



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Kathy Kvasnicka
Thomas Holton
Jimmy Dominguez
Shannon Rhoda
Zachary Potter

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, January 11, 2024

6:00 PM

(Order & Contents Subject to Change by Action of the Commission)

** Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

Call to Order

Approval of Agenda

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 Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. Approval of the December 14, 2023 Meeting Minutes

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Public Hearing(s)

- a. Election of Officers
- b. P2024-001 A Resolution of the Planning Commission of Fort Lupton Approving the Centuaurs Farms Lot 1 Site Plan for a Retail and Medical Marijuana Facility, Industrial and Agricultural Greenhouse and an Agricultural Field
- c. P2024-002 A Resolution of The Planning Commission of Fort Lupton Approving the Centuaurs Farms Lots 2-4 Site Plans for Three New Agricultural Sites with Agricultural Fields and Greenhouses

Discussion Items

- a. Sunrise Concept Plan

Future Business

- a. Next Planning Commission Meeting January 25, 2024 at 6:00 PM

Adjourn

Virtual Meeting Instructions

Join this meeting from your computer, tablet or smartphone.

<https://meet.goto.com/885796925>

You can also dial in using your phone.

[+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 885-796-925

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

If you would like to participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-304-4498 or email PlanningDept@fortluptonco.gov immediately.

When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman of the Planning Commission will provide instructions on when and how comments can be made by the public virtually.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023**

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, December 14, 2023.

Chair Mike Simone called the meeting to order at 6:00 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Members Kathy Kvasnicka, Shannon Rhoda, and Zachery Potter.

City Staff Present: Planning Director, Todd Hodges, Planner Magaly Morales, Planner Sean McDermott, Planner Zachary Mettler, Public Works Development Review Engineer David Rausch. Attending virtually was Planning Administrative Assistant Hailey McKay

APPROVAL OF AGENDA

Commissioner Kvasnicka moved to approve the agenda, Commissioner Potter seconded.

CONSENT AGENDA

Commissioner Potter moved to approve the consent agenda, Commissioner Rhoda seconded.

PUBLIC COMMENT

There were no public comments.

PUBLIC HEARINGS

P2023-008 A Resolution of the Planning Commission of Fort Lupton Recommending that City Council Adopt an Amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

Tract F is the subject of the proposed Comprehensive Plan Amendment and Change of Zone. The Comprehensive Plan Amendment proposes to change the future land use type from general commercial to single family detached.

The project also proposes to continue south Rollie avenue through the property and connect at Weld County Road 10 1/2.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation of the action item.

Chair Simone opened to public comments at 6:05 PM for Public Hearing Item P2023-008. Seeing none, Chair Simone closed the public comment section at 6:06 PM.

There were no questions from the Commissioners.

Commissioner Potter moved to approve P2023-008 A Resolution of the Planning Commission of Fort Lupton Recommending that City Council Adopt an Amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan, Commissioner Rhoda seconded the motion.

Motion passed unanimously on roll call votes.

P2023-009 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council Approval of a Change of Zone Known as the Lupton Greens Rezoning

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

Tract F is the subject of the proposed Comprehensive Plan Amendment and Change of Zone. The Change of Zone proposes a change from C-2 Heavy Commercial to R-2 Mixed Density Residential on Tract F. The remaining tracts on the property would stay C-2

The project also proposes to continue South Rollie Avenue through the property and connect at Weld County Road 10 1/2. All notification requirements were met.

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation.

Chair Simone opened to public comments at 6:07 PM for Public Hearing Item P2023-009. Seeing none, Chair Simone closed the public comment section at 6:07 PM.

There were no questions from the Commissioners.

Commission Rhoda moved to approve P2023-009 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council approval of a Change of Zone Known as the Lupton Greens Rezoning, Commissioner Potter seconded the motion.

Motion passed unanimously on roll call votes.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023

P2023-010 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of the Lupton Greens Preliminary Plat

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

The project also proposes to continue South Rollie Avenue through the property and connect at Weld County Road 10 1/2. All notification requirements were met.

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation of the action item.

Chair Simone opened to public comments at 6:07 PM for Public Hearing Item P2023-010.

Jeana Hughes President of the Board of the Lupton Village Residential Metro District commented on the narrative, clarifying for the record that the Lupton Village Residential Metro District will not be funding any of this proposal as stated in the project narrative.

Fred Croci with Lupton Greens LLP addressed the comment made by Ms. Hughes. He stated that the narrative was based on prior proposals, but has since been changed.

Chair Simone closed the public comment section at 6:08 PM.

Chair Simone opened up for Commissioner questions at 6:08 PM.

Commissioner Kvasnicka addressed which portion of the plat was changing.

Chair Simone asked the applicant if there will be a trail created.

Mr. Croci addressed his questions and mentioned that a neighboring development concept plan was proposing some extensions for the trail system, and hopefully it all can be looped together.

The Public Works Development Review Engineer, David Rausch, indicated the Subdivision Improvements Agreement that will take place when the developments are proposed, which will require improvements to be made on site and off site, and will be implemented moving forward with the project during the Final Plat.

Commissioner Kvasnicka moved to approve P2023-010 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of the Lupton Greens Preliminary Plat, Commissioner Potter seconded the motion.

Motion passed unanimously on roll call votes.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023**

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on January 11, 2024 at 6:00 PM.

ADJOURNMENT

Commissioner Potter moved to adjourn the meeting at 6:22 PM, Commissioner Kvasnicka seconded the motion.

Submitted by

Hailey McKay
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

RESOLUTION NO. P2024-001

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE CENTUAURS FARMS LOT 1 SITE PLAN FOR A RETAIL AND MEDICAL MARIJUANA FACILITY, INDUSTRIAL AND AGRICULTURAL GREENHOUSE AND AN AGRICULTURAL FIELD LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the Planning Commission held a public hearing on January 11, 2024, for the purpose of reviewing the Centaurus Farms application for a site plan for a retail and medical marijuana facility, greenhouse and agriculture field; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the site plan conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met including posting of the hearing on the site 15 days prior to the public hearing.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby approves the Centaurus Farms Lot 1 Site Plan, conditional upon the following:

- I. Prior to recording the site plan map:
 - A. The Minor Subdivision Plat shall be recorded with the Weld County Clerk and Recorder.
 - B. A Public Improvements Agreement shall be submitted and approved by the City Council.
 - C. Applicant shall provide written evidence that remaining comments from the Development Review Engineer have been adequately addressed.
 - D. Any redline changes provided by staff shall be made to the Site Plan.
 - E. The following notes shall be added to the Site Plan:
 - 1. The site shall maintain compliance with all applicable local, state and federal permits.
 - 2. Any odors or other nuisance produced by any part of the site shall be mitigated using Best Management Practices.
 - 3. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the site plan.
 - 4. Dead and dying landscape material shall be replaced at the earliest reasonable date.
 - 5. The property shall be maintained to the curb, or roadway if no curb exists.
 - 6. Any new use, change of use or continued use if there is a change of ownership, shall be submitted to the City for review prior to start of operations.
- II. Prior to the release of building permit for the Industrial and Agricultural Greenhouse and/or the production of field crops:

- A. A detailed water study shall be submitted and approved by Public Works, the study shall include information for a sustainable, dependable water source for the agricultural uses that shall not harm the City's existing municipal water sources.
- B. The Site Plan shall be recorded with the Weld County Clerk and Recorder.

III. Prior to the release of all other building permits:

- A. The Site Plan shall be recorded with the Weld County Clerk and Recorder.

DONE THIS 14th DAY OF JANUARY, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**CENTAURUS FARMS LOT 1 SITE PLAN
STAFF REPORT
PLAN NO. SPR2023-002**

PROJECT DESCRIPTION

Project No.: Plan No. SPR2023-002

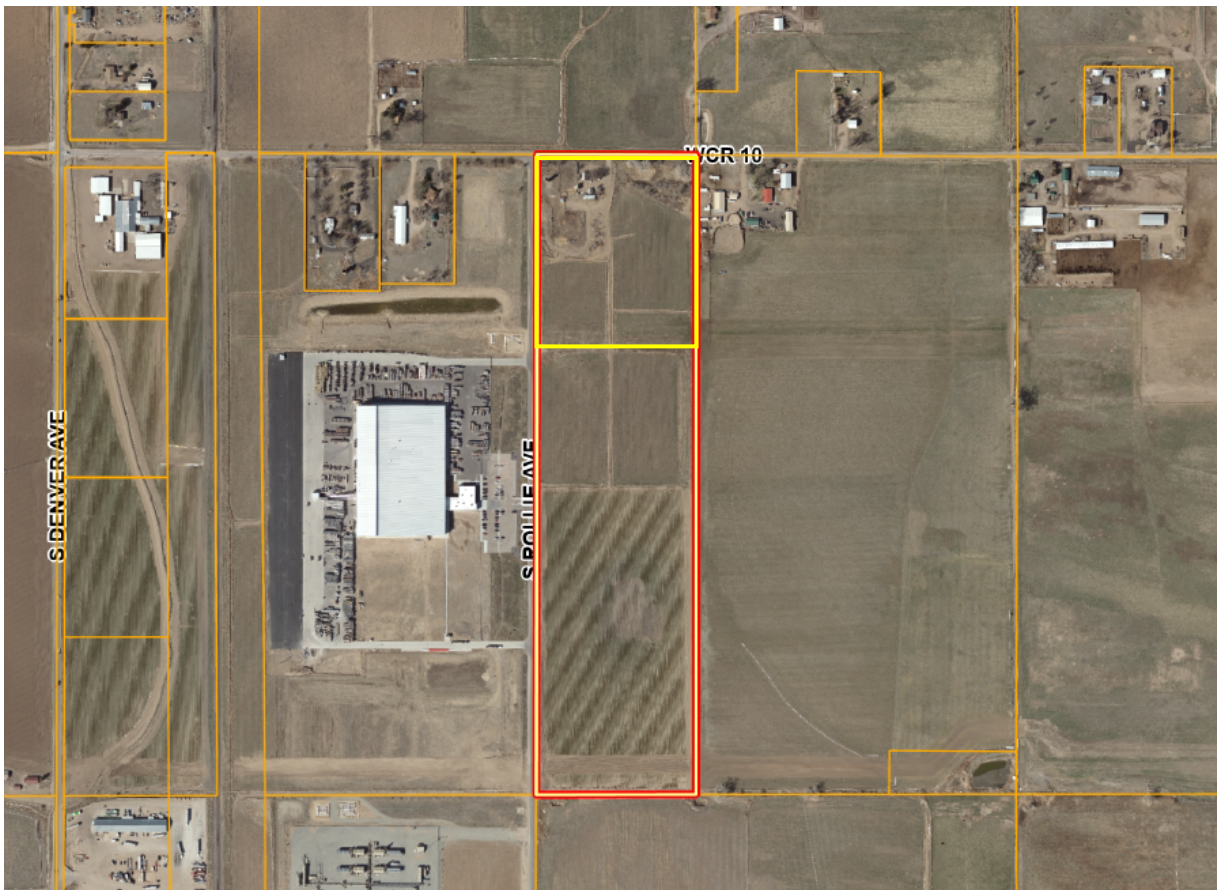
Project Name: Centaurus Farms Lot 2-4 Site Plan

Owner: Brighton Industrial North

Representative: John Paoella

Location of Request:

The site is located in a portion of the Northwest Quarter of Section 17, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado. It is located at 13400 County Road 10 Fort Lupton, Colorado. ("Property").



Nature of Request:

The Applicant has submitted an application for a site plan for a retail and medical marijuana facility with an industrial greenhouse and agricultural field. The retail and medical marijuana facility will be a 10,227 square foot building and will include a cafe, the greenhouse will be a 159,614 sq. ft building with office spaces and the agricultural field will be approximately 1.5 acres. The property is surrounded by Heavy Industrial zoning.

Hours for the retail facility will be 9am – 9pm Monday-Saturday. Industrial greenhouse hours will be from 9am-5pm Monday-Friday.

A Minor Subdivision and site plans for the remaining lots are being reviewed concurrently with this application.

Site Size: The Property is 13.50 acres more or less.

Zone District: ‘1-2’ Heavy Industrial.

Proposed Use: Medical and Retail Marijuana with Accessory Agricultural Uses.

Existing Use: Single-Family residence with vacant farmland.

Hearing Dates: Planning Commission – January 11, 2024 at 6:00PM

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

Staff Recommendation: Approval with conditions listed in the proposed resolution.

APPLICATION PROCESS

The Applicant is requesting approval of a site plan. The site plan application is processed under Section 2.06 of the Fort Lupton Development Code (“Code”), which states:

The site plan process specifically applies to:

1. Any new building, except detached houses and multi-unit houses.
2. Any expansion or alteration to an existing multi-family or non-residential building that alters the footprint, massing or facade design by 20% or more.
3. Any change or intensification of use that could increase anticipated traffic counts by 20% or more.
4. Any site development activity that expands the existing impervious surface by 25% or more.
5. Any changes to the site access and circulation, or other development requirements that significantly impact streetscape design or existing traffic conditions near the site.

After review by staff, the Design Review Team and referral agencies as well as required public notice of the site plan application, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and approve, approve with conditions or deny the site plan based on the evidence presented and compliance with the City’s standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Code requires posted notice of the hearings at least fifteen (15) days prior to the hearing. Notice of the public hearing was posted on the Property on December 21, 2023.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the 'I-2' Heavy Industrial Zone District. The 'I-2' Heavy Industrial Zone District permits Medical and Retail Marijuana Stores as well as Agricultural uses subject to the site plan review and approval procedures set forth under Section 2.06 of the Fort Lupton Development Code (the "Code"). A site plan review requires a public hearing before Planning Commission. The intent of the site plan review is to coordinate development projects with the public realm and with adjacent sites, including compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping. In making a determination of compliance with the standards applied to a particular site, the following criteria shall be considered:

- 1. Generally.**
 - a. The plan meets all applicable standards or the criteria for any discretionary approvals.
 - b. The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.
 - c. The plan does not present any other apparent risks to the public health, safety or welfare of the community.
- 2. Site Design and Engineering.**
 - a. The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.
 - b. The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development.
 - c. The plan provides adequate management of storm water runoff.
 - d. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.
- 3. Landscape and Open Space Design.**
 - a. The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces.
 - b. The plan enhances the environmental and ecological functions of un-built portions of the site, and makes effective use and conservation of water resources.
 - c. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties.
- 4. Building Design.**
 - a. The location, orientation, scale and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.
 - b. The selection and application of materials will promote proper maintenance and quality appearances over time.
 - c. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, if there is any consistency or commonality in the scale, proportion, forms and features, and materials of adjacent buildings, they inform choices on the proposed building.

Staff has reviewed the site using the criteria specified in Section 2.06(B) of the Code and found that the proposed site complies with the criteria set forth.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for Industrial land uses ([Future Land Use Map](#)). The intent of this designation is to permit uses of a heavy nature in a less restrictive environment. These areas should be utilized to attract major employers and support economic development that will complement residential growth within the community. Developments within this designation should be carefully reviewed to account for potential impacts on adjacent land uses from high intensity operations. The proposed use conforms to this land use type.

The property is surrounded by uses that are similar or compatible to the proposed use. The proposed use also conforms to the designated land use type and zoning and the retail sales have the potential to increase Fort Lupton's economic vitality.

ALTERNATIVE COMPLIANCE

The applicant has submitted an alternative compliance request for the proposed material used on the industrial building. The applicant is proposing a translucent insulating wall panel in place of the allowable translucent glass. The applicant is also proposing that this material be used for the entirety of the wall panel and is therefore requesting alternative compliance to the allowable maximum transparency from 40% to 60%.

Staff believes that the material and translucency deviation does not have adverse impact on the surrounding area and that the proposed design meets the intents of Article 6 of the Fort Lupton Development Code.

REFERRALS

Referrals were provided to the list below. All comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/729>.

City Attorney	Police Chief	Public Works Director
Building Inspector	GIS Specialist	Economic Development Manager
Development Review Engineer	Fort Lupton Fire Protection District	CDOT
Division of Water Resources	United Power	Comcast
Xcel Energy	Postmaster	Weld County Dept. of Planning
Weld County Dept. of Public Health & Env.	NCWCD	Fulton Ditch Company
State Geologist		

Additional documents are available for review at:
<https://www.fortluptonco.gov/DocumentCenter/Index/729>.



December 5, 2022

Centaurus Farms

13400 County Road 10
Fort Lupton, CO 80621

Description of Proposal

Please find included the submittal for Centaurus Farms, LLC. The site is approximately 13.50 acres of a parcel of 39.54 acres located at 13400 County Road 10. This property is currently zoned I-2, which allows for the proposed operations. The proposed development will contain 1 standalone building for retail sales (primary use will be locally approved medical and retail marijuana store) and 1 standalone building for industrial and enclosed agricultural (greenhouse) uses. Lot 1 will include a stand-alone building with locally approved combined-use a retail and medical marijuana store as its primary use, a standalone building with industrial and enclosed agricultural uses, and an open (non-enclosed) field for agricultural use. Hours at the dispensary & Café are 9-9 except on Sundays and holidays, office workers and industrial building workers hours are 9-5 M-F with some minimal staffing on SS and hours before 9 am and after 5 pm. Customers anticipated are a maximum of 16 at one time in the dispensary and 100 in the café. The typical average customer count will be under a dozen total in the retail building. This proposal plans for 150 employees on site after a multiyear ramping up in hiring. Initial employee count will be 40+/- . Field 1 & greenhouse will grow crops. The Industrial building will only grow what is legally allowed under the local jurisdiction. A final crop has yet to be determined because we are working through the financial performance during the zoning and permitting process. We are looking to build a state-of-the-art controlled environment and will follow only permitted uses when crop selections are determined financially feasible to the project.

Access: Lot 1 is bordered by S. Rollie Avenue and CR 10, there will be three (3) entrances: one (1) main retail entrance from CR 10 and two (2) delivery and fire protection entrances off S. Rollie Avenue. A separate ROW dedication will be provided for 55' of the western property line to S. Rollie Avenue and 25' of the northern property line to CR 10.

The construction of the site will be completed all at once.

Vicinity Map



The site is located at 13400 CR 10, Fort Lupton CO. It is southeast of the intersection of CR 10 and S. Rollie Avenue. The existing site is a single-family residence with attached farmland.



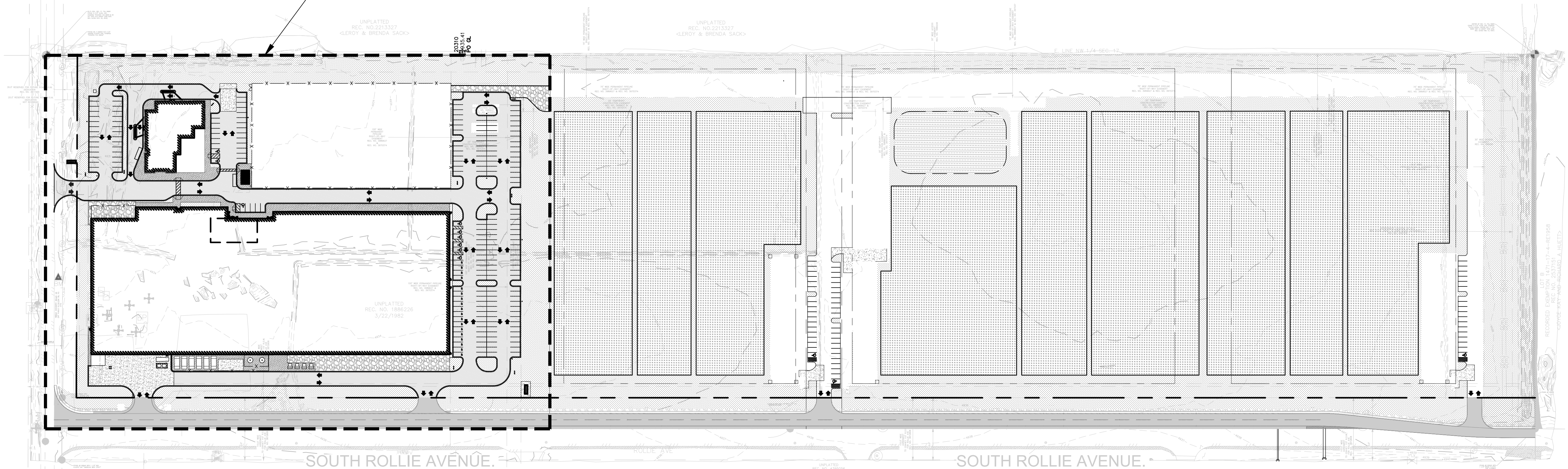
Statement of Compliance with Applicable Standards & Criteria

This site is bordered to the west by industrial zoned areas. West of the property is the Basalite plant, to the east, south and north of the property is agricultural land. This property was designed to the applicable standards and criteria for the city of Fort Lupton, CO. This planned development will provide state-of-art industrial, greenhouse, and retail building. The comprehensive plan adopted in 2018 lists this site existing land use as vacant land and zoned as I-2. This site will comply with the I-2 zoning guidelines that limit the amounts of noise, fumes, dust, vibrations, and traffic, with adequate screening to adjacent residential properties. This site is located within the Industrial Parks/Industrial Growth Area as defined by the Fort Lupton Planning Area Industrial Framework. According to Fort Lupton Parks and Trails Master Plan, adopted in 2018, there are no parks planned in the adjacent areas.

COUNTY ROAD 10

COUNTY ROAD 10

LOT 1 BOUNDARY



SCALE



1 inch = 100 ft.

HFA
HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. WALTON BLVD, STE. 3
BENTONVILLE, AR 72712
T 479.273.0770

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT:
HARRISON FRENCH & ASSOCIATES, LTD.
CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON: 1/23/2023
IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HARRISON FRENCH & ASSOCIATES, LTD. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HARRISON FRENCH & ASSOCIATES, LTD. IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED TO BE IN VIOLATION OF THE LAW.

CENTAURUS FARMS

LOT 1

13400 COUNTY ROAD 10
FORT LUPTON, CO 80621

PROJ NUMBER: 40-21-00024

ISSUE BLOCK		
#	TITLE	DATE
1	LOT 1	1/30/2023
2	REV1	03/01/23
3	REV2	06/19/2023
4	REV3	10/06/2023

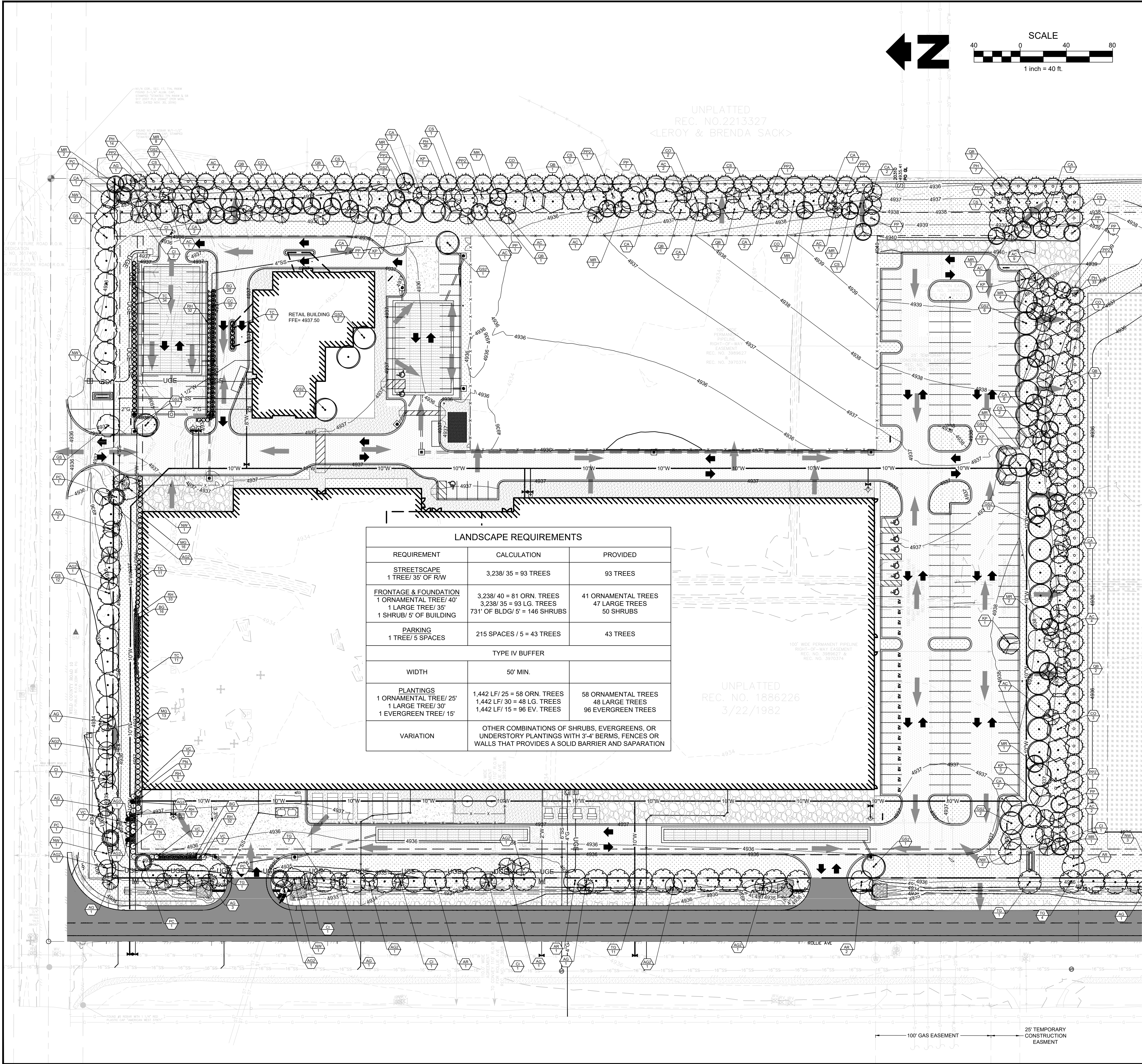
DOCUMENT DATE: 10/06/2023
CHECKED BY: GDS
DRAWN BY: MPB



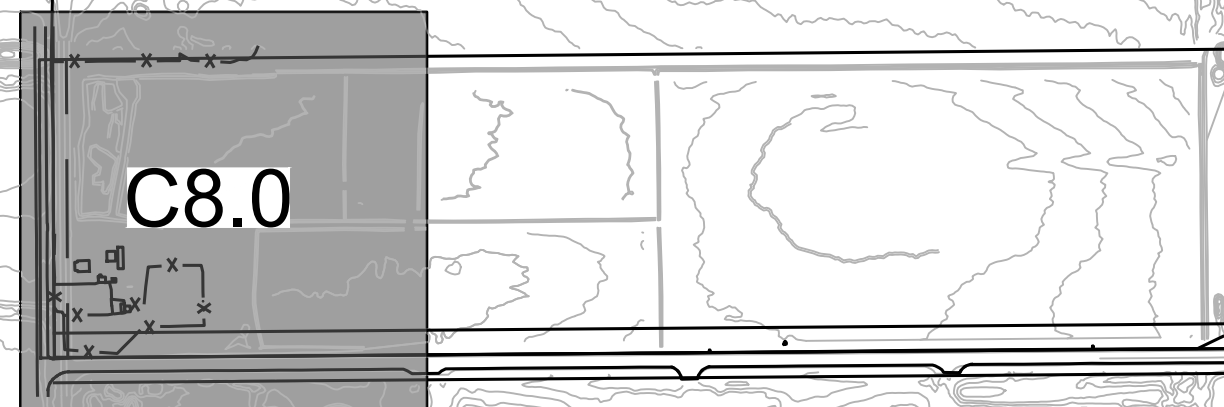
PRELIMINARY - NOT
FOR CONSTRUCTION

OVERALL
SITE

SHEET:
C1.3



KEY PLAN



PLANT SCHEDULE

FRONTAGE LARGE TREES		CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
AR		12		Sun Valley Red Maple / Acer rubrum 'Sun Valley'	8 & B	2" Cal	8-10' H
NW		23		Wildfire Tupelo / Nyssa sylvatica 'Wildfire'	8 & B	2" Cal	
PC		5		Colorado Green Blue Spruce / Picea pungens 'Colorado Green'	8 & B		8'
QR		7		English Oak / Quercus robur	8 & B	2" Cal	
ORNAMENTAL TREES		CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
AG2		17		Amur Maple / Acer ginnala	8 & B	2" Cal	
AG		17		Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	8 & B		8' HT.
CI		15		Thornless Cockspur Hawthorn / Crataegus crus-galli inermis	8 & B	2" Cal	
PARKING LOT TREES		CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
GS2		32		Skyline Honey Locust / Gleditsia triacanthos inermis 'Skyline'	8 & B	2" Cal	
KP		10		Golden Rain Tree / Koeleria paniculata	8 & B	2" Cal	
SIDE BUFFER TREES		CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
CA		32		Canadian Serviceberry / Amelanchier canadensis	8 & B		8' HT.
AC		32		American Hornbeam / Carpinus caroliniana	8 & B	2" Cal	
CS		16		Northern Catalpa / Catalpa speciosa	8 & B	2" Cal	
CO		16		Common Hackberry / Celtis occidentalis	8 & B	2" Cal	
MR		32		Radiant Crabapple / Malus x 'Radiant'	8 & B	2" Cal	
PP		7		Prayer Pine / Pinus edulis	8 & B		6-7' HT.
PH		80		Boasian Pine / Pinus heldreichii	8 & B		6-7' HT.
PP2		9		Ponderosa Pine / Pinus ponderosa	8 & B		6-7' HT.
QB		16		Swamp White Oak / Quercus bicolor	8 & B	2" Cal	
STREET TREES		CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
AW		8		Norwegian Sunset® Maple / Acer truncatum x platanoides 'Keldaborn'	8 & B	2" Cal	
GS		22		Shademaster Honey Locust / Acer truncatum x platanoides 'Shademaster'	8 & B	2" Cal	
TG		37		Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	8 & B	2" Cal	
UC		26		Cathedral Elm / Ulmus x 'Cathedral'	8 & B	2" Cal	
SHRUBS		CODE	QTY	COMMON / BOTANICAL NAME	CONT		
AG3		3		Big Blue Stem / Andropogon gerardi	5 gal		
BG		59		Green Velvet Boxwood / Buxus x 'Green Velvet'	5 gal		
CC		30		Bluebeard / Caryopteris x clandonensis	3 gal		
MG		29		Maiden Grass / Miscanthus sinensis 'Gracillimus'	5 gal		
PN		6		Ninebark / Physocarpus opulifolius	5 gal		
RH		112		Black-eyed Susan / Rudbeckia hirta	1 gal		
TC		62		Japanese Yew / Taxus cuspidata	5 gal		
VC		13		Koreanspice Viburnum / Viburnum carlesi	5 gal		

ALL OTHER UNBUILT OR UNPAVED AREAS OF A SITE SHALL REQUIRE GROUND COVER, PERENNIALS, GRASSES, ROCK, MULCH OR OTHER NATURAL AND PERMEABLE SURFACES. UP TO 50% OF ANY LANDSCAPE AREA MAY CONSIST OF INORGANIC (NON-LIVING) DECORATIVE MATERIAL SUCH AS RIVER ROCK, COLORED PEA GRAVEL, BOULDERS, PAVERS OR SIMILAR NATURAL MATERIAL, PROVIDED IT IS DESIGNED AND ARRANGED IN A WAY THAT CAN INFILTRATE RUNOFF IN ASSOCIATION WITH PLANTING AREAS.

TREE CALIPER MEASUREMENTS ARE TO BE MEASURED AT A PLANTED HEIGHT OF 4.5 FEET. SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.).

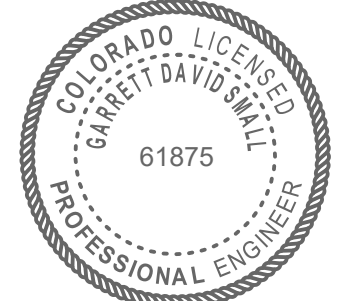
- 3 ORNAMENTAL GRASSES MAY BE SUBSTITUTED FOR EACH SHRUB UP TO 50% OF THE REQUIREMENT.
- 50% REDUCTION FOR CORNER LOTS

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT:
CENTAURUS FARMS LOT 1
DATE: 11/23/2022
ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HFA IS PROHIBITED. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT AGREES TO HOLD HFA HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY HFA AS A RESULT OF SUCH REUSE. THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED A VIOLATION OF THE LAW.

CENTAURUS FARMS
LOT 1
13400 COUNTY ROAD 10
FORT LUPKIN, CO 80621
PROJ NUMBER: 40-21-00024

ISSUE BLOCK		
#	TITLE	DATE
1	LOT 1	11/23/2022
2	REV1	03/01/2023
3	REV2	06/19/2023

DOCUMENT DATE: 06/19/2023
CHECKED BY: GDS
DRAWN BY: EN



PRELIMINARY - NOT
FOR CONSTRUCTION

LANDSCAPE
PLAN

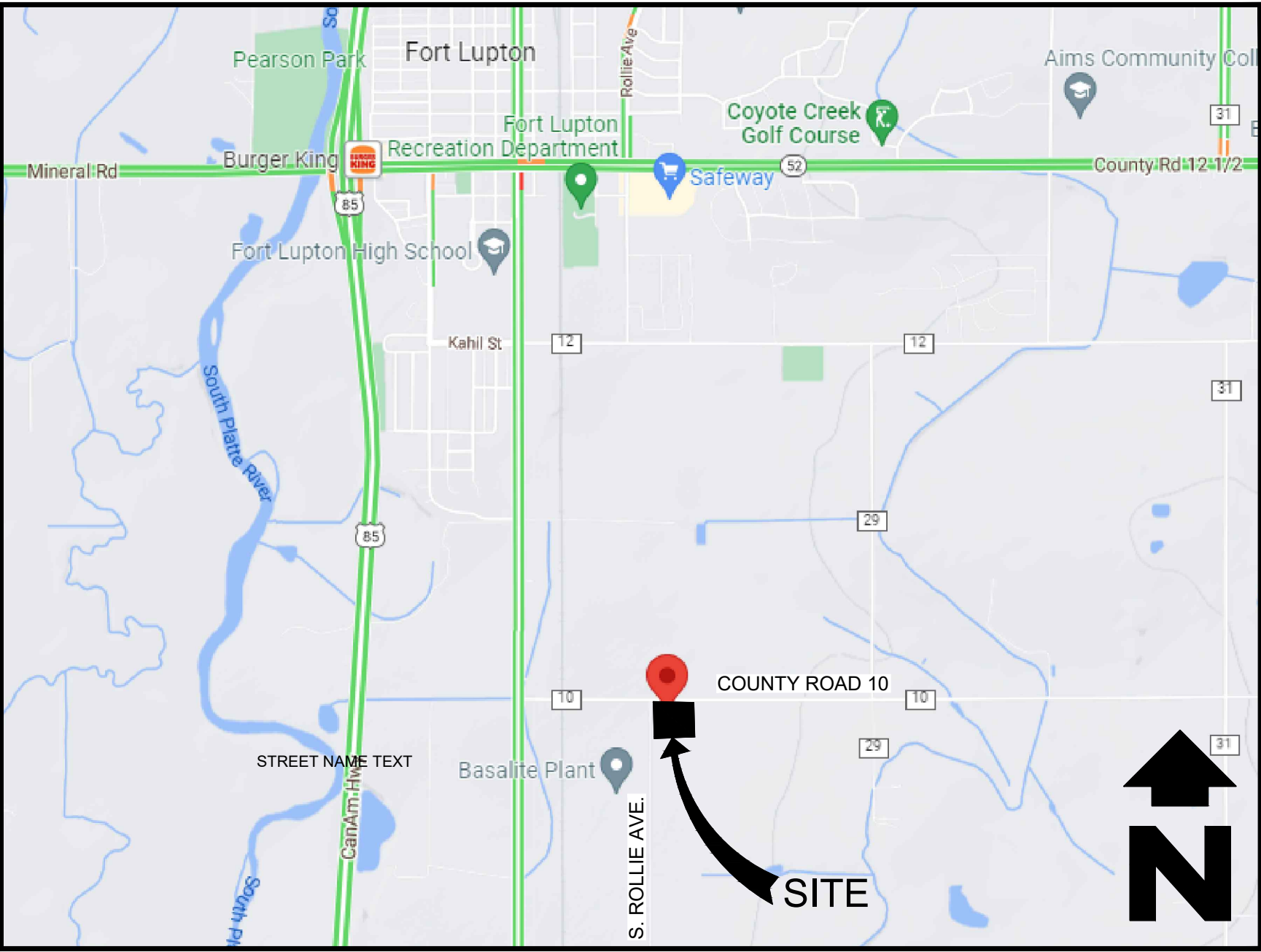


CENTAURUS FARMS DEVELOPMENT

13400 COUNTY ROAD 10

FORT LUPTON, CO 80621

WELD COUNTY



VICINITY MAP
NO SCALE

CONTACTS

OWNER
BRIGHTON INDUSTRIAL
NORTH,LLP
1295 MAIN ST. UNIT 5
WINDSOR CO 80550

SURVEYOR
WARE MALCOMB CIVIL
ENGINEERING & SURVEYING
900 SOUTH BROADWAY ST.
SUITE 320
DENVER, CO 80209
303-561-3333
JUSTIN C. SCHEITLER

CIVIL ENGINEERING
HARRISON FRENCH &
ASSOCIATES, LTD
1705 S. WALTON BLD, SUITE 3
BENTONVILLE, AR 72712
479-273-7780
RYAN GILL

ARCHITECTS & MEP
HARRISON FRENCH &
ASSOCIATES, LTD
31 HAYWARD ST, SUITE E-1
FRANKLIN, MA 02038
479-273-7780
DAVID MOYER

FIRE
CITY OF FORT LUPTON FIRE
DEPARTMENT
1121 DENVER AVE
FORT LUPTON, CO 80621
303-857-4603
PHIL TIFFANY

SITE PLAN & BUILDING PERMIT REVIEW
CITY OF FORT LUPTON
130 S. MCKINLEY AVENUE
FORT LUPTON, CO 80621
303-857-6694
TODD HODGES

HEALTH DEPARTMENT
WELD COUNTY DEPARTMENT OF PUBLIC
HEALTH & ENVIRONMENT
1555 N. 17TH AVE.
GREELEY, CO 80631
970-400-2211
LAUREN LIGHT

STATE HIGHWAY
REGION 4 NORTHEAST COUNTIES
10601 W. 10TH ST.
GREELEY, CO 80634
970-350-2148
TIMOTHY BILOBRAN

CITY STREET
CITY OF FORT LUPTON
130 S. MCKINLEY AVENUE
FORT LUPTON, CO 80621
303-857-6694
TODD HODGES

SANITARY SEWER & WATER
CITY OF FORT LUPTON
DEPARTMENT OF PUBLIC WORKS
130 SOUTH MCKINLEY AVE
FORT LUPTON, CO 80621
303-857-6694

NATURAL GAS
XCEL ENERGY
1800 LARIMER ST, SUITE 800
DENVER, CO 80246
303-294-2805
STEPHANIE HENLEY

ELECTRIC
UNITED POWER
500 COOPERATIVE WAY
BRIGHTON, CO 80603
303-637-1300

TELEPHONE
TO BE DETERMINED

STORM SEWER
CITY OF FORT LUPTON
DEPARTMENT OF PUBLIC WORKS
130 SOUTH MCKINLEY AVE
FORT LUPTON, CO 80621
303-857-6694

SIGNAGE
CITY OF FORT LUPTON
130 S. MCKINLEY AVENUE
FORT LUPTON, CO 80621
303-857-6694
TODD HODGES

REFERENCES

- "ALTA/NSPS LAND TITLE SURVEY: A PARCEL OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO." FOUR (4) SHEETS. PREPARED FOR HARRISON FRENCH & ASSOCIATES BY FLATIRON, INC. LAND SURVEYING SERVICES. DRAFT. JOB NUMBER 22-78,984. DATED 09-15-2022.
- "ALTA/NSPS LAND TITLE SURVEY: A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO." PREPARED FOR HARRISON FRENCH & ASSOCIATES BY WARE MALCOMB CIVIL ENGINEERING & SURVEYING. JOB NO. DCS20-4067. THREE (3) SHEETS. DATED 10/12/2020.
- "PRELIMINARY SUBSURFACE EXPORATION REPORT - BRIGHTON INDUSTRIAL - APPROXIMATE 40 ACRE PARCEL SOUTH OF WELD COUNTY ROAD (WCR) 10 AND EAST OF WCR 27 - FORT LUPTON, COLORADO." PREPARED FOR COMMERCIAL BROKER'S ALLIANCE, LLC C/O BRIGHTON INDUSTRIAL NORTH PARTNERSHIP. PREPARED BY EARTH ENGINEERING CONSULTANTS, LLC. PROJECT NO. 1202073. DATED OCTOBER 29, 2020.
- DRAFT ARTICLES FOR CHAPTER 16 OF THE FORT LUPTON DEVELOPMENT CODE. FINAL DRAFT DATED JUNE 2021.
- "ZONING MAP." PREPARED BY CITY OF FORT LUPTON. DATED JANUARY 24, 2022.
- FORT LUPTON, CO MUNICIPAL CODE CHAPTER 17: SUBDIVISION.
- "CITY OF FORT LUPTON COMMERCIAL & INDUSTRIAL DESIGN STANDARDS." PREPARED BY THE CITY OF FORT LUPTON PLANNING DEPARTMENT. EFFECTIVELY DATED JANUARY 18, 2008.
- "CITY OF FORT LUPTON STANDARDS & SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS." 2014 EDITION.
- "CENTAURUS FARMS PER-APPLICATION MEETING DESIGN PACKAGE." PREPARED BY HARRISON FRENCH & ASSOCIATES. DATED 04/14/22.
- "PIPELINE INTEGRITY DAMAGE PREVENTION: SYSTEM ENCROACHMENT PLAN." PROVIDE TO HARRISON FRENCH & ASSOCIATES BY WESTERN MIDSTREAM. EFFECTIVE DATE 02/01/18. REV 13.
- "RESPONSE TO PRE-APPLICATION MEMORANDUM TITLED "MEMO." PREPARED FOR TODD HODGES, MARIA LANCATO, AND MANGALY MORALES-TEJADA; BY ROY VESTAL. DATED 04/14/22.
- "CENTAURUS FARMS CIVIL DESIGN CLARIFICATIONS." PREPARED FOR HFA BY ROY VESTAL. DATED 05/27/22.
- "CITY AND COUNTY OF DENVER STORM DRAINAGE DESIGN & TECHNICAL CRITERIA." NOVEMBER 2013.
- "FINAL DRAINAGE REPORT - FORT LUPTON, CO." PREPARED FOR : BASALITE BUILDING PRODUCTS, LLC. PREPARED BY WARE MALCOMB. DATED FEBRUARY 3, 2020.
- "DRAINAGE REPORT." PREPARED BY HFA FOR CENTAURUS FARMS 13400 CR 10 FORT LUPTON, CO. HFA PROJECT NUMBER: 40-21-00024. DATED OCTOBER 26, 2022.
- "TECHNICAL MEMORANDUM - RE: PAOLELLA FORT LUPTON WATER RIGHTS DUE DILIGENCE." PREPARED FOR GEOFF M. WILLIAMSON, ESP. BY WRIGHT WATER ENGINEERS, INC. DATED MARCH 1, 2022.
- "BASALITE - SOUTH ROLLIE AVENUE INTERIM ROAD IMPROVEMENTS: STREET & STORM SEWER PLAN & PROFILE." PREPARED WARE & MALCOMB CIVIL ENGINEERING & SURVEYING. JOB NO. DSC17-4081. SHEET PP01 THRU PP05 (FIVE (5) SHEETS). DATED 11/05/2019.
- "TRAFFIC IMPACT STUDY - CENTAURUS FARMS FORT LUPTON, CO." PREPARED FOR CENTAURUS FARMS BY GALLOWAY & COMPANY, INC. DATED JUNE 30, 2022.
- "NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)." DATE 2018.

REVISION CHART

#	TITLE	DATE	NOTES:

SHEET SET LIST

SHEET INDEX - LOT1

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	PHASING
C1.3	OVERALL SITE
C2.0	EXISTING CONDITIONS
C3.0	DEMOLITION
C4.0	EROSION CONTROL
C5.0	SITE
C6.0	GRADING AND DRAINAGE
C7.0	UTILITY
C8.0	LANDSCAPE
C9.1	EROSION DETAILS
C9.2	SITE DETAILS
C9.3	GRADING DETAILS
C9.4	UTILITY DETAILS
V1.1	SURVEY
V1.2	SURVEY
V1.3	SURVEY
V1.4	SURVEY

ARCHITECTURAL & MEP DRAWING PACKAGE

A161	SIGNAGE DETAILS
A201	EXTERIOR ELEVATIONS - COLOR - RETAIL
A202	EXTERIOR ELEVATIONS - RETAIL
A203	ELEVATIONS COLORED - INDUSTRIAL
A204	ELEVATIONS - INDUSTRIAL
A205	ELEVATIONS - GREENHOUSE
A540	BIKE SHELTER PLAN & DETAILS
A541	TRASH ENCLOSURE PLAN DETAILS
A545	RENDERINGS
A546	RENDERINGS
E001	ELECTRICAL SITE LIGHTING PLAN
E002	SITE LIGHTING FIXTURE CUTSHEETS

CONTRACTOR IS ALWAYS REQUIRED TO CALL OR NOTIFY COLORADO 811 WHEN ANY EXCAVATION OCCURS ON THE PROPERTY OR WITHIN THE RELATED RIGHT-OF-WAY (ROW) AREAS. UTILITY LINES INSIDE OF THE PROPERTY BOUNDARIES ARE CALLED "PRIVATE LINES" OR "PRIVATE FACILITIES". CONTRACTOR IS RESPONSIBLE FOR BEING SURE THAT THE LINES INSIDE OF THE PROPERTY BOUNDARIES ARE PROPERLY MARKED BEFORE EXCAVATION STARTS. SOME OF THE UTILITY COMPANIES COLORADO 811 WILL NOTIFY THE CONTRACTOR ONLY AFTER COMPLETION OF THE COLORADO 811 FORM.

CONTRACTOR SHALL NOT USE THE SERVICES OF A PRIVATE LOCATE COMPANY UNTIL THEY HAVE SUBMITTED A REQUEST THROUGH COLORADO 811 AND HAVE RECEIVED CONFIRMATION THAT A TICKET OR NOTICE OF PENDING EXCAVATION HAS BEEN GENERATED BY COLORADO 811. CONFIRMATION WILL BE RECEIVED DIRECTLY FROM COLORADO 811.

CONTRACTOR IS RESPONSIBLE FOR EXECUTING WORK BY THE COMPANIES WHO MARK THE UTILITY LINES INSIDE OF YOUR PROPERTY BOUNDARIES. THE FAILURE TO MARK LINES INSIDE OF THE PROPERTY BOUNDARIES AND THE CUTTING OR DAMAGE TO THOSE LINES CAN RESULT IN SERIOUS PERSONAL INJURY OR DEATH. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO ANY LINES ON THE PROPERTY REGARDLESS OF WHO MARKS THE LINES.



HFA
HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. WALTON BLVD, STE. 3
BENTONVILLE, AR 72712
T 479.273.0770

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: COUNTY ROAD 10, CO 80621
DATE: 10/26/2022
THIS DRAWING IS THE PROPERTY OF HARRISON FRENCH & ASSOCIATES, LTD. A REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HARRISON FRENCH & ASSOCIATES, LTD. IS PROHIBITED. THE USE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HARRISON FRENCH & ASSOCIATES, LTD. IS PROHIBITED. THE USE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HARRISON FRENCH & ASSOCIATES, LTD. IS PROHIBITED. THE USE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HARRISON FRENCH & ASSOCIATES, LTD. IS PROHIBITED.

CENTAURUS FARMS DEVELOPMENT
ARCHITECTURAL & MEP DRAWINGS

13400 COUNTY ROAD 10
FORT LUPTON, CO 80621

PROJ NUMBER: 40-21-00024

ISSUE BLOCK		
#	TITLE	DATE
	OTP	10/26/2022

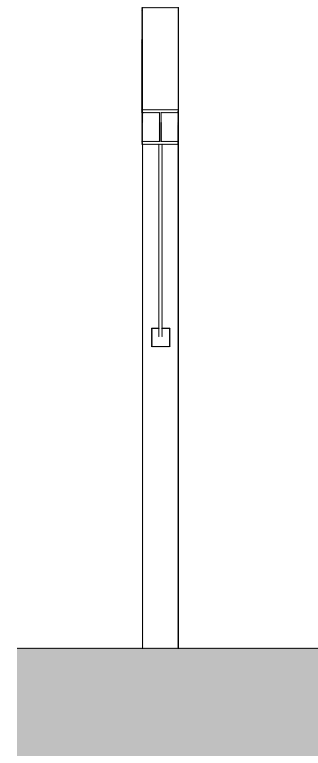
DOCUMENT DATE: 10/26/2022

PRELIMINARY - NOT
FOR CONSTRUCTION

ARCH.
COVER
SHEET

SHEET:

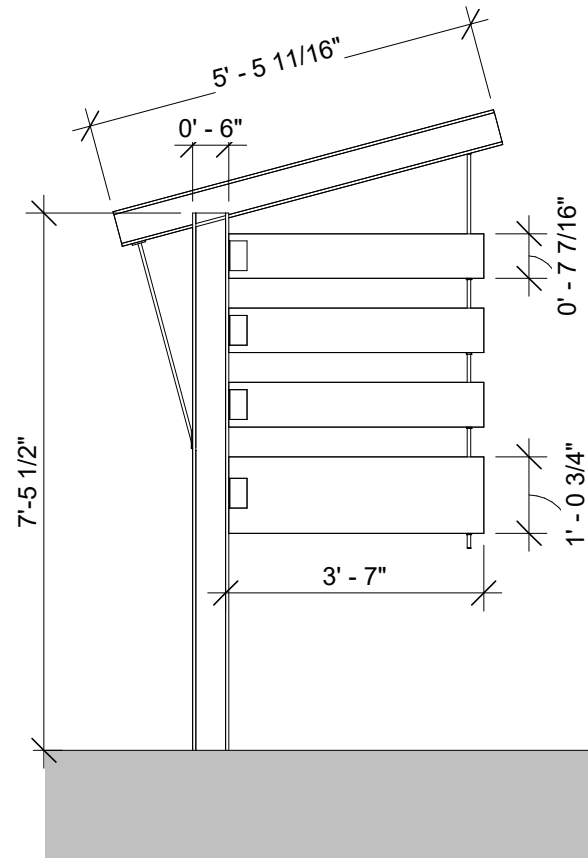
C1.0



WAYFINDING
SIGN RIGHT
ELEVATION

12
A161

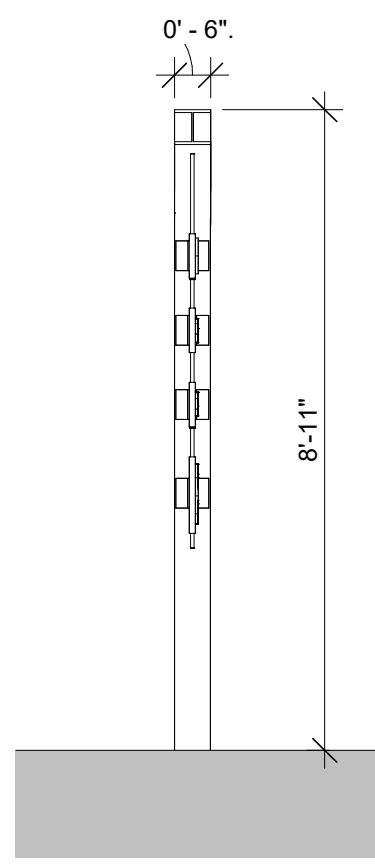
3/8" = 1'-0"



WAYFINDING
SIGN REAR
ELEVATION

11
A161

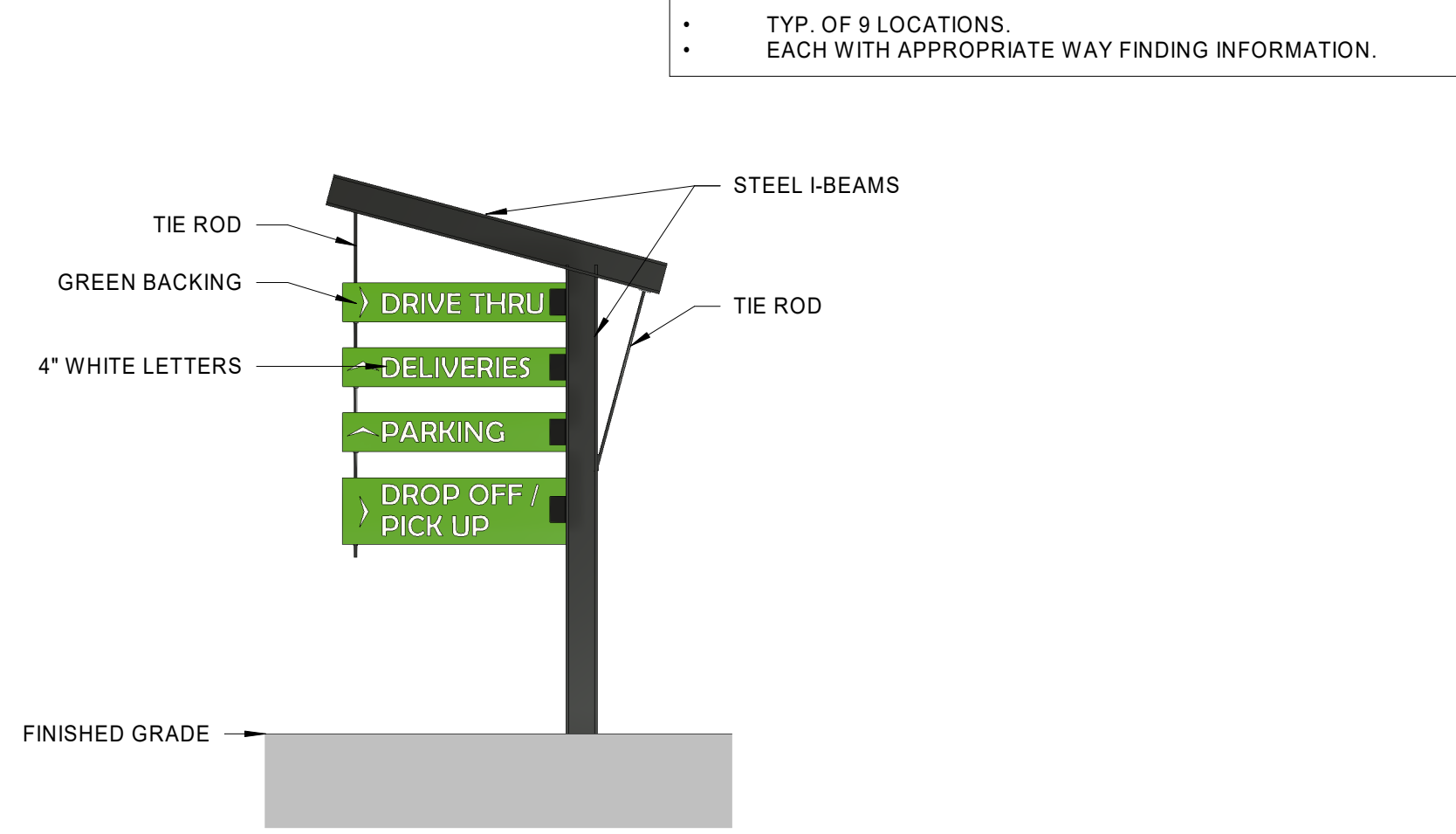
3/8" = 1'-0"



WAYFINDING
SIGN LEFT
ELEVATION

10
A161

3/8" = 1'-0"

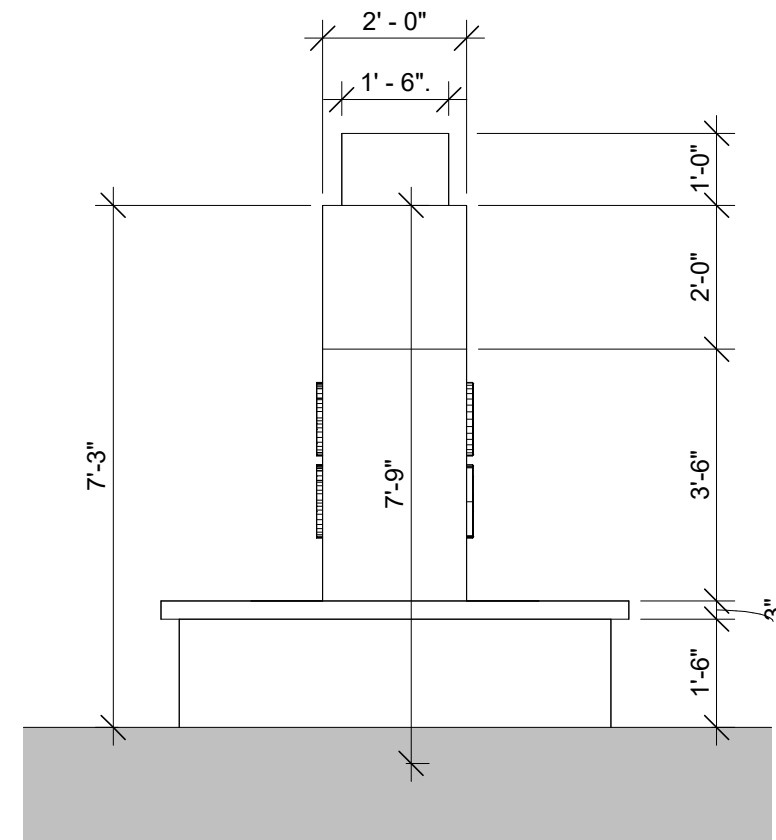


WAYFINDING
SIGN FRONT
ELEVATION

9
A161

3/8" = 1'-0"

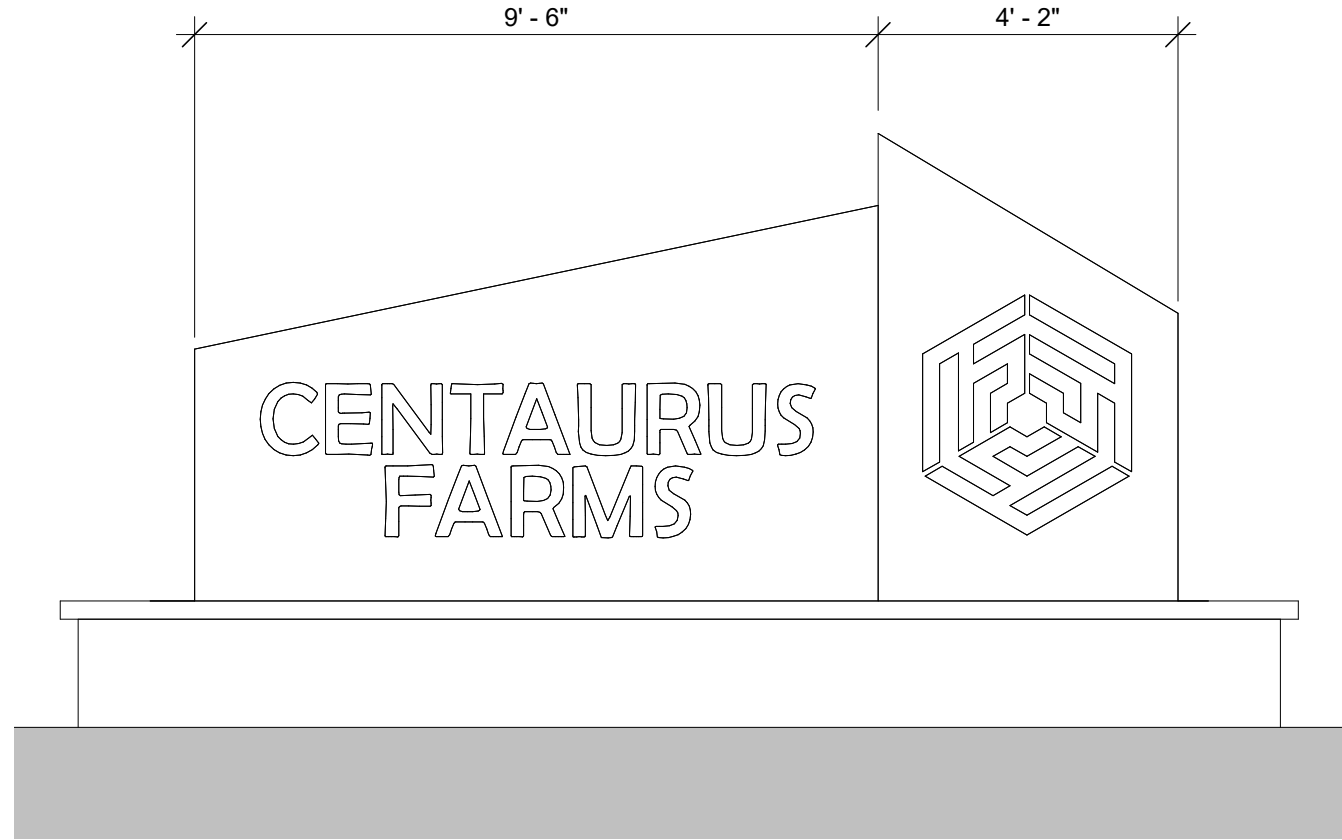
- TYP. OF 9 LOCATIONS.
- EACH WITH APPROPRIATE WAY FINDING INFORMATION.



SIGN 2 RIGHT ELEVATION

8
A161

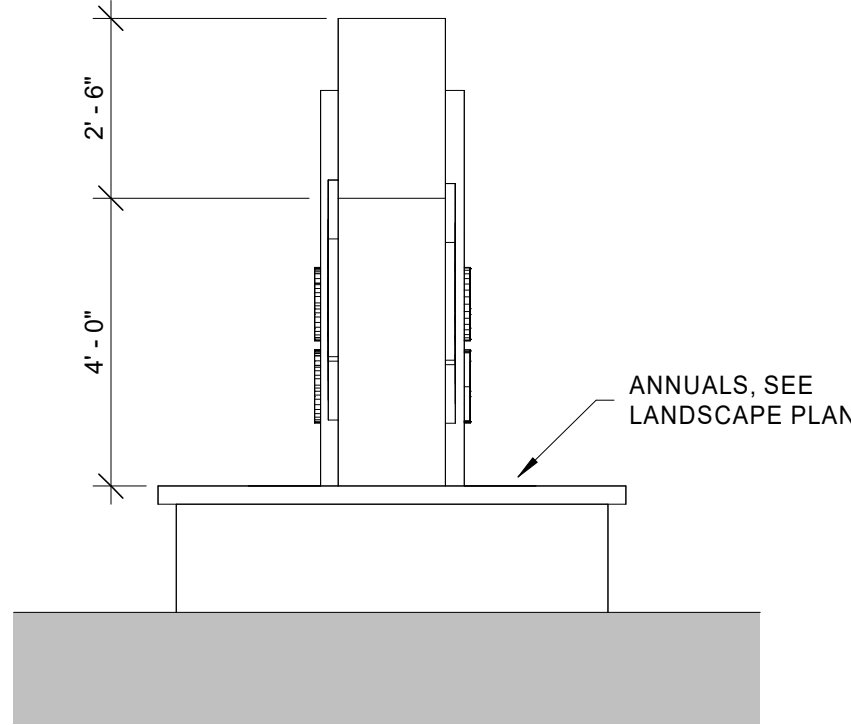
3/8" = 1'-0"



SIGN 2 REAR ELEVATION

7
A161

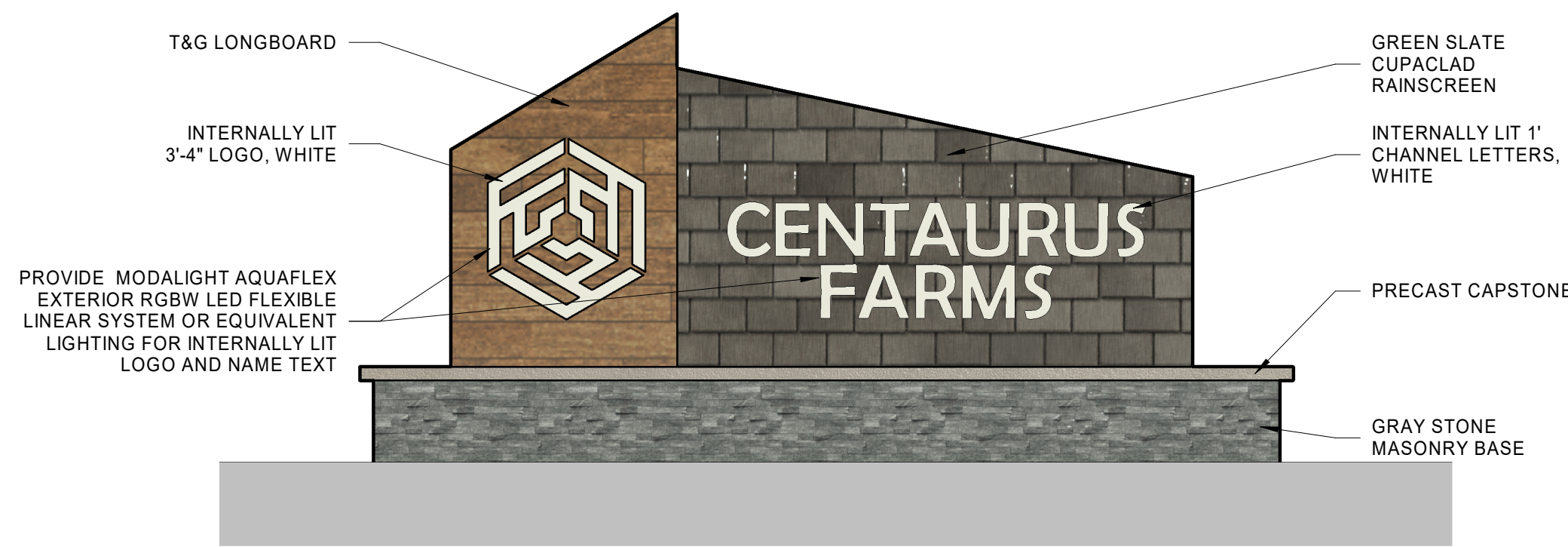
3/8" = 1'-0"



SIGN 2 LEFT ELEVATION

6
A161

3/8" = 1'-0"



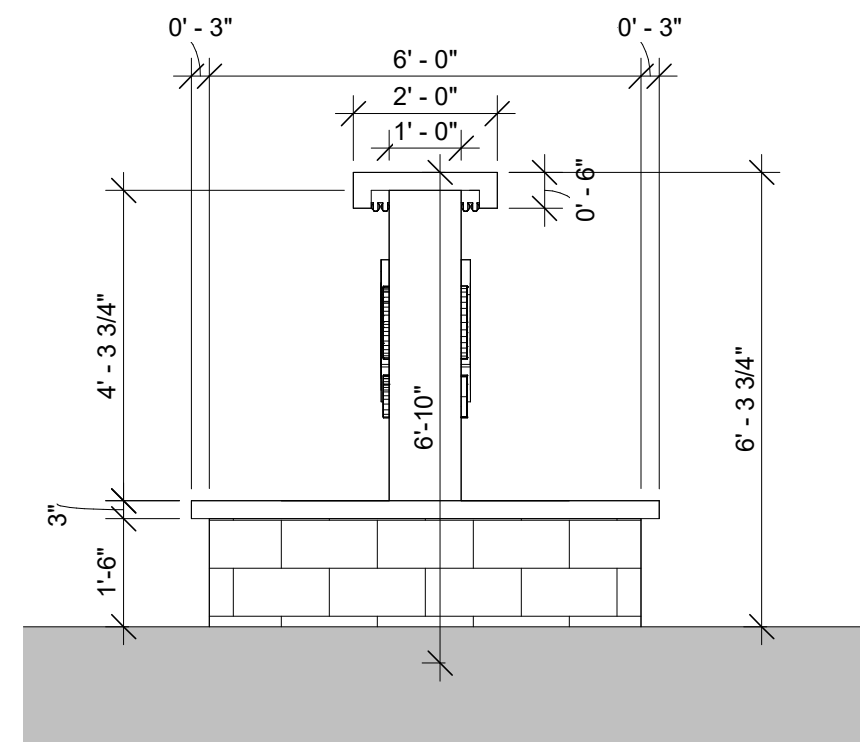
SIGN 2 FRONT ELEVATION

5
A161

3/8" = 1'-0"

- TOTAL SQUARE FOOTAGE OF SIGN: 68 SF (ONE SIDE) OUT OF THE 175 SF MAXIMUM LIMIT AS DEFINED IN THE CITY OF FORT LUPTON SIGNAGE ORDINANCE.
- 15' AWAY FROM EDGE OF STREET.
- BELOW THE 15' HEIGHT LIMIT.
- ONLY SIGN ON THE LOT FRONTAGE.
- SIGN SITS ON A PLANTER WHICH SOFTENS THE APPEARANCE.
- MATERIALS COMPLEMENT THE ARCHITECTURE OF THE BUILDING.

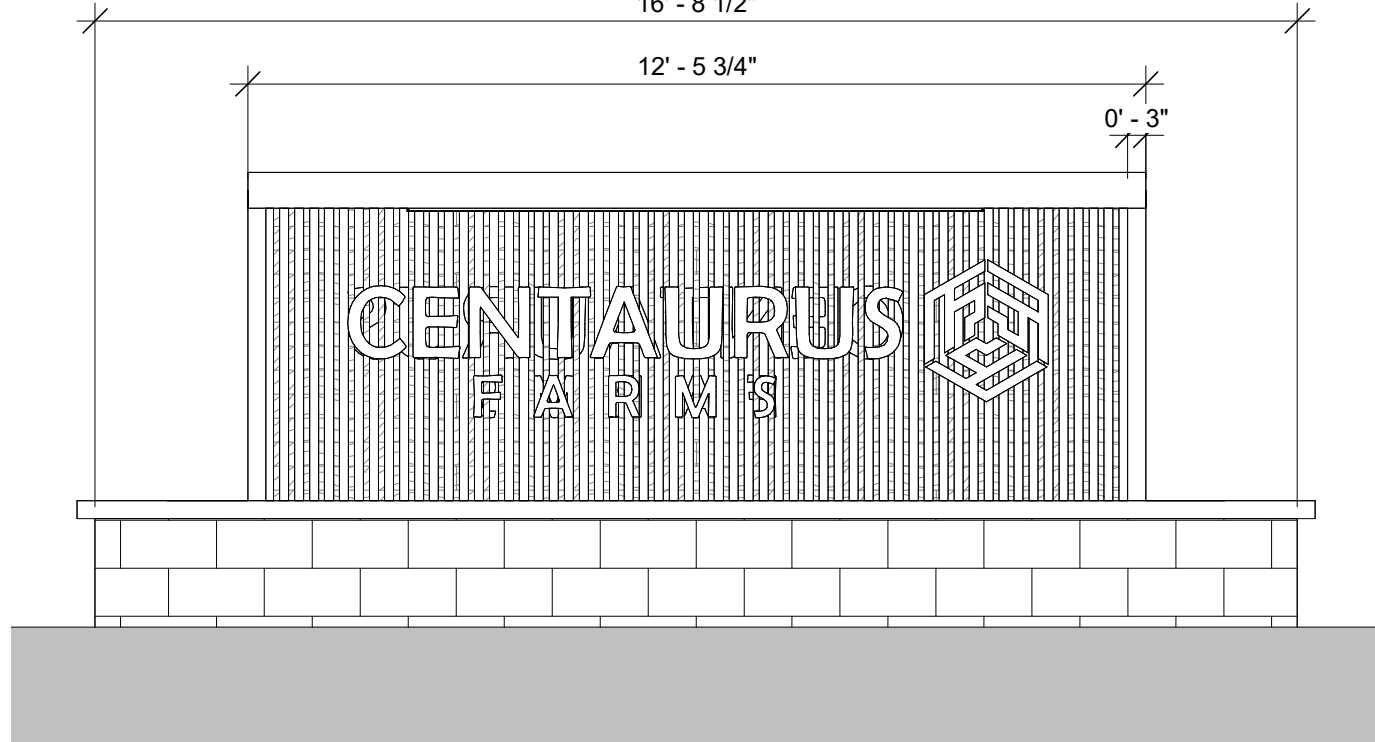
THIS SIGN IS LOCATED ON SOUTH ROLLIE AVE. SEE CIVIL SITE PLAN.



SIGN 1 RIGHT ELEVATION

4
A161

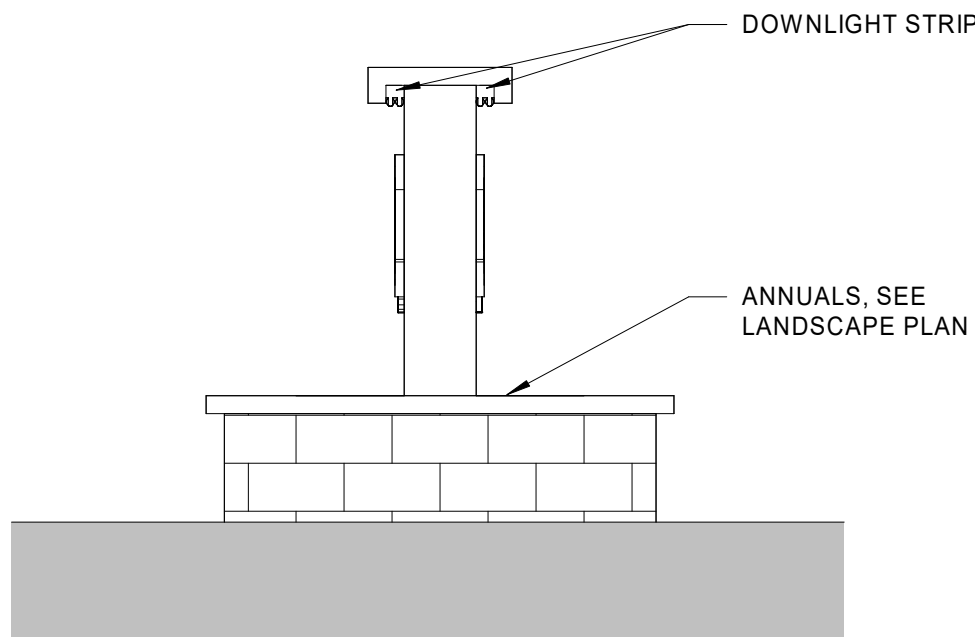
3/8" = 1'-0"



SIGN 1 REAR ELEVATION

3
A161

3/8" = 1'-0"



SIGN 1 LEFT ELEVATION

2
A161

3/8" = 1'-0"



SIGN 1 FRONT ELEVATION

1
A161

3/8" = 1'-0"

- TOTAL SQUARE FOOTAGE OF SIGN: 57 SF (ONE SIDE) OUT OF THE 175 SF MAXIMUM LIMIT AS DEFINED IN THE CITY OF FORT LUPTON SIGNAGE ORDINANCE.
- 15' AWAY FROM EDGE OF STREET.
- BELOW THE 15' HEIGHT LIMIT.
- ONLY SIGN ON THE LOT FRONTAGE.
- SIGN SITS ON A PLANTER WHICH SOFTENS THE APPEARANCE.
- MATERIALS COMPLEMENT THE ARCHITECTURE OF THE BUILDING.

THIS SIGN IS LOCATED ON CONTY ROAD 10. SEE CIVIL SITE PLAN.

ISSUE BLOCK		
1	OTP	10/26/22

CHECKED BY:	DM, AS
DRAWN BY:	JA
DOCUMENT DATE:	10/26/2022

NOT FOR CONSTRUCTION

SIGNAGE
DETAILS

SHEET:
A161

10/26/2022 4:46:03 PM
C:\Users\hfr\Documents\2022 Revit Projects\10-21-2022\4_CentaurusFarm_Retail_Fusion_CO_HRC_02_HFA_Archi.dwg
A201-EXTERIOR ELEVATIONS - COLOR- RETAIL



4 NORTH ELEVATION
A201 1/8" = 1'-0"



3 WEST ELEVATION
A201 1/8" = 1'-0"



2 SOUTH ELEVATION
A201 1/8" = 1'-0"



1 EAST ELEVATION
A201 1/8" = 1'-0"

STIPULATION FOR REUSE
THESE DRAWINGS ARE PREPARED FOR
USE ON A SPECIFIC SITE AT
A SPECIFIC TIME AND FOR A
SPECIFIC PURPOSE. THEY ARE NOT
TO BE REUSED OR REPRODUCED
FOR ANY OTHER PROJECT OR
PROJECT SITE AT A LATER TIME
WITHOUT THE WRITTEN CONSENT
OF HARRISON FRENCH & ASSOCIATES,
LTD. OR ANOTHER PROJECT'S
LICENSED ARCHITECTS AND ENGINEERS.
REUSE OF ANY PART OF THESE
DRAWINGS FOR ANY OTHER PROJECT
IS NOT PERMITTED AND MAY BE
CONSIDERED A VIOLATION OF THE
LAW.

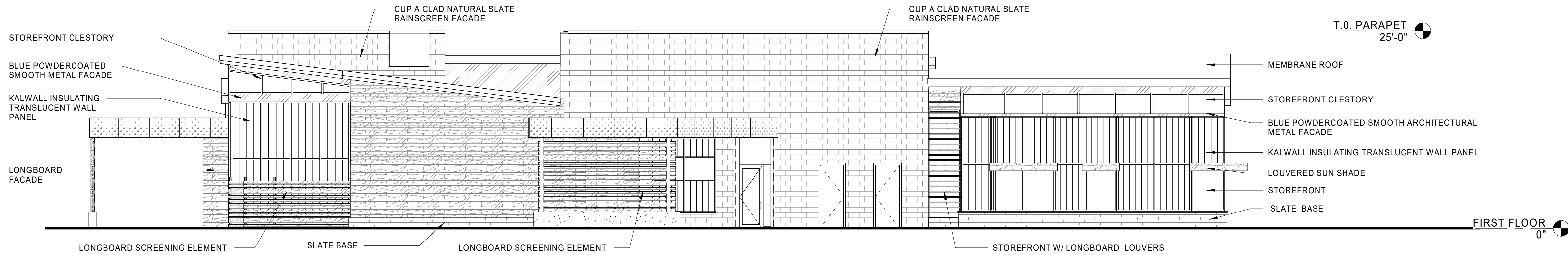
CENTAURUS FARMS
SOUTH ROLLIE AVE EXPANSION
13400 COUNTY ROAD 10
FORT LUTON, CO 80821
JOB NUMBER: 40-21-00024

ISSUE BLOCK	

CHECKED BY: Checker
DRAWN BY: Author
DOCUMENT DATE: 10/26/2022

NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS -
COLOR- RETAIL

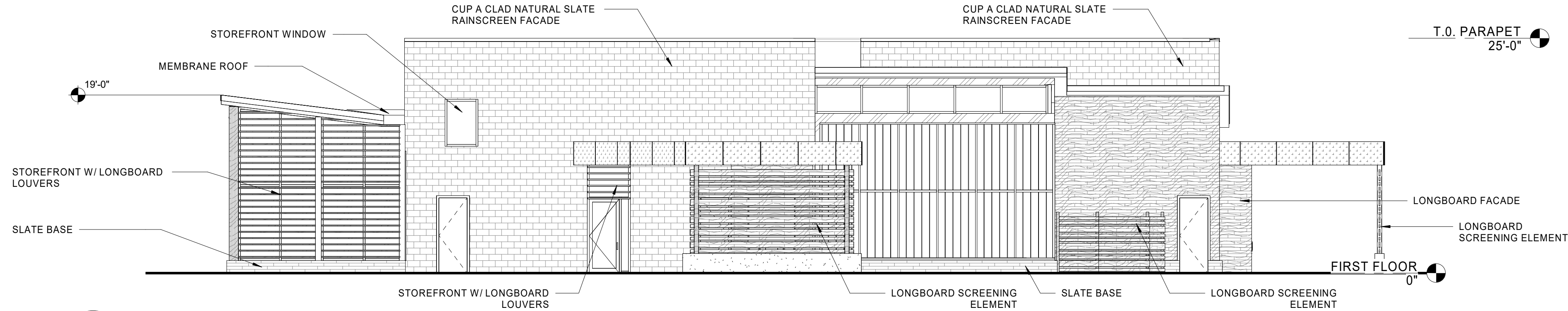


4
A202
NORTH ELEVATION
1/8" = 1'-0"

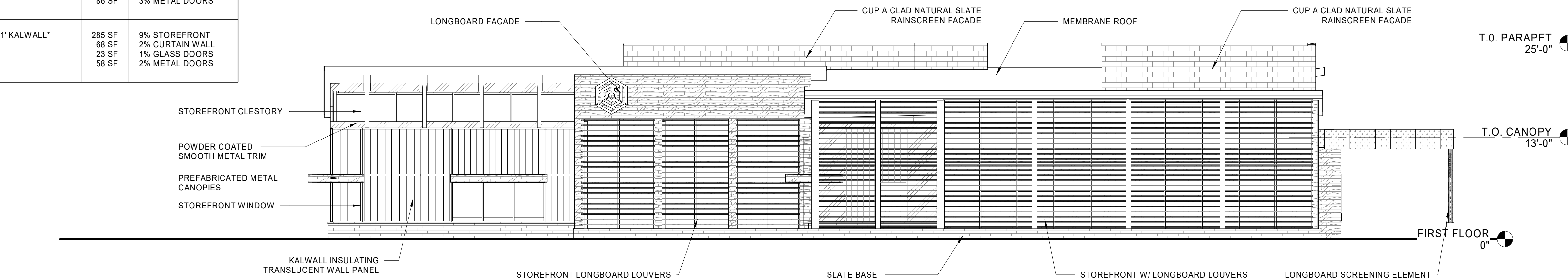
	BUILDING MATERIALS			
	PRIMARY MATERIALS (50% - 90%)		SECONDARY MATERIALS (20% - 40%)	
	%	TYPE	%	TYPE
FRONT ELEVATION (WEST)	53%	SLATE	40%	KALWALL*
SIDE ELEVATION (SOUTH)	49%	SLATE	31%	KALWALL*
SIDE ELEVATION (EAST)	60%	SLATE	21%	KALWALL*
REAR ELEVATION (NORTH)	49%	SLATE	31%	KALWALL*

* SEE ALTERNATIVE COMPLIANCE REQUEST

	BUILDING DESIGN						
	HEIGHT	TOTAL AREA	MAIN MASS/WALL PLANE		SECONDARY MASS/WALL PLANE		WINDOWS % DOORS
	IN FEET	SF	SF	LINEAR FEET	SF	LINEAR FEET	SF % OF ELEVATION
FRONT ELEVATION (WEST)	VARIES FROM 11'-6" TO 25'-0"	2,558 SF	723 SF	357' SLATE / STONE	548 SF	183' KALWALL*	422 SF 16% STOREFRONT 491 SF 19% CURTAIN WALL 27 SF 1% GLASS DOORS
SIDE ELEVATION (SOUTH)	VARIES FROM 11'-6" TO 25'-0"	3,064 SF	506 SF	423' SLATE / STONE	331 SF	86' KALWALL*	191 SF 6% STOREFRONT 1,345 SF 44% CURTAIN WALL
SIDE ELEVATION (EAST)	VARIES FROM 11'-6" TO 25'-0"	2,558 SF	1,052 SF	379' SLATE / STONE	387 SF	79' KALWALL*	169 SF 7% STOREFRONT 253 SF 10% CURTAIN WALL 27 SF 1% GLASS DOORS 86 SF 3% METAL DOORS
REAR ELEVATION (NORTH)	VARIES FROM 11'-6" TO 25'-0"	3,064 SF	1,082 SF	395' SLATE / STONE	655 SF	91' KALWALL*	285 SF 9% STOREFRONT 68 SF 2% CURTAIN WALL 23 SF 1% GLASS DOORS 58 SF 2% METAL DOORS



3
A202
EAST ELEVATION
1/8" = 1'-0"

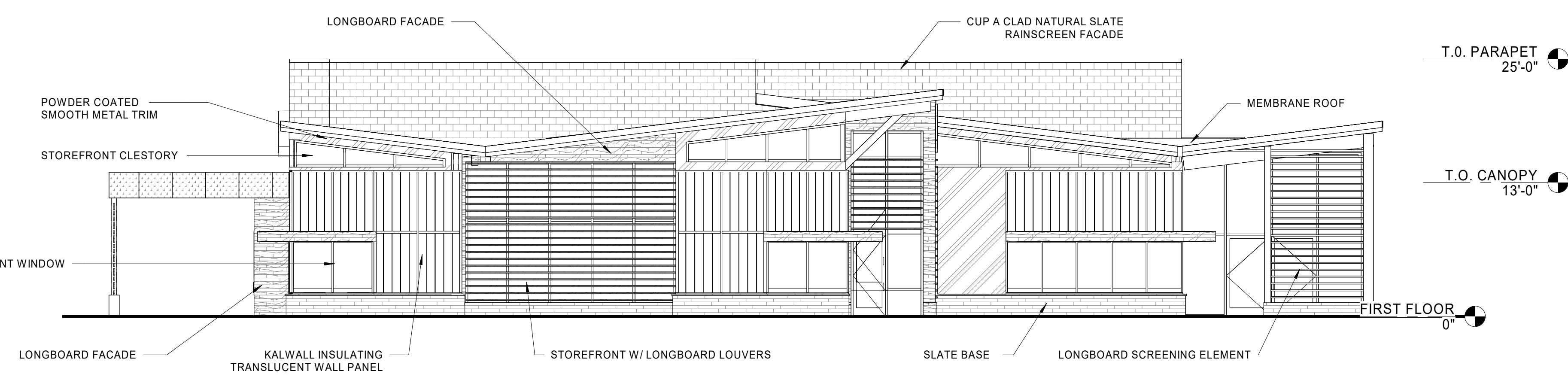


2
A202
SOUTH ELEVATION
1/8" = 1'-0"

FORT LUPTON DEVELOPMENT CODE COMPLIANCE	
FRONTAGE TYPE:	C
FRONT BUILDING LINE (FBL):	≥25' < 80' REQUIRED, 25' MIN PROVIDED
PERCENT OF FRONT BUILDING LINE:	30%+ REQUIRED 36% ALONG COUNTY ROAD 10 78% ALONG SOUTH ROLLIE AVE
FRONT ENTRY FEATURE (SPACING):	150'+ MAX REQUIRED RETAIL ENTRY IS 98'+/- FROM INDUSTRIAL ENTRY, BOTH ARE RECESSED MORE THAN 3' FROM MAIN WALL AND HAVE A TRANSOM
ACCESS WIDTH	32' MAX REQUIRED AND PROVIDED
ACCESS SPACING	150'+ REQUIRED, 632'-4" PROVIDED
PARKING SETBACK	20' REQUIRED & PROVIDED
EXTENT OF PARKING FRONTAGE:	NOT APPLICABLE FOR THIS FRONTAGE TYPE

ALTERNATIVE COMPLIANCE REQUEST			
SECTION #	REQUIREMENT	PROPOSED ALTERNATIVE	COMMENTS/JUSTIFICATION
TABLE 6-5	USE ACCENT MATERIALS ON THE APPROVED LIST AND TO NOT USE TRANSLUCENT MATERIALS AT THE FIRST FLOOR	KALWALL (TRANSLUCENT INSULATING WALL PANELS)	THIS PRODUCT DEMONSTRATES PROVEN PERFORMANCE IN TERMS OF MAINTENANCE AND QUALITY APPEARANCE. IT WILL PERFORM EQUALLY OR BETTER THAN THE ALLOWED MATERIAL (TRANSLUCENT GLASS). DUE TO THE DURABILITY AND THAT THIS IS A WALL PANEL NOT AN OPENING WE PURPOSE IT BE ALLOWED AT THE FIRST FLOOR AS WELL

1
A202
WEST ELEVATION
1/8" = 1'-0"



STIPULATION FOR REUSE
THESE DRAWINGS HAVE BEEN PREPARED FOR
USE ON A SPECIFIC SITE AT
A SPECIFIC TIME AND FOR A
SPECIFIC PURPOSE. THEY ARE NOT
TO BE REUSED FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN
CONSENT OF HFA. ANY REUSE
OR ADAPTATION OF THESE
DRAWINGS FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN
CONSENT OF HFA IS NOT
PERMITTED AND MAY BE CONTRARY TO
THE LAW.

CENTAURUS FARMS
SOUTH ROLLIE AVE EXPANSION
13400 COUNTY ROAD 10
FORT LUPTON, CO 80821
JOB NUMBER: 40-21-00024

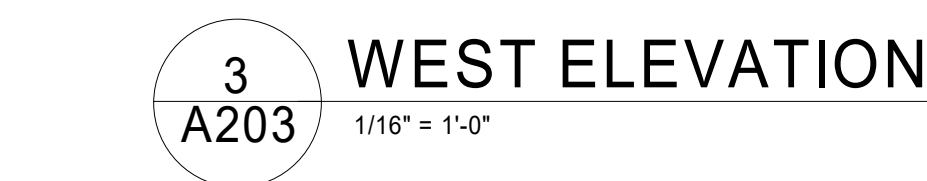
ISSUE BLOCK		
1	OTP	10/26/22

CHECKED BY: LK
DRAWN BY: DM
DOCUMENT DATE: 10/26/2022

NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS-
RETAIL

SHEET:
A202



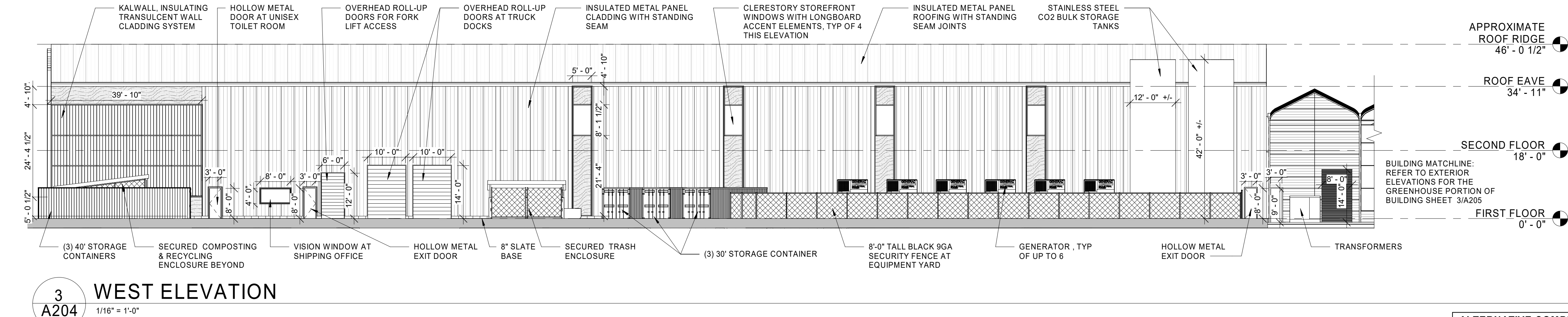
SHEET: **A203**

FORT LUPTON DEVELOPMENT CODE COMPLIANCE	
FRONTAGE TYPE:	C
FRONT BUIDLING LINE (FBL):	≥25' < 80' REQUIRED, 25' MIN PROVIDED
PERCENT OF FRONT BUILDING LINE:	30%+ REQUIRED 36% ALONG COUNTY ROAD 10 76% ALONG SOUTH ROLLIE AVE
FRONT ENTRY FEATURE (SPACING):	150'+ MAX REQUIRED RETAIL ENTRY IS 98'+/- FROM INDUSTRIAL ENTRY, BOTH ARE RECESSED MORE THAN 3' FROM MAIN WALL AND HAVE A TRANSOM
ACCESS WIDTH	32' MAX REQUIRED AND PROVIDED
ACCESS SPACING	150'+ REQUIRED, 632'-4" PROVIDED
PARKING SETBACK	20' REQUIRED & PROVIDED
EXTENT OF PARKING FRONTAGE:	NOT APPLICABLE FOR THIS FRONTAGE TYPE

BUILDING DESIGN		HEIGHT		TOTAL AREA		MAIN MASS/WALL PLANE		SECONDARY MASS/WALL PLANE		WINDOWS % DOORS	
		IN FEET		SF		SF	LINEAR FEET	SF	LINEAR FEET	SF	% OF ELEVATION
FRONT ELEVATION (EAST, FACING RETAIL BLDG)	VARIABLE FROM 34'-11" TO 43'-7"			21,432 SF		4,807 SF	634' METAL PANEL	3,841 SF	106' SLATE	8,631 SF 1,609 SF 886 SF 592 SF	40% ETFE 8% CURTAIN WALL 4% STOREFRONT 3% METAL DOORS
SIDE ELEVATION (NORTH, FACING CR 10)	VARIABLE FROM 34'-11" TO 46'-0"			10,882 SF		5,900 SF	220' METAL PANEL	3,046 SF	147' ARCH. METALS (LONGBOARD)	1,024 SF 24 SF	9% STOREFRONT <1% METAL DOOR
SIDE ELEVATION (WEST, FACING S ROLLIE, AVE)	34'-11"			21,053 SF		10,074 SF	594' METAL PANEL	N/A	NO SECONDARY MATERIALS	7,967 SF 424 SF 328 SF	39% ETFE 2% METAL DOORS 2% STOREFRONT
REAR ELEVATION - SEE GREENHOUSE (SOUTH, FACING PIPELINE EASEMENT)	28'-4"			7,140 SF		657 SF	252' METAL PANEL	538 SF	252' ARCH. METALS (GREENHOUSE STRUCTURE)	5,886 SF 86 SF	82% ETFE 1% GLASS DOORS

BUILDING MATERIALS		PRIMARY MATERIALS (50% - 90%)		SECONDARY MATERIALS (20% - 40%)		ACCENT MATERIALS (5% - 20%)	
		%	TYPE	%	TYPE	%	TYPE
FRONT ELEVATION (EAST, FACING RETAIL BLDG)	50%		CORRUGATED METAL PANEL	40%	SLATE (CUP-A-CLAD)	10%	ARCHITECTURAL METALS (LONGBOARD)
SIDE ELEVATION (NORTH, FACING CR 10)	60%		CORRUGATED METAL PANEL	30%	ARCHITECTURAL METALS (LONGBOARD)	10% -%	KALWALL* SLATE BASE
SIDE ELEVATION (WEST, FACING S ROLLIE, AVE)	80%		CORRUGATED METAL PANEL	N/A	NONE	10% 10% -%	KALWALL* ARCH METALS (LONGBOARD) SLATE BASE
REAR ELEVATION - SEE GREENHOUSE (SOUTH, FACING PIPELINE EASEMENT)	55%		CORRUGATED METAL PANEL	45%	ARCHITECTURAL METALS	N/A	NONE

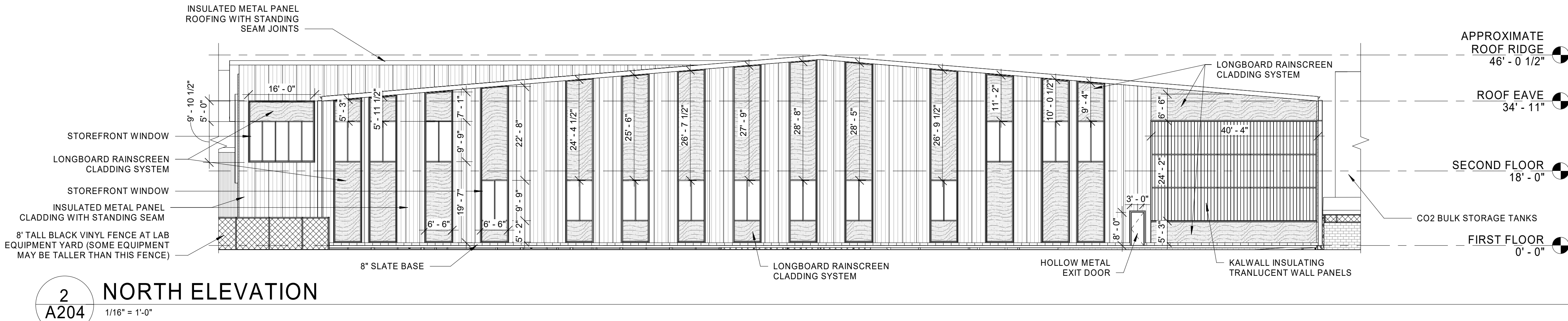
* SEE ALTERNATIVE COMPLIANCE REQUEST



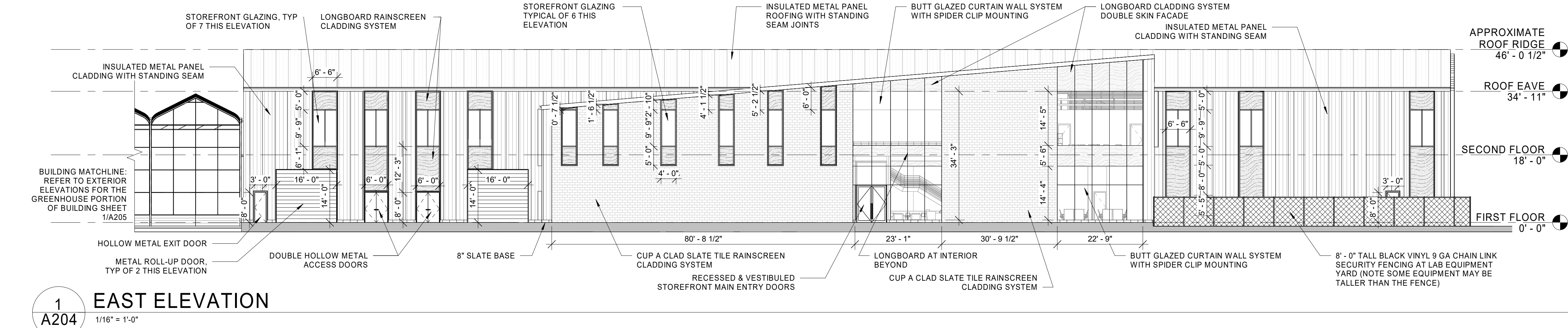
SECOND STORY TRANSPARENCY NORTH ELEVATION
15%-40% REQUIRED BETWEEN THE FLOOR LEVEL (18' ABOVE THE FIRST FINISHED FLOOR) AND THE CEILING LEVEL (ROOF EAVE, NO CEILING PROVIDED TYPICALLY)
AREA OF ELEVATION: 9,190 SF
TRANSPARENT AREA: 3,596 SF OR 39%

ALTERNATIVE COMPLIANCE REQUEST			
SECTION #	REQUIREMENT	PROPOSED ALTERNATIVE	COMMENTS/JUSTIFICATION
TABLE 6-4	UPPER STORY TRANSPARENCY REQUIREMENT OF 15%-40%	ALLOW UP TO 60%	MUCH OF THE UPPER FLOOR USES ON THIS ELEVATION ARE OFFICE RATHER THAN INDUSTRIAL IN NATURE THUS GREATER TRANSPARENCY MAKES THESE SPACES BETTER WORKING ENVIRONMENTS. IN ADDITION, THE GREENHOUSE PORTION OF THE BUILDING NEEDS A TRANSPARENCY OF +/-85% TO SERVE ITS FUNCTION. WHEN THE GREENHOUSE PORTION OF THE BUILDING IS NOT CONSIDERED THE PERCENTAGE OF TRANSPARENCY ON THE EAST ELEVATION IS 25%
TABLE 6-5	USE ACCENT MATERIALS ON THE APPROVED LIST AND TO NOT USE TRANSLUCENT MATERIALS AT THE FIRST FLOOR	KALWALL (TRANSLUCENT INSULATING WALL PANELS)	THIS PRODUCT DEMONSTRATES PROVEN PERFORMANCE IN TERMS OF MAINTENANCE AND QUALITY APPEARANCE. IT WILL PERFORM EQUALLY OR BETTER THAN THE ALLOWED MATERIAL (TRANSLUCENT GLASS). DUE TO THE DURABILITY AND THAT THIS IS A WALL PANEL NOT AN OPENING WE PURPOSE IT BE ALLOWED AT THE FIRST FLOOR AS WELL

SECOND STORY TRANSPARENCY NORTH ELEVATION
15%-40% REQUIRED BETWEEN THE FLOOR LEVEL (18' ABOVE THE FIRST FINISHED FLOOR) AND THE CEILING LEVEL (ROOF EAVE, NO CEILING PROVIDED TYPICALLY)
AREA OF ELEVATION: 3,560 SF
TRANSPARENT AREA: 533 SF OR 15%



AREA OF ELEVATION: 3,560 SF
TRANSPARENT AREA: 533 SF OR 15%



FIRST STORY TRANSPARENCY EAST ELEVATION:
40%-90% WITHIN 50' OF ENTRY MEASURED IN FIRST 10' ABOVE FLOOR DUE TO THE BUILDING BEING SETBACK MORE THAN 10' FROM THE STREET PER 6.03 B 5a

50'x10' = 500 SF OF WALL AREA IN REQUIRED ZONE
231 SF OF CURTAIN WALL GLAZING WITHIN THIS WALL AREA
46% TRANSPARENCY PROVIDED

SECOND STORY TRANSPARENCY EAST ELEVATION:
15%-40% REQUIRED BETWEEN THE FLOOR LEVEL (18' ABOVE THE FIRST FINISHED FLOOR) AND THE CEILING LEVEL

AREA OF ELEVATION: 8,805 SF
TRANSPARENT AREA: 4,979 SF OR 57%*

* SEE ALTERNATIVE COMPLIANCE REQUEST

HFA
HARRISON FRENCH
& ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ac.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR
USE ON A SPECIFIC SITE AT
THE TIME OF ITS CREATION AND
IS NOT TO BE REUSED FOR ANY
OTHER PROJECT WITHOUT THE
WRITTEN CONSENT OF HFA. ANY
REUSE OF THIS DRAWING FOR
ANY OTHER PROJECT WITHOUT
THE WRITTEN CONSENT OF HFA
IS A VIOLATION OF THE
TERMS OF THE AGREEMENT
AND MAY BE CONSIDERED
A BREACH OF THE LAW.

CENTAURUS FARMS
SOUTH ROLLIE AVE EXPANSION
13400 COUNTY ROAD 10
FORT LUPTON, CO 80821
JOB NUMBER: 40-21-00024

ISSUE BLOCK		
1	OTP	10/26/22

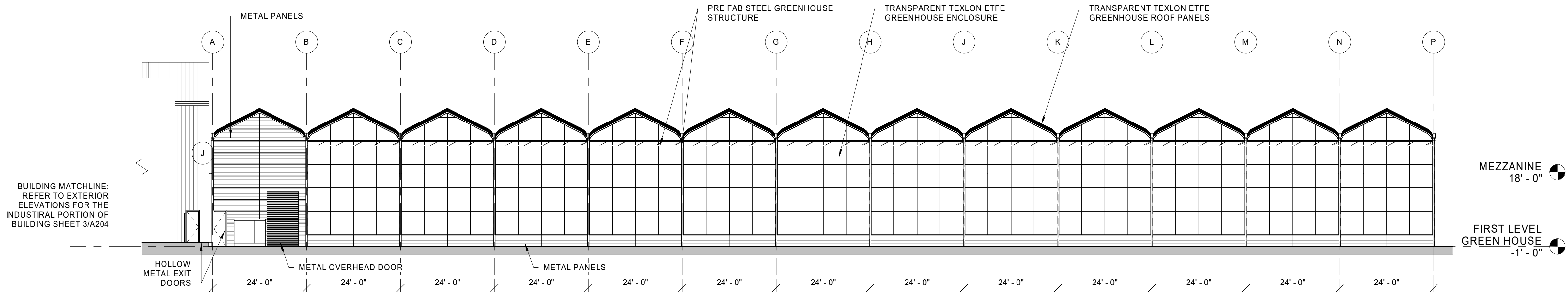
CHECKED BY:	DM
DRAWN BY:	LK
DOCUMENT DATE:	10/26/2022

NOT FOR CONSTRUCTION

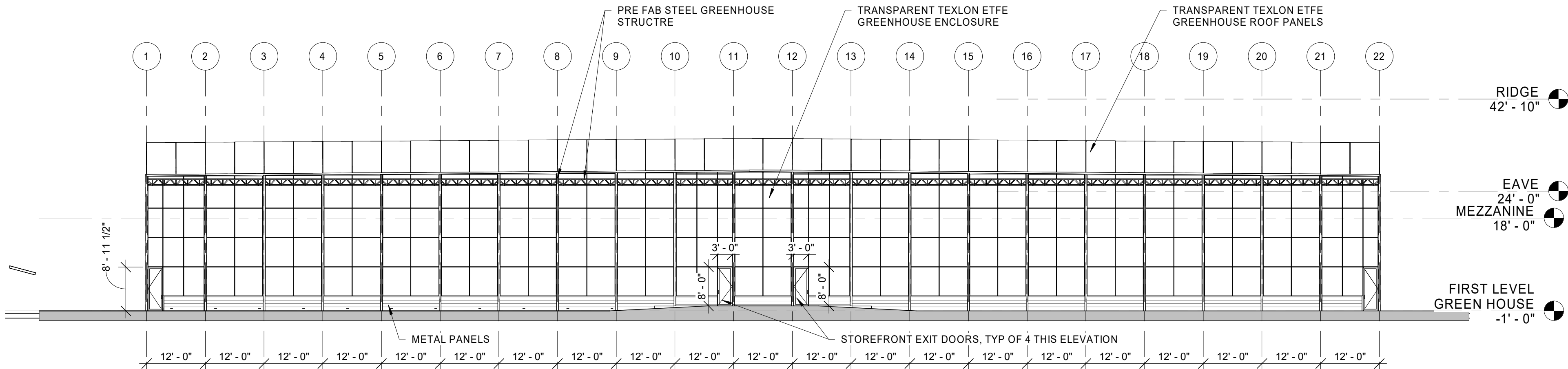
ELEVATIONS-
INDUSTRIAL

SHEET:
A204

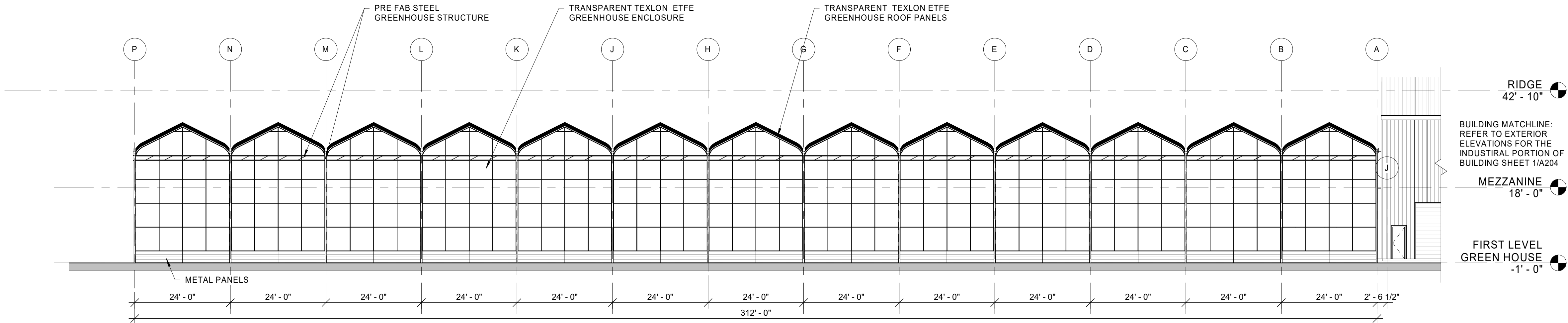
10/26/2022 4:10:48 PM
C:\Users\lkw\appdata\local\temp\2022 Rev\Project\40-21-00024_CentaurusFarm_Greenhouse_FtLupton_CO_ARC_702_HFA_Luke.Kowalsky.rvt
-A205-ELEVATIONS- GREENHOUSE



3 WEST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"

FOR DEVELOPMENT
CODE COMPLIANCE
SEE SHEET A204

HFA
HARRISON FRENCH
& ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ac.com

STIPULATION FOR REUSE
THESE DRAWINGS HAVE BEEN PREPARED FOR
USE ON A SPECIFIC SITE AT
THE REQUEST OF THE CLIENT AND ARE NOT
TRANSFERABLE TO ANY OTHER PROJECT
WITHOUT THE WRITTEN CONSENT OF HFA
PROJECT SITE OR A LATER TIME
OR BEING USED ON ANOTHER PROJECT
WITHOUT THE WRITTEN CONSENT OF HFA
LICENSED ARCHITECTS AND ENGINEERS
REUSE OF ANY PART OF THIS PROJECT IS NOT
PERMITTED AND MAY BE CONTRARY TO
THE LAW.

CENTAURUS FARMS
SOUTH ROLLIE AVE EXPANSION
13400 COUNTY ROAD 10
FORT LUPTON, CO 80821
JOB NUMBER: 40-21-00024

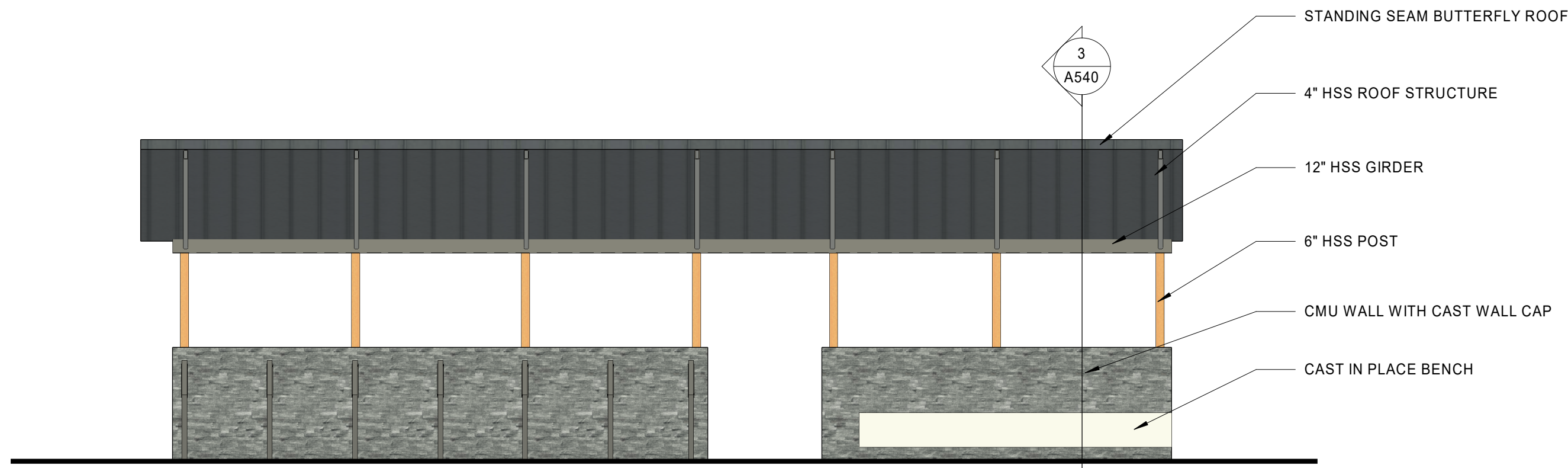
ISSUE BLOCK

CHECKED BY: DM
DRAWN BY: LK
DOCUMENT DATE: 10/26/2022

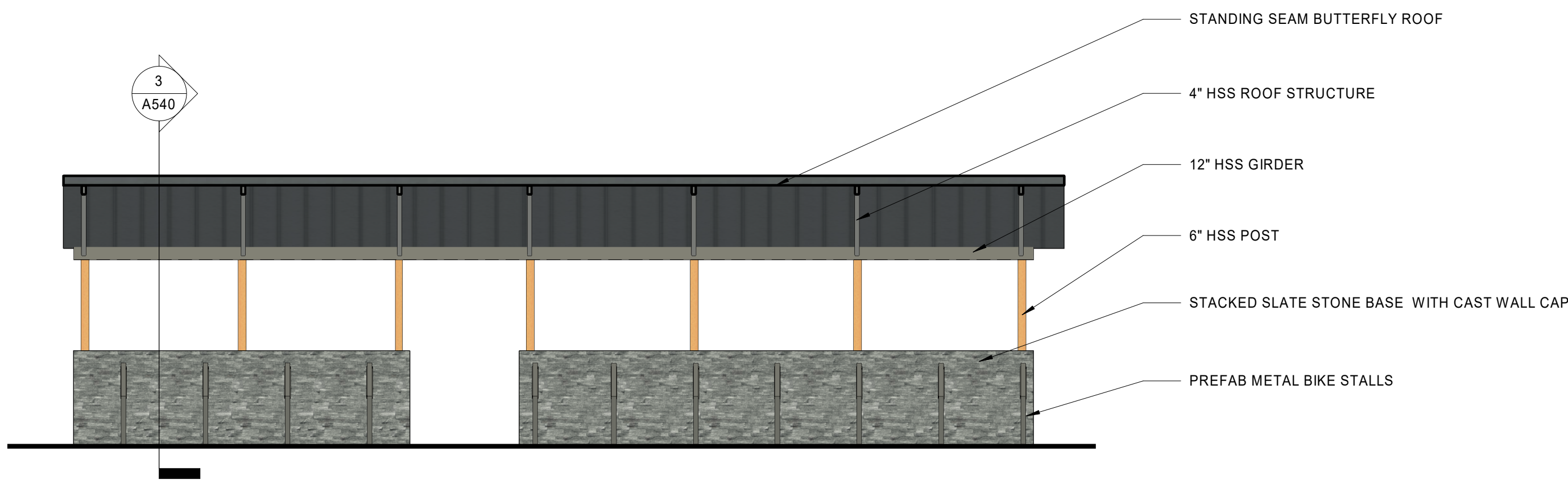
NOT FOR CONSTRUCTION

ELEVATIONS-
GREENHOUSE

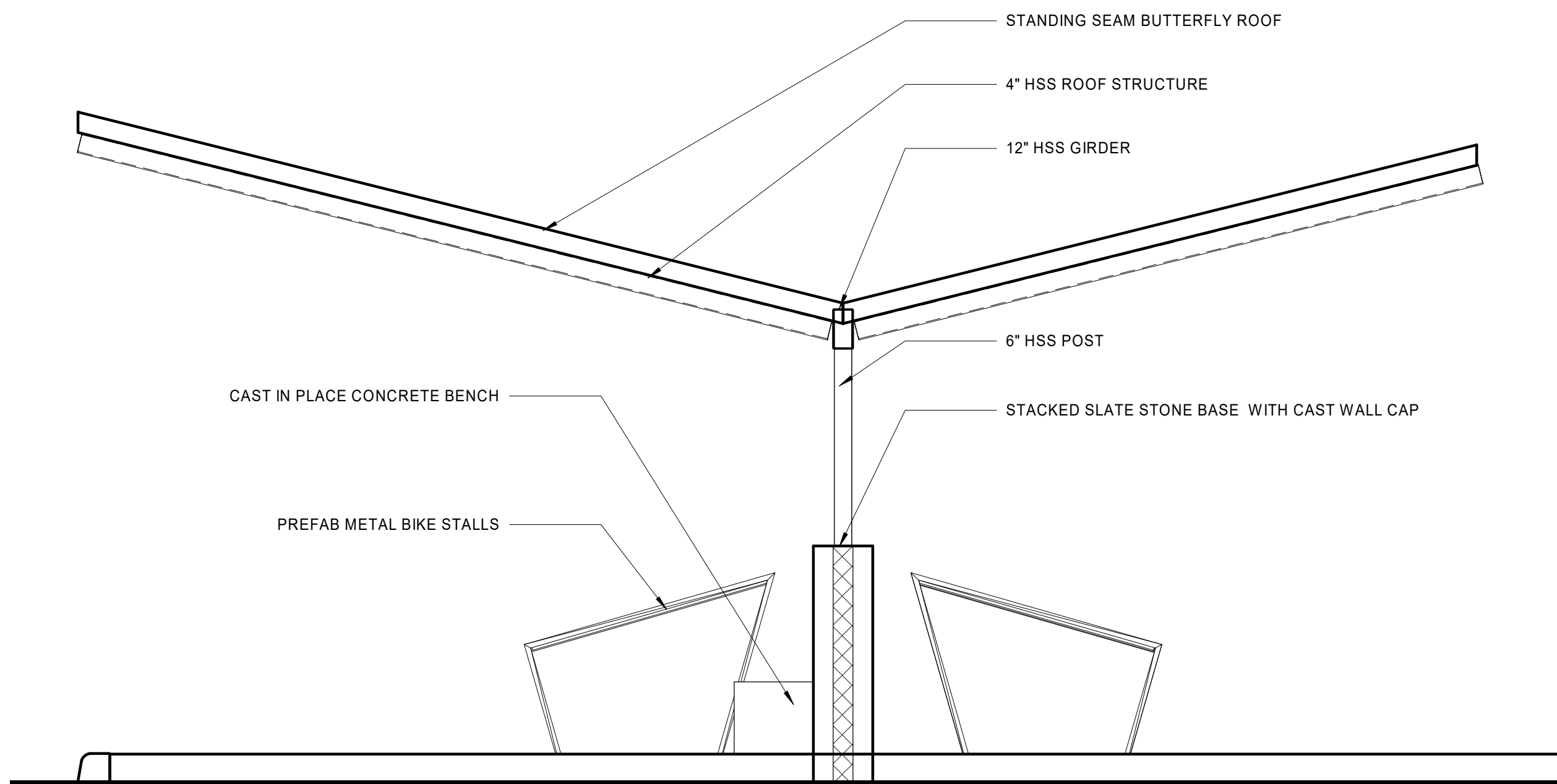
SHEET:
A205



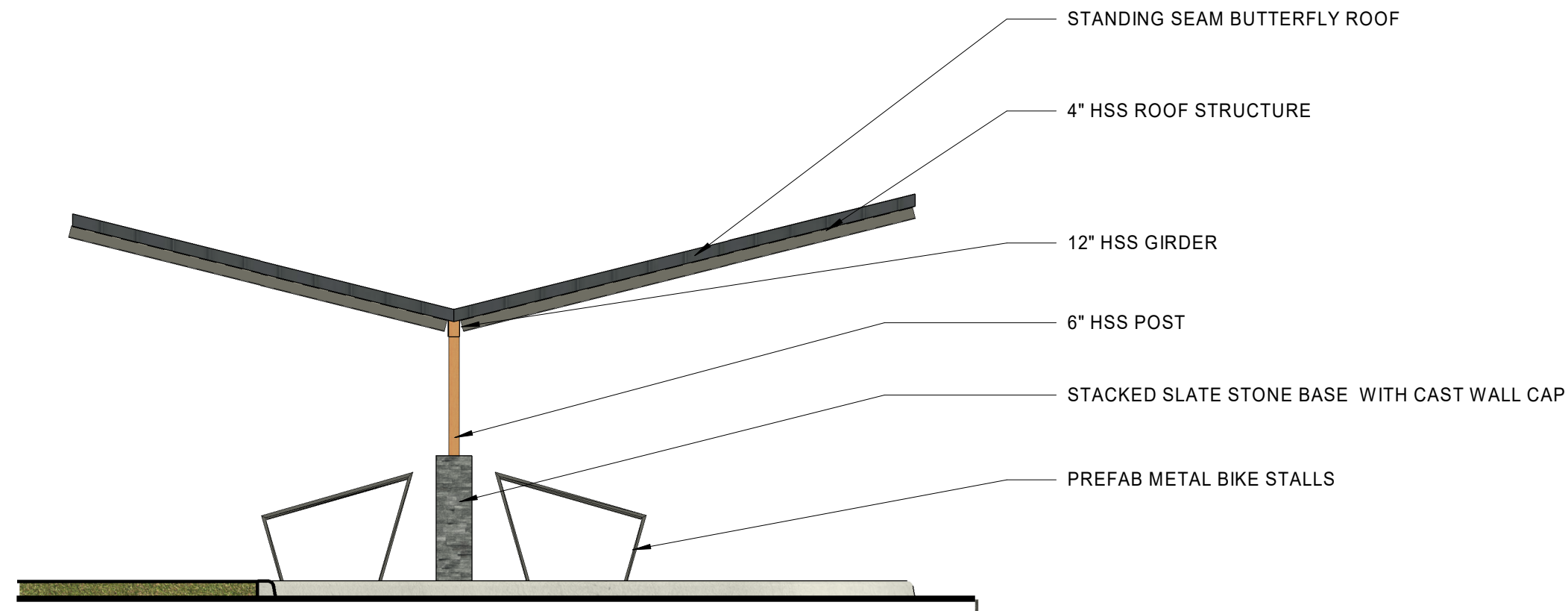
4 NORTH ELEVATION
A540 1/4" = 1'-0"



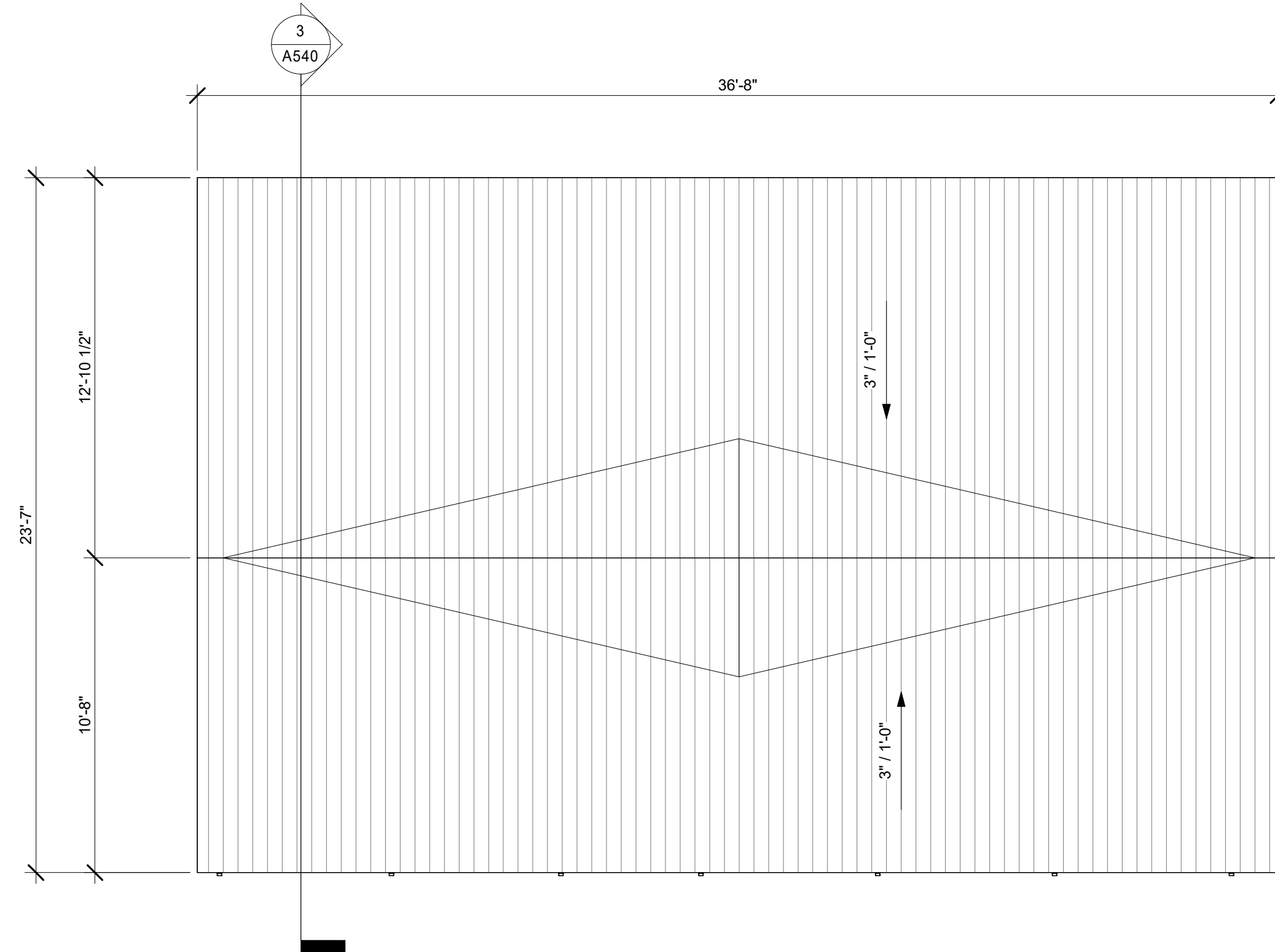
6 SOUTH ELEVATION
A540 1/4" = 1'-0"



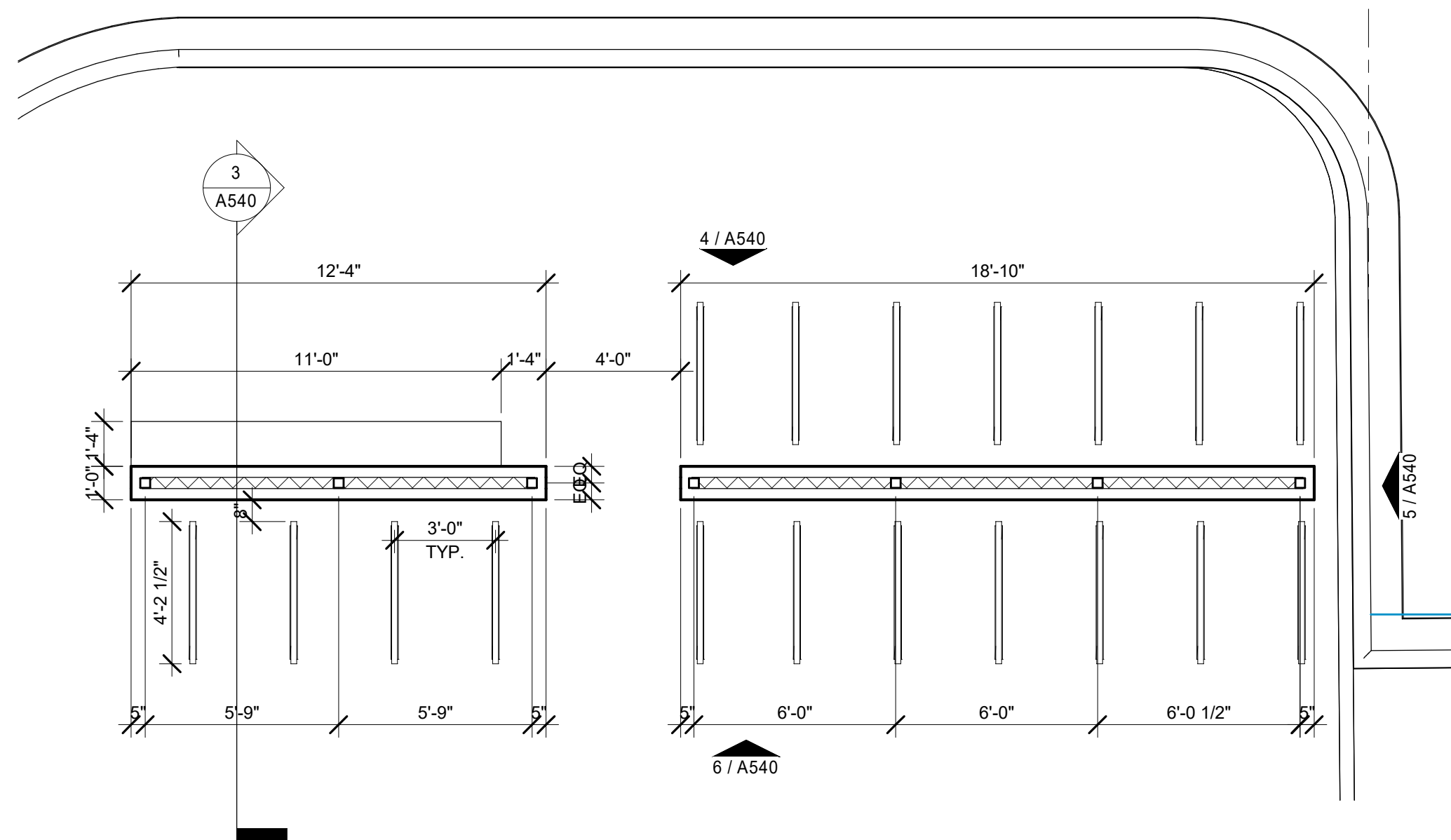
3 BIKE SHELTER SECTION
A540 1/2" = 1'-0"



5 EAST ELEVATION (WEST MIRRORED)
A540 1/4" = 1'-0"



2 ROOF PLAN
A540 1/4" = 1'-0"



1 BIKE SHELTER ENLARGED PLAN
A540 1/4" = 1'-0"

ISSUE BLOCK		
1	OTP	10/26/22

CHECKED BY:	Checker
DRAWN BY:	Author
DOCUMENT DATE:	10/26/2022

NOT FOR CONSTRUCTION

BIKE SHELTER
PLAN & DETAILS

STIPULATION FOR REUSE
THE DRAWING HAS BEEN PREPARED FOR
USE ON A SPECIFIC SITE AT
CONTRACT NO. 10-00024, CENTAURUS FARMS,
SOUTH ROLLIE AVE EXPANSION
PROJECT. IT IS NOT TO BE REUSED FOR
ANY OTHER PROJECT OR FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN
CONSENT OF HARRISON FRENCH &
ASSOCIATES, LTD. ANY REUSE OF THIS
DRAWING FOR ANY OTHER PROJECT IS
NOT PERMITTED AND MAY BE CONTRARY TO
THE LAW.

CENTAURUS FARMS
SOUTH ROLLIE AVE EXPANSION
13400 COUNTY ROAD 10
FORT LIPTON, CO 80821
JOB NUMBER: 40-21-00024

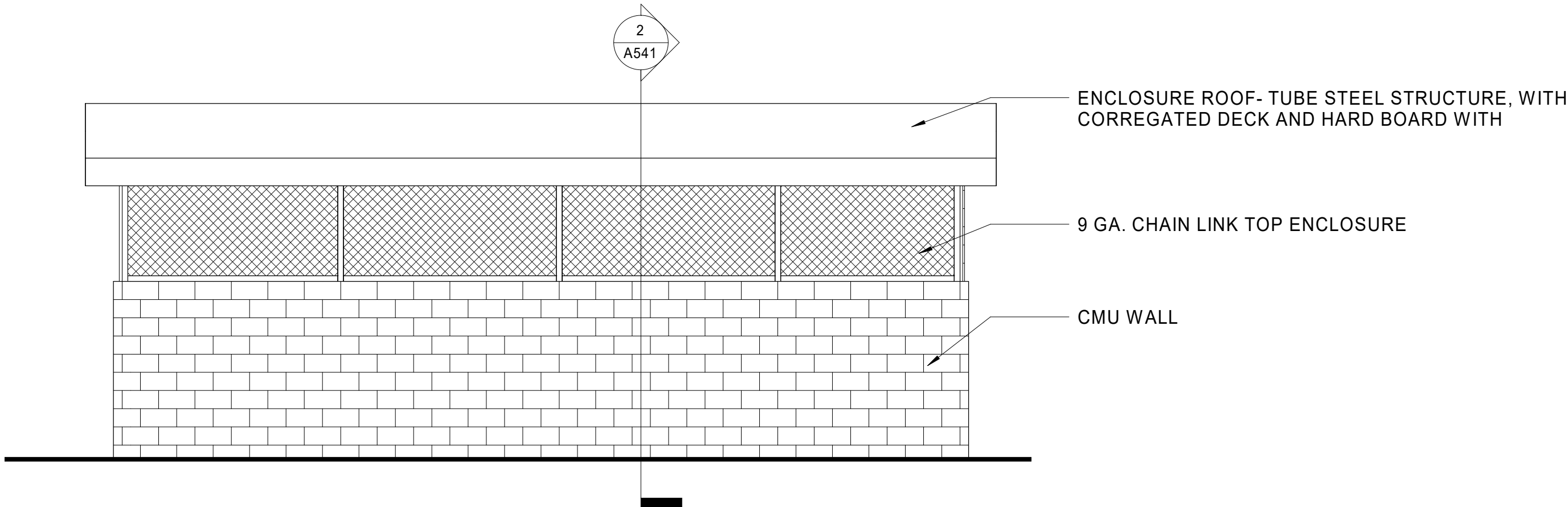
ISSUE BLOCK		
1	OTP	10/26/22

CHECKED BY:	LK
DRAWN BY:	DM
DOCUMENT DATE:	10/26/2022

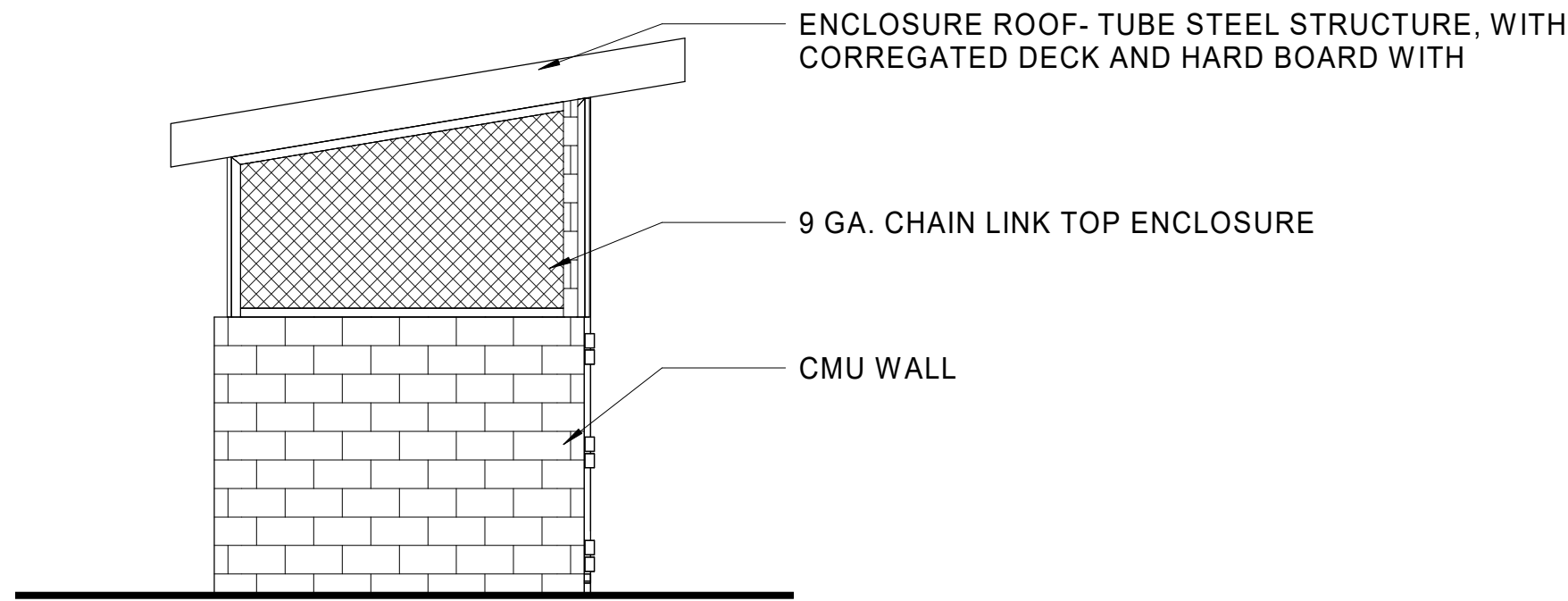
NOT FOR CONSTRUCTION

TRASH
ENCLOSURE
PLAN DETAILS

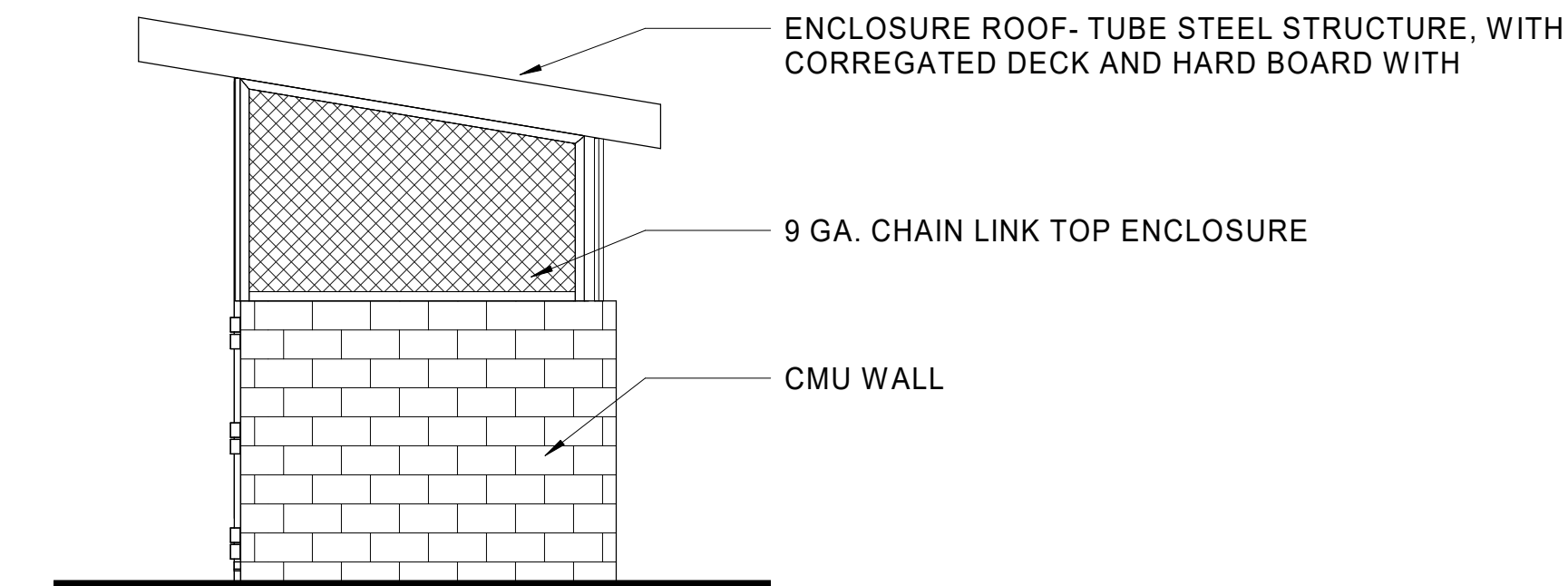
SHEET:
A541



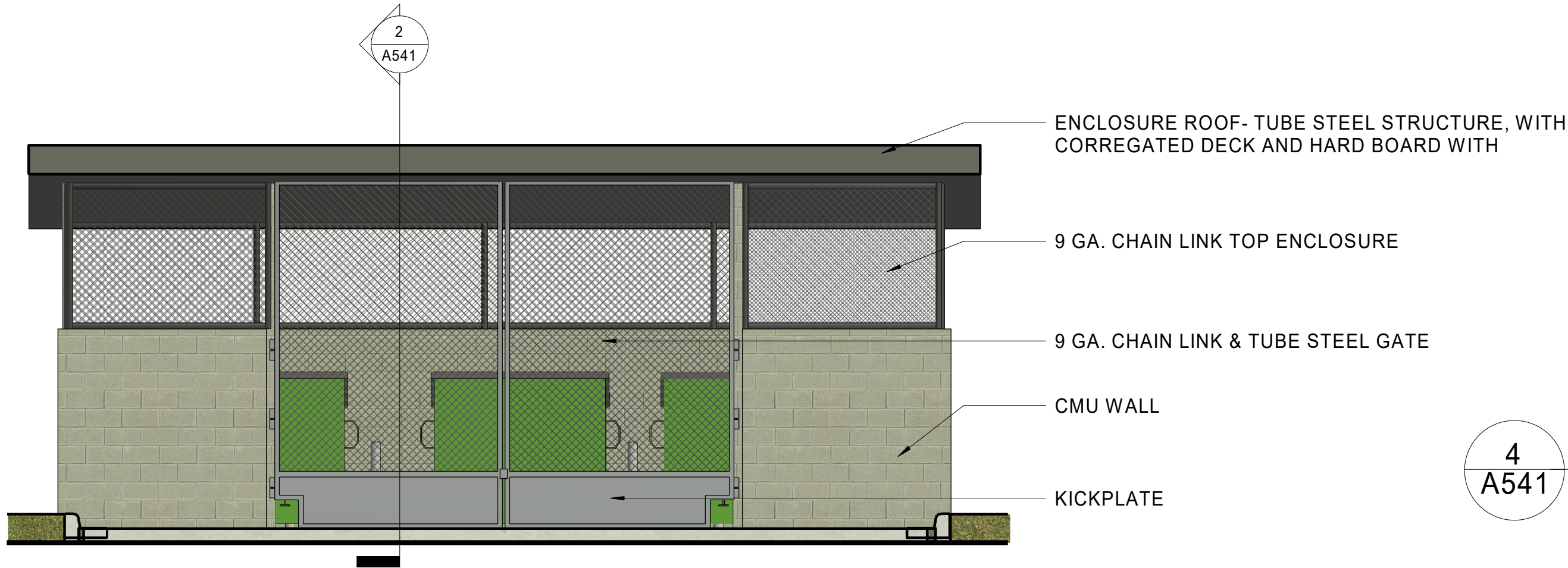
8
A541 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



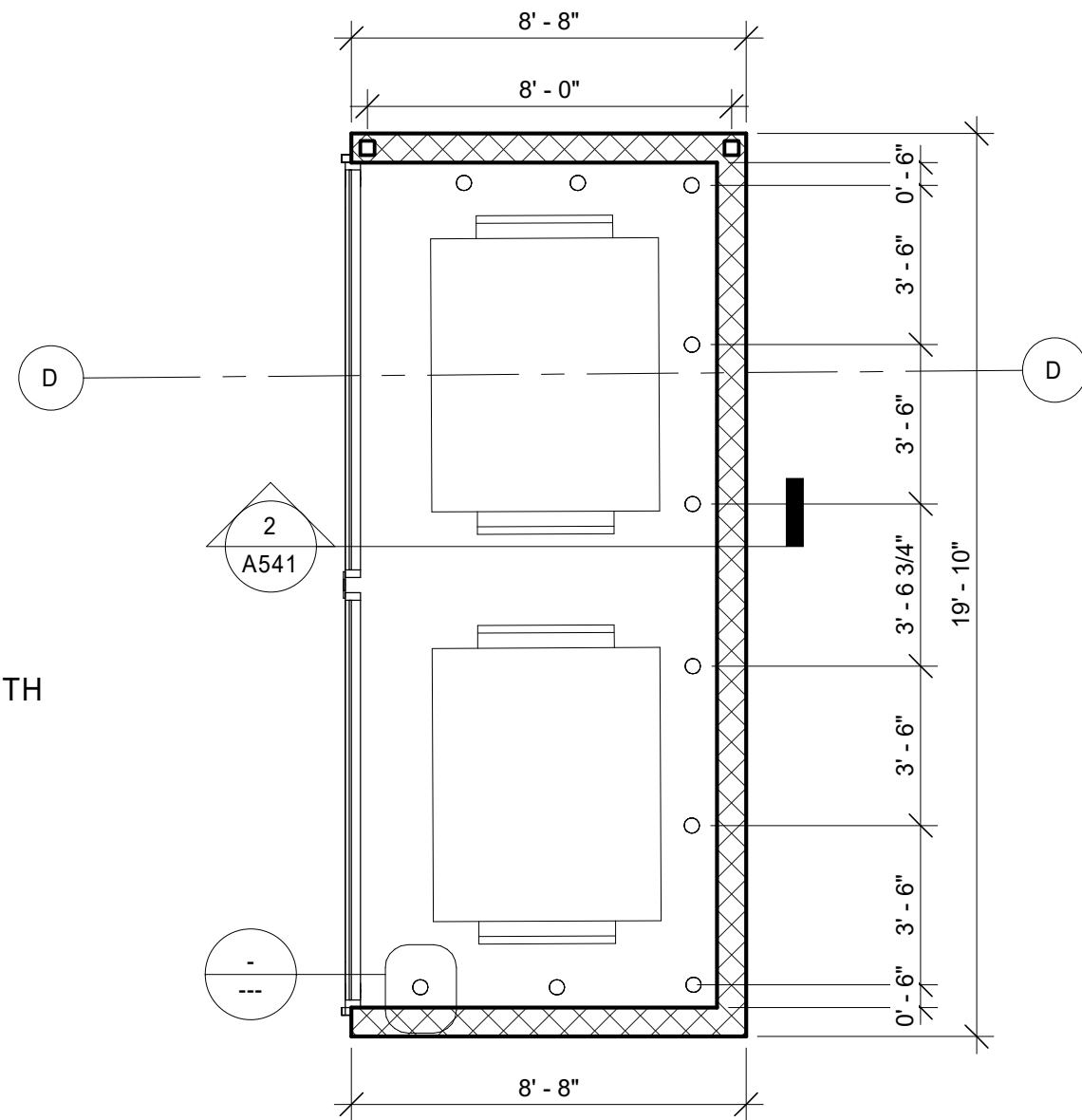
7
A541 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



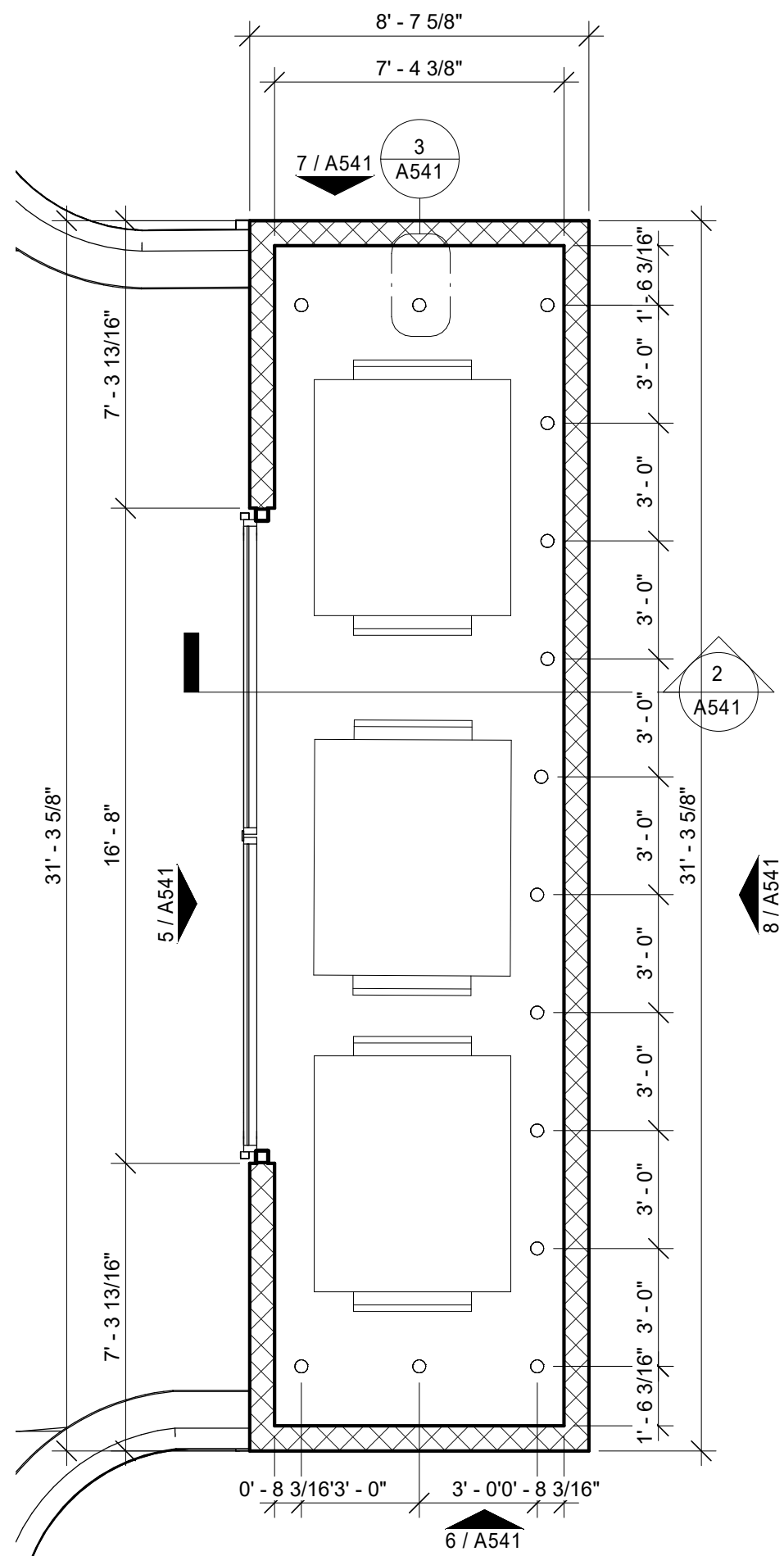
6
A541 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



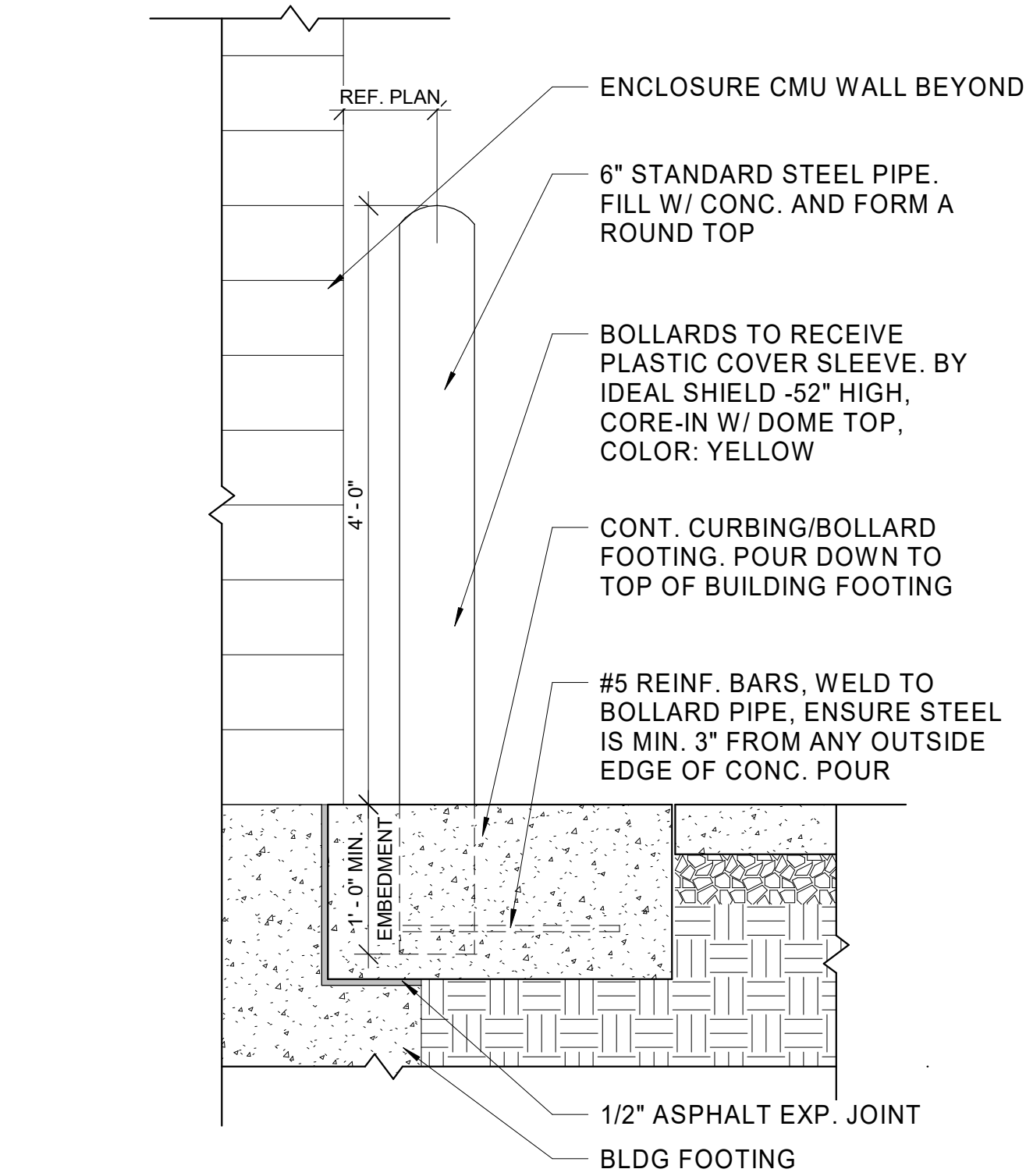
5
A541 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



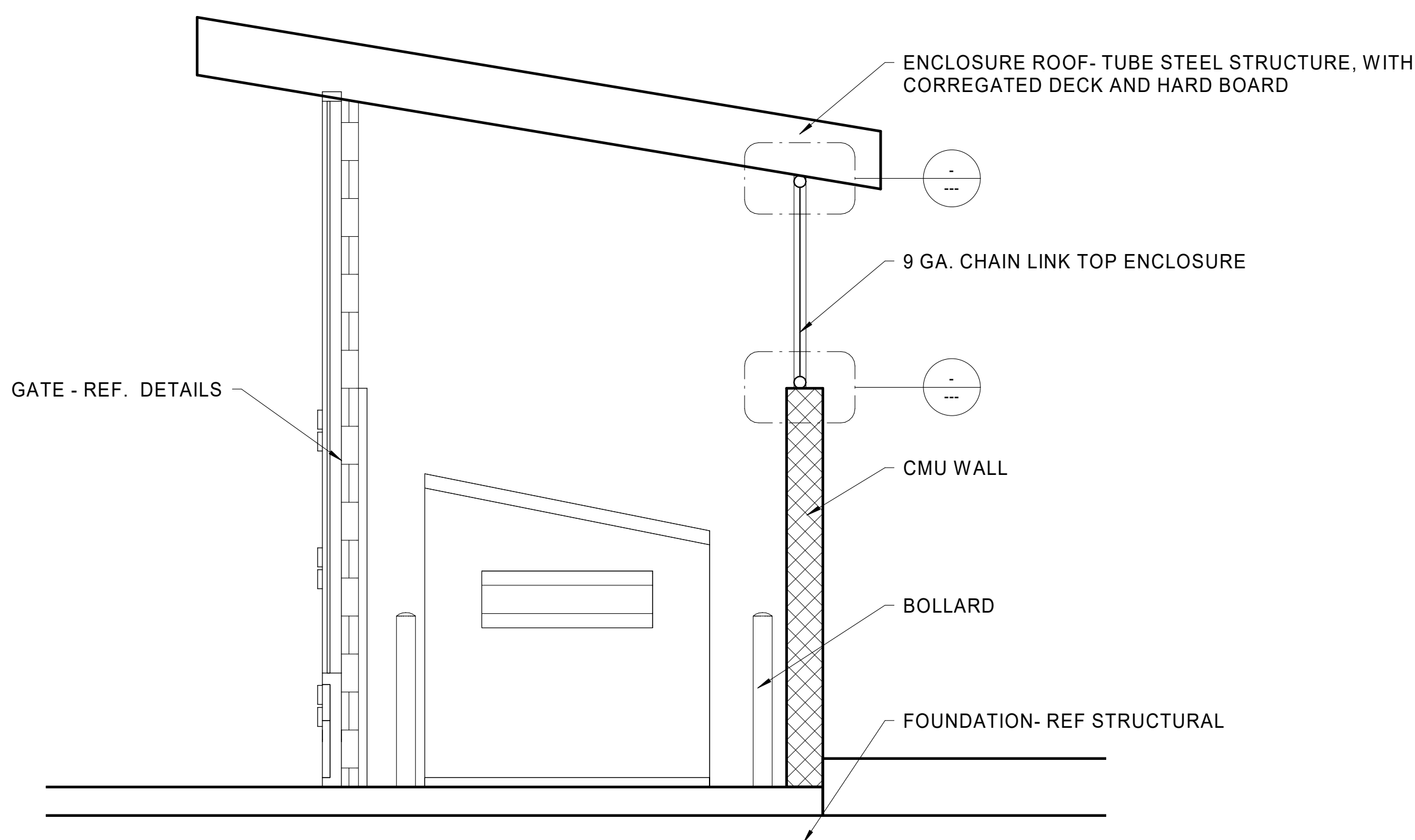
4
A541 TRASH ENCLOSURE AT INDUSTRIAL BLDG
1/4" = 1'-0"



1
A541 TRASH ENCLOSURE AT RETAIL BLDG
1/4" = 1'-0"



3
A541 BOLLARD DETAIL
1" = 1'-0"



2
A541 TYPICAL SECTION
1/2" = 1'-0"



VIEW FROM EAST PROPERTY LINE ALONG COUNTY ROAD 10 TOWARD SW



VIEW FROM INTERSECTION OF ROLLIE & CR 10 TOWARD SE

STIPULATION FOR REUSE
THESE DRAWINGS ARE PREPARED FOR
USE ON A SPECIFIC SITE AT
THE LOCATION AND DATE INDICATED
HEREIN. ANY REUSE OF THESE
DRAWINGS FOR ANY OTHER
PROJECT, SITE OR DATE WITHOUT THE
WRITTEN CONSENT OF HFA-AC
IS PROHIBITED. ANY REUSE OF
THESE DRAWINGS FOR ANY OTHER
PROJECT, SITE OR DATE WITHOUT THE
WRITTEN CONSENT OF HFA-AC
IS PROHIBITED. ANY REUSE OF
THESE DRAWINGS FOR ANY OTHER
PROJECT, SITE OR DATE WITHOUT THE
WRITTEN CONSENT OF HFA-AC
IS PROHIBITED.

CENTAURUS FARMS
SOUTH ROLLIE AVE EXPANSION
1540 COUNTY ROAD 10
FORT LUTON, CO 80221
JOB NUMBER: 40-21-00024

ISSUE BLOCK		
1	OTP	10/26/22

CHECKED BY:	Checker
DRAWN BY:	Author
DOCUMENT DATE:	10/26/2022

NOT FOR CONSTRUCTION

RENDERINGS

SHEET:
A545



AERIAL PERSPECTIVE OF SITE



VIEW FROM PIPELINE EASEMENT ALONG ROLLIE TOWARD NE

STIPULATION FOR REUSE
THESE DRAWINGS ARE PREPARED FOR
USE ON A SPECIFIC SITE AT
THE LOCATION AND DATE INDICATED
HEREIN. ANY REUSE OF THESE
DRAWINGS FOR ANY OTHER
PROJECT, SITE OR DATE WITHOUT THE
WRITTEN CONSENT OF HFA-AC
IS PROHIBITED. ANY REUSE OF
THESE DRAWINGS FOR ANY OTHER
PROJECT, SITE OR DATE WITHOUT THE
WRITTEN CONSENT OF HFA-AC
IS PROHIBITED. ANY REUSE OF
THESE DRAWINGS FOR ANY OTHER
PROJECT, SITE OR DATE WITHOUT THE
WRITTEN CONSENT OF HFA-AC
IS PROHIBITED.

CENTAURUS FARMS
SOUTH ROLLIE AVE EXPANSION
15400 COUNTY ROAD 10
FORT LUTON, CO 80821
JOB NUMBER: 40-21-00024

ISSUE BLOCK		
1	OTP	10/26/22

CHECKED BY:	Checker
DRAWN BY:	Author
DOCUMENT DATE:	10/26/2022

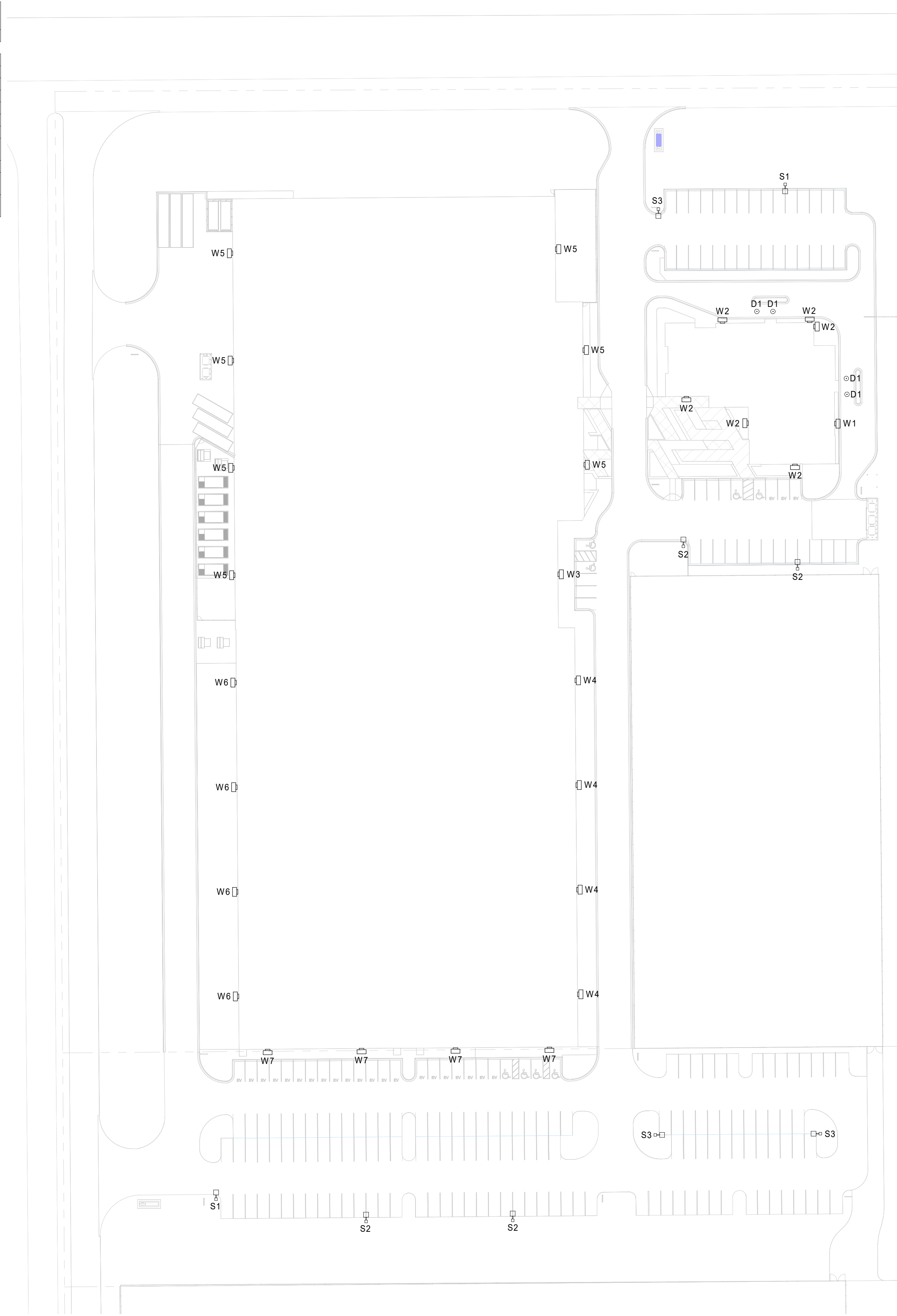
NOT FOR CONSTRUCTION

RENDERINGS

SHEET:
A546

10/26/2022 2:37:49 PM
C:\Users\m.makela\Documents\2022 Revit Projects\4021-00024_CentaurusFarm_Site_Flighting_CD_MEP_v02_HFA_Tim McCullen.rvt
-0001-ELECTRICAL SITE LIGHTING PLAN

LIGHT FIXTURE SCHEDULE									
TYPE MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	VOLTAGE	WATTAGE	LAMP TYPE	LAMP QTY	MOUNTING	REMARKS
D1	LITHONIA	LDN6-40/07-L06AR-LSS-MVOLT	6" LED DOWNLIGHT	277	8.9	LED	1	RECESSED	750 NOMINAL LUMEN OUTPUT, 4000K CCT, SEMI-SPECULAR REFLECTOR
S1	LITHONIA	DSX1-LED-P2-40K-T4M-MVOLT	LED AREA LUMINAIRE	277	70.0	LED	1	POLE	P2 OPTICS, 4000K CCT, TYPE 4 MEDIUM DISTRIBUTION
S2	LITHONIA	DSX1-LED-P2-40K-T4M-MVOLT-HS	LED AREA LUMINAIRE	277	70.0	LED	1	POLE	P2 OPTICS, 4000K CCT, TYPE 4 MEDIUM DISTRIBUTION, HOUSE SIDE SHIELD
S3	LITHONIA	DSX1-LED-P2-40K-T5M-MVOLT	LED AREA LUMINAIRE	277	70.0	LED	1	POLE	P2 OPTICS, 4000K CCT, TYPE 5 MEDIUM DISTRIBUTION
W1	LITHONIA	DSX1-LED-10C-700-40K-T3M-MVOLT	LED WALL LUMINAIRE	277	26.2	LED	1	WALL	ONE LED ENGINE, 700mA DRIVE CURRENT, 4000K CT, TYPE 3 MEDIUM DISTRIBUTION
W2	LITHONIA	DSX1-LED-10C-700-40K-T4M-MVOLT	LED WALL LUMINAIRE	277	26.2	LED	1	WALL	ONE LED ENGINE, 700mA DRIVE CURRENT, 4000K CT, TYPE 4 MEDIUM DISTRIBUTION
W3	LITHONIA	DSX1-LED-20C-350-40K-T2S-MVOLT	LED WALL LUMINAIRE	277	23.3	LED	1	WALL	TWO LED ENGINES, 350mA DRIVE CURRENT, 4000K CT, TYPE 2 SHORT DISTRIBUTION
W4	LITHONIA	DSX1-LED-20C-350-40K-T2S-MVOLT-HS	LED WALL LUMINAIRE	277	23.3	LED	1	WALL	TWO LED ENGINES, 350mA DRIVE CURRENT, 4000K CT, TYPE 2 SHORT DISTRIBUTION, HOUSE SIDE SHIELD
W5	LITHONIA	DSX1-LED-20C-1000-40K-T3M-MVOLT	LED WALL LUMINAIRE	277	73.2	LED	1	WALL	TWO LED ENGINES, 1000mA DRIVE CURRENT, 4000K CT, TYPE 3 MEDIUM DISTRIBUTION
W6	LITHONIA	DSX1-LED-20C-700-40K-T3M-MVOLT-HS	LED WALL LUMINAIRE	277	45.7	LED	1	WALL	TWO LED ENGINES, 700mA DRIVE CURRENT, 4000K CT, TYPE 3 MEDIUM DISTRIBUTION, HOUSE SIDE SHIELD
W7	LITHONIA	DSX1-LED-20C-1000-40K-T4M-MVOLT-HS	LED WALL LUMINAIRE	277	73.2	LED	1	WALL	TWO LED ENGINES, 1000mA DRIVE CURRENT, 4000K CT, TYPE 4 MEDIUM DISTRIBUTION, HOUSE SIDE SHIELD



1 ELECTRICAL SITE PLAN
1" = 50'-0"

HFA
HARRISON FRENCH
& ASSOCIATES, LTD

t 508.528.0770
31 Hayward Street
Franklin, Massachusetts 02038
www.hfa-ac.com

STIPULATION FOR REUSE
THE DRAWING HAS BEEN PREPARED FOR
USE ON A SPECIFIC SITE AT
THE LOCATION AND FOR THE
CONTINGENT PURPOSES OF THE
PROJECT. IT IS NOT TO BE
REUSED FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN CONSENT OF
HARRISON FRENCH & ASSOCIATES, LTD.
OR ANY OF ITS SUBSIDIARIES.
REUSE OF THIS PROJECT IS NOT
PERMITTED AND MAY BE CONTRARY TO
THE LAW.

CENTAURUS FARMS
SOUTH ROLLIE AVE
EXPANSION
13400 COUNTY ROAD 10
FORT LUPTON, CO 80621
JOB NUMBER: 40-21-00024

ISSUE BLOCK		

CHECKED BY:	TM
DRAWN BY:	JW
DOCUMENT DATE:	10/26/22

PRELIMINARY
NOT FOR CONSTRUCTION

ELECTRICAL
SITE LIGHTING
PLAN

SHEET:
E001



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Project Name

Project No. LUP2022-????;

Plan Nos.



Facing West towards S. Rollie Ave.



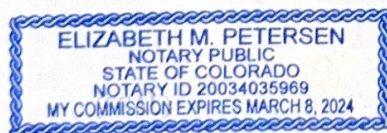
Facing North towards WCR 10

I, John Paoella hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 21 day of December, 2023

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by John Paoella, this 5th day of January, 2024. Witness my hand and seal.

My commission expires March 8, 2024.



Notary Public

January 5, 2024

To : Todd Hodges and/or the Fort Lupton City Planning,

Todd after our telephone conversation yesterday I put together the attached letter of my objections to the Marijuana Dispensary and Hemp Green Houses on Rollie Avenue.

I was able to obtain signatures from the neighbors residing near that location that will be subjected to the noxious odor and additional crime. These signatures were obtained all in one afternoon when many were at work so the list would be greater if given more time but as you promised this would be included in the Planning Commission meeting next week if I had it to you by today. I am hand delivering it this morning.

Thank You for including it in the agenda and hopefully giving it consideration.

A handwritten signature in blue ink that reads "Joyce Huett". The signature is written in a cursive, flowing style.

Joyce Huett

REC'D CITY OF FT LUPTON
JAN 5 2024 AM 9:34

Fort Lupton City Council

Date 1/2024

I oppose a Marijuana Dispensary and Hemp Green Houses on Rollie Avenue

Name

Address

Joyce Huett	13749 CR 8 Fort Lupton
Proff A. Huett	13749 CR 8 Fort Lupton
Brenda Sack	13540 CR 10 Ft Lupton, CO
DeRay Sack	13540 CR 10 Ft Lupton, CO
Mr Brasher	13540 CR 10 Ft. Lupton Co
Lana Brasher	13540 CR 10 Ft Lupton Co
Aubrey Brasher	13540 CR 10 Ft. Lupton Co
Kaidyne Brasher	13540 CR 10 Ft. Lupton Co
Charlotte Jones	13611 RD 10 Ft Lupton Co 80621
Rahel Adams	13770 acre Ft Lupton 80621
Luis Andazola	13871 County RD 10 Fort Lupton
Wendy Woo	3678 CR 29 Fort Lupton, CO 80621
Jack Whiteins	3678 CR 29 Ft Lupton CO 80621
R. L. Miller	3908 County Rd 29 Fort Lupton CO 80621

Patricia H. Robben 14041 WCR 10 Ft Lupton CO 80621
Rainald Cisneros 14455 WCR 10 Ft. Lupton CO 80621
Wayne Wally 3982 WCR 31 Fort Lupton CO 80621
Natalie Randall 3985 County Road 31 Fort Lupton, CO 80621
~~Wayne Wally~~ 3985 County Road 31 Fort Lupton, CO 80621
~~Wayne Wally~~ 13750 County rd. 8 FT Lupton, CO 80621
John Redick 13759 County Rd 8 Fort Lupton 80621
~~Wayne Wally~~ 13759 County Rd 8 Ft Lupton 80621
~~Wayne Wally~~ 13757 CR 8 FORT LUPTON CO 80621
Edgar Antunez 13757 CR 8 FORT LUPTON CO 80621
Yeshi Antunez 13757 County Road 8 Fort Lupton CO. 80621
Ken Burroughs 13767 Rd 8 Ft Lupton 80621
Don Burroughs 13939 Rd 8 Ft Lupton 80621
Brendo Beach 13747 CR 8 Fort Lupton CO 80621
John Beach 13747 CR 8 Fort Lupton CO 80621
Samuel Muchmore 3900 CR 29 Fort Lupton CO 80621

Petition Against Marijuana Dispensary and Hemp Green Houses

Hemp and Marijuana growing causes bad odors, effect including stress mediated headaches and sleep disruption and physiological harms of air pollution which include cancer, heart disease and respiratory disease.

Dispensaries increase crime.

Growing Hemp causes the signature skunky smell of hemp and cannabis.

Nate Seltenrich article:

Bad odors are recognized as affecting human health through psychological pathways, including stress-mediated headaches and sleep disruption. These effects may occur along with the more direct physiological harms of air pollution, which include cancer, heart disease and respiratory disease.

The brunt of bad odors is frequently borne by lower income communities already struggling with other exposure and health disparities.

The smell may cause irritated lungs or sore throats.

CU Denver News

Critics argue that marijuana dispensaries are magnets for crime. A new study found an association between marijuana dispensaries and increases in rates of crime and disorder in neighborhoods in Denver, Colo, shortly after Colorado commenced legal retail sales of marijuana.

The study, by researchers at the University of Colorado Denver, appears in *Justic Quarterly*, a publication of the Academy of Criminal Justic Sciences.

“We found that neighborhoods with one or more medical or recreational dispensary saw increased crime rates that were between 26 and 1,145~~2~~ percent higher than in neighborhoods without any commercial marijuana activity.” Notes Lorine A. Hughes, PhD, associate professor in the School of Public Affairs at the University of Colorado Denver, who led the study.

RESOLUTION NO. P2024-002

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE CENTUAURS FARMS LOTS 2-4 SITE PLANS FOR THREE NEW AGRICULTURAL SITES WITH AGRICULTURAL FIELDS AND GREENHOUSES IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the Planning Commission held a public hearing on January 11, 2024, for the purpose of reviewing the Centaurus Farms application for three sites plan for agriculture fields and greenhouses; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the site plan conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met including posting of the hearing on the site 15 days prior to the public hearing.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby approves the Centaurus Farms Lots 2-4 Site Plans, conditional upon the following:

I. Prior to recording the site plan:

- A. The Minor Subdivision Plat shall be finalized and recorded with the Weld County Clerk and Recorder.
- B. A Public Improvements Agreement shall be submitted and approved by the City Council.
- C. Applicant shall provide written evidence that remaining comments from the Development Review Engineer have been adequately addressed.
- D. Any redline changes provided by staff shall be made to the Site Plan.
- E. The following notes shall be added to the Site Plan:
 - 1. The site shall maintain compliance with all applicable local, state and federal permits.
 - 2. Any odors or other nuisance produced by any part of the site shall be mitigated using Best Management Practices.
 - 3. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the site plan.
 - 4. Dead and dying landscape material shall be replaced at the earliest reasonable date.
 - 5. The property shall be maintained to the curb, or roadway if no curb exists.
 - 6. Any new use, change of use or continued use if there is a change of ownership, shall be submitted to the City for review prior to start of operations.

II. Prior to the release of building permits:

- A. A detailed water study shall be submitted and approved by Public Works, the study shall include information for a sustainable, dependable water source for the agricultural uses that shall not harm the City's existing municipal water sources.
- B. The Site Plan shall be recorded with the Weld County Clerk and Recorder.

DONE THIS 14th DAY OF JANUARY, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**CENTAURUS FARMS LOTS 2-4 SITE PLAN
STAFF REPORT
PLAN NO. SPR2023-002**

PROJECT DESCRIPTION

Project No.: Plan No. SPR2023-002

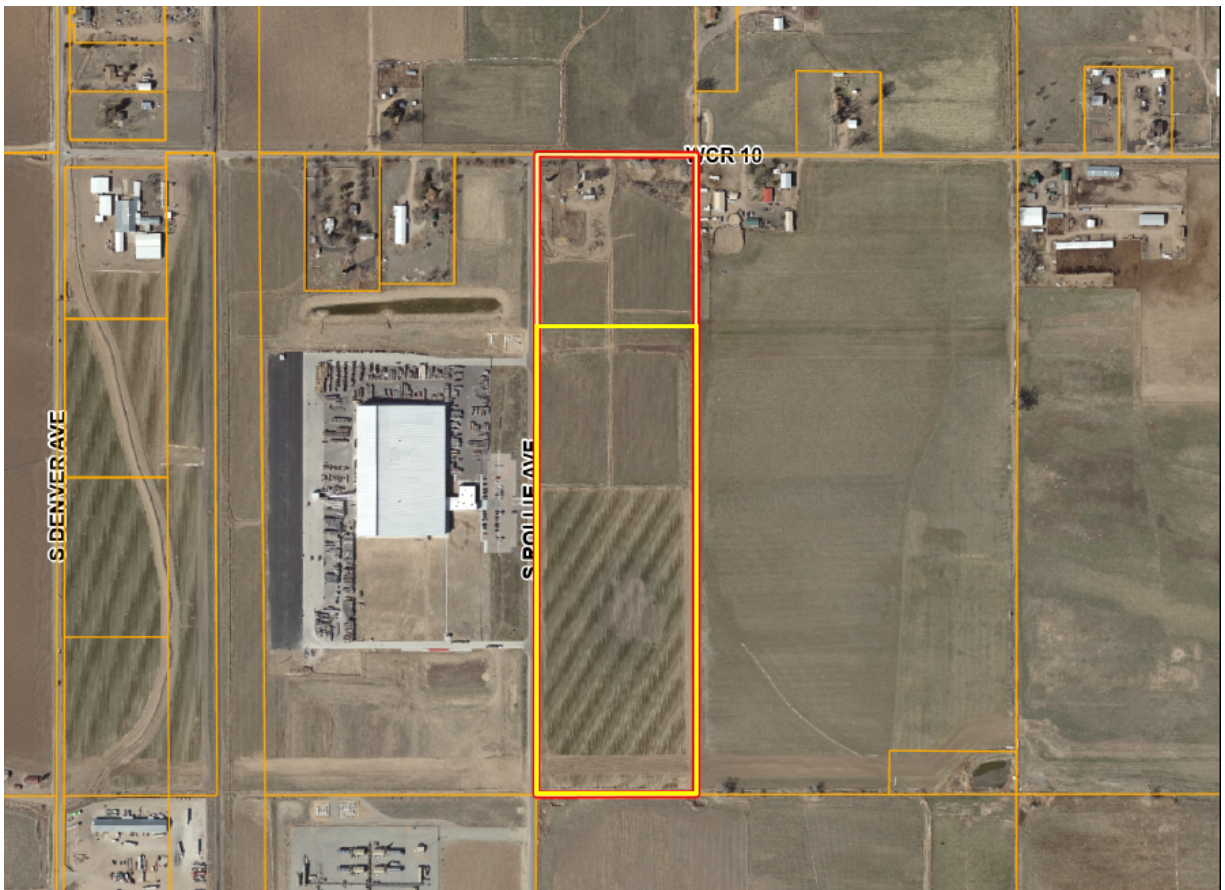
Project Name: Centaurus Farms Lot 2-4 Site Plan

Owner: Brighton Industrial North

Representative: John Paoella

Location of Request:

The site is located in a portion of the Northwest Quarter of Section 17, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado. It is located at 13400 County Road 10 Fort Lupton, Colorado. ("Property").



Nature of Request:

The Applicant has submitted an application for 3 site plans on newly created lots for agricultural greenhouses with associated agricultural fields. Lot 2 is approximately 7.16 acres, more or less and will include a 9,120 sq. ft greenhouse and three agricultural fields. Lot 3 is approximately 7.9 acres, more or less, and will include an 8,640 sq. ft greenhouse, a 14,400 sq. ft. maintenance building, an irrigation pond and an agricultural field. Lot 4 is approximately 9.1 acres, more or less, and will include a 9,120 sq. ft greenhouse and three agricultural fields. The property is surrounded by Heavy Industrial zoning.

Hours for the greenhouses and agricultural fields are Monday-Friday 9am-5pm.

A Minor Subdivision and site plans for the remaining lots are being reviewed concurrently with this application.

Site Size: Lot 2 is approximately 7.16 acres, Lot 3 is approximately 7.9 acres and Lot 4 is approximately 9.1 acres.

Zone District: '1-2' Heavy Industrial.

Proposed Use: Agricultural fields with associated greenhouses.

Existing Use: Single-Family residence with vacant farmland.

Hearing Dates: Planning Commission – January 11, 2024 at 6:00PM

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

Staff Recommendation: Approval with conditions listed in the proposed resolution.

APPLICATION PROCESS

The Applicant is requesting approval of a site plan. The site plan application is processed under Section 2.06 of the Fort Lupton Development Code ("Code"), which states:

The site plan process specifically applies to:

1. Any new building, except detached houses and multi-unit houses.
2. Any expansion or alteration to an existing multi-family or non-residential building that alters the footprint, massing or facade design by 20% or more.
3. Any change or intensification of use that could increase anticipated traffic counts by 20% or more.
4. Any site development activity that expands the existing impervious surface by 25% or more.
5. Any changes to the site access and circulation, or other development requirements that significantly impact streetscape design or existing traffic conditions near the site.

After review by staff, the Design Review Team and referral agencies as well as required public notice of the site plan application, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and approve, approve with conditions or deny the site plan based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Code requires posted notice of the hearings at least fifteen (15) days prior to the hearing. Notice of the public hearing was posted on the Property on December 21, 2023.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the 'I-2' Heavy Industrial Zone District. The 'I-2' Heavy Industrial Zone District permits Medical and Retail Marijuana Stores as well as Agricultural uses subject to the site plan review and approval procedures set forth under Section 2.06 of the Fort Lupton Development Code (the "Code"). A site plan review requires a public hearing before Planning Commission. The intent of the site plan review is to coordinate development projects with the public realm and with adjacent sites, including compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping. In making a determination of compliance with the standards applied to a particular site, the following criteria shall be considered:

- 1. Generally.**
 - a. The plan meets all applicable standards or the criteria for any discretionary approvals.
 - b. The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.
 - c. The plan does not present any other apparent risks to the public health, safety or welfare of the community.
- 2. Site Design and Engineering.**
 - a. The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.
 - b. The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development.
 - c. The plan provides adequate management of storm water runoff.
 - d. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.
- 3. Landscape and Open Space Design.**
 - a. The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces.
 - b. The plan enhances the environmental and ecological functions of un-built portions of the site, and makes effective use and conservation of water resources.
 - c. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties.
- 4. Building Design.**
 - a. The location, orientation, scale and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.
 - b. The selection and application of materials will promote proper maintenance and quality appearances over time.
 - c. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, if there is any consistency or commonality in the scale, proportion, forms and features, and materials of adjacent buildings, they inform choices on the proposed building.

Staff has reviewed the site using the criteria specified in Section 2.06(B) of the Code and found that the proposed site complies with the criteria set forth.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for Industrial land uses ([Future Land Use Map](#)). The intent of this designation is to permit uses of a heavy nature in a less restrictive environment. These areas should be utilized to attract major employers and support economic development that will complement residential growth within the community. Developments within this designation should be carefully reviewed to account for potential impacts on adjacent land uses from high intensity operations. The proposed use conforms to this land use type.

The property is surrounded by uses that are similar or compatible to the proposed use. The proposed use also conforms to the designated land use type and zoning.

ALTERNATIVE COMPLIANCE

The applicant is proposing an 8 ft high security fence around the perimeter of these lots. The proposed fence will be softened by landscape material on the street side with proposed landscaping that meets type IV of the buffer planting requirements.

Staff believes that there is adequate landscaping to buffer the proposed fencing and the proposed fencing is compatible with surrounding uses.

REFERRALS

Referrals were provided to the list below. All comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/729>.

City Attorney	Police Chief	Public Works Director
Building Inspector	GIS Specialist	Economic Development Manager
Development Review Engineer	Fort Lupton Fire Protection District	CDOT
Division of Water Resources	United Power	Comcast
Xcel Energy	Postmaster	Weld County Dept. of Planning
Weld County Dept. of Public Health & Env.	NCWCD	Fulton Ditch Company
State Geologist		

Additional documents are available for review at:
<https://www.fortluptonco.gov/DocumentCenter/Index/729>.



June 16, 2023

Centaurus Farms

13400 County Road 10
Fort Lupton, CO 80621

Description of Proposal

Please find included the submittal for Centaurus Farms, LLC. The site is approximately 26.04 acres of a parcel of 39.54 acres located at 13400 County Road 10. This property is currently zoned I-2, which allows for the proposed operations. The proposed development will contain 3 standalone greenhouses and 1 standalone equipment barn. Lot 2 will include a stand-alone greenhouse and agricultural field. Lot 3 will include a stand-alone greenhouse, stand-alone equipment barn and agricultural field. Lot 4 will include a stand-alone greenhouse and agricultural field. Employee hours for the greenhouses and agricultural fields are 9-5 M-F with some minimal staffing on weekends and hours before 9 am and after 5 pm. The employee count for Lots 2-4 will be 18 total during peak harvest. A final crop has yet to be determined because we are working through the financial performance during the zoning and permitting process. We are looking to build a state-of-the-art agricultural development and will follow only permitted uses when crop selections are determined financially feasible to the project.

Access: Lots 2-4 are bordered by S. Rollie Avenue, there will be three (2) entrances off S. Rollie Avenue: one (1) entrance on Lot 2 that will be shared with Lot 3 and one (1) entrance for Lot 4. A separate ROW dedication will be provided for 55' of the western property line to S. Rollie Avenue. This dedication will include a roadway expansion plan for S. Rollie Avenue along this development. This plan is required and will be included under a separate submittal, accompanied by a Subdivision Improvements Agreement for the required work within the ROW. The roadway expansion plans will also be inclusive of the work required along S. Rollie at along the previously submitted Lot 1 plan set associated with this development.

The construction of the site for Lots 2-4 will be completed all at once.

Vicinity Map



The site is located at 13400 CR 10, Fort Lupton CO. It is southeast of the intersection of CR 10 and S. Rollie Avenue. The existing site is farmland.

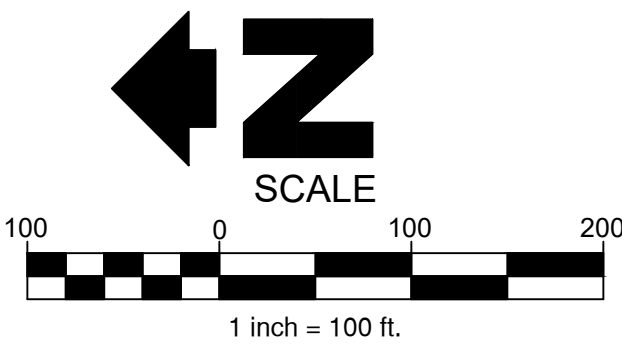


LOTS 2-4
APPROX.
26.04 AC

Statement of Compliance with Applicable Standards & Criteria

This site is surrounded by industrial zoned areas. West of the property is the Basalite plant, to the east and south is agricultural land, and to the north is Lot 1 with retail, industrial and agricultural uses. This property was designed to the applicable standards and criteria for the city of Fort Lupton, CO. This planned development will provide state-of-art greenhouses, and agricultural fields. The comprehensive plan adopted in 2018 lists this site existing land use as vacant land and zoned as I-2. This site will comply with the I-2 zoning guidelines that limit the amounts of noise, fumes, dust, vibrations, and traffic, with adequate screening to adjacent residential properties. This site is located within the Industrial Parks/Industrial Growth Area as defined by the Fort Lupton Planning Area Industrial Framework. According to Fort Lupton Parks and Trails Master Plan, adopted in 2018, there are no parks planned in the adjacent areas.

CENTAURUS FARMS
LOTS 2-4 SITE PLAN
PROJECT NO. SPR2023-002



HFA

HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. WALTON BLVD, STE. 3
BENTONVILLE, AR 72712
T 479.273.0770

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON
A SPECIFIC SITE AT:
CENTAURUS FARMS, CO 80621
DATE OF PREPARATION: 03/10/2023
THIS DRAWING IS NOT TO BE REPRODUCED OR
USED FOR ANY OTHER PROJECT WITHOUT THE
WRITTEN PERMISSION OF HFA. ANY REUSE OF
THIS DRAWING FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN PERMISSION OF HFA
IS STRICTLY PROHIBITED. THE ENGINEER'S
REPRODUCTION OF THIS PROJECT IS NOT
AUTHORIZED AND MAY BE
CONSIDERED A VIOLATION OF THE LAW.

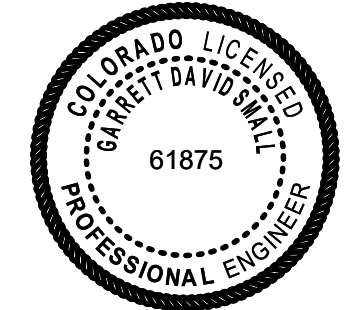
CENTAURUS FARMS
LOTS 2-4 SITE PLAN

13400 COUNTY ROAD 10
FORT LUPTON, CO 80621

PROJ NUMBER: 40-21-00024

ISSUE BLOCK		
Δ	TITLE	DATE
Δ	LOT 2-4 & ROAD	03/10/2023
Δ	LOT 2-4 REV 1	06/19/2023
Δ	LOT 2-4 REV 2	09/21/2023

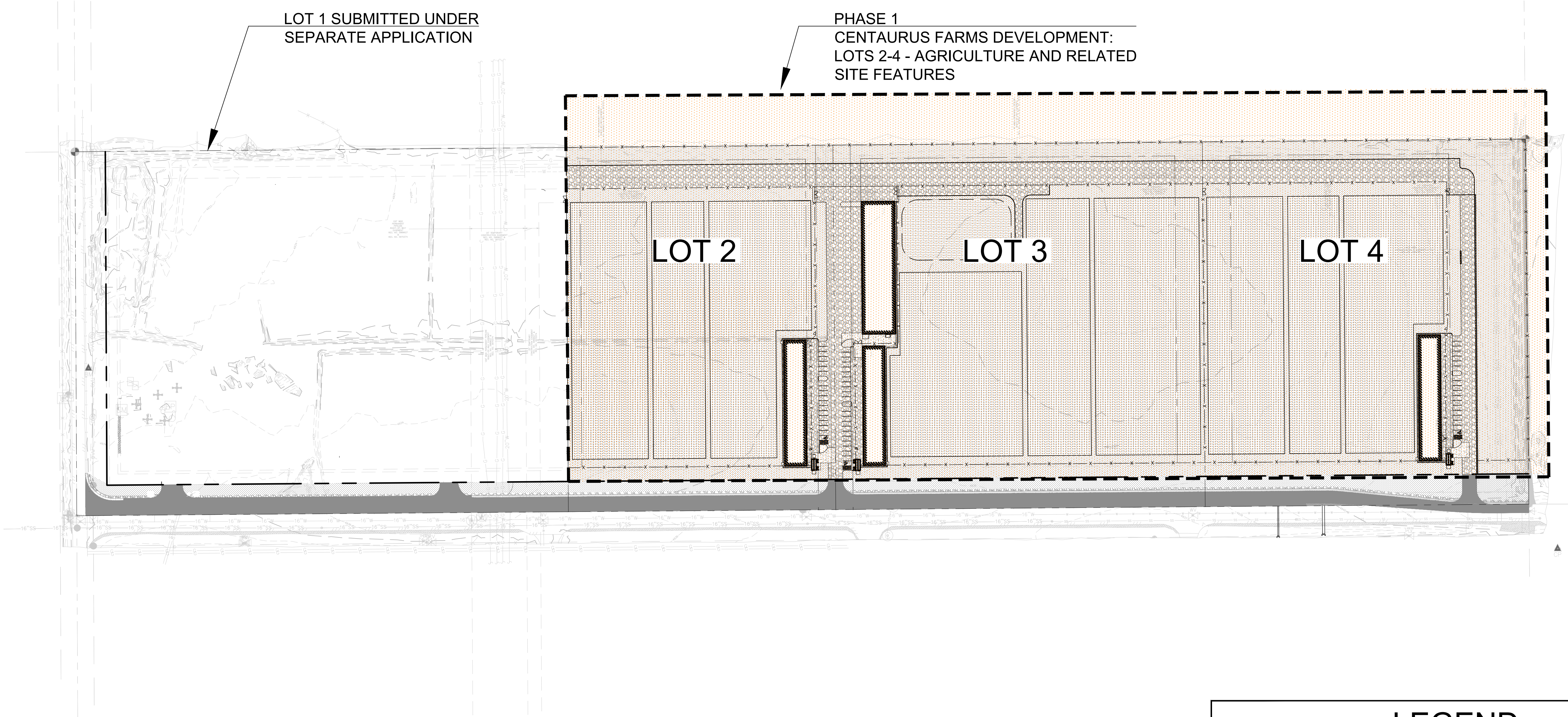
DOCUMENT DATE: 09/21/2023
CHECKED BY: GDS
DRAWN BY: MPB



PRELIMINARY - NOT
FOR CONSTRUCTION

PHASING

SHEET:
C1.2



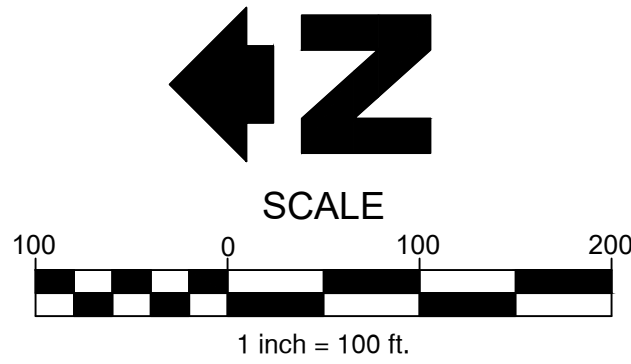
LEGEND

PHASE 1: LOTS 2-4

NOTES

1. REFER TO GENERAL NOTES IN THIS PACKAGE ON SHEET C1.1.

CENTAURUS FARMS
LOTS 2-4 SITE PLAN
PROJECT NO. SPR2023-002

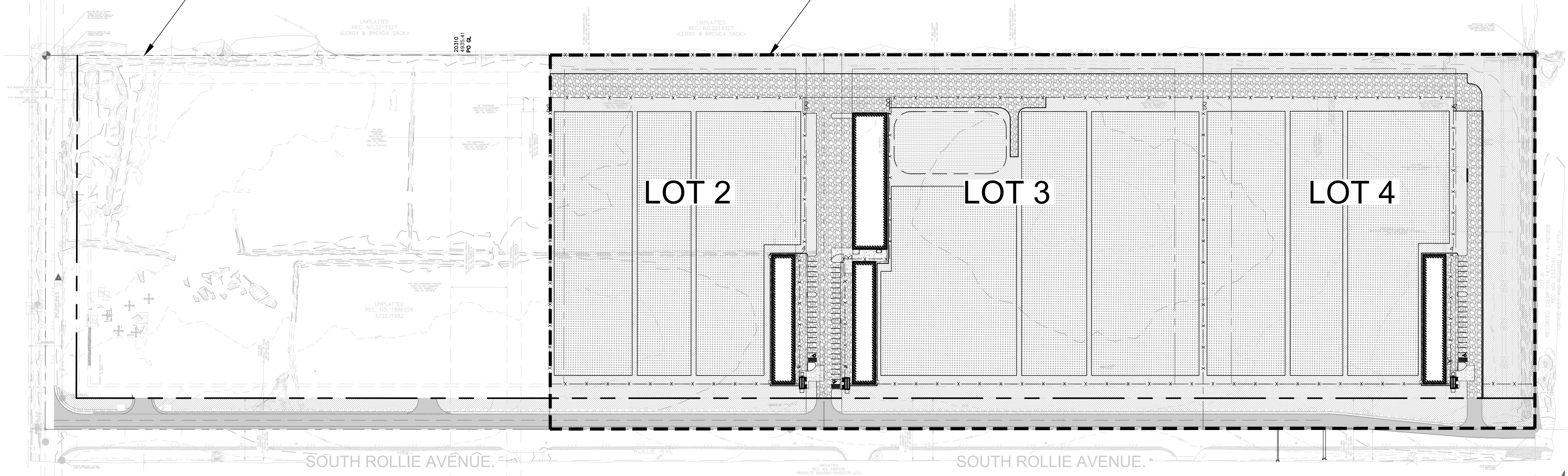


COUNTY ROAD 10

COUNTY ROAD 10

LOT 1 SUBMITTED UNDER
SEPARATE DOCUMENT

LOTS 2-4 BOUNDARY



HFA
HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. WALTON BLVD, STE. 3
BENTONVILLE, AR 72712
T 479.273.0770

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR USE ON
A SPECIFIC SITE AT:
HARRISON FRENCH & ASSOCIATES, LTD.
DATE: 09/21/2023
2/20/2023
THIS DRAWING IS NOT TO BE REUSED FOR ANY
OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF
HARRISON FRENCH & ASSOCIATES, LTD.
REUSE OF THIS DRAWING FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN CONSENT OF
HARRISON FRENCH & ASSOCIATES, LTD.
REUSE OF THIS DRAWING FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN CONSENT OF
HARRISON FRENCH & ASSOCIATES, LTD.

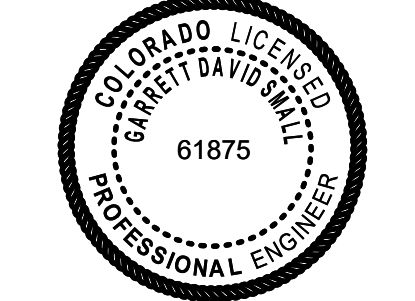
CENTAURUS FARMS
LOTS 2-4 SITE PLAN

13400 COUNTY ROAD 10
FORT LUPTON, CO 80621

PROJ NUMBER: 40-21-00024

ISSUE BLOCK		
NO.	TITLE	DATE
1	LOT 2-4 ROAD	03/10/2023
2	LOT 2-4 REV 1	06/19/2023
3	LOT 2-4 REV 2	09/21/2023

DOCUMENT DATE: 09/21/2023
CHECKED BY: GDS
DRAWN BY: MPB



PRELIMINARY - NOT
FOR CONSTRUCTION

OVERALL
SITE

SHEET:
C1.3

KEY PLAN



STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT:
PORT LUPTON, CO 80621
CONTAMPOREANEOUSLY WITH ITS ISSUE
DATE ON: 2/8/2023
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT ANOTHER REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE

13400 COUNTY ROAD 10
FORT LUPTON, CO 80621

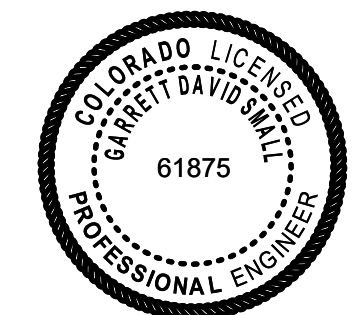
BOOK NUMBER: 40 34 00034

#	TITLE	DATE
0	LOT 2-4 & ROAD	03/10/2023
1	LOT 2-4 REV 1	06/19/2023
2	LOT 2-4 REV 2	09/21/2023

DOCUMENT DATE: 09/21/2023

CHECKED BY: GDS

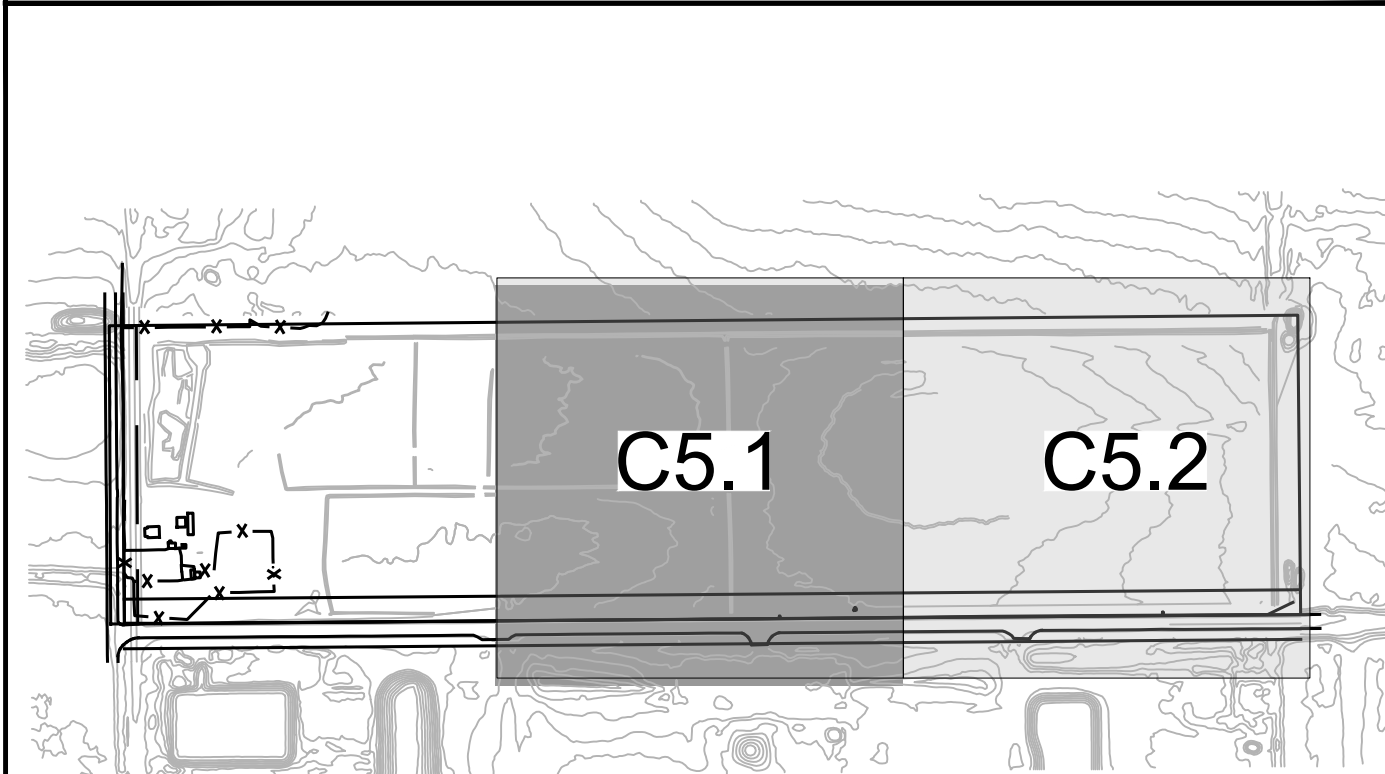
DRAWN BY: MP



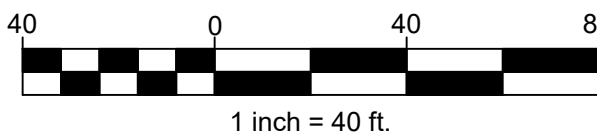
PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET:

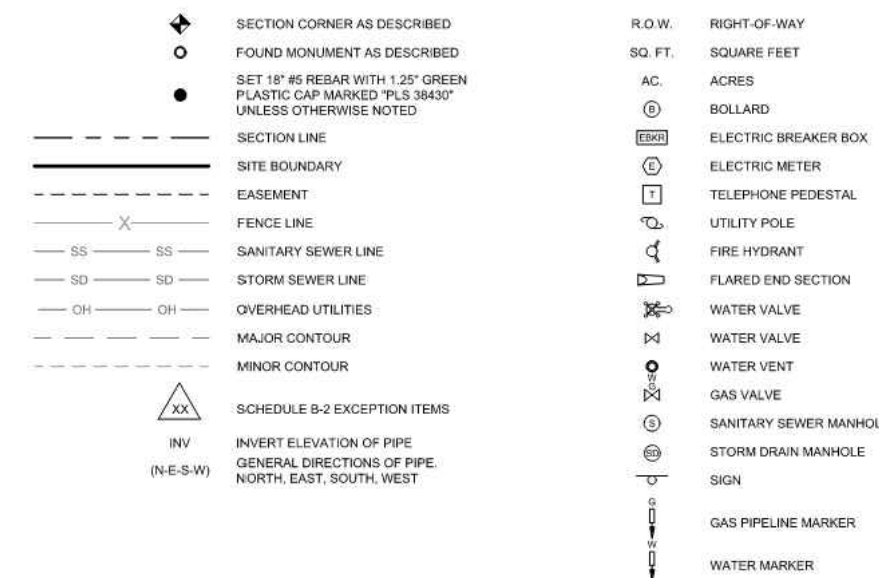
C5.1



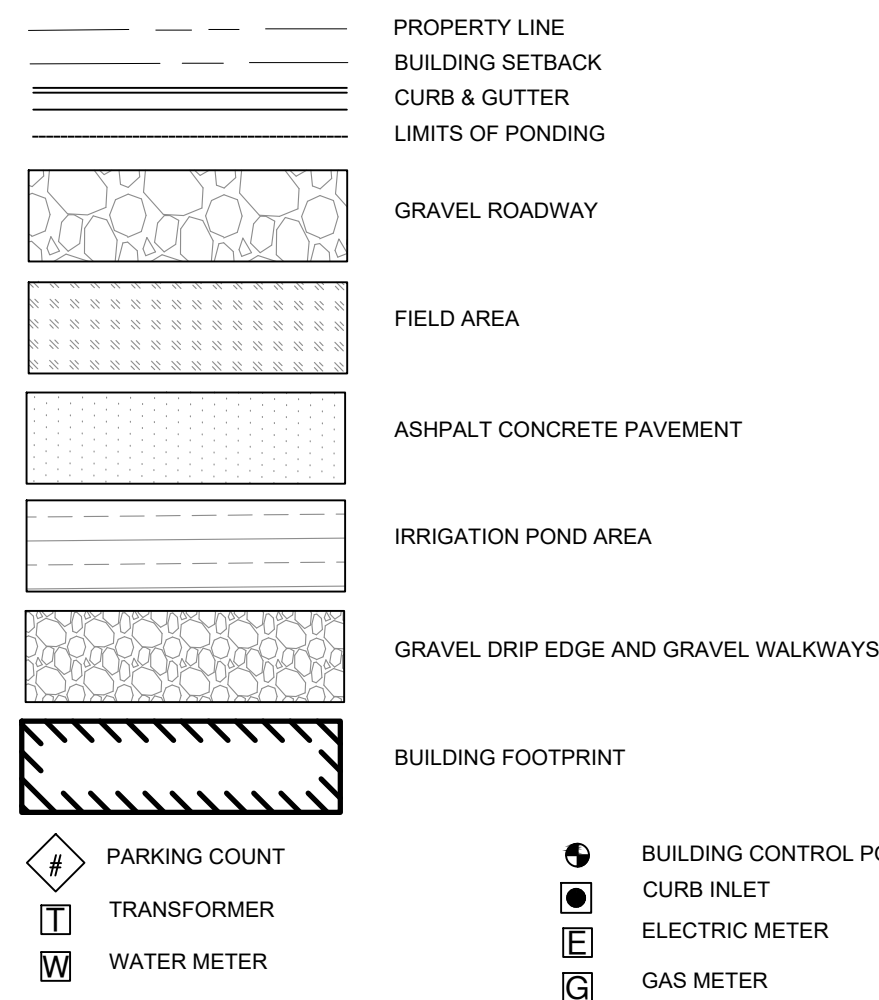
SCALE



EXISTING LEGEND



PROPOSED LEGEND



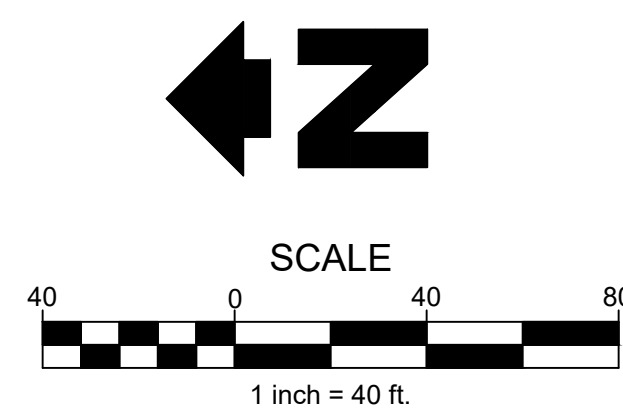
NOTES

- 1N. TRANSITION CURB FROM 6" TO 0" OVER 2'.
- 2N. ASPHALT CONCRETE PAVEMENT.
- 3N. PAVEMENT TRANSITION. TO BE INSTALLED FLUSH AND MATCH FINISHED GRADES.
- 4N. PAVEMENT MARKINGS.
- 5N. DUMPSITER PAD.
- 6N. ADA PAVEMENT MARKINGS.
- 7N. LANDSCAPE AREA. (SEE LANDSCAPE PLANS).
- 8N. CONCRETE CURB AND GUTTER.
- 9N. EDGE OF GRAVEL SURFACE.
- 10N. SECURITY FENCE TO BE 8 FT HIGH CHAIN LINK. FENCE ONLY ALLOWED BEHIND FRONT BUILDING LINE ON SIDE & REAR, AS SHOWN.
- 11N. 4 FT HIGH ARCHITECTURAL SCREEN FENCE. FENCE TO BE 50% OPEN.
- 12N. PEDESTRIAN SINGLE SWING ACCESS GATE.
- 13N. DOUBLE SWING ACCESS GATE FOR VEHICLE MAINTENANCE.
- 14N. GENERATOR WITH BOLLARDS.
- 15N. HEAVY DUTY CONCRETE PAVEMENT.
- 16N. GRAVEL ROADWAY SURFACE.
- 17N. GRAVEL SURFACE TREATMENT FOR 3FT WIDE GRAVEL DRIP EDGE AND WALKWAYS.
- 18N. GENERAL LOADING AREA.
- 19N. CONCRETE PAD SITE FEATURE.
- 20N. SECURITY BUILDING
- 21N. IRRIGATION POND. MAX. DEPTH 8FT.
- 22N. REFER TO ROADWAY PLAN SHEETS FOR PROPOSED WORK WITHIN RIGHT-OF-WAY (ROW)

[illegible]

KEY PLAN

The key plan shows two adjacent rectangular areas, C5.1 and C5.2, which are the focus of the investigation. Area C5.1 is the left portion, and Area C5.2 is the right portion. The plan includes a north arrow pointing towards the top left, a scale bar indicating 0 to 100 meters, and a legend identifying the areas. The background shows a topographic map with contour lines and various features like roads and buildings.



	SECTION CORNER AS DESCRIBED	N.O.W.	RIGHT OF WAY
	FOUR MOMENT AS DESCRIBED	SG, FT	SQUARE FEET
	SET 1/2 IN GREEN PLASTIC CAP MARKED 1/2 IN UNLESS OTHERWISE NOTED	AC	ACRES
	SECTION LINE	⊖	BOLLARD
	SECTION BOUNDARY	⊖	ELECTRIC BREAKER BOX
	EASEMENT	⊖	ELECTRIC METER
	FENCE LINE	⊖	TELEPHONE PEDESTAL
	SANITARY SEWER LINE	⊖	UTILITY POLE
	STORM SEWER LINE	⊖	FIRE HYDRANT
	OVERHEAD UTILITIES	⊖	FLARED END SECTION
	MINOR CONTOUR	⊖	WATER VALVE
	SCHEDULE B-2 EXCEPTION ITEMS	⊖	WATER VENT
	INVERT ELEVATION OF PIPE	⊖	GAS VALVE
	GENERAL DIRECTION OF FLOW	⊖	SANITARY SEWER MANHOLE
	NORTH, EAST, SOUTH, WEST	⊖	STORM DRAIN MANHOLE
		⊖	SIGN
		⊖	
		⊖	GAS PIPELINE MARKER

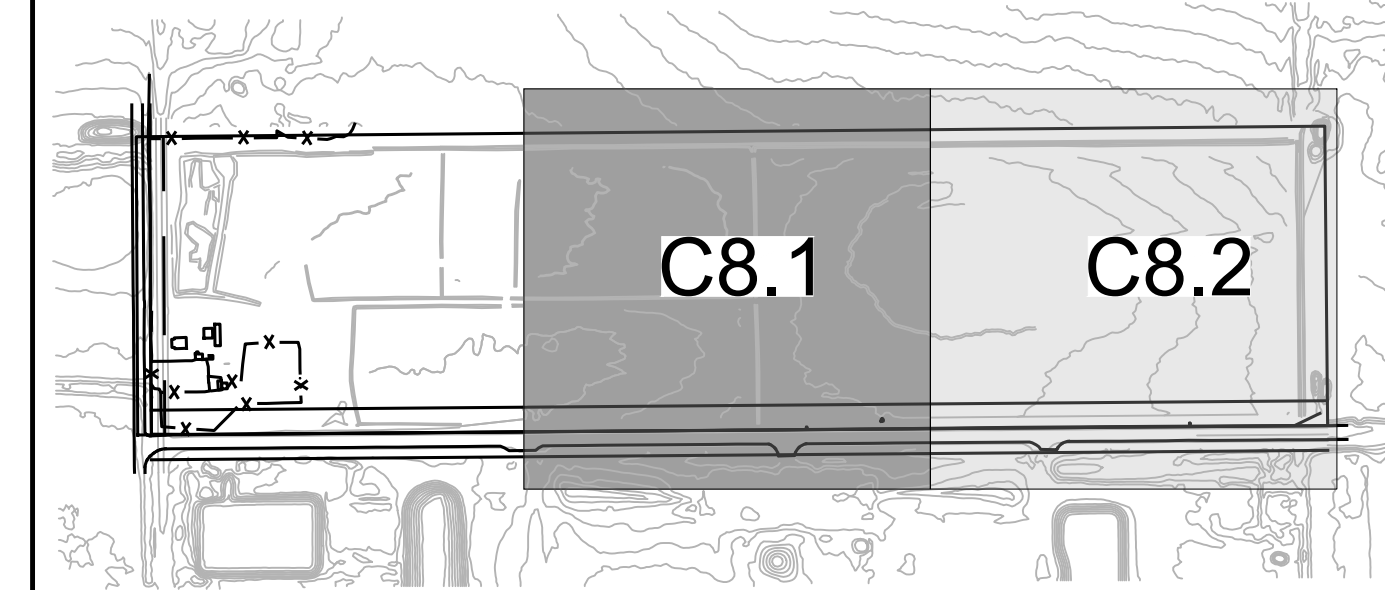
	PROPERTY LINE
	BUILDING SETBACK
	CURB & GUTTER
	LIMITS OF PONDING
	GRAVEL ROADWAY
	FIELD AREA
	ASHPALT CONCRETE PAVEMENT
	IRRIGATION POND AREA
	GRAVEL DRIP EDGE AND GRAVEL WALKWAYS
	BUILDING FOOTPRINT
	PARKING COUNT
	TRANSFORMER
	WATER METER
	BACKFLOW PREVENTER
	BUILDING CONTROL POINT
	CURB INLET
	ELECTRIC METER
	GAS METER
	NOTES

- 1N. TRANSITION CURB FROM 6" TO 2" OVER 2'.
- 2N. ASPHALT CONCRETE PAVEMENT.
- 3N. PAVEMENT TRANSITION. TO BE INSTALLED FLUSH AND MATCH FINISHED GRADES.
- 4N. PAVEMENT MARKINGS.
- 5N. DUMPSITER PAD.
- 6N. ADA PAVEMENT MARKINGS.
- 7N. LANDSCAPE AREA. (SEE LANDSCAPE PLANS).
- 8N. CONCRETE CURB AND GUTTER.
- 9N. EDGE OF GRAVEL SURFACE.
- 10N. SECURITY FENCE TO BE 8 FT HIGH CHAIN LINK. FENCE ONLY ALLOWED BEHIND FRONT BUILDING LINE ON SIDE & REAR, AS SHOWN.
- 11N. 4 FT HIGH ARCHITECTURAL SCREEN FENCE. FENCE TO BE 50% OPEN.
- 12N. PEDESTRIAN SINGLE SWING GATE.
- 13N. DOUBLE SWING ACCESS GATE FOR VEHICLE MAINTENANCE.
- 14N. GENERATOR WITH BOLLARDS.
- 15N. HEAVY DUTY CONCRETE PAVEMENT.
- 16N. GRAVEL ROADWAY SURFACE.
- 17N. GRAVEL SURFACE TREATMENT FOR 3FT WIDE GRAVEL DRIP EDGE AND WALKWAYS.
- 18N. GENERAL LOADING AREA.
- 19N. CONCRETE PAD SITE FEATURE.
- 20N. SECURITY BUILDING.
- 21N. IRRIGATION POND. MAX. DEPTH 8FT.
- 22N. REFER TO ROADWAY PLAN SHEETS FOR PROPOSED WORK WITHIN RIGHT-OF-WAY (ROW)

CENTAURUS FARMS
LOTS 2-4 SITE PLAN
 PROJECT NO. SPR2023-002

TREE CALIPER MEASUREMENTS ARE TO BE MEASURED AT A PLANTED HEIGHT OF 4.5 FEET. SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

KEY PLAN



EXISTING LEGEND

	SECTION CORNER AS DESCRIBED	R.O.W.	RIGHT OF WAY
	FOUND MONUMENT AS DESCRIBED	50 FT.	SQUARE FEET
	SET $\pm$ OF REBAR WITH $\pm$ 150" GREEN PLASTIC CAP MARKED "P.C. BRIDGE" UNLESS OTHERWISE NOTED	AC.	ACRES
	SECTION LINE		BOLLARD
	SITE BOUNDARY		ELECTRIC METER BOX
	EASEMENT		TELEPHONE PEDIESTAL
	FENCE LINE		UTILITY POLE
	SANITARY SEWER LINE		FIRE HYDRANT
	SEWER SEWER LINE		FLARED END SECTION
	OVERHEAD UTILITIES		WATER VALVE
	MAJOR CONTOUR		WATER VALVE
	MINOR CONTOUR		WATER VENT
	SCHEDULE B-2 EXCEPTION ITEMS		SANITARY SEWER MANHOLE
	INVERT ELEVATION OF PIPES GENERAL DIRECTION OF FLOW NORTH, EAST, SOUTH, WEST		STORM DRAIN MANHOLE
	INVERT (N-E-S-W)		SIGN
			GAS PIPELINE MARKER
			WATER MARKER

PROPOSED LEGEND

	PROPERTY LINE
	LIMITS OF DISTURBANCE
	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
	CONCRETE PAD WITH 4" REVEAL (SEE CIVIL DETAILS)
	ELECTRICAL HANDHOLE
	SANITARY SEWER MANHOLE
	POTABLE WATER VALVE
	COMMUNICATIONS HANDHOLE
	NATURAL GAS HANDHOLE

ALL OTHER UNBUILT OR UNPAVED AREAS OF A SITE SHALL REQUIRE GROUND COVER, PERENNIALS, GRASSES, ROCK, MULCH OR OTHER NATURAL AND PERMEABLE SURFACES. UP TO 50% OF ANY LANDSCAPE AREA MAY CONSIST OF INORGANIC (NON-LIVING) DECORATIVE MATERIAL SUCH AS RIVER ROCK, COLORED PEA GRAVEL, BOULDERS, PAVERS OR SIMILAR NATURAL MATERIAL, PROVIDED IT IS DESIGNED AND ARRANGED IN A WAY THAT CAN INFILTRATE RUNOFF IN ASSOCIATION WITH PLANTING AREAS.



HFA
HARRISON FRENCH
& ASSOCIATES, LTD.

1705 S. WALTON BLVD, STE. 3
BENTONVILLE, AR 72712
T 479.273.0770

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT:
FORT LUPTON, CO 80021

CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON:
2/8/2023

AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT ALTAIR THE USE OF THIS DRAWING FOR ANY OTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS, REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE

CENTAURUS FARMS
LOTS 2-4 SITE PLAN

13400 COUNTY ROAD 10
FORT LUPTON, CO 80621

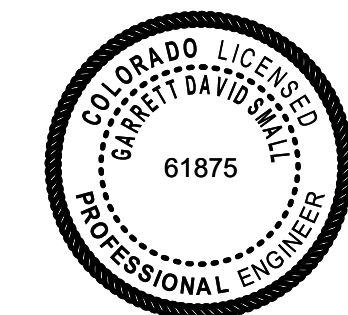
ISSUE BLOCK

[illegible]

DOCUMENT DATE: 09/21/2023

CHECKED BY: GD

DRAWN BY: MPB



PRELIMINARY - NOT
FOR CONSTRUCTION

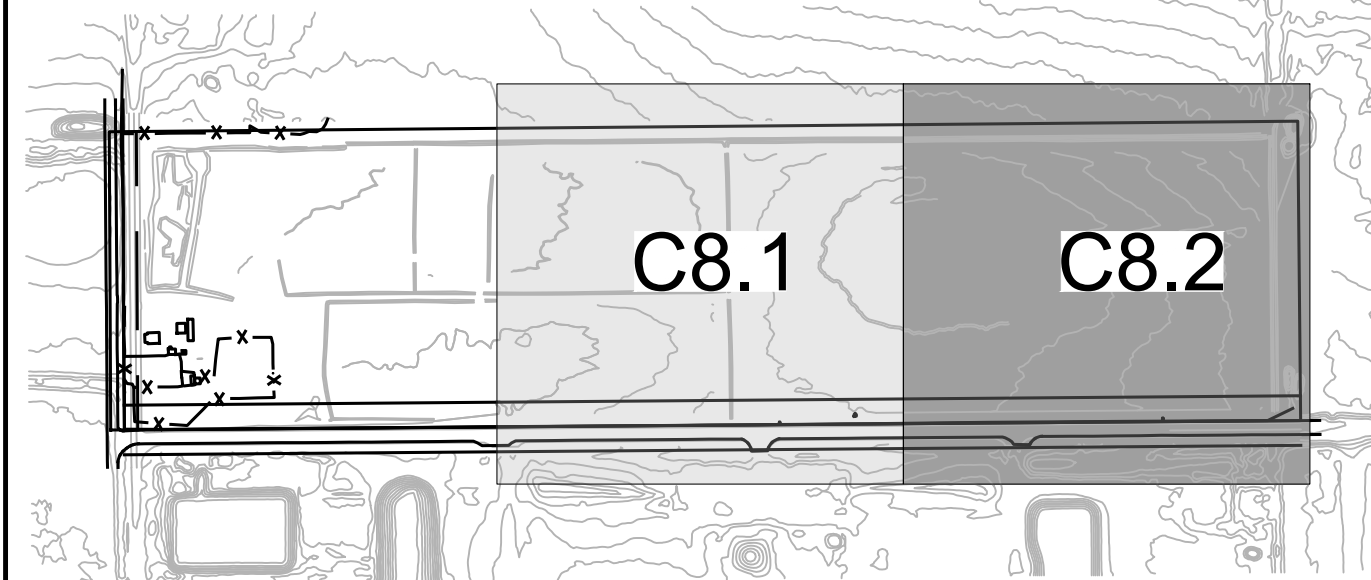
LANDSCAPE
PLAN

SHEET:

C8.1

CENTAURUS FARMS
LOTS 2-4 SITE PLAN
PROJECT NO. SPR2023-002

KEY PLAN



EXISTING LEGEND

SECTION CORNER AS DESCRIBED	R.O.W.	RIGHT OF WAY
FOUND MONUMENT AS DESCRIBED	SQ. FT.	SQUARE FEET
SET 12" W/ REBAR WITH 12" GREEN PLASTIC CAP MARKED "S.B. MARK"	AC.	ACRES
UNLESS OTHERWISE NOTED		
SECTION LINE	Ⓚ	BOLLARD
SITE BOUNDARY	Ⓚ	ELECTRIC BREAKER BOX
EASEMENT	Ⓚ	ELECTRIC METER
FENCE LINE	Ⓚ	TELEPHONE PEDESTAL
SANITARY SEWER LINE	Ⓚ	UTILITY POLE
STORM SEWER LINE	Ⓚ	FIRE HYDRANT
OVERHEAD UTILITIES	Ⓚ	FLARED END SECTION
MAJOR CONTOUR	Ⓚ	WATER VALVE
MINOR CONTOUR	Ⓚ	WATER VALVE
	Ⓚ	WATER VENT
	Ⓚ	GAS VALVE
	Ⓚ	SANITARY SEWER MANHOLE
	Ⓚ	STORM DRAIN MANHOLE
	Ⓚ	SIEN
	Ⓚ	GAS PIPELINE MARKER
	Ⓚ	WATER MARKER

PROPOSED LEGEND

PROPERTY LINE	
LIMITS OF DISTURBANCE	
UGE	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
SS	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
WG	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
UGT	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
G	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
SD	UNDERGROUND ELECTRICAL CONDUIT (SEE NOTE BELOW)
CONCRETE PAD WITH 4" REVEAL (SEE CIVIL DETAILS)	
ELECTRICAL HANDHOLE	
SANITARY SEWER MANHOLE	
POTABLE WATER VALVE	
COMMUNICATIONS HANDHOLE	
NATURAL GAS HANDHOLE	

ALL OTHER UNBUILT OR UNPAVED AREAS OF A SITE SHALL REQUIRE GROUND COVER, PERENNIALS, GRASSES, ROCK, MULCH OR OTHER NATURAL AND PERMEABLE SURFACES. UP TO 50% OF ANY LANDSCAPE AREA MAY CONSIST OF INORGANIC (NON-LIVING) DECORATIVE MATERIAL SUCH AS RIVER ROCK, COLORED PEA GRAVEL, BOULDERS, PAVERS OR SIMILAR NATURAL MATERIAL, PROVIDED IT IS DESIGNED AND ARRANGED IN A WAY THAT CAN INFILTRATE RUNOFF IN ASSOCIATION WITH PLANTING AREAS.

TREE CALIPER MEASUREMENTS ARE TO BE MEASURED AT A PLANTED HEIGHT OF 4.5 FEET. SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.).

HFA
HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. WALTON BLVD., STE. 3
BENTONVILLE, AR 72712
T 479.273.0770

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT:
CENTAURUS FARMS, CO. 80021
DATE: 09/21/2023
THIS DRAWING IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HFA. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HFA IS A VIOLATION OF THE PROFESSIONAL ENGINEER'S ETHICS AND MAY BE SUBJECT TO A FINE OR JAIL PRISON.
THIS PROJECT IS NOT AUTHORIZED AND MAY BE SUBJECT TO A FINE OR JAIL PRISON.

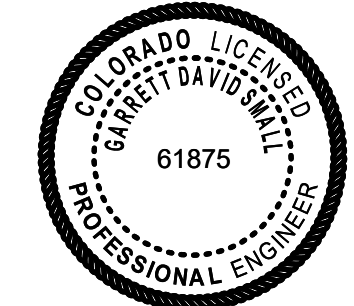
CENTAURUS FARMS
LOTS 2-4 SITE PLAN

13400 COUNTY ROAD 10
FORT LUPTON, CO 80021

PROJ. NUMBER: 40-21-00024

ISSUE BLOCK	TITLE	DATE
△	LOT 2-4 & ROAD	03/10/2023
△	LOT 2-4 REV 1	06/19/2023
△	LOT 2-4 REV 2	09/21/2023

DOCUMENT DATE: 09/21/2023
CHECKED BY: GDS
DRAWN BY: MPB



PRELIMINARY - NOT
FOR CONSTRUCTION

LANDSCAPE
PLAN

SHEET:
C8.2



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Project Name

Project No. LUP2022-????;

Plan Nos.



Facing West towards S. Rollie Ave.



Facing North towards WCR 10

I, John Paoella hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 21 day of December, 2023

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by John Paoella, this 5th day of January, 2024. Witness my hand and seal.

My commission expires March 8, 2024.



Notary Public

**SUNRISE CONCEPT PLAN STAFF REPORT
PROJECT NO. CPL2023-001**

PROJECT DESCRIPTION

Project No.: CPL2023-001

Project Name: Sunrise Concept Plan

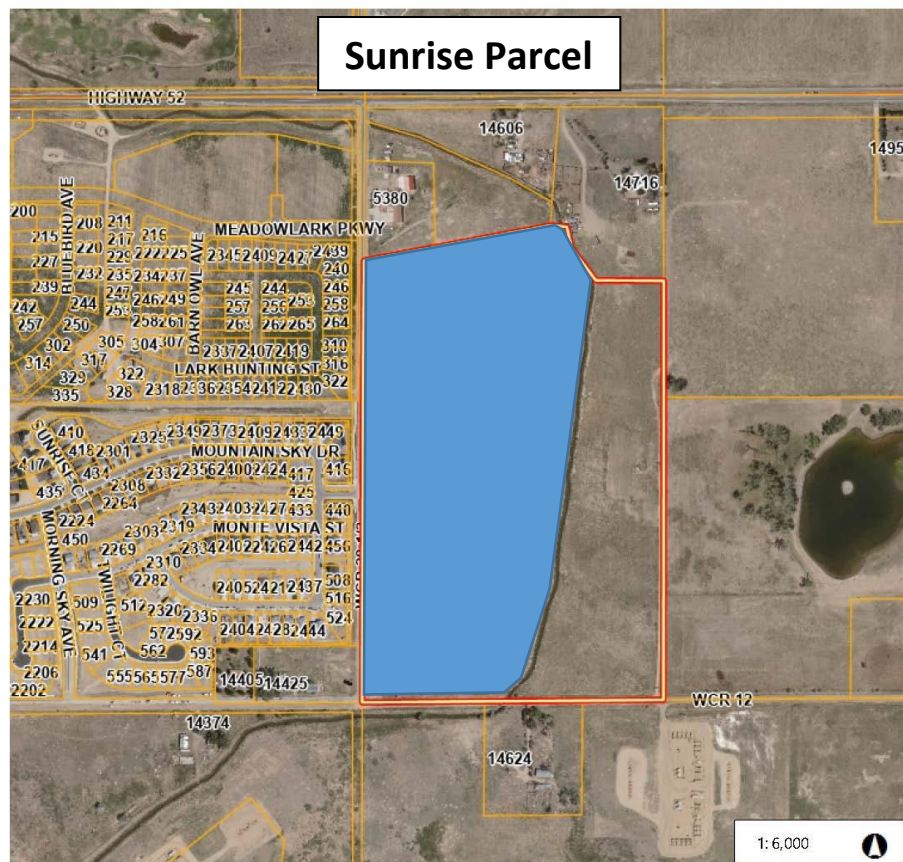
Owner's Name: George and Anna Taylor

Representative: Dede Carlson ("Applicant")

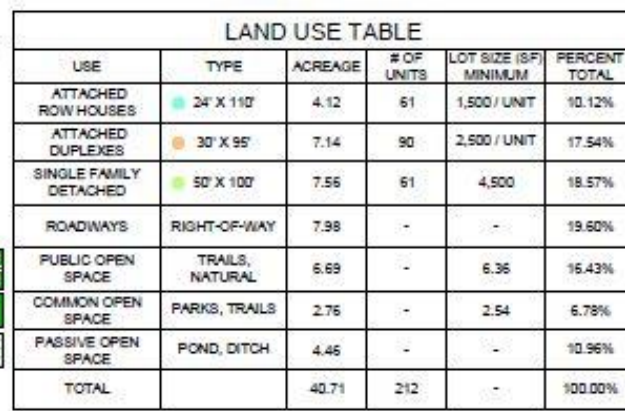
Location of Request:

The site is located approximately 520 feet south of HWY 52 and immediately adjacent to the east of WCR 29 1/2 (The Property). The Property is located in the western half of the Southeast Quarter of Section 4, Township 1 North, Range 66 West of the 6th PM, City of Fort Lupton, County of Weld, State of Colorado.

This request focuses on the area colored in blue below, which is the western half of the outlined parcel, which is currently going through the Minor Subdivision process. The eastern half of the current parcel is not a part of this project.



The Applicant has submitted a request for consideration of a concept plan. The proposed concept plan will provide a variety of single family housing types, trail systems, open space, and a park.





Site Size: 40.71 acres, more or less. The entire parcel is currently 59.12 acres, more or less.

Zone District: R-1 Single-Family Residential.

Proposed Zone District: R-2 Mixed-Density Residential. The portion east of the Fulton Ditch would remain R-1 after the completion of the Minor Subdivision.

Proposed Use: Mixed of 61 attached rowhouses, 90 duplexes, and 61 single-family detached homes, bordered by open space, a park, and a 10' trail along the Fulton Ditch.

Existing Use: The Property is currently vacant agricultural land.

Hearing Dates: Planning Commission – January 11, 2024 at 6:00 PM; and
City Council – February 6th, 2024 at 6:00 PM.

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

SUMMARY OF PREVIOUS APPLICATIONS

On October 22nd, 2019 Planning Commission reviewed a Sketch Plat Plan for a former concept plan on the site, named Villaggio Classico. City Council reviewed and approved with conditions on November 4th, 2019. However, the Villaggio Classico Sketch Plat Plan is no longer current nor being proposed.

On November 4, 2019 City Council approved the annexation agreement for the Taylor Annexation (Ordinance No. 2019-1067). The initial zoning for the property was R-1.

On August 15, 2023 City Council reviewed a Service Plan and an Intergovernmental Agreement (IGA) for this property with Sunrise Metropolitan District (Ordinance No. 2023-0125). City Council approved the Service Plan and IGA.

A Minor Subdivision (Project No. MSD2022-0001) is currently being reviewed by staff. The Right-of-Way dedications along CR 29 ½ and CR 12 will become effective January 29th, 2024.

APPLICATION PROCESS

The Planning Commission's review of the Sunrise Concept Plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the Applicant and staff. Pursuant to Article 2.02 (D) of the Fort Lupton Development Code, review of a Concept Plan shall not have any formal decision or approval, but merely provides general consensus and offers the applicant direction for preparing a formal Change of Zone/potential Comprehensive Plan Amendment, Preliminary Plat, and Final Plat. Therefore, the Planning Commission shall evaluate the Concept Plan and all comments by referral agencies, and provide input to the Applicant. All information provided to the Applicant will become part of the record and will inform the discussion with City Council regarding this Concept Plan. The purpose of this process is to achieve a project that satisfies the goals of the Fort Lupton Comprehensive Plan and the priorities of the community.

In providing input for this Concept Plan, the City shall use the following review criteria:

1. The application is in accordance with the Comprehensive Plan, and in particular the physical development patterns and concepts of the plan.

2. The development will relate to neighboring areas and to the community.
3. The development will promote efficient use of utilities, streets and other public resources.
4. The applicant can demonstrate that adequate infrastructure is or will be available for the proposed development.

NOTIFICATION REQUIREMENTS

No notifications are required for a Concept Plan.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

Pursuant to the Fort Lupton Development Code Article 2.02 (D), a Concept Plan is an initial review of a proposed development. The Concept Plan phase is an optional requirement that may be recommended or required by the Planning Director for complex projects prior to submitting a preliminary and final plan. The intent of this phase of the plan is to provide a general concept that describes the applicants' development vision. A Concept Plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

Staff has been working with the applicant to address some initial comments in relation to the City's Development Standards and will complete the formal review with a future submittal. Upon initial review by staff, the transition from R-1 to R-2 allows the applicant to provide greater variety in housing types than R-1, while still meeting the single-family intent of the initial zoning. The variety of proposed housing in the Concept Plan appear to satisfy the Comprehensive Plan's desire for greater housing options, while creating efficient development and exciting open space and trail connections.

A full review of the project alongside the city's development standards will occur with future submittals.

EXISTING CONTEXT

Nearby uses include agricultural land with an oil and gas well to the east of the Fulton Ditch, existing rural residences to the northeast, northwest, and south, and the Mountain Sky and Murata Farms subdivisions to the west. The Fulton Ditch runs north/south through the eastern edge of the site.

CURRENT ZONING

	EXISTING ZONING	EXISTING LAND USE
NORTH	Unincorporated Weld County	Residential
SOUTH	Unincorporated Weld County	Agriculture
EAST	Unincorporated Weld County	Agriculture
WEST	PUD	Residential

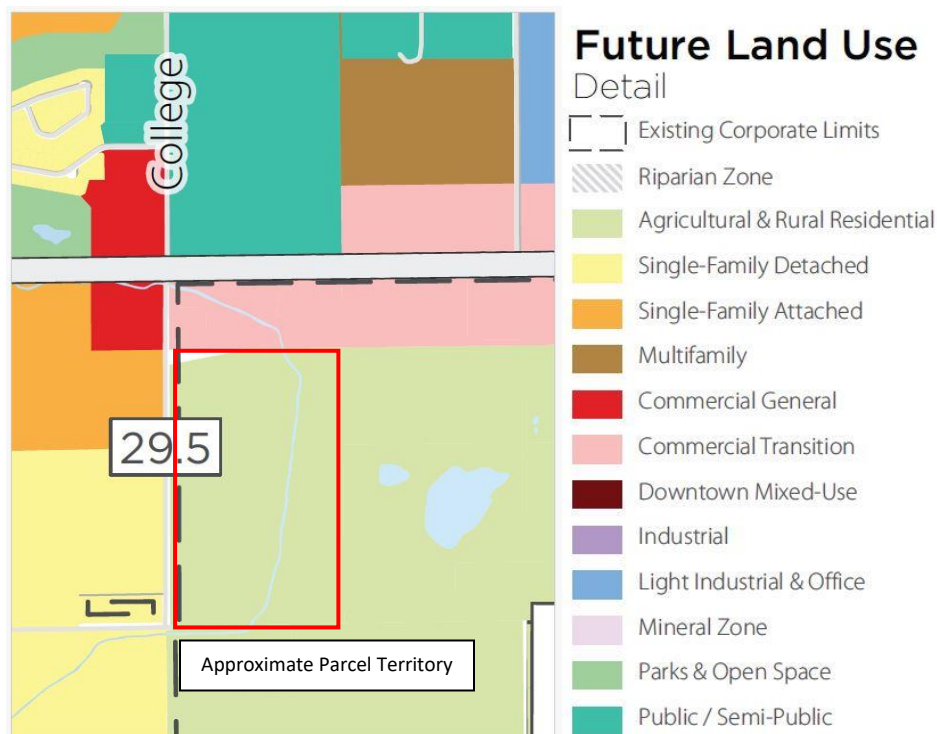
Fort Lupton Zoning Map



CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use map designates the subject property as Agricultural & Rural Residential, meaning the proposal doesn't fit the existing land use designation and a Comprehensive Plan Amendment will likely need to be submitted with the Change of Zone.

While this area was designated as agriculture and rural residential on the future land use map, the Sunrise Concept Plan aligns with the nearby single-family attached and detached housing designations west of CR 29.5. The Concept Plan focuses on denser types of single family housing along CR 29.5 with a transition to larger residential lots, a park, open space, and trails along the Fulton Ditch for recreational and open space opportunities. The variety of housing types is in line with the Comprehensive Plan's desire for greater housing diversity and takes into account the transition from CR 29.5 to the open space and ditch near the Fulton Ditch. The Transportation Plan designates CR 29.5 as an Urban Collector as well, meaning denser residential development also makes sense at this location. The proposed park and trail system along Fulton Ditch help further the goals and recommendations of the City and contribute to connecting trail systems city-wide. Additionally, the variety of housing types and density encourages a more diverse and intentional development pattern of commercial uses along this portion of HWY 52.



REFERRALS

Building Inspector	OMI	Economic Development Manager
City Attorney	Recreation Manager	GIS Specialist
Police Chief	Public Works Director	Development Review Engineer
Fort Lupton Fire Protection District	CDOT	Colorado Parks and Wildlife
Division of Water Resources	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster

Weld County Department of Planning	Weld County Department of Public Health and Environment	Weld County Public Works
Weld County School District RE-8	Weld County GIS	NWCWD
Fulton Ditch Company	Western Midstream	State Geologist

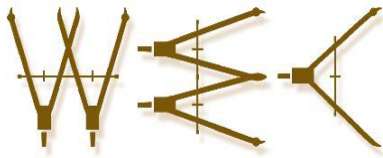
Referrals were provided to the list above

STAFF RECOMMENDATION

No formal decision is being made here, however staff supports the concept proposed and will continue to work with the applicant to address any concerns that Planning Commission and City Council may have prior to future submittal.

Additional documents are available for review at

<https://www.fortluptonco.gov/DocumentCenter/Index/790>



WESTERN ENGINEERING CONSULTANTS,
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com
Inc LLC

January 3, 2024

City of Fort Lupton Planning Department
1200 Dexter Street Unit W 13
Ft. Lupton, CO 80621

RE: SUNRISE SUBDIVISION CONCEPT PLAN REVIEW NARRATIVE.

City Design Review Committee:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize “Sunrise Residential Development” project and the proposed Concept Plan.

Carlson Associates wish to develop approximately 40.71 acres of the 59.12-acre Taylor family property located within the City of Fort Lupton. The subject property is located primarily on the west half of the southeast quarter of Section 4, Township 1 North, Range 66 West of the 6th P.M., County of Weld, Colorado

The property was annexed into the City of Fort Lupton in 2021. The Fulton Ditch runs along the east side of the property border. The property has historically been zoned R-1, and we are proposing a change of zone to R-2 (mixed-density residential).

PURPOSE / BACKGROUND

Within the R-2 zoning we are proposing 212 single-family residential lots (61 single-family attached Row Houses, 90 single-family attached Duplexes, and 61 single-family detached Lots). There are approximately 5.2 dwelling units per acre. See the table below for the proposed lot dimensions and minimum lot size for each proposed residential lot type, each conforming to the residential lot standards laid out for this zoning category.

Residential Lot Type	Proposed Lot Dimension	Minimum Lot Size
Single-Family Attached Row House	24' x 110' (2,640 sf)	1,500 sf / unit
Single-Family Attached Duplex	30' x 95' (2,850 sf)	2,500 sf / unit
Single-Family Detached	50' x 100' 5,000 sf)	4,500 sf

Along with the 15.82 acres of residential lots, this development also proposes 6.69 acres of Public Open Space (trails and natural open space) and 2.76 of Common Open Space (parks, activity areas, and trails). This project requires a minimum of 6.36 acres of Public Open Space and 2.54 acres of Common Open Space based on the 212 proposed residential lots. The subdivision will also include 4.6 acres of Passive Open Space (detention pond and Fulton Ditch) which was not included in the total open space calculations for the project.

ADJACENT USES

To the north lies rural residential and agricultural, to the east is pasture ground and a large acreage (70 ac +/-) residence, to the south is agricultural and an Oil/Gas pad, to the southwest is newly approved and near beginning construction Vista Meadows PUD (400+/- lots). The property is bordered to the west by the newly built Mountain Sky Subdivision (single family homes). See Current Zoning Map. Fig. No.1 on the next page.

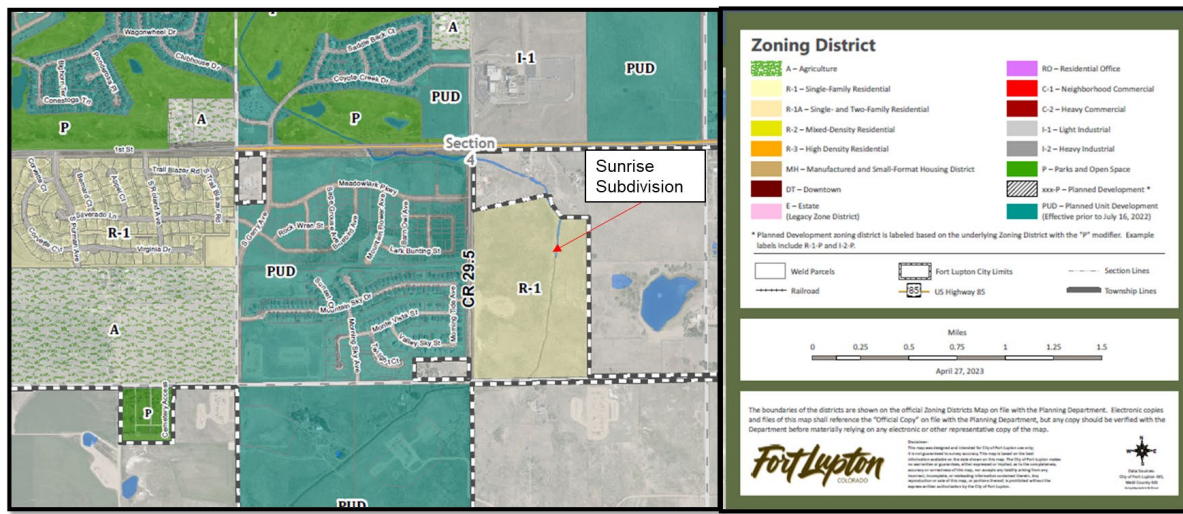


Fig. No. 1

RELATIONSHIP TO & IMPACT UPON ADJACENT USES

This proposed development will match uses (single family residential) west (Mountain Sky Subdivision) and southwest (Vista Meadows Subdivision). Sunrise Residential Development will conform to all applicable City of Fort Lupton zoning regulations and standards. WEC has previously notified both the west and southwest Developers, and the adjacent property owner to the east about the proposed development.

COMPREHENSIVE PLAN

The City Comprehensive Plan shows this area as rural residential. See Fig. No.2. It was zoned R1 in 2021.

The proposed development aligns with the intent of the City of Fort Lupton's Comprehensive and Zoning Map. The proposed uses will complement the surrounding land uses currently adjacent to the property. The uses will enhance and promote the welfare of the area by increasing the variety of residential home choices available.

The proposed uses will not be detrimental to the public health, safety, or general welfare as similar uses exist throughout other entities in the nearby area. The proposed uses will be required to conform in all other respects to all applicable City of Fort Lupton R-2 zone regulations and standards.

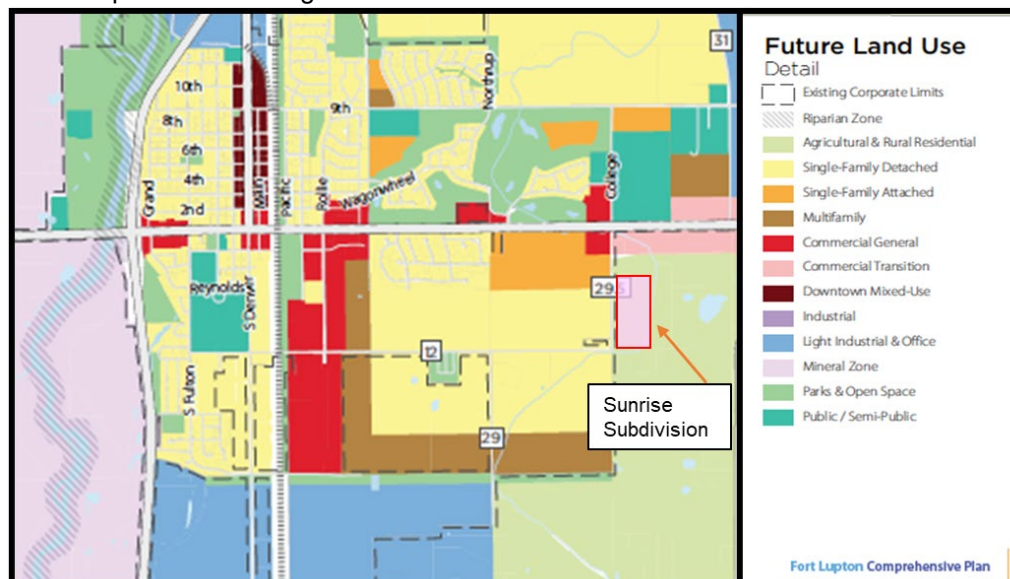


Fig No. 2

ACCESS LAYOUT

The project is proposing two accesses from County Road 29 1/2, one aligned with the Mountain Sky Development, and another located approximately 875 feet north of the Mountain Sky/Sunrise access (which is 845 feet south of the WCR 29 1/2 and Highway 52 intersection). A third access is proposed off of County Road 12 approximately 470 feet east of the WCR 12 and WCR 29 1/2 intersection. See Fig. No. 3 below.

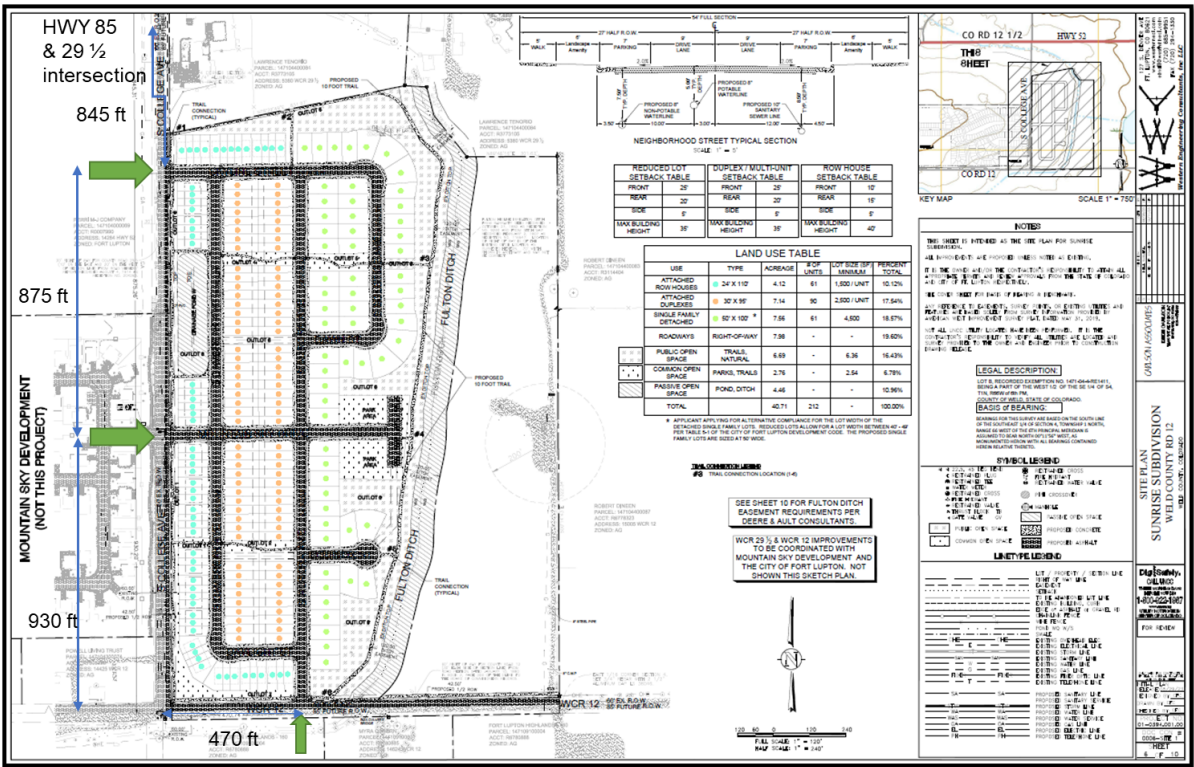


Fig. No. 3

GEOLOGICAL HAZARDS

A preliminary Geotech report has been done on the subject property and concluded that no geological hazards or environmental concerns are present.

DENSITY

LOT	AREA (Acres)	RESIDENTIAL USE	UNITS #	DENSITY (DU/Ac)
24' X 110'	4.12	Attached ROW Houses	61	14.8
30' X 95'	7.14	Attached Duplexes	90	12.6
50' X 100'	7.56	Single Family Detached	61	8.1
LOT AREA DENSITY	18.82		212	11.3

PHASING

The proposed phasing is indicated in Fig. No. 4 below.

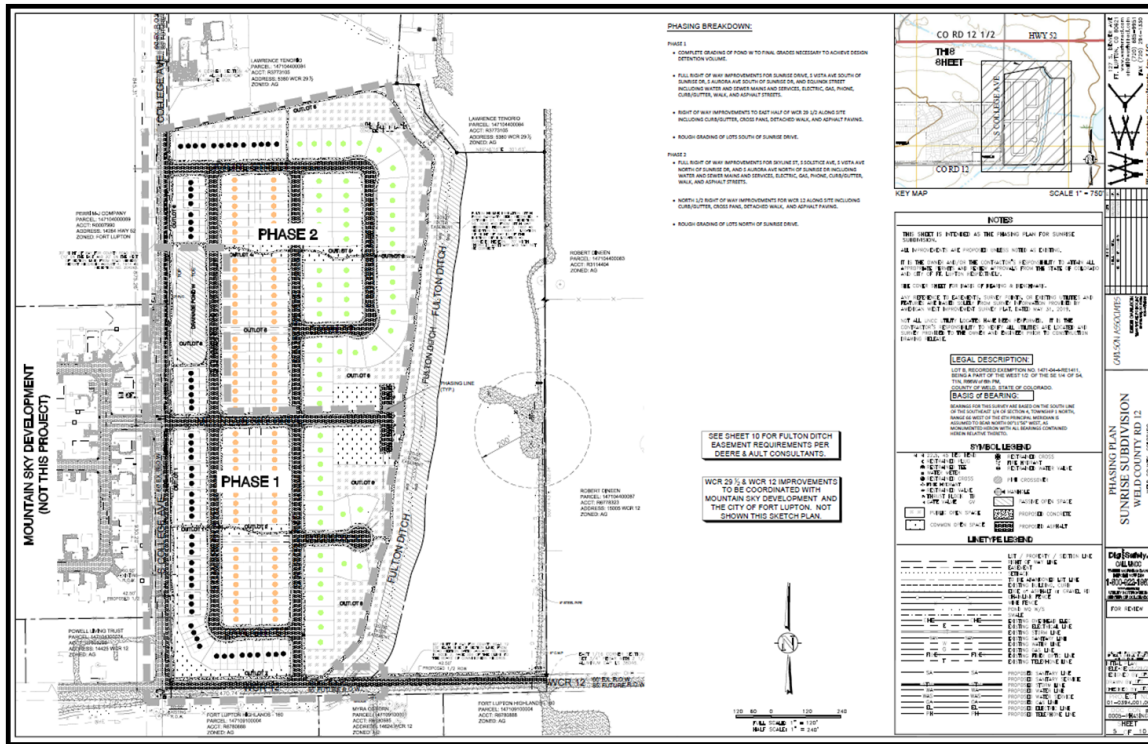


Fig. No.4

Phase 1

- Complete grading of pond W to final grades necessary to achieve design detention volume. Complete all Pond related infrastructure.
- Full Right-of-Way improvements for Mountain Sky Drive, S Daybreak Avenue south of Mountain Sky Drive, S Aurora Avenue south of Mountain Sky Drive, Daylight Street, and Equinox Street, including water and sewer mains and services, electric, gas, phone, curb/gutter, walk, and asphalt streets.
- Right-of-Way improvements to east half of WCR 29 ½ along site including curb/gutter, cross pans, detached walk, and asphalt paving.
- Rough grading of lots south of Mountain Sky Drive.

Phase 2

- Full Right-of-Way improvements for Skyline Street, S Solstice Avenue, Dawn Street, S Daybreak Avenue north of Mountain Sky Drive, and S Aurora Avenue north of Mountain Sky Drive including water and sewer mains and services, electric, gas, phone, curb/gutter, walk, and asphalt streets.
- North ½ Right-of-Way improvements for WCR 12 along site including curb/gutter, cross pans, detached walk, and asphalt paving.
- Rough grading of lots north of Mountain Sky Drive.

TRANSPORTATION PLAN

The Town has existing roadways to the east and west, north, and south. An additional 25 feet of Right of Way for WCR 12 and WCR 29 ½ has been submitted by separate legal and exhibit along the south and west boundaries respectively. See Fig. No. 5

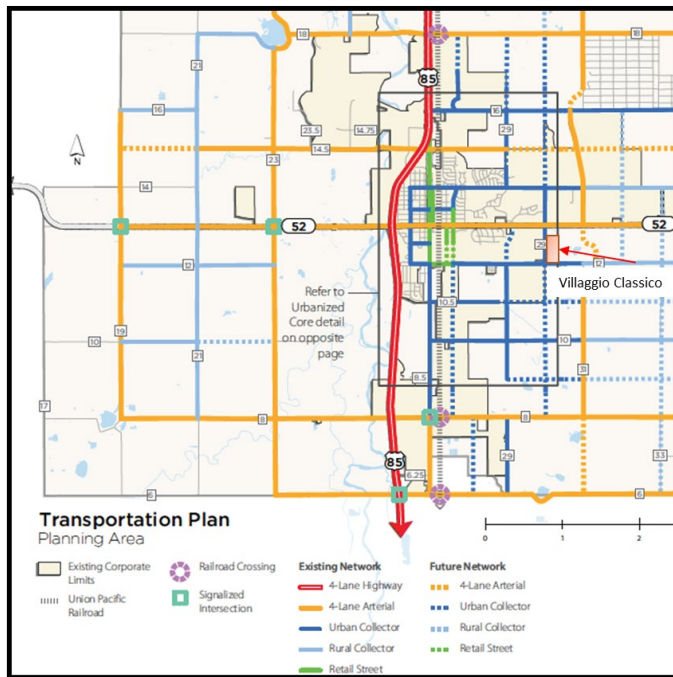


Fig 5

CONCEPT REVIEW CHECKLIST

- | | |
|---|-------------------------|
| 1. Complete land use application | Enclosed. |
| 2. Complete deposit (escrow) agreement | Turned in by applicant. |
| 3. Project narrative. | Enclosed |
| 4. Ownership Information | Enclosed |
| 5. Existing Conditions Plan | Enclosed |
| 6. Site Layout / Map (Conceptual) | Enclosed |
| 7. Open Space Layout Map (Conceptual) | Enclosed |
| 8. A report or memorandum of drainage in a form approved by the Public Works Director | Enclosed |
| 9. A traffic study or memorandum on a form approved by the Public Works Director. | TIS Enclosed |

CLOSING

The Applicant is excited to bring this project to the City of Fort Lupton!

We believe this new development will enhance the welfare and livelihood of the City of Fort Lupton and help to increase the variety of residential home choices in a booming residential area!

The desired schedule is to achieve approvals and begin Construction within the 30-45 days after Final Plat, Subdivision Improvements Agreement, Security Deposits, and Final Engineering Drawings approvals, hopeful to be summer of calendar year 2024 as the residential market allows, and adjacent public infrastructure is available.

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,

A handwritten signature in black ink, appearing to be "Chadwin F. Cox", written over a light blue horizontal line.

Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Concept Plan Review Submittal documents, including Carlson Land narrative.

