, containing 7-acres more or less. The subject property is located on the north side of East Collins Street approximately ¼ mile east of Highway 85. The site is in the I-2 Industrial and Manufacturing Zone District.

ENGINEERING, PLANNING, CONSULTING & REAL ESTATE

HQ & Mailing: 3050 67th Avenue, Suite 200, Greeley, CO 80634 | 970-535-9318 office | 970-535-9854 fax

Idaho: 195 River Vista Place, #306, Twin Falls, ID 83301 208-595-5301

www.agpros.com

Existing Conditions and Surrounding Land Uses

There is an existing shop building and office trailer on site. Existing structures will remain on-site. The lot surface is predominantly a gravel road base. There are two accesses on East Collins Street. The western access is located approximately 1440 feet east of Highway 85 and is within a 30-foot access easement, dedicated by the Nelson Subdivision plat. The eastern access is located approximately 2050 feet east of Highway 85 on the east side of the property. A concrete apron is proposed at both entrances for tracking control.

The existing land uses in the area surrounding the subject property are primarily commercial and industrial in nature, and include rail transload and grain elevator and associated infrastructure for the rail facility, trucking and assorted construction and manufacturing businesses along Collins.

The methods described below will be used to minimize potential nuisances associated with the proposed use:

Light

Outdoor lighting is wall and fence mounted. Light poles are not proposed at this time. Should light poles be proposed in the future, a lighting plan will be provided to the Town of Eaton for review prior to installation. Sources of light will be shielded so that light rays will not shine directly onto adjacent properties where such would cause a nuisance or interfere with the use on adjacent properties. The property owner or operator will be responsible for ensuring that neither the direct, nor reflected light from any source will create a traffic hazard to operators of motor vehicles on public or private streets. No colored light will be used which may be confused with, or construed as, traffic control devices.

Waste Management

The property owner or operator will be responsible for controlling noxious weeds on-site. Trash will be collected in a covered, confined trash dumpster and removed as needed by a trash removal company.

Dust Abatement

The operation is not expected to generate disproportionate amounts of fugitive dust. Parking is internal to the site. Parking and driving surfaces consist of road base like the surrounding roads and properties. Watering of surfaces will occur as necessary to suppress dust.

Access & Traffic

Typical vehicles accessing the site are passenger vehicles/pick-up trucks. The following traffic volumes are anticipated for this site during the cold season:

Employee cars/pickups:	2-4 trips per day
Pickups and trailers (heater delivery):	10-15 trips per week

The heaters are primarily in use in during the late fall, winter, and early spring. There will be very minimal traffic at this site during warmer weather. 601 East Collins' associated commercial trucking business, d/b/a Zito Trucking, operates at a different location, and there isn't any semi-truck, or large commercial vehicle trips anticipated for this site.

Site traffic will be distributed between the two access points. The shop will primarily be accessed at the western access point, and the heaters will primarily be accessed at the eastern access point. 80% of the traffic from the site is expected to travel west on East Collins Street to Highway 85 and disperse north and south on Highway 85. 20% of the traffic from the site is expected to travel east on East Collins Street.

Highest traffic volumes are expected in the morning between 5:00 a.m. and 6:00 a.m. and in the evening between 6:00 p.m. and 7:00 p.m.

Drainage

The lot surface will remain primarily gravel road base. The internal site drainage will be improved by minor on-site regrading and the addition of perimeter swales. Paving of the two entrances and the addition of concrete drain pans does not result in a significant increase in the overall percentage of imperviousness for the site. No stormwater detention is proposed.

The site has a relatively flat topography with slopes from 0 to 3 percent toward the southeast. Off-site flows from the south appear to flow north and are intercepted by East Collins Street. Offsite flows from the east flow west and are intercepted by the Eaton Ditch. Offsite flows from the west appear to flow east until directed south by an offsite swale. Therefore, an increase in runoff from outside the site is not expected.

An increased risk of damage from storm runoff is not expected as the percentage of imperviousness did not increase significantly with the proposed entrance and drainage improvements. Refer to the Drainage Narrative included in the SDP application package.

Utilities

The shop is served by a Town of Eaton water tap and sewer tap. No new utility services are proposed at this time.

Overlay Districts

The subject property is not located in a Geologic Hazard Overlay Zone District or Airport Overlay District. The majority of the site is located in Zone X, an area of minimal flood hazard, outside of the floodplain boundaries. A portion of East Collins Road, the roadside ditch, and a small portion of the site along the southern boundary are in the 100 Year AE Floodplain. A small portion of the site along the eastern boundary is in the 100 Year AE Floodway. The site is not expected to negatively impact regulatory floodplains or floodways, and no Flood Hazard Development Permits, Elevation Certificates, and/or No-Rise Certificates are anticipated.

Fire Protection

Fire protection will be provided by the Eaton Fire Protection District. Where needed, a turnaround and knox box locks will be provided.

Project Impact and Benefits

As designated in the *Comprehensive Plan, Goals and Policies, Goal 7.1 Develop a business environment that creates a healthy local economy and is Supportive of the community.*

Goal 7.4 Encourage desirable non-polluting industrial development.

Policy 7.4.1 Encourage industrial development to locate within corporate limits and in a manner consistent with the overall growth policies of the Town.

Policy 7.4.2 Implement land use regulations to ensure that new industry is located, designed and operated to minimize impacts on surrounding land uses and the overall image of the community.

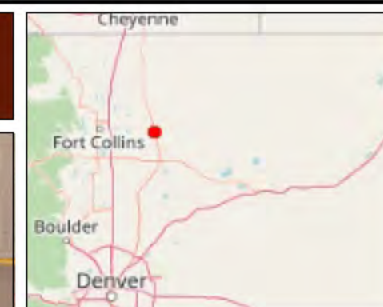
Policy 7.4.3 Use the following criteria to determine where industrial land uses locate:

- *Industrial uses should have a good access to highways and railroads.*
- *Industrial uses should locate in close proximity to other industries. When industries are grouped together there are fewer negative impacts on other land uses.*
- *Industrial uses should locate in close proximity to existing or planned infrastructure particularly sewer, water and electricity. Septic systems should not be used to serve industrial uses. Water must be of an adequate flow and pressure to ensure proper fire protection.*

The site and operation of the business is consistent with the Goals and Policies laid out in the Comprehensive Plan. The site is within corporate limits and consistent with the overall growth policy as it is an infill site of an established industrial zone. The facility has good access to highway and rail. The facility is located within an established industrial area where the impacts are consistent with the existing impacts. The facility is connected to the municipal water and sanitary sewer system.

Conclusion

The 601 East Collins minor amendment to the R.F. Holdings SDP will reduce the total outdoor storage on-site. The proposed use is consistent with the I-2 Zone District and the site is adequate to support the use. The proposed access improvements will provide tracking control for East Collins Street. The proposed grading and drainage improvements will promote positive drainage and maintain historic stormwater flow.



Legend

-  Parcels
 Highway
 County Boundary

1: 6,865



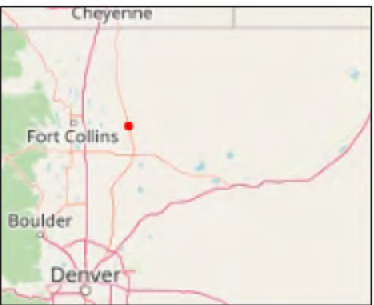
Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1,144.2	0	572.08	1,144.2 Feet
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WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado



Legend

- Parcels
- Highway
- County Boundary



143.0 0 71.51 143.0 Feet

1: 858

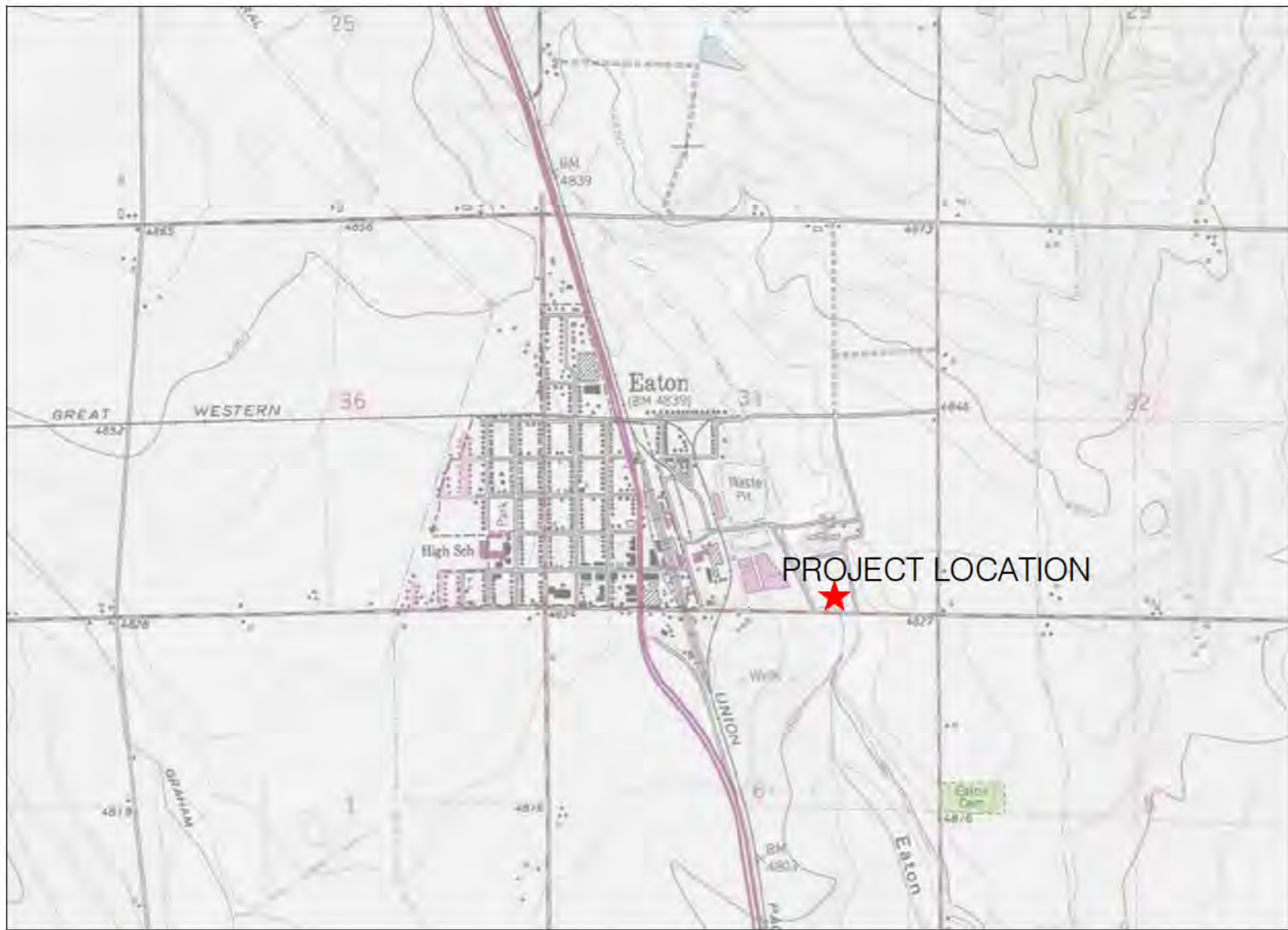


Notes

601 EAST COLLINS

SITE DEVELOPMENT PLAN AMENDMENT NO. 2

LOT 2 OF THE NELSON SUBDIVISION, AND LOT 5 OF THE SUGAR FACTORY SUBDIVISION, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 65 WEST OF THE 6TH P.M., TOWN OF EATON, WELD COUNTY, COLORADO



VICINITY MAP

SITE DATA TABLE	
Lot Gross Area *	335,368 SF (7.7 AC)
Existing Gravel Area (SF)	310,070
Existing Gravel Area (%)	92.5%
Proposed Total Gravel Area (SF)	303,860
Proposed Total Gravel Area (%)	90.1%
Existing Asphalt (E. Collins St.) (SF)	10,189
Existing Asphalt (E. Collins St.) (%)	3.2%
Existing Concrete Area (SF)	4,357
Existing Concrete Area (%)	1.3%
Proposed Total Concrete Area (SF)	9,940
Proposed Total Concrete Area (%)	3.1%
Existing Structures (SF)	5,472
Existing Structures (%)	1.6%
Proposed Total Structures (SF)	6,099
Proposed Total Structures (%)	1.9%
Existing Vegetative Cover (SF)	5,280
Existing Vegetative Cover (%)	1.7%
Max. Allowable Outdoor Storage (%)	15%
Proposed Outdoor Storage (SF)	50,300
Proposed Outdoor Storage (%)	15%

R.F. HOLDINGS, LLC SDP AMENDMENT NO. 1 CONDITIONS OF APPROVAL

1. THE OWNER OF THE PROPERTY SHALL IMPROVE THE TWO (2) ACCESS DRIVES ON EAST COLLINS STREET BY PROVIDING A PAVED DRIVEWAY EXTENDING FROM EAST COLLINS STREET INTO THE PROPERTY A DISTANCE OF SIXTY (60) FEET AND A WIDTH MATCHING THE ACCESS WIDTH, BUT NOT WIDER THAN FIFTY (50) FEET. IN ADDITION, THE OWNER SHALL PROVIDE BARRIERS TO RESTRICT ACCESS TO NO GREATER THAN FIFTY (50) FEET WIDE AT EACH ACCESS POINT. THESE ACCESS DRIVE IMPROVEMENTS MUST BE COMPLETED WITHIN 6 MONTHS OF THIS SDP APPROVAL.

LEGEND

4648	EXISTING GROUND SURFACE CONTOUR AND ELEVATION, FT	E	EXISTING ELECTRIC METER
	EXISTING/FUTURE PROPERTY BOUNDARY LINE	▽	EXISTING WATER FAUCET
	EXISTING METAL FENCE	+	EXISTING T - POST
	PROPOSED CHAIN LINK FENCE		EXISTING CONCRETE
X X X	EXISTING WOOD FENCE		NATIVE GRASS
	RIGHT OF WAY		PAVEMENT
	EXISTING UTILITY POLE		TRAFFIC CIRCULATION
	EXISTING ELECTRIC		DRAINAGE FLOW ARROW
	EXISTING SIGNS	IP	INLET PROTECTION
	EXISTING LIGHT POLE	OP	OUTLET PROTECTION
	EXISTING WATER METER		
	EXISTING GAS		
	EXISTING TELEPHONE		

NOTES

1. THIS SDP AMENDMENT IS AN AMENDMENT TO THE R.F. HOLDINGS, LLC SDP AMENDMENT NO.1, WHICH WAS APPROVED IN FEBRUARY 2022.
2. EXISTING SIGNS, "SEMI DRIVERS USE EAST GATE", "NO TRESPASSING", "NO WEAPONS ALLOWED", "CAUTION HEAVY EQUIPMENT", AND "STANDARD STREET SIGN" LOCATED ON FENCE AND ADJACENT TRUNCATED UTILITY POLE.
3. BEARINGS AND DISTANCES SHOWN ON THIS SITE PLAN ARE COPIED FROM THE NELSON SUBDIVISION RECORDED 09/01/2020, RECEPTION NO. 4625177 AND SUGAR FACTORY SUBDIVISION, RECORDED 08/02/2013, RECEPTION NO. 3952786.
4. NO PARKING OVER STORMWATER DISCHARGE POINTS

OWNER'S OR ASSIGNEE CERTIFICATE:

BY SIGNING THIS SITE PLAN, _____ AS OWNER OR ASSIGNEE OF THE LAND FOR WHICH THIS PLAN HAS BEEN CREATED, ACCEPTS ALL OF THE REQUIREMENTS AND CONDITIONS SET FORTH HEREIN.

NAME PRINTED: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

601 EAST COLLINS LLC, C/O DAVID ZITO, GENERAL MANAGER

EATON PLANNING DEPARTMENT:

THIS SITE PLAN WAS REVIEWED AND APPROVED BY THE TOWN ADMINISTRATOR. THIS _____ DAY OF _____, 20____.

TOWN OF EATON ADMINISTRATOR: _____

SIGNATURE: _____

TOWN OF EATON ENGINEERING:

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS AND REGULATIONS. CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE TOWN STANDARDS. THE TOWN'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE TOWN IS HELD HARMLESS.

THIS _____ DAY OF _____, 20____.

TOWN OF EATON ENGINEER: _____

SIGNATURE: _____

DATE: _____

PLAN VIEW



AGPROfessionals
DEVELOPERS OF AGRICULTURE
3050 67th Avenue, Suite 200,
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854



601 EAST COLLINS
SITE DEVELOPMENT PLAN

SHEET:
SP-1

Drainage Narrative

For

601 East Collins Street, Eaton, CO 80615
Being Part of the Southeast $\frac{1}{4}$ of Section 31,
Township 7 North, Range 65 West of the 6th P.M.

Prepared By



AGPROfessionals

HQ: 3050 67th Avenue, Suite 200, Greeley, CO 80634

Idaho: 213 Canyon Crest Drive, Suite 100, Twin Falls, ID 83301

www.agpros.com

(970) 535-9318

06/23/2023



1: 5,285

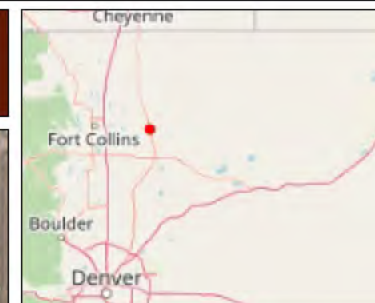


880.9 0 440.44 880.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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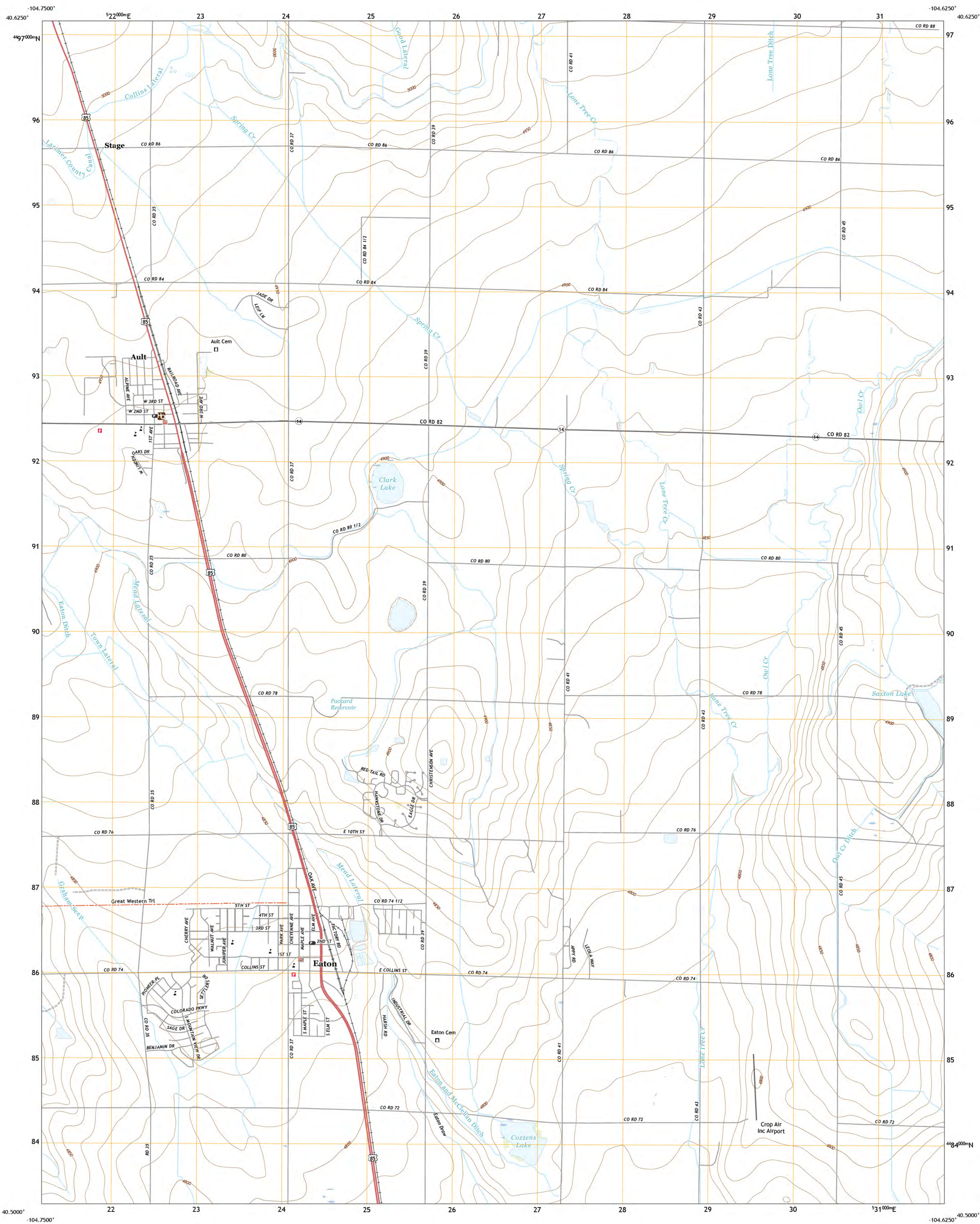
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Parcels
- Highway
- County Boundary

Notes

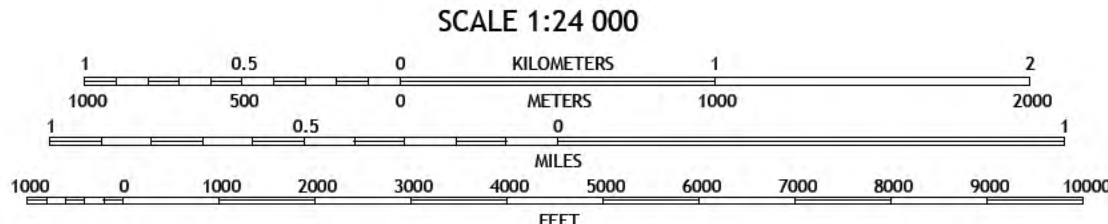
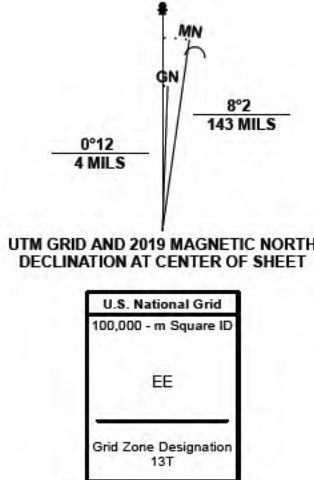


Produced by the United States Geological Survey

North American Datum of 1983 (NAD83).
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 13T

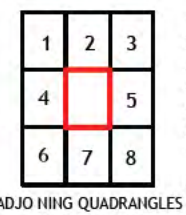
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Inagrapy.....	NIAIP, August 2017 - November	2017
Roads.....	U.S. Census Bureau,	2016
Namos.....	GHIS, 1978 -	2021
Hydrography.....	National Hydrography Dataset, 2004 -	2020
Contours.....	National Elevation Dataset, 1998	2021
Boundaries.....	Multiple sources; soo motadata filo 2019 -	2021
Public Land Survey System.....		BLM, 2021
Wetlands.....	FWS National Wetlands Inventory	1975






CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



ROAD CLASSIFICATION

Expressway		Local Connector	
Secondary Hwy		Local Road	
Ramp		4WD	

 Interstate Route  US Route  State Route

EATON, CO
2022



National Flood Hazard Layer FIRMMette



104°42'37"W 40°31'42"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

104°41'59"W 40°31'15"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

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

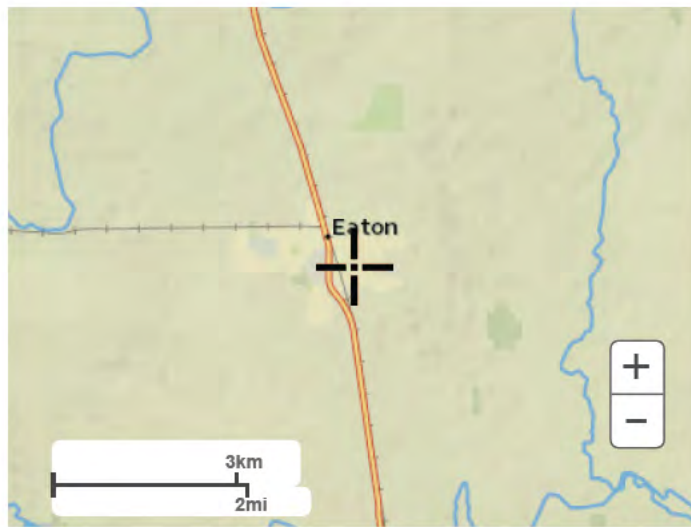


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/12/2023 at 12:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Large scale terrain



Large scale map



Large scale aerial



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[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

= User Entry

Solving for the Percent Impervious (I):

Description per UDFCD Table 6-3	% Impervious	Total SqFt	Acres Impervious
Roofs	90%	6,098	0.13
Gravel Road	40%	290,981	2.67
Greenbelts, agriculture	2%	24,394	0.01
Drive and Walk	90%	15,682	0.32
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
		337,154	3.13

	Square Feet	Acres
Total Impervious Acres	136,482	3.13
Total Development Acres	337,154	7.74

Development % Actual Design	40%
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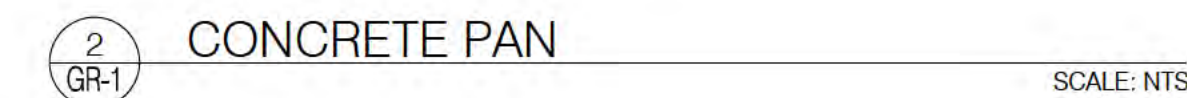
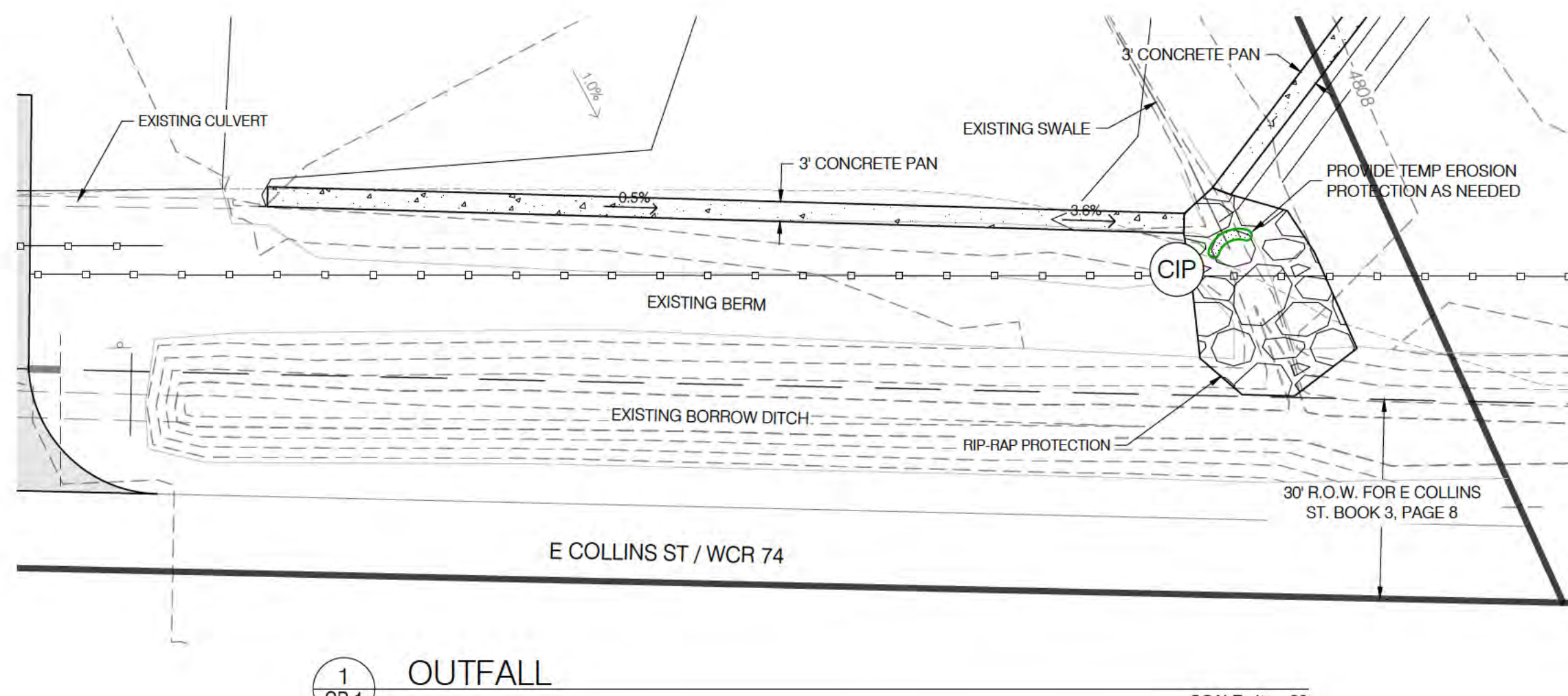
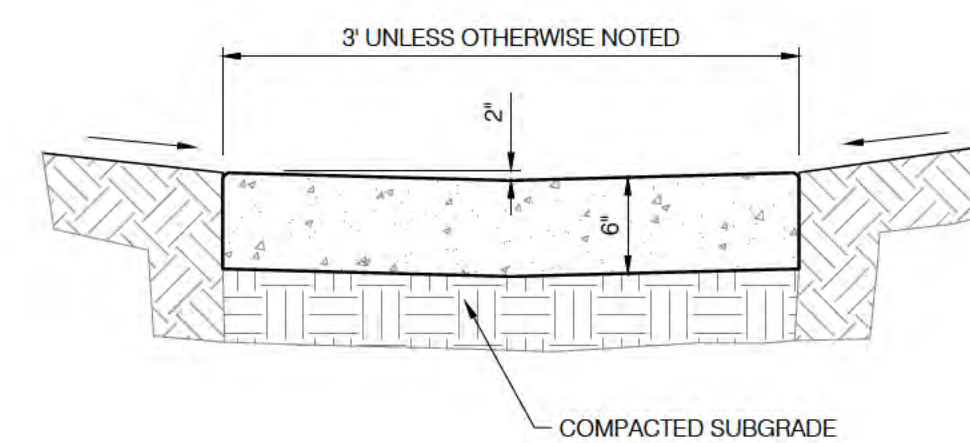
= User Entry

Solving for the Percent Impervious (I):

Description per UDFCD Table 6-3	% Impervious	Total SqFt	Acres Impervious
Roofs	90%	6,098	0.13
Gravel Road	40%	268,704	2.47
Greenbelts, agriculture	2%	37,462	0.02
Drive and Walk	90%	24,394	0.50
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
None	0%		0.00
		336,658	3.11

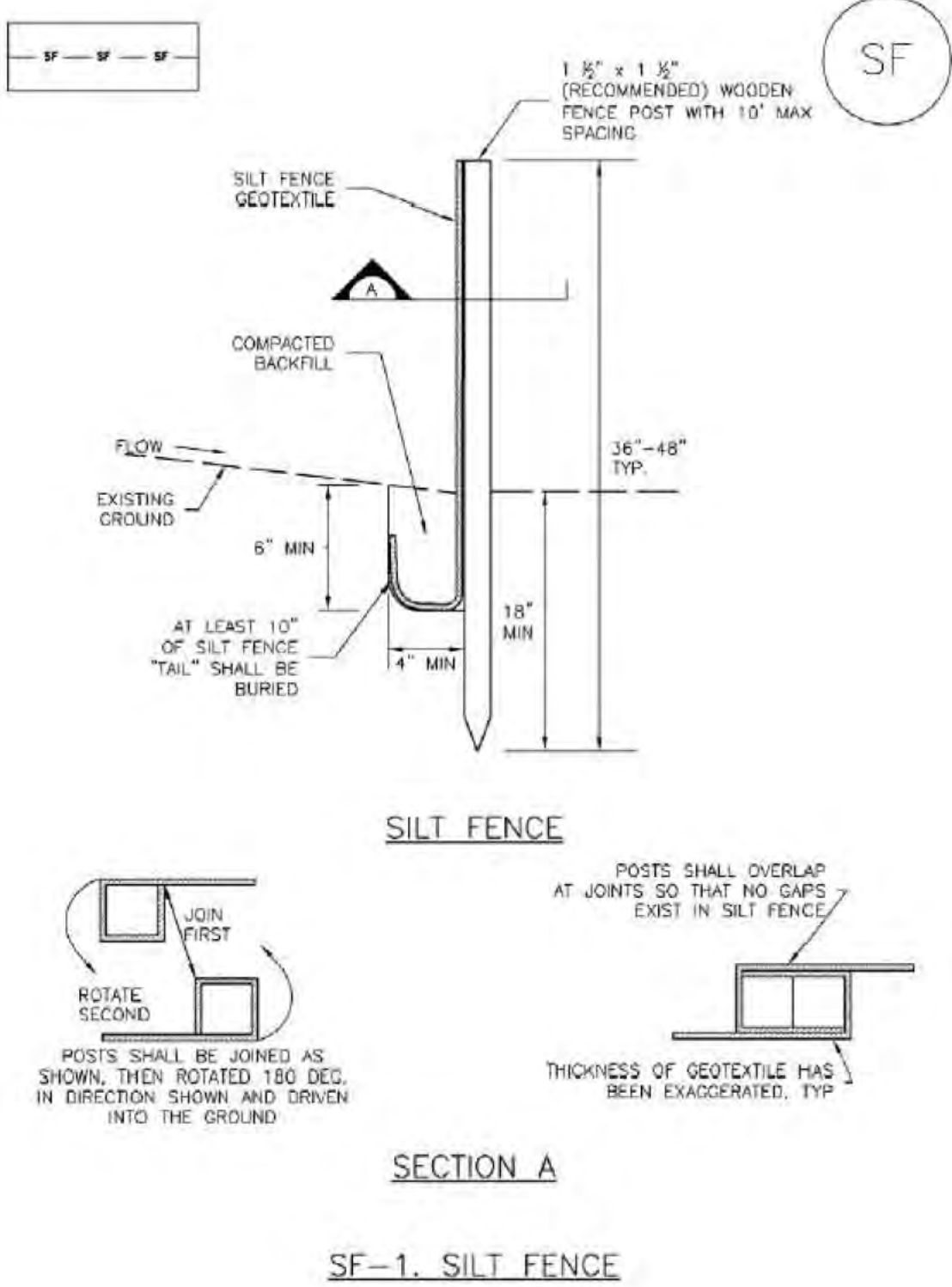
	Square Feet	Acres
Total Impervious Acres	135,674	3.11
Total Development Acres	336,658	7.73

Development % Actual Design	40%
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Silt Fence (SF)

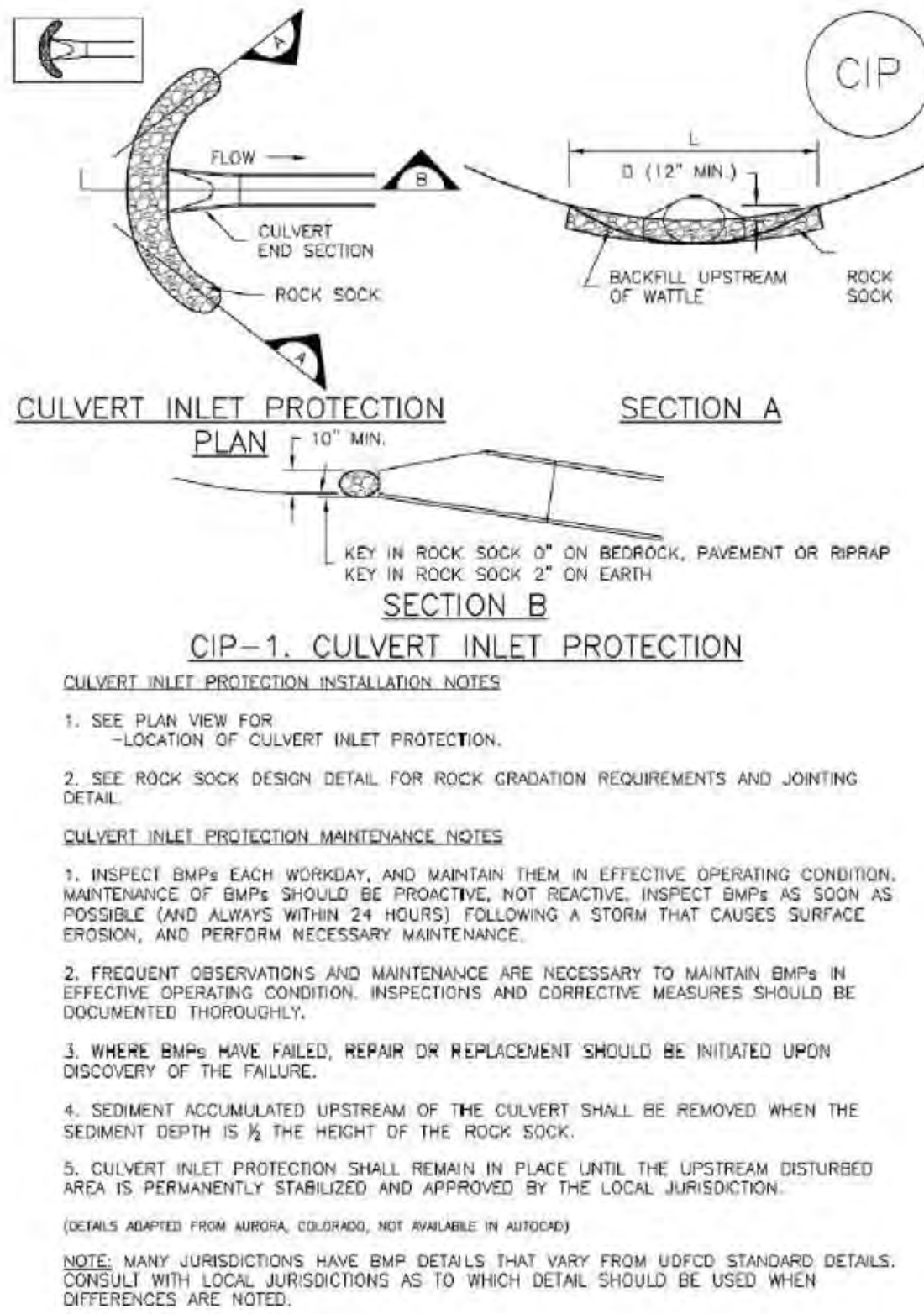
SC-1



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Urban Storm Drainage Criteria Manual Volume 3 SF-3

Inlet Protection (IP)

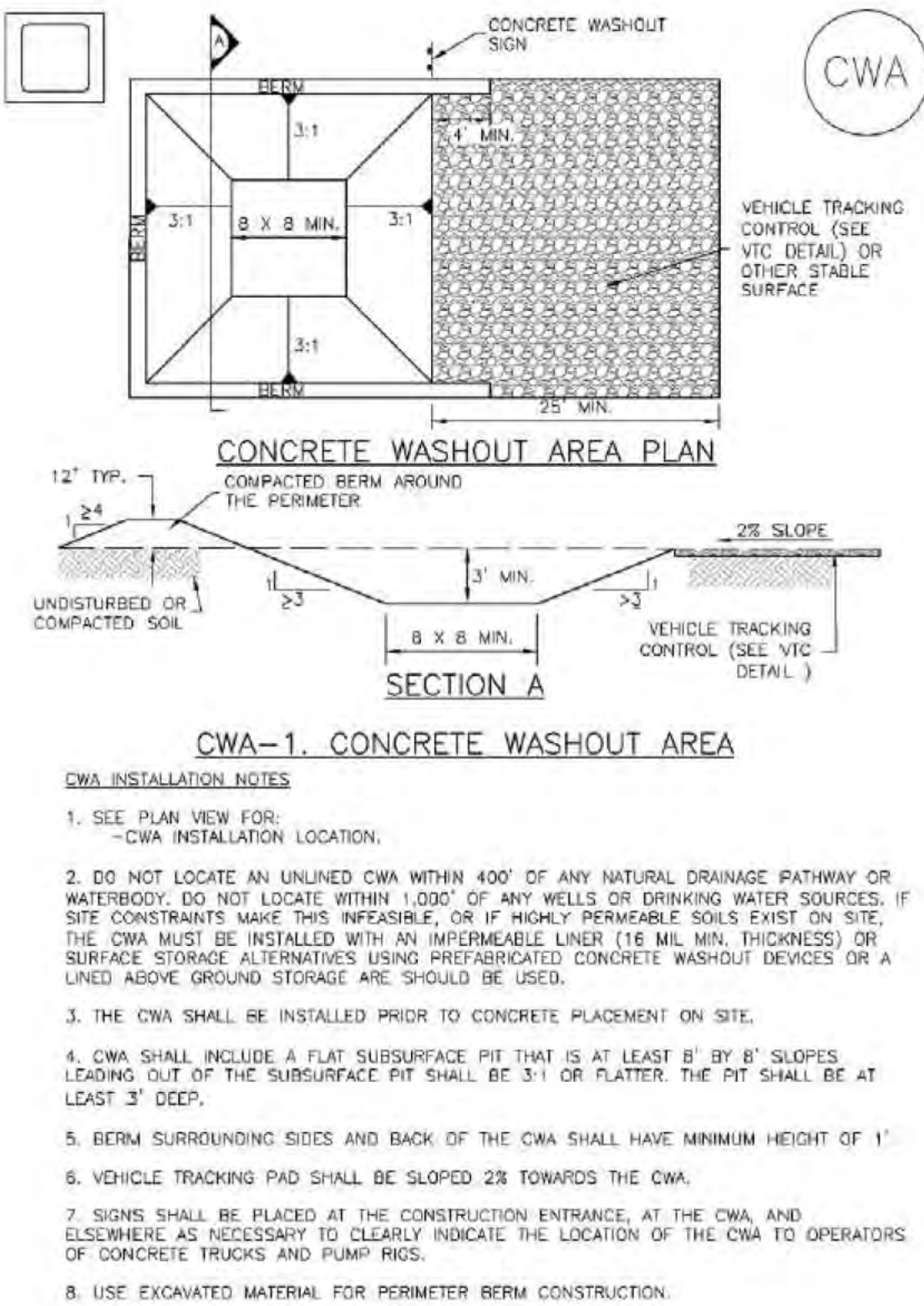
SC-6



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Urban Storm Drainage Criteria Manual Volume 3 IP-7

Concrete Washout Area (CWA)

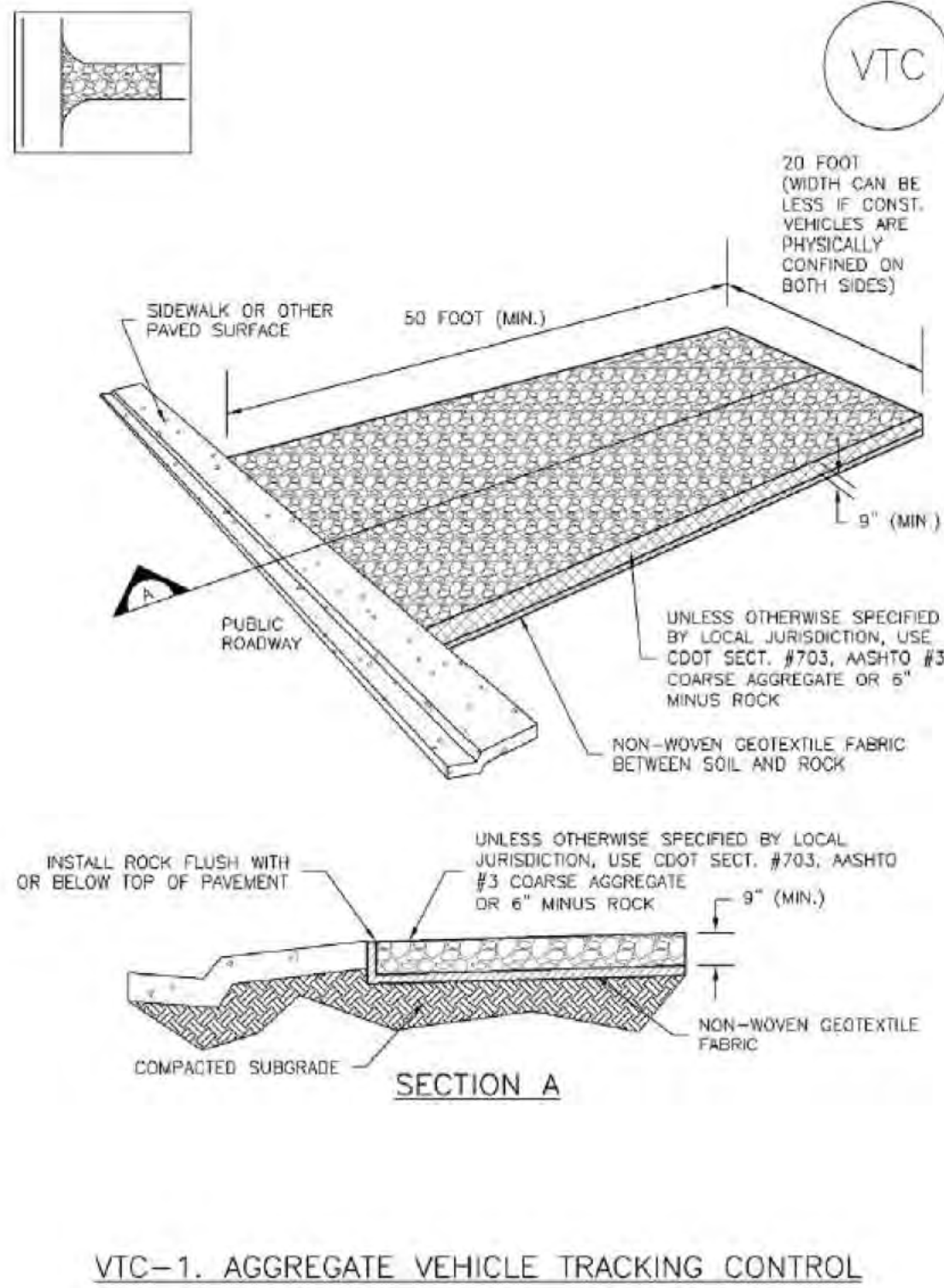
MM-1



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Urban Storm Drainage Criteria Manual Volume 3 CWA-3

Vehicle Tracking Control (VTC)

SM-4



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Urban Storm Drainage Criteria Manual Volume 3 VTC-3

DATE:	June 22, 2023
ISSUE/REVISION:	
A	ISSUED FOR REVIEW
06/2023	



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601 EAST COLLINS
TYPICAL DETAILS
WELD COUNTY, CO

SHEET:

DT-1