LARIMER COUNTY PLANNING
P. O. Box 1190
Fort Collins, Colo. 80522

R.E. LOVELAND VILLAGE (RETIREMENT)
File No. 5-84

Dear Sirs:

The following comments are of concern to the Con Home Supply Ditch and Reservoirs Co., owners of Lone Tree Res. The company also reserves the right to make additional comments when a detailed development plan is presented.

1. Storm water runoff will not be accepted into Lone Tree Res. or our canal systems existing in that area. Runoff from natural undisturbed land is normal but accelerated runoff due to development such as streets, let grading, etc. is not natural and will not be accepted into any part of the system.

2. Sewage plans; the proposed plan presents some questions. The ground structure in that area is shallow formation. Seepage from sewage ponds might possible enter Lone Tree Res. causing pollution of said waters. It must be remembered Lone Tree Res.
is part of the system supplying domestic water to the Town of Johnstown.

3. Rights-of-way for operations & maintenance of company facilities will remain undisturbed. Their historic usage shall continue in an orderly & normal manner.

4. Shoreline of the lake; if extended to the shoreline the protection of such lots would be at the lot owners sole expense. It is the company's desire that the lot extended to the shoreline and that a reasonable set back is maintained.

5. Recreation Rights: The Colorado Division of Wildlife controls such rights. LONE TREE is open to hunting & fishing. Boating is a wakeless speed, sail boating is permitted. The lake is closed to all swimming, fishing, rafting & etc. Boats must be launched from designated area's only. The boat ramp is located in the campground on the west side of LONE TREE.

6. Shoreline camping is discouraged due to lack of sanitation facilities. The installation of boat ramps in the development will not be permitted. There is a large heron colony on the southeast side of LONE TREE. The protection of this is of grave concern to the "Division of Wildlife."
The developers have addressed many of our concerns in their letter to the County planners. We appreciate the fact that they are aware of some of potential problems and are attempting to solve them in the early stages of planning.

Very Truly Yours

Kenneth Markham Pres.

The C. H. D. & R. Co.

Send copies to applicants:

Lester W. Yoder
1358 S. Pierce
Lakewood, Colorado 80226

Roy D. Volzke
6720 W. 4th Place
Lakewood, Colorado 80226.
January 12, 1984

Larimer County Planning Commission
P. O. Box 1190
Fort Collins, Colorado 80522

Re: Loveland Village (Retirement)
File No. 3-84

Dear Sirs:

The following comments are of concern to The Consolidated Home Supply Ditch and Reservoir Company, owners of Lone Tree Reservoir. The company also reserves the right to make additional comments when a detailed development plan is presented.

1. Storm water - Runoff will not be accepted into Lone Tree Reservoir or our existing canal systems in that area. Runoff from natural undisturbed land is normal. But accelerated runoff due to development such as streets, lot grading and etc. is not natural and will not be accepted into any part of the system.

2. Sewage plan - The proposed plan presents some questions. The ground structure in that area is a shale formation. Seepage from sewage ponds might possibly enter Lone Tree Reservoir causing pollution of said waters. It must be remembered that Lone Tree Reservoir is part of the system supplying domestic water to the Town of Johnstown.

3. Shoreline of the lake - If development extended to the shoreline the protection of such lots would be at the lot owners sole expense. It is the company's desire that the lots do not extend to the shoreline and that a reasonable set back is maintained.

4. Recreation rights - The Colorado Division of Wildlife controls such rights. Lone Tree Reservoir is open to hunting and fishing. Boating is a wakeless speed, sail boating is permitted. The lake is closed to all swimming, tubing, rafting and etc. Boats must be launched from designated areas only. The boat ramp is located in the campground on the west side of Lone Tree Reservoir. Shoreline camping is discouraged due to lack of sanitation facilities. The installation of boat ramps in the development areas will not be permitted. There is a large Heron
colony on the southeast side of Lone Tree Reservoir. The protection of this is of grave concern to the Division of Wildlife.

5. Rights-of-ways - For operations and maintenance of company facilities will remain undisturbed. Their usage shall continue in a reasonable and normal historic manner.

6. The developers have addressed many of our concerns in their letter to the county planners. We appreciate the fact that they are aware of some potential problems and are attempting to solve them in the early stages of planning.

Very truly yours,

Kenneth M. Markham, President
The Consolidated Home Supply Ditch and Reservoir Company

KMM:ah

xc: Rick Kahn
    Lester W. Yoder
    Roy D. Volzke
LOVELAND VILLAGE

Loveland Village is a proposed retirement village project to be located approximately one and one-half miles south of the Loveland city limits and approximately one and one-half miles west of U.S. Highway 287. The property is located adjacent to and on the east side of Welch and Lonestar Reservoirs.

The property to be developed consists of 502 acres. It is proposed that the property will be developed into 1,200 single and multi-family dwelling units around an eighteen hole golf course and club house.

The single family sites will be approximately 7,000 sq. feet in size and, upon which, will be built a 1,000 to 1,200 sq. foot factory built home on a permanent foundation along with a single car garage or one-half of a double garage. It is anticipated that these homes will sell in a price range of from $59,900 to $69,900.

For those who do not desire the responsibility of a yard, there will be multi-family units consisting of condominiums with possibly a few rental apartment units.

Sales of the dwelling units will be restricted to those of age 50 years or older and no children under the age of 18 will be allowed to live within the development other than as a short term visitor. In other words, no schools will be needed to serve the project.

The project is to be a relatively complete retirement village with many services and recreational amenities available such as golf, tennis, shuffle board, bowling, swimming in an enclosed pool, exercise rooms, craft room, social room, a restaurant, convenience food store, a chapel with a full time Chaplain, a nurse on duty 24 hours per day, security at two entrances from 6:00 P.M. to 8:00 A.M., street patrol from within, a good library, as well as van service to shopping and doctors in the nearby towns and cities. A low monthly maintenance fee will cover the cost of these services.

The developers feel that such a retirement village is needed in this area and one which is developed to serve the needs of the average individual vs. one which is in a price range
which can only appeal to the wealthy. While the developer will have its own marketing organization, they intend to enlist the support of the local real estate firms and openly co-op the sales of this property.

From a fiscal impact analysis standpoint, we feel that there are some great advantages to the community. We estimate that it will bring in approximately $800,000 in real estate tax revenues to the county to say nothing of the sales taxes it will generate. We estimate that the residents of the retirement village will spend approximately $18 million dollars per year, much of which will be spent in the nearby local towns and cities. This is equivalent to a new company moving into the community with an annual payroll of $18 million; however, in this case, the county does not have to provide schools and the cost of other services such as fire and police protection should be minimal.

Special attention will be given to the club house facility which will be the focal point of the recreational activities. It will be located on the east side of Lonetree Reservoir with the dining room overlooking the reservoir and the mountains to the west. We anticipate that certain of the facilities including the dining room will be open to the public. The golf course will also be open to the public although certain playing times may be reserved for the residents.

The shore lines of the Welch and Lonetree Reservoirs will be left undisturbed and a peninsula in the middle of Welch Reservoir and adjacent to Lontree Reservoir will be left in its natural state as a wildlife habitat.

Although the land planner, designer, and gold course architect have not as yet been selected, we can assure you that all of these aspects of the project will be handled by professional people and, to the extent possible, will be selected from local professional people, contractors and sub-contractors.

This synopsis is intended to reflect the thinking and intent of the developers at the present time and while changes may be necessary as the project progresses, the general theme and intent of the project will remain the same as outlined herein.
3.D. WATER SUPPLY PROPOSED

The water supply for the project is proposed to come from Windy Gap Water either through the Loveland, Little Thompson, or the Berthoud treatment plants.
3.E. TYPE OF SEWAGE DISPOSAL PROPOSED

The type of sewage disposal proposed is an Areo-Mod Waste Water Treatment System.
3.G. STATEMENT OF EXISTING AND PROPOSED ZONING: ACREAGE OF TOTAL DEVELOPMENT, ACREAGE OF DEVELOPABLE LAND, PROPOSED NUMBER OF DWELLING UNITS, RESULTANT DENSITY (UNITS/ACRE DEVELOPABLE LAND)

Existing Zoning - Agricultural
Proposed Zoning - P.U.D.
Acreage of Total Development - 502 Acres
Acreage of Developable Land - 450 Acres (including golf course)
Proposed Number of Dwelling Units - 1,200
  Single Family - 5 Units per Acre
  Multi-Family - 10 Units per Acre
  Resultant Density - 2.4 Units per Acre
3.H. STATEMENT INDICATING AVAILABILITY OR LACK OF IRRIGATION WATER

It is anticipated that the irrigation water necessary for the golf course will come from the utilization of the effluent from the waste water treatment plant. Irrigation water for the residential lawns will come from tap water.
3.N. STATEMENTS OF ANY USES OTHER THAN DETACHED SINGLE FAMILY HOMES AND ACREAGE OF EACH PROPOSED USE

Golf Course - 110 Acres
Parks - 20 Acres
Club House - 10 Acres
Wild Life Habitat - 30 Acres
Lakes & Sewage Treatment Plant - 20 Acres
Single & Multi-family Residential - 312 Acres
3.0. NAME OF DEVELOPMENT

The name of the development has been proposed to be Loveland Village although we are reserving the right to change the name of the development.
3.P. NAME, ADDRESS, AND TELEPHONE NUMBER OF SUBDIVIDER, DESIGNER, ENGINEER, AND SURVEYOR.

The names and addresses of the subdividers are as follows: Lester W. Yoder
1358 S. Pierce
Lakewood, Colorado 80226
Phone: (303) 936-3377

Roy D. Volzke
6720 W. 4th Place
Lakewood, Colorado 80226
Phone: (303) 232-7157

The names and addresses of the designer, engineer, and surveyor are not available at this time as they are yet to be selected.
4.E. REPORTS CONCERNING ENVIRONMENTAL MAINTENANCE AND/OR MANAGEMENT OF NATURAL HAZARDS ON THE SITE (e.g. HOW WILL PROJECT AFFECT AND BE AFFECTED BY STREAMS, LAKES, TOPOGRAPHY, VEGETATION, UNIQUE NATURAL FEATURES, ETC.)

No professional reports concerning the above are available at this time.

We can represent that concerning the environmental maintenance or management of the project, the island or peninsula dividing Welch Reservoir from Lonetree Reservoir will be left in its natural state as a wildlife habitat. Anything that would be done in this area would only be done to enhance the area as a wildlife habitat. It is anticipated that the shore lines which front onto the property will be left in their natural state undisturbed. Also, none of the effluent from the sewage treatment plant will be discharged into the reservoirs. Any surface run-off will be diverted into a holding pond(s). There will be building setback limits, as agreed upon between the reservoirs and any buildings.

The existence of any shrink-swell soils or expansive soils as noted in the geology report will have to be dealt with and mitigated by proper foundation design and construction of buildings.

There are not any known radiation hazards on the site.
4.F. HAS PROPERTY BEEN PROPOSED FOR DEVELOPMENT PREVIOUSLY?

It is our understanding that this property has previously been proposed for development into a traditional subdivision without the restriction that it be a retirement community with a restriction on the age of the people living within the subdivision which would eliminate the necessity for any schools to be provided by the county.
THE CONSOLIDATED HOME SUPPLY DITCH  
ATTN: W.R. KEIRNES  
340 SOUTHEAST 42nd. PLACE  
LOVELAND, CO 80537  

JANUARY 3, 1984  

To Whom It May Concern:  

Enclosed find LOVELAND VILLAGE for your review.  

Please review this proposal to identify any concerns you have and forward your recommendations and comments to us by JANUARY 16, 1984. Failure to respond in writing by this date shall be considered to be a recommendation for approval unless an extension of not more than thirty (30) days has been consented to by the Board of County Commissioners. Also, please send a copy of your comments directly to the applicant.  

Thank you.  

Sincerely,  

[Signature]  
Current Planning Section  
Larimer County Planning Department  

Enclosure  
cc: file
CONCEPT TECHNICAL REVIEW APPLICATION
Subdivision Sketch Plan

1. Name of Subdivision: LOVELAND VILLAGE

Location: Section 3, 4, 9 & 10 Township 4 North Range 69 West

Owner: STEVINSON & COMPANY & CHICAGO-COLORADO PARTNERS - by Lonetree Partnership

Address: 1358 W. Pierce, Lakewood, Colorado 80226 Phone 936-3377

Applicant: Lonetree Partnership - Lester W. Yoder & Roy D. Volzke

Address: 1358 W. Pierce, Lakewood, Colorado 80226 Phone 936-3377

Registered Engineer: Landmark Engineering

Address: 2300 W. Eisenhower, Loveland, Colorado Phone 667-6286

Registered Surveyor: AS YET TO BE DETERMINED

Address: 

Designer: AS YET TO BE DETERMINED

Address: 

2. Site Data:

Existing Zoning: Agricultural

Total Development Area: 502 Acres

Number of Lots: Up to 1,200

Number of Dwelling Units Proposed: 1,200

Minimum Lot Size Proposed: 7,000 Sq. Lineal Feet of New Streets: Approx. 12 Miles

Total Number of Sq. Ft. of Non-Residential Floor Space: 48,000

Total Number of Proposed Off Street Parking Spaces: 2,400

3. Domestic Water Supply:

Public System: Proposed Water District: 

On-Lot System: “ ”

Estimated Requirements: *300,000 gallons/day

*(Complete where on-lot water system is proposed)


*(Complete if subdivision is not served by district water)

5. Sewage Disposal:

Public System: Proposed Sewage Treat. District: 

On-Lot System: “ ”

Estimated Sewage: *300,000 gallons/day

*(Complete if sewage is to be treated in on-lot sewage treatment facility)

6. Additional Remarks, if any:

Lonetree Partnership

December 29, 1983

(Date)

By: [Signature]

Signature of Owner or Applicant #120
LEGAL DESCRIPTION

NOTE: All references to the high water mark of Lone Tree Lake Reservoirs and the Welsh Reservoirs are based on an "O" chiseled in the West wall of the concrete outlet structure in the Northeast portion of Lone Tree Lake Reservoir, said chiseled "O" is reported to be 2.5 feet above an iron horseshoe that projected from a stone wall above the outlet gate in 1908, said iron horseshoe has since been destroyed through reconstruction of the outlet structure and an elevation 2.5 feet above said iron horseshoe has been set with a chiseled "O" in the West headwall of the outlet structure, said high water marks have been monumented in the field in relation to said chiseled "O" in the West headwall of the outlet structure.

Legal description of a portion of the Southwest Quarter of the Northeast Quarter of Section 4, Township 4 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows:

Considering the East line of the Northeast Quarter of Section 4 as bearing North 0°37'22" East and with all bearings contained herein relative thereto:

Beginning at the East Quarter corner of said Section 4; thence along the South line of the Northeast Quarter of said Section 4 North 89°28'11" West 1329.17 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 4; thence departing from said South line and along the East line of the Southwest Quarter of the Northeast Quarter of said Section 4 North 0°18'53" East 1391.82 feet to the TRUE POINT OF BEGINNING, said point being the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 4; thence along the North line of the Southwest Quarter of the Northeast Quarter of said Section 4 North 89°46'56" West 67.48 feet to a point on a line lying 16.50 feet East of and parallel with the high water mark of Lone Tree Lake Reservoir as monumented in the field; thence along said line 16.50 feet East of and parallel with said high water mark as monumented in the field the following courses and distances: South 52°46'21" West 31.07 feet; thence South 42°09'54" West 217.88 feet; thence South 55°05'24" West 111.19 feet; thence South 48°48'07" West 149.82 feet; thence South 15°17'52" East 111.40 feet to a point on the high water mark of Lone Tree Lake Reservoir as monumented in the field; thence along said high water mark as monumented in the field the following courses and distances: North 31°39'38" East 103.97 feet; thence North 55°56'56" East 187.43 feet; thence North 37°48'07" East 122.03 feet; thence North 61°13'34" East 106.08 feet; thence South 67°13'46" East 37.60 feet to a point on the East
line of the Southwest Quarter of the Northeast Quarter of said Section 4; thence departing from said high water mark as monumented in the field and along said East line North 0°18'53" East 123.43 feet more or less to the TRUE POINT OF BEGINNING.

The above described parcel contains 1.07 Acres more or less.

AND ALSO that portion of the Southwest Quarter of the Northwest Quarter of Section 4, Township 4 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows:

Considering the East line of the Northeast Quarter of said Section 4 as bearing North 0°37'22" East and with all bearings contained herein relative thereto.

Beginning at the East Quarter corner of said Section 4; thence along the South line of the Northeast Quarter of said Section 4 North 89°28'11" West 1329.17 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 4; thence departing from said South line and along the East line of the Southwest Quarter of the Northeast Quarter of said Section 4 North 0°18'53" East 29.49 feet to the TRUE POINT OF BEGINNING; thence continuing along said East line North 0°18'53" East 611.59 feet to a point on the high water mark of Lone Tree Lake Reservoir as monumented in the field; thence along said high water mark as monumented in the field South 79°52'46" West 110.78 feet to a point on a line that lies 16.50 feet East of and parallel with said high water mark as monumented in the field; thence along said line 16.50 feet East of and parallel with the high water mark of Lone Tree Lake Reservoir as monumented in the field the following courses and distances: South 0°46'16" West 118.79 feet; thence South 16°15'54" East 249.16 feet; thence South 9°06'06" East 237.14 feet more or less to the TRUE POINT OF BEGINNING.

The above described parcel contains 0.84 Acres more or less.

AND ALSO those portions of the Southeast Quarter of Section 4, the Southwest Quarter of Section 3, the West Half of Section 10, and the North Half of Section 9, Township 4 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows:

Considering the East line of the Northeast Quarter of said Section 4 as bearing North 0°37'22" East and with all bearings contained herein relative thereto:

Beginning at the East Quarter corner of said Section 4; thence along the South line of the Northeast Quarter of said Section 4 North 89°28'11" West 1324.27 feet to a point on a line lying 16.50 feet East of and parallel with the high water mark of Lone Tree Lake Reservoir as monumented in the field;
thence along said line 16.50 feet East of and parallel with said high water mark as monumented in the field the following courses and distances: South 9°06'06" East 198.51 feet; thence South 9°00'45" West 352.96 feet; thence South 16°52'24" West 130.64 feet; thence South 24°30'57" West 458.60 feet; thence South 32°45'48" West 722.20 feet; thence South 38°52'51" West 435.96 feet; thence South 32°32'03" West 345.97 feet; thence South 14°09'07" West 399.70 feet; thence South 29°24'43" West 20.25 feet to a point on the South line of the Southeast Quarter of said Section 4, the Southeast corner of said Section 4 bears South 89°26'41" East 2504.43 feet from said point; thence along said South line North 89°26'41" West 18.84 feet to a point on said high water mark of Lone Tree Lake Reservoir as monumented in the field; thence along said high water mark as monumented in the field the following courses and distances: South 29°24'43" West 210.23 feet to a point on the East line of the Northwest Quarter of said Section 9 from which the North Quarter corner of said Section 9 bears North 0°33'06" West 184.16 feet; thence continuing along said high water mark as monumented in the field the following courses and distances: South 29°24'43" West 57.83 feet; thence South 16°35'08" West 323.96 feet; thence departing from said high water mark of Lone Tree Lake Reservoir as monumented in the field South 83°19'44" East 125.34 feet to a point on the East line of the Northwest Quarter of said Section 9 from which the North Quarter corner of said Section 9 bears North 0°33'06" West 559.60 feet; thence continuing South 83°19'44" East 33.24 feet to a point on the high water mark of the Welch Reservoirs as monumented in the field; thence along said high water mark of Welch Reservoirs as monumented in the field the following courses and distances: South 88°10'42" East 333.65 feet; thence North 58°48'04" East 202.69 feet; thence North 20°11'01" East 178.04 feet; thence North 55°34'16" West 256.03 feet; thence North 9°33'54" East 96.30 feet; thence South 88°40'45" East 307.94 feet; thence North 71°49'31" East 179.43 feet; thence North 54°54'56" East 8.11 feet to a point on the South line of the Southeast Quarter of said Section 4 from which the Southeast corner of said Section 4 bears South 89°26'41" East 1731.76 feet; thence continuing along said high water mark as monumented in the field the following courses and distances: North 54°54'56" East 178.09 feet; thence North 41°39'01" East 214.23 feet; thence North 57°54'42" East 325.30 feet; thence South 81°44'45" East 201.84 feet; thence North 71°41'08" East 275.44 feet; thence North 31°04'01" East 274.08 feet; thence North 5°44'25" West 335.79 feet; thence North 42°55'10" East 453.63 feet; thence South 89°34'39" East 305.50 feet to a point on the East line of the Southeast Quarter of said Section 4 from which the East Quarter corner of said Section 4 bears North 0°37'54" East 1334.12 feet; thence continuing along said high water mark as monumented in the field the following courses and distances: South 89°34'39" East 8.04 feet; thence South 14°11'58" East 366.44 feet; thence South 15°32'01" West 324.39 feet; thence South 45°07'32" West 26.27 feet to a point on the East line of the Southeast Quarter of said Section 4 from which the East Quarter corner of said Section 4 bears North 0°37'54" East 2020.64 feet; thence continuing along said high water mark as monumented in the field the following courses and distances: South 45°07'32" West 221.76 feet; thence South 31°04'58" West 201.82 feet; thence South
20°27'16" West 351.63 feet; thence South 3°03'05" East 59.63 feet to a point on the South line of the Southeast Quarter of said Section 4 from which the Southeast corner of said Section 4 bears South 89°26'41" East 373.21 feet; thence continuing along said high water mark as monumented in the field the following courses and distances: South 3°03'05" East 242.87 feet; thence South 37°27'38" East 185.56 feet; thence North 45°54'03" East 81.15 feet; thence North 23°05'21" East 116.27 feet; thence North 44°04'47" East 197.10 feet; thence North 21°22'00" East 19.95 feet to a point on the East line of the Northeast Quarter of said Section 9 from which the Northeast corner of said Section 9 bears North 0°46'50" West 62.60 feet; thence continuing along said high water mark as monumented in the field the following courses and distances: North 21°22'00" East 67.90 feet to a point on the North line of the Northwest Quarter of said Section 10 from which the Northwest corner of said Section 10 bears South 88°33'32" West 25.60 feet; thence continuing along said high water mark as monumented in the field the following courses and distances: North 21°22'00" East 138.47 feet; thence North 35°09'35" East 737.55 feet; thence North 29°35'08" East 348.20 feet; thence North 49°17'10" East 423.22 feet; thence North 57°15'19" East 242.06 feet; thence South 46°28'43" East 213.79 feet; thence South 33°22'18" East 189.12 feet; thence South 15°30'17" West 202.30 feet; thence South 10°53'50" East 273.57 feet; thence South 10°44'49" East 363.41 feet; thence South 14°44'15" East 285.90 feet to a point on the South line of the Southwest Quarter of said Section 3 from which the South Quarter corner of said Section 3 bears North 88°33'32" East 1123.99 feet; thence continuing along said high water mark as monumented in the field the following courses and distances: South 14°44'15" East 40.74 feet; thence South 11°44'48" East 250.45 feet; thence South 8°01'18" West 313.74 feet; thence South 1°39'18" East 265.58 feet; thence South 8°25'17" West 447.38 feet; thence South 30°26'27" West 179.19 feet; thence South 8°04'31" West 197.04 feet; thence South 46°40'23" West 110.88 feet; thence North 85°38'55" West 344.54 feet; thence South 83°06'05" West 284.73 feet; thence North 10°06'26" East 148.36 feet; thence North 17°06'54" West 102.15 feet; thence North 41°20'53" West 78.83 feet; thence North 58°46'25" West 136.42 feet; thence North 63°38'11" West 92.33 feet; thence South 68°17'35" West 218.44 feet; thence North 83°47'13" East 204.21 feet; thence South 79°49'05" East 103.28 feet; thence South 57°41'08" East 70.48 feet; thence South 45°06'08" East 97.76 feet; thence South 17°23'31" East 91.27 feet; thence South 10°07'31" West 128.62 feet; thence South 36°12'14" West 201.39 feet; thence North 79°28'12" West 151.83 feet; thence South 34°01'45" West 24.56 feet; thence South 51°50'56" East 292.33 feet; thence South 83°47'22" East 118.56 feet; thence South 76°22'29" East 516.25 feet; thence South 52°33'50" East 82.15 feet; thence South 32°33'03" East 215.10 feet; thence South 15°19'18" East 124.58 feet; thence South 6°58'25" West 138.68 feet to a point on the South line of the Northwest Quarter of said Section 10 from which the center Quarter corner of said Section 10 bears North 88°47'42" East 1436.92 feet; thence continuing along said high water mark as monumented in the field the following courses and distances: South 6°58'25" West 65.77 feet; thence South 10°09'52" East 198.94 feet; thence South 12°47'46" West 219.53 feet; thence South 30°59'23" East 120.81 feet to a point on the
Northerly line of that certain parcel in Deed recorded in Book 1324, Page 184, records of said County; thence departing from said high water mark as monumented in the field and along the Northerly line of said parcel North 74°36'52" East 1249.21 feet to a point on the East line of the Southwest Quarter of said Section 10; thence along said East line North 0°00'10" West 273.49 feet to the center Quarter corner of said Section 10; thence along the East line of the Northwest Quarter of said Section 10 North 0°00'10" West 2681.04 feet to the North Quarter corner of said Section 10; thence along the East line of the Southwest Quarter of said Section 3 North 0°47' 48" West 2646.76 feet to the center Quarter corner of said Section 3; thence along the North line of the Southwest Quarter of said Section 3 North 89°24'14" West 2650.99 feet more or less to the Point of Beginning;

EXCEPTING that certain parcel of land described in Deed recorded in Book 330, Page 293, records of said County.

The above described parcel contains 327.74 Acres more or less.

ALSO, that portion of Section 9, Township 4 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado more particularly described as follows:

Considering the East line of the Northeast Quarter of Section 4, Township 4 North, Range 69 West of the 6th Principal Meridian as bearing North 0°37'22" East and with all bearings contained herein relative thereto:

Beginning at the East Quarter corner of said Section 4; thence along the East line of the Southeast Quarter of said Section 4 South 0°37'54" West 2742.63 feet to the Southeast corner of Section 4, said point also being the Northeast corner of said Section 9; thence along the North line of said Section 9 North 89°26'41" West 2628.28 feet to the North Quarter corner of said Section 9; thence continuing along said North line North 89°26'41" West 2628.29 feet to the Northwest corner of said Section 9; thence along the West line of the Northwest Quarter of said Section 9 South 0°11'44" East 2672.13 feet to the West Quarter corner of said Section 9, said point being the TRUE POINT OF BEGINNING; thence along the South line of the Northwest Quarter of said Section 9 South 89°28'50" East 288.22 feet to a point on the Northerly right-of-way line of the Handy Ditch as determined in the field; thence along the Northerly right-of-way line of said Handy Ditch and departing from the Southerly line of the Northwest Quarter of said Section 9 North 70°04'46" East 274.40 feet; thence North 72°42'44" East 29.60 feet; thence North 62°26'41" East 82.28 feet; thence North 52°09'30" East 14.44 feet; thence North 60°03'57" East 141.16 feet; thence North 67°57'28" East 298.78 feet; thence North 49°30'54" East 84.94 feet; thence North 31°02'44" East 1.66 feet; thence North 16°53'55" West 72.30 feet; thence North 45°24'13" East 147.34 feet; thence North 65°16'23" East 104.06 feet; thence North 71°38'18" East 318.52 feet; thence North 44°33'05" East 261.16 feet; thence North 63°40'03" East 101.54 feet; thence North 75°15'08" East 146.72 feet;
thence North 75°24'13" East 276.92 feet; thence North 78°29'20" East 352.58 feet to a point on the East line of the Northwest Quarter of said Section 9 from which the center Quarter corner of said Section 9 bears South 0°33'06" East 1134.91 feet; thence continuing along said Northerly right-of-way line North 78°29'20" East 11.24 feet; thence North 74°21'28" East 479.66 feet; thence South 87°32'27" East 258.35 feet; thence South 84°56'26" East 172.76 feet; thence South 77°19'35" East 235.96 feet; thence South 78°01'20" East 405.16 feet; thence South 71°20'46" East 296.84 feet; thence South 84°59'47" East 108.92 feet; thence South 71°03'03" East 203.64 feet; thence North 87°54'45" East 101.66 feet; thence North 84°10'28" East 159.42 feet; thence North 43°38'25" East 173.99 feet; thence departing from said Northerly right-of-way line North 2°23'17" East 217.33 feet to a point on the high water mark of Welch Reservoir as monumented in the field; thence along said high water mark as monumented in the field the following courses and distances: North 51°12'18" West 105.88 feet; thence North 81°16'44" West 282.20 feet; thence South 86°19'11" West 254.76 feet; thence North 81°44'11" West 299.40 feet; thence North 71°21'40" West 299.05 feet; thence North 86°36'53" West 369.08 feet; thence North 83°39'59" West 403.30 feet; thence South 63°24'31" West 428.28 feet; thence North 79°06'02" West 159.50 feet to a point on the East line of the Northwest Quarter of said Section 9, from which the center Quarter corner of said Section 9 bears South 0°33'06" East 1432.80 feet; thence along said East line South 0°33'06" East 267.07 feet to a point on the centerline of the Town of Berthoud ditch as determined in the field; thence along said centerline the following courses and distances: North 89°30'00" West 354.09 feet; thence South 73°00'00" West 205.18 feet; thence South 78°45'00" West 381.12 feet; thence South 59°09'59" West 107.82 feet; thence South 61°00'00" West 353.69 feet; thence South 62°10'01" West 161.65 feet; thence South 68°33'41" West 335.70 feet; thence South 29°29'59" West 206.70 feet; thence South 41°10'02" West 95.15 feet; thence South 52°00'00" West 149.23 feet; thence South 65°44'58" West 91.61 feet; thence South 82°30'00" West 491.22 feet to a point on the West line of the Northwest Quarter of said Section 9; thence departing from said centerline and along said West line South 0°11'44" East 140.39 feet more or less to the TRUE POINT OF BEGINNING.

The above described parcel contains 30.17 Acres more or less.

ALSO, the West One-Half of the Northwest One-Quarter of Section 3 and the North One-Half of the Northeast One-Quarter and the Southeast One-Quarter of the Northeast One-Quarter of Section 4, Township 4 North, Range 69 West of the 6th P.M.

EXCEPTING, that portion included within the boundary lines of Lone Tree Reservoir.

ALSO EXCEPTING, that certain parcel described in Book 1349 at page 337, Records of said County.

ALSO EXCEPTING, that portion lying Westerly of the centerline of the outlet ditch from Lone Tree Reservoir.
EXCEPTING OUT the following described two parcels.

Note: All references to the high water mark of Lone Tree Lake Reservoirs and the Welch Reservoirs are based on an 0 chiseled in the West wall of the concrete outlet structure in the Northeast portion of Lone Tree Lake Reservoir, said chiseled 0 is reported to be 2 1/2 feet above an iron horseshoe that projected from a stone wall above the outlet gate in 1908, said iron horseshoe has since been destroyed through reconstruction of the outlet structure and an elevation 2 1/2 feet above said iron horseshoe has been set with a chiseled 0 in the West head wall of the outlet structure, said high water marks have been monumented in the field in relation to said chiseled 0 in the West head wall of the outlet structure.

That portion of the Northwest Quarter of Section 10, and a portion of the Northeast Quarter of Section 9, Township 4 North, Range 69 West, of the 6th Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows:

Considering the East line of the Northeast Quarter of Section 4, Township 4 North, Range 69 West, of the 6th Principal Meridian, as bearing North 0°37'22" East and with all bearings contained herein relative thereto; beginning at the East Quarter corner of said Section 4; thence along the East line of the Southeast Quarter of said Section 4 South 0°37'54" West 2742.63 feet to the Southeast Quarter of said Section 4; said point being the TRUE POINT OF BEGINNING; thence along the North line of the Northeast Quarter of said Section 9 North 89°26'41" West 373.21 feet to a point on the high water mark of Welch Reservoirs as monumented in the field; thence along said high water mark as monumented in the field the following courses and distances: South 3°03'05" East 242.87 feet; thence South 37°27'38" East 185.56 feet; thence North 45°54'03" East 81.15 feet; thence North 44°04'47" East 197.10 feet; thence North 23°05'21" East 116.27 feet; thence North 44°04'47" East 197.10 feet; thence North 21°22'00" East 19.95 feet to a point on the East line of the Northeast Quarter of said Section 9 from which point the Northeast Quarter of said Section 9 bears North 0°46'50" West 62.60 feet; thence continuing along said high water mark as monumented in the field North 21°22'00" East 67.90 feet to a point on the North line on the Northeast Quarter of said Section 10; thence departing from said high water mark as monumented in the field and along said North line South 88°33'32" West 25.60 feet more or less to the TRUE POINT OF BEGINNING.

The above described parcel contains 2.14 Acres more or less.
Note: All references to the high water mark of Lone Tree Lake Reservoirs and the Welch Reservoirs are based on an 0 chiseled in the West wall of the concrete outlet structure in the Northeast portion of Lone Tree Lake Reservoir, said chiseled 0 is reported to be 2 1/2 feet above an iron horseshoe that projected from a stone wall above the outlet gate in 1908, said iron horseshoe has since been destroyed through reconstruction of the outlet structure and an elevation 2 1/2 feet above said iron horseshoe has been set with a chiseled 0 in the West head wall of the outlet structure, said high water marks have been monumented in the field in relation to said chiseled 0 in the West head wall of the outlet structure.

That portion of the North Half of Section 9, Township 4 North, Range 69 West, of the 6th Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows:

Considering the East line of the Northeast Quarter of Section 4, Township 4 North, Range 69 West, of the 6th Principal Meridian as bearing North 0°37'22" East and with all bearings contained herein relative thereto.

Beginning at the East Quarter corner of said Section 4; thence along the East line of the Northeast Quarter of said Section 4 South 00°37'54" West 2742.63 feet to the Southeast corner of said Section 4; thence along the South line of the Southeast Quarter of said Section 4 North 89°26'41" West 2523.27 feet to the TRUE POINT OF BEGINNING, said point being on the high water mark of Lone Tree Lake Reservoir as monumented in the field; thence along said high water mark of Lone Tree Lake Reservoir as monumented in the field South 29°24'43" West 210.23 feet to a point on the East line of the Northwest Quarter of said Section 9, from which the North Quarter corner of said Section 9 bears North 00°33'06" West 184.16 feet; thence continuing along said high water mark as monumented in the field the following two courses and distances: South 29°24'43" West 57.83 feet; thence South 16°25'08" West 323.96 feet; thence departing from the high water mark of Lone Tree Lake Reservoir as monumented in the field South 83°19'44" East 125.34 feet to a point on the East line of the Northwest Quarter of said Section 9, from which the North Quarter corner of said Section 9 bears North 00°33'06" West 559.60 feet; thence continuing South 83°19'44" East 33.24 feet, to a point on the high water mark of Welch Reservoirs as monumented in the field; thence along said high water mark as monumented in the field the following courses and distances:
South 88°10'43" East 333.65 feet; thence North 58°48'04" East 202.69 feet; thence North 20°11'01" East 178.04 feet; thence North 55°34'16" West 256.03 feet; thence North 9°33'54" East 96.30 feet; thence South 88°40'45" East 307.94 feet; thence North 71°49'31" East 179.43 feet; thence North 54°54'56" East 8.11 feet to a point on the North line of the Northeast Quarter of said Section 9, from which the North Quarter corner of said Section 9 bears North 89°26'41" West 896.53 feet; thence along the North line of the Northeast Quarter of said Section 9 North 89°26'41" West 791.51 feet more or less to the TRUE POINT OF BEGINNING.

The above described parcel contains 7.26 acres more or less.
AERO-MOD
WASTEWATER TREATMENT
SYSTEM

HABITATS, INC.
CONCEPT

The AERO-MOD concept consists of an aeration-sedimentation module that can be placed into simple concrete tankage to provide an economical solution for small to moderate sized wastewater treatment plants. The AERO-MOD module is essentially a treatment plant in itself, capable of aeration, sedimentation, skimming, and sludge return. These modules are suspended into concrete or earthen tankage in a variety of arrangements, allowing for wide design flexibility and capacity.

From extended aeration to existing “activated sludge” plant upgrading, these units offer a variety of applications. Units of 20,000 and 30,000 gallons per day capacity are available with final capacity limited only by the number of modules installed. Settling tubes with upflow clarification are incorporated into the patented module design, providing excellent performance, reliability and extreme resistance to upsets by shock hydraulic loadings.

RELIABILITY

Since each module is essentially a treatment plant in itself, extreme reliability can be provided. Even within each module the sludge return lines, control valves, air headers, diffusers, and skimmers are duplicated. Any one module in a grouping can be taken out of service temporarily and the remaining modules will handle the plant load and perform all normal plant functions.

FLEXIBILITY

The traditional factory built treatment plant consists of all equipment including the steel tankage, resulting in large shipping costs and limited on-site flexibility. The AERO-MOD system provides all equipment in a module package of much smaller size for an equivalent capacity plant. The AERO-MOD module is suspended into a concrete tank not requiring close tolerances for hook-up. The tank basin is designed to be of conventional eight foot basement type construction. For many clients, particularly the builder-developer, construction of the tank basin can afford large savings as this work can be done with in-house capabilities. To increase capacities, multiple modules can be added within a tank with a variety of arrangements possible. The AERO-MOD system is extremely effective in regard to future expansion, allowing placement of additional units as the need arises and thus keeping initial investment to a minimum.
**MODULE DETAILS**

A cross sectional view through the module is illustrated below. Air is transferred to the diffusers via the structural tubing which also serves as the structural support for the suspended module. The air drop pipes and diffusers can be removed and reinstalled while the tank is full. Aeration of the activated sludge occurs outside the module in the basin. Mixed liquor enters the module for clarification via a continuous slot at the bottom of the module chamber and passes into the sludge compartment. An inverted “V” structure serves to capture grease and floatables before they can enter the sludge compartment proper. A sludge withdrawal line at each end of the compartment continuously pulls skimmings and settled sludge from the compartment by an air lift pump discharging back into the aeration basin.

**SCUM AND GREASE**

Floatables, grease and scum cause the greatest operating problems in any treatment plant. To combat such problems, the AERO-MOD system is designed with the aerators adjacent to the module creating a positive rolling action of the mixed liquor away from the module. The rolling action forces major grease and floatables well away from the sedimentation module. Entrance to the clarification chamber is at the bottom and is continuous along both sides of the module. Low entrance velocities and a well distributed flow pattern prevent hydraulic disturbances. Grease or floatables that may enter the inlet are trapped by an inverted “V” structure before entering the settling chamber and are continuously returned to the aeration tank by an airlift device. Minimal floatables that escape into the clarification chamber are removed at the surface by the skimmers.

**SKIMMING**
The skimmer device consists of a floating head attached by flexible conduit to the sludge return line. In small settling tanks the hydraulic skimming mechanisms are often responsible for increasing hydraulic flows through the settling tank to several hundred percent above the norm. The AERO-MOD design allows for the liquid level to rise and fall without changing the rate at which the skimmers pull off liquid within the settling chamber. The slight bobbing action of the floating skimmer automatically removes obstructions and keeps the inlet clear.

**SLUDGE RETURN**

Sludge return rate is adjustable from zero to 300 percent of plant design flow. The system is duplicated on each module, even though one sludge return valve is used each module. Sludge removal occurs prior to the settling process and consequently, its rate has no effect upon the hydraulic flow through the settling tubes. In many competitive settling systems this large return flow must pass through the settling compartment resulting in hydraulic overload and disturbance.

**AERATION**

Aeration is provided through diffusers at the base of the module. Diffusers are set just inside the inlet slot insuring that only freshly aerated mixed liquor enters the settling compartment. Setting diffusers against the module baffle prevents accumulation of rags and debris around diffusers. Diffused air released against the module baffles provides the rolling action of mixed liquor away from the module. Due to the reduced depth of diffusers utilized in the AERO-MOD system, it becomes feasible to operate with centrifugal or regenerative blowers, thus reducing operating costs and maintenance.

**EFFLUENT COLLECTION**

Effluent collection is via a submerged orifice collection device constructed of lightweight, non-corrosive PVC, and is supported in place by specially constructed “snap in” sockets. Smooth holed orifices are machine drilled along the top of the collection pipe with diameter and spacing dependent upon design flow. Effluent pulled off below the surface eliminates the need for scum baffles. Weir clogging problems by ice, algae growths, and scum are also eliminated. Aeration basin level is controlled by an easily adjustable level control and measurement box located in the effluent line common to all modules, thus allowing multiple modules to be set without concern as to precise elevation.

**SETTLING TUBES**

Small clarifiers are especially vulnerable to hydraulic upsets brought about by rapidly increased flows, as would be caused by lift station discharge or natural peak loads. The application of settling tubes provides a practical means of approaching idealized design thus helping to overcome the typical overload situation. The 60° tube settlers achieve increased settling efficiency by creating laminar flow conditions which are ideal for settling, while reducing particle settling distance. The 60° tube angle promotes gravity drainage of settled solids. Every square foot of clarifier surface provides over 12 square feet of effective settling surface. Settling tubes can, however, be subject to clogging problems by ice, algae growths, and scum accumulation if proper design is not used. The AERO-MOD system eliminates this clogging problem by a unique patented air wash system. The “tube wash” is required at the most, monthly, for a 10-15 second interval and is accomplished by closing off the sludge return valves, thus forcing air down and out from under the inverted “V” structure through the settling tubes within the module chamber.
PLANT CONSTRUCTION
The modules are normally suspended into a concrete basin. However, any type of basin, i.e., steel or earthen will suffice provided the necessary support is provided. Modules require support at the ends only, normally allowing several feet of clearance between the tank walls, tank floor and the module. Flexible connections are used for air and effluent transfer, eliminating the need for close construction tolerances.
A typical module weighs approximately 3000 pounds requiring minimal support with regard to bearing capacity, yet is heavy enough to require no direct anchoring to the basin walls proper. The 6 foot module depth allows the module to be placed into a basin with an 8 foot sidewall and still maintain several feet of clearance between the module and tank floor.

PLANT ARRANGEMENT
Modules are available in two capacities — 20,000 gallons per day and 30,000 gallons per day. Plant capacity is limited only by the number of modules installed within the appropriate sized aeration basin. Plant arrangements and dimensions can be varied to meet land tract requirements and design preference, allowing the engineer real flexibility in “problem” situations.
The AERO-MOD system allows for future expansion by addition of modules in a pre-sized basin as populations increase or with the addition of a second basin, provided space is available. Compactness of the AERO-MOD system requires minimal utilization of land area, providing a major economic savings. Several of the more common plant arrangements are delineated below.

TYPICAL PLANT ARRANGEMENTS

PLANT MAINTENANCE
The AERO-MOD system was designed with operator convenience as a major consideration. Good performance of a system is directly related to ease and reliability of operation. The protected settling chamber, submerged effluent collection, convenient location of sludge return control valves, and plant access via the aluminum grate walkway are but several features adding to operator convenience.
AERO-MOD design and construction provide clean lines for attractive appearance and ease of cleaning. All auxiliary equipment is selected for maximum quality with minimal maintenance attention.
OPERATING DATA

The accompanying data was compiled from grab and composite samples collected over a four year period. The subject AERO-MOD plant received domestic wastes.

<table>
<thead>
<tr>
<th>Operating Conditions</th>
<th>No. of Samples</th>
<th>Mean</th>
<th>S.D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clarifier overflow rate, gpd/sf</td>
<td>170</td>
<td>807</td>
<td>320</td>
</tr>
<tr>
<td>MLSS, mg/l</td>
<td>58</td>
<td>3170</td>
<td>1223</td>
</tr>
<tr>
<td>SVI, ml/g</td>
<td>30</td>
<td>111</td>
<td>56</td>
</tr>
</tbody>
</table>

Influent

| SS, mg/l | 33 | 151 | 143 |
| BOD, mg/l | 19 | 222 | 108 |

AERO-MOD effluent

| SS, mg/l | 201 | 13.4 | 7.6 |
| BOD, mg/l | 62 | 10.5 | 5.3 |

MIXING CHARACTERISTICS

Tracer studies were undertaken to demonstrate that (1) mixing readily occurs around these modules and (2) to demonstrate the excellent hydraulic performance of the clarifier. Sodium chloride was utilized as the tracer with conductivity used as the measure of concentration. The accompanying schematic diagram shows sodium chloride added to cell A and measured in cell A, cell B, and at the effluent collection device C immediately above the settling tubes. At the time of the test the plant flow produced a theoretical settling chamber retention time of 25 minutes. The accompanying graph compares tracer concentration vs elapsed time from the start of the test. Results indicate that with extended aeration, the location of plant inlet is not critical as the tank contents are thoroughly mixed in a relatively short time. Multiple units should provide adequate mixing with just one inlet point.

AERO-MOD DATA

SETTLING TUBES VS EFFLUENT QUALITY

The majority of design standards for wastewater treatment plants are to protect for periods of adverse conditions which occasionally occur. Under ideal conditions of flow and loading, many plants are capable of excellent treatment. Plant performance under adverse conditions of hydraulic overloads; bulky, poor settling solids, winter conditions and the like distinguishes a quality process. The accompanying chart is plotted from data collected over four consecutive days with sampling at 30 minute intervals around the clock. The settling tubes were removed for the first two days and installed for the second two days. The tests were conducted during mid-winter with an extremely bulky, poor settling sludge. Without settling tubes, this poor settling sludge produced periods of high solids carry-over. The results following installation of the settling tubes illustrate the "leveling out" of effluent suspended solids over the entire range of flows, thus demonstrating that positive treatment can be assured with settling tube application even under adverse conditions.
The AERO-MOD concept offers an attractive alternative to other methods of wastewater treatment. Requiring little land area, the plant is capable of providing excellent treatment with minimal operator attention. The operating plant pictured above is located in Manhattan, Kansas, serving a population of approximately 1000 in a subdivision application. The plant is available for field inspection any time upon request.

AERO-MOD HABITATS INC.
P. O. BOX 1086/5000 COACHMEN ROAD
MANHATTAN, KANSAS 66502
913/537-4994
CONCEPT TECHNICAL REVIEW: Thursday, January 26, 1984/9:00 A.M./Conference Room

1. TITLE: Springfield Recreation Center

   LOCATION: 33-7-69; located approximately one mile south of Fort Collins on Taft Hill Road, adjacent to University Mobile Manor on the North and Horsetooth Village Mobile Home Park on the West

   APPLICANT: Springfield Inc. (Vernon R. Sunset)

   STAFF CONTACT: Al Kadera File No. 1-84

I. SITE DATA:

   Engineer: Kruback Engineering
   Proposed Use: Commercial
   Total Development Area: 10.647 acres
   Number of Lots: 4
   Existing Land Use: Vacant
   East: Taft Hill Road & Westfield Sub.
   West: Horsetooth Village Mobile Home Park
   South: Vacant
   North: University Mobile Manor
   Water: Fort Collins-Loveland
   Sewer: City of Fort Collins
   Existing Zoning: M-1 Multiple Family
   Proposed Zoning: C-Commercial

2. TITLE: Ridgeview Acres (North portion of the vacated Horsetail Ranch Estates 2nd)

   LOCATION: 18-5-69; located approximately 3 miles West of Loveland on the West side of County Road 23H.

   APPLICANTS: Gary Hausman & Barry Floyd

   STAFF CONTACT: Al Kadera File No. 2-84
I. SITE DATA:

Proposed Use: Residential
Total Development Area: 33.78 acres
Number of Lots: 4
Minimum Lot Size: 7.05 acres
Existing Land Use: Vacant
East: County Road 23H and UGA
West: Horsetail Ranch Estates 1st
South: Vacant
North: Vacant
Water: Little Thompson
Sewer: Individual Septics
Zoning: FA-1 Farming

3. TITLE: Loveland Village (Retirement)

LOCATION: 3, 4, 9 & 10-4-69; located between Loveland and Berthoud - Lonetree Res. lies to the West and Welch Res. to the South

APPLICANT: LoneTree Partnership

STAFF CONTACT: Al Kadera File No. 3-84

I. SITE DATA:

Engineer: Landmark Engineering
Proposed Use: Retirement Village
Total Development Area: 502 acres
Number of Lots: 1,200
Existing Land Use: Agricultural
East: Colony Ridge
West: Ridge Sub. & Lonetree Res.
South: Welch Res.
North: Loveland UGA & Agriculture
Water: Proposed Water District
Sewer: Proposed Sewer District
Existing Zoning: FA-1 Farming
Proposed Zoning: R-Residential
Oversized documents not scanned
See originals in folder

Water Resources Archive
Colorado State University Libraries
January 12, 1984

Larimer County Planning Commission
P. O. Box 1190
Fort Collins, Colorado 80522

Re: Loveland Village (Retirement)
File No. 3-84

Dear Sirs:

The following comments are of concern to The Consolidated Home Supply Ditch and Reservoir Company, owners of Lone Tree Reservoir. The company also reserves the right to make additional comments when a detailed development plan is presented.

1. Storm water - Runoff will not be accepted into Lone Tree Reservoir or our existing canal systems in that area. Runoff from natural undisturbed land is normal. But accelerated runoff due to development such as streets, lot grading and etc. is not natural and will not be accepted into any part of the system.

2. Sewage plan - The proposed plan presents some questions. The ground structure in that area is a shale formation. Seepage from sewage ponds might possibly enter Lone Tree Reservoir causing pollution of said waters. It must be remembered that Lone Tree Reservoir is part of the system supplying domestic water to the Town of Johnstown.

3. Shoreline of the lake - If development extended to the shoreline the protection of such lots would be at the lot owners sole expense. It is the company's desire that the lots do not extend to the shoreline and that a reasonable set back is maintained.

4. Recreation rights - The Colorado Division of Wildlife controls such rights. Lone Tree Reservoir is open to hunting and fishing. Boating is a wakeless speed, sail boating is permitted. The lake is closed to all swimming, tubing, rafting and etc. Boats must be launched from designated areas only. The boat ramp is located in the campground on the west side of Lone Tree Reservoir. Shoreline camping is discouraged due to lack of sanitation facilities. The installation of boat ramps in the development areas will not be permitted. There is a large Heron
Consolidated Home Supply Ditch Company to
Larimer County Planning Commission
January 12, 1984
Page two

colony on the southeast side of Lone Tree Reservoir. The protec-
tion of this is of grave concern to the Division of Wildlife.

5. Rights-of-ways - For operations and maintenance of
company facilities will remain undisturbed. Their usage shall
continue in a reasonable and normal historic manner.

6. The developers have addressed many of our concerns in
their letter to the county planners. We appreciate the fact that
they are aware of some potential problems and are attempting to
solve them in the early stages of planning.

Very truly yours,

Kenneth M. Markham, President
The Consolidated Home Supply
Ditch and Reservoir Company

KMM:ah

c: Rick Kahn
Lester W. Yoder
Roy D. Volzke