



The Coyote Creek Development is a mixed-use but primarily residential development that covers over 0.5 square miles (320 acres) of area. The development was designed to be constructed in several phases (5 Filings). The residential portion of the development includes a wide mixture of single family homes, life-style homes, townhouses, apartments, and condominiums. The development also includes an elementary school, a golf course, a club house, and a commercial zone. This development is the premier life style development for the City of Fort Lupton, Colorado.

Access to the development was provided by a new intersection off State Highway 52 as a main "Signature Entrance". This required close coordination with the Colorado Department of Transportation. The development also included local access from surrounding city and county roadways.

The recreational amenities include a state-of-the-art club house, and an 18-hole landscaped golf course with numerous ponds and water hazards. A major waterway, Fulton ditch, bisects the golf course and required a box culvert road crossing on Coyote Creek Drive.

As part of the off-site improvements for this project, Merrick designed a 3,300LF stormwater outfall trapezoidal drainage channel and regional detention pond.

#### Project Elements include the following:

- 320-acre Mixed-Use Residential Development
- 460 Single Family Lots
- 160 Townhouse Units (or 200 condominiums or apartments)
- Elementary School Site (14 acres)
- Commercial/Retail Zone (1.6 acres)
- 3.8 miles of roadways (arterial, collector, and local)
- 15,000 LF of Waterlines (8" and 12")
- 15,000 LF of Sanitary Sewer Lines (18" and 24")
- 2,500 LF of Storm Sewer Lines
- 3,300 LF of Stormwater Outfall Channel-Off Site
- Regional detention Pond (Golden Pond)-Off Site
- Fulton Ditch Box Culvert Crossing Structure
- Main Entrance and Intersection Access off of State Highway 52
- 18 Hole golf Course with numerous water hazards
- State-of-the- Art Golf Club House

Merrick provided surveying, platting, drainage engineering, grading design, street design, water system design, sanitary sewer system design, storm sewer system design, construction consulting, construction staking, and construction management.