

## PLANNING COMMISSION

Mike Simone, Chairperson  
Bushrod White, Vice-Chairperson  
Thomas Holton  
Kathy Kvasnicka  
Thomas Meyers  
Paul Weber

**Planning Commission Agenda  
Regular Meeting  
Fort Lupton City Hall – 130 S. McKinley Ave.\*  
Thursday, January 6, 2022  
6:00 P.M.**

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

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

### **Call to Order – Roll Call**

### **Approval of Agenda**

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

- a. Approval of the Minutes of the December 9, 2021 Meeting

**Public Comment** – This portion of the Agenda is provided to allow members of the audience to present comments to the Planning Commission related to items not otherwise listed on the Agenda.

### **Action Items**

- a. Election of Officers
- b. P2022-001 Cottonwood Greens PUD Amended Sketch Plat and Sketch PUD Plan

### **Discussion Items**

- a. Review of Meeting Discussion
- b. Development Code Update

### **Future Business**

- a. Planning Commission Meeting on Thursday, January 13, 2022 at 6:00 PM
- b. Planning Commission Meeting on Thursday, February 10, 2022 at 6:00 PM

### **Adjourn**

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**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
December 9, 2021**

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, December 9, 2021.

Chair Mike Simone called the meeting to order at 6:05 p.m.

**ROLL CALL**

Board Members Present: Chair Mike Simone and Kathy Kvasnicka. Members Thomas Meyers and Bush White participated remotely via GoToMeeting.

City Staff Present: Planning Director Todd Hodges, Planner Maria Lancto and Administrative Assistant Magaly Morales-Tejada.

Chair Simone gave the following advisement:

Tonight's meeting shall be a hybrid meeting so as to ensure the health and safety of the general public and the City of Fort Lupton City Council, Planning Commission and staff.

The intent and purpose of the virtual appearance option is to allow the City to be innovative in providing the general public the most meaningful access possible in light of the current challenges present as a result of the Covid-19 pandemic.

An electronic link has been made available for tonight's meeting on the City's website and social media platforms and as posted at City Hall, so that the general public, Planning Commission and staff may participate electronically via the internet or on the phone.

**APPROVAL OF AGENDA**

Kathy Kvasnicka moved to approve the agenda and Thomas Meyers seconded.

**CONSENT AGENDA**

Kathy Kvasnicka moved to approve the consent agenda and Bush White seconded.

**PUBLIC COMMENT**

There was no public comment.

**ACTION ITEMS**

**P2021-026 Equipmentsshare.com, Inc. Fort Lupton, CO Site Plan and Special Use Permit**

Planner Maria Lancto presented this item. She stated that this site is located approximately 0.50 miles east of County Road 31 and north and adjacent to Highway 52. The applicants have submitted a request for a site plan to operate an equipment rental company, with operations to include renting, delivering and servicing of rental equipment. There are three phases planned. Phase one includes occupation of the existing buildings and addition of an above ground fuel island and wash bay. The above ground fuel island requires a special use permit. Phase two will include upgrades to some of the site surface treatments. Phase three will include the addition of an

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
December 9, 2021**

equipment storage building and interior work on one of the existing buildings. All notification requirements have been met.

Chair Simone asked applicant, Ashley Wolfe, if she understood that some members of the Planning Commission are appearing tonight via virtual connection and are not appearing in-person, if she consented to said members voting on her submittal, even though said members are not present in person, if she understood that she has the right to continue this public hearing to such a date to allow a full in-person public hearing, if she has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically and if she voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Ms. Wolfe stated yes to all questions.

Ms. Wolfe stated that she had no additional presentation as Ms. Lancto covered the project very well. She did however have some clarifying questions about the conditions of approval, specifically Public Works comments. She asked for clarification on comments pertaining to Sanitary Sewer – Chapter 4 and Traffic Control – Chapter 8.

Public Works director, Roy Vestal, clarified that these comments were meant to give the applicants a heads up that these comments will apply eventually to their property, however nothing needs to be changed at this point.

Ms. Wolfe asked for clarification on the condition of approval pertaining to the privacy fence requirements.

Planner Lancto stated that the site plan shows a privacy fence and staff just needs details on the material and height of the fence.

Chair Simone asked Ms. Wolfe if she felt she had a full opportunity to participate in the public meeting.

Ms. Wolfe stated yes.

Chair Simone opened up the public comment portion. Hearing none, public comment was closed.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions.

Member Meyers asked if there was a way to verify that hazardous chemicals would be properly stored per condition number 9 on the resolution.

Ms. Wolfe stated that no hazardous chemicals would be on site, however other chemicals are stored under the standards of SDS. The Colorado Health Department did conduct an inspection and no hazardous chemicals were identified.

Chair Simone asked if hazardous chemicals were to be on site, if there is a governing agency responsible for overseeing the proper storage of them

Ms. Wolfe stated yes.

Director Hodges clarified that these conditions of approval are directly from the Colorado Health Department and are meant to be a "Catch-all" for developments such as this one.



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With no further questions, Member Kvasnicka made a motion to approve P2021-0026. It was seconded by Member Meyers. Motion passed unanimously.

**P2021-027 The Flats at Lupton Village Sketch Plat**

Planner Lancto presented this item. She stated that this site is located north and adjacent to County Road 12 and between Denver Ave and the railroad tracks. The applicants are proposing 125 attached single family residential town home units as well as a commercial area in the southern portion of the site. An amenity area is also proposed as well as a trail connection to the Fort Lupton Trail. The property is currently zoned C-1 general commercial, if this sketch plat is approved the applicants would come back with a preliminary plat and a change of zone would be proposed at that time, likely to PUD. All notification requirements have been met.

Chair Simone asked applicant, Andrew Gerk, if he understood that some members of the Planning Commission are appearing tonight via virtual connection and are not appearing in-person, if he consented to said members voting on her submittal, even though said members are not present in person, if he understood that he has the right to continue this public hearing to such a date to allow a full in-person public hearing, if he has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically and if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Mr. Gerk stated yes to all questions.

Mr. Gerk provided a brief presentation. He stated that this property is located on the southwest corner of County Road 12 and Denver Ave, just west of the existing Lupton Village community. They are proposing 125 single-family units constructed as 5-plex buildings with a 2 car garage in each unit. There is an existing Metro District in Lupton Village which would apply to this development and would help achieve consistency throughout the developments. The 2 acres on the south end of the property are expected to be a commercial businesses. There are 5 different building designs proposed throughout the development. If this sketch plat is approved, further details will be discussed with planning and public works staff.

Chair Simone asked Mr. Gerk if he felt that he had a full and fair opportunity to present all application materials to the commission tonight.

Mr. Gerk Stated yes.

Chair Simone opened up the public comment portion. Hearing none, public comment was closed.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions.

Member Meyers asked for clarification on the access points.

Mr. Gerk stated that there are currently two access points proposed and they will be modified based on comments from public works and the fire department as the project progresses.

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Member White expressed concerns with the amount of parking as he feels that there is not sufficient parking proposed for the amount of the units. He also expressed concerns with the access on the North end of the development and the number of units proposed.

Chair Simone asked for clarification on the amount of parking spaces proposed.

Mr. Gerk stated that he does not have the exact number of parking spaces, however there are 2 garage spaces in each unit and the amount of spaces proposed is actually more than the city requires.

Director Hodges stated that staff actually feels that the amount of parking proposed is a bit excessive.

Member White stated that the garage spaces may not provide enough space for 2 full sized vehicles as is the case in the homes near the high school. He suggested that they look at reducing the number of units by one or two buildings. He also expressed concern over the north entrance as there are garages there and that may be an issue as people back out of their garage onto the entrance.

Mr. Gerk stated that this sketch plan is still very open-ended and he does believe that they will be looking at reducing the number of units. He will take these comments back to their team for consideration as they work on the preliminary plat.

Chair Simone asked if there would be any sound mitigation from the railroad tracks.

Mr. Gerk stated that there is not currently any sound mitigation, but they will look at it.

With no further comments, Member Kvasnicka moved to approve P2021-0027. It was seconded by Member White. Motion passed unanimously.

**Continuance of the SB Weakland Investments Amended Site Plan**

Staff provided the board with a memo prior to tonight's hearing requesting a continuance of the SB Weakland Investments Amended Site Plan to January 13, 2021.

Chair Simone opened the public comment portion, hearing none he closed public comment.

Member Kvasnicka motioned to approve a continuance to January 13, 2021. It was seconded by Member White. Motion passed unanimously.

**DISCUSSION ITEMS**

**Review of Meeting Discussion**

A review of meeting discussions took place.

**Development Code Update**

A discussion of the Development Code Update took place.

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December 9, 2021**

**FUTURE BUSINESS**

The next meeting of the Planning Commission will be on January 6, 2021 at 6:00pm

**ADJOURNMENT**

Chair Simone adjourned the meeting at 6:47 PM.

Submitted by

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Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

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Mike Simone, Chair

DRAFT

**RESOLUTION NO. P2022-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE COTTONWOOD GREENS PUD AMENDED SKETCH PLAT AND SKETCH PUD PLAN SUBMITTED BY ARBOR CAPITAL PARTNERS, LLC TO CREATE A RESIDENTIAL SUBDIVISION LOCATED NORTH OF 9<sup>TH</sup> STREET AND BETWEEN COUNTY ROAD 29 AND COUNTY ROAD 31 IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF WELD, STATE OF COLORADO.**

**WHEREAS**, the Planning Commission held a public hearing on January 6, 2022, for the purpose of reviewing the Cottonwood Greens PUD Amended Sketch Plat and Sketch PUD Plan (the “Amended Sketch Plat and Plan”) submitted by Arbor Capital Partners, LLC; and

**WHEREAS**, the Amended Sketch Plat and Plan proposes to subdivide the property for a residential subdivision to include a mix of single family detached lots and single family attached townhomes; and

**WHEREAS**, after review of the application for the Amended Sketch Plat and Plan, and consideration of staff comments, applicant’s presentation, and any public input, the Planning Commission finds the request for the Cottonwood Greens PUD Amended Sketch Plat and Sketch PUD Plan conforms with City codes, and requirements and policies therein; and

**WHEREAS**, all legal requirements for the public hearing have been met, including mailing of public hearing notices to adjacent property owners within 500 feet; and

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission has considered the application and 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 recommends approval of the Cottonwood Greens PUD Amended Sketch Plat and Sketch PUD Plan located in Section 33, Township 2 North, Range 66 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado with the following conditions:

- I. Prior to submittal of the Preliminary Plat and Preliminary PUD Plan:
  - A. Applicant shall submit a pre-application meeting request and meet with City Staff to determine requirements of the submittal.
  - B. Any redline comments provided by City staff shall be made to the Amended Sketch Plat and Plan map.
- II. As part of the Preliminary Plat and Preliminary PUD Plan submittal, the applicant shall include the following:
  - A. Provide information concerning any existing surface use agreements and provide detail how the agreements have been addressed on the design of the development.

- B. Provide information concerning any existing metro district and/or homeowners association.
- C. Provide locations of all active and inactive wells, and evidence that they meet setback requirements of the City. Work with Planning Department staff for any layout changes due to setback requirements.
- D. Development reports and studies shall be updated to include the Conner parcel.
- E. Provide an updated landscape plan for review and approval.
- F. The applicant shall provide written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed.
- G. The applicant shall provide written evidence that the comments from United Power have been adequately addressed.
- H. The applicant shall provide written evidence that the comments from Xcel Energy (Public Service Company) has been adequately addressed.

**DONE THIS 6<sup>th</sup> DAY OF JANUARY 2022 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.**

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**Chairman**

**ATTEST:**

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**Planning Director**



## COTTONWOOD GREENS PUD AMENDED SKETCH PUD PLAT PROJECT NO. LUP2021-0031 / PLAN NO. SPL2021-0002

### PROJECT DESCRIPTION

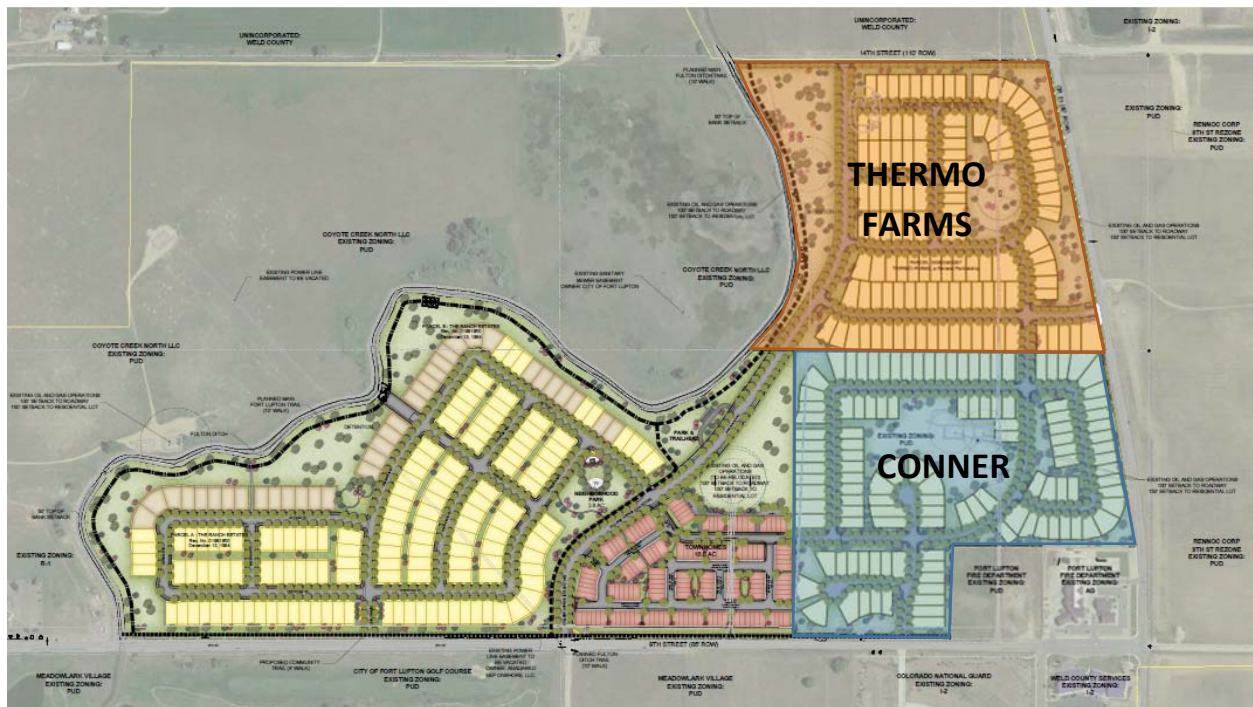
Project No.: LUP2021-0031 / Plan No. SPL2021-0002

Project name: Cottonwood Greens PUD Amended Sketch Plat & Sketch PUD Plan

Applicant's Name: Arbor Capital Partners, LLC ("Applicant")

### Location of Request:

The site is located located north of 9<sup>th</sup> Street, and between Northrup Avenue (aka County Road 29) and County Road 31 (the "Property"). The Property is located in Section 33, Township 2 North, Range 66 West, of the 6<sup>th</sup> P.M., City of Fort Lupton, County of Weld, State of Colorado.



### Nature of Request:

The Applicant has submitted a request for an amended sketch PUD plan for a residential subdivision that will include 410 single family detached and 137 single family attached units, and will include a clubhouse/neighbourhood park, pocket parks and interconnecting trails. This amendment to the original sketch plat and PUD plan brings in an additional parcel, known as the Conner Parcel (shown as blue above). It also amends the piece to the north of the Conner parcel, known as the Thermo Farms Parcel (shown as orange above) to reflect changes to that parcel the Applicant is requesting from the original sketch plat and PUD plan. The overall sketch plat also has be updated to reflect the final layout of the approved Filing Nos. 1 – 4 (the remaining portion of the Property shown above).

Site Size: 156.94 acres, more or less.

Zone District: PUD Planned Unit Development

Proposed Use: A residential subdivision that will provide a mix of single family attached houses and townhomes, as well as a clubhouse/neighborhood park, pocket parks and interconnecting trails.

Existing Use: Vacant.

Hearing Dates: Planning Commission – Thursday, January 6, 2022 at 6:00 PM; and  
City Council – Tuesday, January 18, 2022 at 7:00 PM.

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

Staff Recommendation: Approval with conditions, as shown on the proposed resolution.

### **SUMMARY OF PREVIOUS APPLICATIONS**

In 2006, the City Council approved a metropolitan district, final plat, subdivision improvement agreement, and PUD development plan for this property. However, the subdivision was never developed, and the property ownership became fragmented. The metropolitan district remains in effect, however each separate ownership parcel is required to start the development process over.

On May 6, 2019, the Fort Lupton City Council approved the Cottonwood Greens Sketch PUD Plat (Resolution No. 2019R034), and on December 16, 2019, the PUD Development Plan and Preliminary PUD Plat for the overall Cottonwood Greens Development was approved (Resolution No 2019R090).

On May 19, 2020, City Council approved the Final PUD Development Plan and Final Plats for Filing Nos. 1 – 3 (Resolution No. 2020R048). The Subdivision Improvements Agreement for those filings was approved on June 2, 2020 (Resolution No. 2020R050).

On November 2, 2021, City Council approved the Final Plat and Final PUD Plan for Filing No. 4 (Resolution No. 2021R065), which includes the single-family attached residential (townhome) units.

This application seeks to amend the sketch plat and sketch PUD plan approved in May 2019.

### **APPLICATION PROCESS**

The Planning Commission's review of the PUD sketch 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 applicants and staff. Pursuant to Section 16-45(c)(3) of the Fort Lupton Municipal Code, except as specifically provided in said Section, PUD plan application shall be processed in the same manner as set forth for major subdivisions. Therefore, the Planning Commission shall evaluate the sketch plat and PUD sketch plan application and public comments, and make a recommendation to the City Council to approve, approve with conditions or deny the sketch plat and PUD sketch plan.

### **NOTIFICATION REQUIREMENTS**

All notification requirements were met, including mailing notice to property owners within 500 feet of the site and sending notice to mineral owners and lessees of record on the properties, as well as notifications to mineral estate interests.

## CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant has proposed a residential subdivision that will include a total of 410 single family detached residential units, and 137 single-family attached residential (townhome) units. The zoning is PUD Planned Unit Development, and the proposed land use conforms to this zoning.

Pursuant to the Fort Lupton Municipal Code Section 16-45, a sketch PUD plan is an initial review of a proposed Planned Unit Development and is processed per Section 17-21 of the Code. The sketch PUD plan phase is required prior to submitting a preliminary PUD plan and final PUD plan. The sketch PUD plan should generally define the layout of streets, lots and location of any public uses, such as schools and parks, and proposed zoning classifications.

The intent of the sketch PUD plan is to provide a general concept that describes the applicants' development vision and plan for a proposed PUD. The sketch PUD plan gives the City an opportunity to describe the community's vision to the applicant, provides basic information to the City that will affect the planning and design of the site, and gives the applicant an opportunity to hear comments and concerns from the public prior to proceeding with detailed project design. A sketch PUD plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

## CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Map designates this area as Single Family Detached land use. This designation allows for neighborhoods of predominately single family detached homes on individual lots. This can consist of a variety of development types, including higher density homes within the City's urban core and planned subdivisions within residential growth areas. In addition to single family units, these neighborhoods may include scattered single family attached and multi-family housing options, as well as public and semi-public uses. Given market demand, single family neighborhoods are likely to remain the primary residential designation within Fort Lupton and should be considerable growth in the future.

This proposed application conforms with the land use designation. The majority of housing included within this subdivision is single-family detached, with Filing No. 4 comprised of the single-family attached townhome units. The Property is located within a Residential Growth Area, as identified in the Comprehensive Plan, therefore a mix of housing including higher density housing types is envisioned for this area.

## REFERRALS

Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

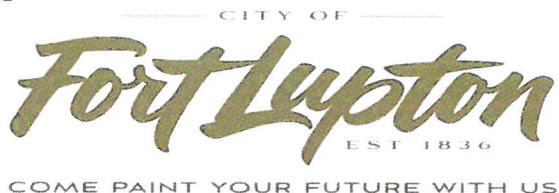
|                                     |                                      |                          |
|-------------------------------------|--------------------------------------|--------------------------|
| Buildings/Grounds Manager           | City Attorney                        | Police Chief             |
| Public Works Director               | Building Inspector                   | Recreation Manager       |
| Golf Course Manager                 | Water Treatment Plant Manager        | GIS Specialist           |
| Finance Director                    | Fort Lupton Fire Protection District | CDOT                     |
| Colorado Parks & Wildlife           | Division of Water Resources          | United Power             |
| Comcast                             | CenturyLink                          | Xcel Energy              |
| Postmaster                          | Weld County Department of Planning   | Weld County Public Works |
| Northern Colorado Water Cons. Dist. | Fulton Ditch Company                 |                          |



## **RECOMMENDATION**

Staff recommends conditional approval of the Cottonwood Greens PUD Amended Sketch Plat and Sketch PUD Plan. Conditions are listed on the proposed Resolution provided to Planning Commission.

***For more information on this development, please refer to the Planning Commission packet provided.  
Additional documents are available for review at the Fort Lupton City Hall.***



## Planning &amp; Building

130 S. McKinley Avenue  
Fort Lupton, CO 80621

Phone: 303.857.6694  
Fax: 303.857.0351

[www.fortlupton.org](http://www.fortlupton.org)

Project No. \_\_\_\_\_

## Land Use Application Form

## A. CONTACT INFORMATION

- 1) Property Owner Name: Jim Righeimer Managing Member  
 Company: Cottonwood Development Partners, LLC  
 Phone: (949)566-8162 Email: Jim@rfcomsites.com  
 Address: 4040 MacArthur Blvd., Ste. 250 Newport Beach, CA 92660  
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Kristin Turner  
 Company: TB Group  
 Phone: 970.532.5891 Email: kristin@tbgroup.us  
 Address: 444 Mountain Avenue Berthoud, CO 80513  
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Attn: Gloria Morales  
 Billing Company: Arbor Capital Partners, LLC.  
 Phone: (949) 566-8162 Email: Gloria@rfcomsites.com  
 Address: 4040 MacArthur Blvd., Ste. 250 Newport Beach, CA 92660

## B. SITE DESCRIPTION

Site Address: Vacant Land, County Road 14 Fort Lupton, CO 80621  
 Parcel Number: 130933416019  
 Existing Zone Classification: PUD Proposed Zone Classification: PUD  
 Water Type: Municipal Name: Fort Lupton  
 Sewage Type: Municipal District Name or Location Hauled to: \_\_\_\_\_

## C. APPLICATION TYPE (CHECK ALL THAT APPLY)

- |                                                 |                                                    |                                                         |
|-------------------------------------------------|----------------------------------------------------|---------------------------------------------------------|
| <input checked="" type="checkbox"/> Sketch Plat | <input type="checkbox"/> Administrative Site Plan  | <input type="checkbox"/> PUD Plan (Preliminary & Final) |
| <input type="checkbox"/> Preliminary Plat       | <input type="checkbox"/> Special Use Permit        | <input type="checkbox"/> Variance                       |
| <input type="checkbox"/> Final Plat             | <input type="checkbox"/> Oil & Gas Permit          | <input type="checkbox"/> Administrative Variance        |
| <input type="checkbox"/> Minor Subdivision      | <input type="checkbox"/> Annexation & Initial Zone | <input type="checkbox"/> Appeal                         |
| <input type="checkbox"/> Amended Plat           | <input type="checkbox"/> Change of Zone            | <input type="checkbox"/> Other: _____                   |
| <input type="checkbox"/> Site Plan              | <input type="checkbox"/> Comp Plan Amendment       |                                                         |

Project No. \_\_\_\_\_

**D. PROJECT DESCRIPTION**

Project Name: Cottonwood Greens

Please provide a short description of the proposed project in the space provided below:

This is a proposal for an amended sketch plat to include the revised northwest section of the Cottonwood Greens subdivision as well as the Connor property which is located directly to the south and adjacent to the 4th filing. The site has existing PUD zoning. Single family detached lots are proposed.

**E. REQUIRED DOCUMENTS**

For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

**F. CERTIFICATIONS**

**Representative Certification**

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative: \_\_\_\_\_ Date: 10/11/21

**Owner Certification**

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

Owner: \_\_\_\_\_ Date: 10.11.21

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**For Office Use Only**

Received Date: \_\_\_\_\_

If the application is not complete, state reasons why it is incomplete:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Deemed Complete Date: \_\_\_\_\_

Fees Submitted: \_\_\_\_\_ Escrow Submitted: \_\_\_\_\_

## **Cottonwood Greens: Amended Sketch Plan Narrative**

### **October 22, 2021**

#### **General Description/Site Features and Proposed Land Uses**

The property is located on the north side of 9<sup>th</sup> street, west of County Road 31, and the west and northern property boundaries are constrained by Fulton Ditch and 14<sup>th</sup> Street to the north. The property is approximately 156.94 acres with existing PUD zoning. Proposed uses will include 410 single family detached and 137 single family attached residential units. The overall project density is 3.48 du/ac. The development will include a Clubhouse/Neighborhood Park, pocket parks and interconnecting trails.

#### **Compliance with the City of Fort Lupton Comprehensive Plan**

The proposed development integrates the goals set out in the Town Comprehensive Plan in the following ways:

##### ***Growth and Development***

The proposed development is designed to provide connections at pre-determined locations to existing and adjacent neighborhoods. In addition, the layout provides continuous, direct, convenient, and safe pedestrian pathways to adjacent subdivisions and proposed parks. The site is well situated for housing per the Comprehensive Plan. The plan also provides for diversity in housing types for the community.

##### ***Transportation and Mobility***

This plan provides a safe and efficient transportation network that accommodates pedestrians, vehicles and bicycles. The main entrance is located along 9<sup>th</sup> Street and aligns with the right-of-way of County Road 29 1/2. A Major Local roadway meanders through the project, connecting 9<sup>th</sup> Street to 14<sup>th</sup> Street at the northern limit of the project. The Major Local roadway will provide convenient access to local streets for vehicles, bicycles and pedestrians. The project is planned as a pedestrian oriented and walkable community with detached sidewalks, tree lawns, street trees and connections throughout the community, to future adjacent neighborhoods.

##### ***Parks, Open Space and Environmental Features***

The proposed parks, open space and trails within the development will provide high quality recreational opportunities for neighborhood residents and also create connections to future neighborhoods and uses beyond our project boundaries. As shown on the Fort Lupton Proposed Trails Map, the Main Fulton Ditch Trail will be constructed with this development, making a connection through the site and eventually providing pedestrian access to Aims Community College and other destinations surrounding Fort Lupton. In addition, this project will construct the Connector Trail proposed along 9<sup>th</sup> Street. The development is also proposing an extension of the Fort Lupton Trail that will be constructed along the Main Fulton Ditch and

connecting to the Main Fulton Ditch Trail. A trailhead will be constructed in the development at the intersection of the Main Fulton Ditch Trail and the extension of the Fort Lupton Trail.

### ***Public Facilities and Services***

The proposed development is a logical extension of the City of Fort Lupton public services without placing additional burdens on existing residents and businesses. Infrastructure will be provided so as to meet the requirements of the Comprehensive Plan and/or the Land Use Code.

Water will be provided by the Town of Fort Lupton by connecting to an existing 16" water main in 9th Street and an existing 12" water main Weld County Road 31. There will also be a network of 8" mains throughout the site.

Sewer will be provided by the Town of Fort Lupton through a connection to an existing 10" sanitary sewer main that bisects the site.

Stormwater will be treated using appropriate water quality measures, with on-site detention being utilized throughout the site to maintain stormwater releases at or below historic rates from the site. Storm water will be conveyed using a series of storm drains and swales to roadside swales along 9th Street and Weld County Road 31, or into the Fulton Ditch pending Ditch Company approval of plans. In the event stormwater releases will not be allowed into the Fulton Ditch, stormwater will be conveyed under the ditch via a syphon and then on to the northwest to regional drainage facilities.

### **Planned Phasing**

The development is proposed in ten phases. Trails and parks included in the phase boundaries will be constructed with that phase.

Phase 1 will include both 50' and 60' wide lots with and Single Family detached housing products. A portion of the Major Local roadway connecting to 9<sup>th</sup> Street as well as a secondary access to 9<sup>th</sup> Street will be constructed with this phase as well as the Neighborhood Park.

Phase 2 will extend the development to the west, with 50' and 60' wide lots and will include the construction of a pocket park along the Main Fulton Ditch.

Phase 3 constructs the remainder of the single family detached along 9<sup>th</sup> street as well as Single Family Attached products. A pocket park and trailhead and connection to the Fort Lupton Trail are part of this phase, with 50' and 60' wide lots are included in this phase.

Phase 4 will include an extension of the Major Local toward 14<sup>th</sup> Street, construction of a pocket park and trailhead and construction of additional 50' and 60' wide lots.

Phase 5 will include the single family attached (townhome) product.

Phase 6 extends the Major Local to 14<sup>th</sup> Street and will complete the construction of the Main Fulton Ditch Trail to 14<sup>th</sup> Street. 50' wide lots will be constructed as part of this phase.

Phase 7 extends 14<sup>th</sup> Street improvements and includes improvements along a portion of CR 31. 50' wide lots will be constructed as part of this phase.

Phase 8 will include 50' lots.

Phase 9 will include 50' lots as well as an extension of local road from phase 4 up to phase 5.

Phase 10 will include the remainder of the adjacent improvements to CR 31 and include 50' lots.

### **Forecast of Projected Construction Timing**

The construction of Cottonwood Greens infrastructure is planned to occur in ten phases, with the first phase of development taking nine months, and the subsequent phases anticipated to be constructed in six months. The commencement of the initial phase of infrastructure is anticipated to occur upon the later of closing on the property and/or receipt of the required entitlements/permits from the City of Fort Lupton. While the ultimate commencement of future phases of construction will be based on the market absorption of delivered lots and seasonality (i.e. likely not commencing in Jan or Feb), the ten phases of development are currently projected to complete by the end of 2024.

### **Public Services**

#### ***Fire and Police Protection***

Law enforcement for the property would be provided by the Fort Lupton Police Department. It is not anticipated that there would be special security needs or a specific need for additional officers.

Fire protection for the property would be provided by Fort Lupton Fire Department. Fort Lupton Fire Station #2 is located at the northwest corner of County Road 31 and 9<sup>th</sup> Street. It is not anticipated that the project would pose special fire hazards. Fire prevention requirements, fire detection, fire lanes, emergency access, etc. will be provided as required by code.

#### ***Schools***

The project is within the Weld Re-8 School District. We will work with the District to identify and address any impacts of this project.

#### ***Recreation and Open Space***

The project will include park amenities, including open spaces and trails, and active and passive recreation.

## **Traffic Statement**

The property is bordered by 14<sup>th</sup> Street to the north, County Road 31 to the east and 9<sup>th</sup> Street to the south. A collector road with an 80' ROW will run north/south connecting 14<sup>th</sup> Street and 9<sup>th</sup> Street. Another local connection will be made between the collector and the Main Fulton Ditch on 9<sup>th</sup> Street. An updated traffic impact study will be prepared at the time of the site plan submittal. These connections to surrounding Collectors and Arterial Roadways have been designed to disperse traffic evenly within the development. A full Traffic Impact Study will be provided with the preliminary plat package.

## **Statement of Commercial Mineral Deposits**

There are currently oil & gas facilities within the property but there are no known commercial mineral deposits on-site.

## **Public Land Dedication**

Land dedication for Parks is calculated at 3 residents per single family detached unit and 2.5 residents per Townhome unit. With the current site plan the total number of single family detached units is 410, resulting in 1230 residents. The Townhome units will total 137 units with the current parcel layout, resulting in 342.5 residents. The total number of residents expected in the development will be 1572.5. Calculating the Community Park at 3 acres / 1000 persons, the required dedicated open space would be 4.71 acres. Open space to be dedicated to Fort Lupton would include the 2.8 ac Community Park (previously approved Filing No. 1), a pocket park (previously approved Filing No. 2), the trailhead park to the north (previously approved Filing No. 3) and multiple open spaces located in future filings 4-10, providing the remainder of the required dedicated open space.

The developer will work with the School District to determine the school site requirement. It is anticipated that cash-in-lieu will be the means to meet the school site dedication requirement.



# Cottonwood Greens PUD Amended Sketch Plat

Fort Lupton, Colorado

Project No. LUP2021-0031

Plan No. SPL2021-0002

SEAL

PROJECT TITLE

**COTTONWOOD GREENS**

**AMENDED SKETCH PLAT**

FORT LUPTON, COLORADO

PREPARED FOR

COTTONWOOD GREENS LLC  
4040 MACARTHUR BLVD.,  
STE. 250  
NEWPORT BEACH, CA 92660

REVISIONS

DATE

DATE

October 15, 2021

SHEET TITLE

**Sketch Plan**

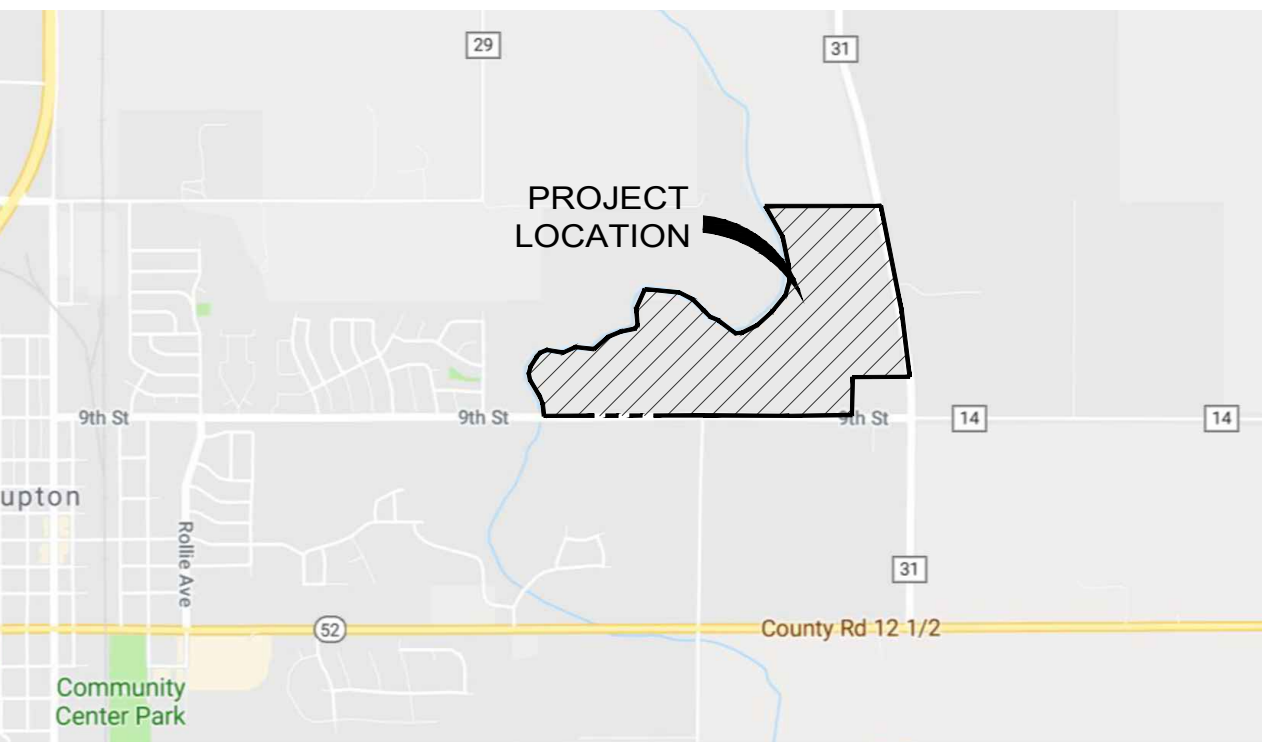
SHEET INFORMATION

Sheet Number: **1**

Of: **3**



Vicinity Map:



Land Use Statistics:

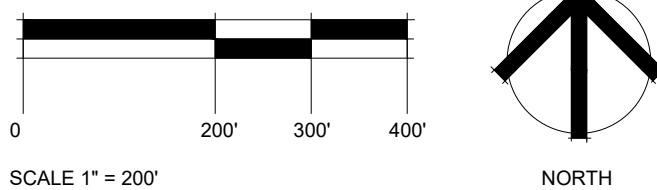
| USE                        | TYPE       | ACREAGE | TOTAL UNITS | LOT SIZE (SF) | PERCENT TOTAL |
|----------------------------|------------|---------|-------------|---------------|---------------|
| SINGLE FAMILY DETACHED     | 50' X 110' | 46.71   | 374         | 5,500         | 29.60%        |
| SINGLE FAMILY DETACHED     | 60' X 110' | 5.37    | 36          | 6,500         | 3.40%         |
| SINGLE FAMILY ATTACHED     | TOWNHOMES  | 16.60   | 137         | -             | 3.48%         |
| ROADWAYS                   | -          | 22.00   | -           | -             | 14.00%        |
| NEIGHBORHOOD PARK          | -          | 2.83    | -           | -             | 1.80%         |
| POCKET PARK AND OPEN SPACE | -          | 73.14   | -           | -             | 46.41%        |
| TRAILS                     | -          | 2.07    | -           | -             | 1.31%         |
| TOTAL                      |            | 157.60  | 547         | -             | 100.00%       |

Notes:

- Other than oil and gas facilities, there are no other existing structures on the site.

Single-Family Detached Setbacks:

| SETBACK TYPE      | DISTANCE                    |
|-------------------|-----------------------------|
| FRONT             | 15' TO HOUSE, 20' TO GARAGE |
| REAR              | 15'                         |
| SIDE              | 5'                          |
| SIDE (CORNER LOT) | 15'                         |



LEGEND:

- FUTURE INFRASTRUCTURE AND LOTS  
(TO BE COMPLETED WHENEVER OIL & GAS IS RELOCATED OR  
PLUGGED AND ABANDONED)
- MAIN FULTON DITCH TRAIL
  - FORT LUPTON TRAIL
  - CONNECTOR TRAIL



Legal Description:

**PROPERTY DESCRIPTION - (The Ranch Estates)**

**PARCEL A:**  
Part of the South ½ of the Southwest ¼ of Section 33, Township 2 North, Range 66 West of the 6<sup>th</sup> P.M., Weld County, Colorado, being more particularly described as: Beginning at the Southeast corner of said South ½ Southwest ¼ of Section 33, said corner being the South ¼ corner of said Section 33; Thence North 00 Degrees 07 Minutes 28 Seconds West, on an assumed bearing along the North-South centerline of said Section 33 a distance of 30.00 feet to the True Point of Beginning; Thence South 89 Degrees 51 Minutes 39 Seconds West parallel with the South line of the Southwest ¼ of Section 33 a distance of 1966.23 feet to a point on the centerline of the Fulton Ditch; Thence along the centerline of said Fulton Ditch by the following courses:

North 06 Degrees 11 Minutes 41 Seconds West, 151.28 feet;  
North 20 Degrees 43 Minutes 03 Seconds West, 88.12 feet;  
North 30 Degrees 46 Minutes 53 Seconds West, 240.23 feet;  
North 11 Degrees 34 Minutes 26 Seconds West, 84.39 feet;  
North 14 Degrees 00 Minutes 06 Seconds East, 78.29 feet;  
North 31 Degrees 26 Minutes 08 Seconds East, 147.40 feet;  
North 38 Degrees 52 Minutes 59 Seconds East, 65.88 feet;  
North 67 Degrees 23 Minutes 38 Seconds East, 93.12 feet;  
South 80 Degrees 34 Minutes 12 Seconds East, 199.77 feet;  
North 65 Degrees 45 Minutes 43 Seconds East, 169.57 feet;  
South 83 Degrees 33 Minutes 37 Seconds East, 232.47 feet;  
North 48 Degrees 41 Minutes 09 Seconds East, 227.84 feet;  
North 67 Degrees 11 Minutes 56 Seconds East, 165.39 feet;  
North 78 Degrees 12 Minutes 31 Seconds East, 180.87 feet;  
North 37 Degrees 22 Minutes 56 Seconds East, 53.66 feet;  
North 04 Degrees 38 Minutes 21 Seconds West, 177.03 feet to a point on the North line of said South  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; Thence  
North 89 Degrees 55 Minutes 09 Seconds East along said North line a distance of 826.06 feet to the Northeast corner of said South  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 33; Thence South 00 Degrees 07 Minutes 28 Seconds East along said North-South centerline of Section 33 a distance of 1288.45 feet to the True Point of Beginning.

Said described parcels of land contain in total 49.49 acres, more or less (±).

County of Weld,  
State of Colorado.

PARCEL B:

A part of the North ½ of the Southwest ¼ of Section 33, Township 2 North, Range 66 West of the 6th P.M., Weld County, Colorado, more particularly described as: Beginning at the Southeast corner of said North ½ of the Southwest ¼; Thence South 89 Degrees 55 Minutes 09 Seconds West on assumed bearing along the South line of said North ½ of the Southwest ¼, a distance of 826.06 feet to a point on the centerline of the Fulton Ditch; Thence along said centerline the following courses:

North 04 Degrees 38 Minutes 21 Seconds West, 31.82 feet;  
North 24 Degrees 35 Minutes 59 Seconds East, 259.75 feet;  
South 84 Degrees 26 Minutes 51 Seconds East, 426.35 feet;  
South 62 Degrees 30 Minutes 01 Seconds East, 185.25 feet;  
South 44 Degrees 47 Minutes 56 Seconds East, 187.09 feet to a point on the East line of said North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; Thence South  
00 Degrees 07 Minutes 28 Seconds East along said East line, a distance of 7.18 feet to the True Point of Beginning,

Said described parcels of land contain in total 3.68 acres, more or less (±).

County of Weld,  
State of Colorado.

**PROPERTY DESCRIPTION (Aims I, A General Partnership)**

A part of the Southeast  $\frac{1}{4}$  of Section 33, Township 2 North, Range 66 West of the 6<sup>th</sup> P.M., being more particularly described as:

Beginning at the Southeast corner of said Section 33; Thence North 89°41'44" West on an assumed bearing along the South line of said Section ¼ a distance of 60.00 feet; Thence North 00°08'24" West parallel with the East line of said Southeast ¼ a distance of 30.00 feet; Thence North 89°41'44" West parallel with and 30.00 feet North of said South line a distance of 1535.43 feet to the True Point of Beginning; Thence continuing North 89°41'44" West parallel with and 30.00 feet North of said South line a distance of 1048.86 feet to the North-South centerline of said Section 33; Thence North 00°07'28" West along said North-South centerline a distance of 1295.41 feet to the centerline of the Fulton Ditch said point being 7.18 feet North of the 1/16 corner between the Southwest ¼ and the Southeast ¼ of said Section 33; Thence along said centerline of the Fulton Ditch by the following courses:

South 44°47'56" East, 119.69 feet;  
South 67°17'56" East, 102.80 feet;  
South 53°16'01" East, 266.98 feet;  
North 85°20'29" East, 82.20 feet;  
North 63°34'52" East, 205.14 feet;  
North 47°57'32" East, 23.77 feet;  
North 39°07'27" East, 22.89 feet to the North line of the South ½ of said Southeast ¼ of Section 33; Thence South 89°51'16" East along said North line a distance of 199.03 feet; Thence South 00°07'28" East parallel with said North-South centerline a distance of 1291.14 feet to the True Point of Beginning, County of Weld, State of Colorado.

Said described parcels of land contain in total 27.95 acres, more or less (±).

**PROPERTY DESCRIPTION - (Thermo- Farms)**

A part of the Southeast One-Quarter of Section 33, Township 2 North, Range 66 West of the 6<sup>th</sup> Principal Meridian, Weld County Colorado, more particularly described as:

Beginning at the Southeast corner of said Section 33; Thence N00°08'24"W on an assumed bearing along the East line of said Southeast One-Quarter a distance of 1325.57 feet to the East of 1/16 corner of said Southeast One-Quarter; Thence N89°51'16"W along the South line of the North One-Half of said Southeast One-Quarter a distance of 205.77 feet to the True Point of Beginning; Thence continuing N89°51'16"W a distance of 1588.31 feet to a point on the center line of Fulton Ditch; Thence along said centerline by the following courses:

N39°07'27"E, 246.85 feet;  
N16°43'39"E, 177.03 feet;  
N02°12'16"W, 191.55 feet;  
N11°44'31"W, 367.91 feet;  
N29°30'16"W, 434.23 feet; Thence N89°59'12"E parallel with and 30.00 feet South of the East-West centerline of said Section 33 a distance of 1422.77 feet to the West R.O.W. line of Weld County Road 31; Thence S11°08'11"E along said West R.O.W. line of Weld County Road 31 a distance of 1319.79 feet to the True Point of Beginning.

Said described parcels of land contain in total 39.91 acres, more or less (±).

(For Informational Purposes Only APN: R4646107)

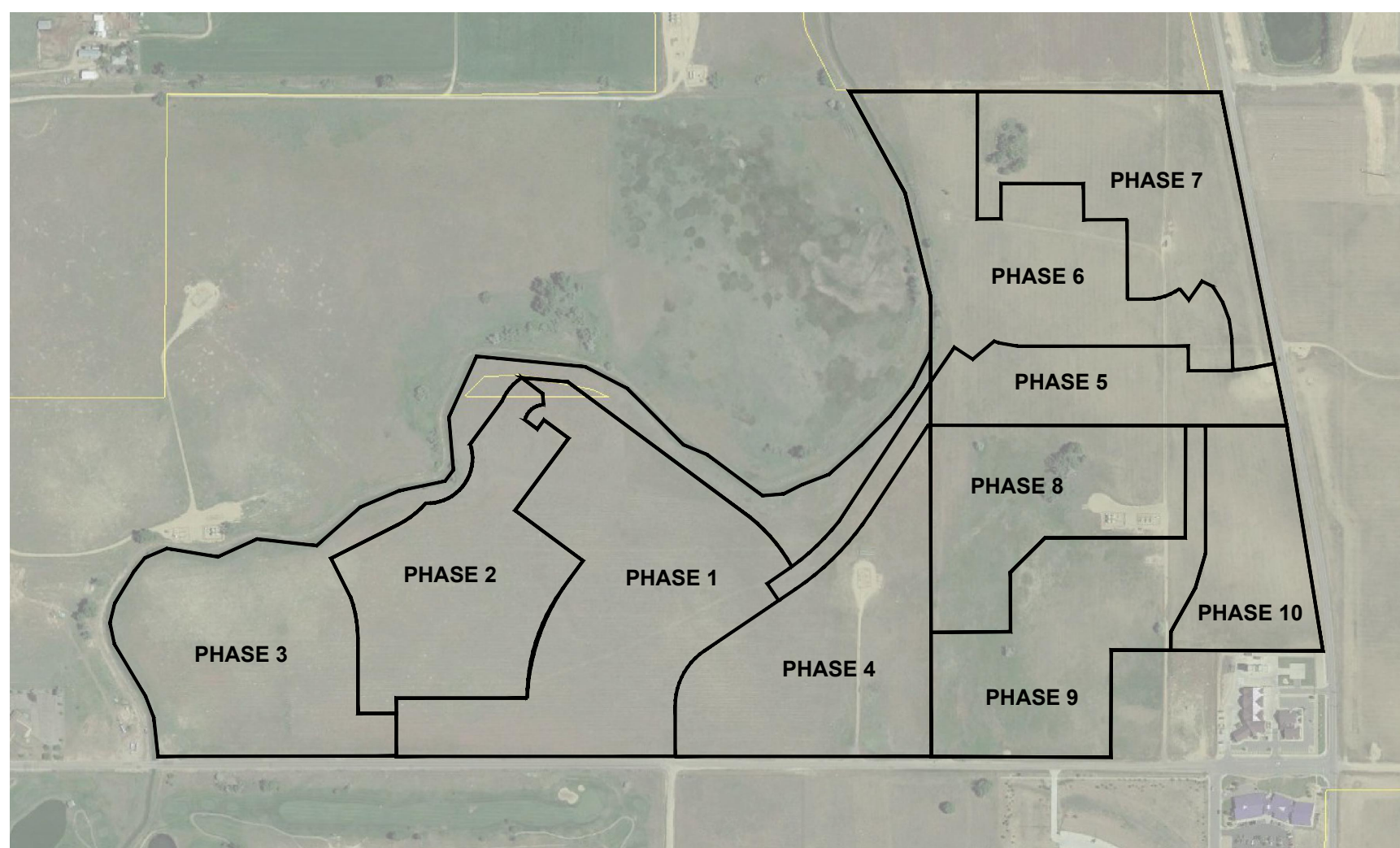
**PROPERTY DESCRIPTION - (Connor Property)**

The Conner property was previously platted as a "fire protection district minor subdivision". As such, the legal reference that subdivision, and is not a metes & bounds legal...

LOT 2, CONNER FAMILY TRUST - FORT LUPTON FIRE PROTECTION DISTRICT MINOR SUBDIVISION RECORDED AUGUST 31, 2020 AT RECEPTION NO. 4624691, PLAT MAP 25321, COUNTY OF WELD, STATE OF COLORADO.

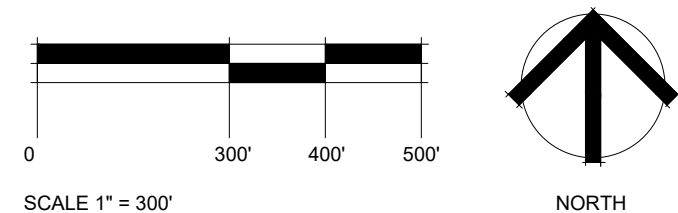


### Phasing Map:



### Phasing Statistics:

| PHASE     | 50 X 110 | 60X110 | TOWNHOMES | TOTAL |
|-----------|----------|--------|-----------|-------|
| PHASE 1   | 70       | 8      | 0         | 78    |
| PHASE 2   | 32       | 16     | 0         | 48    |
| PHASE 3   | 38       | 10     | 0         | 48    |
| PHASE 4   | 0        | 0      | 137       | 137   |
| PHASE 5   | 37       | 0      | 0         | 37    |
| PHASE 6   | 40       | 0      | 0         | 40    |
| PHASE 7   | 38       | 0      | 0         | 38    |
| PHASE 8   | 47       | 0      | 0         | 47    |
| PHASE 9   | 36       | 0      | 0         | 36    |
| PHASE 10  | 34       | 0      | 0         | 34    |
| SUB-TOTAL | 372      | 34     | 137       | 348   |
|           |          |        |           |       |
| TOTAL     | 372      | 34     | 137       | 543   |

[illegible]

DATE \_\_\_\_\_

October 15, 2021

SHEET TITLE

## CONTEXT

SHEET INFORMATION

Sheet Number: 2

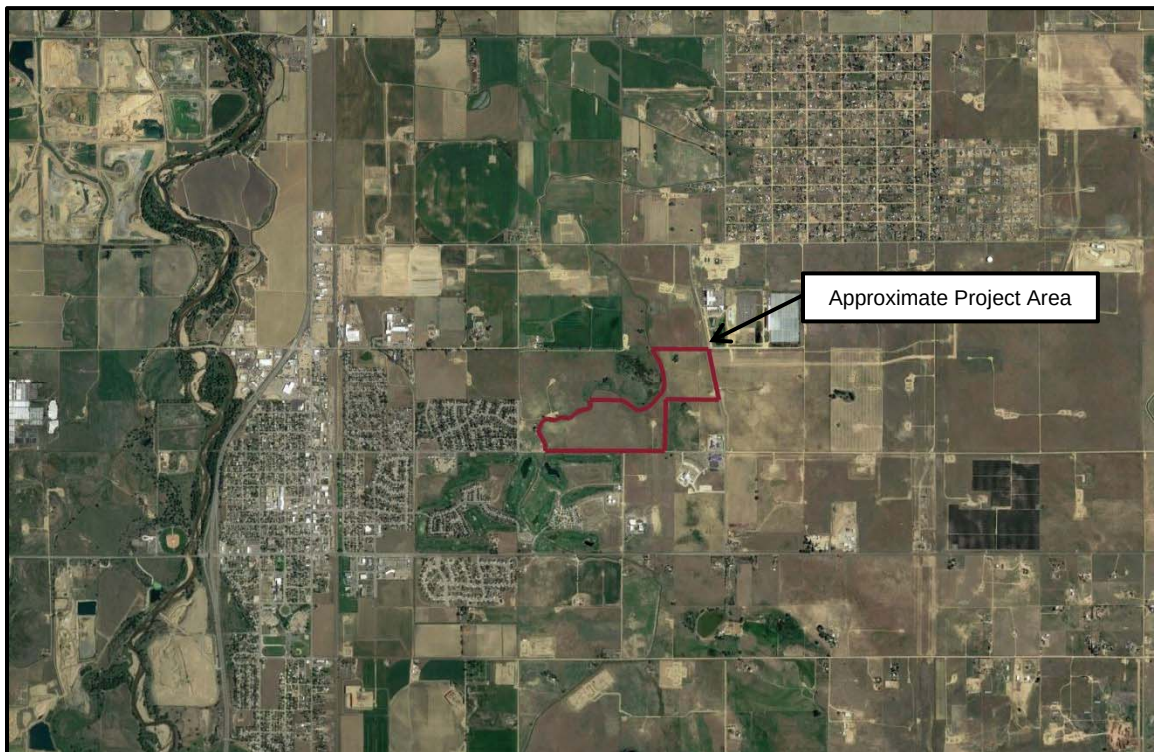
Of: 3







**Preliminary Geotechnical Evaluation  
Cottonwood Greens  
Fort Lupton, Colorado**



Prepared For:

**Arbor Capital Partners, LLC**

*In care of*

**Land Asset Strategies of Colorado, LLC**

**4040 MacArthur Drive, Suite 250  
Newport Beach, California 92660**

**Attention: Mr. Lee Lowrey**

**Job Number 18-3062**

**November 15, 2018**



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## **PURPOSE AND SCOPE OF STUDY**

This report presents the results of a preliminary geotechnical evaluation performed by GROUND Engineering Consultants, Inc. (GROUND) to provide in support of planning of the proposed Cottonwood Greens development to be located north of 9<sup>th</sup> Street and County Road 20 1/2 Fort Lupton, Colorado. Our study was conducted in general accordance with GROUND's Proposal No. 1810-1800, dated October 8, 2018 and associated contract documents.

Field and office studies provided information obtained at the test hole locations regarding surface and subsurface conditions, including the existing site vicinity improvements. Material samples retrieved during the subsurface exploration were tested in our laboratory to assess the engineering characteristics of the site earth materials, and assist in our geotechnical analysis. Results of the field, office, and laboratory studies are presented below.

This report has been prepared to summarize the data obtained and to present our preliminary findings and conclusions based on the proposed development and the subsurface conditions encountered.

The information presented in this report is preliminary, and is not sufficient for final design of buildings or pavements or for assessing depths of remedial earthwork, etc. Additional structure-specific subsurface exploration and testing should be performed in support of development of geotechnical parameters for project design.

## **PLANNED DEVELOPMENT**

We understand that nature of the development has not yet been determined, and that commercial, residential, and mixed-use developments are being considered for the property. Supporting infrastructure, including roadways and underground utilities, likely will be constructed as well. We anticipate that structural loads likely will be low to moderate, typical of this type of development. Additionally, we anticipate that relatively small to moderate cuts and fills, on the order of 5 to 10 feet, may be required to achieve final lines and grades across the site.

If the proposed development differs significantly from that described above, GROUND should be notified to re-evaluate the conclusions and parameters contained herein.



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## **SITE CONDITIONS**

At the time of our subsurface exploration program, the site was a largely undeveloped lot that appeared to have been previously used for agriculture and scattered oil and gas production. The site was bordered Fulton Ditch to the west and north, County Road 31 to the east, undeveloped land to the east and south, and 9<sup>th</sup> Street to the south. Additional undeveloped and agricultural land, commercial development, and single-family residences further surrounded the site.



The project site was largely covered with native grasses, weeds, and other relatively small vegetation. Large, mature trees also were observed at various locations on the project site. The project site generally sloped gently to moderately to the north and west and displayed about 20 feet of relief across the project site.

## **INITIAL SUBSURFACE EXPLORATION**

Subsurface exploration for the project was conducted in October and November of 2018. A total of 10 test holes were drilled using a conventional truck-mounted, drilling rig and a conventional track-mounted drilling rig advancing continuous flight auger equipment to depths of about 23 to 36 feet below existing grades with the limits of the proposed development. Test holes were advanced to their termination depths to evaluate the subsurface conditions as well as to retrieve samples for laboratory testing and analysis. A GROUND engineer directed the subsurface exploration, logged the test holes in the field, and prepared the samples for transport to our laboratory.

**Preliminary Geotechnical Evaluation  
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Samples of the subsurface materials were retrieved with a 2-inch I.D. California liner sampler. The samplers were driven into the substrata with blows from a 140-pound hammer falling 30 inches, a procedure similar to the Standard Penetration Test described by ASTM Method D1586. Penetration resistance values, when properly evaluated, indicate the relative density or consistency of soils. Depths at which the soil samples were obtained and associated penetration resistance values are shown on the test hole logs.

The approximate locations of the test holes are shown in Figure 1. Logs of the test holes are presented in Figures 2 and 3. Explanatory notes and a legend are provided in Figure 4.

### **LABORATORY TESTING**

Samples retrieved from our test holes were examined and visually classified in the laboratory by the project engineer. Laboratory testing of soil samples included standard property tests, such as natural moisture contents, dry unit weights, grain size analyses, and Atterberg limits. Swell–consolidation, water soluble sulfate, and a suite of corrosivity tests were performed on select samples as well. Laboratory tests were performed in general accordance with applicable ASTM protocols. Results of the preliminary laboratory testing program are summarized in Table 1 and Table 2.

### **SUBSURFACE CONDITIONS**

**Site Geology** Published geologic maps, e.g., Soister (1965),<sup>1</sup> depict the site as underlain by Holocene Eolian Sand (**Qes**) and by the Upper Cretaceous Dawson Formation (**Kdw**). Alluvial deposits are also mapped in the project area. A portion of the Soister (1965) map is reproduced below.

In the project area, eolian, wind-blown, deposits typically consists of fine to medium sands and silts with varying fractions of clays. Weathering typically increase the clay content of these deposits. Eolian deposits, such as loess, can be susceptible to hydro-consolidation ('collaspe') when loaded and wetted.

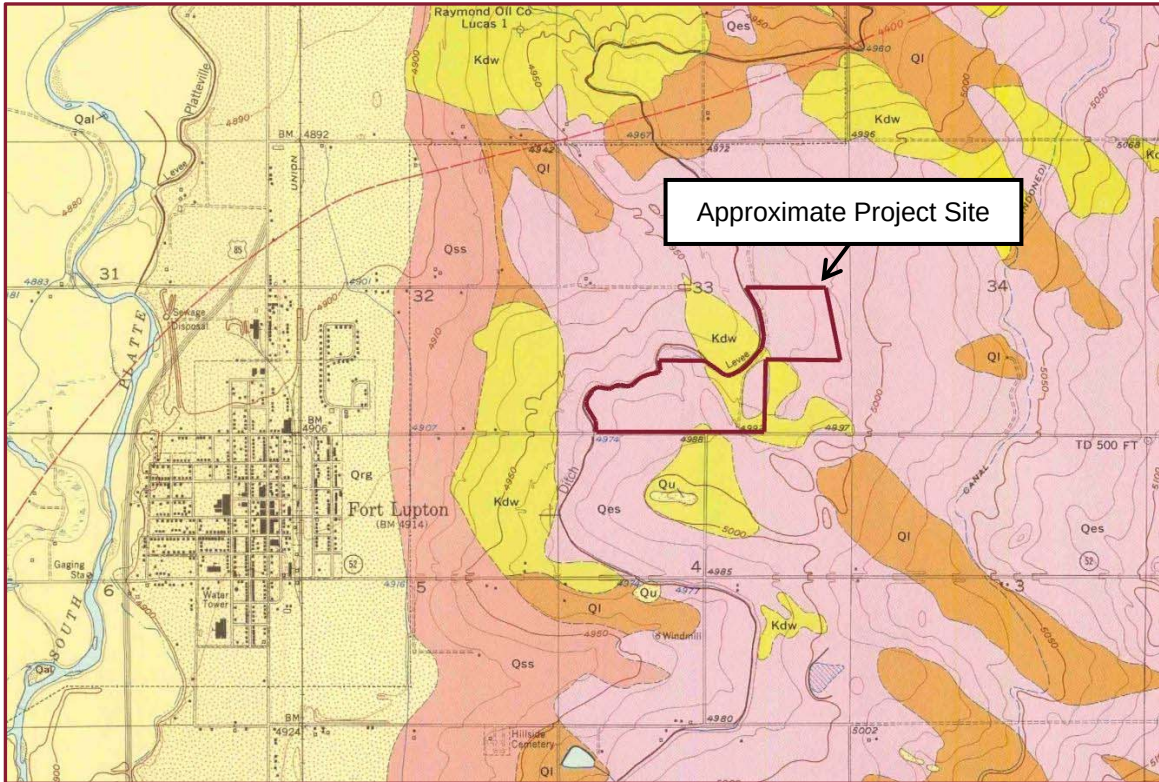
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<sup>1</sup> Soister, P.E., 1965, *Geologic map of the Fort Lupton quadrangle, Weld and Adams Counties, Colorado*: U.S. Geological Survey, Geologic Quadrangle Map GQ-397, scale 1:24,000



**Preliminary Geotechnical Evaluation  
Cottonwoods Greens  
Fort Lupton, Colorado**

Alluvial deposits, in the project area, generally consist of fine to coarse sands and gravels with varying fractions of silts and clays. Cobble and boulders are present locally as well.



The Dawson Formations, in the project area, typically consists of claystones, sandstones, and siltstone interbedded on various scales. The claystones typically are moderately to highly expansive and the formations include well-cemented beds that can be very hard and can be difficult to excavate.

**Local Conditions** In general, the test holes penetrated a thin layer of topsoil,<sup>2</sup> typically about 2 to 3 inches in thickness, before penetrating native sands and clays that extended to a depth of 4 to 11 feet below existing grades in the western portion of the site and 14 to 32 feet in the eastern portion of the site. Topsoil, generally was not encountered in the eastern portion of the site. Weathered claystone bedrock was encountered underlying the native sands and clays and extended to depths of 9 to 15 feet in the western portion of the site and 12 to 33 feet in the eastern portion of the site.

<sup>2</sup> "Topsoil" as used herein is defined geotechnically. The materials so described may or may not be suitable for landscaping or as a growth medium for such plantings as may be proposed for the project.

**Preliminary Geotechnical Evaluation  
Cottonwoods Greens  
Fort Lupton, Colorado**

Relatively unweathered claystone bedrock was encountered beneath the weathered claystone and extended to the depths explored.

We interpret the native sands clays to be heavily weathered eolian deposits with local alluvial deposits. We interpret the underlying bedrock materials to be Dawson Formation materials.

Fill materials were not recognized in the test holes but could likely present elsewhere at the site. However, the delineation of the complete lateral and vertical extents of the fills at the site, and their composition, was beyond our present scope of services. If detailed fill soil compositions at the site are of significance, they should be evaluated using test pits.

**Sands and Clays** consisted of fine to coarse sands and clays with varying fractions of silts. They were slightly moist to wet, non- to highly plastic, and light brown to brown in color. Caliche and iron staining were encountered locally.

**Weathered Claystone** consisted of weathered claystone with local weathered siltstone and sandstone beds. They were very moist to wet, moderately to highly plastic, firm medium hard, and brown to gray in color. Iron staining and caliche were noted locally.

**Claystone Bedrock** consisted of claystone with local siltstone and sandstone beds. They were moist to wet, moderately to highly plastic, hard to very hard, and gray in color. Iron staining was noted locally.

**Swell-Consolidation Testing** of site materials indicated a consolidations of 3.8 percent and swells up to 4.1 upon wetting under surcharges equal to the approximate overburden loads.

**Groundwater** was encountered in the test holes at depths between 2½ feet to 7 feet in the eastern portion of the site (Test Holes 6, 7, 8, 9, and 10) at the time of drilling, and at a depth of 22 feet below existing grade in Test Hole 3 when measured approximately 1 day later. The test hole was backfilled in accordance with Code of Colorado Regulations (2 CCR 402-2). Groundwater levels can be expected to fluctuate, however, in response to annual and longer-term cycles of precipitation, irrigation, surface drainage, land use, and the development of transient, perched water conditions. At this site we anticipate that groundwater levels will tend to rise and fall with the Fulton Ditch stage. Additionally,



review of estimate of saturation of the lab samples did not indicate that the shallow site soils had been saturated recently in the western portion of the site.

## GEOLOGIC HAZARDS

**Expansive Soils** Swelling clayey soils and bedrock change volume in response to changes in moisture content that can occur seasonally, or in response to changes in land use, including development. Expansion potentials vary with moisture contents, density, clay chemistry and mineralogy. The swell potential in any particular area can vary markedly both laterally and vertically due to the complex interbedding of the site soil and bedrock materials. Moisture changes also occur erratically, resulting in conditions that cannot always be predicted.

The shallow earth materials underlying the site generally consisted of sands and clays. The plasticity of the site soils ranged from slightly to highly plastic. A swell of approximately 4.1 percent was measured in a sample of site soils (See Table 1), and significant swells have been measured in similar soils and bedrock in the greater project area. Swelling soils beneath a building's foundation or other improvements can cause significant damage. Design-level geotechnical evaluations of individual building sites should include an assessment of the possible presence of swelling materials in the foundation soils, so that appropriate, remedial design and construction remediation methods can be implemented. Project planning should anticipate the use of mitigation efforts, such as remedial excavation and re-compaction of the expansive materials, for moderately swelling soils at relatively shallow depths.

**Collapsible Soils** Certain surficial deposits in the Colorado Front Range area, typically eolian (wind-blown) materials are known to be susceptible to local hydro-consolidation or "collapse." Hydro-consolidation consists of a significant volume loss due to restructuring of the constituent grains of the soil to a more compact arrangement upon wetting.

The surficial soils at the project site are mapped as eolian deposits, and the native soils encountered in the test holes have been interpreted to be eolian deposits. Swell and consolidation testing performed on site materials yield consolidations up to 3.8 percent. These are significant consolidation potentials, and design level geotechnical evaluations of individual building sites should include an assessment of the possible presence of

**Preliminary Geotechnical Evaluation  
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Fort Lupton, Colorado**

collapsible materials in the foundation soils, so that appropriate remedial design and construction can be implemented, where necessary.

**Radon** In general, testing for the possible presence of radon gas prior to project development does not yield useful results regarding the potential accumulation of radon in completed structures. Radon accumulations typically are found in basements or other enclosed portions of buildings built in areas underlain at relatively shallow depths by granitic crystalline rock. The likelihood of encountering radon in concentrations exceeding applicable health standards on the subject site, underlain by relatively deep soils and sedimentary bedrock, is significantly lower.

Radon testing should be performed in each building on-site, after construction is completed. Proper ventilation usually is sufficient to mitigate potential radon accumulations. Building designs should accommodate such ventilation for all building areas.

**Seismic Activity / Faulting** Neither site reconnaissance nor review of available geologic maps indicated the trace of an active or potentially active fault traversing or immediately adjacent to the site. Therefore, the likelihood of surface fault rupture at the site is considered to be relatively low.

The closest extent of a documented active fault to the site is the Rocky Mountain Arsenal Fault, which is located approximately 14 miles to the southwest (Kirkham and Rogers, 1981<sup>3</sup>; Colorado Geological Survey, 2008<sup>4</sup>). This fault is approximately 15 miles in length, trends generally northwest/southeast and is considered to be a right-lateral, strike-slip fault. The most recent significant seismic movements associated with the fault occurred in the 1960's, generating earthquakes up to magnitude 5.5. Research performed by the U.S. Geological Survey concluded that a strong correlation existed between the seismic activity of this fault and pressure injection of liquid waste into a disposal well located at the nearby Rocky Mountain Arsenal. Pressure injection in the disposal well was discontinued in 1966 and only minor seismic activity along the fault has been recorded since. The risk of this fault giving rise to damaging, earthquake-

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<sup>3</sup> Kirkham, R.M., and W. P. Rogers, 1981, *Earthquake Potential in Colorado, A Preliminary Evaluation*, Colorado Geological Survey, Bulletin 43.

<sup>4</sup> Colorado Geological Survey, 2008, *Preliminary Quaternary Fault and Fold Database, and Map Server*, <http://geosurvey.state.co.us/Default.aspx?tabid=453>.



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induced ground motions at the site is considered to be relatively low given the low previously recorded seismic magnitudes.

We anticipate that the western portion of the site could qualify as a Seismic Site Class C site, in accordance with 2015 IBC based on extrapolation of available data to depth. However, more information will be required to determine the Seismic Site Class, and that information may indicate that the site should classify as Seismic Site Class D. Similarly the eastern portion of the site will likely classify as Site Class D, but may classify as Site Class C once more information has been gathered. Compared with other regions of Colorado, recorded earthquake frequency in the project area is moderate.

***Slope Stability and Erosion*** Colton and others (1975)<sup>5</sup>, as well as larger scale geologic maps providing coverage of the site that were reviewed for this study, did not depict landslide deposits on or adjacent to the subject site.

The site is relatively gently to moderately sloping. During our preliminary reconnaissance of site area, no evidence was noted of mass-wasting processes associated with steep slopes, such as landslides, slumps, or unusual soil creep. Therefore, the likelihood of project developments being affected by existing large scale, unanticipated slope instabilities is considered low. Where significant cuts and fills are planned for the site the risk of slope instability may be increased, especially along the southern portion of the site. Therefore, constructed or modified slopes should be analyzed for stability, as appropriated.

***Flooding*** The subject property abuts the Fulton Ditch to the north, but we assume that flow in that ditch will continue to be controlled. The nearest significant stream appears to be the South Platte River, approximately 1½ miles to the west of the site. Additionally, the subject parcel is mapped as Zone X by FEMA (2017),<sup>6</sup> which indicates a minimal risk of flooding. Significant fluctuation in the flow of streams can be expected during seasonal run periods and after large precipitation events.

The site and any proposed grade changes should be evaluated by a civil engineer with regard to flooding, however.

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<sup>5</sup> Colton, R.B., J.A. Holligan, and L.W. Anderson, 1975, *Preliminary Map of Landslide Deposits, Denver 1° x 2° Quadrangle, Colorado*, U.S. Geological Survey, Miscellaneous Field Studies Map MF-705.

<sup>6</sup> Federal Emergency Management Administration, 2017, <http://fema.maps.arcgis.com/home/webmap/viewer.html?webmap=cbe088e7c8704464aa0fc34eb99e7f30> accessed on 11/01/2018.

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**Mining Activity and Subsidence** Review of U.S. Geological Survey geologic maps covering the site Roberts, Hynes, and Woodward (2001)<sup>7</sup> and Turney and Murray-Williams (1983)<sup>8</sup> and other available, published maps depicting areas of coal extraction, did not indicate past mining activities near the subject parcel. Additionally, no mine shafts, adits, or other structures are depicted as being on the subject parcel, and were not observed on the subject site.

Considering the information above, the risk of surface subsidence associated with consolidation of former mine workings appears low. Further evaluation of former mine workings could be performed to evaluate this risk further and associated magnitudes of potential subsidence.

Published geologic maps do not indicate formations underlying the site at shallow depths that include evaporite (salt, gypsum, etc.) deposits, limestones, or other materials vulnerable to subsurface dissolution. Therefore, the likelihood of subsidence (associated with such rock formation; not coal mine related) or other hazards related to subsurface dissolution also appears to be low.

## **PRELIMINARY GEOTECHNICAL EVALUATION**

Presented below are preliminary considerations and parameters regarding geotechnical aspects of the proposed development, which we have assumed will be relatively lightly loaded structures. The provided considerations and parameters are intended only to assist with preliminary project planning. Additional, structure-specific studies must be performed to develop design-level geotechnical considerations and parameters.

**Geotechnical Risk** The subsurface materials types encountered in the test holes are known to be susceptible to significant volume change in the project area. Additionally a swell of 4.1 percent and a consolidation of 3.8 percent were measured in the tested samples of site soils. Therefore, project planning should anticipate that mitigation measures for these conditions will be necessary. These conditions likely can be

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<sup>7</sup> Roberts, S.B., Hynes, J.L., and Woodward, C.L., 2001, *Maps Showing the Extent of Mining, Locations of Mine Shafts, Adits, Air Shafts, Bedrock Faults, and Thickness of Overburden Above Abandoned Coal Mines in the Boulder-Weld Coal Field, Boulder, Weld, and Adams Counties, Colorado*. U.S. Geological Survey, Geological Investigations Series Map I-2735.

<sup>8</sup> Turney, J.E., Murray-Williams L., 1983, *Colorado Front Range Inactive Coal Mine Data and Subsidence, Adams County*, Colorado Geological Survey, Plate 12 of 12.



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addressed by remedial earthwork unless movement tolerances of less than 1 inch are anticipated.

Relatively shallow groundwater was encountered in the eastern portion of the site and may complicate construction in that portion of the site, if remedial excavations are required or if below grade levels are added. Depending on the nature of the improvements, it may be beneficial to raise grades in portions of site.

Additional geotechnical evaluation should be performed to evaluate the potential risks of swelling soils, collapsible soils, and shallow groundwater. Potential measures to address these risks are presented below, and GROUND is available to discuss these and other geotechnical considerations upon request.

***Anticipated Foundation and Floor Systems*** In our opinion, it appears that shallow foundations and slab-on-grade floors will generally be appropriate for site construction provided they bear on a section of properly compacted fill soils. Where structures are more sensitive to movement and where post-construction movements less than 1 inch are desired, deep foundation systems and structural floor system will likely be required.

**Deep Foundation Systems** Deep foundation systems will need to bear in the bedrock underlying the site. We anticipate that both drilled pier and driven pile foundations will be geotechnically feasible. Drilled pier and driven pile lengths will depend on a variety of geotechnical and structural factors. We anticipate that pier lengths likely will be between 32 and 40 feet in the western portion of the site and 25 and 42 feet in the eastern portion of the site. Driven pile lengths, we anticipate, will be on the order of 15 to 25 feet in the western portion of the site and 20 to 38 feet below existing grade. Allowable end bearing pressures typically will be 30,000 psf or higher in bedrock. Estimated post-construction movements of a properly designed and installed deep foundation likely will be on the order of ½ inch or less.

**Shallow Foundation Systems** Where improvements are less sensitive to post-construction movement, we anticipate that shallow foundations bearing on a properly compacted, remedial fill section will be geotechnically feasible. Based on the information available and our experience in the project area, the remedial fill section may need to extend to a depth of 8 to 15 feet below existing grade. Due to the presence of shallow groundwater, the fill section likely can be reduced in the eastern portion of the

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site. Allowable bearing pressures likely will range from 2,000 to 3,000 psf for properly compacted fill with anticipated post-construction movements of approximately 1 inch for a shallow foundation system bearing on a properly compacted fill section.

**Structural Floors** Where deep foundations are appropriate for a building, constructing the lowest level floor as a structural floor supported on deep foundations also will be appropriate, generally. Estimated post-construction movements of a properly designed and installed structural floor likely will be on the order of ½ inch or less. A structural floor should be constructed over a well-ventilated crawl space. Hanging the utilities beneath a building with a structural floor from that floor system (rather than installing them in the underlying soils) can limit differential structure / pipe movements on an expansive soil site.

**Slab-on-grade Floors** Similar to shallow foundation systems, conventional slab-on-grade concrete floors likely will need to bear on a section of properly compacted fill. Like shallow foundations, the remedial fill section may need to extend to a depth of 8 to 15 feet below existing grade. In our experience, estimates of post-construction floor movements bearing such soils will be on the order of 1 inch.

**Flatwork** It may be beneficial to support critical flatwork, such as flatwork at entrance and exits of buildings, on a fill section like that for a slab-on-grade floor to achieve similar performance. It may be beneficial to perform limited remedial earthwork beneath less critical flatwork fill, in order to reduce post-construction movements. Greater than typical flatwork maintenance, however, should be anticipated for this site.

**Preliminary Water-Soluble Sulfates** The concentrations of water-soluble sulfates measured in selected samples of site soils were 0.02 and 0.04 percent by weight (See Table 2). Such a concentration of soluble sulfates represents a **negligible** environment for sulfate attack on concrete exposed to these materials. Degrees of attack are based on the scale of 'negligible,' 'moderate,' 'severe' and 'very severe' as described in the "Design and Control of Concrete Mixtures," published by the Portland Cement Association (PCA). Based on these preliminary data, sulfate-resistant cement likely will not be necessary in project concrete. Additional testing for the presence of water-soluble sulfates should be performed as part of design-level geotechnical studies, however.



***Preliminary Soil Corrosivity*** Data were obtained to support an initial assessment of the potential for corrosion of ferrous metals in contact with earth materials at the site, based on the conditions at the time of GROUND's evaluation. The test results are summarized in Table 2.

*Reduction-Oxidation* testing in selected samples indicated red-ox potentials of -130 and -95 millivolts. Such a low potential typically create a more corrosive environment.

*Sulfide Reactivity* testing indicated 'negative' and 'trace' results in the local soils. The presence of sulfides in the soils suggests a more corrosive environment.

*Soil Resistivity* In order to assess the "worst case" for mitigation planning, samples of materials retrieved from the test holes were tested for resistivity in the laboratory, after being saturated with water, rather than in the field. Resistivity also varies inversely with temperature. Therefore, the laboratory measurements were made at a controlled temperature. Measurement of electrical resistivity indicated values of approximately 2,054 and 3,122 ohm-centimeters in selected samples of site soils.

*pH* Where pH is less than 4.0, soil serves as an electrolyte; the pH range of about 6.5 to 7.5 indicates soil conditions that are optimum for sulfate reduction. In the pH range above 8.5, soils are generally high in dissolved salts, yielding a low soil resistivity.<sup>9</sup> Testing of a selected sample of site soils indicated pH values of about 8.2 and 8.7.

*Preliminary Corrosivity Assessment* Taken together, the above data suggest a severely corrosive site for ferrous metals. In our experience, however, the local clayey soils and claystones commonly represent a relatively severely corrosive environment. Additional, structure-specific corrosivity assessments should be performed for final design.

***Surface and Subsurface Drainage*** Wetting of the bearing soils can lead to loss of support and greater than anticipated settlements on most sites. Project plans should include establishment and maintenance of effective drainage (both surface and subsurface). Raising grades and the use of granular fill soils (e.g., sands and gravels) appears to be beneficial in this regard.

Underdrains can be a beneficial part of the site drainage program, and given the shallow depths to groundwater, underdrains may be necessary to develop effective drainage

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<sup>9</sup> American Water Works Association ANSI/AWWA C105/A21.5-05 Standard.

depending on final grades. Additionally, buildings with below-grade or partially below-grade levels should be provided with underdrains.

***Preliminary Pavements Sections*** *The following initial or preliminary pavement sections are based on current grades and the shallow on-site soils. Final pavement design must be completed once final grades are established.*

**Preliminary Pavement Thicknesses** Pavement sections supported by the local soils likely will consist of 5 to 6 inches of asphalt (or an equivalent composite section) in parking areas and 5½ to 6½ inches of asphalt (or an equivalent composite section) in the driveways. Areas of heavy truck traffic such as trash collections zones, fire truck lanes, and shipping and receiving routes will likely require 6½ to 7½ inches of concrete pavement, placed over 6 inches of aggregate base course. Other roads within the development may require thicker pavement sections, and can be better estimated once roadway classification and projected traffic are known.

**Likely Remedial Earthwork** Based on CDOT guidelines and the soil conditions encountered during this preliminary evaluation, the subgrade would need to be excavated to a depth of 2 to 3 feet or more (depending on plasticity index of soils / bedrock exposed near final surface grades), moisture-conditioned and replaced as properly re-compacted fill. Greater depths of subgrade preparation may be appropriate in some areas, however, due to the presence of collapsible and swelling native soils.

Subgrade preparation should extend the full width of the pavement from back-of-curb to back-of-curb. The subgrade for sidewalks and other project hardscaping also should be prepared in the same manner.

## **ADDITIONAL EXPLORATION REQUIREMENTS**

The above data and conclusions are based on preliminary subsurface exploration only. Additional geotechnical studies should be performed to evaluate further the site for building-specific parameters and conclusions regarding foundation and floor system, final site grading, and pavement sections.



## LIMITATIONS

This preliminary report has been prepared for Arbor Capital Partners, LLC as it pertains to planning of the proposed development of the subject site as described herein. It may not contain sufficient information for other parties or other purposes. If any information referred to herein is not well understood, then Arbor Capital Partners, LLC, or anyone using this report, should contact the author or a GROUND principal immediately. GROUND will be available to meet to discuss the risks and remedial approaches presented in this report, as well as other potential approaches, upon request.

The preliminary geotechnical conclusions in this report relied upon subsurface exploration at a limited number of exploration points, as shown in Figure 1, as well as the means and methods described herein. Subsurface conditions were interpolated between and extrapolated beyond these locations. It is not possible to guarantee the subsurface conditions are as indicated in this report. The conditions exposed during design-level evaluations may differ from those encountered during subsurface exploration for this study.

This report provides the findings of our preliminary geotechnical evaluation of the site. It does not include sufficient geotechnical information or parameters for final design of buildings or other improvements. Additional, structure-specific subsurface exploration and testing shall be performed to provide information for the project design.

This report was prepared in a manner consistent with that degree of care and skill ordinarily exercised by member of the same profession currently practicing under the same or similar circumstances. GROUND makes no warranties, either expressed or implied, as to the professional data, opinions, or conclusions contained herein.

Sincerely,

**GROUND Engineering Consultants, Inc.**



Ben Fellbaum, P.G.

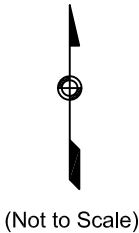


Reviewed by Brian H. Reck, P.G., C.E.G., P.E.



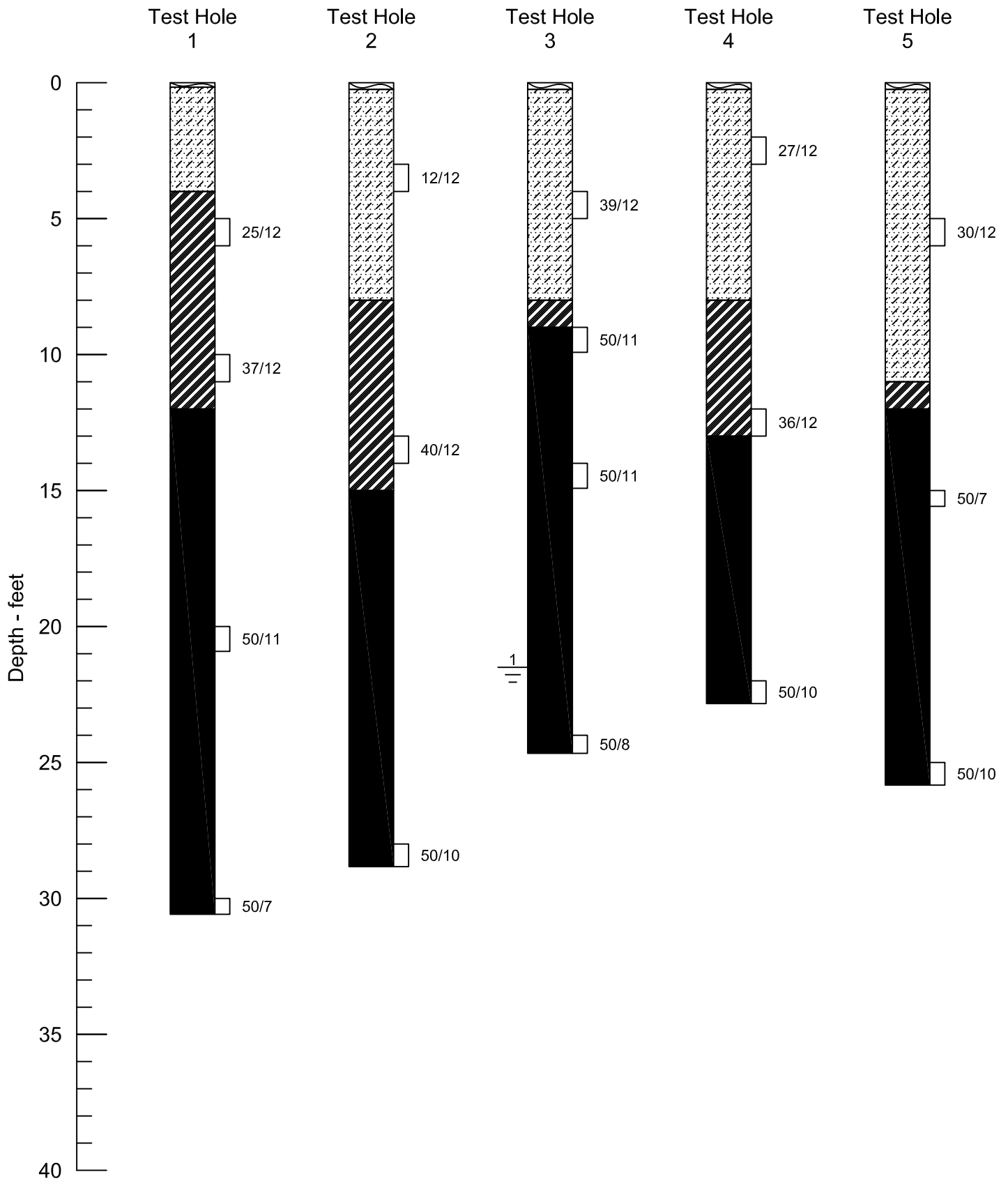
GOOGLE EARTH AERIAL IMAGE (05/31/2018)

1  
⊕ Indicates test hole number and approximate location.



|                                          |           |
|------------------------------------------|-----------|
| <b>GROUND</b><br>ENGINEERING CONSULTANTS |           |
| LOCATION OF TEST HOLES                   |           |
| JOB NO.: 18-3062                         | FIGURE: 1 |
| CADFILE NAME: 3062SITE.DWG               |           |





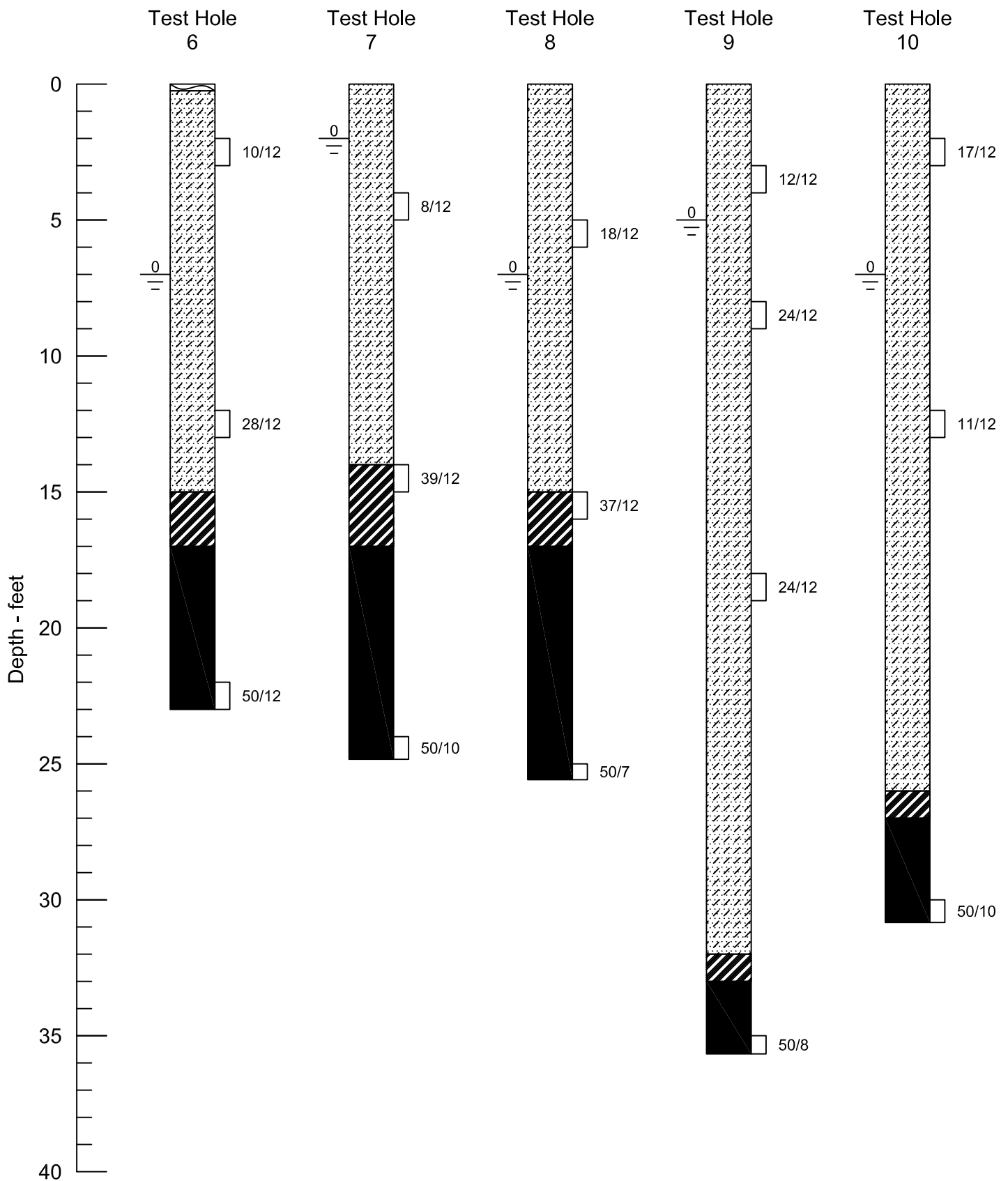
**GROUND**  
ENGINEERING CONSULTANTS

## LOGS OF TEST HOLES

JOB NO.: 18-3062

FIGURE: 2

CADFILE NAME: 3062LOG01.DWG



**GROUND**  
ENGINEERING CONSULTANTS

## LOGS OF TEST HOLES

JOB NO.: 18-3062

FIGURE: 3

CADFILE NAME: 3062LOG02.DWG



## LEGEND:



Topsoil



**Sands and Clays:** Fine to coarse sands and clays with varying fractions of silts. They were slightly moist to wet, non- to highly plastic, and light brown to brown in color. Caliche and iron staining were encountered locally.



**Weathered Claystone:** Weathered claystone with local weathered siltstone and sandstone beds. They were very moist to wet, moderately to highly plastic, firm medium hard, and brown to gray in color. Iron staining and caliche were noted locally.



**Claystone Bedrock:** Claystone with local siltstone and sandstone beds. They were moist to wet, moderately to highly plastic, hard to very hard, and gray in color. Iron staining was noted locally.



Drive sample, 2-inch I.D. California liner sample

23/12

Drive sample blow count, indicates 23 blows of a 140-pound hammer falling 30 inches were required to drive the sampler 12 inches.



Depth to water level and number of days after drilling that measurement was taken.

## NOTES:

- 1) Test holes were drilled on 10/23, 10/26, and 11/01/2018 with 4-inch diameter continuous flight augers.
- 2) Locations of the test holes were measured approximately by pacing from features shown on the site plan provided.
- 3) Elevations of the test holes were not measured and the logs of the test holes are drawn to depth.
- 4) The test hole locations and elevations should be considered accurate only to the degree implied by the method used.
- 5) The lines between materials shown on the test hole logs represent the approximate boundaries between material types and the transitions may be gradual.
- 6) Groundwater level readings shown on the logs were made at the time and under the conditions indicated. Fluctuations in the water level may occur with time.
- 7) The material descriptions on this legend are for general classification purposes only. See the full text of this report for descriptions of the site materials and related information.
- 8) All test holes were immediately backfilled upon completion of drilling, unless otherwise specified in this report.

**GROUND**  
ENGINEERING CONSULTANTS

## LEGEND AND NOTES

JOB NO.: 18-3062

FIGURE: 4

CADFILE NAME: 3062LEG.DWG

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## Cottonwood Greens Preliminary Evaluation

### TABLE 1: SUMMARY OF LABORATORY TEST RESULTS

| Sample Location     |                 | Natural<br>Moisture<br>Content<br>(%) | Natural<br>Dry<br>Density<br>(pcf) | Gradation    | Atterberg Limits |                     | Swell/Consolidation     |                                | USCS<br>Equivalent<br>Classification | AASHTO<br>Equivalent<br>Classification<br>(Group Index) | Sample Description  |
|---------------------|-----------------|---------------------------------------|------------------------------------|--------------|------------------|---------------------|-------------------------|--------------------------------|--------------------------------------|---------------------------------------------------------|---------------------|
| Test<br>Hole<br>No. | Depth<br>(feet) |                                       |                                    | Fines<br>(%) | Liquid<br>Limit  | Plasticity<br>Index | Volume<br>Change<br>(%) | Surcharge<br>Pressure<br>(psf) |                                      |                                                         |                     |
| 1                   | 10              | 22.2                                  | 102.3                              | 94.6         | 52               | 28                  | -                       | -                              | CH                                   | A-7-6 (30)                                              | Weathered CLAYSTONE |
| 1                   | 20              | 20.4                                  | 109                                | 94.1         | 58               | 29                  | 0.3                     | 2500                           | CH                                   | A-7-6 (32)                                              | CLAYSTONE Bedrock   |
| 2                   | 3               | 2.5                                   | 101.3                              | 5.5          | NV               | NP                  | -3.8                    | 400                            | SP-SM                                | A-2-4 (0)                                               | SAND with Silt      |
| 3                   | 4               | 7.4                                   | 108                                | 59.9         | 24               | 6                   | -                       | -                              | s(CL-ML)                             | A-4 (1)                                                 | Sandy , Silty CLAY  |
| 3                   | 24              | 16.8                                  | 113.8                              | 95.9         | 59               | 35                  | 0.1                     | 3000                           | CH                                   | A-7-6 (38)                                              | CLAYSTONE Bedrock   |
| 4                   | 12              | 24.2                                  | 92.4                               | 97.7         | 75               | 44                  | 4.1                     | 500                            | CH                                   | A-7-5 (52)                                              | Weathered CLAYSTONE |
| 5                   | 5               | 16.7                                  | 114.6                              | 64.7         | 37               | 16                  | -                       | -                              | s(CL)                                | A-6 (8)                                                 | Sandy CLAY          |
| 7                   | 14              | 18.9                                  | 111.3                              | 91           | 50               | 27                  | -                       | -                              | CH                                   | A-7-6 (27)                                              | Weathered CLAYSTONE |
| 9                   | 3               | 12.3                                  | 113.3                              | 20.4         | 21               | 6                   | -                       | -                              | SC-SM                                | A-2-4 (0)                                               | Silty, Clayey SAND  |
| 10                  | 30              | 20.7                                  | 103.9                              | 85.4         | 58               | 32                  | -                       | -                              | CH                                   | A-7-6 (30)                                              | CLAYSTONE Bedrock   |

\*Negative indicates collapse, SD = Sample disturbed, NV = No value, NP = Non-plastic



**Cottonwood Greens  
Preliminary Evaluation**

**TABLE 2: SUMMARY OF SOIL CORROSION TEST RESULTS**

| Sample Location |              | Water Soluble Sulfates (%) | pH  | Redox Potential (mV) | Sulfide Reactivity* | Resistivity (ohm-cm) | USCS Equivalent Classification | AASHTO Equivalent Classification (Group Index) | Sample Description  |
|-----------------|--------------|----------------------------|-----|----------------------|---------------------|----------------------|--------------------------------|------------------------------------------------|---------------------|
| Test Hole No.   | Depth (feet) |                            |     |                      |                     |                      |                                |                                                |                     |
| 1               | 10           | 0.02                       | 8.7 | -130                 | Negative            | 2,054                | CH                             | A-7-6 (30)                                     | Weathered CLAYSTONE |
| 9               | 3            | 0.04                       | 8.2 | -95                  | Trace               | 3,122                | SC-SM                          | A-2-4 (0)                                      | Silty, Clayey SAND  |



December 5, 2018

Jim Righeimer  
Arbor Capital Partners LLC  
4040 MacArthur Blvd., Ste. 250  
Newport Beach, CA 92660

**RE:** Ecological Characterization Study, Cottonwood Greens

Mr. Righeimer:

This report is submitted to provide a brief overview of ecological function of the subject property. Report content is reflective of plan guidance employed by the City of Fort Collins and developed through conversations with Todd Hodges (Planning Director) and Alyssa Knutson (Planner) with the Fort Lupton Planning Department. Chris Mettenbrink, Colorado Parks and Wildlife District Wildlife Manager was also consulted regarding management recommendations and compliance.

The site was visited by Matt Tobler with Blue Mountain Environmental Consulting on November 28, 2018. A pedestrian survey of the entire property was conducted to evaluate ecological characteristics. A wetland associated with the south side of Fulton Ditch was delineated and flagged in accordance with U.S. Army Corps of Engineers' methodologies.

Feel free to contact me with any questions you may have.

Sincerely,  
*Matt Tobler*

Natural Resource Specialist, Certified Ecologist  
Blue Mountain Environmental Consulting, LLC



## Project Background

The project is located east of Fort Lupton, Colorado; it is situated between 9<sup>th</sup> Street and 14<sup>th</sup> Street on the west side of County Road 31 and south of the Fulton Ditch as illustrated on the maps provided in Appendix A. The property is undeveloped; the northeast portion is presently used to produce row crops while the remainder is fallow. Current and historical land uses include agriculture and grazing. There are access roads, oil and gas infrastructure and fences. Surrounding properties include a golf course to the south and residential, agricultural or vacant land in all other directions. The Fort Lupton Fire Station 2 is situated near the intersection of County Road 31 and 9<sup>th</sup> Street.

The proposed development entails the construction of 278 single-family homes, 150 townhomes and associated arterials as well as major and minor collector streets on the approximately 122.49-acre property. The Cottonwood Greens Concept Plan dated Fall 2018, prepared by the TB Group (here incorporated by reference), illustrates the proposed development. Site maps are provided in Appendix A; site photos are provided in Appendix B.

## General Ecological Function

The property is situated on the eastern plains of Colorado between 4,981 and 4,776 feet of elevation. In the rain shadow of the Rocky Mountains, the region historically supported mixed prairies co-dominated by prairie sandreed (*Calamovilfa longifolia*), sand bluestem (*Andropogon hallii*), switchgrass (*Panicum virgatum*), Indian ricegrass (*Oryzopsis hymenoides*), western wheatgrass (*Agropyron smithii*), blue grama (*Bouteloua gracilis*) and a mix of other warm- and cool-season grasses and forbs. The predominant ecological site (a Natural Resource Conservation Service ascribed ecological description) is deep sand. “This plant community evolved with grazing by large herbivores and is well suited for grazing by domestic livestock” (<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed on 12/3/2018).

Most regional lands have been converted to agricultural use; other regional land uses that have resulted in habitat loss and fragmentation include residential development, oil, gas, water and transportation infrastructure development and recreational use.

Soils are friable and therefore, when left fallow, provide habitat for a wide variety of burrowing animals and associated predatory species. According to the Natural Resource Conservation Service Web Soil Survey, approximately 58% of the soils at the property are ‘Soils of Local Importance,’ 27% are ‘Prime if Irrigated’ and 6% are soils of ‘Statewide Importance.’

## Vegetation

The northeastern portion of the property is planted to winter wheat. The majority of the western portion is a fallow field which contains an abandoned prairie dog town and now supports early seral and exotic vegetation. The Fulton Ditch, which meanders along the northern property

boundary, provides a degree of connectivity to adjoining lands and supports robust communities of native vegetation including small trees, shrubs, grasses and sedges.

The fallow field and abandoned prairie dog town was dominated by Russian thistle (*Salsola tragus*), kochia (*Bassia scoparia*), yellow sweet clover (*Melilotus officinalis*) and prickly lettuce (*Lactuca serriola*). Other observed species within this community and along the edges of fields include sand sage (*Artemisia filifolia*), prairie sunflower (*Helianthus petiolaris*), pepperweed (*Lepidium* sp.), musk thistle (*Carduus nutans*), plains prickly pear (*Opuntia polyacantha*), Scotch thistle (*Onopordum acanthium*), horseweed (*Conyza* sp.), ragweed (*Ambrosia* sp.), yellow salsify (*Tragopogon dubius*), smooth brome (*Bromus inermis*), cheatgrass (*Bromus tectorum*), western wheatgrass, lovegrass (*Eragrostis cilianensis*), little bluestem (*Schizachyrium scoparium*), saltgrass (*Distychlis spicata*), blue grama and intermediate wheatgrass (*Thinopyrum intermedium*).

The riparian corridor associated with Fulton Ditch is dominated by reed canarygrass (*Phalaris arundinacea*) and sedge (*Carex* spp.). A few Siberian elm (*Ulmus pumila*) and peachleaf willow (*Salix amygdaloides*) trees were observed, wild rose (*Rosa* sp.) was also present but not abundant. Other prominent herbaceous common species include milkweed (*Asclepias* sp.), dock (*Rumex* sp.), Canada thistle (*Cirsium arvense*), cattail (*Typha* sp.) and a variety of sedge.

Noxious species include Scotch thistle and Canada thistle.

## Wetlands

Herbaceous wetland and open water areas found on the property are associated with the Fulton Ditch. A narrow wetland band approximately two to five feet wide occurs on each side of Fulton Ditch. The herbaceous wetland area on the southern side of the ditch was delineated with red pin flags in accordance with the Regional Supplement to the Army Corps of Engineers' Wetland Delineation Manual: Great Plains Region (Version 2.0). The open water width of this active irrigation ditch is approximately 8 feet. The Ditch was not flowing at the time of delineation. These wetland and open water areas are likely considered "Waters of the United States" and subject to regulation if impacted. No other wetland or open water areas other than those directly associated with the Fulton Ditch were found on the property.

Wetland vegetation was demonstrated with the Dominance Test. Dominant hydrophytic species include reed canarygrass, three square (*Schenoplectus pogens*) and sedge (*Carex* spp.). Hydric soils were demonstrated via Depleted Matrix (F3) and hydrology was demonstrated by Geomorphic Position, FAC-Neutral Test and Oxidized Rhizospheres. The transition to upland status was marked by a break in topography and shift in dominance to smooth brome and other upland species. (Wetland data forms are available upon request.)

This wetland is identified as Riverine on the National Wetland Inventory (NWI) Map provided in Appendix A. The approximate location of the southern boundary of this wetland is indicated on the Wetlands Map provided in Appendix A.



## Flood Zone

According to the FEMA Flood Map Service Center (<https://msc.fema.gov/portal/home> accessed on November 30, 2018), the property occurs on Map Panel (08123C2104E) and is designated as an ‘area of minimal flood hazard’. Likewise, it is not listed as a flood hazard on the Weld County Property Portal <https://www.co.weld.co.us/maps/propertyportal/> accessed on November 30, 2018.

## 2.2 Wildlife

The Natural Diversity Information Source (NDIS 2010) identified 61 mammal, 297 bird, 23 reptile, eight amphibian and 38 furbearer and game species occurring within Weld County (a comprehensive species list is provided in Appendix E). Although heavily disturbed, the property is likely to provide habitat for a variety of mammals, birds and reptiles.

Small mammals such as deer mouse (*Peromyscus maniculatus*), meadow vole (*Microtus pennsylvanicus*), mountain cotton tail (*Sylvilagus nuttallii*) and white-tailed jackrabbit (*Lepus townsendii*) could utilize the property year round. Friable soils and abandoned prairie dog burrows provide abundant denning habitat. Predators and mesopredators expected to make use of the site include coyote (*Canis latrans*), striped skunk (*Mephitis mephitis*), red fox (*Vulpes fulva*), gray fox (*Urocyon cinereoargenteus*) and raccoon (*Procyon lotor*). Mule deer (*Odocoileus hemionus*) and white-tailed deer (*Odocoileus virginianus*) are expected to occur on the property but forage value is limited due to the abundance of unpalatable exotic vegetation.

Raptors such as American kestrel (*Falco sparverius*), redtail hawk (*Buteo jamaicensis*), northern harrier (*Circus cyaneus*), Swainson’s hawk (*Buteo swainsoni*), upland game birds such as ring neck pheasant (*Phasianus colchicus*) and a great variety of passerine migrants are expected to make use of the property.

## Wildlife Movement Corridors and Special Habitat Features

Significant habitat features on or near the property include Fulton Ditch, which provides seasonal water and habitat connectivity to surrounding lands, trees, shrubs and tall grasses associated with the Fulton Ditch that provide vertical structure, thermal cover, escape and nesting habitat and friable soils, which when left uncultivated, provide habitat for an array of borrowing animals and associated predatory species. Abandoned prairie dog burrows are being utilized by a variety of small and medium-sized mammals. Numerous large cottonwood trees were observed on adjoining lands; cottonwoods can accommodate cavity-nesting birds and provide perching habitat for raptors as well as a variety of other birds. Stick nests were not observed on adjoining properties. A review of the National Wetland Inventory map indicated that Fulton Ditch is mapped as a riverine wetland as previously discussed.

## Federally listed Endangered or Threatened Species and State Species of Special Concern

The Information, Planning, and Consultation System (IPAC) (<https://ecos.fws.gov/ipac/>) was accessed to identify species that are threatened, endangered, candidates or proposed for listing and are managed by the Endangered Species Program of the U.S. Fish and Wildlife Service and federally listed threatened and endangered species expected to be on or near the project area. Also identified are species that could be directly or indirectly affected by the activities at the project area.

Species identified by IPAC (exclusive of species that only need to be considered for water-related activities) include: Preble's meadow jumping mouse (*Zapus hudsonius preblei*), Colorado butterfly plant (*Guara neomexicana* var. *coloradoensis*) and Ute ladies'-tresses orchid (*Spiranthes diluvialis*). The property has potential habitat (areas of trees and shrubs in riparian areas) for Preble's meadow jumping mouse along Fulton Ditch. The property also has potential habitat (wetlands and floodplains) for Ute lady's tresses orchid and Colorado butterfly plant along Fulton Ditch.

Birds protected under the Migratory Bird Treaty Act and the Golden Eagle Protection Act with potential to utilize the property includes the bald eagle (*Haliaeetus leucocephalus*) and lesser yellowlegs (*Tringa flavipes*). Habitat value for bald eagles and lesser yellowlegs is likely to be low. No raptors or stick nests were observed on or near the property.

Habitat for burrowing owl (*Athene cunicularia*), a Colorado State Threatened species, does exist because there is an abandoned prairie dog town. This owl uses burrows for nesting and raising young.

## Mitigation Measures

Blue Mountain Environmental Consulting recommends the following mitigation:

- Comply with Section 404 of the Clean Water Act by obtaining Army Corps of Engineer permits if wetlands are to be disturbed by site activities.
- Retain a minimum 50-foot buffer between wetlands associated with Fulton Ditch and developments so that Fulton Ditch may continue to be utilized as a wildlife movement corridor.
- Undertake 'formal consultation' with the U.S. Fish and Wildlife Service to ensure that the project remains in compliance with the Endangered Species Act.
- Under the Migratory Bird Treaty Act of 1918, it is unlawful for anyone to take, possess, import, export, transport, sell, purchase, barter or offer for sale, purchase or barter, any migratory bird or the parts, nests or eggs. Avoid removing trees between March 15 and August 15. Surveys for ground nesting birds should be conducted for site activities that

occur within this timeframe.

- Cultivate the fallow field to destroy and all abandoned prairie dog burrows before March 15<sup>th</sup> so that burrowing owls cannot utilize burrows for nesting. Otherwise, a borrowing owl survey per Colorado Parks and Wildlife guidelines would need to be conducted for site disturbance that occur between March 15<sup>th</sup> and October 31<sup>st</sup>.
- Utilize native, xeric warm- and cool-season grasses and forbs to revegetate any disturbed soils and improve pollinator habitat.
- Incorporate deciduous and coniferous tree species into the final site plan where possible to provide thermal cover and vertical structure for wildlife; group trees where possible.
- Utilize semi permeable materials for hardened surfaces to reduce runoff and promote groundwater infiltration.

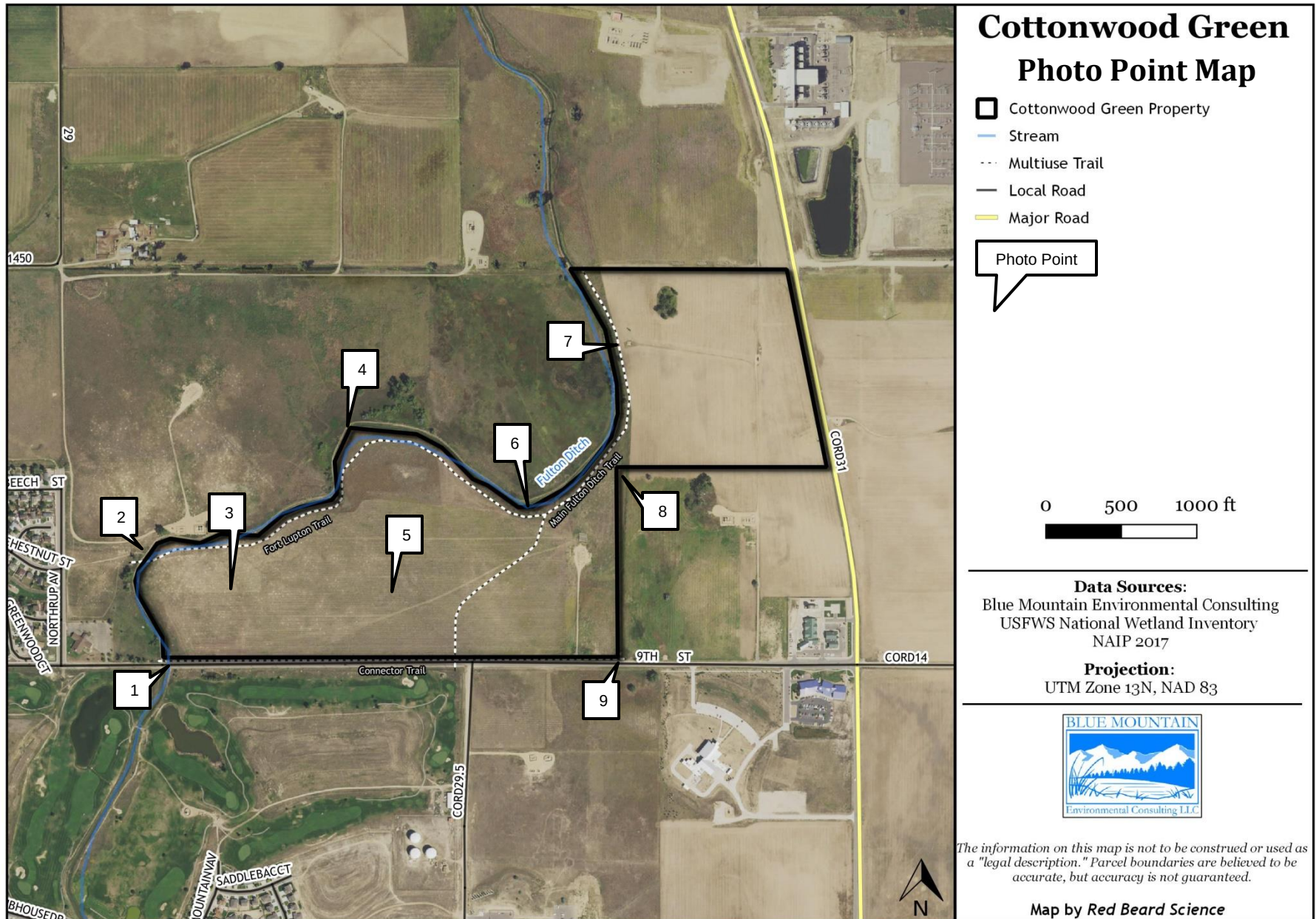
## References

- Natural Diversity Information Source (NDIS). 2010. Accessed on July 15, 2010. <http://ndis.nrel.colostate.edu/wildlife.asp> (Site no longer available)
- National Wetland Inventory Mapper. Accessed on November 28, 2018, <http://www.fws.gov/wetlands/Data/Mapper.html>.
- Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors (<https://cpw.state.co.us/Documents/WildlifeSpecies/LivingWithWildlife/RaptorBufferGuidelines2008.pdf>).



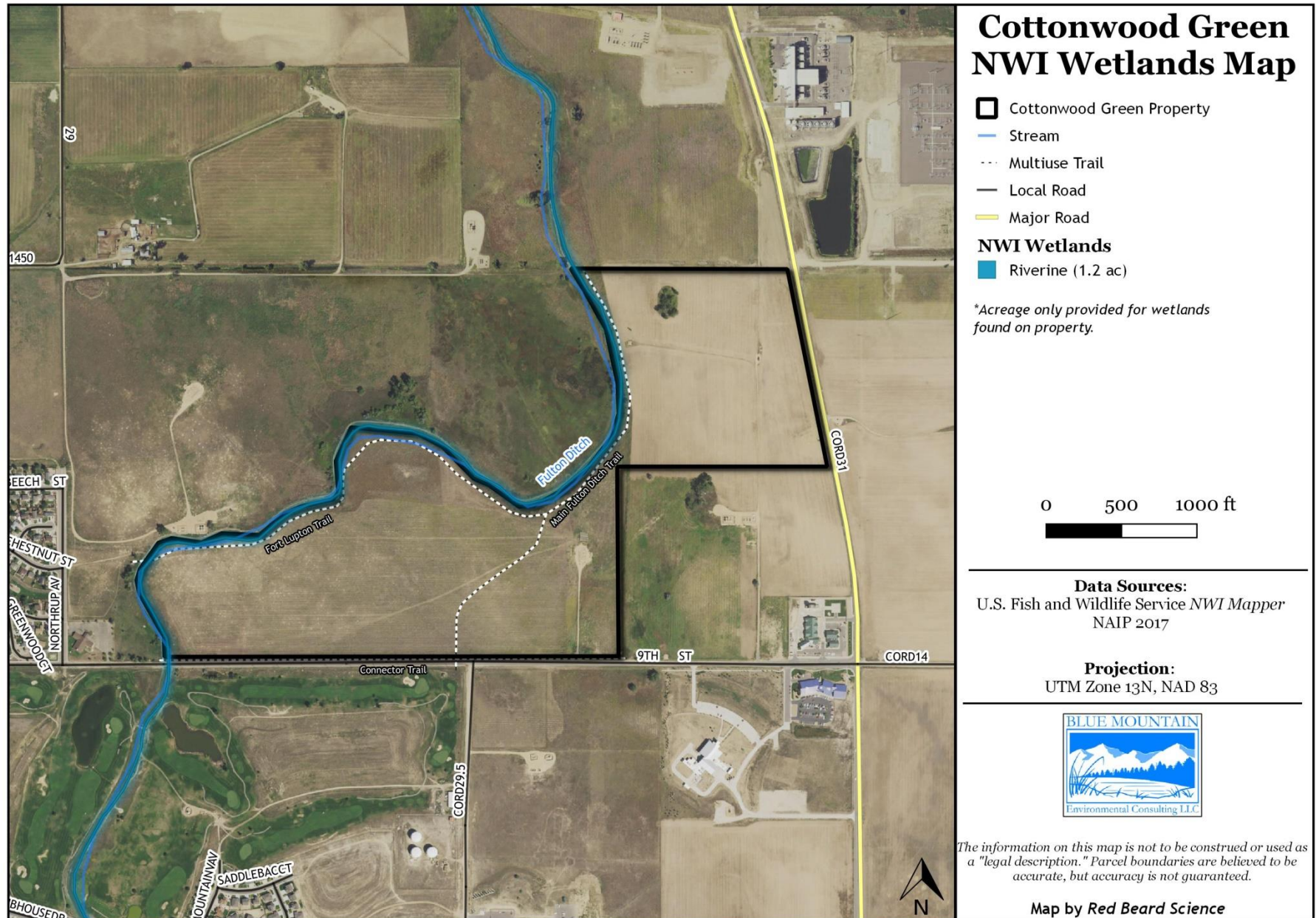
## Appendix A: Project Maps

# Photo Point Map



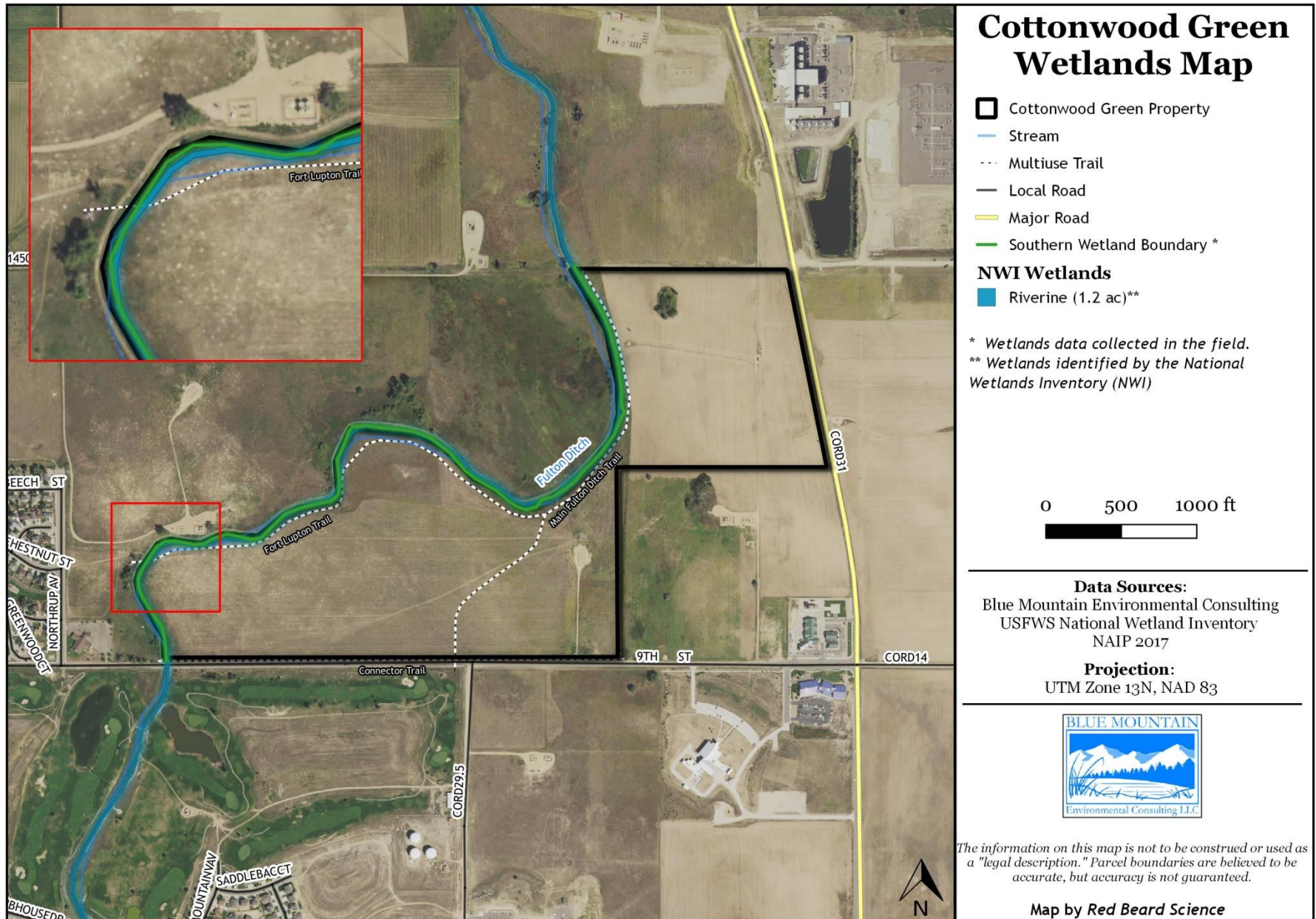


# National Wetland Inventory Map





# Wetlands Map



## Appendix B: Site Photos

|                                                                      |                                                                                    |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Map<br>Number:                                                       |  |
| <b>1</b>                                                             |                                                                                    |
| Photo<br>Direction:                                                  |                                                                                    |
| <b>North</b>                                                         |                                                                                    |
| Looking north along Fulton Ditch from the southwest property corner. |                                                                                    |

|                     |                                                                                      |
|---------------------|--------------------------------------------------------------------------------------|
| Map<br>Number:      |  |
| <b>1</b>            |                                                                                      |
| Photo<br>Direction: |                                                                                      |
| <b>NE</b>           |                                                                                      |
| Looking northeast.  |                                                                                      |



|                                            |                                                                                    |
|--------------------------------------------|------------------------------------------------------------------------------------|
| Map<br>Number:                             |  |
| <b>1</b>                                   |                                                                                    |
| Photo<br>Direction:                        |                                                                                    |
| <b>East</b>                                |                                                                                    |
| Looking east along 9 <sup>th</sup> Street. |                                                                                    |

|                     |                                                                                      |
|---------------------|--------------------------------------------------------------------------------------|
| Map<br>Number:      |  |
| 2                   |                                                                                      |
| Photo<br>Direction: |                                                                                      |
| East                |                                                                                      |

Looking east from along Fulton Ditch; note oil and gas infrastructure on the adjoining property.

|                                          |                                                                                    |
|------------------------------------------|------------------------------------------------------------------------------------|
| Map<br>Number:                           |  |
| 3                                        |                                                                                    |
| Photo<br>Direction:                      |                                                                                    |
| SE                                       |                                                                                    |
| Looking southeast into the fallow field. |                                                                                    |

|                                                                                    |                                                                                      |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Map<br>Number:                                                                     |  |
| 2                                                                                  |                                                                                      |
| Photo<br>Direction:                                                                |                                                                                      |
| South                                                                              |                                                                                      |
| Looking south along Fulton Ditch; note the cottonwood trees on adjoining property. |                                                                                      |



|                                                                                                        |                                                                                    |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Map Number:                                                                                            |  |
| 3                                                                                                      |                                                                                    |
| Photo Direction:                                                                                       |                                                                                    |
| North                                                                                                  |                                                                                    |
| Looking north from within the abandoned prairie dog town; note the absence of recent soil disturbance. |                                                                                    |

|                                                                                                                   |                                                                                      |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Map<br>Number:                                                                                                    |  |
| 4                                                                                                                 |                                                                                      |
| Photo<br>Direction:                                                                                               |                                                                                      |
| East                                                                                                              |                                                                                      |
| Looking east along the Fulton Ditch; note the transition from wetland vegetation to upland vegetation (red line). |                                                                                      |



|                                                                     |                                                                                    |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Map<br>Number:                                                      |  |
| <b>4</b>                                                            |                                                                                    |
| Photo<br>Direction:                                                 |                                                                                    |
| <b>South</b>                                                        |                                                                                    |
| Looking south into the fallow field and abandoned prairie dog town. |                                                                                    |

|                  |                                                                                      |
|------------------|--------------------------------------------------------------------------------------|
| Map Number:      |  |
| 4                |                                                                                      |
| Photo Direction: |                                                                                      |
| West             |                                                                                      |
| Looking west.    |                                                                                      |

|                                                                            |                                                                                    |
|----------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Map<br>Number:                                                             |  |
| 5                                                                          |                                                                                    |
| Photo<br>Direction:                                                        |                                                                                    |
| North                                                                      |                                                                                    |
| Looking north from within the fallow field and abandoned prairie dog town. |                                                                                    |

|                     |                                                                                      |
|---------------------|--------------------------------------------------------------------------------------|
| Map<br>Number:      |  |
| 5                   |                                                                                      |
| Photo<br>Direction: |                                                                                      |
| East                |                                                                                      |
| Looking east.       |                                                                                      |



|                     |                                                                                    |
|---------------------|------------------------------------------------------------------------------------|
| Map<br>Number:      |  |
| 5                   |                                                                                    |
| Photo<br>Direction: |                                                                                    |
| South               |                                                                                    |
| Looking south.      |                                                                                    |

|                     |                                                                                      |
|---------------------|--------------------------------------------------------------------------------------|
| Map<br>Number:      |  |
| 5                   |                                                                                      |
| Photo<br>Direction: |                                                                                      |
| West                |                                                                                      |
| Looking west.       |                                                                                      |



|                                                                                                         |                                                                                    |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Map<br>Number:                                                                                          |  |
| <b>6</b>                                                                                                |                                                                                    |
| Photo<br>Direction:                                                                                     |                                                                                    |
| <b>East</b>                                                                                             |                                                                                    |
| Looking east from along Fulton Ditch; note the transition from wetland to upland vegetation (red line). |                                                                                    |

|                     |                                                                                      |
|---------------------|--------------------------------------------------------------------------------------|
| Map<br>Number:      |  |
| <b>6</b>            |                                                                                      |
| Photo<br>Direction: |                                                                                      |
| <b>South</b>        |                                                                                      |
| Looking south.      |                                                                                      |

|                     |                                                                                    |
|---------------------|------------------------------------------------------------------------------------|
| Map<br>Number:      |  |
| 6                   |                                                                                    |
| Photo<br>Direction: |                                                                                    |
| West                |                                                                                    |
| Looking west.       |                                                                                    |

|                     |                                                                                      |
|---------------------|--------------------------------------------------------------------------------------|
| Map<br>Number:      |  |
| 7                   |                                                                                      |
| Photo<br>Direction: |                                                                                      |
| East                |                                                                                      |

Looking east towards CR 31 across the winter wheat field; note oil and gas infrastructure.



|                                                                                            |                                                                                    |
|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Map<br>Number:                                                                             |  |
| 7                                                                                          |                                                                                    |
| Photo<br>Direction:                                                                        |                                                                                    |
| South                                                                                      |                                                                                    |
| Looking south along the border between the winter wheat field and Fulton Ditch (at right). |                                                                                    |

|                                           |                                                                                      |
|-------------------------------------------|--------------------------------------------------------------------------------------|
| Map<br>Number:                            |  |
| <b>8</b>                                  |                                                                                      |
| Photo<br>Direction:                       |                                                                                      |
| <b>North</b>                              |                                                                                      |
| Looking north towards trees near point 7. |                                                                                      |



|                                                                       |                                                                                    |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Map<br>Number:                                                        |  |
| <b>8</b>                                                              |                                                                                    |
| Photo<br>Direction:                                                   |                                                                                    |
| <b>NE</b>                                                             |                                                                                    |
| Looking northeast towards the northeastern property corner and CR 31. |                                                                                    |

|                     |                                                                                      |
|---------------------|--------------------------------------------------------------------------------------|
| Map<br>Number:      |  |
| <b>8</b>            |                                                                                      |
| Photo<br>Direction: |                                                                                      |
| <b>East</b>         |                                                                                      |
| Looking east.       |                                                                                      |

|                                                                                                             |                                                                                    |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Map<br>Number:                                                                                              |  |
| <b>9</b>                                                                                                    |                                                                                    |
| Photo<br>Direction:                                                                                         |                                                                                    |
| <b>North</b>                                                                                                |                                                                                    |
| Looking north from a property corner along 9 <sup>th</sup> street; note the stock tank and perimeter fence. |                                                                                    |

|                                            |                                                                                      |
|--------------------------------------------|--------------------------------------------------------------------------------------|
| Map<br>Number:                             |  |
| <b>9</b>                                   |                                                                                      |
| Photo<br>Direction:                        |                                                                                      |
| <b>West</b>                                |                                                                                      |
| Looking west along 9 <sup>th</sup> Street. |                                                                                      |





## **Cottonwood Greens: Sketch Plan Historical or Archaeological Sites**

**February 7, 2019**

The Cottonwood Greens property has no known historical significance and/or archaeological sites within the property boundary. There are no buildings on-site and the property is currently used for agricultural uses.



## **Fort Lupton Fire Protection District**

1121 Denver Avenue • Fort Lupton, Colorado 80621

Office: (303)857-4603 • Fax: (303)857-6619 • Website: [www.fortluptonfire.org](http://www.fortluptonfire.org)

---

Date: 12/22/2021

Project name: Cottonwood Greens Amended Sketch Plat

Project address: North of 9<sup>th</sup> St. and west of Cr 31, Fort Lupton, CO 80621

FLFPD Project # R2021-0044

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral for **Cottonwood Greens Amended Sketch Plat** located at **North of 9<sup>th</sup> St. and west of Cr 31**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with *2012 International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, the City Council of Fort Lupton and the Weld County Commissioners. The following specific requirements and conditions shall be met prior to operations.

**Starting January 2022, the Fort Lupton Fire Protection District will have adopted the 2018 International Fire Code. All submittals will be reviewed under the 2018 IFC.**

*Let it be known that the Fort Lupton Fire Protection District fire station 2 and 4 acres of open property is located in the northwest corner of 9<sup>th</sup> St. and Weld County Road 31, or south and east of the Cottonwood Greens phases 9 & 10. This facility has three structures, a Fire Station, Structure with classrooms and offices, Burn Tower, helicopter pad for air ambulances to land to transport critical patients, and 4 acres used for driver operator training. This facilities primary use is for housing personnel and fire apparatus that respond to emergency and non-emergency calls at all hours of the day and night. The secondary use of this facility is for training of fire department personnel. This includes the use of the burn tower and props located on the north side of the property. The burn tower can produce smoke from live fire evolutions. During these evulsions there are times when the firefighters will respond with lights and sirens simulating a structure on fire. At any given time, this facility can produce engine sounds, equipment sounds from chain saws, extrication tools, loud talking, helicopter sounds, etc. 2 of the 4 acres to the west of the fire station are used for driver training and at times vehicle extrication and live car fire training. Please take this information into consideration during the planning process for buffering of this facility from the homes surrounding it. Further conversations may need to happen in regards to this as things move forward.*

### **Specific Requirements**

1. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such

work to be done, shall first make application to the fire code official and obtain the required permit. 2012 IFC, 105.1.1

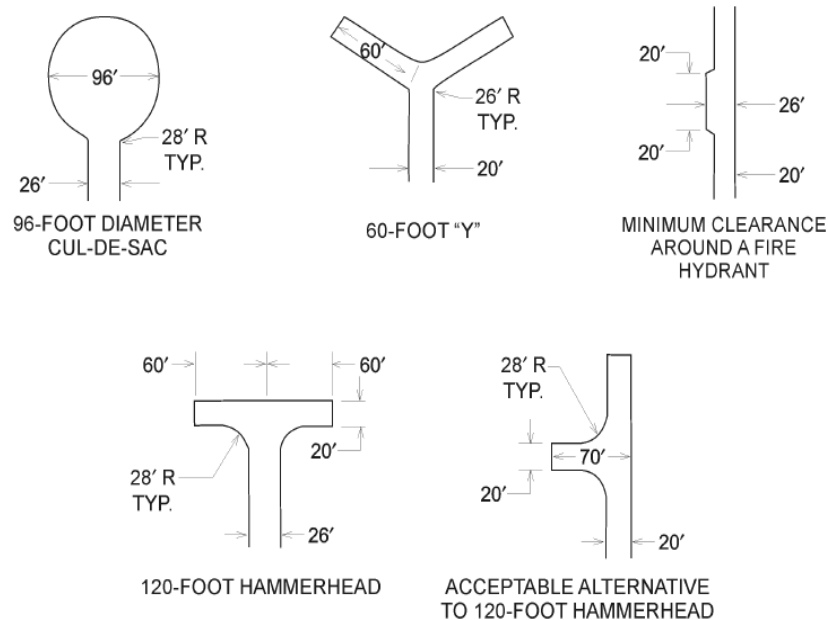
2. Application for a permit required by this code shall be made to the fire code official in such form and detail as prescribed by the fire code official. Applications for permits shall be accompanied by such plans as prescribed by the fire code official. 2012 IFC, 105.2

- a. *The Fee Schedule, and Plan Review Application can be found at <https://fortluptonfire.org/contractors/>*
- b. *All documents shall be electronic and sent to [ttamlin@ftluptonfire.com](mailto:ttamlin@ftluptonfire.com)*

3. The following items shall be submitted for review prior to construction.

- a. Site Plan showing,
  - i. Width of fire department access roads
  - ii. Buffering around Fire Station 2 and adjacent open property to the west
  - iii. Hydrant Locations & Distancing
  - iv. Street lengths to dead end
  - v. Describe how Section D107.1 below has been met if it applies.

4. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders and parking areas.





## ***Fort Lupton Fire Protection District***

*1121 Denver Avenue • Fort Lupton, Colorado 80621*

*Office: (303)857-4603 • Fax: (303)857-6619 • Website: [www.fortluptonfire.org](http://www.fortluptonfire.org)*

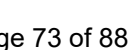
---

6. The minimum turning radius shall be determined by the fire code official.
  - a. See attached document showing the minimum turning radius needed.
7. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet (344.5 m<sup>2</sup>) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m<sup>2</sup>) shall not be less than that specified in Table B105.1.
  - a. Exception: A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic sprinkler system.
8. The minimum number of fire hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.
9. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Please contact Fire Marshal, Taw Tamlin at 303-857-4603 or [ttamlin@ftluptonfire.com](mailto:ttamlin@ftluptonfire.com) if you have questions or need further assistance.



## Plan No. SPL2019-0001





## Magaly Morales-Tejada

---

**From:** Kristen Thompson <kthompson@northernwater.org>  
**Sent:** Wednesday, December 22, 2021 9:41 AM  
**To:** Magaly Morales-Tejada  
**Cc:** Alyssa Knutson; Todd Hodges; Maria Lancto  
**Subject:** RE: Referral Response Request: Cottonwood Greens Amended Sketch Plat (LUP2021-0031)

Magaly,

We do not have any comment on this Referral.

Have a Merry Christmas! ☺  
Kris



**Kristen Thompson** | Inclusion Specialist  
220 Water Ave | Berthoud, CO 80513  
Direct: (970) 622-2237  
Main: 800-369-RAIN (7246)

[www.northernwater.org](http://www.northernwater.org)

[Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

**Disclaimer Notice:** An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.

---

**From:** Magaly Morales-Tejada <MMTejada@FortLuptonco.gov>  
**Sent:** Monday, December 6, 2021 10:13 AM  
**Cc:** Alyssa Knutson <AKnutson@FortLuptonco.gov>; Todd Hodges <thodges@FortLuptonco.gov>; Maria Lancto <MLancto@FortLuptonco.gov>  
**Subject:** Referral Response Request: Cottonwood Greens Amended Sketch Plat (LUP2021-0031)

External Message - Please be cautious when replying or opening links or attachments in this email

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for an amended sketch plat being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/639>.

Any comments you consider relevant to this request would be appreciated. Please reply by **December 27, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:



- Planning Commission: Thursday, January 6, 2022 at 6:00 PM; and
- City Council: Tuesday, January 18, 2022 at 7:00 PM

Your time in this matter is greatly appreciated!

**Magaly Morales-Tejada**

**Planning assistant**

130 S. McKinley Ave.

Fort Lupton, CO 80621

Direct: 720-466-6111



## Magaly Morales-Tejada

---

**From:** John Fryar  
**Sent:** Monday, December 6, 2021 11:46 AM  
**To:** Magaly Morales-Tejada  
**Subject:** RE: Referral Response Request: Cottonwood Greens Amended Sketch Plat (LUP2021-0031)

I don't see any LE issues. Thanks.



Committment rather than Compliance  
Remember "Find a Way to Help"

John Fryar, Chief of Police  
130 S. McKinley Ave  
Fort Lupton, CO 80621

Work (303) 857-4011  
Cell (303) 210-0100

---

**From:** Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>  
**Sent:** Monday, December 6, 2021 10:13 AM  
**Cc:** Alyssa Knutson <AKnutson@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Maria Lancto <MLancto@Fortluptonco.gov>  
**Subject:** Referral Response Request: Cottonwood Greens Amended Sketch Plat (LUP2021-0031)

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Your time in this matter is greatly appreciated!

**Magaly Morales-Tejada**

**Planning assistant**

130 S. McKinley Ave.

Fort Lupton, CO 80621

Direct: 720-466-6111





December 16, 2021

Fort Lupton Planning Department  
130 S. McKinley Avenue  
Fort Lupton, CO 80621  
[www.fortlupton.org](http://www.fortlupton.org)

Re: Cottonwood Greens Amended Sketch Plat (LUP2021-0031)

Dear City of Ft Lupton:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Cottonwood Greens Amended Sketch Plat. After review of the information, United Power has no concerns or objection to the proposed LUP2021-0031; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

***As a Reminder:*** No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

*Amber Mendoza*

Amber Mendoza, RWA  
ROW Agent  
720.249.9315 | [platreferral@unitedpower.com](mailto:platreferral@unitedpower.com)





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

December 27, 2021

City of Fort Lupton Planning Department  
130 South McKinley Avenue  
Fort Lupton, CO 80621

Attn: Alyssa Knutson and Todd Hodges

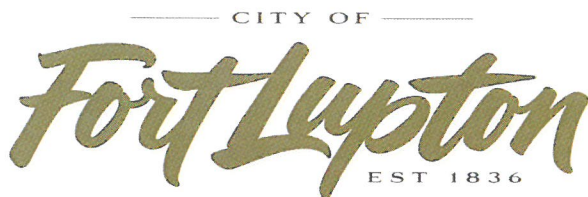
**Re: Cottonwood Greens Amended Sketch Plat, Case # LUP2021-0031**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the amended sketch plat for Cottonwood Greens. Please note that natural gas distribution facilities require minimum 6-foot-wide utility easements *within each lot* on the side of the lot that is drivable pavement (minimum 8-feet wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure.

The property owner/developer/contractor must complete the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



COME PAINT YOUR FUTURE WITH US

## Planning Department

130 S. McKinley Avenue  
Fort Lupton, CO 80621

Phone: 303.857.6694  
Fax: 303.857.0351  
www.fortluptonco.gov

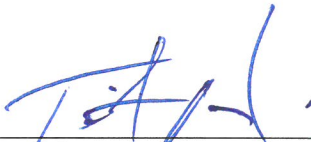
### Affidavit of Mineral Notice

#### **CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103**

Cottonwood Greens PUD Amended Sketch Plat  
Project No. LUP2021-0031

The undersigned applicant, Cottonwood Development Partners, LLC., hereby certifies:

- (a) To the best of his or her knowledge, the attached list is a true and accurate list of the names and addresses of all mineral owners and lessees of mineral owners on or under the parcel of land being considered pursuant to C.R.S. 24-65.5-103(1)(a).
- (b) Notice was sent to mineral estate owner(s) by certified mail, return receipt requested, or by a nationally recognized overnight courier not less than 30 days prior to the date scheduled for the initial public hearing by the City of Fort Lupton;
- (c) Notice contained the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township, and range of the property that is subject of the hearing, and the name of the applicant. A copy of the notice sent is attached hereto.

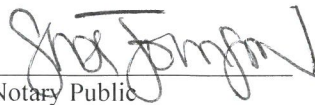
  
\_\_\_\_\_  
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by TRISTAN HARRIS this 30<sup>TH</sup> day of NOVEMBER, 2021. Witness my hand and seal.

My commission expires 03/16/2025.



(SEAL)

  
\_\_\_\_\_  
Notary Public



**Mineral Owners:**

Anadarko E&P Company LP  
c/o Anadarko Petroleum Corporation  
Attn: Manager Land- Western Division  
P.O. Box 9149  
The Woodlands, TX 77387-9147

Anadarko Land Corporation  
c/o Anadarko Petroleum Corporation  
Attn: Manager Property & Rights-of-Way  
P.O. Box 9149  
The Woodlands, TX 77387-9147

**Mineral Leasehold Owners:**

K.P. Kauffman Company, Inc. (KPK)  
1675 Broadway, Suite 2800  
Denver, CO 80202

Kerr-McGee Oil & Gas Onshore LP  
Attn: Land Manager/ Wattenberg  
1099 18<sup>th</sup> Street, Suite 1500  
Denver, CO 80202

### CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 20<sup>th</sup> day of December 2021, a true and correct copy of the foregoing Notice of Public Hearings and Map for the Cottonwood Greens Amended Sketch Plat was sent via U.S. Mail, postage pre-paid, to the following addresses:

MELVIN C. ANDERSON  
PO Box 266  
STRASBURG, CO

SUN WILLOW BEND LLC  
27777 FRANKLIN RD  
STE 200  
SOUTHFIELD, MI 48034

BLACK DIAMOND ROCKIES MIDSTREAM LLC  
1001 NOBLE ENERGY WAY  
HOSUTON, TX 77070

PANHANDLE EASTERN PIPELINE  
MONICA HANSEN  
PO Box 127  
BRIGHTON, CO 80601

BPX ENERGY (FORMERLY AMOCO)  
1700 PLATTE ST  
STE 150  
DENVER, CO 80202

THE RANCH ESTATES  
JOHN J. VANDEMOER  
8791 CIRCLE DR  
WESTMINSTER, CO 80031

GRAYROCK MINERALS LLC/VERDAD RESOURCES LLC  
5950 CEDAR SPRINGS RD  
SUITE 200  
DALLAS, TX 75235

KERR-MCGEE OIL & GAS CORPORATION  
1999 BROADWAY  
SUITE 3700  
DENVER, CO 80202

KP KAUFFMAN COMPANY INC  
1675 BROADWAY  
SUITE 2800  
DENVER, CO 80202

ANADARKO E&P COMPANY LP  
LAND MANAGER – WESTERN DIVISION/ CBM  
PO Box 9149  
HOUSTON, TX 77380

ANADARKO LAND CORPORATION  
DON BALLARD  
PO Box 1330  
HOUSTON TX, 77251

COYOTE CREEK NORTH LLC  
5300 DTC PKWY  
STE 100  
GREENWOOD VILLAGE, CO 80111

COTTONWOOD DEVELOPMENT PARTNERS LLC  
4040 MACARTHUR BLVD  
STE 250  
NEWPORT BEACH, CA 92660  
THERMO-FARMS  
JOSEF GUETLEIN  
5501 LOWELL BLVD  
DENVER, CO 80221

RENNOC CORPORATION  
DAVID CONNER  
2 OSPREY CIRCLE  
THORNTON, CO 80241  
THERMO-FARMS  
5305 W 86<sup>TH</sup> AVE  
ARVADA, CO 80003



TRI-STATE GENERATION & TRANSMISSION  
1100 W 116<sup>TH</sup> AVE  
WESTMINSTER, CO 80234

THERMO COGENERATION PARTNERSHIP LP  
C/O NANCY FAIRCHILD  
PO Box 188  
FORT LUPTON, CO 80621

WELD COUNTY  
1150 O ST.  
GREELEY, CO 80631

BURKHARDT FAMILY TRUST  
15047 HIGHWAY 52  
FORT LUPTON, CO 80621

FORT LUPTON FIRE PROTECTION DISTRICT  
1121 DENVER AVE  
FORT LUPTON, CO 80621

STATE OF COLORADO  
C/O NATIONAL GUARD  
6848 S REVERE PWKY  
CENTENNIAL, CO 80112

CONNER FAMILY TRUST  
1621 FAIR HOUSE RD  
SPRING HILL, TN 37176

ROWLEY DOWNS LAND COMPANY  
260 KRAMERIA ST  
DENVER, CO 80220

WATSON GARY A/ LISA A  
1000 NORTHRUP AVE  
FORT LUPTON, CO 80621

Nordman Matthew C/ Amanda R  
950 Northrup Ave  
Fort Lupton, CO 80621

SCHRADER WAYNE/ ANDREA  
1050 NORTHRUP AVE  
FORT LUPTON, CO 80621

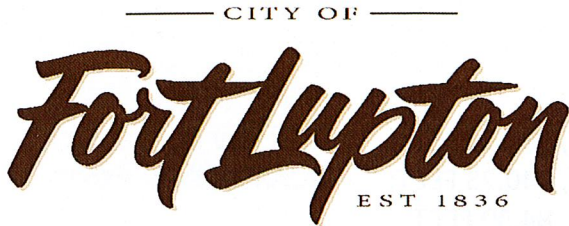
Scholl Roger D / Mary M  
2075 9<sup>th</sup> St  
Fort Lupton, CO 80621

SEVENTH DAY ADVENTIST ASSOCIATION OF COLO  
2520 DOWNING ST  
DENVER, CO 80210

LGI Homes Colorado LLC  
1450 Lake Robbins Dr  
Ste 430  
The Woodlands, TC 77380



City Official



## Planning & Building

130 S. McKinley Avenue  
Fort Lupton, CO 80621

Phone: 303.857.6694  
Fax: 303.857.0351

[www.fortluptonco.gov](http://www.fortluptonco.gov)

### CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for an amended sketch plat for a subdivision referred to as the Cottonwood Greens Amended Sketch Plat, located north and adjacent to 9<sup>th</sup> St and west and adjacent to County Road 31 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public meetings are to be held before the Planning Commission on Thursday, January 6, 2022, at 6:00 P.M., and before the City Council on Tuesday, January 18, 2022, at 7:00 P.M. or as soon as possible thereafter.

The public meetings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall is closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, [www.fortluptonco.gov](http://www.fortluptonco.gov).

Further information is available through the City Planning and Building Department at (303) 857-6694.

#### ALL INTERESTED PERSONS MAY ATTEND.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](http://BIT.LY/FLDEVELOPMENT) AND SCROLLING DOWN TO THE ROW TITLED: COTTONWOOD GREENS AMENDED SKETCH PLAT

#### LEGAL DESCRIPTION

##### PROPERTY DESCRIPTION – (THE RANCH ESTATES)

##### PARCEL A:

PART OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTH  $\frac{1}{2}$  SOUTHWEST  $\frac{1}{4}$  OF SECTION 33, SAID CORNER BEING THE SOUTH  $\frac{1}{4}$  CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 07 MINUTES 28 SECONDS WEST, ON AN ASSUMED BEARING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 39 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 33 A DISTANCE OF 1966.23 FEET TO A POINT ON THE CENTERLINE OF THE FULTON DITCH; THENCE ALONG THE CENTERLINE OF SAID FULTON DITCH BY THE FOLLOWING COURSES: NORTH 06 DEGREES 11 MINUTES 41 SECONDS WEST, 151.28 FEET;



NORTH 20 DEGREES 43 MINUTES 03 SECONDS WEST, 88.12 FEET;  
NORTH 30 DEGREES 46 MINUTES 53 SECONDS WEST, 240.23 FEET;  
NORTH 11 DEGREES 34 MINUTES 26 SECONDS WEST, 84.39 FEET;  
NORTH 14 DEGREES 00 MINUTES 06 SECONDS EAST, 78.29 FEET;  
NORTH 31 DEGREES 26 MINUTES 08 SECONDS EAST, 147.40 FEET;  
NORTH 38 DEGREES 52 MINUTES 59 SECONDS EAST, 65.88 FEET;  
NORTH 67 DEGREES 23 MINUTES 38 SECONDS EAST, 93.12 FEET;  
SOUTH 80 DEGREES 34 MINUTES 12 SECONDS EAST, 199.77 FEET;  
NORTH 65 DEGREES 45 MINUTES 43 SECONDS EAST, 169.57 FEET;  
SOUTH 83 DEGREES 33 MINUTES 37 SECONDS EAST, 232.47 FEET;  
NORTH 48 DEGREES 41 MINUTES 09 SECONDS EAST, 227.84 FEET;  
NORTH 67 DEGREES 11 MINUTES 56 SECONDS EAST, 165.39 FEET;  
NORTH 78 DEGREES 12 MINUTES 31 SECONDS EAST, 180.87 FEET;  
NORTH 37 DEGREES 22 MINUTES 56 SECONDS EAST, 53.66 FEET;  
NORTH 04 DEGREES 38 MINUTES 21 SECONDS WEST, 177.03 FEET TO A POINT ON THE  
NORTH LINE OF SAID SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE NORTH 89 DEGREES 55  
MINUTES 09 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 826.06 FEET TO THE  
NORTHEAST CORNER OF SAID SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 33; THENCE  
SOUTH 00 DEGREES 07 MINUTES 28 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE  
OF SECTION 33 A DISTANCE OF 1288.45 FEET TO THE TRUE POINT OF BEGINNING,

SAID DESCRIBED PARCELS OF LAND CONTAIN IN TOTAL 49.49 ACRES, MORE OR LESS ( $\pm$ ).

COUNTY OF WELD,  
STATE OF COLORADO.

**PARCEL B:**

A PART OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 2 NORTH,  
RANGE 66 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, MORE PARTICULARLY  
DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH  $\frac{1}{2}$  OF THE  
SOUTHWEST  $\frac{1}{4}$ ; THENCE SOUTH 89 DEGREES 55 MINUTES 09 SECONDS WEST ON ASSUMED  
BEARING ALONG THE SOUTH LINE OF SAID NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$ , A DISTANCE OF  
826.06 FEET TO A POINT ON THE CENTERLINE OF THE FULTON DITCH; THENCE ALONG SAID  
CENTERLINE THE FOLLOWING COURSES:

NORTH 04 DEGREES 38 MINUTES 21 SECONDS WEST, 31.82 FEET;  
NORTH 24 DEGREES 35 MINUTES 59 SECONDS EAST, 259.75 FEET;  
SOUTH 84 DEGREES 26 MINUTES 51 SECONDS EAST, 426.35 FEET;  
SOUTH 62 DEGREES 30 MINUTES 01 SECONDS EAST, 185.25 FEET;  
SOUTH 44 DEGREES 47 MINUTES 56 SECONDS EAST, 187.09 FEET TO A POINT ON THE EAST  
LINE OF SAID NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE SOUTH 00 DEGREES 07 MINUTES 28  
SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 7.18 FEET TO THE TRUE POINT OF  
BEGINNING,

SAID DESCRIBED PARCELS OF LAND CONTAIN IN TOTAL 3.68 ACRES, MORE OR LESS ( $\pm$ ).

COUNTY OF WELD,  
STATE OF COLORADO.

**PROPERTY DESCRIPTION (AIMS I, A GENERAL PARTNERSHIP)**

A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH  $89^{\circ}41'44''$  WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$  A DISTANCE OF 60.00 FEET; THENCE NORTH  $00^{\circ}08'24''$  WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST  $\frac{1}{4}$  A DISTANCE OF 30.00 FEET; THENCE NORTH  $89^{\circ}41'44''$  WEST PARALLEL WITH AND 30.00 FEET NORTH OF SAID SOUTH LINE A DISTANCE OF 1535.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH  $89^{\circ}41'44''$  WEST PARALLEL WITH AND 30.00 FEET NORTH OF SAID SOUTH LINE A DISTANCE OF 1048.86 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33; THENCE NORTH  $00^{\circ}07'28''$  WEST ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 1295.41 FEET TO THE CENTERLINE OF THE FULTON DITCH SAID POINT BEING 7.18 FEET NORTH OF THE  $\frac{1}{16}$  CORNER BETWEEN THE SOUTHWEST  $\frac{1}{4}$  AND THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 33; THENCE ALONG SAID CENTERLINE OF THE FULTON DITCH BY THE FOLLOWING COURSES:  
SOUTH  $44^{\circ}47'56''$  EAST, 119.69 FEET;  
SOUTH  $67^{\circ}17'56''$  EAST, 102.80 FEET;  
SOUTH  $53^{\circ}16'01''$  EAST, 266.98 FEET;  
NORTH  $85^{\circ}20'29''$  EAST, 82.20 FEET;  
NORTH  $63^{\circ}34'52''$  EAST, 205.14 FEET;  
NORTH  $47^{\circ}57'32''$  EAST, 237.78 FEET;  
NORTH  $39^{\circ}07'27''$  EAST, 22.89 FEET TO THE NORTH LINE OF THE SOUTH  $\frac{1}{2}$  OF SAID SOUTHEAST  $\frac{1}{4}$  OF SECTION 33; THENCE SOUTH  $89^{\circ}51'16''$  EAST ALONG SAID NORTH LINE A DISTANCE OF 199.03 FEET; THENCE SOUTH  $00^{\circ}07'28''$  EAST PARALLEL WITH SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 1291.14 FEET TO THE TRUE POINT OF BEGINNING,  
COUNTY OF WELD, STATE OF COLORADO.

SAID DESCRIBED PARCELS OF LAND CONTAIN IN TOTAL 27.95 ACRES, MORE OR LESS ( $\pm$ ).

**PROPERTY DESCRIPTION - (THERMO- FARMS)**

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE N $00^{\circ}08'24''$ W ON AN ASSUMED BEARING ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 1325.57 FEET TO THE EAST OF  $\frac{1}{16}$  CORNER OF SAID SOUTHEAST ONE-QUARTER; THENCE N $89^{\circ}51'16''$ W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 205.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N $89^{\circ}51'16''$ W A DISTANCE OF 1588.31 FEET TO A POINT ON THE



NORTH 20 DEGREES 43 MINUTES 03 SECONDS WEST, 88.12 FEET;  
NORTH 30 DEGREES 46 MINUTES 53 SECONDS WEST, 240.23 FEET;  
NORTH 11 DEGREES 34 MINUTES 26 SECONDS WEST, 84.39 FEET;  
NORTH 14 DEGREES 00 MINUTES 06 SECONDS EAST, 78.29 FEET;  
NORTH 31 DEGREES 26 MINUTES 08 SECONDS EAST, 147.40 FEET;  
NORTH 38 DEGREES 52 MINUTES 59 SECONDS EAST, 65.88 FEET;  
NORTH 67 DEGREES 23 MINUTES 38 SECONDS EAST, 93.12 FEET;  
SOUTH 80 DEGREES 34 MINUTES 12 SECONDS EAST, 199.77 FEET;  
NORTH 65 DEGREES 45 MINUTES 43 SECONDS EAST, 169.57 FEET;  
SOUTH 83 DEGREES 33 MINUTES 37 SECONDS EAST, 232.47 FEET;  
NORTH 48 DEGREES 41 MINUTES 09 SECONDS EAST, 227.84 FEET;  
NORTH 67 DEGREES 11 MINUTES 56 SECONDS EAST, 165.39 FEET;  
NORTH 78 DEGREES 12 MINUTES 31 SECONDS EAST, 180.87 FEET;  
NORTH 37 DEGREES 22 MINUTES 56 SECONDS EAST, 53.66 FEET;  
NORTH 04 DEGREES 38 MINUTES 21 SECONDS WEST, 177.03 FEET TO A POINT ON THE  
NORTH LINE OF SAID SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE NORTH 89 DEGREES 55  
MINUTES 09 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 826.06 FEET TO THE  
NORTHEAST CORNER OF SAID SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 33; THENCE  
SOUTH 00 DEGREES 07 MINUTES 28 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE  
OF SECTION 33 A DISTANCE OF 1288.45 FEET TO THE TRUE POINT OF BEGINNING,

SAID DESCRIBED PARCELS OF LAND CONTAIN IN TOTAL 49.49 ACRES, MORE OR LESS ( $\pm$ ).

COUNTY OF WELD,  
STATE OF COLORADO.

**PARCEL B:**

A PART OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 2 NORTH,  
RANGE 66 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, MORE PARTICULARLY  
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SOUTH 62 DEGREES 30 MINUTES 01 SECONDS EAST, 185.25 FEET;  
SOUTH 44 DEGREES 47 MINUTES 56 SECONDS EAST, 187.09 FEET TO A POINT ON THE EAST  
LINE OF SAID NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE SOUTH 00 DEGREES 07 MINUTES 28  
SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 7.18 FEET TO THE TRUE POINT OF  
BEGINNING,

SAID DESCRIBED PARCELS OF LAND CONTAIN IN TOTAL 3.68 ACRES, MORE OR LESS ( $\pm$ ).



# Cottonwood Greens Amended Sketch Plat

Fort Lupton, Colorado  
Project No. LUP2019-0006  
Plan No. SPL2019-0001

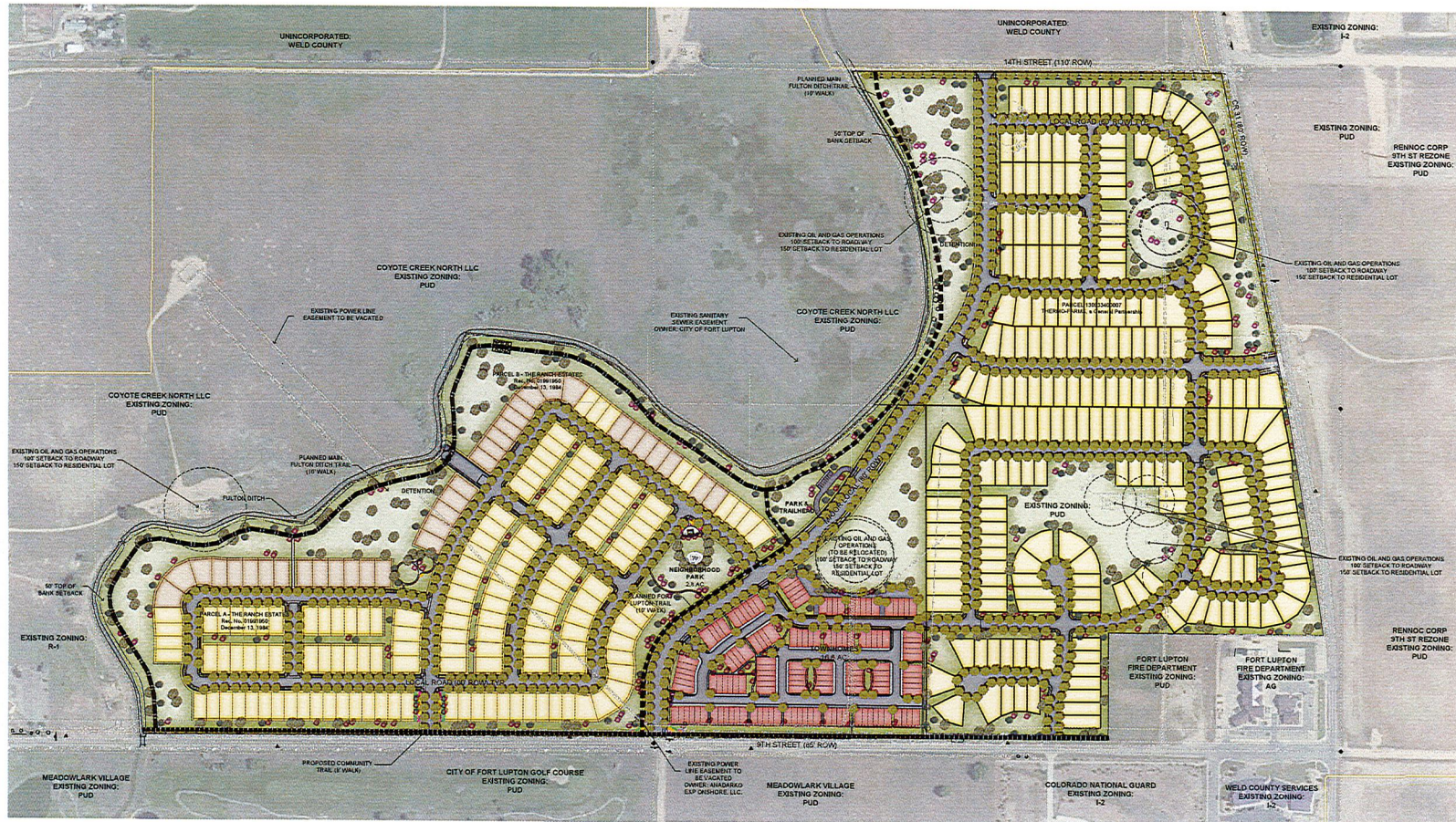
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October 15, 2021

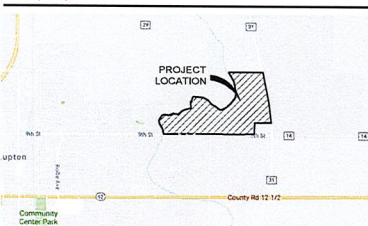
## Sketch Plan

Sheet Number: 1

of 3



Vicinity Map:



Land Use Statistics:

| USE                        | TYPE       | ACREAGE       | TOTAL UNITS | LOT SIZE (SF) | PERCENT TOTAL  |
|----------------------------|------------|---------------|-------------|---------------|----------------|
| SINGLE FAMILY DETACHED     | 50' X 110' | 46.71         | 374         | 5,500         | 29.60%         |
| SINGLE FAMILY DETACHED     | 60' X 110' | 5.37          | 36          | 6,500         | 3.40%          |
| SINGLE FAMILY ATTACHED     | TOWNHOMES  | 5.48          | 137         | -             | 3.48%          |
| ROADWAYS                   | -          | 22.00         | -           | -             | 14.00%         |
| NEIGHBORHOOD PARK          | -          | 2.83          | -           | -             | 1.80%          |
| POCKET PARK AND OPEN SPACE | -          | 73.14         | -           | -             | 48.41%         |
| TRAILS                     | -          | 2.07          | -           | -             | 1.31%          |
| <b>TOTAL</b>               |            | <b>157.60</b> | <b>547</b>  | <b>-</b>      | <b>100.00%</b> |

Notes:

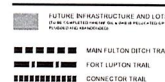
- Other than oil and gas facilities, there are no other existing structures on the site.

Single-Family Detached Setbacks:

| SETBACK TYPE      | DISTANCE                    |
|-------------------|-----------------------------|
| FRONT             | 15' TO HOUSE, 20' TO GARAGE |
| REAR              | 15'                         |
| SIDE              | 5'                          |
| SIDE (CORNER LOT) | 15'                         |



LEGEND:



ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment) AND SCROLLING DOWN TO THE ROW TITLED: COTTONWOOD GREENS AMENDED SKETCH PLAT