



## PLANNING COMMISSION

Mike Simone, Chairperson  
Bushrod White, Vice-Chairperson  
Kathy Kvasnicka  
Thomas Holton  
Thomas Meyers  
Jimmy Dominguez

### Planning Commission Agenda

#### Regular Meeting

130 South McKinley Avenue  
Thursday, September 22, 2022  
6:00 PM

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

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

### Call to Order - Roll Call

### Approval of Agenda

**Consent Agenda** - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

- a. Approval of the Minutes of the August 25, 2022 Meeting

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

### Action Items

#### Discussion Items

- a. Lupton Greens Concept Plan
- b. Review of Meeting Discussion

#### Future Business

- a. Next Meeting on October 13, 2022 at 6:00 PM

### Adjourn

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

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**August 25, 2022**

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, August 25, 2022.

Chair Mike Simone called the meeting to order at 6:07 p.m.

**ROLL CALL**

Board Members Present: Chair Mike Simone, Vice-Chair Bushrod White. Members Thomas Meyers, Jimmy Dominguez and Thomas Holton participated remotely via GoToMeeting. Member Thomas Holton joined the meeting in person at 6:10pm.

City Staff Present: Planning Director Todd Hodges, Planner Molly Nelson, Planner Clay Hartley and Planning Technician Magaly Morales-Tejada.

**APPROVAL OF AGENDA**

Bush White moved to approve the agenda and Thomas Meyers seconded.

**CONSENT AGENDA**

Bush White moved to approve the consent agenda and Thomas Meyers seconded.

**PUBLIC COMMENT**

Chair Simone provided an overview of the hearing process. There was no public comment.

**PUBLIC HEARINGS**

**P2022-017 County Road 19 Investments LLC Site Plan**

Planner Molly Nelson presented this item. She stated that this proposal is for a Site Plan known as County Road 19 Investments LLC. The applicant has submitted a request for a Site Plan that would allow for outdoor RV, boat, and limited heavy equipment storage. This application is being reviewed under the old municipal code because the project was submitted prior to the July 16, 2022 deadline. Since annexation this property has been zoned I-1, which permits RV, boat, and limited heavy equipment storage. The lot is approximately 14.250 Acres. This site is situated east and adjacent to Weld County Road 19 and approximately 0.13 miles north of Weld county Road 10. All notification requirements have been met including posting at the property, posting in the newspaper, and mailing to the surrounding properties. The applicant's representative is present and has an additional presentation.

Chair Simone asked Ms. Bruxvoort, the applicant's representative, 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 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. Bruxvoort answered yes to all questions.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**August 25, 2022**

Ms. Bruxvoort, with AGPROfessionals, provided a presentation on behalf of the applicant. She stated that this request is for a special use permit for RV and Boat Storage of up to 412 parking spaces and commercial and equipment parking of up to 12 spaces. The property was annexed and zoned for light industrial uses in 2018 as part of the Zadel Minor Subdivision and is adjacent to other industrial zoned properties in Fort Lupton and Dacono. The property is Lot 1 of the Zadel Minor Subdivision and is currently undeveloped. Northern Colorado Constructors and a Kerr McGee station are south of the site, both are permitted as Weld County USR's. The Distant Thunder Subdivision is to the North. Outlot A contains the detention pond that will provide detention for lots 1 and 2 and will provide a buffer from County Road 19 and there is a shared access and utility easement for both lots. Phase 1 will include 412 Boat and RV parking spaces, parking will be on all weather gravel surfaces, a carport along the southern border, landscape screening and neutral colored fencing. The entrance will be gated with a lock and key pad for security. Phase 2 may include 2 office trailers, metal buildings, dump stations, additional entrances and will have less parking spaces and produce less traffic. Long term site improvements for phase 2 were included in the application to provide the owner long term flexibility. The proposed use of the metal buildings is personal storage for the owner. There may also be parking of up to 12 commercial vehicles and equipment for personal use. The setbacks from County Road 19 are 70 feet on the south end and 365 feet on the north end. The site will be accessible 24 hours a day Monday-Sunday. Primary hours of operation will be 5am to 9pm. Customers will have access through a coded gated and there will be security cameras throughout the site. Traffic volumes with RV storage facilities are generally low, with this project there will be less than 10 vehicles making a left turn during peak hours. The request meets approval criteria for a site plan review; the use is allowed in the I-1 zone district, it is consistent with the comprehensive plan and surrounding area, complies with applicable design standards, there are adequate public safety, transportation and utility services and the conditions of approval are adequate to address potential impacts.

Chair Simone opened up the public comment portion of this hearing at 6:18pm.

Steve Stratton, 3985 County Road 19, stated that he did not receive a mailing regarding this application and was only notified once the sign on the property was put up. He stated that he opposes this use based on concerns with Fort Lupton Police response times to the area, the increased traffic, increased crime this use may bring, and he does not see the need for an additional storage facility in the area.

Stephanie Vest, 2637 County Road 19, provided a letter to the commissioners and stated that she has several concerns with this use. She stated this project does not meet Municipal Code standards in several ways. The parking lot should be paved and there are no plans that address paved access to the site, a gravel parking lot will generate a lot of dust. The City of Dacono just rezoned the subdivision adjacent to the north of this site to Rural Residential, there needs to be adequate screening between this project and these residential homes, there is very little landscaping. There is not enough information on the waste disposal measures for this project. There is not a need for this in the community in the immediate vicinity or in within the City of Fort Lupton, there are 10 RV stations within 6 miles of this project. The community requests that the applicant meet the Municipal Code requirements or request a variance from the requirements.

Sheryl Been, 3647 County Road 19, stated that she supports this project and it is the property owner's right to do the project and it is not up to the neighbors to decide what can be done on the site.

Hearing no additional comments, the public comment portion of the hearing was closed at 6:24pm.



**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**August 25, 2022**

Ms. Bruxvoort stated that there are some conditions of approval that address some of the concerns including a paved apron at County Road 19, addressing additional landscaping and screening. They were given a recommendation of approval from staff and will continue to work with city staff to address the conditions of approval. Ms. Bruxvoort presented an additional slide with Dump Station details.

Chair Simone asked Ms. Bruxvoort if she felt that she had a full and fair opportunity to present all application materials to the commission tonight.

Ms. Bruxvoort stated yes.

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

Commissioners discussed:

- Whether the dump station will be part of phase 1 or phase 2.
- Whether the items listed in the letter of objection apply to this application.
- Zoning changes made by the City of Dacono and the option of providing them an additional opportunity to provide comments prior to the City Council hearing.
- Whether the objections from the public need to be addressed prior to City Council or if this hearing needs to be continued.
- Addition of conditions of approval to address the letter or objection and providing Dacono additional opportunity to respond.
- The use of semi-truck parking as part of the site plan.
- How the uses of the site will be regulated and what measures will be taken if a use outside of the approval is occurring.
- Concerns with the timing of lengthy public comment submittals prior to a hearing and whether something can be posted on the website encouraging the public to provide comments prior to the agenda being published.

Ms. Bruxvoort stated that the dump station is being included as an option on this site plan and may or may not be used in the future, it is being included on the site plan at this time to provide an opportunity for review as part of the overall project and avoid a future resubmittal. The semi-truck parking is intended for the owner's use for long-term storage use. No trucking operations will be operated from the site.

Planning Director Hodges stated that many of the items in the letter may not apply to this specific application and may be taken out of context, however due to the timing of the submittal of this letter staff has not had time to adequately review the concerns listed and feels that the proposed site plan does meet the intent of the municipal code and additional items will be addressed through conditions of approval. There are however some valid points that staff will review further and discuss with the applicant. These items can be addressed as conditions of approval.

Planner Nelson stated that there is a portion on the resolution that needs to be removed it states "WHEREAS, the City Council held a public hearing to consider and review the request for a site plan on September 6, 2022; and"

The conditions of approval to be added are: "The letter of objection shall be adequately addressed as determined by the Planning Director" and "The City shall provide the City of Dacono an additional opportunity to respond to this application."

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
August 25, 2022**

With no further discussion, Bush White motioned to approve P2022-017 approving a resolution of the Planning Commission of Fort Lupton recommending to City Council to approve the County Road 19 Investments LLC Site Plan for a boat, RV, and limited heavy equipment storage with the following amendments: "The letter of objection shall be adequately addressed as determined by the Planning Director" and "The City shall provide the City of Dacono an additional opportunity to respond to this application." Thomas Meyers seconded. Motion passed unanimously on voice vote.

**DISCUSSION ITEMS**

**Review of Meeting Discussion**

A review of meeting discussions took place.

**FUTURE BUSINESS**

The next meeting of the Planning Commission will be on September 22, 2022 at 6:00 PM.

**ADJOURNMENT**

Chair Simone adjourned the meeting at 7:07 PM.

Submitted by

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Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission

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Mike Simone, Chair

# LUPTON GREENS CONCEPT PLAN

**PROJECT NO. LUP2022-0017 / PLAN NO. SPL2022-0002**

## PROJECT DESCRIPTION

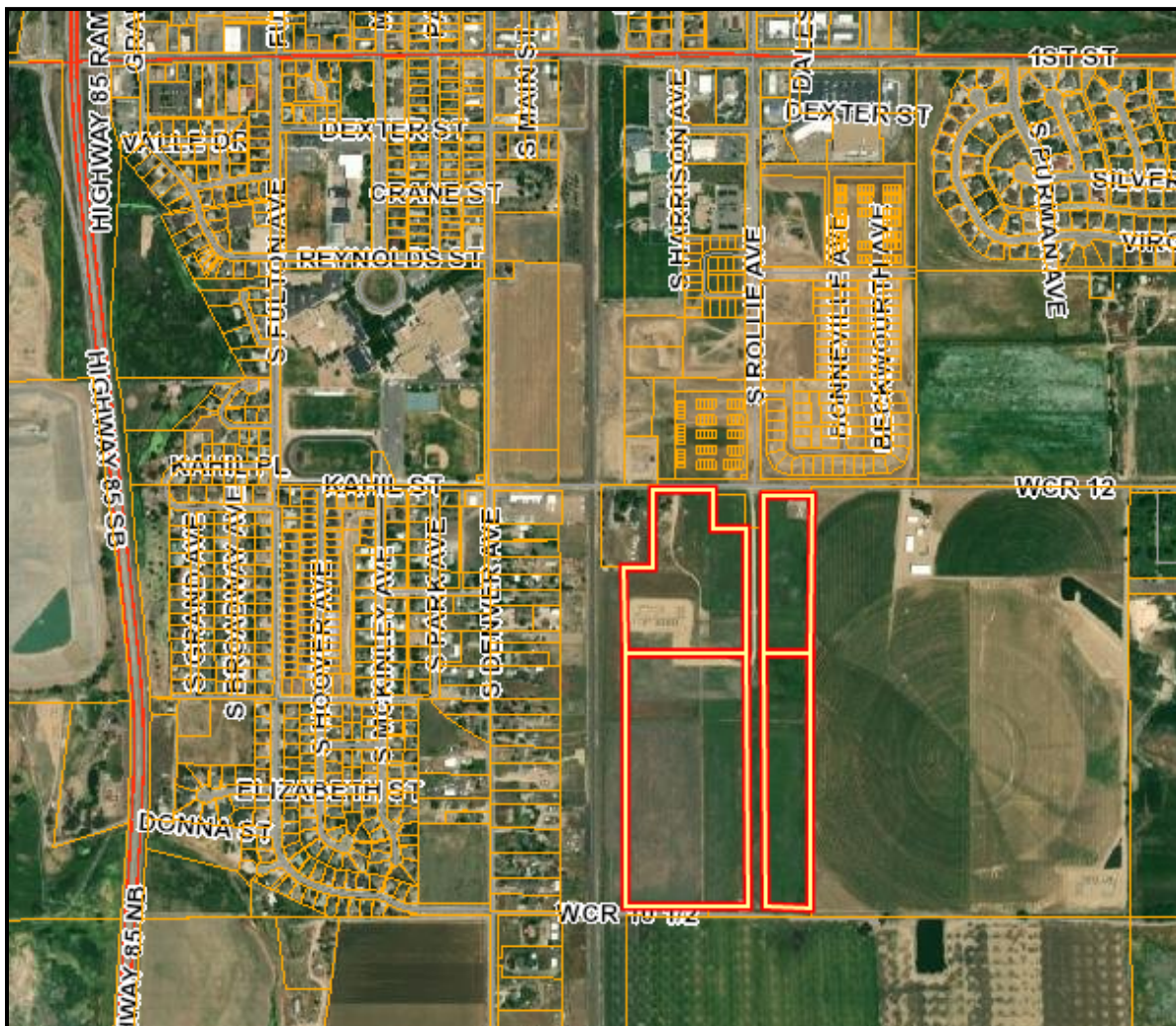
Project No.: LUP2022-0017 / Plan No. SPL2022-0002

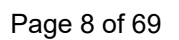
Project name: Lupton Greens Concept Plan

Applicant's Name: Fort Lupton Greens, LLP ("Applicant")

Location of Request:

The site is located south and adjacent to County Road 12, north of County Road 10 ½ and bisected by the S Rollie Ave. right of way (the "Property"). The Property is located in Part of the Northwest Quarter of Section 8, Township 1 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 a Concept Plan that includes a residential and commercial subdivision that will accommodate 25.5 acres of R-2, Mixed-Use Residential lots, 4.68 acres of open space and stormwater detention, and 26.76 acres of C-2, Heavy-Commercial zoning. The overall project density is yet-to-be determined.

Site Size: 64.75 acres, more or less.

Current Zoning: C-2

Proposed Zoning: R-2, C-2, and Stormwater Detention/Open Space

Existing Uses: The Property is mostly vacant with an existing residence along the northern portion. Towards the middle of the western portion of property, there is an existing oil and gas facility that will remain. There is a gravel road that runs south from CR 12 that provides access to the oil and gas facility. This facility contains production equipment and multiple wells.

Proposed Use: A mixed-use residential and commercial subdivision with open space

Hearing Dates: Planning Commission – Thursday, September 22, 2022 at 6:00 PM; and  
City Council – Tuesday, October 4, 2022 at 6:00 PM.

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

Purpose of the Concept Plan: To gather feedback from Planning Commission and City Council on the feasibility of the proposed plan.

**SUMMARY OF PREVIOUS APPLICATIONS**

On January 27, 2010, the Fort Lupton City Council officially amended the zoning of the Property, known as Fort Lupton Greens from "A" Agriculture to "C-2" Commercial (Ordinance No. 2010-913). The change of zone became effective on April 2, 2010.

**APPLICATION PROCESS**

The Planning Commission's review of the Lupton Greens Concept Plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the Applicant and staff. Pursuant to Article 2.08 (D) of the Fort Lupton Development Code, review of a Concept Plan shall not require any approval, but merely provides general consensus and offers the applicant direction for preparing a formal Preliminary Plat. Therefore, the Planning Commission shall evaluate the Concept Plan and all comments by referral agencies, and provide input to the Applicant. All information provided to the Applicant will become part of the record and will inform the discussion with City Council regarding this Concept Plan. The purpose of this process is to achieve a project that satisfies the goals of the Fort Lupton Comprehensive Plan and the priorities of the community.

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

1. The proposed public benefits of accommodating the concept.
2. Whether the proposed plan is compatible with the surrounding neighborhoods.
3. If the loss of C-2 commercial zoning is beneficial to the community.
4. The compatibility of current C-2 (Heavy Commercial) with the proposed R-2 (Mixed Density Residential).

#### **CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES**

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

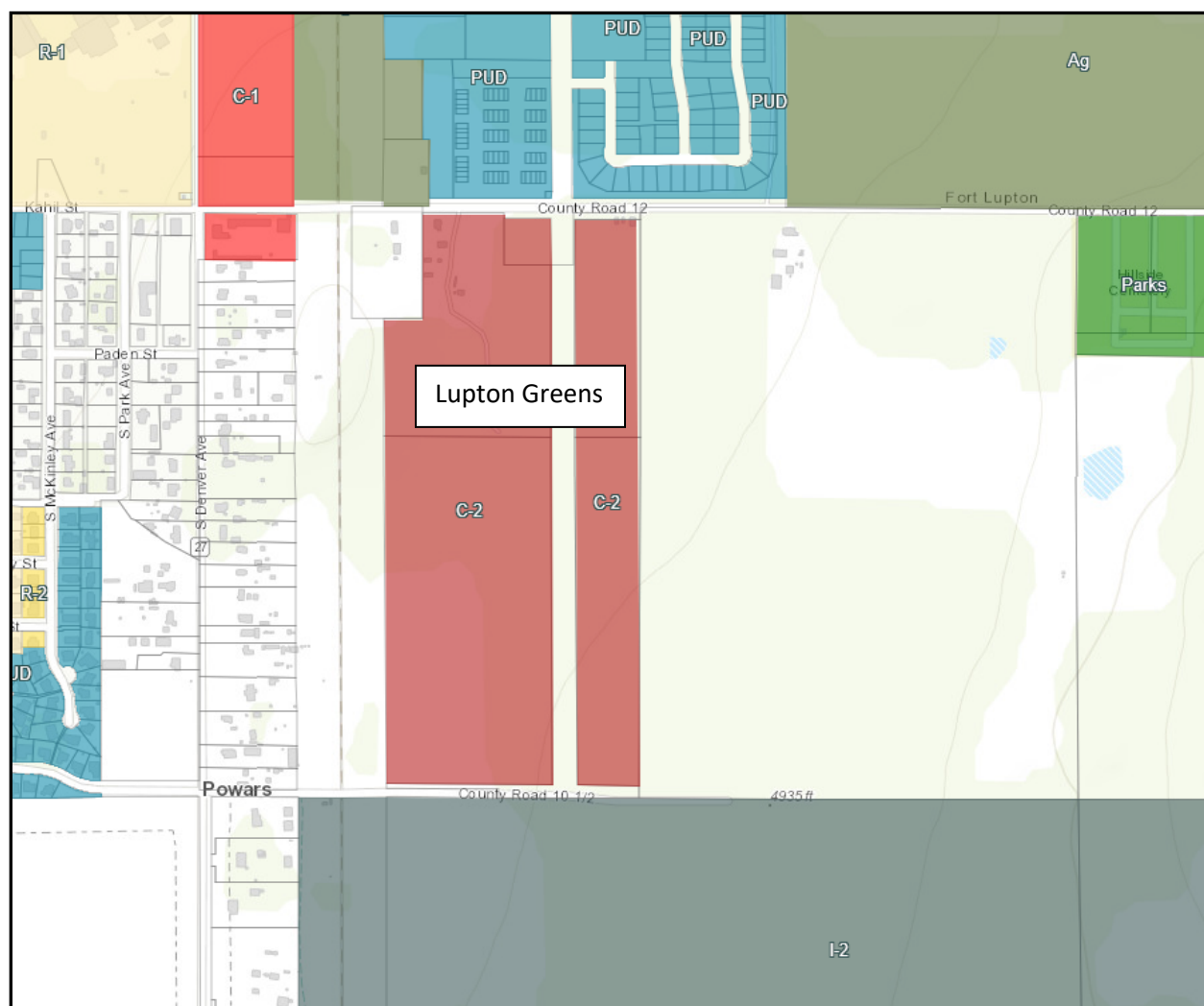
#### **EXISTING CONTEXT**

Just to the north of Lupton Greens is a property that includes 90 single family detached homes, a 70-unit multi-family townhome development, and additional commercial properties under the C-2 zoning. In addition, several other residential use properties lie within Lupton Village to the north. The lots to the south are zoned as I-1 and I-2 (Light and Heavy Industrial) and the lots to the east are under Weld County jurisdiction and designated as Agriculture. To the west lies the Union Pacific Railroad (UPRR). West of the UPRR ROW are existing residential, agricultural lots in the County.



## CURRENT ZONING

|              | EXISTING ZONING                 | EXISTING LAND USE            |
|--------------|---------------------------------|------------------------------|
| <b>NORTH</b> | PUD-Residential & Commercial    | Residential                  |
| <b>SOUTH</b> | I-2                             | Agriculture                  |
| <b>EAST</b>  | Unincorporated Weld County      | Agriculture                  |
| <b>WEST</b>  | UPRR/Unincorporated Weld County | Railroad ROW/Residential/Ag. |



## CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Lupton Village PUD to the north of Lupton Greens has lots dedicated as “General Commercial” which would be classified as C-1 under the older Municipal Code. C-1 under current zoning is defined as “Neighborhood Commercial” and describes small-scale, light-intensity uses that support neighborhoods and other surrounding commercial or industrial districts. These zones may exist in compact, walkable formats in close proximity to neighborhoods, or alternatively if automobile oriented the impacts of

access and operations on adjacent areas are limited and mitigated by the small-scale format and lighter intensity of the uses.

C-1 zoning in the new Development Code is designed to coordinate and compliment neighboring residential uses. C-2 zoning, which currently exists for the Property describes commercial activities which by their nature, require heavy auto and truck traffic or outdoor storage and display. While C-2 uses allow for heavier and more intense traffic, they are not necessarily incompatible with residential uses.

The majority of business types allowed within C-2 can complement residential zoning, but conflicts might arise. Planning Commission and City Council should consider the implications of allowing residential development within a heavy commercial district. If the concept is allowed to proceed, the issuance of Special Use Permits for regional projects must be carefully considered. Large gas stations or indoor warehousing and storage, could be unwelcome next to residential development. While many of the permitted uses in C-2 can coexist perfectly well next to homes, there is the possibility of controversy.

Undeniably, demand for homes remains strong. The type of development being proposed by this Concept Plan may be the best response to current market forces. Fort Lupton must decide if the plan provides the kind of development the City seeks. Compatibility should be considered, but so should the loss of heavy commercial zoning for residential uses.

The Future Land Use Map targets the areas to the east of the Property as single and multi-family detached housing. These can consist of a variety of development types, including higher density homes 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. Given market demand, single-family neighborhoods are likely to remain a core residential designation within Fort Lupton. Meeting this demand is surely the rationale for the proposed zone conversion within Lupton Greens. The Comprehensive Plan did anticipate the need for homes and designated areas to the east of Lupton Greens for that purpose. However, this area has yet to annex to The City.

Picture Fort Lupton identifies millions of dollars in revenue that is lost annually to surrounding regions due to a lack of adequate food and retail establishments. Sacrificing C-2 commercial for residential zoning further limits the availability of land for businesses.

Lupton Greens proposes a diversity of land uses, with residential, commercial, and open space zoning. This kind of mixed development meets many of the goals of the Future Land Use Map adopted by the City. But, it is important to note that the Comprehensive Plan designates the Property as a Commercial Growth Area. Lupton Greens provides residential zoning, but does so at the cost of losing 26 acres of C-2. The unincorporated area to the east of the site has been identified as Annexation Priority 1 and is targeted for residential zones. Staff considers the provision of homes as a priority, but for Fort Lupton to fully develop, there must be room for business.

## 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 |



|                                     |                                      |              |
|-------------------------------------|--------------------------------------|--------------|
| Comcast                             | GIS Specialist                       | CenturyLink  |
| Weld County GIS                     | Fort Lupton Fire Protection District | CDOT         |
| Postmaster                          | Fulton Ditch Company                 | United Power |
| Northern Colorado Water Cons. Dist. | Weld County School Dist. RE-8        | Xcel Energy  |

***Additional files are available at <https://www.fortluptonco.gov/DocumentCenter/Index/676>.***

## Lupton Greens Sketch Plat – Project Description

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### Location:

The proposed sites are located in the east half of the west half of the northwest quarter and the west half of the east half of the northwest quarter of Section 8, Township 1 North, Range 66 West of the 6<sup>th</sup> PM, City of Fort Lupton, County of Weld, State of Colorado. More generally, the site is located south of Kahil Street, southwest of Beckwourth Ave, east of Denver Ave, north of County Road 10 ½, and is split by S Rollie Ave, which has not been constructed.

### Existing Conditions:

The subject property consists of approximately 64.75 acres and is split (east and west) by the 110-foot South Rollie Avenue right-of-way, Reception No. 3997164 and 4047523. The subject property is currently zoned as C-2 Heavy Commercial. Most of the property is vacant land. There are a few houses located on the north side of both properties. Towards the middle of the west property, there is an existing oil and gas facility that will remain. There is a gravel road that runs south from Kahil Street providing access to the oil and gas facility. The oil and gas facility contains production equipment and multiple wells. In addition, the facility includes a tank battery setback of 200 feet and a well head setback of 150 feet. Existing utilities are described below.

### Proposed Land Uses:

There are three tracts, one lot, and two outlots being proposed for the Lupton Greens Sketch Plat. Since the property is bisected by South Rollie Avenue, the sketch plat is generally described within the narrative as Lupton Greens East and Lupton Greens West.

#### *Lupton Greens East*

Lupton Green East tracts and outlots would remain under the C-2, Heavy Commercial zoning and will comply with the City of Fort Lupton's newest Development Code. This includes Lot 1, Outlots A & B, and Tract A. Lot 1 is a two-acre property that is anticipated to be a retail/commercial businesses. A monument sign for the overall property subdivision would be in the northwest corner of this lot within Outlot B. Outlot A would include only the detention pond and open space. The detention pond will be sized to handle flows from the entire property of Lupton Greens.

#### *Lupton Greens West*

Lupton Greens West includes Tracts B and C. Tract B is 15.60 acres, includes an existing oil and gas facility, and will remain under its current zoning, C-2, and will comply with the City of Fort Lupton's newest Development Code. Tract C is 25.51 acres. For Tract C, the applicant is proposing that this tract be rezoned from C-2 to R-2, under the new Development Code. Rezoning this portion of Lupton Greens would allow for the Applicant to utilize funds held by its current Residential Metro District which are necessary to complete the South Rollie Avenue extension south of CR 12 approximately one-half mile to CR 10.5 and create economic stability for the subdivision and to facilitate construction of infrastructure to serve the entire subdivision. Additional information as to why this rezoning of Tract C is crucial to the overall subdivision can be found in the sections below.

The tract and outlot layout for these sites can be found in Appendix E.

### Sketch Plat Compatibility with Surrounding Area:

Just to the north of Lupton Greens East and West is a property that includes 90 single family detached homes, a 70-unit multi-family townhome development, and additional commercial properties under the C-2 zoning. In addition, several other residential use properties lie within Lupton Village. The lots to the south are zoned as I-1 and I-2 (Light and Heavy Industrial) and the lots to the east are under Weld County jurisdiction and designated as Agriculture. To the west lies the UPRR and just to the west is the recently approved project called The Flats.

As described above, Lot 1, Outlot A & B, and Tracts A & B will remain under the existing zoning of C-2 (Heavy Commercial). This Sketch Plat requests to rezone only 25.51-acres of the 64.75 acres from C-2 to R-2 to allow for compatible residential development alongside the existing commercial zoning to support the development of the commercial uses and infrastructure. This overall development will support a mix of office, retail, and multifamily dwellings along Kahil Street. Tract B consists of roughly 15.60 acres and includes the existing oil and gas facility. Because of setbacks imposed by the oil and gas facility, portions this tract will be restricted to only open space or infrastructure that would not create a risk to health and safety.

Tract C, to the south of the oil and gas facility of the sketch plat, rezoned to R-2 could include single family detached housing. R-2 Zoning within the new code can be used as a buffer zone. The Metro District funds from these single-family homes, as well as other fund-raising efforts, will make it possible for the Applicant to construct the South Rollie Avenue extension from Kahil Street to CR 10 ½. Without this residential metro district in place, or a substantial contribution from the City of Fort Lupton, South Rollie Avenue could not be extended by the Applicant.

In addition, the zoning amendment to R-2, abuts the UPRR right-of-way on the west and just to the west of the UPRR ROW are acreage homesites, which also border the east side of Denver Ave. These homeowners would probably prefer to have other homes out their back yards.

A surrounding zoning map is attached within Appendix B.

#### **Sketch Plat Compatibility with the City of Fort Lupton's Comprehensive Master Plan:**

It is important to support the intent of the comprehensive plan and City's goals. Overall Lupton Greens will remain consistent with the City of Fort Lupton's Comprehensive Master Plan by proposing that the entire area of Lupton Greens East remain under the C-2 zoning and only a portion of the Lupton Greens West is being proposed to be amended to include R-2 zoning.

The following statements, points, positive attributes, and clarifications are being provided to further support the amendment to the zoning for Tract C.

#### ***Applicant's Statements and Points***

1. The Metro Districts set up by the Applicant to build out Lupton Village (Residential & Commercial) between them have the ability to fund the improvements necessary to extend South Rollie Avenue from CR 12 south to CR 10.5.
2. The City does not, or cannot, fund the improvements necessary to extend South Rollie Avenue from CR 12 south to CR 10.5.
3. The Applicant does not, and cannot, fund the improvements necessary to extend South Rollie Avenue from CR 12 south to CR 10.5 without the aid of Residential Metro District participation, even with the assistance of the Commercial Metro District.
4. Therefore, the Applicant requests the City approve the Applicant's request for rezoning for the Applicant to extend South Rollie Avenue since the improvements to South Rollie Avenue will not happen in the near future by this Applicant without Residential Metro District participation.

### *Positive Attributes of Rezoning Per Applicant's Request*

1. South Rollie Avenue will finally be extended from CR 12 south to CR 10.5 within the next 9 months, completing more of the City's vision for extension of South Rollie Avenue to CR 8, to the new location of the City's Fire Station and the future east/west CR 8 traffic connection between Hwy 85 and hopefully eventually I 76.
2. The City will have in place a 4.44-acre regional detention pond to accommodate this project and a facility to run other area development to the east through to a regional retention pond and hopefully assist the City with other current storm drainage issues in this area.
3. The City will end up with 39.24 acres of C-2 zoned property consistent with the current zoning under the new Development Code.
4. The City is being asked to exchange 25.51 acres of C-2 zoning for R-2 zoning to accommodate detached single family housing that is required to allow the Applicant to utilize Residential Metro District funding for completion of South Rollie Avenue.

### *Other Thoughts on Comments from City planning June 24, 2022, Email*

#### City Planning Request:

*"More information on how each proposed land use could work with the surrounding zoning."*

#### Applicant's Response:

At this time the land on the east side of South Rollie Avenue, from CR 12 to 10.5 will work under the proposed C-2 (Heavy Commercial) zoning as described in the new Code. The land on the west side of South Rollie Avenue, from CR 12 south to CR 10.5 will not accommodate uses planned for the southwest portion of the property based upon C-2 (Heavy Commercial) zoning, but a portion does work under C-2 zoning.

The Applicant's development plan will consist of a mix of office, retail and multifamily dwellings along CR 12 surrounding the one acre site owned by the Fire Department and north of the Oxy Petroleum well site. C-2 under the proposed new zoning plan can work, though the Applicant would prefer to be able to sell residential units in this area but will waive that ability. This area is approximately 9.64 acres in size, and some of the area falls within the 150-foot no-build zone. A discussion has been held with Oxy regarding the Applicant's plan for development of this area. To the north of this land across CR 12 lies a 70 unit multifamily townhome project with for sale product developed by Baessler Homes, with infrastructure that is nearly complete, and to the northeast is single family detached housing project featuring 90 single family homes and to the east is C-2 (Heavy Commercial) zoning. To the south is a parcel under a current surface use agreement with Oxy Petroleum, successor in interest to Anadarko.

To the south of the Oxy Petroleum parcel, the Applicant's development plan on the west side of South Rollie Avenue and south of the Oxy Petroleum well site, 25.51 acres, is planned for single family detached housing of up to 90 units. Metro District funds from these single-family homes, as well as left over funds from prior fund raising efforts, will make possible the Applicant being able to fund the South Rollie Avenue extension south of CR 12 down to CR 10.5. Without those residential metro district dollars, or a substantial contribution on the part of the City of Fort Lupton, South Rollie Avenue cannot be extended to CR 10.5 by this Applicant.

City Planning Request:

*"How this proposed development fits into the Fort Lupton Comprehensive Plan. This area has been designated as C-2, Heavy Commercial, and is targeted as a commercial growth area. Please explain how this PUD will tie into the surrounding areas and will be a better use of this land now and into the future."*

Applicant's Response:

At the present time South Rollie Avenue is not improved, other than by some gravel that has been placed in the right of way by the oil and gas operator to provide for year around access for its full-time access to the existing well sites.

South Rollie Avenue, even if improved by the City or the Applicant in the near future, will be a dead end road only able to service the Lupton Greens subdivision since South Rollie Avenue will terminate at CR 10.5. Future extension is not available in the near future since according to Weld County records there is no ownership of land by the City, or right of way south of CR 10.5 to build South Rollie Avenue. Additionally, the right of way for 10.5 from South Rollie Avenue west to Denver Avenue is likely too narrow to accommodate a permanent road that is called for on the City's current Transportation Plan. A temporary access road may be possible, but it will require a substantial amount of fill that the Lupton Greens project cannot afford to absorb. A temporary emergency vehicle turnaround is being proposed by the Applicant until such time as the southern portion of this project can provide other means for a more permanent turnaround.

The proposed zoning amendment abuts the UPRR on the west and just to the west of the UPRR right of way are a row of acreage homesites bordering along the east side of Denver Avenue. These homeowners would likely prefer to have other homes out their back yards.

The Applicant believes the City did acquire the two easements through the sod farm owned by Fort Lupton Meadows, LLC and the parcel immediately south of the sod farm owned by Sharon Schuyler that were necessary to complete water and sewer line extensions down to Halliburton at CR 8 some years ago. It does not appear from Weld County records that the City did buy the necessary right of way across those parcels as it did at Lupton Village and Lupton Greens.

In order for South Rollie Avenue to function as a Heavy Commercial corridor attracting some retail users, it will need to have a permanent connection down to CR 10, where the west half of South Rollie Avenue has already been partially improved between CR 8 and CR 10 where much of the City's jobs growth is and will likely be occurring in the future due to current zoning.

For retail type uses to succeed, which will help create tax revenues for the City, retail needs rooftops which turn into an average of 2.6 + occupants per each rooftop. At the present time even getting a current population count for Fort Lupton is difficult at best. Another five thousand residents or (15,000 people) will put Fort Lupton on the radar to additional small to medium sized retailers. Retailers need population and they need traffic as these two things create success for retailers.

An incomplete South Rollie Avenue will not provide adequate traffic counts and even a complete South Rollie Avenue and the corresponding increasing traffic counts, without adequate rooftops and people living nearby to spend money does not provide success to their businesses. That is why there has been

an emphasis on retailers wanting to be located on Highway 52, like Burger King, Wendy's and most recently McDonald's. Other retail users have located along Denver especially in the downtown corridor.

Above are reasons why, in this Applicant's opinion, that a more suitable use for the present time would be R-2 zoning, as has been proposed for the 25.51-acre site along the west side of South Rollie Avenue, where the Applicant's only zoning change has been requested.

### **Zoning Amendment Criteria:**

The following City criteria has been evaluated to provide information to support the Applicant's request to amend the zoning of Tract C:

*Question 1: To correct a manifest error in an ordinance establishing the zoning for a specific property.*

The amendment is not being completed to correct an error.

*Question 2: To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the City generally.*

As noted, the proposed amendment would be in line with current market trends to the north of the project and provide a vehicle to create revenue for the infrastructure needed to support the entire development.

*Question 3: If the current zoning is inconsistent with the policies and goals of the Comprehensive Plan.*

The current zoning is consistent with the comprehensive plan since a significant portion of the property is not being rezoned. The proposed zoning amendment will create consistency with current market conditions and provide a driver for the development of the other tracts.

*Question 4: If the proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan.*

The amendment is not necessary to provide community related uses.

*Question 5: If the area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.*

The current zoning was established in 2010. The current zoning has been in place for approximately 12 years. Based on development trends to the north and State Highway 52 corridor, commercial zoning for the entire property is not supported because of time and trends. Rezoning Tract C to a residential use would support the current trends and assist in supporting the C-2 zoning that is not being changed.

*Question 6: The Zoning Map amendment shall not substantially alter the character of the district or the neighborhood.*

The amendment will not substantially alter the character of the neighborhood. It will continue the development trend from the north and will create suitable transitions to the surrounding zoning.

*Question 7: Spot zoning. The Zoning Map amendment will not create a spot zone.*

The amendment will not create spot zoning and will create suitable transitions to the surrounding zoning.

*Question 8: Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; erosion and other performance issues identified through the public hearing process.*

Specific uses are not being proposed at this time. However, individual applications will be held to the zoning standards set by the zoning codes. No variances to the current or future zoning code are being proposed at this time. As part of the approval process for this subdivision and rezone amendment, a traffic impact study will be completed and provided for review and approval.

*Question #9: This declaration of criteria for zoning map amendments shall not control an amendment that occurs incidentally to a general revision of the Zoning Map.*

The proposed amendment is not incidental to general revisions.

### **Utilities:**

Utilities proposed for this Sketch Plat will comply with all Fort Lupton codes and regulations including, but not limited to, the City of Fort Lupton Storm Drainage Design and Technical Criteria and the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements.

#### *Potable and Non-Potable Water:*

An existing 12-inch water main runs north to south within the area designated for S. Rollie Ave, within the 110ft right-of-way easement. There are five temporary fire hydrants proposed that will tee from this main line with an 8-inch line. Two temporary blowoff assemblies are also proposed to tee off this main line with an 8-inch line. There are two existing fire hydrants, one on the north and one on the south, that will be relocated in the same general area.

#### *Sanitary Sewer:*

An existing 18-inch sanitary sewer main lies parallel to and roughly 30 feet from the existing water main within the potentially proposed S. Rollie Ave public roadway. Six stubs are proposed, including multiple 8-inch PVC lines and a 4-inch PVC line. The 8-inch stubs will connect to the 18-inch line via 48-inch manholes and will end with a sanitary sewer cap.

#### *Storm:*

There are currently no existing storm drainage facilities on either site. The existing runoff sheet flows off site to the north. See Appendix C for the NRCS soils report. The proposed storm design includes the installation of a 24-inch storm main within the proposed S. Rollie Ave public roadway. This main will connect to several Type R curb inlets to collect runoff from the proposed conditions. A detention pond with an outlet structure and other storm structures is also within the proposed design. A preliminary drainage plan is shown within Appendix D. Additional details of the proposed design can be found within the Lupton Greens Sketch Plat Preliminary Drainage report prepared by LandOne and submitted to the City of Fort Lupton within the Lupton Greens preliminary submittal package.

#### *Dry Utilities:*

Existing gas, overhead electric, and fiber optics lines run on the north side of the site within the Kahil Street right-of-way. This gas line was installed by FTL Land Assemblage LLP for Lupton Village, to the north, and does not have enough gas to satisfy the needs of the proposed Sketch Plat uses. There is an



abandoned gas line that runs north and south from Kahil Street to the oil and gas facility. The easement for this abandoned line was purchased by the Applicant and will be vacated as these plans progress. An existing overhead electric line also runs along CR 10 ½.

#### **Existing Transportation Network:**

Access to these sites would come from Kahil Street and South Rollie Avenue to the north. The public roadway, South Rollie Avenue, will be extended from Kahil Street to CR 10 ½. Timing for construction of this public road will be dependent upon the approval of this Sketch Plat. When constructed, the roadway will be designed according to the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements.

#### **Existing Significant Cultural, Archaeological, and Historical Resources and Plans for Protection:**

No significant cultural, archaeological, or historical resources have been identified on either site, therefore no plans for protection are required.

#### **Commercial Mineral Deposits on Site:**

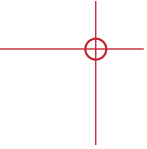
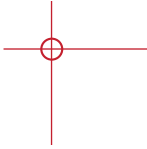
There is currently an oil and gas facility within the west site, but there are no known commercial mineral deposits on site.

#### **Surface Use Agreement:**

The oil and gas facility within Tract B of Lupton Greens West falls within an existing surface use agreement. Discussions with the oil and gas Applicant, Oxy Petroleum, has been held regarding the Applicant's plan for development of this area. An amended surface use agreement is being negotiated currently and will be provided to the City once it is available. The existing surface use agreement has been provided under Appendix F. The amended agreement will consist of maintaining the existing access point to the Oil & Gas facility, set limits for the existing facility, and maintain 150' Well Head Setback and the 200' Tank Battery Setback for public safety.

#### **City's Public Land Dedication Requirements:**

There is an existing 110 foot right-of-way that is already dedicated and runs through the middle of the two proposed sites within the Lupton Greens Sketch Plat. There is also an existing 60ft right-of-way dedicated on the north side for Kahil Street. Kahil Street will be widened with this development and right-of-way dedication will be provided.



## Appendices:

Appendix A: Vicinity Map

Appendix B: Surrounding Area Zoning Map

Appendix C: NRCS Soils Report

Appendix D: Preliminary Drainage Plan

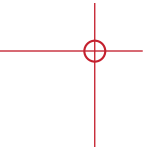
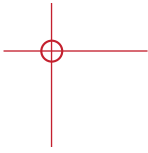
Appendix E: Sketch Plat Site Plan

Appendix F: Existing Surface Use Agreement

# Appendix A

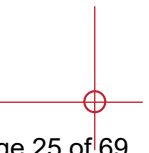
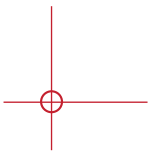
Vicinity Map



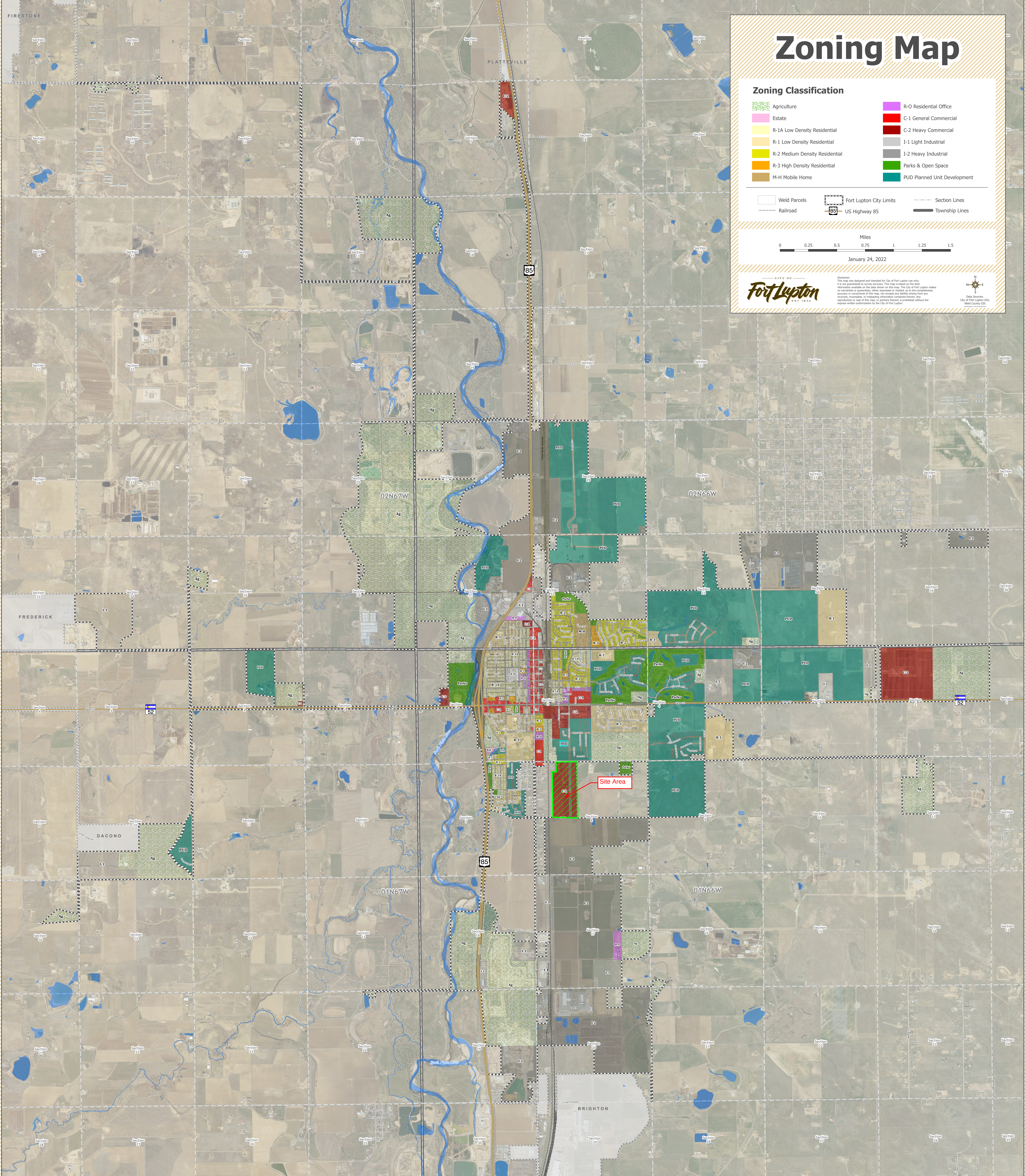


## Appendix B

Surrounding Area Zoning Map





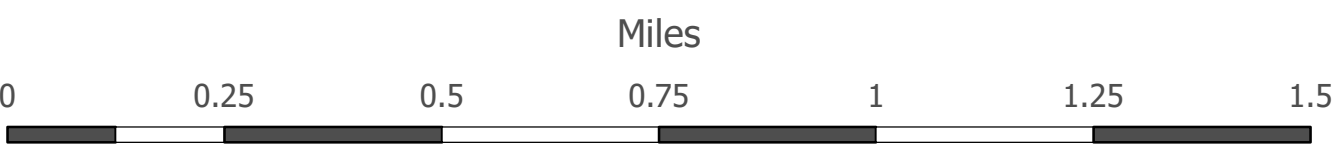


# Zoning Map

## Zoning Classification

- |                                |                              |
|--------------------------------|------------------------------|
| Agriculture                    | R-O Residential Office       |
| Estate                         | C-1 General Commercial       |
| R-1A Low Density Residential   | C-2 Heavy Commercial         |
| R-1 Low Density Residential    | I-1 Light Industrial         |
| R-2 Medium Density Residential | I-2 Heavy Industrial         |
| R-3 High Density Residential   | Parks & Open Space           |
| M-H Mobile Home                | PUD Planned Unit Development |

- |              |                         |                |
|--------------|-------------------------|----------------|
| Weld Parcels | Fort Lupton City Limits | Section Lines  |
| Railroad     | US Highway 85           | Township Lines |



January 24, 2022

CITY OF  
**Fort Lupton**  
EST. 1924

Disclaimer:  
This map was designed and intended for City of Fort Lupton use only.  
It is not guaranteed to survey accuracy. The map is based on the best  
information available on the date shown in the map. The City of Fort Lupton makes  
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express written authorization by the City of Fort Lupton.

North Arrow  
Data Sources:  
City of Fort Lupton GIS  
Weld County GIS  
Aerial Imagery



Appendix C

NRCS Soils Report



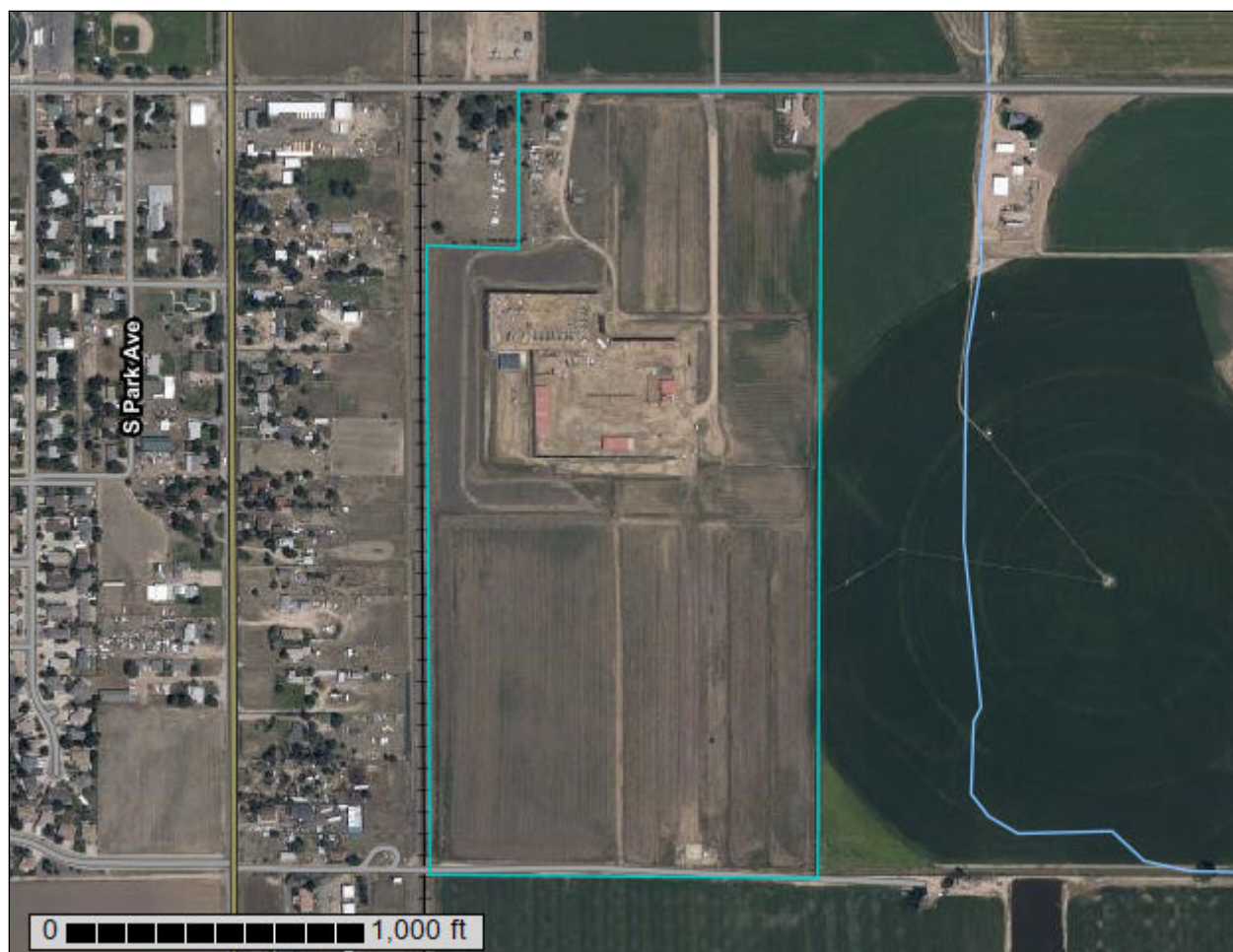
United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Weld County, Colorado, Southern Part**





# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil



scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and



## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.



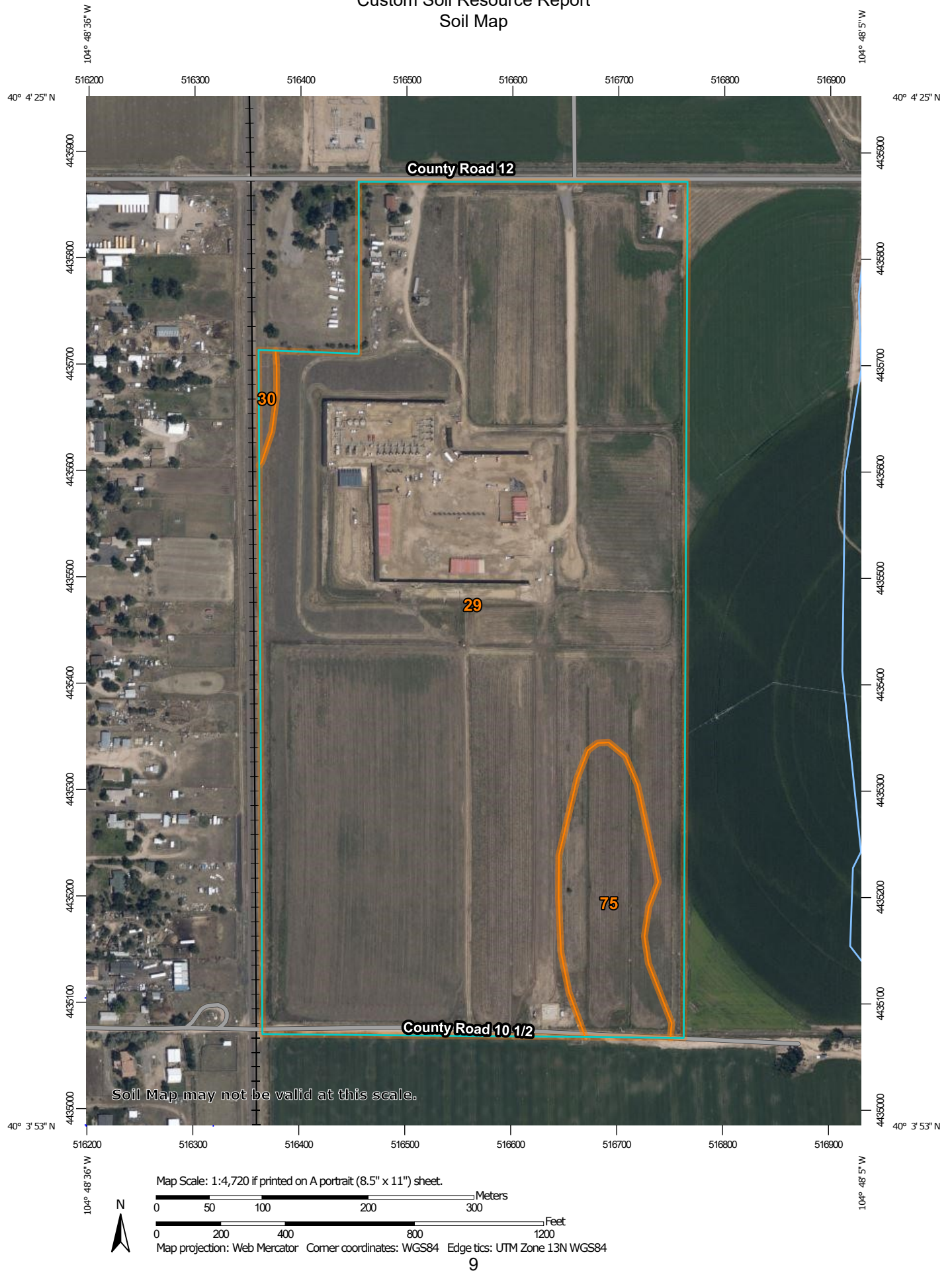
# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



# Custom Soil Resource Report Soil Map





## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part  
Survey Area Data: Version 20, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 19, 2018—Aug 10, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                               | Acres in AOI | Percent of AOI |
|------------------------------------|---------------------------------------------|--------------|----------------|
| 29                                 | Julesburg sandy loam, 0 to 1 percent slopes | 70.7         | 92.7%          |
| 30                                 | Julesburg sandy loam, 1 to 3 percent slopes | 0.4          | 0.5%           |
| 75                                 | Vona sandy loam, 0 to 1 percent slopes      | 5.2          | 6.8%           |
| <b>Totals for Area of Interest</b> |                                             | <b>76.3</b>  | <b>100.0%</b>  |

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or



landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.



## Weld County, Colorado, Southern Part

### 29—Julesburg sandy loam, 0 to 1 percent slopes

#### Map Unit Setting

*National map unit symbol:* 3626

*Elevation:* 4,700 to 4,800 feet

*Mean annual precipitation:* 15 to 19 inches

*Mean annual air temperature:* 48 to 52 degrees F

*Frost-free period:* 145 to 155 days

*Farmland classification:* Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

#### Map Unit Composition

*Julesburg and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Julesburg

##### Setting

*Landform:* Terraces

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* South platte river alluvium

##### Typical profile

*H1 - 0 to 12 inches:* sandy loam

*H2 - 12 to 27 inches:* sandy loam

*H3 - 27 to 60 inches:* sand

##### Properties and qualities

*Slope:* 0 to 1 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water (Ksat):* High (2.00 to 6.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Moderate (about 6.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 2s

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* A

*Ecological site:* R067BY024CO - Sandy Plains

*Hydric soil rating:* No

#### Minor Components

##### Valent

*Percent of map unit:* 4 percent

*Hydric soil rating:* No



**Edgar**

*Percent of map unit: 4 percent*  
*Hydric soil rating: No*

**Remmit**

*Percent of map unit: 4 percent*  
*Hydric soil rating: No*

**Vona**

*Percent of map unit: 3 percent*  
*Hydric soil rating: No*

**30—Julesburg sandy loam, 1 to 3 percent slopes**

**Map Unit Setting**

*National map unit symbol: 2tlpz*  
*Elevation: 4,200 to 4,320 feet*  
*Mean annual precipitation: 15 to 20 inches*  
*Mean annual air temperature: 46 to 52 degrees F*  
*Frost-free period: 144 to 163 days*  
*Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60*

**Map Unit Composition**

*Julesburg and similar soils: 85 percent*  
*Minor components: 15 percent*  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Julesburg**

**Setting**

*Landform: Interfluves*  
*Landform position (two-dimensional): Summit*  
*Landform position (three-dimensional): Interfluve*  
*Down-slope shape: Linear*  
*Across-slope shape: Linear*  
*Parent material: Eolian sands*

**Typical profile**

*A - 0 to 5 inches: sandy loam*  
*BA - 5 to 12 inches: sandy loam*  
*Bt1 - 12 to 30 inches: sandy loam*  
*Bt2 - 30 to 39 inches: sandy loam*  
*C - 39 to 80 inches: loamy sand*

**Properties and qualities**

*Slope: 1 to 3 percent*  
*Depth to restrictive feature: More than 80 inches*  
*Drainage class: Well drained*  
*Runoff class: Very low*

## Custom Soil Resource Report

*Capacity of the most limiting layer to transmit water (Ksat):* High (2.00 to 6.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)

*Available water supply, 0 to 60 inches:* Low (about 5.9 inches)

### Interpretive groups

*Land capability classification (irrigated):* 3e

*Land capability classification (nonirrigated):* 4s

*Hydrologic Soil Group:* A

*Ecological site:* R072XY111KS - Sandy Plains

*Hydric soil rating:* No

### Minor Components

#### Manter

*Percent of map unit:* 5 percent

*Landform:* Interfluves

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Ecological site:* R072XY111KS - Sandy Plains

*Hydric soil rating:* No

#### Valent

*Percent of map unit:* 5 percent

*Landform:* Interfluves

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Ecological site:* R072XY109KS - Rolling Sands

*Hydric soil rating:* No

#### Haxtun

*Percent of map unit:* 5 percent

*Landform:* Interfluves, drainageways

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Linear

*Across-slope shape:* Concave

*Ecological site:* R072XY111KS - Sandy Plains

*Hydric soil rating:* No

## 75—Vona sandy loam, 0 to 1 percent slopes

### Map Unit Setting

*National map unit symbol:* 363v

*Elevation:* 4,650 to 4,950 feet



## Custom Soil Resource Report

*Mean annual precipitation:* 13 to 15 inches  
*Mean annual air temperature:* 48 to 55 degrees F  
*Frost-free period:* 130 to 160 days  
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Vona and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Vona

#### Setting

*Landform:* Terraces  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium

#### Typical profile

*H1 - 0 to 6 inches:* sandy loam  
*H2 - 6 to 28 inches:* fine sandy loam  
*H3 - 28 to 60 inches:* sandy loam

#### Properties and qualities

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Very low  
*Capacity of the most limiting layer to transmit water (Ksat):* High (1.98 to 6.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Moderate (about 6.8 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 3e  
*Hydrologic Soil Group:* A  
*Ecological site:* R067BY024CO - Sandy Plains  
*Hydric soil rating:* No

### Minor Components

#### Remmit

*Percent of map unit:* 11 percent  
*Hydric soil rating:* No

#### Olney

*Percent of map unit:* 4 percent  
*Hydric soil rating:* No

# **Soil Information for All Uses**

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## **Soil Properties and Qualities**

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

## **Soil Qualities and Features**

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

## **Hydrologic Soil Group**

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.



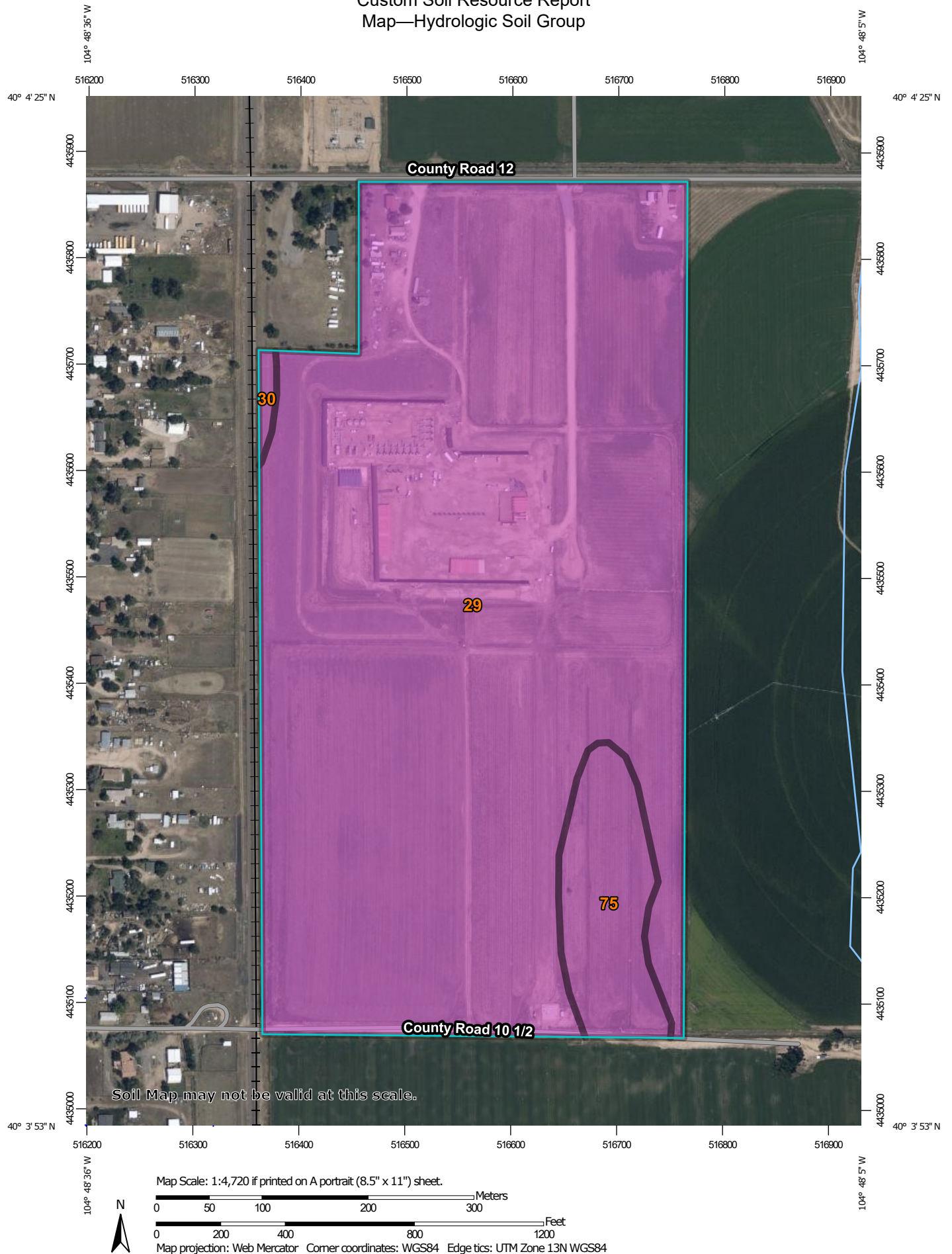
## Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

# Custom Soil Resource Report Map—Hydrologic Soil Group





## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part  
 Survey Area Data: Version 20, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 19, 2018—Aug 10, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Hydrologic Soil Group**

| Map unit symbol                    | Map unit name                               | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---------------------------------------------|--------|--------------|----------------|
| 29                                 | Julesburg sandy loam, 0 to 1 percent slopes | A      | 70.7         | 92.7%          |
| 30                                 | Julesburg sandy loam, 1 to 3 percent slopes | A      | 0.4          | 0.5%           |
| 75                                 | Vona sandy loam, 0 to 1 percent slopes      | A      | 5.2          | 6.8%           |
| <b>Totals for Area of Interest</b> |                                             |        | <b>76.3</b>  | <b>100.0%</b>  |

**Rating Options—Hydrologic Soil Group**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



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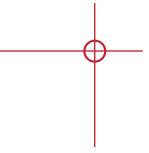
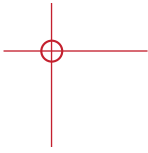
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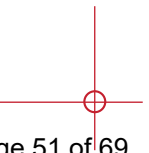
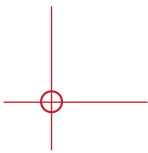
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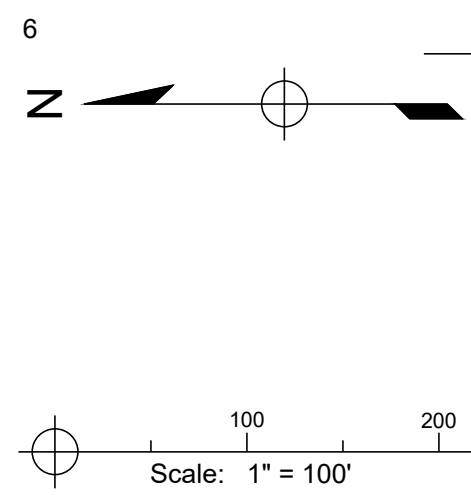
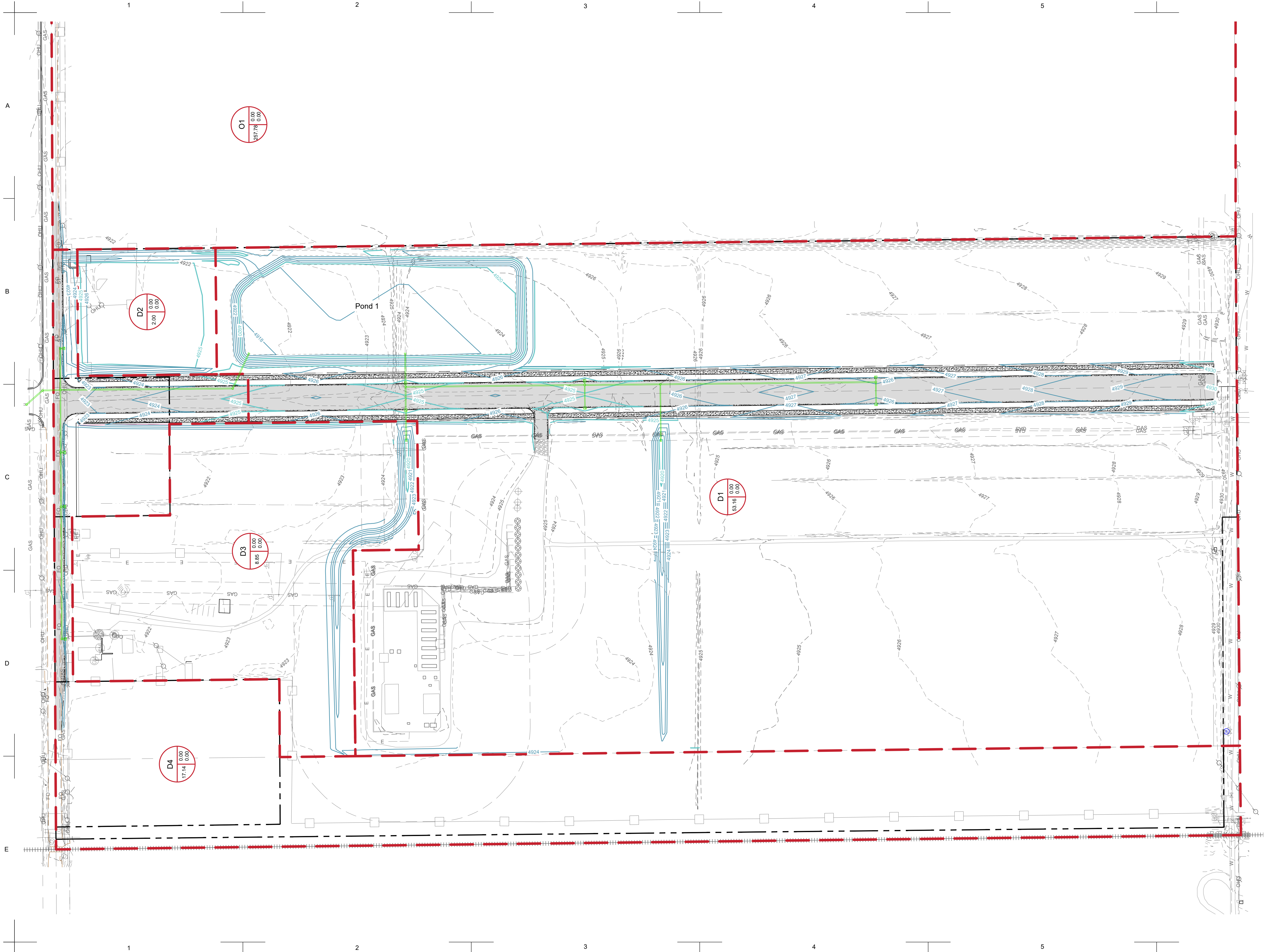




## Appendix D

Preliminary Drainage Plan





Preliminary  
Not For  
Construction

|            |            |
|------------|------------|
| Job Number | 22-002     |
| Checked By | DH         |
| Date       | 06/10/2022 |

LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.

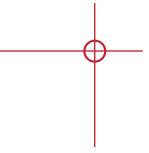
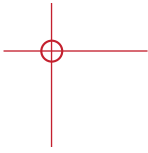


| Revision Description  |            |
|-----------------------|------------|
| Rev                   | Date       |
| 1st Submittal to City | 06/10/2022 |

| Revision Description |            |
|----------------------|------------|
| Rev                  | Date       |
| A                    | 06/10/2022 |

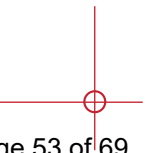
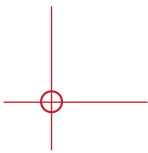
|                             |                              |
|-----------------------------|------------------------------|
| Lupton Green<br>Sketch Plat | Developed Drainage Basin Map |
| Fort Lupton, CO             |                              |





# Appendix E

Sketch Plat Plan Sheet









Ci

Except those portions thereof described in instruments recorded May 25, 1908 in Book 250 at Page 420, July 24, 1914 in Book 401 at Page 225 and March 7, 2002 at Reception No. 2931400.

**Civil Engineer:**  
LandOne Engineering  
631 71st Avenue, Suite 100  
Greeley, CO 80634  
(970) 632-2311

**Engineering:**  
Roy Vestal  
Public Works Director/City Engineer  
130 S. McKinley Ave.  
Fort Lupton, CO 80621  
(720) 466-6109

Scale: 1" = 1000

Legend

LANDONE engineering

|            |            |
|------------|------------|
| Job Number | 22-002     |
| Checked By | DH         |
| Date       | 06/28/2022 |

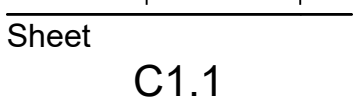
LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.

[illegible][illegible]

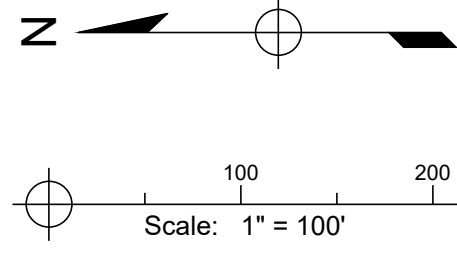
Sheet

C1.0





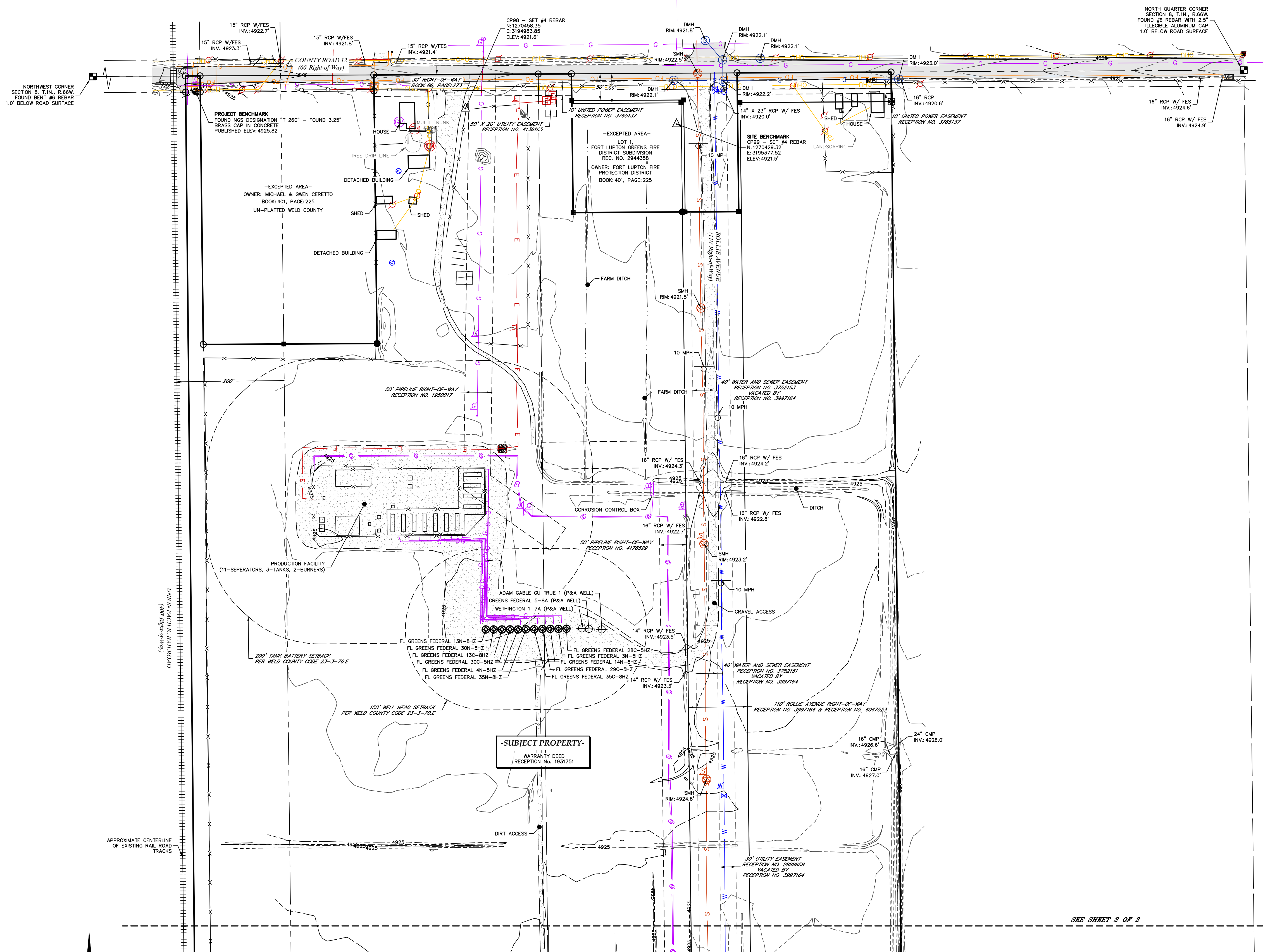
| PARCEL SEGMENT TABLE |                      |                  |
|----------------------|----------------------|------------------|
| PARCEL ID            | SEGMENT LENGTHS (FT) | SEGMENT BEARINGS |
| Right-of-Way         | 746.961              | N89°42'09.30"E   |
|                      | 1403.090             | N00°42'05.63"W   |
|                      | 371.360              | N00°42'05.63"W   |
|                      | 552.969              | N00°42'05.63"W   |
|                      | 105.099              | N89°39'48.31"E   |
|                      | 258.576              | N00°42'05.63"W   |
|                      | 287.277              | N89°40'33.62"E   |
|                      | 55.001               | S00°38'42.95"E   |
|                      | 252.320              | S89°40'33.62"W   |
|                      | 30.000               | S89°40'33.62"W   |
|                      | 30.000               | S00°42'05.63"E   |
|                      | 280.277              | S00°42'05.63"E   |
|                      | 724.999              | S00°42'05.63"E   |
|                      | 1495.792             | S00°42'05.63"E   |
|                      | 279.833              | N89°42'09.30"E   |
| 55.001               | S00°38'42.95"E       |                  |
| 626.400              | S89°42'09.30"W       |                  |
| 33.000               | N00°17'50.70"W       |                  |
| 510.585              | S89°42'09.30"W       |                  |
| 22.000               | N00°40'46.67"W       |                  |





# TOPOGRAPHIC SURVEY

Part of The East Half of the West Half of the Northwest Quarter and The West Half of the East Half of the Northwest Quarter Of  
Section 8, Township 1 North, Range 66 West Of The 6th P.M., City Of Fort Lupton, County Of Weld, State Of Colorado



| LEGEND                  |                               |                    |
|-------------------------|-------------------------------|--------------------|
| SECTION LINE            | ALIQUOT MONUMENT AS DESCRIBED | EXISTING WELL HEAD |
| SECTION LINE FRACTIONAL | FOUND MONUMENT                | BALLARD            |
| BOUNDARY LINE           | CONTROL POINT                 | MAIL BOX           |
| RIGHT-OF-WAY LINE       | SANITARY SEWER MANHOLE        | SIGN               |
| EASEMENT LINE           | SANITARY MARKER               | CONIFEROUS TREE    |
| EXISTING CONTOUR        | STORM DRAIN MANHOLE           | DECIDUOUS TREE     |
| EXISTING CONTOUR INDEX  | WATER MARKER                  | TREE STUMP         |
| SANITARY SEWER LINE     | WATER MANHOLE                 |                    |
| STORM LINE              | WATER VALVE                   |                    |
| WATER LINE              | SPIGOT                        |                    |
| GAS LINE                | FIRE HYDRANT                  |                    |
| UNDERGROUND ELECTRIC    | ELECTRIC PEDESTAL             |                    |
| OVERHEAD UTILITY        | ELECTRIC MARKER               |                    |
| FIBER OPTIC LINE        | POWER POLE                    |                    |
| FENCE                   | GUY WIRE                      |                    |
| CHAIN LINK FENCE        | FIBER OPTIC MARKER            |                    |
| CONCRETE                | FIBER OPTIC PEDESTAL          |                    |
| ASPHALT                 | FIBER OPTIC MANHOLE           |                    |
| BUILDING                | OIL MARKER                    |                    |
| EDGE OF DIRT / GRAVEL   | GAS MARKER                    |                    |
| BRIDGE                  | GAS VALVE                     |                    |
|                         | GAS METER                     |                    |

VERTICAL DATUM:  
PROJECT BENCHMARK: NGS DESIGNATION "T 260" - FOUND 3.25" BRASS CAP IN CONCRETE  
PUBLISHED ELEV: 4925.82 (NAVD 83)

SITE BENCHMARK: CP99 - SET #4 REBAR  
ELEVATION: 4921.5' (NAVD 83)

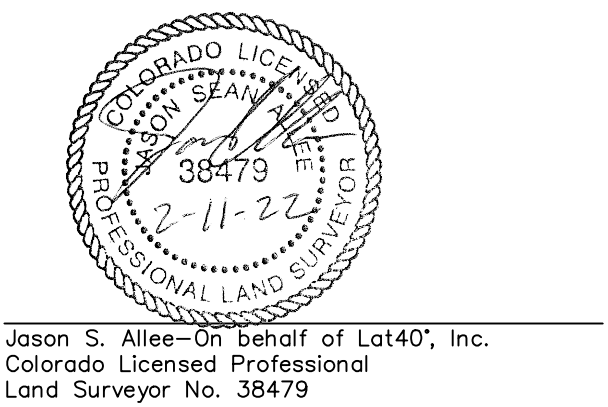
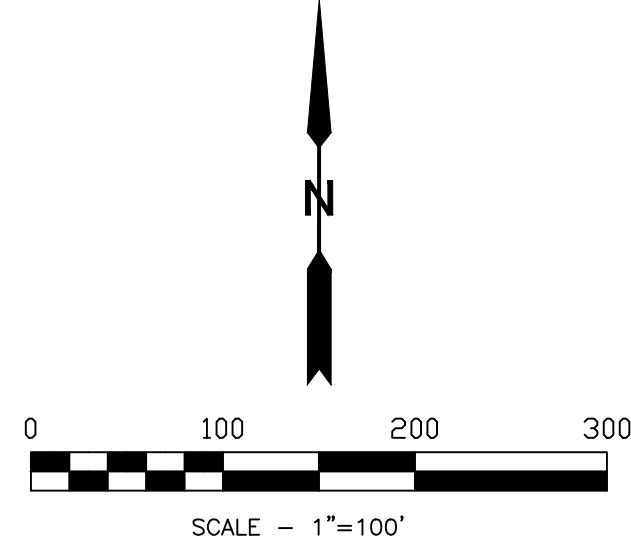
ELEVATIONS WERE BROUGHT TO SITE VIA GPS OBSERVATION USING TRIMBLE VRS NETWORK.

HORIZONTAL DATUM:  
COLORADO STATE PLANE COORDINATES, NORTH ZONE, NAD 83 DATUM.

HORIZONTAL CONTROL BASED UPON GPS OBSERVATIONS USING TRIMBLE VRS NETWORK.

NOTES:

1. THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.99973537 (1.00026470) ABOUT THE ORIGIN 0,0.
2. ALL PROPERTY PINS, INTERSECTION MONUMENTS, AND SECTION CORNERS DISTURBED DURING CONSTRUCTION MUST BE REFERENCED AND REPLACED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.
3. THIS AUTOCAD DRAWING CONTAINS INFORMATION THAT IS NOT VISIBLE ON THE PLOTTED COPY. TO OBTAIN ALL THE INFORMATION THAT IS AVAILABLE IN THIS DRAWING, ALL THE AUTOCAD LAYERS MUST BE TURNED ON AND THAWED.
4. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
5. ALL PROJECT CONTROL LISTED HEREON IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.
6. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON. (13-80-105 C.R.S.)
7. FIELD WORK COMPLETED ON 2/1/2022.



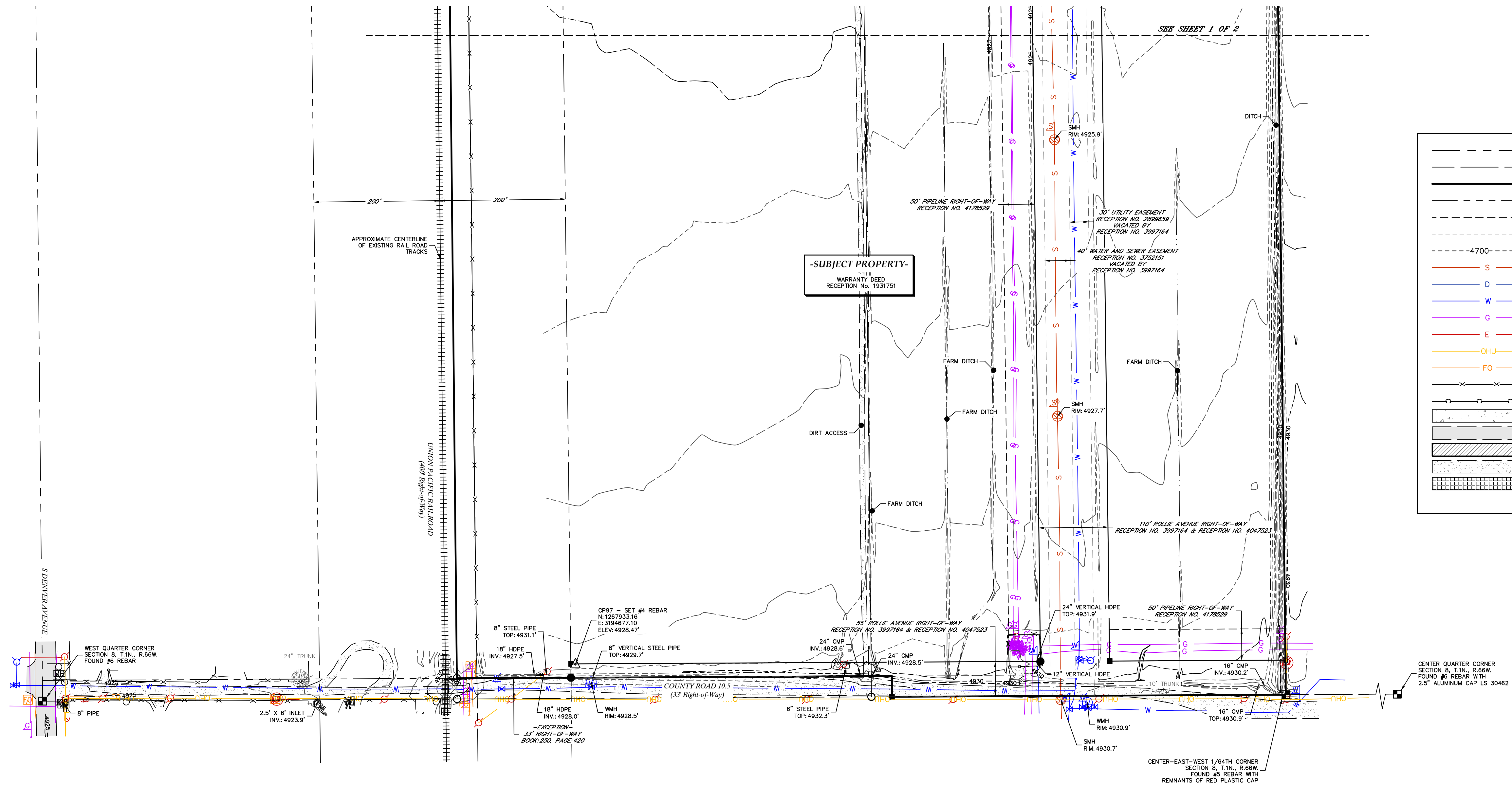
Lat40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

|                    |                          |                                                                                       |                   |                    |                       |
|--------------------|--------------------------|---------------------------------------------------------------------------------------|-------------------|--------------------|-----------------------|
| DATE:<br>2/11/2022 | FILE NAME:<br>2021410LSP | DRAWN BY:<br>MJW                                                                      | CHECKED BY:<br>JA | SCALE:<br>AS NOTED | PROJECT #:<br>2021410 |
| REVISIONS:         | DATE:                    | TOPOGRAPHIC SURVEY<br>FOR<br>LANDONE ENGINEERING<br>361 71ST AVE<br>GREELEY, CO 80634 |                   |                    |                       |
|                    |                          | 1<br>SHEET 1 OF 2                                                                     |                   |                    |                       |

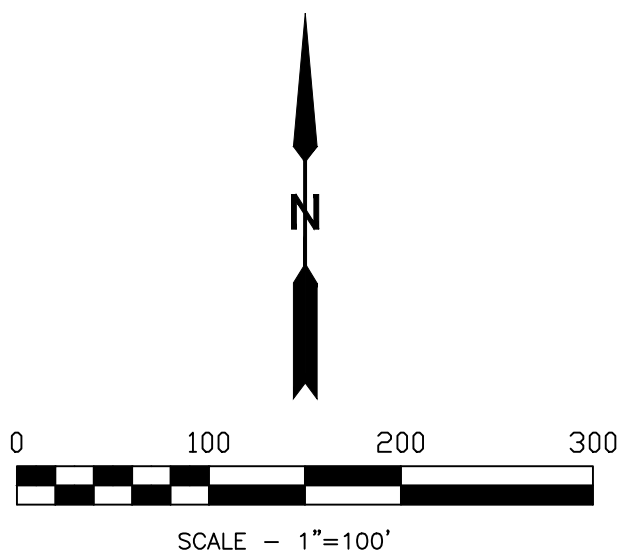


TOPOGRAPHIC SURVEY

Part of The East Half of the West Half of the Northwest Quarter and The West Half of the East Half of the Northwest Quarter Of  
Section 8, Township 1 North, Range 66 West Of The 6th P.M., City Of Fort Lupton, County Of Weld, State Of Colorado



VERTICAL DATUM:  
PROJECT BENCHMARK: NGS DESIGNATION "T 260" - FOUND 3.25" BRASS CAP IN CONCRETE  
PUBLISHED ELEV: 4925.82 (NAVD 88)  
SITE BENCHMARK: CP99 - SET #4 REBAR  
ELEVATION: 4921.5' (NAVD 88)  
ELEVATIONS WERE BROUGHT TO SITE VIA GPS OBSERVATION USING TRIMBLE VRS NETWORK.  
HORIZONTAL DATUM:  
COLORADO STATE PLANE COORDINATES, NORTH ZONE, NAD 83 DATUM.  
HORIZONTAL CONTROL BASED UPON GPS OBSERVATIONS USING TRIMBLE VRS NETWORK.  
NOTES:  
1. THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.99973537 (1.00026470) ABOUT THE ORIGIN 0,0.  
2. ALL PROPERTY PINS, INTERSECTION MONUMENTS, AND SECTION CORNERS DISTURBED DURING CONSTRUCTION MUST BE REFERENCED AND REPLACED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.  
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7. FIELD WORK COMPLETED ON 2/1/2022.



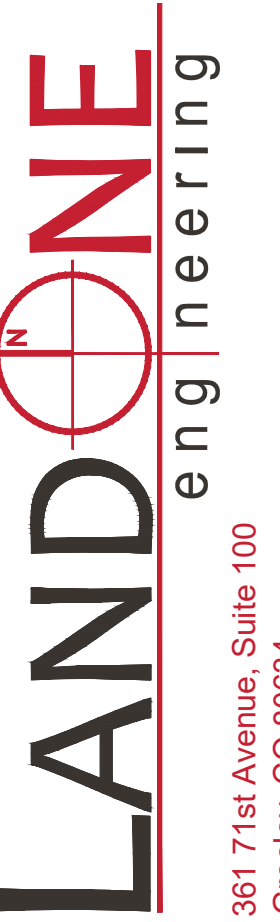
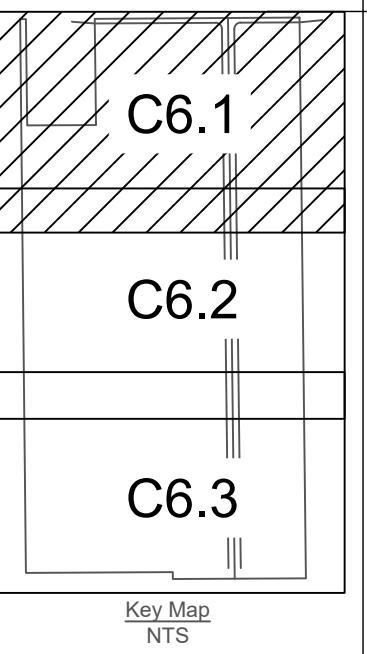
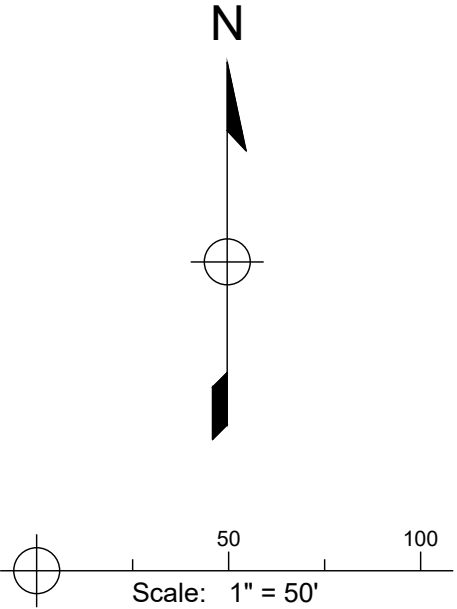
Jason S. Allee-On behalf of Lat40°, Inc.  
Colorado Licensed Professional  
Land Surveyor No. 38479



Lat40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

|                    |                          |                                                                                       |                   |                    |                       |
|--------------------|--------------------------|---------------------------------------------------------------------------------------|-------------------|--------------------|-----------------------|
| DATE:<br>2/11/2022 | FILE NAME:<br>2021410LSP | DRAWN BY:<br>MJW                                                                      | CHECKED BY:<br>JA | SCALE:<br>AS NOTED | PROJECT #:<br>2021410 |
| REVISIONS:         | DATE:                    | TOPOGRAPHIC SURVEY<br>FOR<br>LANDONE ENGINEERING<br>361 71ST AVE<br>GREELEY, CO 80634 |                   |                    |                       |
|                    |                          | 2                                                                                     |                   |                    |                       |
|                    |                          | SHEET 2 OF 2                                                                          |                   |                    |                       |





|            |            |
|------------|------------|
| Number     | 22-002     |
| Checked By | DH         |
| Date       | 06/28/2022 |

LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.

[illegible][illegible]

Lupton Greens Subdivision

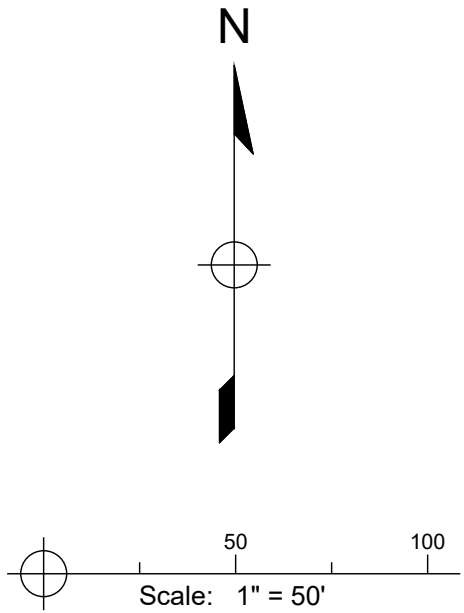
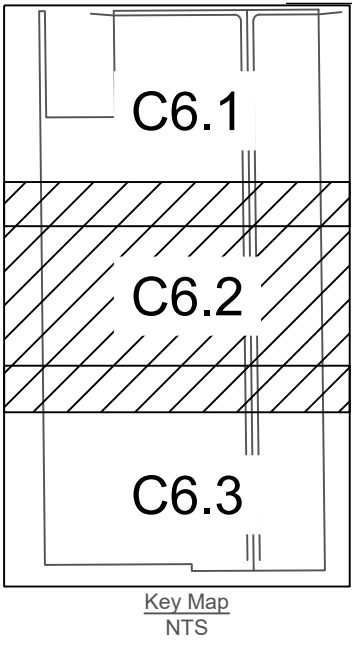
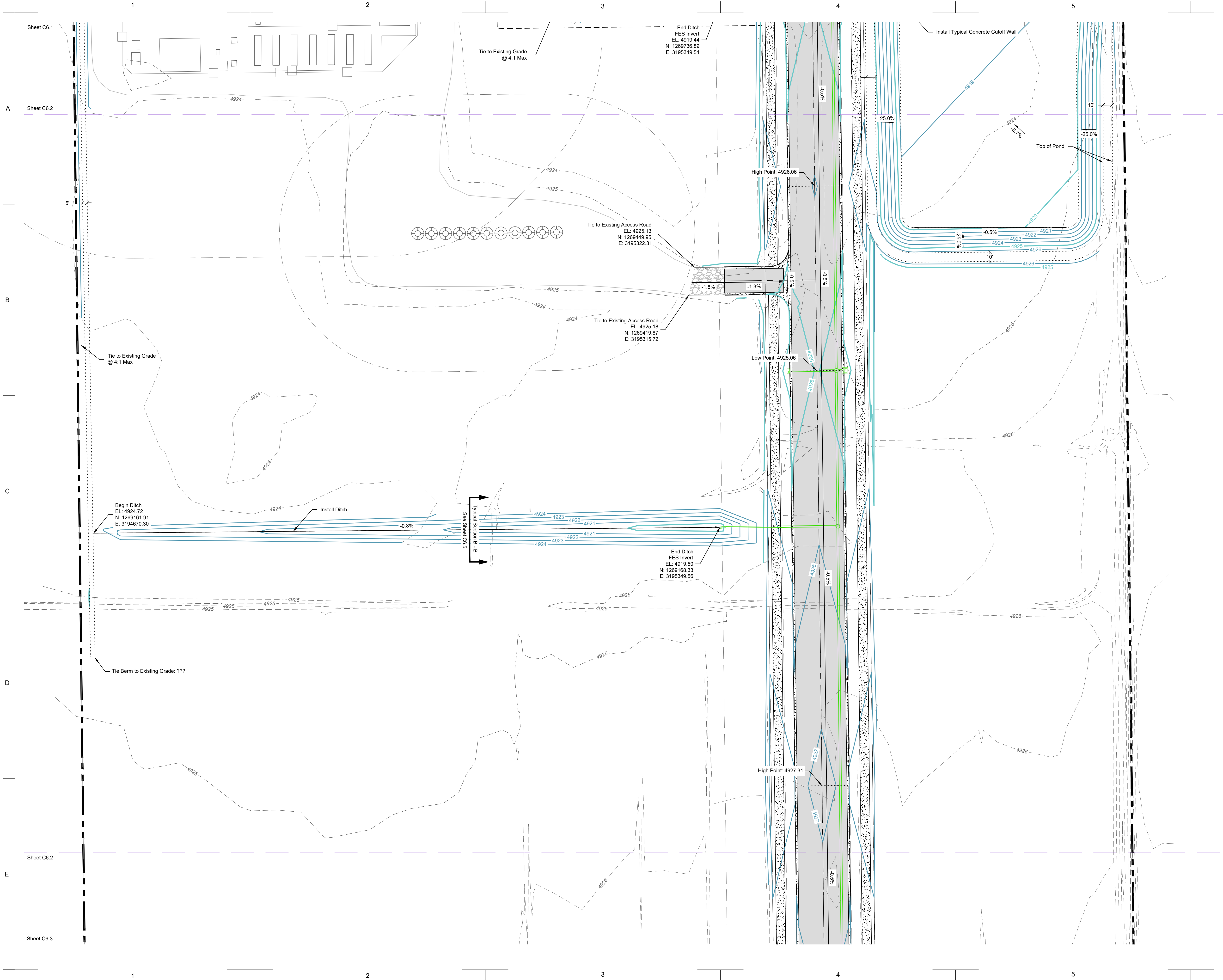
Sketch Plat

Grading Plan

Fort Lupton, CO

C6.1





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|------------|------------|
| Job Number | 22-002     |
| Checked By | DH         |
| Date       | 06/28/2022 |

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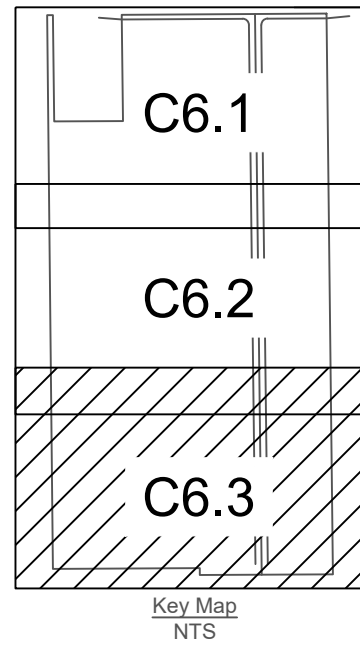


| Rev | No. | Date       | Revision Description  |
|-----|-----|------------|-----------------------|
|     | A   | 06/28/2022 | 1st Submittal To City |
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| Rev | No. | Date       |
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|     | A   | 06/28/2022 |
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|------------------------------------------|--------------|-----------------|
| Lupton Greens Subdivision<br>Sketch Plat | Grading Plan | Fort Lupton, CO |
|------------------------------------------|--------------|-----------------|





Scale: 1" = 50'

|            |            |
|------------|------------|
| Job Number | 22-002     |
| Checked By | DH         |
| Date       | 06/28/2022 |

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| Revision Description  |
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| 1st Submittal To City |
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| Rev. | Date       |
| No.  | 06/28/2022 |
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Lupton Greens Subdivision  
Sketch Plat

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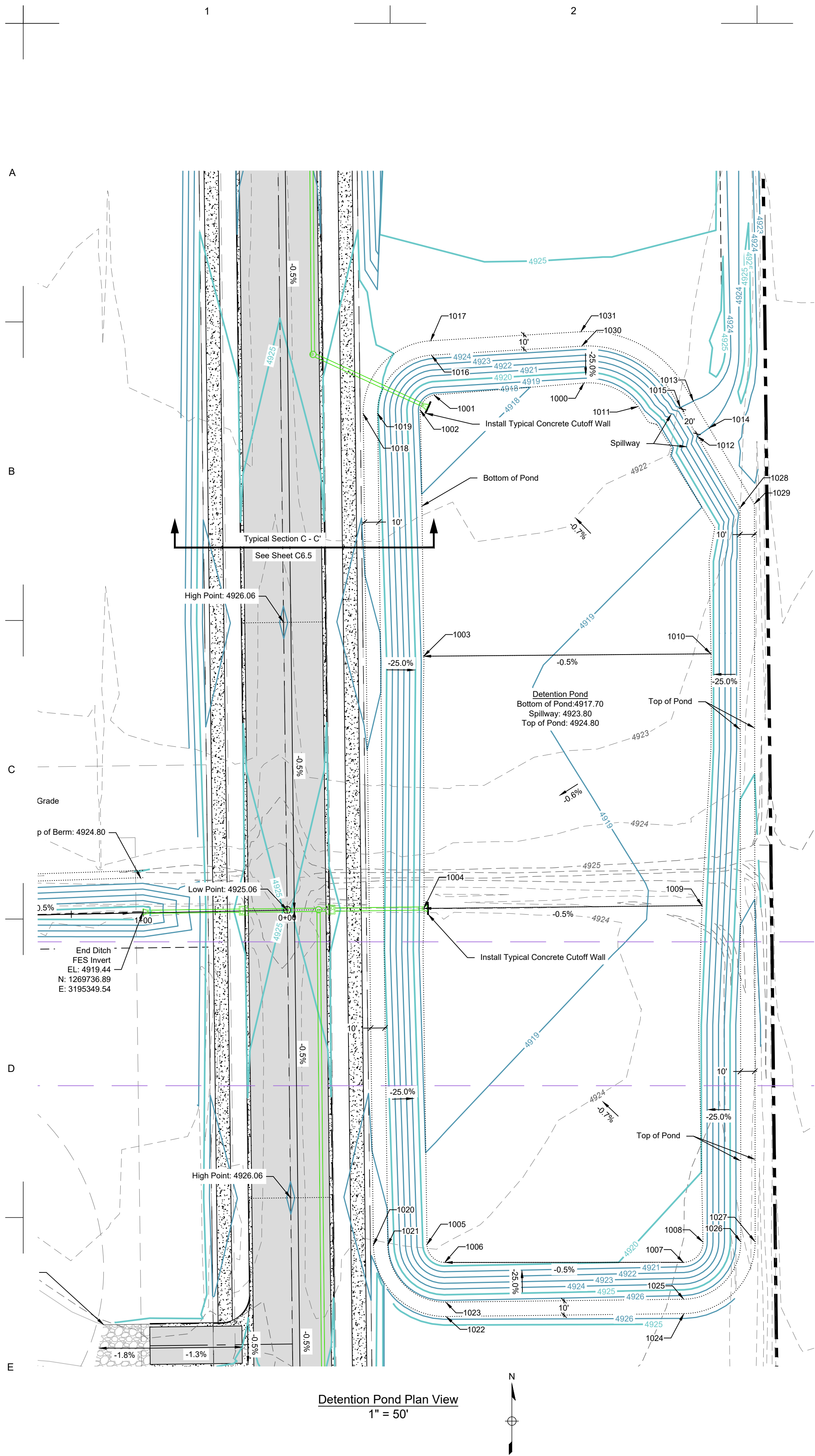
Grading Plan

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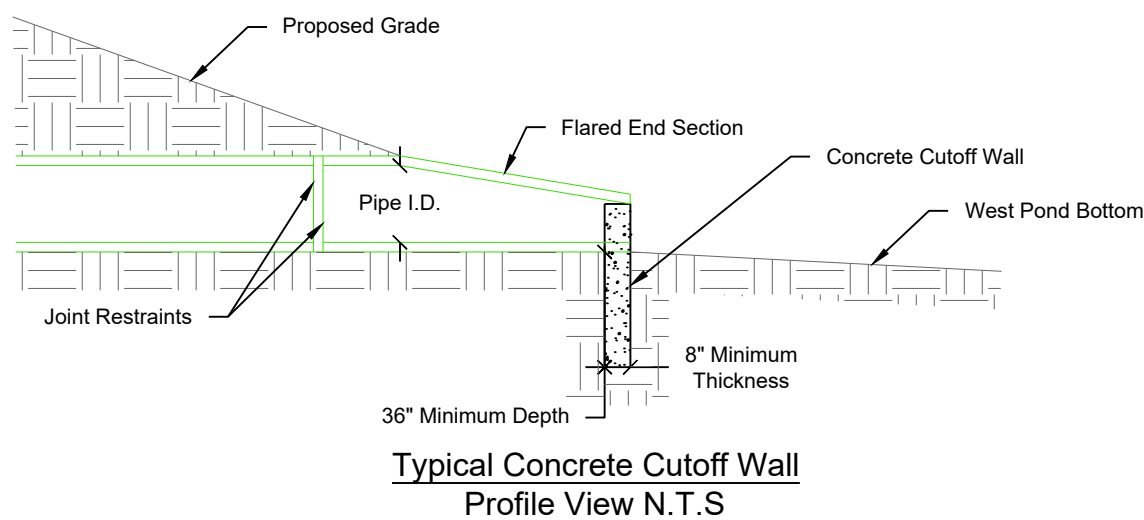
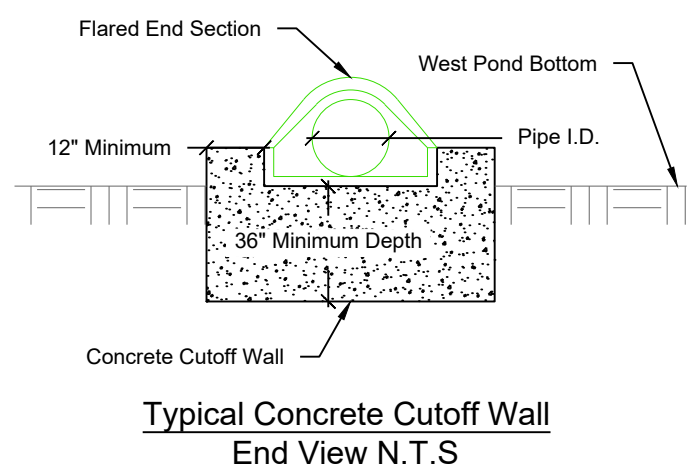
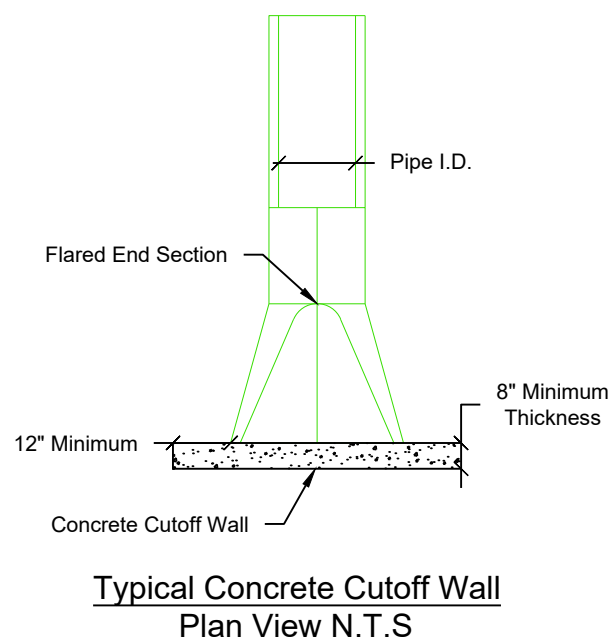
Fort Lupton, CO

Sheet C6.3





| POINT TABLE |              |              |           |                  |
|-------------|--------------|--------------|-----------|------------------|
| POINT #     | NORTHING     | EASTING      | ELEVATION | FULL DESCRIPTION |
| 1000        | 1270104.4851 | 3195655.9779 | 4917.700  | BOTTOM OF POND   |
| 1001        | 1270096.2099 | 3195551.6966 | 4917.700  | BOTTOM OF POND   |
| 1002        | 1270085.8612 | 3195542.1047 | 4917.700  | BOTTOM OF POND   |
| 1003        | 1269914.5724 | 3195544.6181 | 4918.554  | BOTTOM OF POND   |
| 1004        | 1269739.2918 | 3195544.7421 | 4924.000  | BOTTOM OF POND   |
| 1005        | 1269505.5093 | 3195546.7794 | 4917.700  | BOTTOM OF POND   |
| 1006        | 1269493.2220 | 3195559.2298 | 4917.700  | BOTTOM OF POND   |
| 1007        | 1269493.3281 | 3195725.0619 | 4917.700  | BOTTOM OF POND   |
| 1008        | 1269507.5015 | 3195738.6024 | 4917.700  | BOTTOM OF POND   |
| 1009        | 1269741.2550 | 3195738.0100 | 4918.554  | BOTTOM OF POND   |
| 1010        | 1269916.2493 | 3195744.2123 | 4919.000  | BOTTOM OF POND   |
| 1011        | 1270088.1175 | 3195693.6094 | 4917.700  | BOTTOM OF POND   |
| 1012        | 1270067.4400 | 3195734.7981 | 4924.000  | SPILLWAY         |
| 1013        | 1270091.8086 | 3195731.9823 | 4924.000  | SPILLWAY         |
| 1014        | 1270073.2260 | 3195742.9934 | 4924.000  | SPILLWAY         |
| 1015        | 1270087.3992 | 3195722.9714 | 4924.000  | SPILLWAY         |
| 1016        | 1270123.8411 | 3195550.0797 | 4924.800  | TOP OF POND      |
| 1017        | 1270133.8230 | 3195549.4786 | 4924.800  | TOP OF POND      |
| 1018        | 1270083.3012 | 3195502.4879 | 4924.800  | TOP OF POND      |
| 1019        | 1270083.4236 | 3195512.4872 | 4924.800  | TOP OF POND      |
| 1020        | 1269505.0536 | 3195509.5687 | 4924.800  | TOP OF POND      |
| 1021        | 1269505.1761 | 3195519.5679 | 4924.800  | TOP OF POND      |
| 1022        | 1269455.6696 | 3195560.1782 | 4924.800  | TOP OF POND      |
| 1023        | 1269465.6689 | 3195560.0555 | 4924.800  | TOP OF POND      |
| 1024        | 1269457.6974 | 3195725.4989 | 4924.800  | TOP OF POND      |
| 1025        | 1269467.6966 | 3195725.3763 | 4924.800  | TOP OF POND      |
| 1026        | 1269507.7361 | 3195764.8857 | 4924.800  | TOP OF POND      |
| 1027        | 1269507.7467 | 3195774.8857 | 4924.800  | TOP OF POND      |
| 1028        | 1270017.5764 | 3195764.3446 | 4924.800  | TOP OF POND      |
| 1029        | 1270020.3215 | 3195774.3417 | 4924.800  | TOP OF POND      |
| 1030        | 1270130.1252 | 3195654.4338 | 4924.800  | TOP OF POND      |
| 1031        | 1270140.1072 | 3195653.8327 | 4924.800  | TOP OF POND      |



Job Number 22-002  
Checked By DH  
Date 06/29/2022

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| Revision Description  |  |
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| 1st Submittal To City |  |

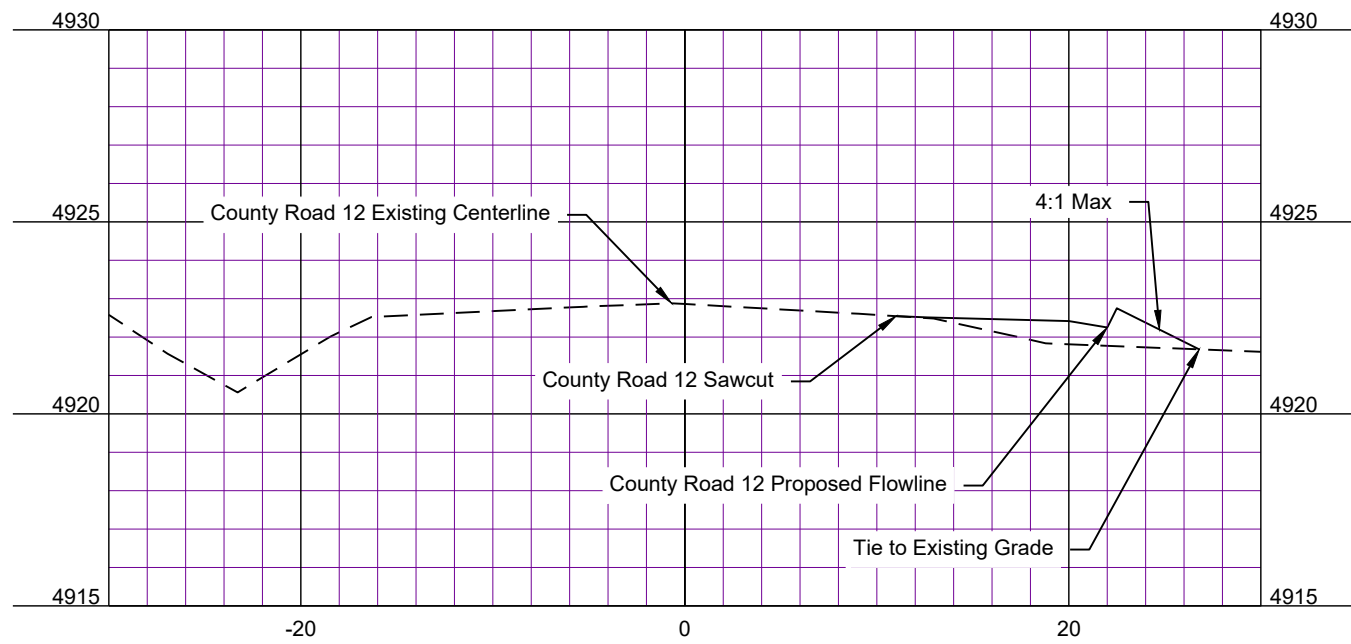
| Date       |  |
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| 06/29/2022 |  |

| Rev |   |
|-----|---|
| No. | A |

Lupton Greens Subdivision  
Sketch Plat  
Grading Plan  
Pond Design  
Fort Lupton, CO

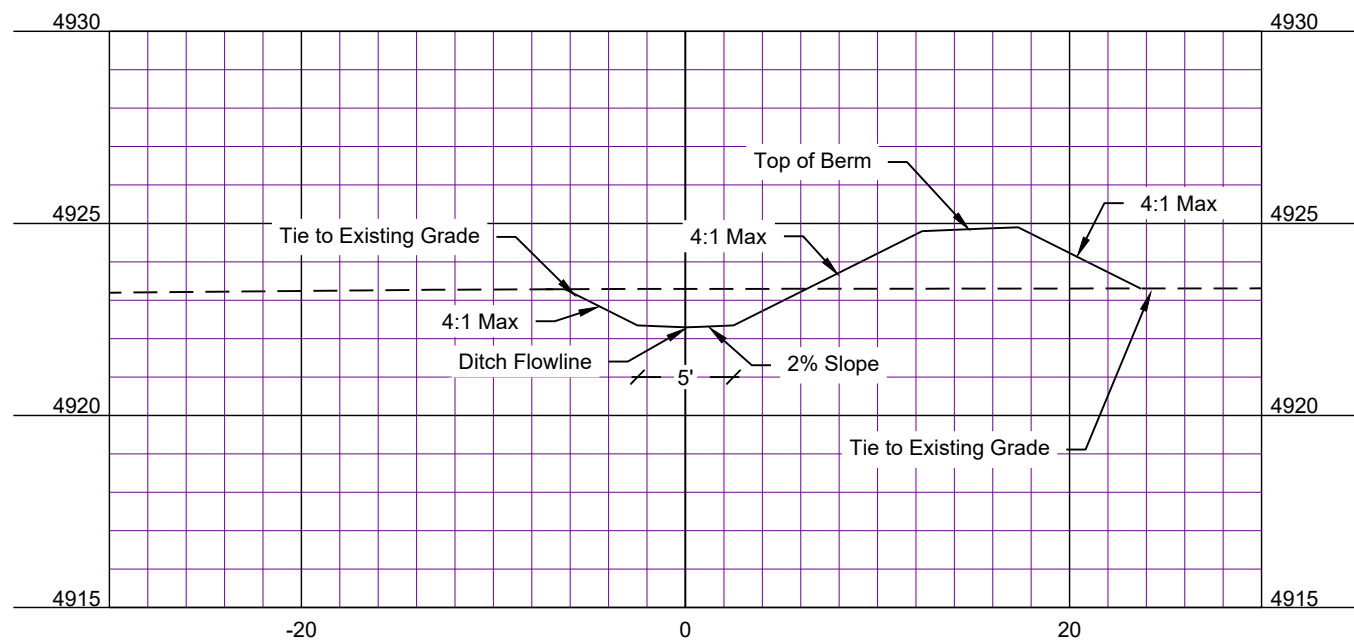


A



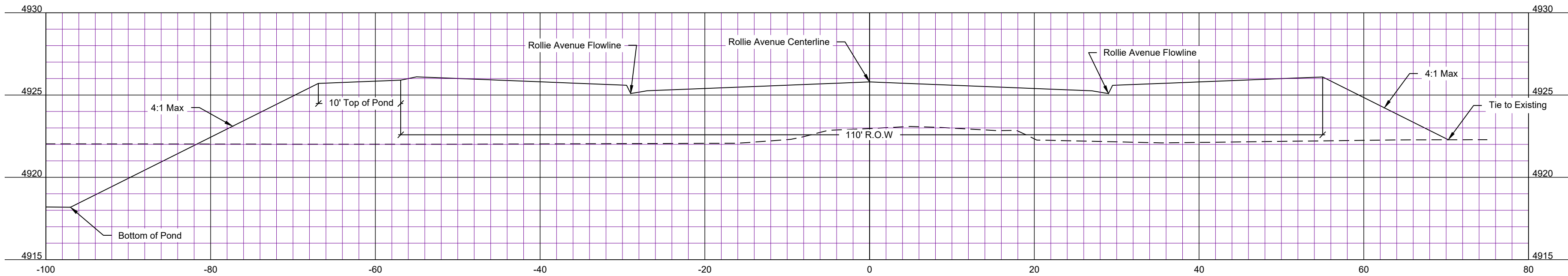
Section A - A'  
1" = 10'

B



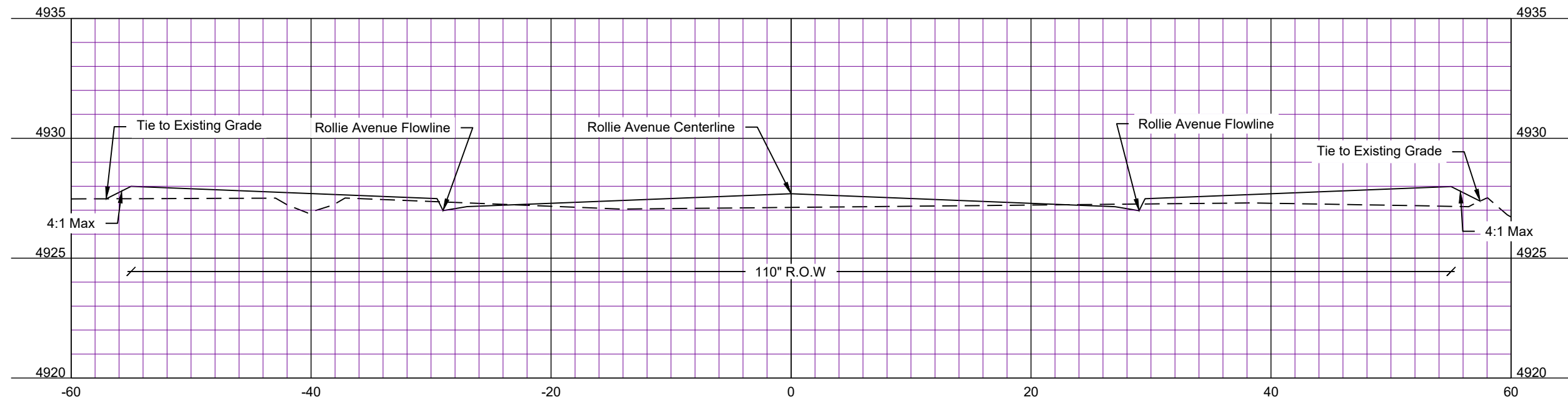
Section B - B'  
1" = 10'

C



Section C - C'  
1" = 10'

D



Section D - D'  
1" = 10'

E

|            |            |
|------------|------------|
| Job Number | 22-002     |
| Checked By | DH         |
| Date       | 06/28/2022 |

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| Rev | No. | Date       | Revision Description  |
|-----|-----|------------|-----------------------|
|     | A   | 06/28/2022 | 1st Submittal To City |
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|------------------------------------------|----------------------------------|-----------------|
| Lupton Greens Subdivision<br>Sketch Plat | Grading Plan<br>Typical Sections | Fort Lupton, CO |
|------------------------------------------|----------------------------------|-----------------|









FROM: CLAY HARTLEY  
 DATE: 7/21/22  
 PROJECT: Lupton Greens Concept Plan  
 Project No. LUP2022-0017; & Plan No. LUP2022-00xx

**INTERNAL DISTRIBUTION:**

- |                                                               |                                                        |                                                           |
|---------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------|
| <input checked="" type="checkbox"/> Buildings/Grounds Manager | <input checked="" type="checkbox"/> City Attorney      | <input checked="" type="checkbox"/> Police Chief          |
| <input type="checkbox"/> City Administrator                   | <input type="checkbox"/> City Clerk                    | <input checked="" type="checkbox"/> Public Works Director |
| <input checked="" type="checkbox"/> Building Inspector        | <input checked="" type="checkbox"/> Recreation Manager | <input checked="" type="checkbox"/> Golf Course Manager   |
| <input checked="" type="checkbox"/> OMI                       | <input checked="" type="checkbox"/> GIS Specialist     | <input type="checkbox"/> Finance Director                 |

**OUTSIDE DISTRIBUTION:**

- |                                                                          |                                                                      |
|--------------------------------------------------------------------------|----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Fort Lupton Fire Protection District | <input type="checkbox"/> Weld County Public Works                    |
| <input checked="" type="checkbox"/> CDOT                                 | <input checked="" type="checkbox"/> Weld County School District RE-8 |
| <input type="checkbox"/> Colorado DRMS                                   | <input checked="" type="checkbox"/> Weld County GIS                  |
| <input type="checkbox"/> Colorado Parks and Wildlife                     | <input checked="" type="checkbox"/> NCWCD                            |
| <input type="checkbox"/> Division of Water Resources                     | <input type="checkbox"/> Fulton Ditch Company                        |
| <input type="checkbox"/> Army Corp of Engineers                          | <input type="checkbox"/> Platteville Ditch Company                   |
| <input checked="" type="checkbox"/> United Power                         | <input type="checkbox"/> Western Midstream                           |
| <input checked="" type="checkbox"/> Comcast                              | <input type="checkbox"/> City of Brighton                            |
| <input checked="" type="checkbox"/> CenturyLink                          | <input type="checkbox"/> Town of Frederick                           |
| <input checked="" type="checkbox"/> Xcel Energy                          | <input type="checkbox"/> Town of Platteville                         |
| <input checked="" type="checkbox"/> Postmaster                           | <input type="checkbox"/> City of Dacono                              |
| <input type="checkbox"/> Weld County Department of Planning              | <input type="checkbox"/> Town of Firestone                           |
| <input type="checkbox"/> Weld County Dept. of Public Health & Env.       | <input type="checkbox"/> Other:                                      |

If you have comments, please respond by: **8/12/22**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to [planningdept@fortluptonco.gov](mailto:planningdept@fortluptonco.gov). A non-response to this referral may be considered a favorable response.

COMMENTS:

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## Magaly Morales-Tejada

---

**From:** Hice-Idler - CDOT, Gloria <gloria.hice-idler@state.co.us>  
**Sent:** Monday, July 25, 2022 10:53 AM  
**To:** Clay Hartley; Todd Hodges; Magaly Morales-Tejada; Molly Nelson  
**Cc:** Timothy Bilobran - CDOT; Allyson Young - CDOT; Heather Perkins - CDOT  
**Subject:** Lupton Greens/Town of Fort Lupton/SH 52 off

The TIS did not address the impact traffic from this development will have on the state highway system. The applicant needs to determine if the traffic at the SH 52/Rollie Avenue intersection will increase by more than 20%. If it doesn't, CDOT will have no further comment. If it does, a new access permit will need to be obtained.

Gloria Hice-Idler  
Rocksol Consulting

(970) 381-8629



10601 W. 10th Street, Greeley, CO 80634

[gloria.hice-idler@state.co.us](mailto:gloria.hice-idler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)





**From:** [Kristen Thompson](#)  
**To:** [Clay Hartley](#); [Todd Hodges](#); [Magaly Morales-Tejada](#)  
**Cc:** [Molly Nelson](#)  
**Subject:** RE: Lupton Greens Concept Plan-Referral for Review Request  
**Date:** Thursday, July 28, 2022 11:15:26 AM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

---

Clay,

We do not have any comments on this referral.

Thank you

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:** Clay Hartley <[CHartley@FortLuptonco.gov](mailto:CHartley@FortLuptonco.gov)>

**Sent:** Friday, July 22, 2022 1:06 PM

**To:** Todd Hodges <[Thodges@FortLuptonCo.Gov](mailto:Thodges@FortLuptonCo.Gov)>; Magaly Morales-Tejada <[MMTejada@FortLuptonCo.Gov](mailto:MMTejada@FortLuptonCo.Gov)>

**Cc:** Molly Nelson <[MNelson@FortLuptonco.gov](mailto:MNelson@FortLuptonco.gov)>

**Subject:** Lupton Greens Concept Plan-Referral for Review Request

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Hello,

The documentation located at the following link is submitted to you for assessment and recommendation. The proposed project is a Concept Plan being reviewed by the City of Fort Lupton.

Application documents can be accessed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/676>

Any comments that you might consider relevant to this request would be appreciated. Please reply by **August 12, 2022**, so that we may give full consideration to your recommendations. Responses not received on or before this date may be deemed to be favorable by the Planning and Building Department.

Your time in this matter is greatly appreciated!



**Main** 303.857.6694 | **Direct** [\(720\) 466-6128](tel:(720)466-6128)

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130 S. McKinley, Fort Lupton, CO 80621

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**Right of Way & Permits**

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Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

August 13, 2022

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

Attn: Todd Hodges and Maria Lancto and Magaly Morales-Tejeda

**Re: Lupton Greens, Case #s LUP2022-0017 and LUP2022-00xx**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Lupton Greens**. 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 (i.e. transformers), 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