City of Loveland

LOVELAND PLANNING COMMISSION MEETING
AGENDA
Monday, February 25, 2019
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM

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LOVELAND PLANNING COMMISSIONERS: Patrick McFall (Chair), Michael Bears, Jeff Fleischer, Rob Molloy, Tim Hitchcock, David Hammond, Milo Hovland, Susan Peterson, and Deborah Tygesen.

CALL TO ORDER

I. PLEDGE OF ALLEGIANCE

II. REPORTS:

a. Citizen Reports

This is time for citizens to address the Commission on matters not on the published agenda.

b. Boards and Commissions Survey Results – Steve Adams, City Manager

c. Current Planning Updates

1. **Monday, March 11, 2019**
    i. **Animal Husbandry Standards Presentation – Emily Tarantini**
    ii. **Planning Commission 2018 Accomplishments and 2019 Goals – Bob Paulsen**
2. **Monday, March 25, 2019**
    i. **Economic Development presentation -- Kelly Jones, Director**

d. Foundry Parking Garage Art Project – Troy Bliss

e. City Attorney's Office Updates:

f. Committee Reports

g. Commission Comments

III. APPROVAL OF MINUTES

Review and approval of the February 11, 2019 meeting minutes

IV. REGULAR AGENDA

1. Village Cooperative – Public Hearing - Noreen Smyth

This is a public hearing for the Planning Commission to consider plans for a 58-unit senior housing development located at the northwest corner of Taft Avenue and 43rd Street. The vacant 3.69-acre site is zoned Planned Unit Development. The site is designated as Parcel H within the 169-acre Kendall Brook neighborhood. While the existing PUD zoning allows for the proposed senior housing development, the submitted Preliminary Development Plan (PDP) must undergo review and approval by the Planning Commission before the project can be developed. The Planning Commission has final approval authority unless an appeal of the Commission's decision is filed. There is no known opposition to the project and staff is recommending approval with conditions as specified in Section VIII. of the staff report.

2. 2018 Current Planning Report – Robert Paulsen

A presentation of 2018 data from the Current Planning Division and the Building Division will be provided for the Commission's review. This is an administrative item that does not require Commission action.

V. ADJOURNMENT

STUDY SESSION:

1. Planning Commission Training – Laurie Stirman

Information relating to the legal aspects of Commission operations will be presented for the Commission's review and comment. This is an informational item.

SUPPLEMENTARY INFORMATION

Public Hearing Procedures

The purpose of a public hearing is for the Planning Commission (PC as used below) to obtain full information as to the matter under consideration. This includes giving all interested parties the opportunity to speak (provide testimony) at the hearing. The public hearing is a formal process. Below is the typical hearing sequence to be followed by the Planning Commission. ***Annotations have been provided for clarity.***

1. **Agenda item is recognized by the Chair**
2. **Public hearing is opened***
3. **Staff presentation**
   (May include clarifying questions to staff from Commissioners)
4. **Applicant presentation**
   (May include clarifying questions to applicant from Commissioners)
5. **Public comment**
   (All public comment should be made from the podium upon the PC Chair acknowledging the citizen speaking. Citizens should provide their name and mailing address in writing at the podium, and introduce themselves. The PC may ask clarifying questions of the citizens. At a public hearing, the PC does not respond to questions from citizens; questions directed to the applicant or staff should be requested through the Chair.)
6. **Applicant response**
   (The Chair typically requests that applicants respond to comments and questions raised during public comment)
7. **PC questions to staff, the applicant and possibly to citizens who presented**
   (Commissioners may use this step in the process to gain a more detailed understanding of relevant information)
8. **Close public hearing**
   (Unless specifically permitted by the Chair, further testimony is not allowed after the public hearing is closed)
9. **Motion**
   (Motions are made by a PC member with possible conditions)
10. **Motion is seconded**
    (A 2nd is required before the motion can be considered; a motion that fails to obtain a second dies)
11. **PC discussion**
    (The PC discusses the application and whether it satisfies the required findings)
12. **PC Chair requests that the applicant agree to any conditions prior to a vote**
    (If an applicant does not accept the proposed conditions, the PC may deny the application)
13. **Vote**
    (*The decisions of the PC must address relevant findings of fact. These findings are specified in adopted plans and codes, and serve to guide zoning and annexation decisions. Relevant findings are itemized in the Staff Report and referred to in the recommended motion.)*

*** Note that the Planning Commission may place time limits on presenters. All presenters should communicate clearly and concisely, refraining from duplicating detailed information that has been provided by others.**

CURRENT PLANNING DIVISION
410 E. 5th Street | Loveland, CO 80537 | 970-962-2523
eplan-planning@cityofloveland.org | cityofloveland.org/DC

MEMORANDUM

To: Loveland Planning Commission

From: Troy Bliss, Senior Planner

Date: February 19, 2019

Re: **Foundry Parking Garage Art**

On March 13, 2017, the Planning Commission held a public hearing in consideration of the Foundry Site Development Plan. This was the first phase of the project consisting of a 460+/- space multi-story parking garage, a 98,000 square foot mixed-use building along N. Cleveland Avenue, a 58,000 square foot mixed-use building along N. Lincoln Avenue, and a central plaza amenity area.

The vision for the Parking Garage was to include an art component, contributing to the overall design of the building. This feature had not been determined at the time of Planning Commission consideration on the Site Development Plan. As a result, the City and Brinkman Partners made a commitment to return to the Planning Commission with the art for general comment and input. As with any public art selection process, the Visual Arts Commission reviews proposals at a public hearing and makes a decision on the artwork through a jury selection process. On February 7, 2019, The Visual Arts Commission artwork jury panel awarded The Foundry Parking Garage project to the artist Daas for his artwork concept titled, *My Favorite Things*. The art piece is a paint mural. Daas has verbally accepted the project and will enter into a City contract. Painting of the mural is expected to begin in late May of 2019. The project will likely take 35-40 days for completion.

Lincoln Avenue Façade: The artist describes *My Favorite Things* as a reflection of his design style. Daas chose specific elements unique to the Loveland community. This mural illustrates a young girl painting a Loveland heart sculpture with her favorite things about Loveland. The Devil's Backbone, Longs Peak, Mt. Meeker, wildlife hiking, birds, wildflowers, with the mountain range in the background, are all reflected in his design. Daas chose bold colors he felt fit well with the existing architecture of downtown Loveland.

Second Street Facade: The juncture of the Lincoln Avenue/Second Street corner carries the theme onto the Second Street, encouraging the viewer to venture down the street. This design incorporates Devil's Backbone and other Northern Colorado images. The Second Street façade has a large, colorful expanse of the Colorado mountain range, flora, fauna and birds. This additional element complements the architectural components of the building.

Since the artwork is a component of The Foundry project, staff believes it is important for the Planning Commission to view the artwork now that the art component has been determined. This item is being presented as informational with no findings or motion required by the Planning Commission.

ATTACHMENT

1. Parking Garage Art

YOUNG GIRL DETAIL [My Favorite Things]

DAAS

CORNER VIEW [My Favorite Things]

DAAS

SECOND STREET VIEW [My Favorite Things]

DAAS

City of Loveland

Development Services
Current Planning
410 East Fifth Street • Loveland, CO 80537
(970) 962-2523 • TDD (970) 962-2620
www.Cityofloveland.org

Planning Commission Staff Report

February 25, 2019

Agenda #:	**Regular Agenda - #**
Title:	Village Cooperative Preliminary Development Plan
Applicant:	Real Estate Equities Development, LLC
Request:	**Preliminary Development Plan**
Location:	4350 Arriba Ave North of W. 43rd St between N. Taft Ave and Arriba Ave
Existing Zoning:	P-49 Kendall Brook Planned Unit Development
Proposed Use:	Multifamily Senior Housing
Staff Planner:	Noreen Smyth

Staff Recommendation

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Recommended Motions:

1. *Move to make the findings listed in Section VII of the Planning Commission staff report dated February 25, 2019 and, based on those findings, approve the Village Cooperative Preliminary Development Plan Amendment, subject to the conditions in Section VIII, as amended on the record. (Resolution attached)*

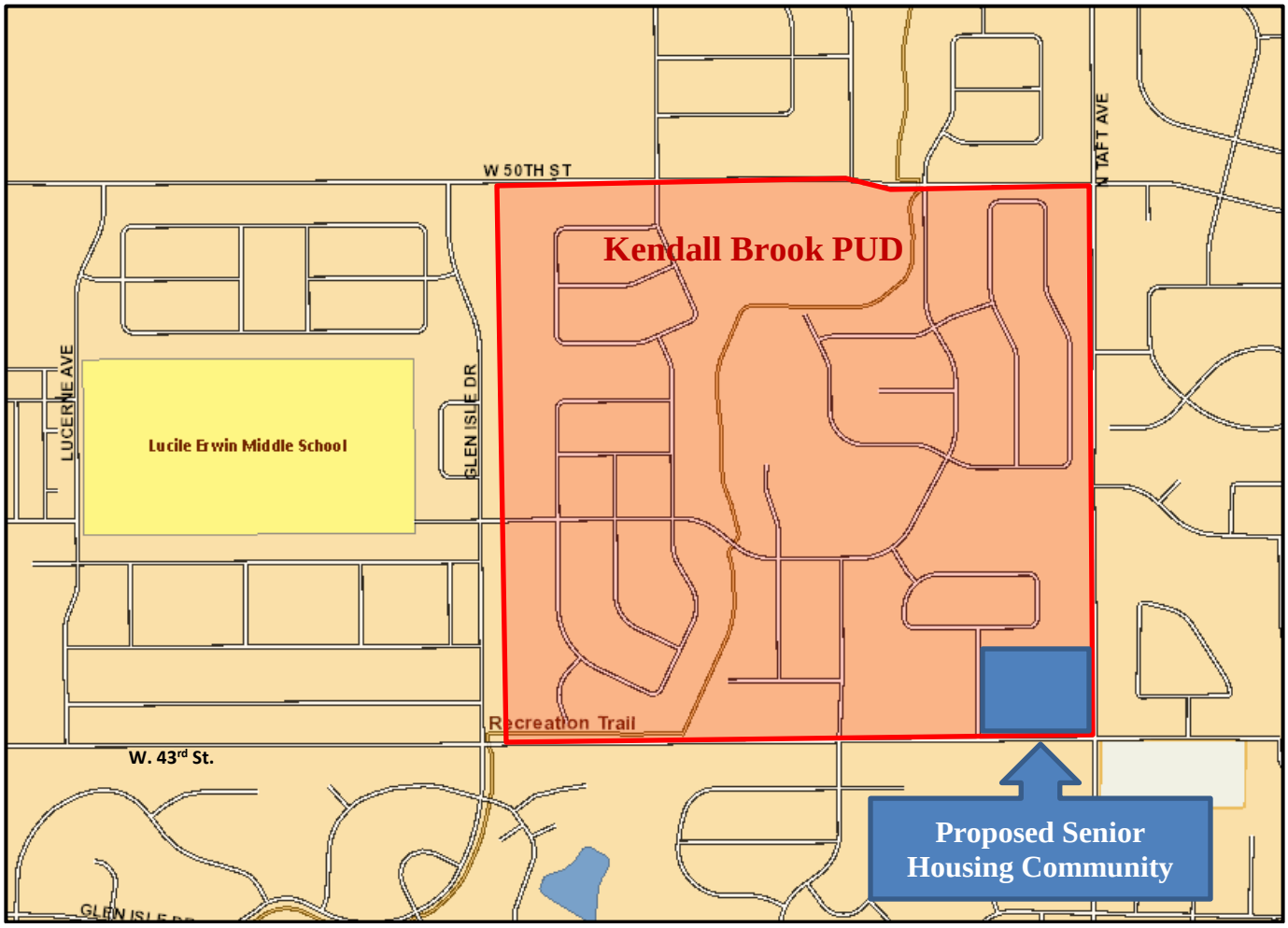
Summary of Analysis

This is a public hearing to consider a Preliminary Development Plan (PDP) to allow a senior housing development on a lot within the Kendall Brook Planned Unit Development (PUD). The 169-acre PUD is generally located northwest of N. Taft Avenue and W. 43rd Street. The area proposed for senior housing consists of 3.59 acres located at the southeast corner of the PUD, identified on the General Development Plan (GDP) as Parcel H.

The 58-unit development is a cooperatively owned, independent senior living community within one building consisting of below grade parking with three stories above. This PDP relates to a GDP amendment that was reviewed and recommended for approval by the Planning Commission in June 2018 and approved by the City Council in August 2018. The GDP amendment increased the maximum allowable building height and the maximum number of multifamily units to accommodate the development proposed with this PDP. If the PDP is approved, a Site Development Plan, Final Public Improvement Construction Plans, a Plat Application, a Site Work Permit application, and a Building Permit application will be submitted for staff review prior to construction.

The proposal meets all requirements of the Municipal Code and all requirements of the Kendall Brook GDP. Staff believes that all key issues have been resolved. The Commission has final decision-making authority on the PDP.

I. VICINITY MAP



II. BACKGROUND

Acronyms

The following abbreviations will be used throughout this report and are being provided to help clarify what each represents:

PUD: Planned Unit Development is a type of zoning that allows for the creation of zoning and design standards that are tailored to a site with this designation. This zoning is unique to a particular site or area, typically described in a development plan. The primary purpose of this zoning is to encourage a mixture of land use opportunities that are well integrated in creating an efficient use of land that is suitable to the site, and both internally and externally compatible.

GDP: General Development Plan establishes the zoning, density/intensity and design standards for a PUD-zoned property. The plan itself is primarily conceptual in nature, meant to provide guidance with respect to locations for different land uses within a PUD. This plan

is usually prepared in conjunction with the annexation of a property as its official zoning document. This plan must be approved by City Council.

PDP: Preliminary Development Plan follows the GDP per the processes of the previous City Zoning Code. PDPs detail a specific development proposal for an area within a PUD. Its contents are reviewed on the basis of the zoning requirements of the applicable GDP. This plan must be approved by Planning Commission, subject to appeal to City Council. Note that per the processes of the recently adopted Unified Development Code, for applications submitted in 2019, specific development proposals for an area within a PUD will proceed to an administratively reviewed Sketch Site Development Plan, rather than a PDP,.

FDP: Final Development Pan is typically the final step of design preparing for actual construction of one or more uses on the site. Its contents are reviewed on the basis of the zoning requirements of the applicable GDP, the preliminary design that was approved at the PDP stage, and applicable City standards for installation of public improvements. Prior to the enactment of the UDC, the FDP was combined with the Site Development Plan. For applications submitted in 2019 and beyond under the UDC, this plan set will just be called the Site Development Plan. The Site Development Plan is considered the first step towards the building permit for a site.

ACF: Adequate Community Facilities is a program adopted by the City of Loveland to ensure that the community facilities needed to support new development, including fire protection, transportation, water, wastewater, stormwater, and power, meet or exceed defined levels of service. Staff from each applicable department evaluate a proposed development in order to ensure that it can meet ACF criteria and that negative impacts to infrastructure will not occur with the development.

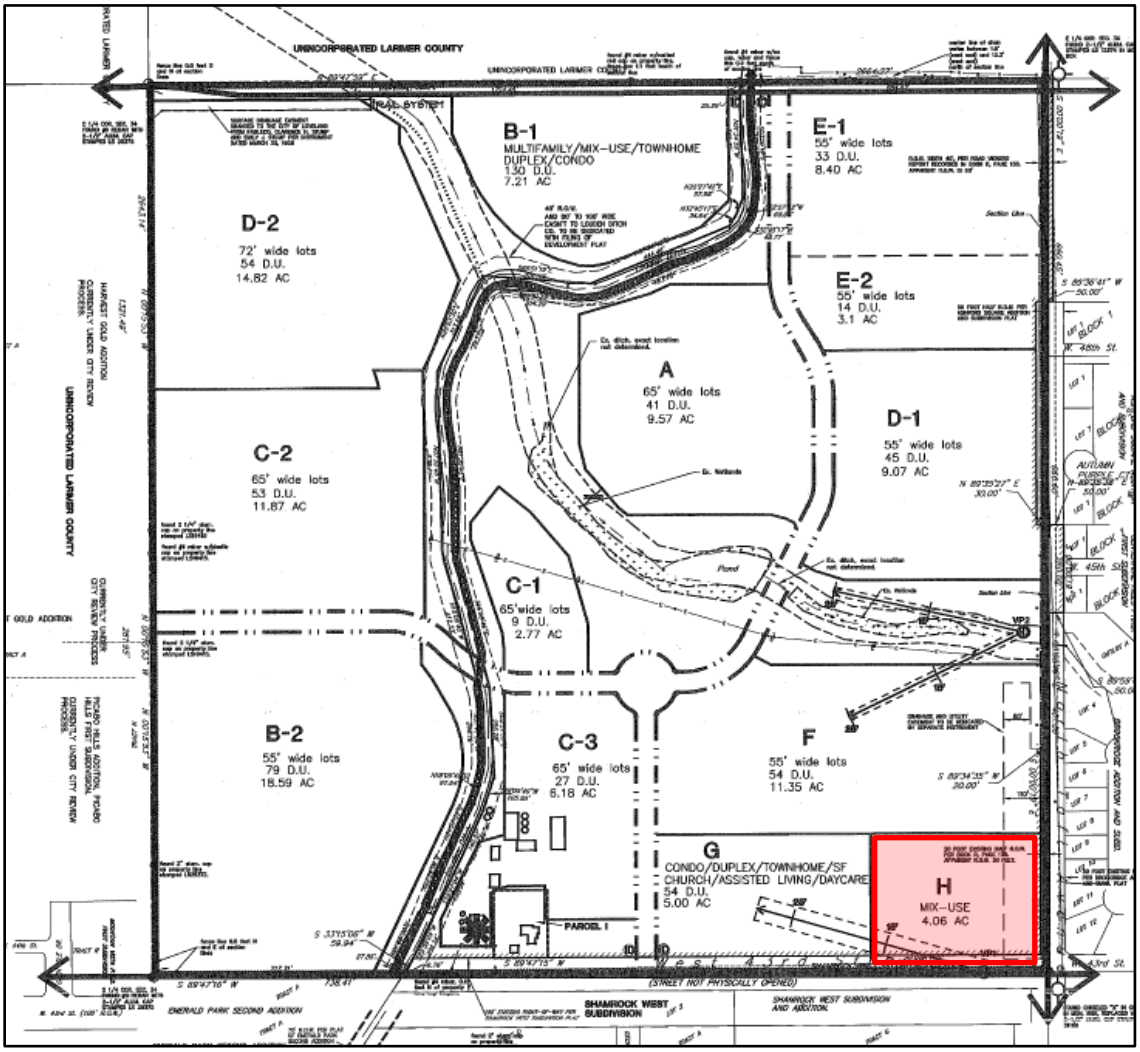
History

The entire Kendall Brook PUD was annexed in 2000 as the *Kendall Brook Addition*. A GDP was approved at the time of annexation, establishing PUD zoning that allows for a variety of residential uses on the majority of the site, as well as providing for mixed use development on Parcels G and H of the GDP. Permissible uses on these mixed use parcels include multifamily residential, retail, office and commercial services. Since the initial annexation and zoning, the following development applications have been approved:

2002	Kendall Brook First Subdivision, is approved, establishing the boundaries of residential lots, outlots and tracts within the Addition.
2002	FDP approved for all parcels except those designated for mixed use, providing for development of 405 single family units on 145.67 acres.
2007	FDP approved for Kendall Brook Fourth Subdivision, which provided for development of 117-unit Sugar Valley Estates senior housing community on 4.58 acres (Parcel G on the GDP below).
2016	PDP for Kendall Brook Townhomes (Kendall Brook Fourth Addition) approved.

2017 FDP/SDP approved for Kendall Brook Townhomes (Kendall Brook Fourth Addition, parcel B-1 on the GDP below), providing for development of 84 dwelling units southwest of the intersection of W. 50th St. and the Louden Ditch.

2018 GDP Amendment approved allowing for an increase in multifamily maximum building height and multifamily maximum density for the subject property.



The Preliminary Development Plan under consideration with this application concerns Parcel H of the GDP, highlighted above.

Description of Subject Property

The overall Kendall Brook PUD is 159 acres in size and is bordered by N. Taft Avenue to the east, W. 43rd Street to the south, the Picabo Hills and Harvest Gold developments to the west, and W. 50th Street to the north. The area that is the subject of this PDP is a 3.59 acre vacant lot at the northwest corner of W. 43rd St. and N. Taft Ave. The subject property is also bordered to the west by Arriba Avenue and to the north by the rear yards of a row of single family lots within Kendall Brook. On the opposite side of N. Taft Avenue is a single family residential development and on the opposite side of W. 43rd Street is a gas station and

convenience store that is a part of the Shamrock West development. The rest of the Kendall Brook PUD consists primarily of single-family residential uses and a townhouse development. The Sugar Valley Estates (2007) multifamily senior living community is to the west of the subject property, on the other side of Arriba Avenue.

The subject property is vacant and covered in grass, with trees along W. 43rd Street and N. Taft Avenue. There is currently a drainage pond in the southeast portion of the lot, which will remain in the same location with the proposed development.

Subject property as viewed from the intersection of W. 43rd Street and Arriba Avenue.

III. SUMMARY

Proposal

Village Cooperative of Loveland is a proposed independent senior housing building. There are similar Village Cooperative housing developments under construction or recently opened in six other Colorado Front Range cities, the nearest ones located in Longmont and Fort Collins. The applicant has developed 21 senior housing projects throughout the country and is in the process of developing 11 more.

The proposal in Loveland consists of one building on a 3.59-acre lot. The building will consist of an underground parking garage with three floors of residential units above. The total number of units is 58, consisting of a combination of one bedroom, two bedroom, and two bedroom plus den models. The building will also include a club/bar area, workshop, exercise room, a large indoor common area with a (non-commercial) serving kitchen, library, car wash (within the garage), office, and guest suite.

The cooperative ownership model involves the resident(s) of each unit owning a share of a non-profit corporation that holds title to the entire property and all improvements thereon. The cooperative is operated on a democratic basis with each home (unit) getting one vote, with a governing Board of Directors. The Board of Directors controls policies, costs, and operations. Because the cooperative is operated on a non-profit basis, increases in monthly costs are limited to actual increases in operating costs. Shares in the cooperative may be sold, with the original share value plus a set appreciation level returned to the member or their family upon sale.

The operations of the building are decided upon by the Board of Directors and the applicant, who, after construction, will function as a professional management service. Staff includes a resident manager, housekeeper, and maintenance technician.

Land Use

General Development Plan

The Kendall Brook GDP designates the subject property, Parcel H, for "Mixed Use", allowing commercial uses, community uses, and residential uses. The GDP then further details allowable uses for Parcel H in each category, and "Multiple-unit elderly housing centers" is one of the allowable residential uses. Thus, the use proposed in the PDP is allowed.

Comprehensive Plan

The Future Land Use Map of the Comprehensive Plan designates the entirety of Kendall Brook, including the subject property, for *Low Density Residential* development. However, the 2016 Create Loveland Comprehensive Plan update included a Suggested Future Land Use Map to encourage consideration of different land use categories in certain areas of the City. The "Suggested Future Land Use Map" is relevant in areas where changes to development patterns and/or the adoption of GDPs have occurred since the preparation of the original Future Land Use Map, and thus reconsideration of the Land Use Map designation is warranted. The subject property was thus designated on the 2016 Suggested Future Land Use Map as a *Neighborhood Activity Center*. Per the Create Loveland Comprehensive Plan, *Neighborhood Activity Centers* are intended for small-scale commercial uses, small-scale office uses, high density residential uses, and a mix thereof. Design forms promoted in this designation include dispersed parking, walkways and other pedestrian amenities, and grid streets. The proposed use is supported by the Create Loveland Comprehensive Plan.

GDP Amendment (2018) / Height / Density

The original Kendall Brook GDP included detailed architectural, landscape, and site design standards. The 2018 amendment to the GDP addressed building height and number and density of residential units, without otherwise altering the standards of the GDP. The applicant for the 2018 GDP amendment is the same as that for this PDP proposal. Because the applicant was interested at that time in pursuing a multifamily senior housing development on the subject property, the Village Cooperative proposal described in this report was discussed in general terms during the public meetings held for the GDP amendment.

Height

The amendment changed the maximum height of multifamily buildings from 40 feet to 45 feet. This increase was sought in order to accommodate the specific building proposed with this PDP, consisting of three stories of residential units with a below ground parking deck as well as a pitched roof. While the previous 40 ft maximum height could accommodate a building of the number of floors proposed with a flat roof, the applicant was interested in a pitched roof that would more closely resemble other residential buildings in Kendall Brook. For pitched roofs, height is measured from grade to the midpoint between the eave and the highest point of the roof, and the building as proposed measures 44 ft.

Number of Units & Density

The amendment to increase the number of multifamily residential units also included an increase to the multifamily residential density of Kendall Brook. The original GDP, while allowing multifamily residential

uses on Parcel H (the subject lot), did not specify an allowed number of units for the parcel as it did for all other parcels within Kendall Brook. Because the Kendall Brook PUD is already developed except for the subject lot, reducing the number of units on another portion of Kendall Brook to add them to the subject property was not an option. The 2018 amendment thus added a reference to "58 dwelling units/16.2 dwelling units per acre" for Parcel H, and accordingly increased the total number of multifamily dwelling units in Kendall Brook by 58, to a total of 242 multifamily units. The overall multifamily residential density of Kendall Brook only needed to increase from 15.07 units per acre to 15.32 units per acre to accommodate the development. The submitted PDP under review here includes 58 units within the proposed building, which matches the maximum number of units and density allowed by the GDP amendment.

Each floor of the building will be a little over 32,000 sq ft, for a total building area, including the ground floor garage, of 129,539 sq ft.

Other Design Standards

Building Elevations and Materials

One building of a multifamily residential appearance is proposed. It is roughly of a capital "I" shape, The long sides of the building will face W. 43rd Street to the south and the single family residential neighborhood to the north, and the short ends of the building will align with N. Taft Avenue and Arriba Avenue. Units are accessed through interior hallways, with entrance doors on the north and south elevations and additional exit doors facing east and west. Each unit will include a deck or balcony, which, together with the "I" shape of the building, will allow for changes in wall plane as required by the Kendall Brook GDP for multifamily buildings. The roof is hipped in a typical residential style, and changes in roof plane are provided through multiple gables and dormers of differing heights and also through hipped roofs over some of the balconies.

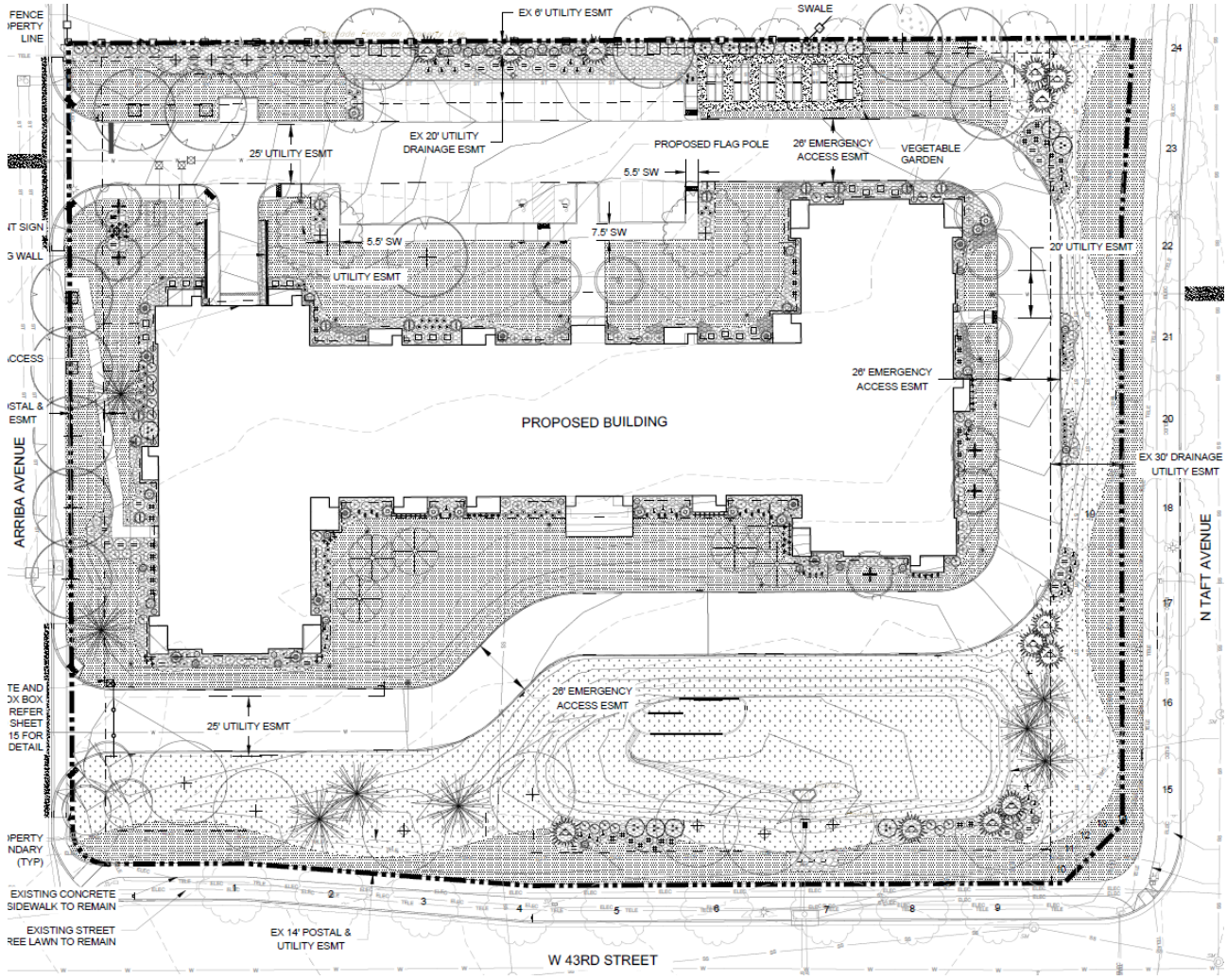
The first two floors will consist primarily of dark grey lap siding interspersed with a brown/beige stone material and light grey lap siding. The third floor material consists of cement panels of an off-white color that resemble stucco. The gables and dormers will be of the same dark and light grey lap siding. The roofing material will consist of dark asphalt shingles.

It should be noted that applicants are allowed to tweak building materials and colors with the latter Site Development Plan application, but cannot stray far from what was approved with a PDP.

Drive Aisle and Walkways

As required by the Fire Authority, a paved drive entering and existing off of Arriba Avenue encircles the building. The south curb cut for the drive does not meet minimum separation distance from W. 43rd Street to allow for resident or public use. Thus, that curb cut will be for emergency vehicle access only and will include a gate and Knox box. Resident and guest vehicles will enter the property through the north curb cut off of Arriba Avenue. The below ground parking garage is accessed shortly after entering the property, and the surface parking is situated just past the garage access. A little past the surface parking, a "Fire Access Only Past This Point" sign will be posted. There will be two light poles illuminating the surface parking and sconces illuminating the overhead door of the garage and the entrance/exit doors.

There is existing sidewalk within the W. 43rd Street, N. Taft Avenue, and Arriba Avenue rights-of-way. A walkway will be extended from the surface parking area to the nearby north door. A walkway will extend from the west exit door to the Arriba Avenue sidewalk and from the east exit door to the nearby fire lane, as necessitated by the Fire Authority for required exit doors. The door facing 43rd Street, while having the appearance of a main entrance, is not anticipated to be utilized extensively by residents except to access the large front porch, and thus rather than extending sidewalk from it to the 43rd Street sidewalk, there is a large lawn in front of that door. Residents who drive can access their unit directly from stairs and an elevator within the parking garage.



Landscaping

Street trees within a tree lawn already exist along both W. 43rd Street and N. Taft Avenue, which are both arterial streets. Shrubs and additional trees will be planted along these south and east property lines to meet Type C bufferyard plant quantities. A Type B bufferyard will be planted along Arriba Avenue, which is classified as a local street. This bufferyard will include street trees, although with an existing attached sidewalk, the street trees will not be between the sidewalk and street, but instead to the interior of the sidewalk. A Type C bufferyard will be along the north property line, adjacent to the rear lot lines of a single family residential neighborhood. Some flexibility to the types and numbers of plants was extended along this property line to accommodate a vegetable garden for use by residents and utility easements, but the required parking screening is included, and there is an existing solid wood fence at this property line that was installed with the development of the adjacent neighborhood.

Foundation plantings extend around the building exterior. The ground cover over the rest of the property consists of native grasses in and near the detention basin at the southeast corner and irrigated turf grass closer to the building.

Parking and Transportation

For an independent senior housing community, a minimum of one parking space per unit plus one space per employee is required. The proposal includes 91 spaces, which is 36 (60%) more than the minimum required. The parking includes 62 spaces under the building and 29 spaces to the north of the building. Of the parking spaces, 4 are handicap as required and 2 are for electric vehicles. Bicycle parking is accommodated through the inclusion of bicycle racks within the ground floor garage.

The submitted traffic study, which was reviewed and accepted by City Transportation Development staff, indicates that the existing street infrastructure adjacent to and near the subject property can accommodate any additional traffic anticipated by this development, and no road improvements are required in conjunction with its establishment.

Additional Applications

Because there is an GDP for the property, the PDP does not need to go before the City Council, and the Planning Commission is the final approval authority for the request. If the PDP is approved, a Final Plat application to change the designation of the subject property from an outlot to a buildable lot will be submitted by the applicant, along with a Site Development Plan and final design civil engineering construction plans. Following these, applications for a Site Work Permit for grading and utility work and a Building Permit for the structure will be submitted. These application processes are all administrative. Note that the Site Development Plan application will be submitted under the Unified Development Code (UDC), which took effect in January of this year and replaced the previous Zoning Code. Certain processes have changed in the new Code. In the previous Code, we would call the Site Development Plan a combination Site Development Plan and Final Development Plan. With the new UDC processes and application conventions, the next submittal will just utilize the name Site Development Plan and omit the name Final Development Plan.

IV. SITE DATA

ACREAGE OF GDP-GROSS	169 AC
ACREAGE OF OUTLOT C ("PARCEL H")	3.59 AC
GDP DESIGNATION	MIXED USE
EXISTING ZONING	PUD-KENDALL BROOK
EXISTING USE OF PUD	SINGLE-FAMILY RESIDENTIAL, TOWNHOMES, & SENIOR HOUSING
EXISTING USE OF OUTLOT C ("PARCEL H")	VACANT
EXIST ADJ ZONING & USE - NORTH	PUD-KENDALL BROOK/ SINGLE-FAMILY
EXIST ADJ ZONING & USE - SOUTH	PUD-SHAMROCK WEST-GREENBRIAR/ COMMERCIAL
EXIST ADJ ZONING & USE - WEST	PUD-KENDALL BROOK/ SENIOR HOUSING
EXIST ADJ ZONING & USE - EAST	R1-DEVELOPING LOW-DENSITY RESIDENTIAL/ SINGLE-FAMILY RESIDENTIAL
UTILITY SERVICE – WATER	CITY OF LOVELAND
UTILITY SERVICE –SEWER	CITY OF LOVELAND
UTILITY SERVICE – ELECTRIC	CITY OF LOVELAND

V. KEY ISSUES

City staff believes that all key issues have been addressed in the development proposal. The applicant worked with the Kendall Brook Home Owners Association prior to the submittal of the PDP application to address neighborhood concerns, and the Home Owners Association submitted a letter of support for the proposal.

VI. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. **Notification:** Affidavits were received from Marc Liberati of Vertex certifying that on January 18, 2019, written notice of the neighborhood meeting was mailed to all property owners within 600 feet of the property and a notice of the neighborhood meeting was posted in a prominent location on the perimeter of the property, and similarly that on February 6, 2019 notice was mailed and a sign posted for the Planning Commission hearing. In addition, a notice of the public hearing was published in the Reporter Herald on February 9, 2019.

B. **Neighborhood Response:** A neighborhood meeting was held at 5:30 p.m. on February 6, 2019 in the Loveland Development Center. The meeting was attended by the applicant, the applicant's consultant, and city staff, with two area residents in attendance. The residents, who live near the subject property, requested details of the proposed development from the applicant and from staff. The attendees did not express objection to the proposal.

VII. FINDINGS AND ANALYSIS

The chapters and sections cited below are from the Loveland Municipal Code pertaining to PUD Preliminary Development Plans. Applicable findings contained in the Municipal Code are specified in italic print followed by the staff analysis as to whether the findings are met by the submitted application.

A. Land Use

1. **Section 18.41.050.E.2.a:** *The preliminary development plan conforms to the general development plan on file with the city where the property is being developed in phases.*
2. **Section 18.41.050.E.2b & D.4:** *The PDP meets the intent and objectives of Title 18 with regard to:*
    - **a.** *Whether the proposed development will have a detrimental impact on property that is in sufficient proximity to the proposed development to be affected by it. Section 18.41.050.D.4(b) of the Loveland Municipal Code requires city staff to recommend either disapproval of the PDP or reasonable conditions designed to mitigate the negative impacts.*
    - **b.** *Whether the proposed development will be complementary to and in harmony with existing development and future development plans for the area by:*
        - **i.** *Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use.*
        - **ii.** *Incorporating site planning techniques that will foster the implementation of the city's master plans, and encourage a land use pattern that will support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit, and the cost effective delivery of other municipal services consistent with adopted plans, policies and regulations of the City.*
        - **iii.** *Incorporating physical design features that will provide a transition between the project and adjacent land uses through the provisions of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures.*
        - **iv.** *Incorporating identified environmentally sensitive areas, including but not limited to wetlands and wildlife corridors, into the project design.*
        - **v.** *Incorporating elements of community-wide significance as identified in the town image map.*
        - **vi.** *Incorporating an overall plan for the design of the streetscape within the project, including landscaping, auto parking, bicycle and pedestrian circulation, architecture, placement of buildings and street furniture.*
3. **Section 18.41.050.E.2.c:** *The PDP complies with applicable land use and development regulations in effect as of the date that the GDP was approved and any land use and development regulations adopted by the city after that date if the Planning Division and Planning Commission expressly find that compliance with such regulations is necessary to protect public health, safety, and welfare.*

Current Planning: Staff believes that these findings can be met based on the following facts:

- The Preliminary Development Plan conforms to the Kendall Brook GDP, which was amended last year to accommodate the height and density of the Village Cooperative proposal. All other site and building design standards of the GDP that are relevant to this PDP are also met. Staff will continue to ensure that all applicable standards are met during the review of the additional applications that will proceed if the PDP is approved.
- The Land Use Plan within the Create Loveland Comprehensive Plan designates the area of the subject property as *Low Density Residential,* which allows for a gross density range of 2 – 4 dwelling units per acre. Multifamily developments such as the senior housing community proposed are identified as an appropriate component of the *Low Density Residential* land use mix in appropriate locations and when designed to be compatible with

the surrounding area. When including the development described with this PDP, the Kendall Brook GDP allows a gross density of 4.10 dwelling units per acre for the entire Kendall Brook PUD, which is still within the acceptable range for the *Low Density Residential* category. Additionally, higher density for Parcel H is appropriate given its location at the intersection of two major roadways.

- As described in Section III above, the "Suggested Future Land Use Map" of the 2016 Create Loveland Comprehensive Plan encourages consideration of the subject property as a *Neighborhood Activity Center*. *Neighborhood Activity Centers* are intended for small-scale commercial uses, small-scale office uses, high density residential uses, and a mix thereof. The use proposed with this PDP is supported for *Neighborhood Activity Centers*. The design forms promoted in *Neighborhood Activity Centers* are included in the proposed PDP with the exception of height, of which the Comprehensive Plan promotes 2 story buildings. However, the proposal to develop a three story above parking building was reviewed extensively through a series of public hearings associated with the 2018 GDP amendment that allowed for an increase in multifamily building height from 40 ft to 45 ft.
- The development of a senior housing community at the southeastern corner of Kendall Brook is not anticipated to be detrimental to the other uses within the PUD. Senior housing has fewer impacts on many community facilities, such as roads and schools, than other types of housing. A similar use currently exists within Kendall Brook immediately to the west of the subject property.
- (*Finding 2.b.i*) Close to 50% of the lot is landscaped. The existing street trees along W. 43rd Street and N. Taft Avenue will be preserved. The existing drainage area will remain in the same spot, and be enhanced to accommodate additional stormwater.
- (*Finding 2.b.ii*) The site design implements the design goals of adopted plans. Together with the land use, the beneficial factors referenced in this finding are generally supported.
- (*Finding 2.b.iii*) The proposed multifamily senior housing development separates a single family neighborhood to the north from an arterial road, and is across the street from a similar senior housing development to the west. The PDP incorporates extensive bufferyards along the adjacent streets and along the internal lot line to the north. The height and bulk standards of the GDP, which were reviewed extensively during a recent GDP amendment, are met.
- (*Finding 2.b.iv*) There are no environmentally sensitive areas within the subject property.
- (*Finding 2.b.v*) There are no elements of community-wide significance identified in the town image map within the PDP boundaries.
- (*Finding 2.b.vi*) Surface vehicle parking is situated away from public streets and is screened by landscaping, by the building, and by an existing solid wood fence. Bicycle parking is situated inside the building. Sidewalk already exists on the three adjacent public streets and walkways will extend from the building to the sidewalk on Arriba Avenue. In addition, the paved fire lane provides additional walking surface on site. The building is placed roughly in the center of the property, allowing for greenspace in all directions.

B. City Utilities and Services

1. **Section 18.41.050.D.4.b:** *Development permitted by the PDP will not negatively impact traffic in the area or city utilities. If such impacts exist, Section 18.41.050.D.4(b) of the Loveland Municipal Code requires city staff to recommend either disapproval of the GDP or reasonable conditions designed to mitigate the negative impacts.*
2. **Section 18.41.050.D.4.c.vi:** *Whether development permitted by the PDP will be complementary to and in harmony with existing development and future development plans for the area in which*

the GDP is located by incorporating public facilities or infrastructure, or cash-in-lieu, that are reasonably related to the proposed development so that the proposed development will not negatively impact the levels of service of the city's services and facilities.

Transportation Engineering: Staff believes that these findings can be met based on the following facts:

- A Traffic Impact Study (TIS), prepared by Kellar Engineering, has been submitted with the Village Cooperative PDP which demonstrates that the existing transportation system, can adequately serve the proposal.
- Access to the development will be provided by one full-movement access and one emergency only access on Arriba Drive.
- The TIS has demonstrated that the associated traffic impacts to the adjacent existing public streets and intersection at Taft Avenue and 43rd Street will meet City standards.
- The proposed development is estimated to generate approximately 200 daily trips, 12 weekday AM peak hour trips, and 15 weekday PM peak hour trips.
- In conclusion, the development of the subject property pursuant to any of the uses permitted by right under the zoning district will not adversely impact any existing City infrastructure. A positive determination of adequacy for transportation facilities for the proposed application has been made under the provisions of paragraph i, above.

Fire Prevention: Staff believes that these findings can be met based on the following facts:

- The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- The Village Cooperative Senior apartment housing project will not negatively impact fire protection for the subject development or surrounding properties.

Water/Wastewater: Staff believes that these findings can be met based on the following facts:

- This development is situated within the City's current service area for both water and wastewater. Water and wastewater mains are stubbed into the Outlot for future development.
- The proposed development will not negatively impact City water and wastewater facilities
- The proposed facilities shown on the Preliminary PICPs have been designed pursuant to the City's development standards.

Stormwater: Staff believes that these findings can be met based on the following facts:

- When final designed and built, the development will not negatively impact City storm drainage utilities and will comply with the Adequate Community Facilities standards set forth in the Loveland Municipal Code, Section 16.41.140.
- No irrigation ditches traverse the site.
- No natural drainage courses/open channels traverse the site.

Power: Staff believes that these findings can be met based on the following facts:

- This development is situated within the City's current service area for power.
- The proposed development will not negatively impact City power facilities.
- The proposed public facilities and services are adequate and consistent with the City's utility planning and provides for efficient and cost-effective delivery of City power.

VIII. RECOMMENDED CONDITIONS

The existing conditions on the Kendall Brook GDP will continue to apply to the entirety of Kendall Brook. The following additional conditions are recommended for the Village Cooperative Preliminary Development Plan and are referenced in the attached draft Planning Commission resolution:

Transportation

1. All public improvements shall comply with the Larimer County Urban Area Street Standards (LCUASS).
2. Prior to the issuance of any building permits within the Village Cooperative development, pursuant to the provisions in Section 16.40.010.B of the Loveland Municipal Code, the Developer shall design and construct the following public improvements unless already designed and constructed by others:
   a) All access, driveways, curb & gutter and sidewalk improvements on Arriba Drive as shown on the City-approved Public Improvement Construction Plans.
3. The southern driveway access on Arriba Drive shall be restricted to emergency use only, not permitted for use by the public.
4. The Developer shall obtain a Right-Of-Way Work Permit for any construction activity within the City right-of-way associated with the development.

IX. ATTACHMENTS

A. Preliminary Development Plan
B. Preliminary Public Improvement Construction Plans
C. General Development Plan (Amended August 2018)
D. Neighborhood Activity Center and Low Density Residential descriptions from the Create Loveland Comprehensive Plan
E. Final Plat (draft)
F. Kendall Brook Home Owner's Association Letter
G. Application, including Description and Findings
H. Resolution (draft)

PRELIMINARY DEVELOPMENT PLAN

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

PART THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST
OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

OUTLOT C, KENDALL BROOK FIRST SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 2002045522, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

BASIS OF BEARINGS

THE BASIS OF BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34 RELATIVE TO THE COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE (GRID BEARINGS) AS DETERMINED BY GNSS OBSERVATIONS AT EACH END. THE LINE BEARS SOUTH 89° 42' 13" WEST, AND THE MONUMENTS ARE DESCRIBED HEREON.

BENCHMARK

ELEVATIONS ARE BASED UPON A POST-PROCESSED STATIC GNSS CONNECTION MADE TO NGS BENCH MARK H 409 (PID LL1041), BEING A STAINLESS STEEL ROD WITH LOGO LID STAMPED H 409 1984, UTILIZING GEOID128 TO MODEL THE ELLIPSOID SEPARATION. ELEVATION: 5055.69 FEET (NGVD 29).

SITE BM: 1" METAL DISK STAMPED 37911 IN SIDEWALK AT ANGLE POINT ALONG SOUTH PROPERTY LINE OF THE SUBJECT PARCEL, APPROXIMATELY 330' WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34. ELEVATION: 5059.37 (NGVD 29).

PROJECT CONTACTS

OWNER:
VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MN 55121
651.760.8304

ARCHITECT:
REAL ESTATE EQUITIES ARCHITECTURE, LLC.
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MN 55121
651.760.8311

CIVIL ENGINEER:
THE VERTEX COMPANIES, INC.
2420 W. 26TH AVENUE, SUITE 100-D
DENVER, CO 80211
303.623.9116

LANDSCAPE ARCHITECT:
TB GROUP
444 MOUNTAIN AVENUE
BERTHOUD, CO 80513
970.532.5891

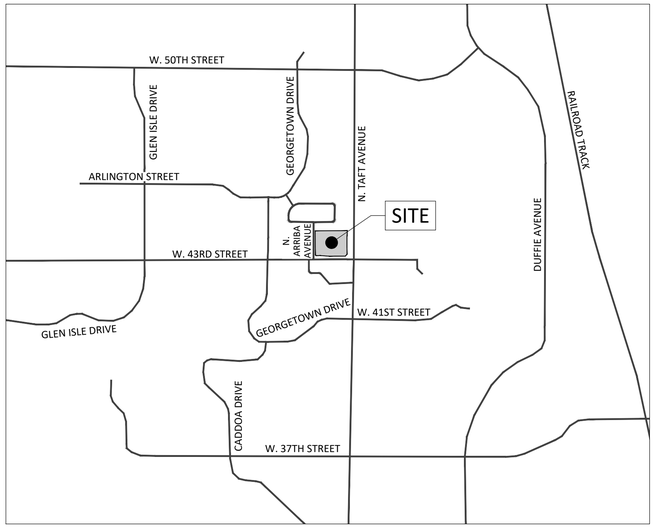
PHOTOMETRIC:
STEEN ENGINEERING, INC.
5430 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55429
763.585.6742

SITE NOTES

1. PROJECT ROADWAYS ARE PRIVATE.
2. ALL TRASH BINS TO BE LOCATED INTERNAL TO THE BUILDING AND WITHIN THE GARAGE. REFER TO ARCHITECTURAL PLANS FOR TRASH LOCATIONS.
3. LONG TERM BICYCLE STORAGE WILL BE LOCATED ON THE BASEMENT LEVEL (PARKING GARAGE) ADJACENT TO THE GARAGE DOOR (REFER TO ARCHITECTURAL PLAN FOR DETAILS).
4. PROJECT PARCEL IS NOT LOCATED IN A DESIGNATED FLOODPLAIN.

TRANSPORTATION CONDITIONS

1. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS).
2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN THE VILLAGE COOPERATIVE DEVELOPMENT, PURSUANT TO THE PROVISIONS IN SECTION 16.40.010.B OF THE LOVELAND MUNICIPAL CODE, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE FOLLOWING PUBLIC IMPROVEMENTS UNLESS ALREADY DESIGNED AND CONSTRUCTED BY OTHERS:
   A) ALL ACCESS, DRIVEWAYS, CURB & GUTTER AND SIDEWALK IMPROVEMENTS ON ARRIBA DRIVE AS SHOWN ON THE CITY APPROVED PUBLIC IMPROVEMENT CONSTRUCTION PLANS.
3. THE SOUTHERN DRIVEWAY ACCESS ON ARRIBA DRIVE SHALL BE RESTRICTED TO EMERGENCY USE ONLY, NOT PERMITTED FOR USE BY THE PUBLIC.
4. THE DEVELOPER SHALL OBTAIN A RIGHT-OF-WAY WORK PERMIT FOR ANY CONSTRUCTION ACTIVITY WITHIN THE CITY RIGHT-OF-WAY ASSOCIATED WITH THE DEVELOPMENT.



VICINITY MAP

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS
3 SITE PLAN
4 GRADING PLAN
5 UTILITY PLAN
6 LANDSCAPE PLAN
7 NOTES & DETAILS
8 ELEVATIONS
9 ELEVATIONS
10 ELEVATIONS
11 ELEVATIONS
12 BUILDING HEIGHT PLAN
13 FLOOR AND ROOF PLAN
14 RENDERING
15 SITE PHOTOMETRIC PLAN
16 SITE DETAILS

SITE DATA TABLE

COMPREHENSIVE PLAN: LDR - LOW DENSITY RESIDENTIAL
ZONING: P-49 - KENDALL BROOK PLANNED UNIT DEVELOPMENT (PUD)
SITE ACREAGE: 156,161 SF (3.585 AC±)
LAND USE: 58 UNIT OWNER OCCUPIED UNITS WITHIN A COOPERATIVE SENIOR LIVING FACILITY

AREA OF BUILDING	
AREA OF GARAGE LEVEL:	32,516 SF
AREA OF FIRST LEVEL:	32,407 SF
AREA OF SECOND LEVEL:	32,308 SF
AREA OF THIRD LEVEL:	32,308 SF
TOTAL AREA OF BUILDING:	129,539 SF
BUILDING OCCUPANCY:	R-2
CONSTRUCTION TYPE:	V-A

PARKING SPACES	PROVIDED	PERCENT OF TOTAL
STANDARD:	85	94
HANDICAP:	4	4
ELECTRIC:	2	2
TOTAL SPACES:	91	100
LANDSCAPING AREA:	76,759 SF	49
OPEN SPACE:	90,989 SF	58

OWNERS CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: _____

_____,
BEING ALL THE LAWFUL RECORDED OWNERS OF THE PROPERTY SHOWN ON THIS PRELIMINARY DEVELOPMENT PLAN, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS, OR HIGHWAYS, DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PLAN AND IN THE CONDITIONS OF APPROVAL BY THE CITY OF LOVELAND, DATED _____ AND THAT I/WE CONSENT TO THE RECORDATION OF ANY INFORMATION PERTAINING THERETO.

_____
OWNER'S SIGNATURE(S)

_____
LIENHOLDER'S SIGNATURE(S)

STATE OF COLORADO)
SS)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____,

BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

APPROVAL SIGNATURE BLOCK

APPROVED THIS ____ DAY OF _____, 20____, BY THE CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, COLORADO.

_____
CURRENT PLANNING MANAGER

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY ENGINEER OF THE CITY OF LOVELAND, COLORADO.

_____
CITY ENGINEER

APPROVED AS TO FORM THIS ____ DAY OF _____, 20____, BY THE CITY ATTORNEY OF THE CITY OF LOVELAND, COLORADO.

_____
CITY ATTORNEY

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY PLANNING COMMISSION OF THE CITY OF LOVELAND, COLORADO.

_____
CHAIRPERSON

VERTEX®
2420 W. 26th Avenue, Suite 100-D I Denver, CO 80211
Main: 303.623.9116 I VERTEXENG.COM

COVER SHEET

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	11/21/18 PER CITY COMMENTS
2	01/04/19 PER CITY COMMENTS
3	02/01/19 FINAL SUBMITTAL
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DATE: 09/20/2018
DRAWN BY: MWL
CHECKED BY: BJJ
JOB #: 48527

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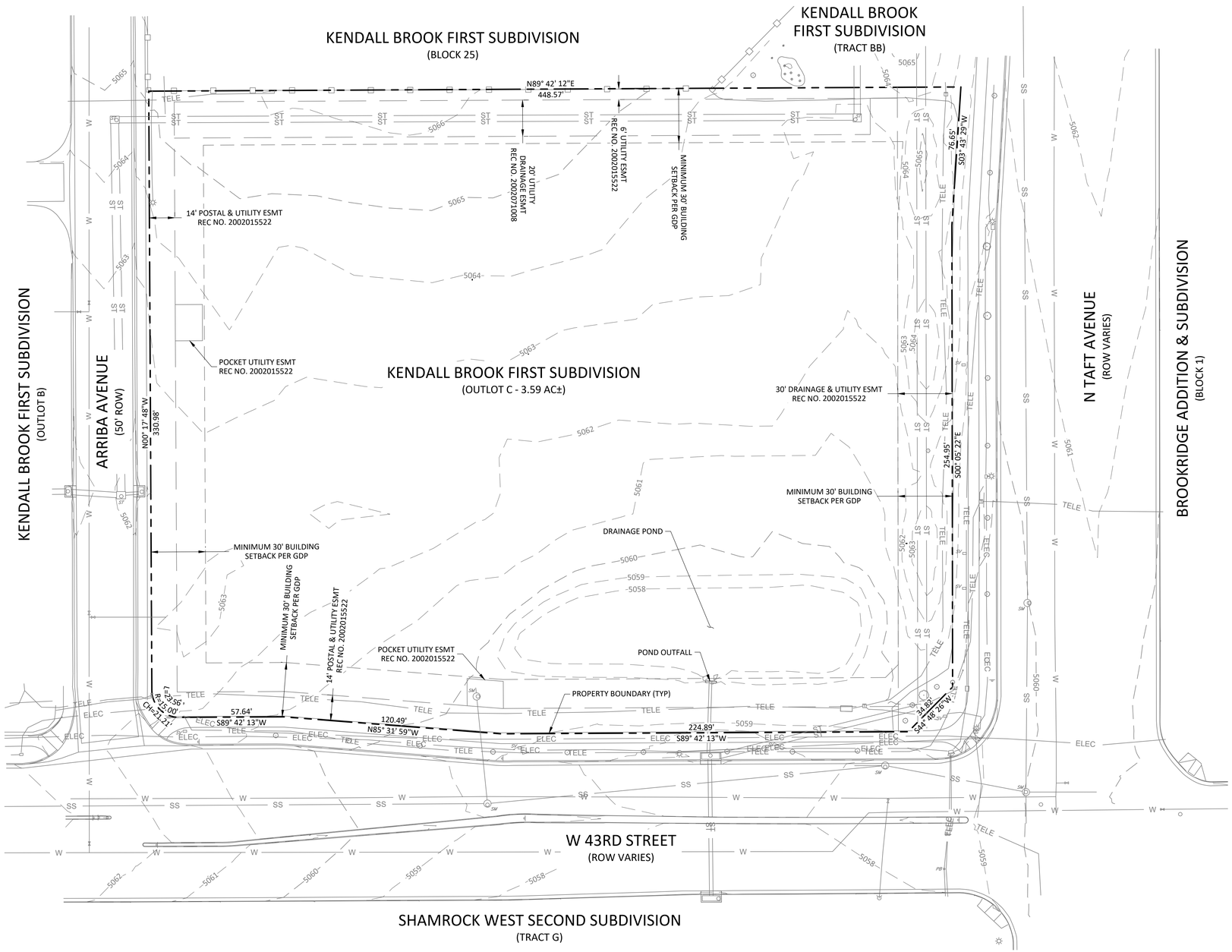
ATTACHMENT A

PRELIMINARY DEVELOPMENT PLAN

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

PART THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST
OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



NOTES

1. CONTOUR INTERVALS = 1 FOOT

STANDARD ABBREVIATIONS

ESMT	EASEMENT
NO	NUMBER
REC	RECEPTION
TYP	TYPICAL
ROW	RIGHT-OF-WAY

LEGEND

	EXISTING
PROPERTY LINE	
CONTOUR	5540
ELECTRIC LINE	ELEC
TELEPHONE LINE	TELE
WATER LINE	W
GATE VALVE	
FIRE HYDRANT	
SANITARY SEWER/MANHOLE	SS
STORM SEWER/MANHOLE	ST
LIGHTPOLE	

0' 30' 60' 90'

SCALE: 1" = 30'

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EXISTING CONDITIONS

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

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1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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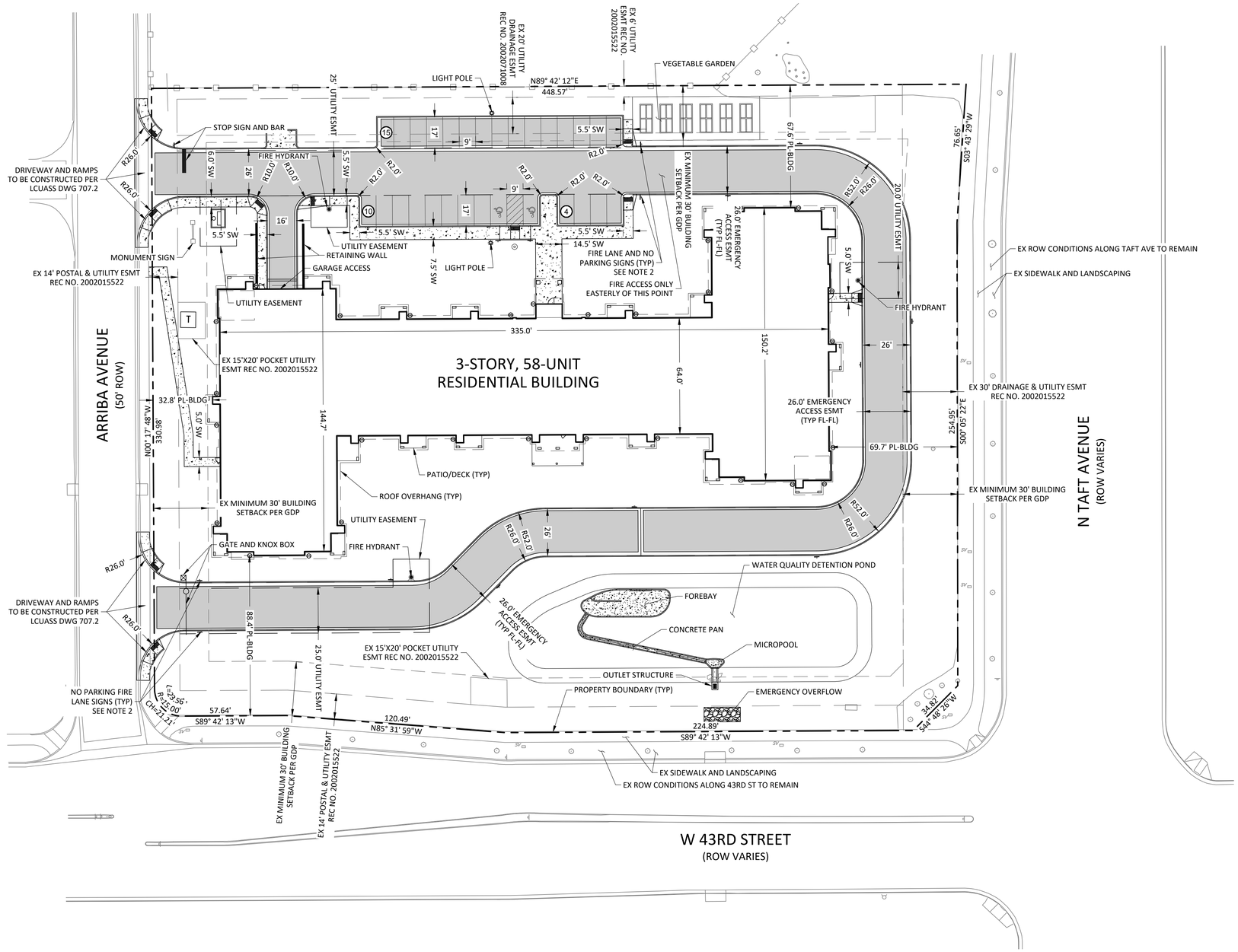

NOTES

1. CURB AND GUTTER RELATED DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. NO PARKING FIRE LANE SIGNS TO BE INSTALLED PER LCUASS 1418 AND MUTCD GUIDELINES.

STANDARD ABBREVIATIONS

BLDG	BUILDING
CH	CHORD
ESMT	EASEMENT
EX	EXISTING
FL	FLOWLINE
GDP	GENERAL DEVELOPMENT PLAN
L	LENGTH
PL	PROPERTY LINE
R	RADIUS
REC	RECEPTION
STBK	SETBACK
SW	SIDEWALK
TYP	TYPICAL
ROW	RIGHT-OF-WAY

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
BUILDING SETBACK		
EASEMENT		
PARKING COUNT		(14)
FIRE HYDRANT		
CONCRETE		
ASPHALT		

0' 30' 60' 90'
SCALE: 1" = 30'

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SITE PLAN

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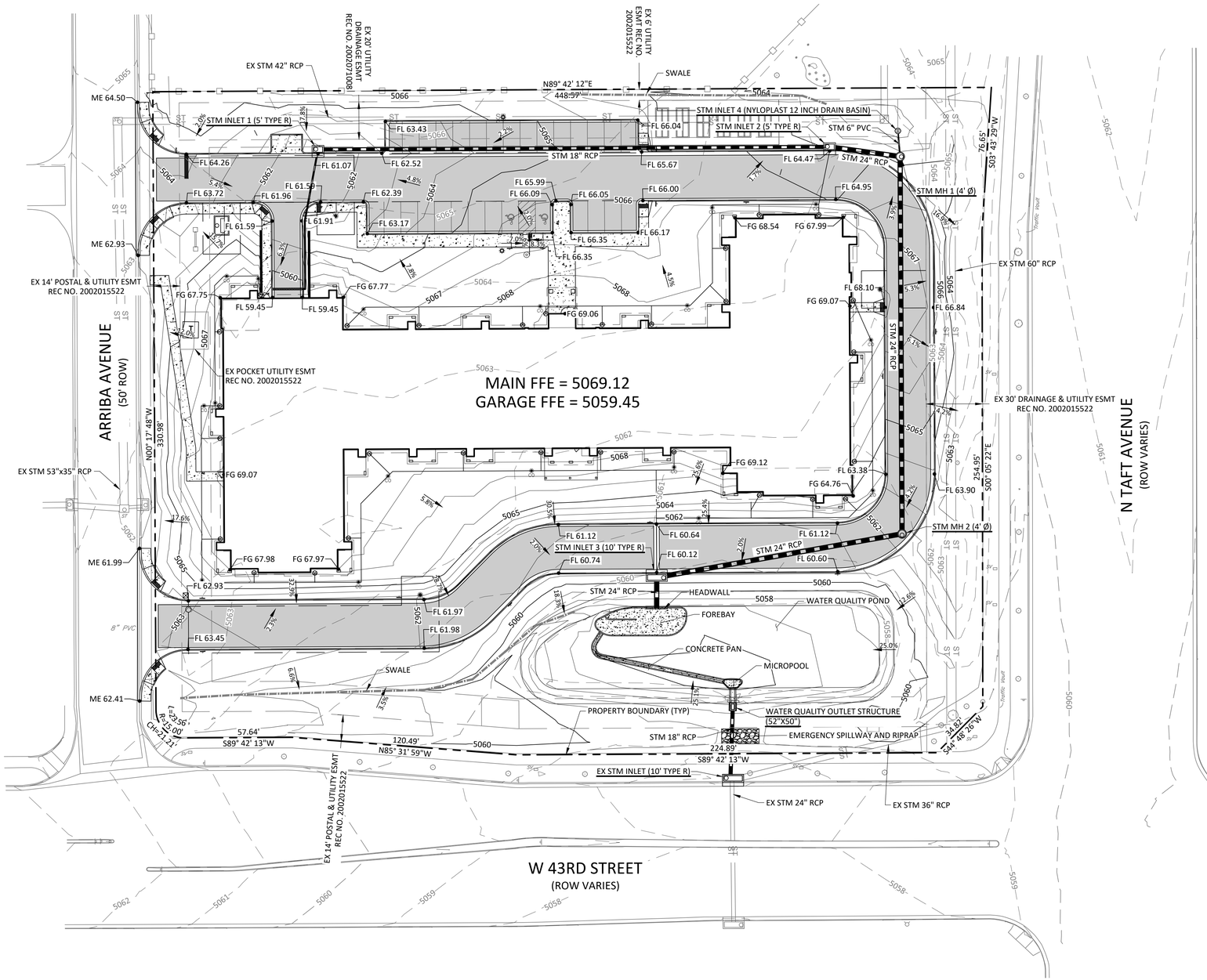


STANDARD ABBREVIATIONS

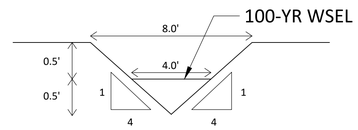
BW	BOTTOM OF WALL
Ø	DIAMETER
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
ME	MATCH EXISTING
MH	MANHOLE
NO	NUMBER
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
REC	RECEPTION
ROW	RIGHT-OF-WAY
STM	STORM
TW	TOP OF WALL
TYP	TYPICAL

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
CONTOUR	5540	5540
SPOT ELEVATION		31.45
SLOPE		2.0%
EASEMENT		
STORM SEWER/MANHOLE	ST	
STORM SEWER INLET		
CONCRETE		
ASPHALT		
SWALE		

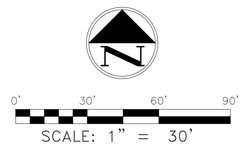
GRADING NOTES:

1. ANY EARTHWORK REQUIRED FOR THIS CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS, GEOTECHNICAL INVESTIGATION FOR THE SITE AND THE CITY STANDARDS AND SPECIFICATIONS.
2. IF THE SUBGRADE SHOULD BECOME FROZEN, DESICCATED, SATURATED, OR DISTURBED, THE AFFECTED MATERIAL SHOULD BE REMOVED OR THESE MATERIALS SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED PRIOR TO FOUNDATION, FLOOR SLAB AND PAVEMENT CONSTRUCTION.
3. FILL SHOULD BE PLACED AND COMPACTED IN HORIZONTAL (6-8") LIFTS, USING EQUIPMENT AND PROCEDURES THAT WILL PRODUCE RECOMMENDED MOISTURE CONTENTS AND DENSITIES THROUGHOUT THE LIFT. REFER TO GEOTECHNICAL RECOMMENDATIONS FOR COMPACTION REQUIREMENTS.
4. NO RUBBLE OR DEBRIS INCLUDING TIMBER, CONCRETE RUBBLE, TREES, BRUSH, AND ASPHALT SHALL BE PLACED IN THE BACKFILL UNDER ANY OF THE PROPOSED BUILDINGS, STREETS, CURB & GUTTER, SIDEWALK, DRAINAGE STRUCTURES, WITHIN FIVE (5) FEET OF A BUILDING FOOTPRINT OR BE IN THE PLACEMENT OF ANY UNCLASSIFIED FILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND HAULING OF SUCH MATERIALS TO A SUITABLE SPOIL AREA.
5. EXISTING SURVEY DATA SHOWN IS BASED ON THE SURVEY PROVIDED BY FORESIGHT WEST SURVEYING, INC., JANUARY 2018 WITH NAVD 88 DATUM. VERTEX MAKES NO WARRANTY TO THE ACCURACY OF THIS INFORMATION. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND BOUNDARY INFORMATION PRIOR TO CONSTRUCTION.
6. ALL MANHOLE RIMS, VALVE BOXES, AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL GRADE.
7. UTILITIES AND STRUCTURES SHOWN WITHIN THE BUILDING ENVELOPE ARE SHOWN FOR INFORMATION ONLY. REFER TO MEP PLANS FOR UTILITY DESIGN WITHIN THE BUILDING.
8. EACH PEDESTRIAN DOORWAY SHALL HAVE AN EXTERIOR CONCRETE LANDING AT A 2% SLOPE FOR A MINIMUM LENGTH OF 5.0'.
9. CONTRACTOR TO VERIFY SPOT ELEVATIONS AT "MATCH EXISTING" LOCATIONS.
10. 2% CROSS-SLOPE ON PROPOSED SIDEWALKS AND 5.0% MAXIMUM LONGITUDINAL SLOPES, UNLESS OTHERWISE NOTED.
11. CONTRACTOR TO PERFORM A FORM CHECK, PRIOR TO PLACING EXTERIOR CONCRETE. NOTIFY ENGINEER OF ANY SLOPE OR ELEVATION DISCREPANCIES.
12. SLOPE AWAY FROM THE BUILDINGS SHOULD MEET THE MINIMUM REQUIREMENTS AS STATED IN THE GEOTECHNICAL REPORT.
13. DOWNSPOUTS SHOULD HAVE A SPLASH BLOCK AND DIRECT FLOWS AWAY FROM THE BUILDING.
14. NOTIFY DESIGN ENGINEER UPON THE DISCOVERY OF ANY DISCREPANCIES.



GRASS SWALE CROSS SECTION

NTS



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GRADING PLAN

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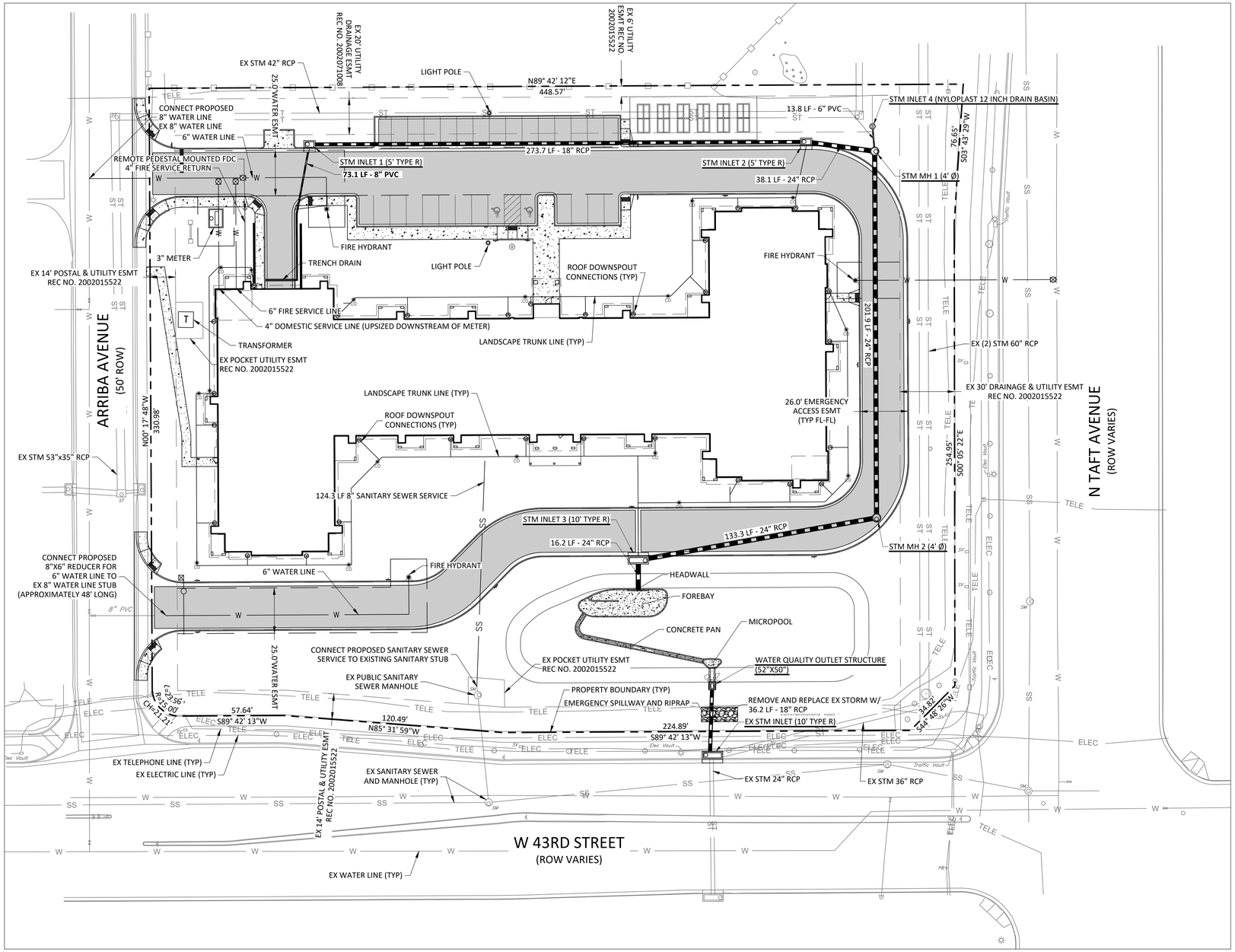
ATTACHMENT A

PRELIMINARY DEVELOPMENT PLAN

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

PART THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST
OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



STANDARD ABBREVIATIONS

Ø	DIAMETER
ESMT	EASEMENT
EX	EXISTING
FL	FLOWLINE
LF	LINEAR FEET
MH	MANHOLE
NO	NUMBER
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
REC	RECEPTION
ROW	RIGHT-OF-WAY
STM	STORM
TYP	TYPICAL

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
EASEMENT		
TELEPHONE LINE	TELE	
ELECTRIC LINE/POST	ELEC	
WATER LINE	W	W
GATE VALVE		
FIRE HYDRANT		
SANITARY SEWER	SS	
STORM SEWER/MANHOLE	ST	
STORM INLET		
CONCRETE		
ASPHALT		

SCALE: 1" = 30'

VERTEX®
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Main: 303.623.9116 I VERTEXENG.COM

UTILITY PLAN

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	11/21/18 PER CITY COMMENTS
2	01/04/19 PER CITY COMMENTS
3	02/01/19 FINAL SUBMITTAL
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DATE:09/20/2018	5
DRAWN BY: MWL	
CHECKED BY: BJJ	
JOB #: 48527	

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ATTACHMENT A

PRELIMINARY DEVELOPMENT PLAN

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

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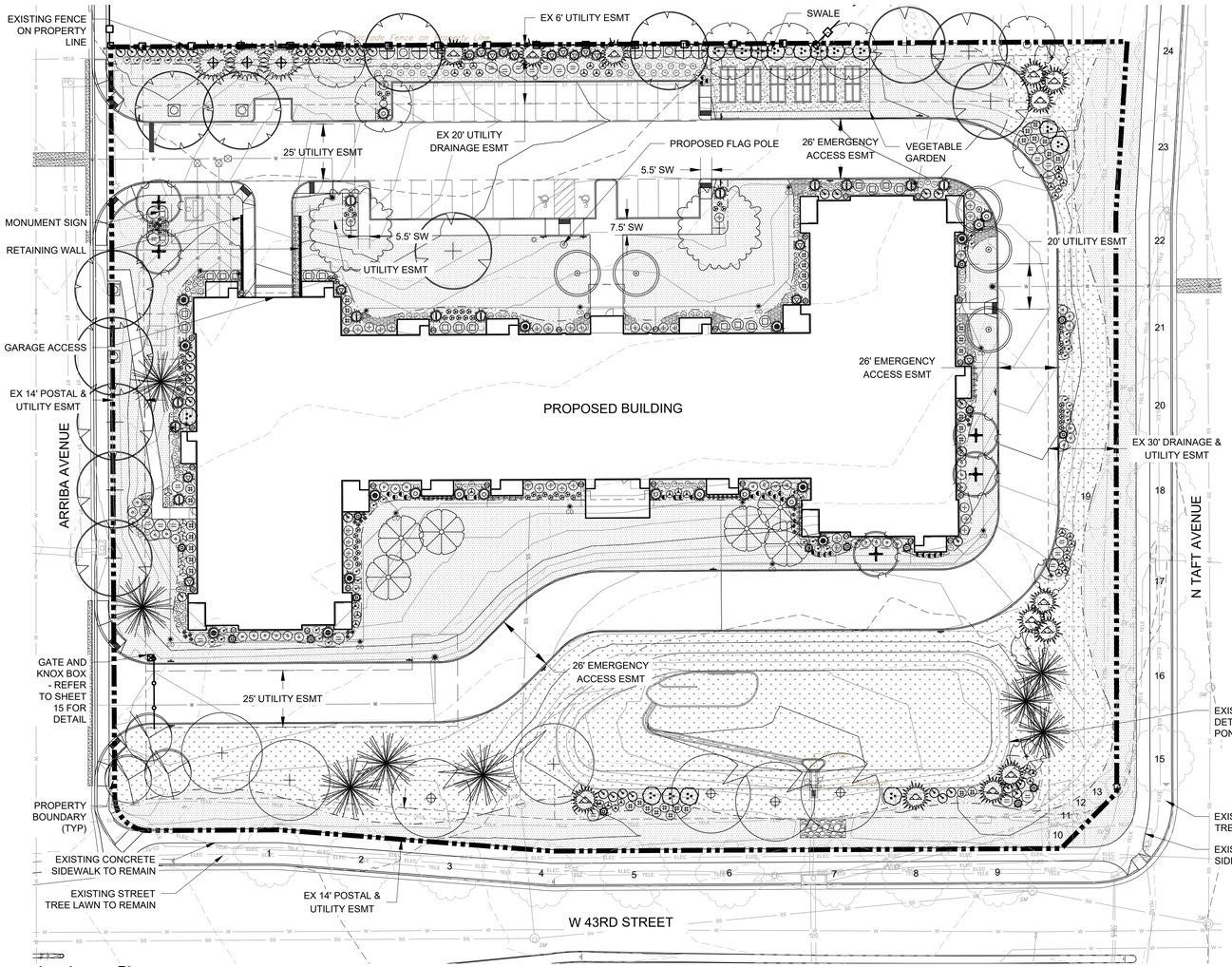

Landscape Plan

SCALE 1" = 30'-0" (0, 30', 45', 60')

NORTH

Buffer Calculations

EXISTING ZONING = MIXED USE

*NORTH PERIMETER TREATMENT NEXT TO SINGLE-FAMILY RESIDENTIAL -BUFFER YARD C, 15' WIDTH		AMOUNT REQUIRED	TOTAL QTY. PROVIDED
449 LF	3 SHADE TREES	13	11
	2 ORNAMENTAL TREES OR LARGE SHRUBS	9	15 LG. SHRUBS
	15 SHRUBS	67	33
	3 EVERGREEN TREES	13	16

SOUTH PERIMETER TREATMENT NEXT TO ARTERIAL STREET -BUFFER YARD C, 40' WIDTH		AMOUNT REQUIRED	TOTAL QTY. PROVIDED
443 LF	3 SHADE TREES	13	16
	2 ORNAMENTAL TREES OR LARGE SHRUBS	4	4 SHRUBS
	15 SHRUBS	33	33
	3 EVERGREEN TREES	7	7

EAST PERIMETER TREATMENT NEXT TO ARTERIAL STREET -BUFFER YARD C, 25' WIDTH		AMOUNT REQUIRED	TOTAL QTY. PROVIDED
356 LF	3 SHADE TREES	11	11
	2 ORNAMENTAL TREES OR LARGE SHRUBS	6	4 TREES, 2 LG. SHRUBS
	15 SHRUBS	43	45
	3 EVERGREEN TREES	9	9

WEST PERIMETER TREATMENT NEXT TO LOCAL STREET -BUFFER YARD B, 30' WIDTH		AMOUNT REQUIRED	TOTAL QTY. PROVIDED
346 LF	2 SHADE TREES	5	5
	2 ORNAMENTAL TREES/LARGE SHRUBS	5	5 TREES
	5 SHRUBS	12	12
	1 EVERGREEN TREE	2	2

Materials Legend

14,462 S.F. — WASHED RIVER ROCK - GRAY
MINIMUM 4" DEPTH OF 1" - 2" WASHED RIVER ROCK OVER WEED BARRIER FABRIC

42,259 S.F. — IRRIGATED TURF
TALL FESCUE BLEND - SOD

28,956 S.F. — NON-IRRIGATED LOW-GROW NATIVE GRASS MIX
ARKANSAS VALLEY SEED MIX - SEE NOTES OR APPROVED EQUAL

1,005 S.F. — STABILIZED TAN CRUSHER FINES
5" DEPTH (AFTER COMPACTION) OVER WEED BARRIER FABRIC

NOTE:
ALL TREES LOCATED IN TURF AREAS TO HAVE SHREDDED WOOD BARK MULCH RING INSTALLED AROUND BASE.

Notes:

- EXISTING LANDSCAPING ALONG WEST 43RD STREET AND NORTH TAFT IS CURRENTLY BEING CARED FOR BY THE EXISTING NEIGHBHORHOOD HOA, AND WILL CONTINUE TO BE THE SOLE RESPONSIBILITY OF SAID HOA.
- IRRIGATION WILL UTILIZE THE DOMESTIC TAP ON THE BUILDING - THERE WILL NOT BE A SEPARATE IRRIGATION TAP.

* NORTH BUFFER YARD NOTE: DUE TO CONSTRAINTS ASSOCIATED WITH THE UTILITY EASEMENT AND VEGETABLE GARDEN, BUFFER YARD C ON THE NORTH SIDE OF THE PROPERTY HAS PLANT QUANTITIES BELOW THE TYPE C MINIMUMS.

Existing Tree Inventory

TREE TYPE	SIZE	CONDITION	TO REMAIN?
#1 - #9: HONEYLOCUST	4" CAL.	GOOD	YES
#10 - #11: HAWTHORN	4" CAL.	GOOD	YES
#12: PEAR	12" CAL.	GOOD	YES
#13: HAWTHORN	4" CAL.	GOOD	YES
#14: CRABAPPLE	3" CAL.	GOOD	YES
#15 - #18: HONEYLOCUST	4" CAL.	GOOD	YES
#19: ELM, SIBERIAN	MULTI-STEM	GOOD	YES
#20 - #24: HONEYLOCUST	4" CAL.	GOOD	YES

Plant List

KEY	QTY	RATIO	SCIENTIFIC/COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
		29	SHADE/CANOPY TREES -				
	7	6.8%	Acer grandidentatum Rocky Mountain Glow MAPLE, ROCKY MOUNTAIN GLOW	30'	30'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
	3	2.9%	Celtis occidentalis HACKBERRY, WESTERN	45'	45'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
	2	1.9%	Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER	50'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
	4	3.9%	Gymnocladus dioicus 'Espresso' COFFEETREE, KENTUCKY (seedless)	50'	50'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
	7	6.8%	Quercus shummardii OAK, SHUMARD	40'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
	6	5.8%	Ulmus x accolade ELM, ACCOLADE	60'	50'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
		51	EVERGREEN TREES -				
	11	10.7%	Picea abies 'Cupressina' SPRUCE, FASTIGIATE NORWAY	20'	5'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	3	2.9%	Picea pungens 'Bakeri' SPRUCE, BAKERI	35'	20'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	13	12.6%	Pinus heldreichii (leucodermis) PINE, BOSNIAN	25'	12'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	15.5%	Pinus nigra Frank PINE, AUSTRIAN COLUMNAR	20'	6'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	8	7.8%	Pinus ponderosa PINE, PONDEROSA	70'	35'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		23	ORNAMENTAL TREES -				
	3	2.9%	Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE	20'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	4	3.9%	Crataegus crus-galli inermis HAWTHORN, THORNLESS COCKSPUR	15'	15'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	5	4.9%	Malus 'Royal Raindrops' CRABAPPLE, ROYAL RAINDROPS	20'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	6	5.8%	Prunus Sucker Punch CHOKECHERRY, SUCKER PUNCH CANADA	20'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	5	4.9%	Pyrus calleryana 'Chanticleer' PEAR, CHANTICLEER	35'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		37	EVERGREEN SHRUBS -				
	10	---	Juniperus horizontalis 'Blue Chip' JUNIPER, BLUE CHIP	1'	6'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	12	---	Juniperus sabina 'Broadmoor' JUNIPER, BROADMOOR	1.5'	6'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	15	---	Pinus mugo 'Mops' PINE, MINIATURE MUGO	3'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		304	DECIDUOUS SHRUBS -				
	15	---	Amelanchier alnifolia 'Regent' SERVICEBERRY, REGENT	10'	8'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	40	---	Aronia arbutifolia 'Erecta' CHOKEBERRY, UPRIGHT RED	7'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	38	---	Caryopteris x clandonensis 'Blue Mist' SPIREA, BLUE MIST	3'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	7	---	Cornus alba 'Argenteomarginata' DOGWOOD, VARIEGATED	8'	8'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	34	---	Cornus sericea 'Arctic Fire' DOGWOOD, ARCTIC FIRE	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	26	---	Prunus besseyi Pawnee Buttes CHERRY, CREEPING WESTERN SAND	2.5'	5'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	33	---	Rosa knock-out 'RadKO' ROSE, DOUBLE KNOCK-OUT	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	56	---	Viburnum opulus 'Nanum' CRANBERRYBUSH, DWARF EUROPEAN	2'	2'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	18	---	Weigela florida Wine & Roses WEIGELA, WINE & ROSES	5'	5'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	37	---	Physocarpus opulifolius 'Nanus' NINEBARK, DWARF	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		365	PERENNIALS/GRASSES -				
	24	---	Bouteloua gracilis 'Blonde Ambition' GRASS, BLONDE AMBITION GRAMA	2'	2'	1 Gallon	WELL ROOTED
	95	---	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED	5'	2'	1 Gallon	WELL ROOTED
	40	---	Echinacea 'Cheyenne Spirit' CONEFLOWER, CHEYENNE SPIRIT	2'	1.5'	1 Gallon	WELL ROOTED
	7	---	Helictrotrichon sempervirens GRASS, BLUE AVENA	2'	3'	1 Gallon	WELL ROOTED
	43	---	Hemerocallis spp 'Stella D'Oro' DAYLILY, STELLA D'ORO	3'	2'	1 Gallon	WELL ROOTED
	41	---	Miscanthus sinensis purpurascens GRASS, FLAME (PURPLE MAIDEN)	4'	3'	1 Gallon	WELL ROOTED
	86	---	Penstemon strictus PENSTEMON, ROCKY MOUNTAIN	2'	1.5'	1 Gallon	WELL ROOTED
	29	---	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	2'	2'	1 Gallon	WELL ROOTED

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LANDSCAPE PLAN
SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538
FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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DATE: 11/21/2018
DRAWN BY: CES
CHECKED BY: MW
JOB #: 48527

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VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

PART THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST
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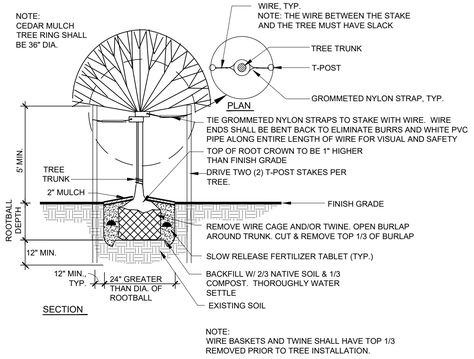
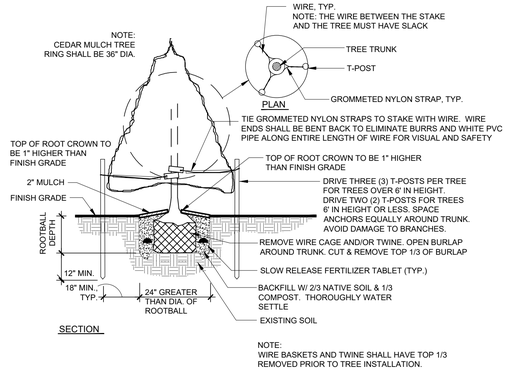
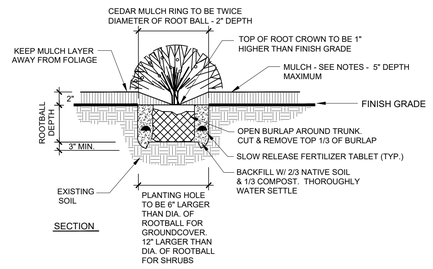
Planting Details



DECIDUOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL



GROUND COVER & SHRUB PLANTING DETAIL

Landscape Notes

1. LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE.
2. ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.1 - NO TREES OR SHRUBS SHALL BE PLANTED WITHIN 10' FROM WATER AND SEWER LINES, 4' FROM GAS, TELEPHONE AND ELECTRIC UTILITY LINES.
6. NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN 3' IN HEIGHT SHALL BE PLANTED WITHIN WATER AND SEWER EASEMENTS (2.05.01.01)
7. NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, POTABLE WATER, SANITARY SEWER, STORM SEWER, OR NON-POTABLE IRRIGATION MAINS AND SERVICES.
8. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
9. NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT(8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN SITE TRIANGLES.
10. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
11. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
12. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
13. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
14. PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME ORGANIC AMENDMENTS SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU. YDS. / 1,000 SQ.FT.
15. UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
16. ONCE COMPACTED AND FINE GRADED, ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
17. SOD TO BE 100% COLORADO GROWN DURA-TURF TALL FESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
18. ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
19. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE CITY.
20. CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
21. ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
22. ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
23. ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH OR NATURAL COLOR AND/OR WASHED SMOOTH RIVER ROCK. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.
24. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE AND CRUSHER FINES SHALL BE 14 GA HEAVY DUTY STEEL EDGER MIN. ¼" x 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD.

General Notes:

1. THE CONTRACTOR SHALL RESTRICT WORKING HOURS TO BETWEEN 7:00 A.M. AND 6:00 P.M. ON NORMAL CITY OF LOVELAND BUSINESS DAYS UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE CITY.
2. ALL SIGNS SHALL BE REQUIRED TO APPLY FOR A SIGN PERMIT.
3. PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
4. JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
5. SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK.
6. PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / CITY.
7. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
8. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF LOVELAND IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
9. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987.

Irrigation Notes

1. IRRIGATION CONTRACTOR SHALL VERIFYAVAILABLE P.S.I. AND GPM. THIS SYSTEM SHALL THEN BE VERIFIED TO MEET THE AVAILABLE P.S.I. AND GPM AND THE PROPOSED IRRIGATION SYSTEM. IF NECESSARY CONTACT THE WATER DEPARTMENT PRIOR TO BEGINNING DESIGN TO OBTAIN AVAILABLE PRESSURES.
2. ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
3. ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF IRRIGATED SOD AREAS ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM.
4. IRRIGATION SYSTEM WITH RAIN SENSOR WILL BE ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
5. QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
6. FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
7. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
8. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
9. ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

Native Grass Seed Mix

NON IRRIGATED NATIVE GRASS -

LOW GROW NATIVE GRASS MIX: SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

COMMON NAME	%
EPHRAIM CRESTED WHEATGRASS	30%
SHEEP FESCUE	25%
PERENNIAL RYE	20%
CHEWINGS FESCUE	15%
CANADA BLUEGRASS	10%

1. SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337. REFER TO LOW GROW MIX TECH SHEET FOR ALL NECESSARY INFORMATION.
2. DRILLED IN TWO PERPENDICULAR DIRECTIONS WITH AN APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
3. ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK, OR BY OTHER ACCEPTABLE MEANS, WILL BE PROVIDED BY CONTRACTOR FOR THE WATERING , ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS AND TREES WITHIN SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.

MULCH IN ALL NATIVE SEED AREAS:

1. IMMEDIATELY FOLLOWING THE RAKING / SEEDING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
2. APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
3. WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAS ¼ INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
4. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
5. WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

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NOTES & DETAILS

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	11/21/18 PER CITY COMMENTS
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ATTACHMENT A

PRELIMINARY DEVELOPMENT PLAN

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

PART THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST
OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

1 EXTERIOR ELEVATION
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NOTES

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2. LAP SIDING COLOR 2 SHERWIN WILLIAMS MINDFUL GRAY #7016
3. BOARD & BATTEN SHERWIN WILLIAMS WEB GRAY #7075
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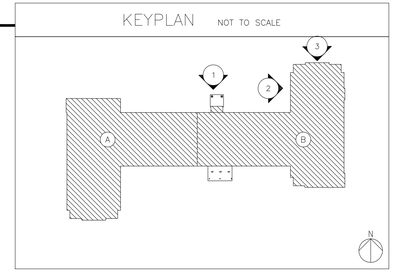
KEYPLAN NOT TO SCALE



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ATTACHMENT A

PRELIMINARY DEVELOPMENT PLAN

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PART THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST
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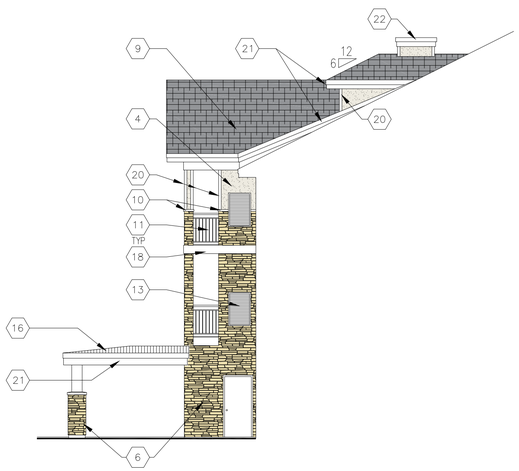

4 EXTERIOR ELEVATION
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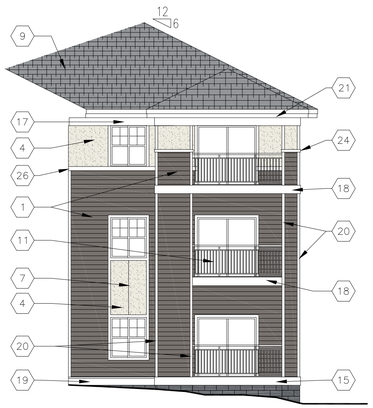

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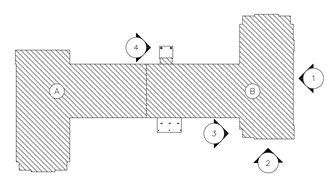

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1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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ATTACHMENT A

PRELIMINARY DEVELOPMENT PLAN

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

PART THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST
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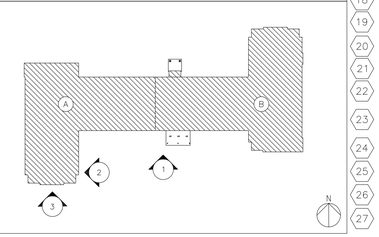

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1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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ATTACHMENT A

PRELIMINARY DEVELOPMENT PLAN

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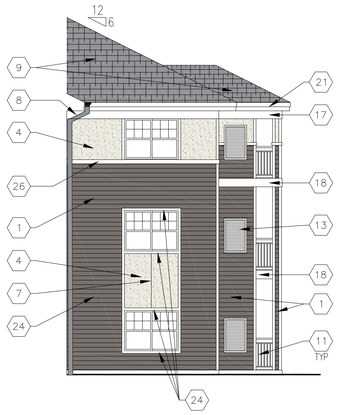

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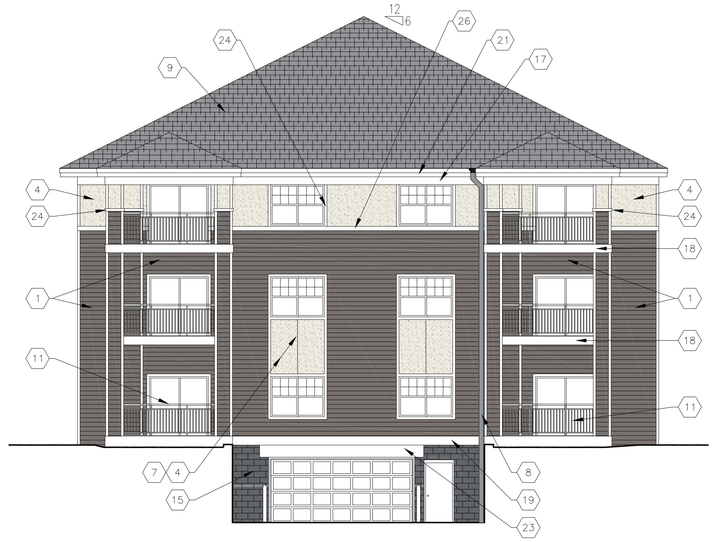

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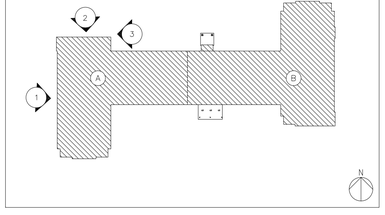

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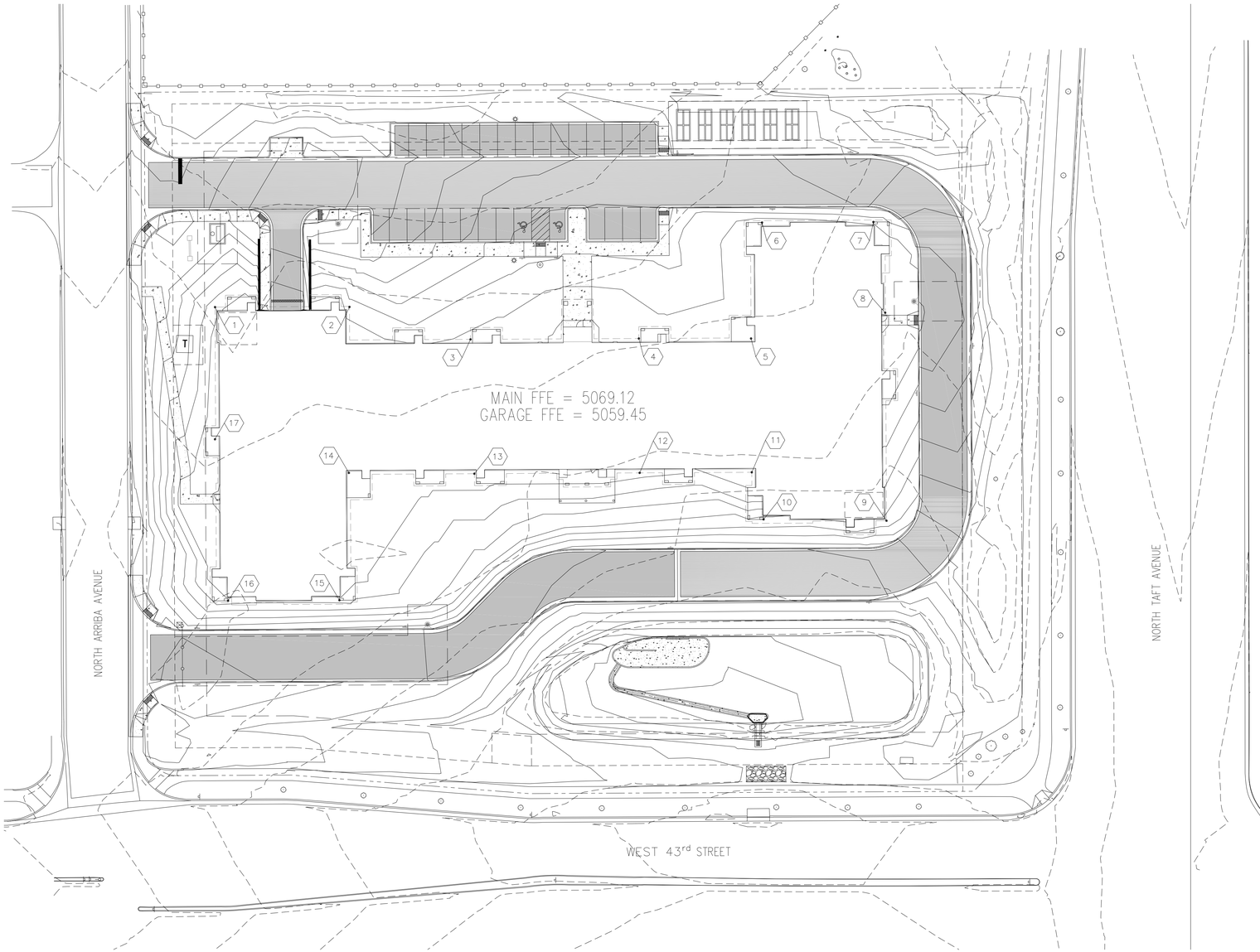

1 BUILDING HEIGHT PLAN
SCALE: 1" = 30'-0"

BUILDING HEIGHT STUDY

Point:	Grade Elevation:	Mid-Roof Height:
1	5068	40
2	5068	40
3	5068	40
4	5068	40
5	5068	40
6	5068	40
7	5068	40
8	5068	40
9	5065	43
10	5064	44
11	5068	40
12	5068	40
13	5068	40
14	5068	40
15	5067	41
16	5067	41
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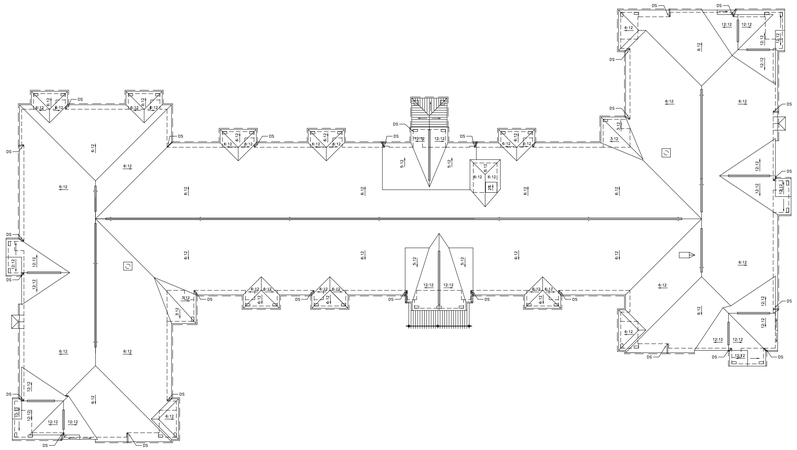
PRELIMINARY DEVELOPMENT PLAN

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

PART THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST
OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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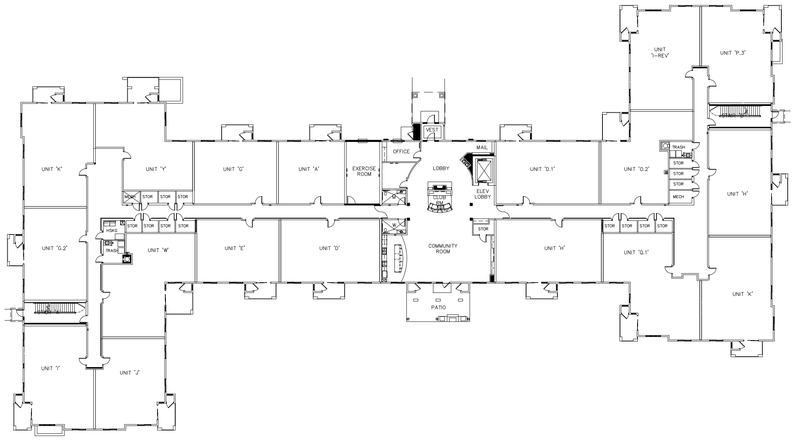
4 ROOF PLAN
SCALE: 1/32" = 1'-0"



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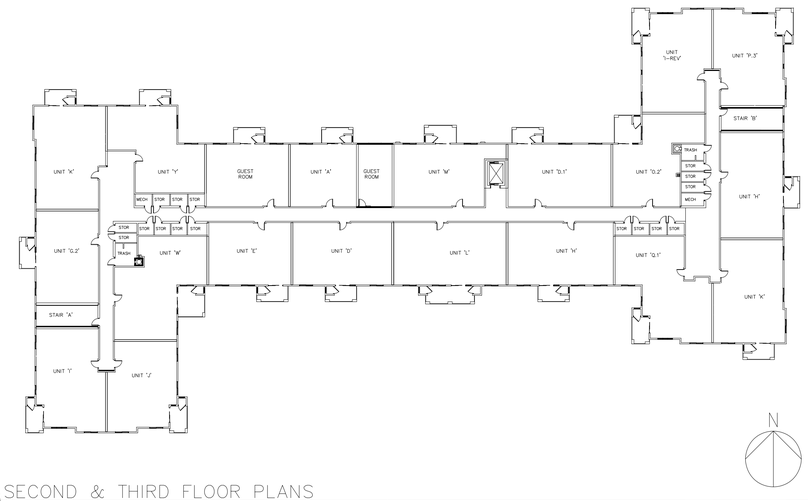
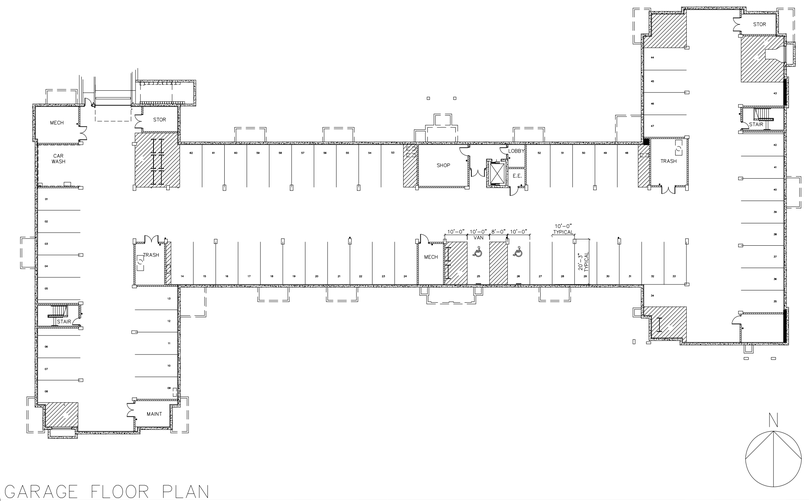
2 FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"



N

3 SECOND & THIRD FLOOR PLANS
SCALE: 1/32" = 1'-0"



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1 GARAGE FLOOR PLAN
SCALE: 1/32" = 1'-0"

VERTEX®
2420 W. 26th Avenue, Suite 100-D I Denver, CO 80211
Main: 303.623.9116 I VERTEXENG.COM

FLOOR AND ROOF PLAN

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	11/21/18 PER CITY COMMENTS
2	01/04/19 PER CITY COMMENTS
3	02/01/19 FINAL SUBMITTAL
4	
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DATE:9/20/2018
DRAWN BY: BP
CHECKED BY: JB
JOB #: 48527

13

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ATTACHMENT A

PRELIMINARY DEVELOPMENT PLAN

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

PART THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST
OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VILLAGE COOPERATIVE
OF Loveland

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Main: 303.623.9116 I VERTEXENG.COM

RENDERING

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
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14

ATTACHMENT A

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PRELIMINARY DEVELOPMENT PLAN

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

PART THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST
OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

STEEN ENGINEERING INC.
763-585-6742
763-585-6757 fax
Email: steen@steeneng.com

5430 Douglas Drive North
Crystal, MN 55429

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
20' Beyond Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Back Door	+	0.7 fc	1.9 fc	0.2 fc	9.5:1	3.5:1
Driveway	+	0.2 fc	2.1 fc	0.0 fc	N/A	N/A
Entry Sidewalk	+	1.3 fc	8.1 fc	0.0 fc	N/A	N/A
Garage Door	+	2.9 fc	5.8 fc	1.8 fc	3.2:1	1.6:1
Garage Man Door	+	3.3 fc	4.1 fc	2.8 fc	1.5:1	1.2:1
Parking Lot	X	0.7 fc	2.1 fc	0.2 fc	10.5:1	3.5:1
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Side Door	+	2.1 fc	2.7 fc	1.5 fc	1.8:1	1.4:1
Side Door	+	2.1 fc	2.7 fc	1.5 fc	1.8:1	1.4:1

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
○	CC	2	PRESCOLITE	LCBLED120BLCLED35K8	8 IN Recessed LED Fixture. Housing and Light Engine Assembly	1215	0.9	15.5	12'
▪	AA	2	SPAULDING LIGHTING	CL1-30L-4K-2-BC	CIMARRON CL1	5634	0.9	70	25'
□	EE	4	HUBBELL OUTDOOR	LNC-5LU-4K-4-X	WALLMOUNT LED TYPE 4	1053	0.9	12.9	8'
□	EE1	1	HUBBELL OUTDOOR	LNC2-12LU-4K-4	LNC2, 12 LED, 4000K, TYPE 4	2711	0.9	28.3	12'

MOUNTING HEIGHT INCLUDES CONCRETE BASE.

TYPE CC

LC8ML — LiteFrame®

8" LiteFrame Commercial LED Downlights

LED system rn 2700K, 3000K 3500K, 4000K, 5000K

LED

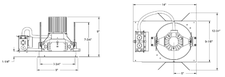
FEATURES
- Light Engine utilizes Micro LED for controlled color consistency fixture to fixture
- 2400-3080 Lumens delivered
- Glare free optical control
- Shipped with pre-installed Light Commercial bar hangers. (See below for options Commercial grade bar hangers)
- Minimum 50,000 hours at 70% Lumen maintenance system life
- Photometry is tested per IESNA LM-79-2008 standards
- Suitable for 0-10V dimming, Suitable for daisy chain wiring
- Luminaires are certified by a Nationally Recognized Testing Lab (NRTL), either UL or CSA.

ORDERING INFORMATION — EXAMPLE: LC8ML30L35KWH

LC8ML | DM1 | | | BLDML | 30L | 35K | 9 | WH | →

HOUSING	DRIVER OPTIONS	VOLTAGE	TRIM/LENS/FINISH	OUTPUT	KELVIN	CRI	REFLECTOR OPTIONS	ACCESSORIES
LC8ML Medium Lumen 2400 Drawing 1 LED 277V	DM1 0-10V DI, Dimming	347* 347V	BLDML Medium Lumen Clear Acrylic Reflector	24L 2400 Lumens 30L 3000 Lumens	27K 2700 Kelvin 30K 3000 Kelvin 35K 3500 Kelvin 40K 4000 Kelvin 50K 5000 Kelvin	9 90+ CRI	B 60+ DEG W 90+ DEG	B1N Set of Two (2) 24" Eye Hangers, No T-Bar Included B4 Set of Two (2) Bar Hangers for Mounting to 24" centers SCA05 Sloped ceiling adapter LiteSaver Smartrac, single phase certified Surge Protection 10 kA Diode LPS Series* LitePower Systems Power Supplies, 350A-350A

NOTES
- See spec sheet for Control Inverter compatibility note and wiring diagram
- Not available in 40K or 50K
- CP must be selected on both housing and trim
- Not available with CP
- *Refer to spec sheet for CP line ord



prescolite

100

TYPE AA

CIMARRON LED | Cat.# | Job | Type | SPAULDING LIGHTING | Approvals

SPECIFICATIONS

Construction:
- Stylish vertically finned die-cast solid top housing for maximum heat dissipation.
- Tool-less entry provides easy access from gathering on top of the housing.
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die-cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% uplight light reduction, doesn't change CCT, recommended for Dark Sky applications for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Corrosionresis the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft²
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

Optics:
- Choice of 72 high brightness LED configurations with individual acrylic lenses optimize performance directed for IES Type II, III, IV and V distributions
- Auto-optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

Electrical:
- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available
- LED drivers have cutout power over-voltage, over-current protection and short circuit protection with auto-recovery
- 1050 mA driver available with 9XL configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection - 20KA. Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 4)

Controls:
- Drivers are 0-10V dimming standard. Bi-level switching and other dimming controls available for complete on/off and dimming control

Lumen maintenance:
- 190 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:
- Two (2) cast aluminum arm designs: The decorative arm offers a sleek upsweep look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

Finish:
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:
- Five-year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty)

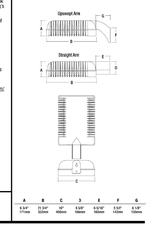
Listings:
- UL 1598 and CSA C22.2#250.0-24 for wet locations

- Models meet DesignLights Consortium (DLC) qualifications; consult DLC website for more details: http://www.designlights.org/QPL
- IDA approved • IP65

PRODUCT IMAGE(S)

90 LED 3/4 VIEW | 30 LED | 60 LED | 90 LED

DIMENSIONS



A	B	C	D	E	F	G
6.34" 161mm	10.34" 263mm	1.90" 48mm	8.88" 226mm	6.93" 176mm	11.02" 280mm	6.34" 161mm

CERTIFICATIONS/LISTINGS

ORDERING INFORMATION SEE NEXT PAGE

SPAULDING LIGHTING | Spaulding Lighting • 707 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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TYPE EE

LNC SERIES | Cat.# | Job | Type | HUBBELL Outdoor Lighting | Approvals

SPECIFICATIONS

Intended Use:
The compact LED LNC is designed for entry/exterior illumination for safety, security and identity. This compact fixture has no uplight and is neighbor friendly when mounted at 8' or lower. The LNC is also supplied with an acrylic diffuser accessory that can be used for lower LED brightness near building entrances or other pedestrian areas. Units have protective polyester finish for long lasting appearance.

Construction:
Decorative die-cast aluminum housing protects components from the weather and vandalism. Integral heat sink thermally conducts LED heat to ambient air for performance and long life. Powder paint finish provides durability in outdoor environments.

Electrical:
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 5-step and fully dimmable driver option in 12L configuration
- Electronic drivers: One in 9L, 7L, 9L and 12L units. Two drivers in 18L units.
- Minimum operating temperature is -40°C/-40°F
- Driver RoHS lead (Pb) free
- Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion

LEDs/ CCT:
- 3000K (80 CRI nominal – 80 CRI, 4000K CCT nominal – 70 CRI, 5000K CCT nominal – 70 CRI
- 5, 7, 9, 12 and 18 LED configurations available (see page 2 for electrical and photometric details)

Optical:
Type II, III and IV distributions with zero uplight; bi-directional PMMA acrylic lenses for wide lateral throw, maximum control and efficiency. Acrylic diffuser included where reduced LCC brightness is desired

Lumen Maintenance:
L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 2 for all values.

Installation:
Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square or octagonal). Universal mounting holes fit standard 4in/ 4in/ 2-gang recessed junction boxes. Integral hinged door frame for tamper resistance. Designed for direct (rear mount or conduit feed in single (9XL) Conduit feed not available with 9XL).

Options:
- Photocell
- Button photocontrol for sure to dawn energy savings
- Occupancy sensor options available for complete on/off and dimming control (indicates factory installed back box)

Egress (includes factory installed back box):
- Battery back-up option -12L configuration only
- Battery back-up is rated for 90 min. Per NFPA 70 (NEC) requirements
- 1.5Ah sealed battery in battery module
- 3W (1.5A) 6.0V, 90 minute discharge at/side or 25°C to 30°C operating temperature

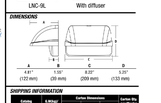
Listings:
- DLC Qualified (Types II and IV). Consult DLC website for details: http://www.designlights.org/QPL
- Listed to UL 1598 for use in wet locations; 40° C ambient environments

Warranty:
- Five-year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty)
- IES Progress Award Winner – 2012
- Building Operating Management 2014 Top Products Award - LNC2-18LU

PRODUCT IMAGE(S)

LNC-5L | LNC-7L | With diffuser

DIMENSIONS



A	B	C	D
4.81" (122 mm)	1.50" (39 mm)	8.00" (200 mm)	5.00" (133 mm)

SHIPPING INFORMATION

Catalog Number	G.W.(lbs)* CCT	Carton Dimensions Length (in/cm)	Width (in/cm)	Height (in/cm)	Carton Qty per Master Pack
LNC-5LU	14.6 (6.7)	14 (35)	14 (35.5)	5.5 (7.5)	2
LNC-7LU	14.4 (6.5)	14 (35)	14 (35.5)	5.5 (7.5)	2
LNC-9LU	14.4 (6.5)	14 (35)	14 (35.5)	5.5 (7.5)	2

CERTIFICATIONS/LISTINGS

ORDERING INFORMATION

ORDERING EXAMPLE: LNC-9LU-SK-3-1-PCJ

LNC – | | – | | – | | – | | – | |

SERIES	NUMBER OF LEDs	VOLTAGE	CCT	KS DISTRIBUTION	FINISH	OPTIONS
LNC LNC zero uplight	5L 5 LEDs 7L 7 LEDs 9L 9 LEDs 12L 12 LEDs 18L 18 LEDs 12LS 12 LEDs, 480V 12LF 12 LEDs, 347V	0 120V-277V 1 120V 2 208V 3 240V 4 277V UNV Amber LENS per multiple lumen diameters apply colors, SSS-4A consult factory	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal AMB Amber LENS per multiple lumen diameters apply colors, SSS-4A consult factory	2 Type II 3 Type III 4 Type IV	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	PCD Universal Button Photocell

1 Amber LEDs only available on 7 (L) and 9(L) configurations, 3K kelvin only

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LNC9SK-SPEC
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TYPE EE1

LNC2 SERIES | Cat.# | Job | Type | HUBBELL Outdoor Lighting | Approvals

SPECIFICATIONS

Intended Use:
The compact LED LNC2 is designed for perimeter illumination for safety, security and identity. This compact fixture has no uplight and is neighbor friendly when mounted at 8' or lower. The LNC2 is also supplied with an acrylic diffuser accessory that can be used for lower LED brightness near building entrances or other pedestrian areas. Units have protective polyester finish for long lasting appearance.

Construction:
Decorative die-cast aluminum housing protects components from the weather and vandalism. Integral heat sink thermally conducts LED heat to ambient air for performance and long life. Powder paint finish provides durability in outdoor environments.

Electrical:
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 5-step and fully dimmable driver option in 12L configuration
- Electronic drivers: One in 9L, 7L, 9L and 12L units. Two drivers in 18L units.
- Minimum operating temperature is -40°C/-40°F
- Driver RoHS lead (Pb) free
- Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion

LEDs/ CCT:
- 3000K (80 CRI nominal – 80 CRI, 4000K CCT nominal – 70 CRI, 5000K CCT nominal – 70 CRI
- 5, 7, 9, 12 and 18 LED configurations available (see page 2 for electrical and photometric details)

Optical:
Type II, III and IV distributions with zero uplight; bi-directional PMMA acrylic lenses for wide lateral throw, maximum control and efficiency. Acrylic diffuser included where reduced LCC brightness is desired

Lumen Maintenance:
L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 2 for all values.

Installation:
Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square or octagonal). Universal mounting holes fit standard 4in/ 4in/ 2-gang recessed junction boxes. Integral hinged door frame for tamper resistance. Designed for direct (rear mount or conduit feed in single (9XL) Conduit feed not available with 9XL).

Options:
- Photocell
- Button photocontrol for sure to dawn energy savings
- Occupancy sensor options available for complete on/off and dimming control (indicates factory installed back box)

Egress (includes factory installed back box):
- Battery back-up option -12L configuration only
- Battery back-up is rated for 90 min. Per NFPA 70 (NEC) requirements
- 1.5Ah sealed battery in battery module
- 3W (1.5A) 6.0V, 90 minute discharge at/side or 25°C to 30°C operating temperature

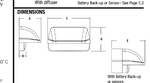
Listings:
- DLC Qualified (Types II and IV). Consult DLC website for details: http://www.designlights.org/QPL
- Listed to UL 1598 for use in wet locations; 40° C ambient environments

Warranty:
- Five-year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty)
- IES Progress Award Winner – 2012
- Building Operating Management 2014 Top Products Award - LNC2-18LU

PRODUCT IMAGE(S)

LNC2-12LU | LNC2-18LU | With diffuser | Battery Back-up or Sensor - See Page 2,3

DIMENSIONS



A	B	C	D	E	Weight / BBU
6.25" 158.7 mm	1.6" 40.2 mm	10.25" 260.4 mm	5.0" 142.2 mm	10.25" 260.4 mm	7.0 / 10.0 lbs 3.2 / 4.8 kg

SHIPPING INFORMATION

Catalog Number	G.W.(lbs)* CCT	Carton Dimensions Length (in/cm)	Width (in/cm)	Height (in/cm)	Carton Qty per Pallet
LNC2-12LU	14.6 (6.7)	14 (35)	11.5 (29)	6.5 (7.5)	2
LNC2-18LU	17.4 (7.7)	14 (35)	11.5 (29)	6.5 (7.5)	2

ORDERING INFORMATION — ORDERING EXAMPLE: LNC2-12LU-SK-3-1

LNC2 – | | – | | – | | – | | – | |

SERIES	NUMBER OF LEDs	VOLTAGE 1	CCT	KS DISTRIBUTION	FINISH	OPTIONS
LNC2 LNC2	5L 5 LEDs 7L 7 LEDs 9L 9 LEDs 12L 12 LEDs 18L 18 LEDs 12LS 12 LEDs, 480V 12LF 12 LEDs, 347V	0 120V-277V 1 120V 2 208V 3 240V 4 277V 5 480V (12L only) F 347V (12L only)	3K 3000K nominal 80 CRI 4K 4000K nominal 70 CRI 5K 5000K nominal 80 CRI AMB Amber LENS per multiple lumen diameters apply Friendly Vulnerability applications, SSS-4A (18L only versions	2 Type II 3 Type III 4 Type IV	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	PC Photocontrol BBU* Integral battery for 12L only must specify 120V, 277V or universal voltage (otherwise rated for -30°C to 30°C SCP** Programmable motion sensor, factory default dimming to 10% light output

SPECIFY SCP HEIGHT
8F Up to 8ft mount height
20F Up to 20ft mount height

1 Amber LEDs only available on 7(L) and 9(L) configurations, 3000K only.
* Battery backup only available on 12L models, not available for Canada
** Sensor ships with 8' mounting height.
Optional Cutoff: Tier 1 (low at or by 2700 for 12L with BBU
Optional Cutoff: Tier 1 (low at or by 2700 for 12L with BBU
1. 20' sensor not available, ordered in amber
2. BBU and SCP cannot be ordered together

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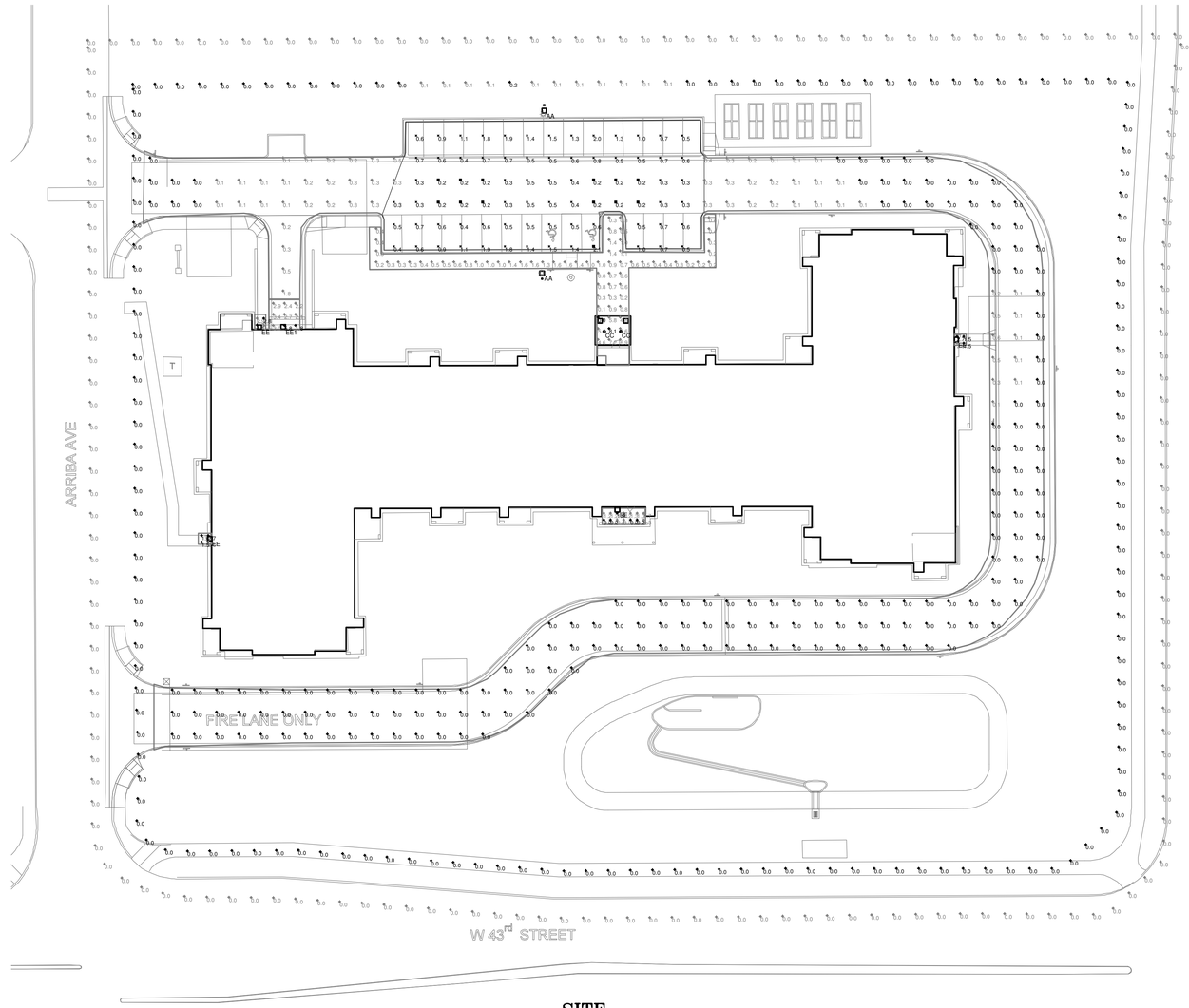
LNC2-SPEC



1 SITE PHOTOMETRIC PLAN
1" = 30'-0"

VERTEX®
2420 W. 26th Avenue, Suite 100-D I Denver, CO 80211
Main: 303.623.9116 I VERTEXENG.COM

SITE PHOTOMETRIC PLAN
SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538
FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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DATE: 09/20/2018
DRAWN BY: JRM
CHECKED BY: SMY
JOB #: 48527

15

ATTACHMENT A

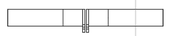
PRELIMINARY DEVELOPMENT PLAN

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

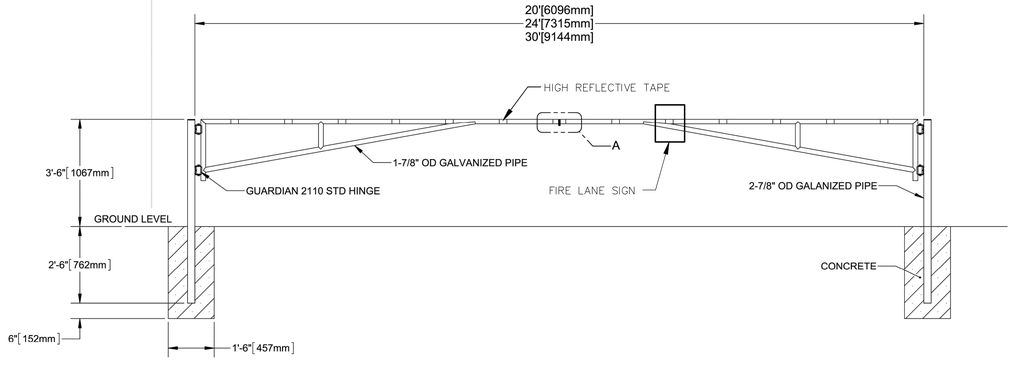
PART THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST
OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

DOUBLE GATE MODELS:
14020.220 - 20'
14020.224 - 24'
14020.230 - 30'
CUSTOM SIZES AVAILABLE
CUSTOM COLORS AVAILABLE
OPTIONAL RECEIVER POST
14030.100

GATE LOCKING TABS



DETAIL A
SCALE 1 : 8



NOTE: GATE TO BE EQUIPPED WITH KNOX BOX OR KNOX PADLOCK.

GUARDIAN TRAFFIC SYSTEMS

4261 S. Country Club Rd., Tucson, AZ 85714-2009
Phone 1.520.881.3380 1.800.866.9115 (Toll Free)
E-mail:sales@guardiantraffic.com
http://www.guardiantraffic.com

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UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONALS 1/8"
ANGULAR: MACH 1° BEND ± 1/4°
TWO PLACE DECIMAL ±.01
THREE PLACE DECIMAL ±.005

MATERIAL:	SIZE	PART NUMBER	REV	DESCRIPTION
N/A	B	14020	-	SENTINEL MANUAL DUAL SWING BARRIER GATE

DO NOT SCALE DRAWING	NAME	DATE
DRAWN	RLS	01/10/14

SCALE: 1:28 WEIGHT: N/A SHEET 1

VERTEX®
2420 W. 26th Avenue, Suite 100-D I Denver, CO 80211
Main: 303.623.9116 I VERTEXENG.COM

SITE DETAILS

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	11/21/18 PER CITY COMMENTS
2	01/04/19 PER CITY COMMENTS
3	02/01/19 FINAL SUBMITTAL
4	
5	
6	
7	
8	
9	
10	

DATE: 09/20/2018
DRAWN BY: MWL
CHECKED BY: BJJ
JOB #: 48527

16

ATTACHMENT A

P:\Shared\Projects\48000-48999\48500-48599\48527 Village Cooperative of Loveland\06-Engineering\Vertex Drawings\PDP\48527_PDP_Details.dwg

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PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

LEGAL DESCRIPTION

OUTLOT C, KENDALL BROOK FIRST SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 2002045522, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

BASIS OF BEARINGS

THE BASIS OF BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34 RELATIVE TO THE COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE (GRID BEARINGS) AS DETERMINED BY GNSS OBSERVATIONS AT EACH END. THE LINE BEARS SOUTH 89° 42' 13" WEST, AND THE MONUMENTS ARE DESCRIBED HEREON.

BENCHMARK

ELEVATIONS ARE BASED UPON A POST-PROCESSED STATIC GNSS CONNECTION MADE TO NGS BENCH MARK H 409 (PID LL1041), BEING A STAINLESS STEEL ROD WITH LOGO LID STAMPED H 409 1984, UTILIZING GEOID12B TO MODEL THE ELLIPSOID SEPARATION. ELEVATION: 5055.69 FEET (NGVD 29).

SITE BM: 1" METAL DISK STAMPED 37911 IN SIDEWALK AT ANGLE POINT ALONG SOUTH PROPERTY LINE OF THE SUBJECT PARCEL, APPROXIMATELY 330' WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34. ELEVATION: 5059.37 (NGVD 29).

PROJECT CONTACTS

OWNER:
VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MN 55121
651.760.8304

ARCHITECT:
REAL ESTATE EQUITIES ARCHITECTURE, LLC.
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MN 55121
651.760.8311

CIVIL ENGINEER:
THE VERTEX COMPANIES, INC.
2420 W. 26TH AVENUE, SUITE 100-D
DENVER, CO 80211
303.623.9116

LANDSCAPE ARCHITECT:
TB GROUP
444 MOUNTAIN AVENUE
BERTHOUD, CO 80513
970.532.5891

PHOTOMETRIC:
STEEN ENGINEERING, INC.
5430 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55429
763.585.6742

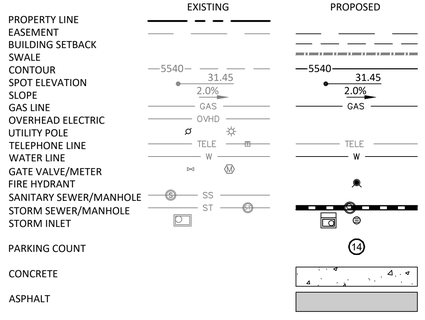
SITE NOTES

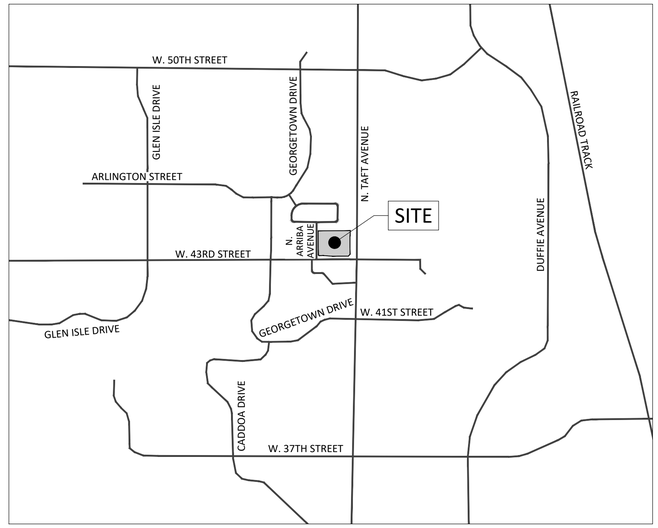
1. PROJECT ROADWAYS ARE PRIVATE.
2. ALL TRASH BINS TO BE LOCATED INTERNAL TO THE BUILDING AND WITHIN THE GARAGE. REFER TO ARCHITECTURAL PLANS FOR TRASH LOCATIONS.
3. LONG TERM BICYCLE STORAGE WILL BE LOCATED ON THE BASEMENT LEVEL (PARKING GARAGE) ADJACENT TO THE GARAGE DOOR (REFER TO ARCHITECTURAL PLAN FOR DETAILS).
4. PROJECT PARCEL IS NOT LOCATED IN A DESIGNATED FLOODPLAIN.

CIVIL STANDARD ABBREVIATIONS

ARCH	-ARCHITECTURAL
BLDG	-BUILDING
BW	-BOTTOM OF WALL
CH	-CHORD
Ø	-DIAMETER
ESMT	-EASEMENT
EX	-EXISTING
FFE	-FINISHED FLOOR ELEVATION
FG	-FINISHED GRADE
FL	-FLOWLINE
GDP	-GENERAL DEVELOPMENT PLAN
HMA	-HOT MIX ASPHALT
INV	-INVERT
L	-LENGTH
LF	-LINEAR FEET
ME	-MATCH EXISTING
MH	-MANHOLE
MIN	-MINIMUM
PL	-PROPERTY LINE
PVC	-POLYVINYL CHLORIDE
R	-RADIUS
RCP	-REINFORCED CONCRETE PIPE
REC NO	-RECEPTION NUMBER
ROW	-RIGHT OF WAY
SAN	-SANITARY
SF	-SQUARE FOOT
STBK	-SETBACK
STM	-STORM
SW	-SIDEWALK
TW	-TOP OF WALL
TYP	-TYPICAL
W/	-WITH

LEGEND





VICINITY MAP

0 1000 2000

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SHEET INDEX

C-1 COVER SHEET
C-2 NOTES SHEET
C-3 SITE PLAN
C-4 GRADING PLAN
C-5 UTILITY PLAN
C-6 STORM SEWER PLAN AND PROFILE
C-7 LANDSCAPE PLAN
C-8 LANDSCAPE NOTES AND DETAILS
C-9 DETAIL SHEET
C-10 DETAIL SHEET
C-11 DETAIL SHEET
C-12 DETAIL SHEET
C-13 DETAIL SHEET
C-14 DETAIL SHEET
C-15 DETAIL SHEET
C-16 STORM SEWER DETAILS
C-17 STORM SEWER DETAILS

ENGINEER SIGNATURE BLOCK

I HEREBY AFFIRM THAT THIS PUBLIC IMPROVEMENTS CONSTRUCTION PLAN FOR VILLAGE COOPERATIVE OF LOVELAND WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FOR THE OWNERS THEREOF, IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE CITY OF LOVELAND.

BY: _____
BENJAMIN J. JENKINS, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 44926
FOR AND ON BEHALF OF THE VERTEX COMPANIES, INC.

SIGNATURE REVIEW BLOCK

CITY OF LOVELAND - TRANSPORTATION ENGINEERING DIVISION

BY: _____ DATE: _____

CITY OF LOVELAND -WATER/WASTEWATER ENGINEERING DIVISION

BY: _____ DATE: _____

LOVELAND FIRE RESCUE AUTHORITY

BY: _____ DATE: _____

CITY OF LOVELAND - ELECTRICAL ENGINEERING DIVISION

BY: _____ DATE: _____

CITY OF LOVELAND - CURRENT PLANNING DIVISION

BY: _____ DATE: _____

CITY OF LOVELAND - STORM DRAINAGE ENGINEERING DIVISION

BY: _____ DATE: _____

THE CITY OF LOVELAND REVIEW CONSTITUTES COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE ENGINEER OF RECORD.

THIS REVIEW DOES NOT CONSTITUTE REVIEW/APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. THESE PLANS ARE INTENDED TO BE FOR CITY REVIEW OF PUBLIC IMPROVEMENTS ADJACENT TO THE PROPERTY. CONSTRUCTION OF ON-SITE PRIVATE IMPROVEMENTS CANNOT COMMENCE UNTIL ALL REQUIRED TRAFFIC WORKSHEET OR STUDY(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), AND BUILDING PERMIT(S) ARE COMPLETE, APPROVED AND ON FILE WITH THE CITY OF LOVELAND.

VERTEX®
2420 W. 26th Avenue, Suite 100-D I Denver, CO 80211
Main: 303.623.9116 I VERTEXENG.COM

COVER SHEET
SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538
FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	11/21/18 PER CITY COMMENTS
2	01/07/19 PER CITY COMMENTS
3	BID SET 01-07-2019
4	02/01/19 FINAL SUBMITTAL
5	
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DATE: 11/21/2018	C-1
DRAWN BY: MWL	
CHECKED BY: BJJ	
JOB #: 48527	

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ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

GENERAL NOTES - CITY OF LOVELAND

1. All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the Local Entity.

2. The Developer is specifically cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The Engineer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.

3. No work may commence within any improved public Right-of-Way until a Right-of-Way Permit or Development Construction Permit is obtained, if applicable. The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority, (Local Entity, County or State), for approval, prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.

4. The Developer shall be responsible for obtaining all necessary permits for all applicable agencies. The Developer shall notify the Local Entity Engineer at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the Local Entity Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineer absence. However, the Local Entity reserves the right not to accept the improvement if subsequent testing reveals an improper installation.

5. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to The City of Fort Collins, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the City Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the City, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.

6. All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.

7. The Developer shall coordinate and cooperate with the Local Entity, and all utility companies involved, with regard to relocations, adjustments, extensions and rearrangements of existing utilities during construction, and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.

8. No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of two (2) working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.

9. The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.

10. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The Developer shall be responsible for unknown underground utilities.

11. When applicable, the Developer shall have onsite at all times, each of the following:

- The Notice of Intent (NOI)
- Best Management Practices (BMP) maintenance folder
- Up to date Stormwater Mangement Plan (SWMP) that accurately represents current field conditions
- One (1) signed copy of the approved plans
- One (1) copy of the appropriate standards and specifications
- A copy of any permits and extension agreements needed for the job.

12. The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.

13. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the Local Entity Engineer immediately.

14. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.

15. The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority. (Local Entity, County or State), for approval, prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.

16. The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.

17. The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed by the end of each working day by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the Local Entity street inspector.

18. The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Local Entity's Inspector at all times.

19. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.

20. The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge, the Storm Water Management Plan, and the Erosion Control Plan.

21. All structural erosion control measures shall be installed, at the limits of construction and at areas with disturbed soil, on- or off-site, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the Developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping. To mitigate erosion, the Developer shall use standard erosion control techniques described in the Urban Storm Drainage Criteria Manual, Volume 3 - Best Management Practices, as published by the Urban Drainage and Flood Control District (UDFCD).

22. The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.

23. There shall be no site construction activities on Saturdays, unless specifically approved by the Local Entity Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by the Local Entity.

24. The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmark for the project as well as the basis of bearings. The information shall be as follows:

25. Benchmark--Loveland's 1995 Level Net survey.

26. B.M.Number_____,Elev.=_____,

27. Description_____.

28. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.

29. Existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans.

30. Overlot grading construction must comply with the State of Colorado permitting process for "storm water discharges associated with construction activity." Contact the Colorado Department of Public Health & Environment, Water Quality Control Division, phone (303) 692-3500.

31. A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or before water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.

32. The Developer is responsible for field locating and verifying elevations of all existing sewer mains, water mains, curbs, gutters and other utilities at the points of connection shown on the plans, and at any utility crossings prior to installing any of the new improvements. If a conflict exists and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the Local Entity prior to beginning construction.

33. After acceptance by the Local Entity, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a period of two years from the date of acceptance.

34. These public improvement construction plans shall be valid for a period of three years from the date of approval by the Local Entity Engineer. Use of these plans after the expiration date will require a new review and approval process by the Local Entity prior to commencement of any work shown in these plans.

35. Paving shall not start until a soils report and pavement design is accepted by the Local Entity Engineer and subgrade compaction tests are taken and accepted by the Local Entity Engineer.

36. The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the Developer shall be responsible for a re-design of the subject pavement section or, the Developer may use the Local Entity's default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed Professional Engineer. The final report shall be submitted to the Inspector a minimum of ten (10) working days prior to placement of base and asphalt. Placement of base and asphalt shall not occur until the Engineering Division approves the final report.

37. All road construction in areas designated as Wild Fire Hazard Areas shall be done in accordance with the construction criteria as established in the Wild Fire Hazard Area Mitigation Regulations in force at the time of final plat approval.

38. Portions of Larimer County are within overlay districts. The Larimer County FloodPlain Resolution should be referred to for additional criteria for roads within these districts.

39. Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.

40. All stationing is based on centerline of roadways unless otherwise noted.

41. The Local Entity shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: (list).

42. Approved Variances are listed as follows: (Plan set must have a list of all applicable variances for the project)

STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

1. The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.

2. There shall be no earth-disturbing activity outside the limits designated on the accepted plans.

3. All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.

4. At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.

5. Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.

6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Local Entity.

7. In order to minimize erosion potential, all temporary (structural) erosion control measures shall:
   a. Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
   b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
   c. Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.

8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.

9. The contractor shall clean up any inadvertent deposited material immediately and make sure streets are free of all materials by the end of each working day.

10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.

11. No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.

12. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the Local Entity or Homeowners Association (HOA).

13. City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.

14. A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.

15. To ensure that sediment does not move off of individual lots one or more of the following sediment/erosion control BMPs shall be installed and maintained until the lots are sufficiently stabilized, as determined by the erosion control inspector, (Within Loveland GMA and City Limits Only).
   a. Below all gutter downspouts.
   b. Out to drainage swales.
   c. Along lot perimeter.
   d. Other locations, if needed.

16. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City/County.

17. A vehicle tracking control pad shall be installed when needed for construction equipment, including but not limited to personal vehicles exiting existing roadways. No earthen materials, i.e. stone, dirt, etc. shall be placed in the curb & gutter or roadway as a ramp to access temporary stockpiles, staging areas, construction materials, concrete washout areas, and/or building sites.

18. Add notes to reflect the stormwater runoff control plan of the individual development.

WATERLINE NOTE

1. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.

STREET IMPROVEMENTS NOTES

1. All street construction is subject to the General Notes on the cover sheet of these plans as well as the Street Improvements Notes listed here.

2. A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the Local Entity Engineer for approval, prior to any street construction activity, (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.

3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the Local Entity Engineer in Loveland.

4. Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the Local Entity Engineer.

5. Ft. Collins only. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.

6. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the Local Entity Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.

7. All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Permit traffic control plan.

8. The Developer is required to perform a gutter water flow test in the presence of the Local Entity Inspector and prior to installation of asphalt. Gutters that hold more than ¼ inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.

9. Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. and a single axle weight of at least 18,000 lbs. with pneumatic tires inflated to not less that 90 p.s.i.g. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the Local Entity Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The Local Entity Engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be preformed in the presence of an Inspector.

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.

2. All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.

3. All signage shall be per Local Entity Standards and these plans or as otherwise specified in MUTCD.

4. All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.

5. All lane lines for concrete pavement should be epoxy paint.

6. Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the Local Entity Engineer prior to permanent installation of striping and symbols.

7. Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.

8. Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.

9. All surfaces shall be thoroughly cleaned prior to installation of striping or markings.

10. All sign posts shall utilize break-away assemblies and fasteners per the Standards.

11. A field inspection of location and installation of all signs shall be performed by the Local Entity Engineer. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.

12. The Developer installing signs shall be responsible for locating and protecting all underground utilities.

13. Special care shall be taken in sign location to ensure an unobstructed view of each sign.

14. Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period, the Local Entity Engineer reserves the right to require additional signage and/or striping if the Local Entity Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair wear on traffic markings).

15. Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail

STORM DRAINAGE NOTES

1. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).

2. All recommendations of the final drainage and erosion control study (name of the study and date) by (Engineering Firm) shall be followed and implemented.

3. Prior to final inspection and acceptance by The City of Fort Collins, certification of the drainage facilities, by a registered engineer, must by submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall by submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

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NOTES SHEET

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
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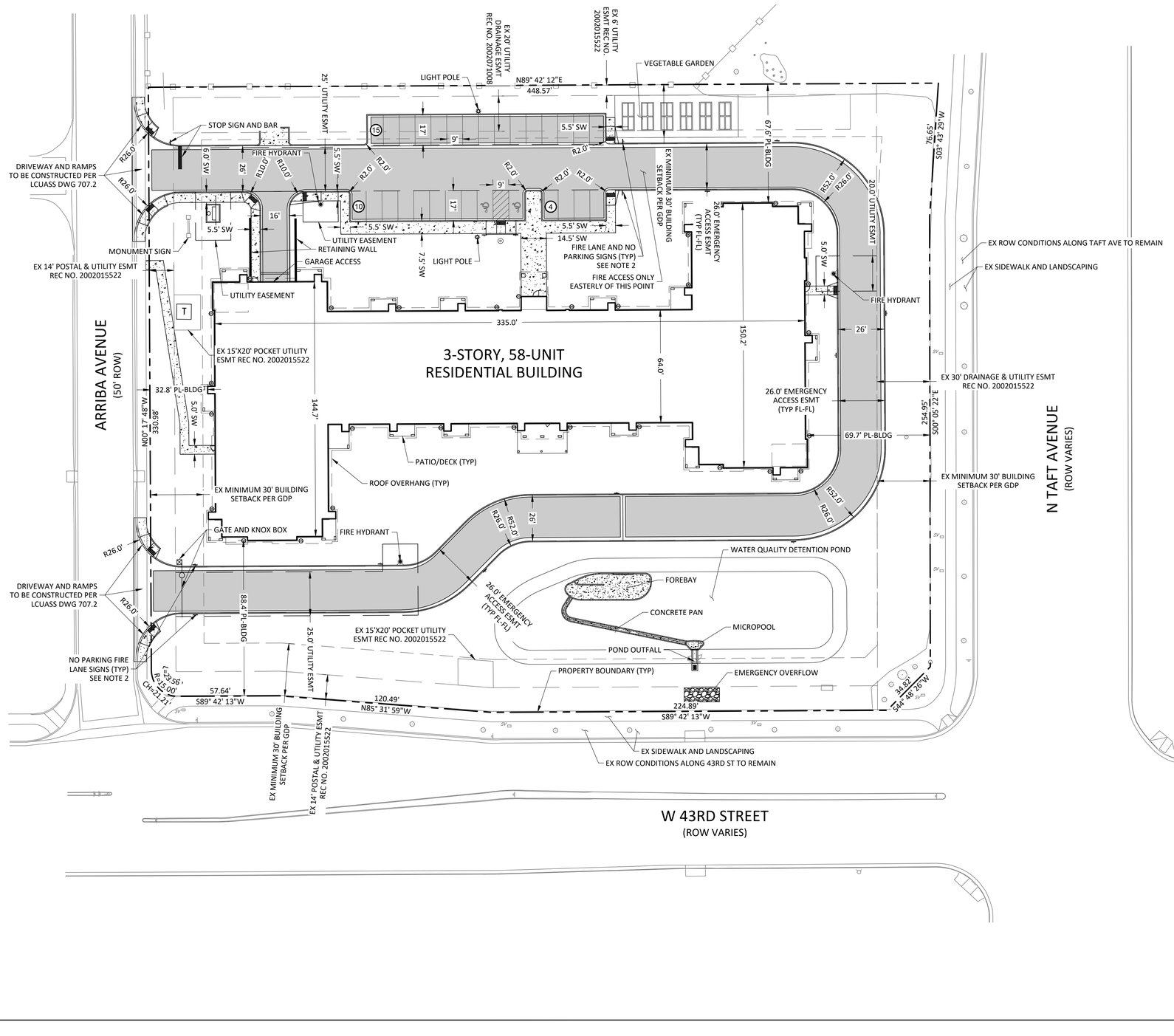
ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



NOTES

1. CURB AND GUTTER RELATED DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. NO PARKING FIRE LANE SIGNS TO BE INSTALLED PER LCUASS 1418 AND MUTCD GUIDELINES.

SCALE: 1" = 30'

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SITE PLAN

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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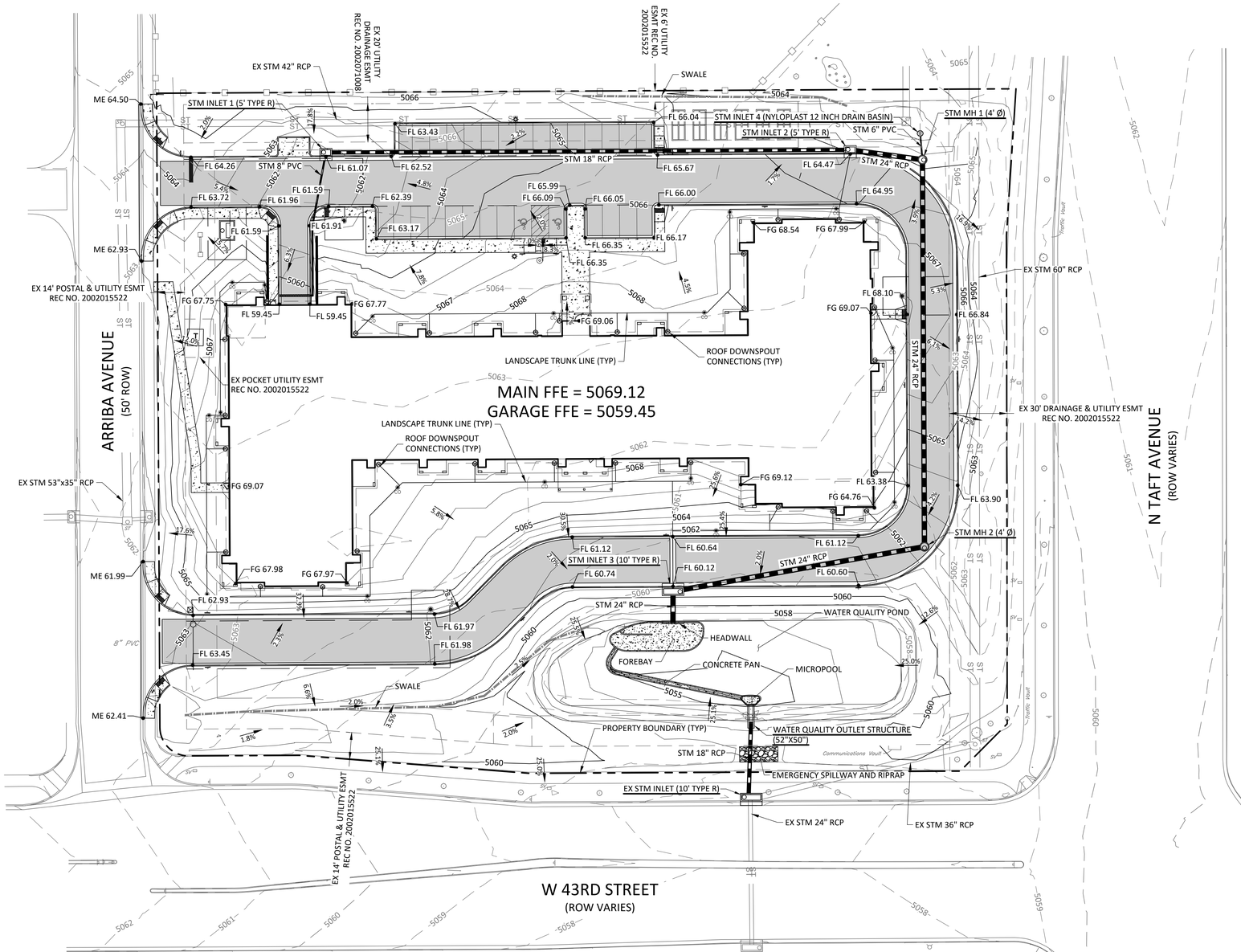
ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS

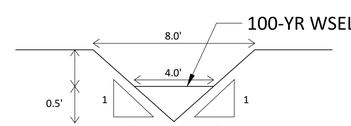
VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



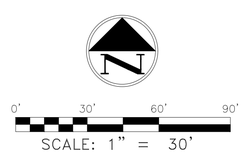
GRADING NOTES:

1. ANY EARTHWORK REQUIRED FOR THIS CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS, GEOTECHNICAL INVESTIGATION FOR THE SITE AND THE CITY STANDARDS AND SPECIFICATIONS.
2. IF THE SUBGRADE SHOULD BECOME FROZEN, DESICCATED, SATURATED, OR DISTURBED, THE AFFECTED MATERIAL SHOULD BE REMOVED OR THESE MATERIALS SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED PRIOR TO FOUNDATION, FLOOR SLAB AND PAVEMENT CONSTRUCTION.
3. FILL SHOULD BE PLACED AND COMPACTED IN HORIZONTAL (6-8") LIFTS, USING EQUIPMENT AND PROCEDURES THAT WILL PRODUCE RECOMMENDED MOISTURE CONTENTS AND DENSITIES THROUGHOUT THE LIFT. REFER TO GEOTECHNICAL RECOMMENDATIONS FOR COMPACTION REQUIREMENTS.
4. NO RUBBLE OR DEBRIS INCLUDING TIMBER, CONCRETE RUBBLE, TREES, BRUSH, AND ASPHALT SHALL BE PLACED IN THE BACKFILL UNDER ANY OF THE PROPOSED BUILDINGS, STREETS, CURB & GUTTER, SIDEWALK, DRAINAGE STRUCTURES, WITHIN FIVE (5) FEET OF A BUILDING FOOTPRINT OR BE IN THE PLACEMENT OF ANY UNCLASSIFIED FILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND HAULING OF SUCH MATERIALS TO A SUITABLE SPOIL AREA.
5. EXISTING SURVEY DATA SHOWN IS BASED ON THE SURVEY PROVIDED BY FORESIGHT WEST SURVEYING, INC., JANUARY 2018 WITH NAVD 88 DATUM. VERTEX MAKES NO WARRANTY TO THE ACCURACY OF THIS INFORMATION. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND BOUNDARY INFORMATION PRIOR TO CONSTRUCTION.
6. ALL MANHOLE RIMS, VALVE BOXES, AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL GRADE.
7. UTILITIES AND STRUCTURES SHOWN WITHIN THE BUILDING ENVELOPE ARE SHOWN FOR INFORMATION ONLY. REFER TO MEP PLANS FOR UTILITY DESIGN WITHIN THE BUILDING.
8. EACH PEDESTRIAN DOORWAY SHALL HAVE AN EXTERIOR CONCRETE LANDING AT A 2% SLOPE FOR A MINIMUM LENGTH OF 5.0'.
9. CONTRACTOR TO VERIFY SPOT ELEVATIONS AT "MATCH EXISTING" LOCATIONS.
10. 2% CROSS-SLOPE ON PROPOSED SIDEWALKS AND 5.0% MAXIMUM LONGITUDINAL SLOPES, UNLESS OTHERWISE NOTED.
11. CONTRACTOR TO PERFORM A FORM CHECK, PRIOR TO PLACING EXTERIOR CONCRETE. NOTIFY ENGINEER OF ANY SLOPE OR ELEVATION DISCREPANCIES.
12. SLOPE AWAY FROM THE BUILDINGS SHOULD MEET THE MINIMUM REQUIREMENTS AS STATED IN THE GEOTECHNICAL REPORT.
13. DOWNSPOUTS SHOULD HAVE A SPLASH BLOCK AND DIRECT FLOWS AWAY FROM THE BUILDING.
14. NOTIFY DESIGN ENGINEER UPON THE DISCOVERY OF ANY DISCREPANCIES.



GRASS SWALE CROSS SECTION

NTS



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GRADING PLAN

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LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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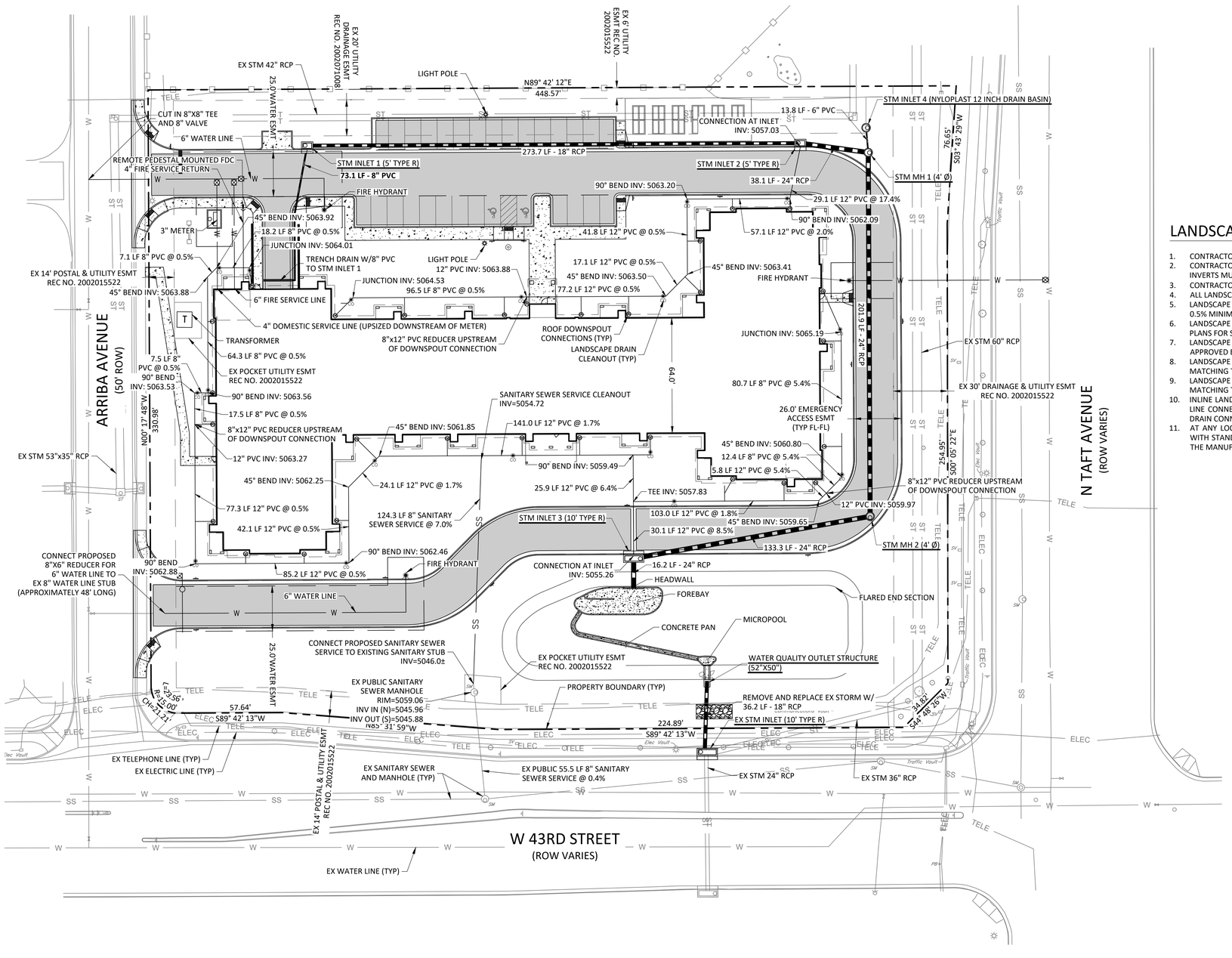
ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



LANDSCAPE DRAIN NOTES:

1. CONTRACTOR SHALL USE 90 DEGREE WYES AT PERPENDICULAR JOINTS WHERE POSSIBLE.
2. CONTRACTOR TO USE CONCENTRIC REDUCERS UNLESS OTHERWISE NOTED. IF ECCENTRIC REDUCERS ARE USED, INVERTS MUST MATCH.
3. CONTRACTOR TO USE STANDARD PVC FITTINGS WHEN POSSIBLE AND/OR UNLESS OTHERWISE NOTED ON THE PLAN.
4. ALL LANDSCAPE DRAIN PIPES SHALL BE WATERTIGHT PVC OR ENGINEER APPROVED EQUIVALENT.
5. LANDSCAPE DRAIN PIPES SHALL BE A MINIMUM OF 2 FEET DEEP, UNLESS OTHERWISE NOTED, AND SHALL HAVE A 0.5% MINIMUM SLOPE.
6. LANDSCAPE DRAIN GRATES IN LANDSCAPE AREAS SHALL BE NYLOPLAST GRATES OR APPROVED EQUIVALENT. SEE PLANS FOR SIZING.
7. LANDSCAPE DRAIN GRATES IN PAVEMENT SHALL BE PEDESTRIAN FRIENDLY ROUND BRASS GRATES OR ENGINEER APPROVED EQUIVALENT, UNLESS OTHERWISE NOTED. SEE PLANS FOR SIZING.
8. LANDSCAPE DRAINS LOCATED AT THE END OF THE LINE SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE DRAIN CALL OUT IN PLAN.
9. LANDSCAPE DRAINS CONNECTING TO ROOF DOWNSPOUTS SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE ROOF DRAIN CALL OUT IN PLAN.
10. INLINE LANDSCAPE DRAINS SHALL BE INSTALLED WITH A RISER AND TEE FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION CALLED OUT IN THE LANDSCAPE PLAN. IF TWO OR MORE PIPE SIZES INTERSECT AT THE INLINE DRAIN CONNECTION THEN THE LARGE PIPE SHALL DICTATE THE SIZE OF THE RISER.
11. AT ANY LOCATION WHERE MORE THAN TWO LANDSCAPE DRAIN PIPES INTERSECT AND CANNOT BE CONNECTED WITH STANDARD FITTINGS, A DRAIN BASIN SHALL BE INSTALLED. THE DRAIN BASIN SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

0' 30' 60' 90'

SCALE: 1" = 30'

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UTILITY PLAN

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FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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ATTACHMENT B

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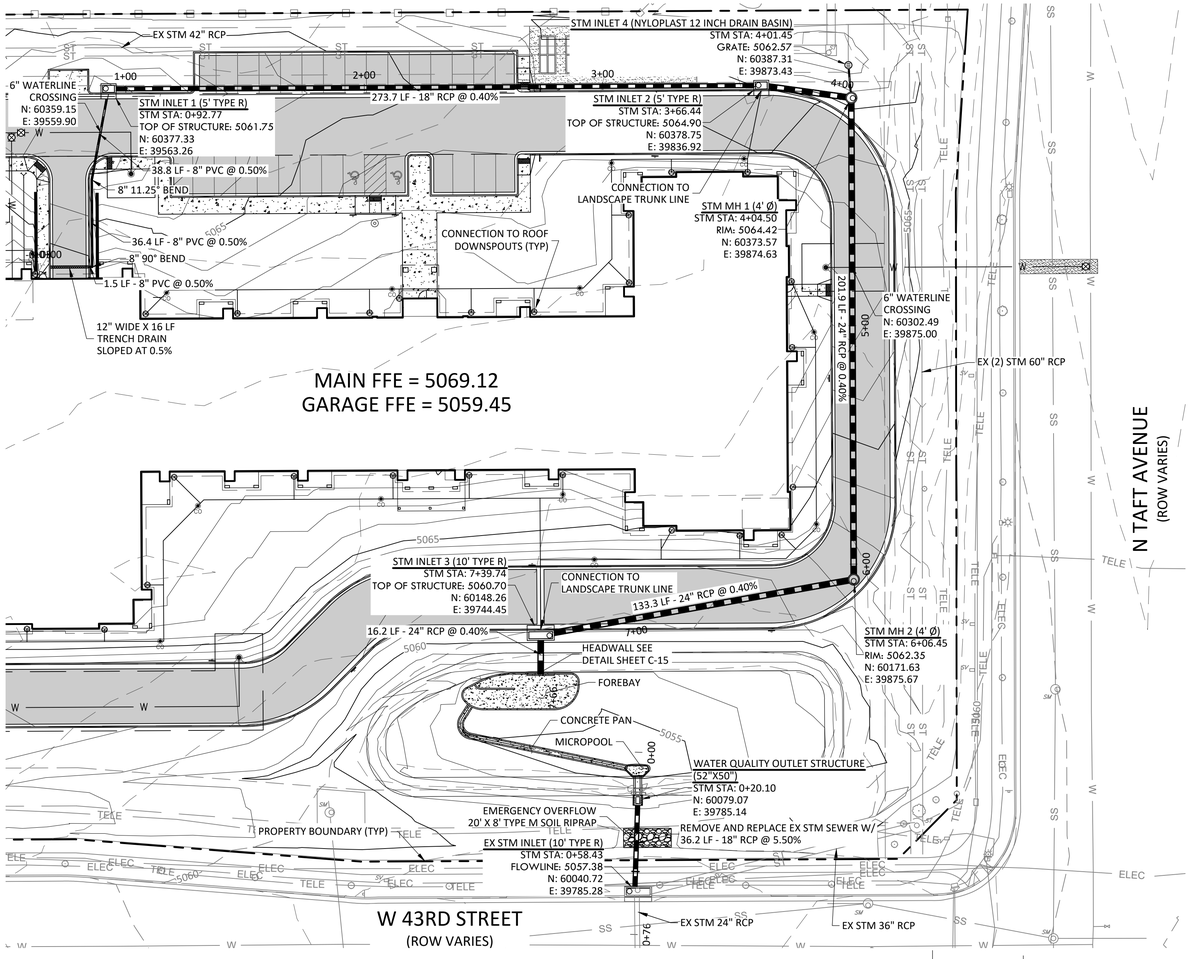
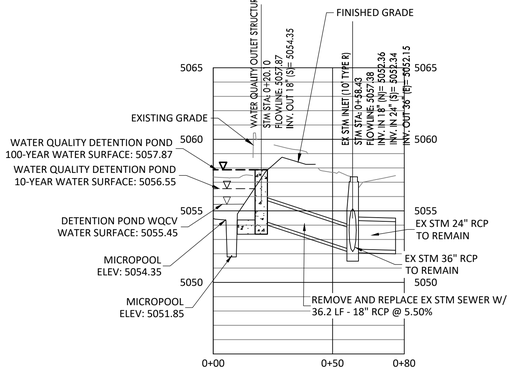
PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)



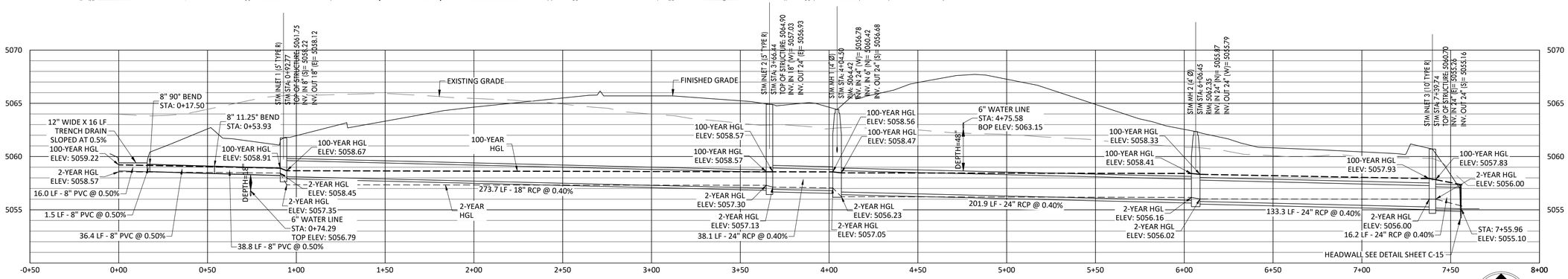
NOTES:

1. UTILITY SYMBOLS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT TO SCALE. REFER TO MUNICIPAL DESIGN STANDARDS FOR ACTUAL DESIGN PARAMETERS AND REQUIREMENTS.
2. STATIONING IS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE ALONG THE CENTERLINE OF PIPE.
3. COORDINATE STORM INLETS WITH GRADING PLAN FOR ADDITIONAL DESIGN INFORMATION.
4. SEE DETAIL SHEET C-16 FOR ALL AREA DRAIN DETAILS.



PRIVATE STORM SEWER LINE 2 PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



PRIVATE STORM SEWER LINE 1 PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

0' 30' 60' 90'
SCALE: 1" = 30'

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STORM SEWER PLAN AND PROFILE

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FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
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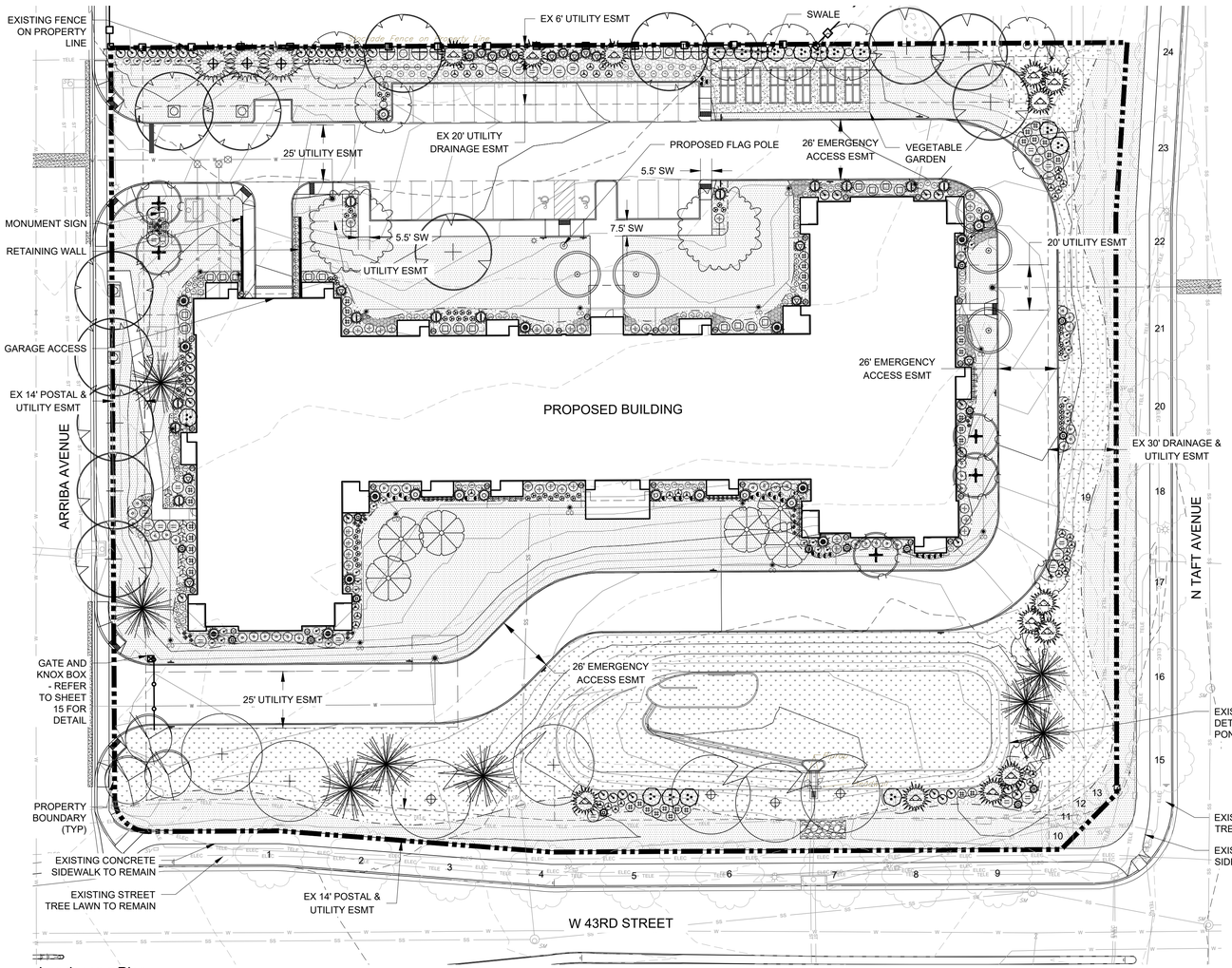
ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS

OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)



Landscape Plan

Buffer Calculations

EXISTING ZONING = MIXED USE

NORTH PERIMETER TREATMENT NEXT TO SINGLE-FAMILY RESIDENTIAL -BUFFER YARD C, 25' WIDTH		AMOUNT REQUIRED	TOTAL QTY. PROVIDED
449 LF	3 SHADE TREES	13	11
	2 ORNAMENTAL TREES OR LARGE SHRUBS	9	15 LG. SHRUBS
	15 SHRUBS	67	33
	3 EVERGREEN TREES	13	16

SOUTH PERIMETER TREATMENT NEXT TO ARTERIAL STREET -BUFFER YARD C, 40' WIDTH		AMOUNT REQUIRED	TOTAL QTY. PROVIDED
443 LF	3 SHADE TREES	13	16
	2 ORNAMENTAL TREES OR LARGE SHRUBS	4	4 SHRUBS
	15 SHRUBS	33	33
	3 EVERGREEN TREES	7	7

EAST PERIMETER TREATMENT NEXT TO ARTERIAL STREET -BUFFER YARD C, 25' WIDTH		AMOUNT REQUIRED	TOTAL QTY. PROVIDED
356 LF	3 SHADE TREES	11	11
	2 ORNAMENTAL TREES OR LARGE SHRUBS	6	4 TREES, 2 LG. SHRUBS
	15 SHRUBS	43	45
	3 EVERGREEN TREES	9	9

WEST PERIMETER TREATMENT NEXT TO LOCAL STREET -BUFFER YARD B, 30' WIDTH		AMOUNT REQUIRED	TOTAL QTY. PROVIDED
346 LF	2 SHADE TREES	5	5
	2 ORNAMENTAL TREES/LARGE SHRUBS	5	5 TREES
	5 SHRUBS	12	12
	1 EVERGREEN TREE	2	2

Materials Legend

14,462 S.F. — WASHED RIVER ROCK - GRAY
MINIMUM 4" DEPTH OF 1" - 2" WASHED RIVER ROCK OVER WEED BARRIER FABRIC

42,259 S.F. — IRRIGATED TURF
TALL FESCUE BLEND - SOD

28,956 S.F. — NON-IRRIGATED LOW-GROW NATIVE GRASS MIX
ARKANSAS VALLEY SEED MIX - SEE NOTES OR APPROVED EQUAL

1,005 S.F. — STABILIZED TAN CRUSHER FINES
5" DEPTH (AFTER COMPACTION) OVER WEED BARRIER FABRIC

NOTE:
ALL TREES LOCATED IN TURF AREAS TO HAVE SHREDDED WOOD BARK MULCH RING INSTALLED AROUND BASE.

0 30' 45' 60'
SCALE 1" = 30'-0"

NORTH

NOTES:

- EXISTING LANDSCAPING ALONG WEST 43RD STREET AND NORTH TAFT IS CURRENTLY BEING CARED FOR BY THE EXISTING NEIGHBHORHOOD HOA, AND WILL CONTINUE TO BE THE SOLE RESPONSIBILITY OF SAID HOA.
- IRRIGATION WILL UTILIZE THE DOMESTIC TAP ON THE BUILDING - THERE WILL NOT BE A SEPARATE IRRIGATION TAP.

Existing Tree Inventory

TREE TYPE	SIZE	CONDITION	TO REMAIN?
#1 - #9: HONEYLOCUST	4" CAL.	GOOD	YES
#10 - #11: HAWTHORN	4" CAL.	GOOD	YES
#12: PEAR	12" CAL.	GOOD	YES
#13: HAWTHORN	4" CAL.	GOOD	YES
#14: CRABAPPLE	3" CAL.	GOOD	YES
#15 - #18: HONEYLOCUST	4" CAL.	GOOD	YES
#19: ELM, SIBERIAN	MULTI-STEM	GOOD	YES
#20 - #24: HONEYLOCUST	4" CAL.	GOOD	YES

Plant List

KEY	QTY	RATIO	SCIENTIFIC/COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
		29	SHADE/CANOPY TREES -				
	7	6.8%	Acer grandidentatum Rocky Mountain Glow MAPLE, ROCKY MOUNTAIN GLOW	30'	30'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
	3	2.9%	Celtis occidentalis HACKBERRY, WESTERN	45'	45'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
	2	1.9%	Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER	50'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
	4	3.9%	Gymnocladus dioicus 'Espresso' COFFEETREE, KENTUCKY (seedless)	50'	50'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
	7	6.8%	Quercus shummardii OAK, SHUMARD	40'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
	6	5.8%	Ulmus x accolade ELM, ACCOLADE	60'	50'	2.0" cal. BB	WELL BRANCHED W/ STRAIG TRUNK & CENTRAL LEADER
		51	EVERGREEN TREES -				
	11	10.7%	Picea abies 'Cupressina' SPRUCE, FASTIGIATE NORWAY	20'	5'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	3	2.9%	Picea pungens 'Bakeri' SPRUCE, BAKERI	35'	20'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	13	12.6%	Pinus heldreichii (leucodermis) PINE, BOSNIAN	25'	12'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	15.5%	Pinus nigra Frank PINE, AUSTRIAN COLUMNAR	20'	6'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	8	7.8%	Pinus ponderosa PINE, PONDEROSA	70'	35'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		23	ORNAMENTAL TREES -				
	3	2.9%	Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE	20'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	4	3.9%	Crataegus crus-galli inermis HAWTHORN, THORNLESS COCKSPUR	15'	15'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	5	4.9%	Malus 'Royal Raindrops' CRABAPPLE, ROYAL RAINDROPS	20'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	6	5.8%	Prunus Sucker Punch CHOKECHERRY, SUCKER PUNCH CANADA	20'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	5	4.9%	Pyrus calleryana 'Chanticleer' PEAR, CHANTICLEER	35'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		37	EVERGREEN SHRUBS -				
	10	---	Juniperus horizontalis 'Blue Chip' JUNIPER, BLUE CHIP	1'	6'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	12	---	Juniperus sabina 'Broadmoor' JUNIPER, BROADMOOR	1.5'	6'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	15	---	Pinus mugo 'Mops' PINE, MINIATURE MUGO	3'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		304	DECIDUOUS SHRUBS -				
	15	---	Amelanchier alnifolia 'Regent' SERVICEBERRY, REGENT	10'	8'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	40	---	Aronia arbutifolia 'Erecta' CHOKEBERRY, UPRIGHT RED	7'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	38	---	Caryopteris x clandonensis 'Blue Mist' SPIREA, BLUE MIST	3'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	7	---	Cornus alba 'Argenteomarginata' DOGWOOD, VARIEGATED	8'	8'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	34	---	Cornus sericea 'Arctic Fire' DOGWOOD, ARCTIC FIRE	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	26	---	Prunus besseyi Pawnee Buttes CHERRY, CREEPING WESTERN SAND	2.5'	5'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	33	---	Rosa knock-out 'RadKO' ROSE, DOUBLE KNOCK-OUT	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	56	---	Viburnum opulus 'Nanum' CRANBERRYBUSH, DWARF EUROPEAN	2'	2'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	18	---	Weigela florida Wine & Roses WEIGELA, WINE & ROSES	5'	5'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	37	---	Physocarpus opulifolius 'Nanus' NINEBARK, DWARF	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		365	PERENNIALS/GRASSES -				
	24	---	Bouteloua gracilis 'Blonde Ambition' GRASS, BLONDE AMBITION GRAMA	2'	2'	1 Gallon	WELL ROOTED
	95	---	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED	5'	2'	1 Gallon	WELL ROOTED
	40	---	Echinacea 'Cheyenne Spirit' CONEFLOWER, CHEYENNE SPIRIT	2'	1.5'	1 Gallon	WELL ROOTED
	7	---	Helictrotrichon sempervirens GRASS, BLUE AVENA	2'	3'	1 Gallon	WELL ROOTED
	43	---	Hemerocallis spp 'Stella D'Oro' DAYLILY, STELLA D'ORO	3'	2'	1 Gallon	WELL ROOTED
	41	---	Miscanthus sinensis purpurascens GRASS, FLAME (PURPLE MAIDEN)	4'	3'	1 Gallon	WELL ROOTED
	86	---	Penstemon strictus PENSTEMON, ROCKY MOUNTAIN	2'	1.5'	1 Gallon	WELL ROOTED
	29	---	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	2'	2'	1 Gallon	WELL ROOTED

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LANDSCAPE PLAN

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
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3	BID SET 01-07-2019
4	02/01/19 FINAL SUBMITTAL
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DATE: 11/21/2018
DRAWN BY: CES
CHECKED BY: MW
JOB #: 48527

C-7

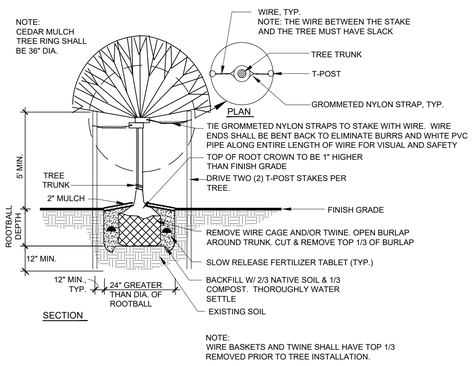
ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS

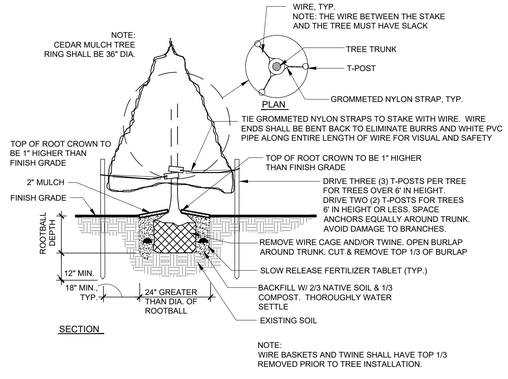
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

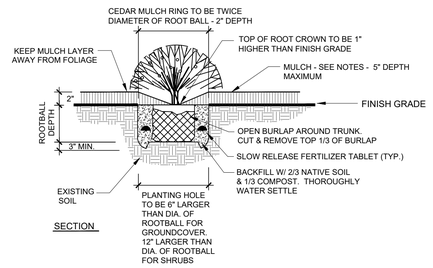
Planting Details



DECIDUOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL



GROUND COVER & SHRUB PLANTING DETAIL

Landscape Notes

1. LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE.
2. ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.1 - NO TREES OR SHRUBS SHALL BE PLANTED WITHIN 10' FROM WATER AND SEWER LINES, 4' FROM GAS, TELEPHONE AND ELECTRIC UTILITY LINES.
6. NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN 3' IN HEIGHT SHALL BE PLANTED WITHIN WATER AND SEWER EASEMENTS (2.05.01.01)
7. NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, POTABLE WATER, SANITARY SEWER, STORM SEWER, OR NON-POTABLE IRRIGATION MAINS AND SERVICES.
8. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
9. NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT(8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN SITE TRIANGLES.
10. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
11. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
12. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
13. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
14. PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME ORGANIC AMENDMENTS SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU. YDS. / 1,000 SQ.FT.
15. UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
16. ONCE COMPACTED AND FINE GRADED, ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
17. SOD TO BE 100% COLORADO GROWN DURA-TURF TALL FESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
18. ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
19. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE CITY.
20. CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
21. ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
22. ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
23. ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH OR NATURAL COLOR AND/OR WASHED SMOOTH RIVER ROCK. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.
24. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE AND CRUSHER FINES SHALL BE 14 GA HEAVY DUTY STEEL EDGER MIN. $\frac{3}{8}$" x 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD.

General Notes:

1. THE CONTRACTOR SHALL RESTRICT WORKING HOURS TO BETWEEN 7:00 A.M. AND 6:00 P.M. ON NORMAL CITY OF LOVELAND BUSINESS DAYS UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE CITY.
2. ALL SIGNS SHALL BE REQUIRED TO APPLY FOR A SIGN PERMIT.
3. PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
4. JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
5. SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK.
6. PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / CITY.
7. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
8. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF LOVELAND IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
9. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987.

Irrigation Notes

1. IRRIGATION CONTRACTOR SHALL VERIFYAVAILABLE P.S.I. AND GPM. THIS SYSTEM SHALL THEN BE VERIFIED TO MEET THE AVAILABLE P.S.I. AND GPM AND THE PROPOSED IRRIGATION SYSTEM. IF NECESSARY CONTACT THE WATER DEPARTMENT PRIOR TO BEGINNING DESIGN TO OBTAIN AVAILABLE PRESSURES.
2. ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
3. ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF IRRIGATED SOD AREAS ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM.
4. IRRIGATION SYSTEM WITH RAIN SENSOR WILL BE ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
5. QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
6. FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
7. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
8. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
9. ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

Native Grass Seed Mix

NON IRRIGATED NATIVE GRASS -

LOW GROW NATIVE GRASS MIX: SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

COMMON NAME	%
EPHRAIM CRESTED WHEATGRASS	30%
SHEEP FESCUE	25%
PERENNIAL RYE	20%
CHEWINGS FESCUE	15%
CANADA BLUEGRASS	10%

1. SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337. REFER TO LOW GROW MIX TECH SHEET FOR ALL NECESSARY INFORMATION.
2. DRILLED IN TWO PERPENDICULAR DIRECTIONS WITH AN APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
3. ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK, OR BY OTHER ACCEPTABLE MEANS, WILL BE PROVIDED BY CONTRACTOR FOR THE WATERING , ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS AND TREES WITHIN SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.

MULCH IN ALL NATIVE SEED AREAS:

1. IMMEDIATELY FOLLOWING THE RAKING / SEEDING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
2. APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
3. WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAS ¼ INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART. WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
4. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
5. WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

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NOTES & DETAILS

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LOVELAND, COLORADO 80538

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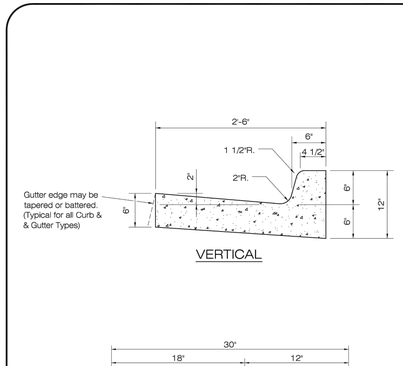
JOB #: 48527

C-8

ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)



CURB AND GUTTER

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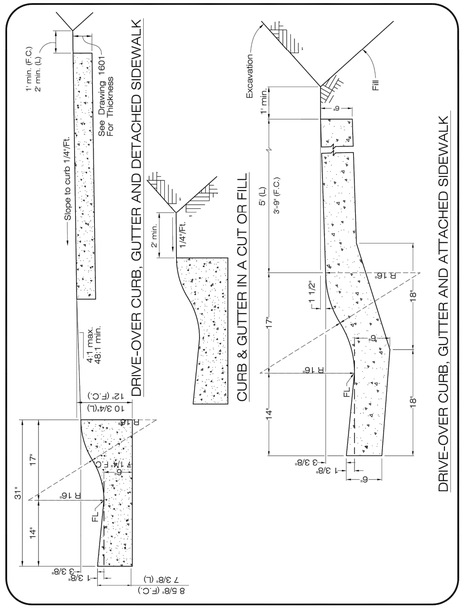

CURB AND GUTTER/SIDEWALK

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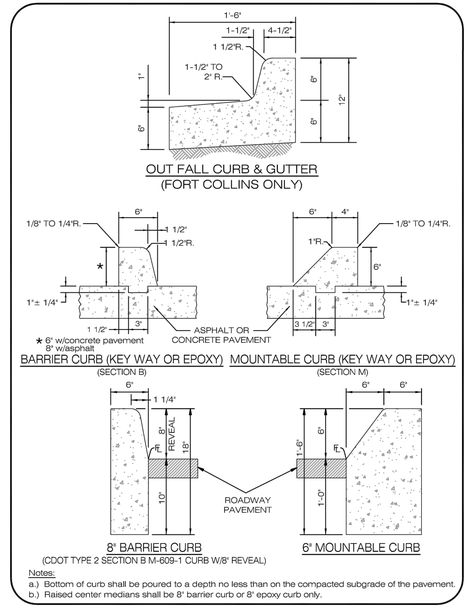
		DATE: 03/01/02	702



MEDIAN (ISLAND CURBS)

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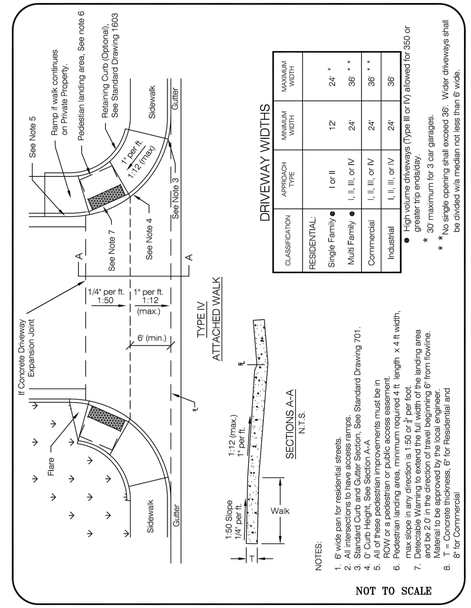
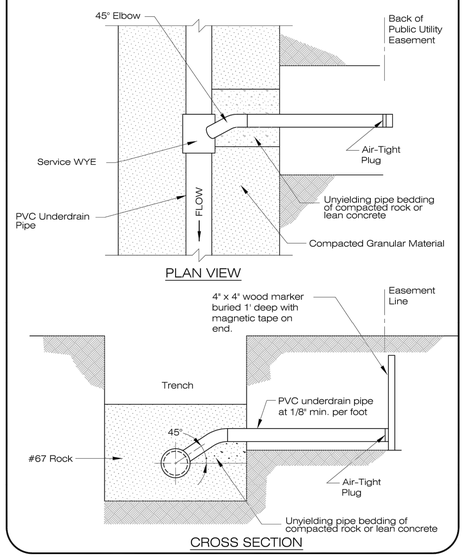
		DATE: 04/01/07	703



STANDARD DRIVEWAY APPROACH (HIGH VOLUME DRIVE TYPES IV)

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 02/17/15	707.2

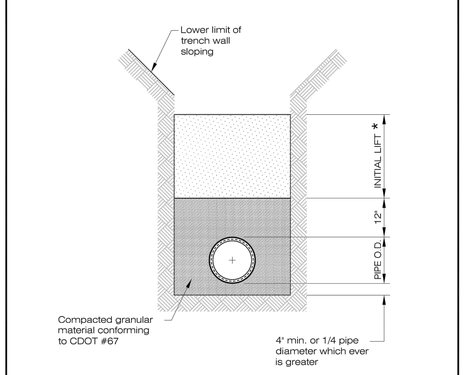
LOVELAND ONLY



STANDARD UNDERDRAIN SERVICE CONNECTION

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO:	DRAWING
		DATE: 10/25/01	713.1L

LOVELAND ONLY



UNDERDRAIN MAIN – BEDDING REQUIREMENTS

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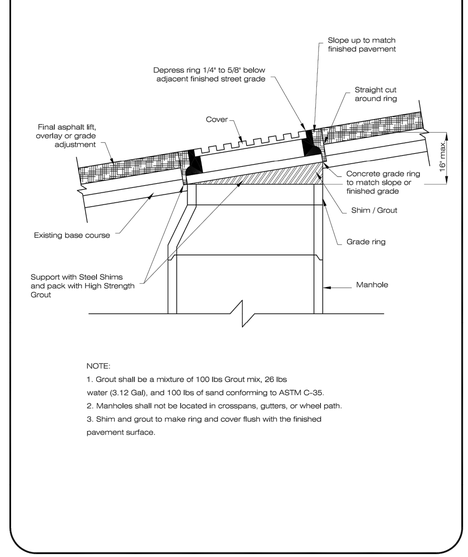

STANDARD MANHOLE COVER

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO:	DRAWING
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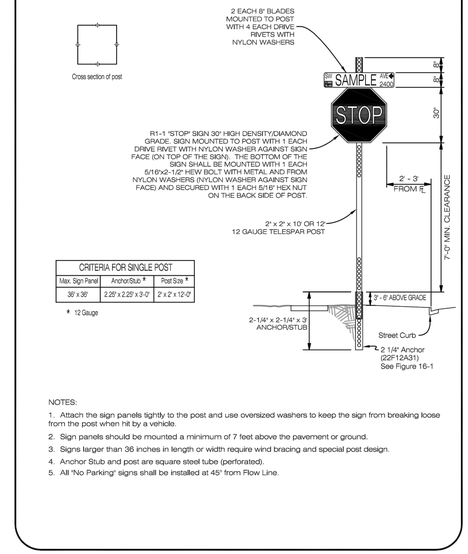

SIGN POST

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	1401

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DETAIL SHEET
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LOVELAND, COLORADO 80538
FOR: VILLAGE COOPERATIVE OF LOVELAND
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CHECKED BY: BJJ
JOB #: 48527

C-9

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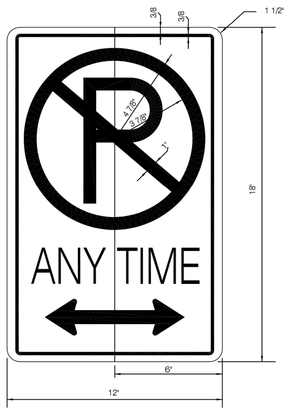
ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

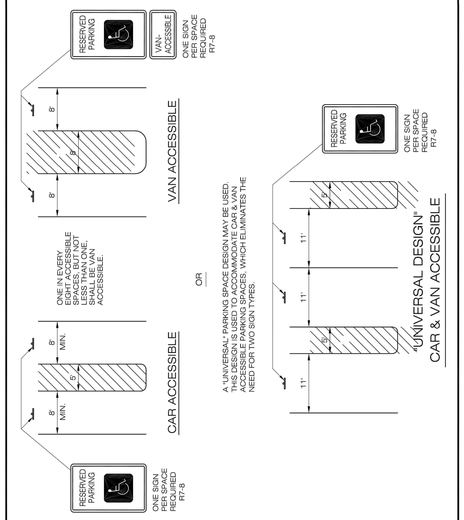


R7-9a
MUTCD Designation

COLOR SCHEDULE	
LEGEND, CIRCLE DIAGONAL, BORDER, "ARROW", "ANY TIME"	RED
BACKGROUND	WHITE
"P"	BLACK

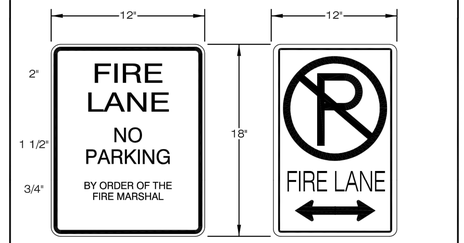
NO PARKING ANY TIME SIGN DETAIL

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1402b



HANDICAP PARKING REQUIREMENTS (AS PER "ADA")

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 03/01/02	1407



STANDARD FIRE LANE SIGN DETAIL (FORT COLLINS ONLY)

UNIVERSAL FIRE LANE SIGN DETAIL

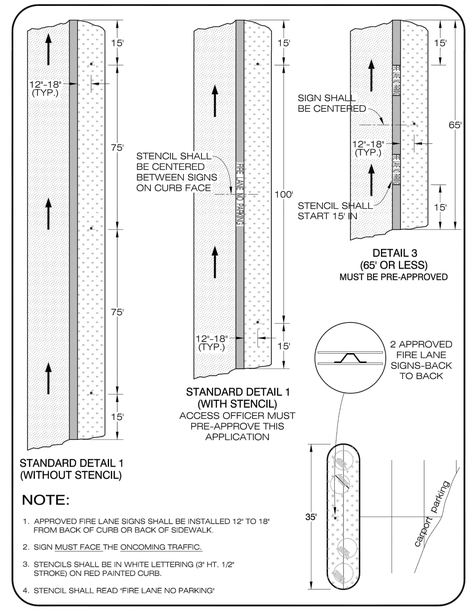
COLOR SCHEDULE	
LEGEND, CIRCLE DIAGONAL, BORDER, "ARROW", "FIRE LANE"	RED
BACKGROUND	WHITE
"P"	BLACK

NOTES:

1. THE SIGN PLATE SHALL BE A MINIMUM OF 12"X18" WITH A THICKNESS OF .080 ALUMINUM CONSTRUCTION.
2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED LEGEND. USE THE STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT, WITH RED LETTERING AS SHOWN ABOVE.
3. ARROWS MAY BE NEEDED (LEFT, RIGHT OR DOUBLE), TO DESIGNATE BEGIN AND END OF NO PARKING AREA.

FIRE ACCESS ROAD SIGNS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1418



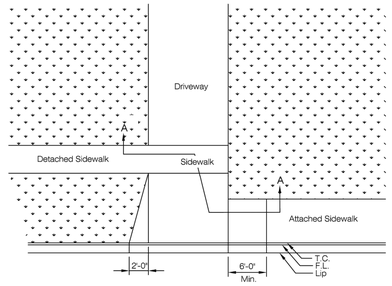
STANDARD DETAIL 1 (WITHOUT STENCIL)

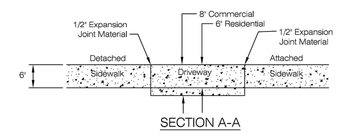
NOTE:

1. APPROVED FIRE LANE SIGNS SHALL BE INSTALLED 12' TO 18' FROM BACK OF CURB OR BACK OF SIDEWALK.
2. SIGN MUST FACE THE ONCOMING TRAFFIC.
3. STENCILS SHALL BE IN WHITE LETTERING (3' HT. 1/2" STROKE) ON RED PAINTED CURB.
4. STENCIL SHALL READ "FIRE LANE NO PARKING"

FIRE APPARATUS ACCESS ROAD STENCILING & FIRE LANE SIGN INSTALLATION

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 02/27/02	1419





SECTION A-A

All Sidewalk Thickness Shall Be 6" minimum.

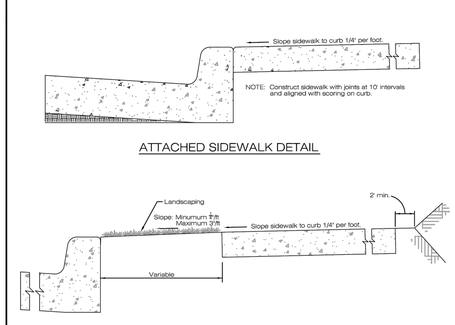
NOTE:

1. Sidewalk grade shall remain consistent across driveway
2. For driveway design requirements, see CONST. DWG. Series 706 & 707
3. This detail applies to Residential & Commercial driveways.

NOT TO SCALE

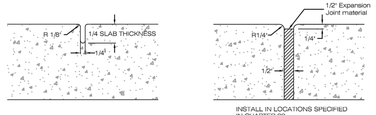
STANDARD SIDEWALK

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 4	DRAWING
		DATE: 02/17/15	1601



ATTACHED SIDEWALK DETAIL

DETACHED SIDEWALK DETAIL



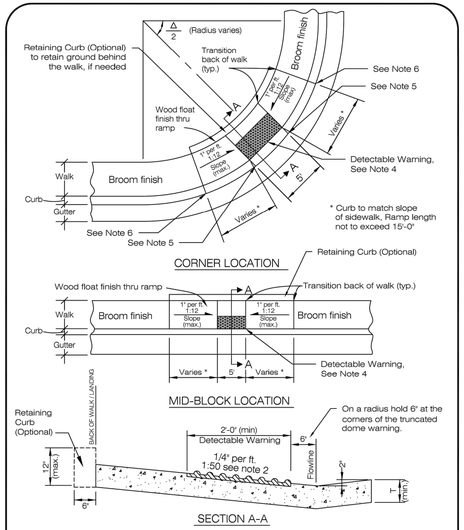
WEAKENED PLANE JOINT

INSTALL IN LOCATIONS SPECIFIED IN CHAPTER 22

EXPANSION JOINT

SIDEWALK DETAIL

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1602



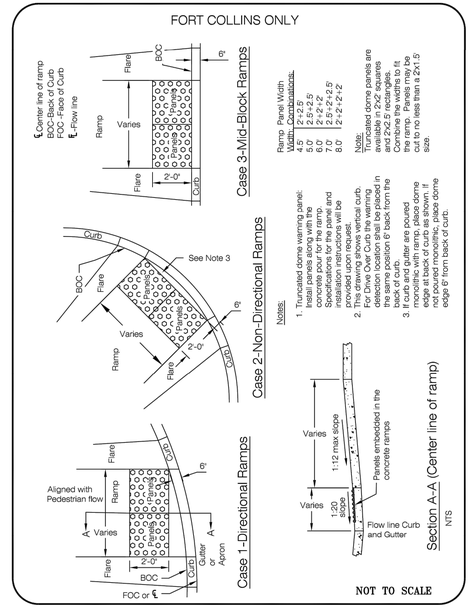
NOTES:

1. T = Concrete thickness, 6" minimum for entire ramp area.
2. 1:50 Max unless a landing behind ramp (then ramp can be 1:12 with 1:20 on the detectable warning).
3. See **CONST. DWG. 1606(a) and 1607** for Fort Collins.
4. Detectable Warning to extend the full width of the ramp. Material to be approved by Local Engineer.
5. 0" Curb height, See Section A-A.
6. Standard Curb and Gutter Section , See Standard Drawing 701.

NOT TO SCALE

ACCESS RAMP DETAILS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 02/17/15	1603



NOT TO SCALE

TRUNCATED DOME WARNING FOR ACCESS RAMPS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 3	DRAWING
		DATE: 02/17/15	1607

VERTEX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM

DETAIL SHEET

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	11/21/18 PER CITY COMMENTS
2	01/07/19 PER CITY COMMENTS
3	BID SET 01-07-2019
4	02/01/19 FINAL SUBMITTAL
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10	

DATE: 11/21/2018
DRAWN BY: MWL
CHECKED BY: BJJ
JOB #: 48527

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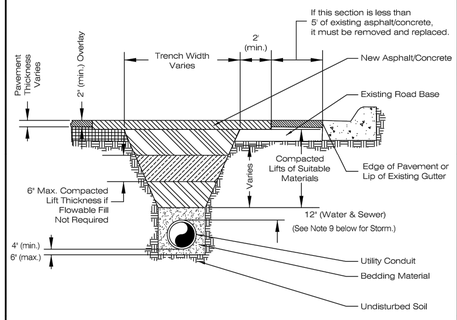
ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

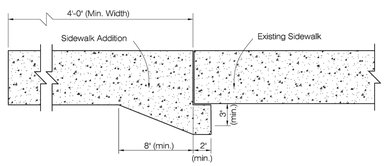
VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

FULL DEPTH ASPHALT PATCH:
THE THICKNESS OF THE ASPHALT PATCH SHALL BE ONE-INCH THICKER THAN THE EXISTING ASPHALT THICKNESS WITH A MINIMUM ASPHALT THICKNESS PER TABLE 25-1 OF CHAPTER 25.



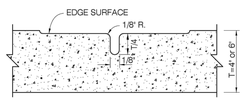
NOTES:
1. All trenches shall be backfilled in accordance with the above detail unless otherwise specified by the Local Entity Engineer.
2. Prior to placement of asphalt/concrete, pavement edge shall be saw cut to a clean, vertical, and straight edge & outside of the wheel path.
3. Where the surrounding soils are non-expansive, a flowable fill may be substituted for backfill material.
4. Trench width shall not be more than 16" nor less than 12" wider than the outside diameter of the pipe.
5. Use a 18" long #4 epoxy rebar at 18" on centers along the perimeter of concrete panel replacement sections.
6. Refer to **Chapter 22, Materials & Construction Specifications** for compaction and testing requirements.
7. In unimproved areas, all disturbed areas shall be regraded, seeded & mulched.
8. In concrete roadways, a minimum of one entire concrete panel must be replaced.
9. Bedding material depth when installing storm sewer shall be up to spring line, except in areas of unsuitable backfill; then, bedding material shall be placed to a level 12" above pipe.

TRENCH DETAIL			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	2201



ADDITION TO EXISTING SIDEWALK

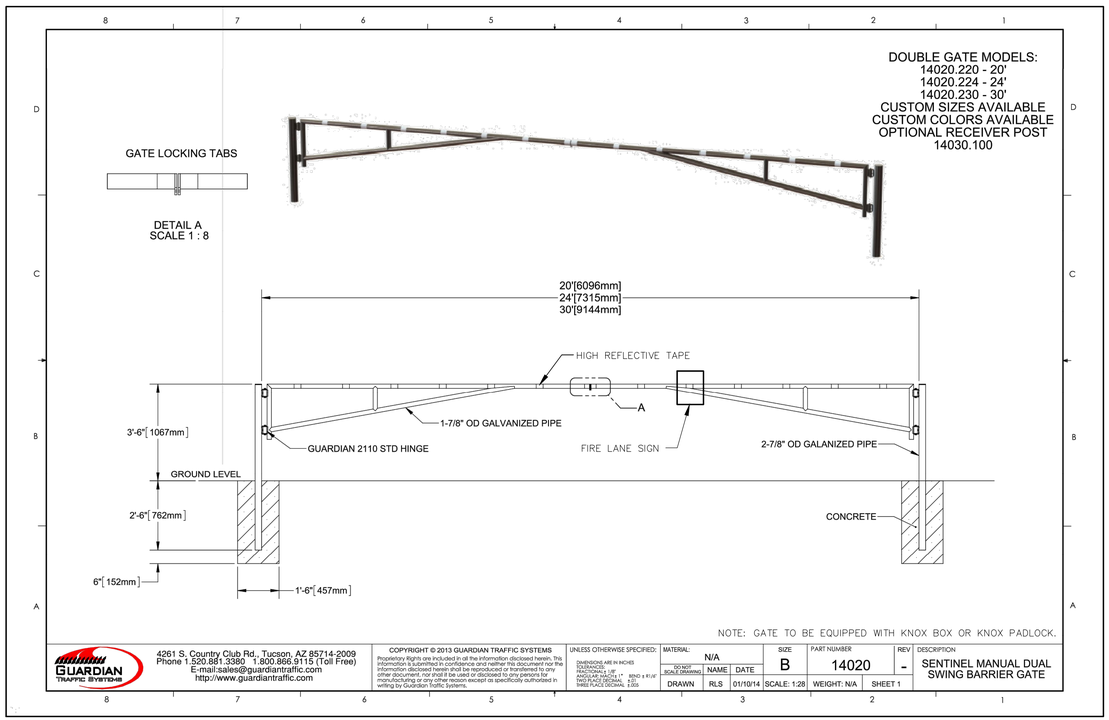
NOTES:
1. New walk additions shall be placed to the same line and grade as the existing walk.
2. Match transverse tooled joints to existing tooled joints.



TOOL JOINT FOR WALKS

NOTES:
1. Joint shall be cut 1/4 thickness of initial concrete; tool joint for walks.

SIDEWALK WIDENING DETAILS			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO:	DRAWING
		DATE: 08/07/00	2501



GUARDIAN TRAFFIC SYSTEMS
4261 S. Country Club Rd., Tucson, AZ 85714-2009
Phone 1.520.881.3380 1.800.866.9115 (Toll Free)
E-mail:sales@guardiantraffic.com
http://www.guardiantraffic.com

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UNLESS OTHERWISE SPECIFIED:	MATERIAL:			SIZE	PART NUMBER	REV	DESCRIPTION
DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/8" ANGULAR: MACH ± 1° TWO PLACE DECIMAL ± .010 THREE PLACE DECIMAL ± .005	N/A			B	14020	-	SENTINEL MANUAL DUAL SWING BARRIER GATE
	DO NOT SCALE DRAWING	NAME	DATE				
	DRAWN	RLS	01/10/14	SCALE: 1:28	WEIGHT: N/A	SHEET 1	

FIRE LANE SIGNAGE
N.T.S.

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DETAIL SHEET

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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DATE: 11/21/2018	C-11
DRAWN BY: MWL	
CHECKED BY: BJJ	
JOB #: 48527	

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ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

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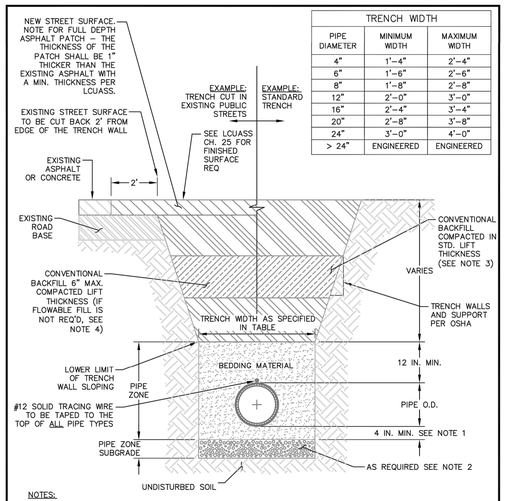
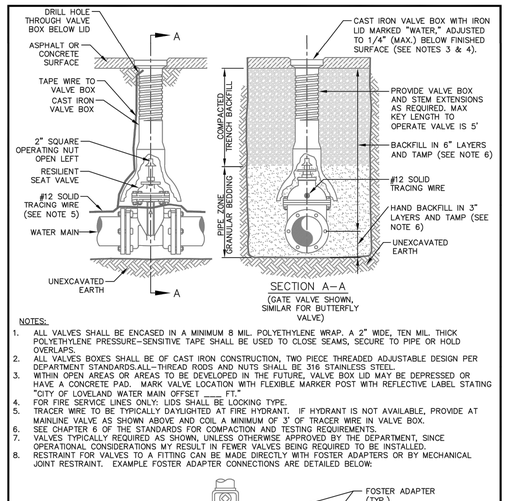


TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	3'-0"	4'-0"
> 24"	ENGINEERED	ENGINEERED

NOTES:
1. GRANULAR MATERIAL SHALL BE A MINIMUM OF 4–INCHES BELOW PIPE OR 1/4 PIPE DIAMETER, WHICHEVER IS GREATER.
2. STABILIZATION MATERIAL MAY BE REQUIRED BY THE DEPARTMENT TO REPLACE THE TOP 6–INCHES OF THE PIPE SUBGRADE. INSTALL GEOTEXTILE FABRIC BETWEEN THE STABILIZATION MATERIAL AND PIPE BEDDING.
3. TRENCH REQUIREMENTS WITHIN OPEN AREAS OR AREAS TO BE DEVELOPED SHALL BE PURSUANT TO DEPARTMENT STANDARDS.
4. WHERE THE SURROUNDING SOILS ARE NON–EXPANSIVE, A FLOWABLE FILL MAY BE SUBSTITUTED FOR BACKFILL MATERIAL.

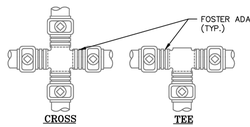
WATER MAIN TRENCH REQUIREMENTS

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 01/10	DRAWING W–1



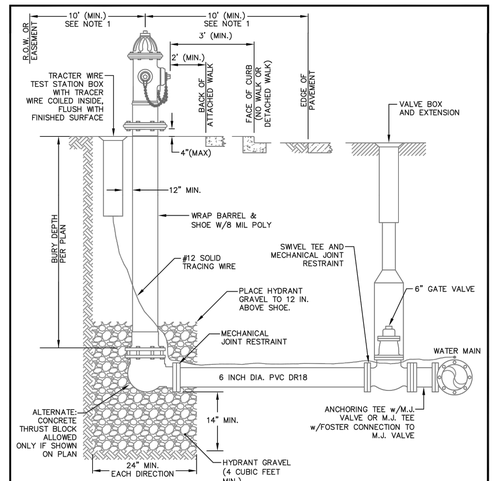
SECTION A–A
(GATE VALVE SHOWN, SIMILAR FOR BUTTERFLY VALVE)

NOTES:
1. ALL VALVES SHALL BE ENCASED IN A MINIMUM 8 MIL. POLYETHYLENE WRAP. A 2" WIDE, TEN MIL. THICK POLYETHYLENE PRESSURE–SENSITIVE TAPE SHALL BE USED TO CLOSE SEAMS, SECURE TO PIPE OR HOLD OVERLAPS.
2. ALL VALVES BOXES SHALL BE OF CAST IRON CONSTRUCTION, TWO PIECE THREADED ADJUSTABLE DESIGN PER DEPARTMENT STANDARDS.ALL–THREAD RODS AND NUTS SHALL BE 316 STAINLESS STEEL.
3. WITHIN OPEN AREAS OR AREAS TO BE DEVELOPED IN THE FUTURE, VALVE BOX LID MAY BE DEPRESSED OR HAVE A CONCRETE PAD. MARK VALVE LOCATION WITH FLEXIBLE MARKER POST WITH REFLECTIVE LABEL STATING "CITY OF LOVELAND WATER MAIN OFFSET ____ FT."
4. FOR FIRE SERVICE LINES ONLY: LIDS SHALL BE LOCKING TYPE.
5. TRACER WIRE TO BE TYPICALLY DAYLIGHTED AT FIRE HYDRANT. IF HYDRANT IS NOT AVAILABLE, PROVIDE AT MAINLINE VALVE AS SHOWN ABOVE AND COIL A MINIMUM OF 3' OF TRACER WIRE IN VALVE BOX.
6. SEE CHAPTER 6 OF THE STANDARDS FOR COMPACTION AND TESTING REQUIREMENTS.
7. VALVES TYPICALLY REQUIRED AS SHOWN, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT, SINCE OPERATIONAL CONSIDERATIONS MY RESULT IN FEWER VALVES BEING REQUIRED TO BE INSTALLED.
8. RESTRAINT FOR VALVES TO A FITTING CAN BE MADE DIRECTLY WITH FOSTER ADAPTERS OR BY MECHANICAL JOINT RESTRAINT. EXAMPLE FOSTER ADAPTER CONNECTIONS ARE DETAILED BELOW:



VALVE BOX ASSEMBLY/LOCATION

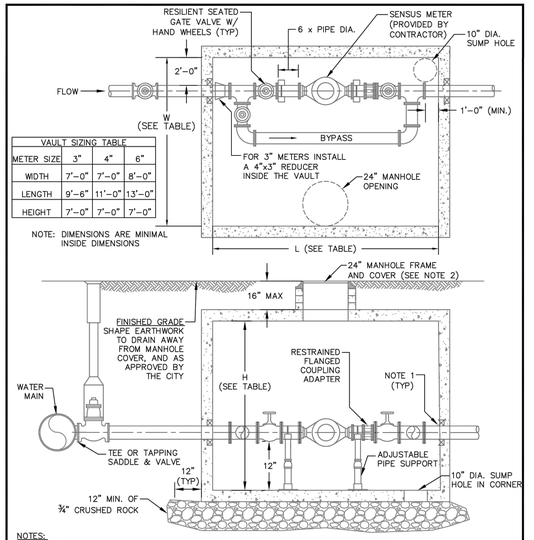
CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 2014 6TH EDITION	DRAWING W–2



NOTES:
1. FIRE HYDRANTS SHALL BE LOCATED 2'–0" MIN. FROM BACK OF CURB OR 2' MIN. FROM BACK EDGE OF SIDEWALK OR 10'–0" MIN. FROM EDGE OF PAVEMENT IF NO CURB IS PRESENT.
2. LATERAL PIPE BETWEEN GATE VALVE AND HYDRANT SHALL BE 6" PVC DR18.
3. ALL FITTINGS AND VALVES SHALL BE ENCASED WITH A MINIMUM 8 MIL POLYETHYLENE WRAP.
4. ALL JOINTS SHALL BE RESTRAINED BY USE OF MECHANICAL JOINT RESTRAINTS PER SECTION 4.4.3.B.
5. SEE CHAPTER 6 OF THE STANDARDS FOR COMPACTION AND TESTING REQUIREMENTS.

FIRE HYDRANT DRAWING

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 2018 9TH EDITION	DRAWING W–3



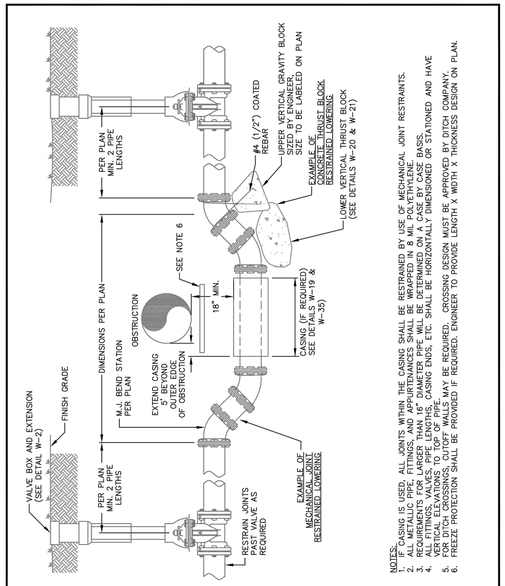
VAULT SIZING TABLE			
METER SIZE	3"	4"	6"
WIDTH	7'–0"	7'–0"	8'–0"
LENGTH	9'–6"	11'–0"	13'–0"
HEIGHT	7'–0"	7'–0"	7'–0"

NOTE: DIMENSIONS ARE MINIMAL INSIDE DIMENSIONS

NOTES:
1. SEAL EACH VAULT PENETRATION WITH LINK–SEAL UNIT USING 316 S.S HARDWARE.
2. BURY VAULT 16" BELOW SURFACE. ADJUST MANHOLE COVER TO GRADE WITH CONCRETE GRADE RINGS. DRILL HOLE THROUGH COVER FOR MOUNTING OF CITY OF LOVELAND'S REMOTE READ METER DEVICE.
3. ALL JOINTS WITHIN VAULT SHALL BE FLANGED CONNECTIONS.
4. VAULT SHALL BE DESIGNED FOR AASHTO HL–93 LOADING. FLOORS AND WALLS SHALL BE MONOLITHIC AND DESIGNED IN ACCORDANCE WITH ASTM C858. CONCRETE FC=4000 PSI MIN.

3", 4" AND 6" METER VAULT

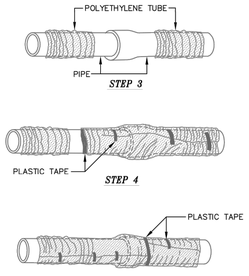
CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 2014 6TH EDITION	DRAWING W–12



NOTES:
1. CASING IS USED, ALL JOINTS WITHIN THE CASING SHALL BE RESTRAINED BY USE OF MECHANICAL JOINT RESTRAINTS.
2. ALL METALLIC PIPE, FITTINGS, AND APPURTENANCES SHALL BE WRAPPED IN 8 MIL POLYETHYLENE.
3. REQUIREMENTS FOR LARGER LENGTHS OF CASING PIPE WILL BE MANDATED ON A CASE BY CASE BASIS.
4. ALL VALVES LARGER THAN 16" SHALL BE HORIZONTAL OR STATIONED AND HAVE VERTICAL ELEVATIONS TO TOP OF PIPE.
5. DEWATERING DURING CONSTRUCTION MAY BE REQUIRED. GROSSING DESIGN MUST BE APPROVED BY DITCH COMPANY.
6. FREEZE PROTECTION SHALL BE PROVIDED IF REQUIRED. ENGINEER TO PROVIDE LENGTH X WIDTH X THICKNESS DESIGN ON PLAN.

WATERLINE LOWERING

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 2016 7TH EDITION	DRAWING W–17



STEP 1– CUT 8 MIL POLYETHYLENE TUBE TO A LENGTH APPROXIMATELY 2–FT LONGER THAN THE PIPE SECTION.

STEP 2– PLACE POLYETHYLENE TUBE ON PIPE PRIOR TO LOWERING IT INTO TRENCH.

STEP 3– LOWER PIPE INTO TRENCH AND MAKE UP THE PIPE JOINT WITH THE PRECEDING SECTION OF PIPE. A SHALLOW BELL HOLE MUST BE MADE AT THE JOINTS TO FACILITATE INSTALLATION OF THE POLYETHYLENE TUBE.

STEP 4– PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

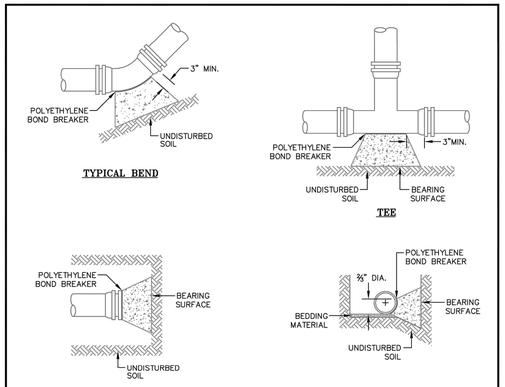
STEP 5– OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

STEP 6– CAREFULLY BACKFILL WITH CLEAN MATERIAL THAT WILL NOT DAMAGE ENCASEMENT.

TAPS: MAKE TAPS BY WRAPPING THREE LAYERS OF COMPATIBLE TAPE AROUND THE PIPE TO COVER THE TAPPING MACHINE AREA. INSTALL CORPORATION STOP THROUGH THE TAPE AND POLYETHYLENE.

FIELD INSTALLATION POLYETHYLENE AWWA C–105 METHOD "A"

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED:	DRAWING W–18



NOTES:
1. ALL METALLIC PIPE, FITTINGS, AND APPURTENANCES TO BE WRAPPED WITH 8 MIL POLYETHYLENE.
2. PIPE INSTALLED UNDER CONDITIONS DIFFERENT FROM THOSE NORMALLY ENCOUNTERED SHALL REQUIRE THRUST BLOCKS DESIGNED FOR THOSE PARTICULAR CONDITIONS.
3. ALL THRUST BLOCKS TO BE 3000 P.S.I. CONCRETE.
4. SEE DETAIL W–21 FOR HORIZONTAL THRUST BLOCK SIZES. ALL GRAVITY THRUST BLOCKS SHALL BE SIZED BY THE DESIGN ENGINEER.

STANDARD CONCRETE THRUST BLOCKS

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 01/10	DRAWING W–20

TABLE OF TAPS REQUIRING CONCRETE THRUST BLOCKS

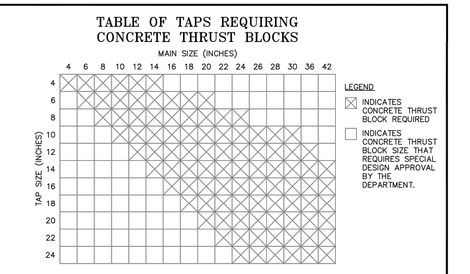


TABLE OF REQUIRED BEARING AREAS (SQ. FT.) FOR CONCRETE THRUST BLOCKS

PIPE SIZE	HORIZONTAL BENDS				TEES/DEAD ENDS
	90°	45°	22–1/2°	11–1/4°	
3"	2.0	1.1	0.6	0.3	1.4
4"	3.1	1.7	0.8	0.4	2.2
6"	6.8	3.7	1.9	0.9	4.8
8"	12.2	6.6	3.4	1.7	8.6
10"	18.6	10.1	5.1	2.6	13.2
12"	26.6	14.4	7.3	3.7	18.8
14"	36.2	19.6	10.0	5.0	25.6
16"	47.0	25.4	13.0	6.5	33.3
18"	59.4	32.1	16.4	8.2	42.0
20"	73.1	39.5	20.2	10.1	51.7
24"	105.3	57.0	29.1	14.6	74.5
30"	163.4	88.4	45.1	22.7	115.6
36"	234.8	127.1	64.8	32.5	166.0

NOTES:
1. CALCULATIONS MADE FOR THIS TABLE ASSUME 100 P.S.I. INTERNAL STATIC PRESSURE AND 1,000 LBS./SQ.FT. SOIL BEARING CAPACITY AND A SAFETY FACTOR OF 1.5.
2. FOR STATIC PRESSURES GREATER THAN 100 P.S.I. AND/OR SOIL BEARING CAPACITY LESS THAN 1000 LBS/SQ. FT., THE DESIGN ENGINEER SHALL PROVIDE SPECIFIC CALCULATIONS FOR DEPARTMENTAL REVIEW AND APPROVAL.
3. LOWER VERTICAL GRAVITY BLOCKS MAY BE SIZED FROM THIS TABLE. UPPER VERTICAL GRAVITY BLOCKS SHALL BE SIZED BY THE DESIGN ENGINEER.

CONCRETE THRUST BLOCK TABLES

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 01/10	DRAWING W–21

DETAIL SHEET

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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CHECKED BY: BJJ
JOB #: 48527

C-12

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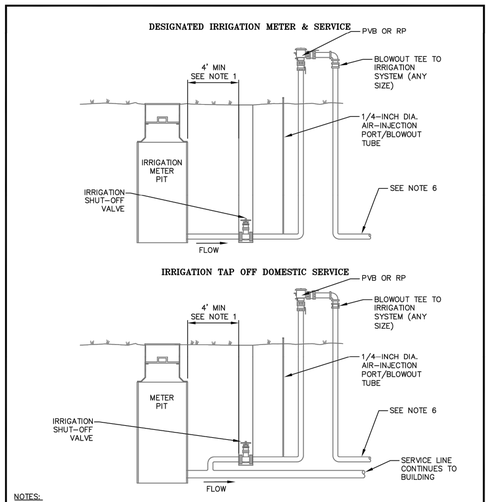
ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

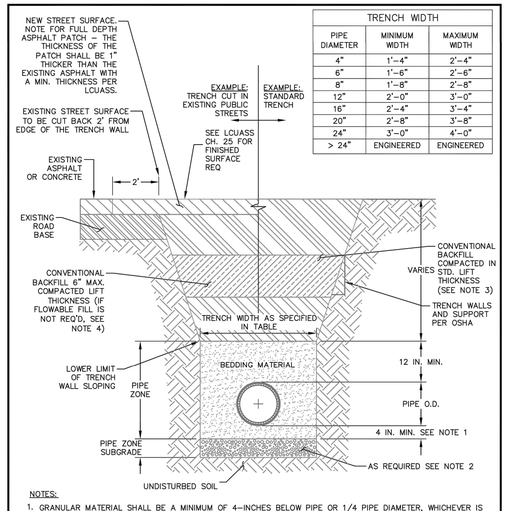
COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.



NOTES:
1. IRRIGATION SHUT-OFF VALVE TEE SHALL BE 4-FOOT MINIMUM DISTANCE FROM OUTSIDE OF METER PIT.
2. NO STOP AND WASTE VALVE ALLOWED.
3. PVB NEEDS TO BE 12-INCHES ABOVE THE HIGHEST SPRINKLER HEAD. RP NEEDS TO BE 12" ABOVE THE GROUND.
4. DO NOT BLOW AIR THROUGH THE BACKFLOW ASSEMBLY.
5. IRRIGATION SYSTEMS WHICH USE COMPRESSED AIR TO PURGE THE SYSTEM SHALL NOT HAVE AIR INJECTION PORTS LARGER THAN 1/4-INCH DIAMETER UPSTREAM OF THE BACKFLOW PREVENTOR.
6. AIR-INJECTOR PORT LOCATED DOWNSTREAM OF VACUUM BREAKER CAN BE ANY SIZE.

TYPICAL IRRIGATION SYSTEM SERVICE DETAIL

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 04/12 DATE REVISED: 2017 8TH EDITION	DRAWING W-22

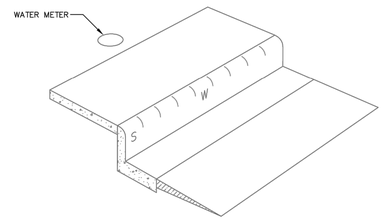


TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	3'-0"	4'-0"
> 24"	ENGINEERED	ENGINEERED

NOTES:
1. GRANULAR MATERIAL SHALL BE A MINIMUM OF 4-INCHES BELOW PIPE OR 1/4 PIPE DIAMETER, WHICHEVER IS GREATER.
2. STABILIZATION MATERIAL MAY BE REQUIRED BY THE DEPARTMENT TO REPLACE THE TOP 6-INCHES OF THE PIPE SUBGRADE. INSTALL GEOTEXTILE FABRIC BETWEEN THE STABILIZATION MATERIAL AND PIPE BEDDING.
3. TRENCH REQUIREMENTS WITHIN OPEN AREAS OR AREAS TO BE DEVELOPED SHALL BE PURSUANT TO DEPARTMENT STANDARDS.
4. WHERE THE SURROUNDING SOILS ARE NON-EXPANSIVE, A FLOWABLE FILL MAY BE SUBSTITUTED FOR BACKFILL MATERIAL.

WASTEWATER MAIN TRENCH REQUIREMENTS

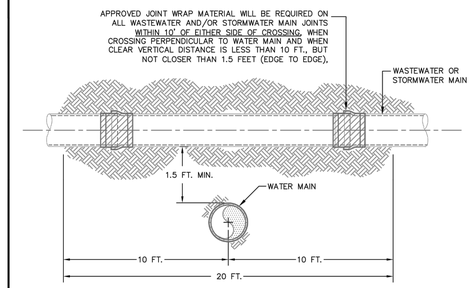
CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 2018 9TH EDITION	DRAWING WW-1



WATER SERVICE TO BE CAST OR CUT INTO CURB HEAD; MARKED "W", AND SEWER SERVICE AS "S".

SIDEWALK MARKINGS

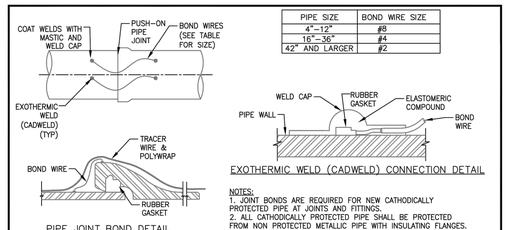
CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 2017 8TH EDITION	DRAWING W-100



NOTES:
1. EXTERNAL JOINT SEALANT SHALL MEET ASTM C-877, TYPE II (MESH REINFORCED), WITH ADDITIONAL STAINLESS STEEL BAND. INSTALL PER MANUFACTURERS INSTRUCTIONS.
2. CROSSINGS LESS THAN 1.5 FEET ARE TYPICALLY NOT ALLOWED. SPECIAL CASES MAY BE ALLOWED WITH PRIOR APPROVAL BY THE DEPARTMENT.

PIPE JOINT ENCASEMENT

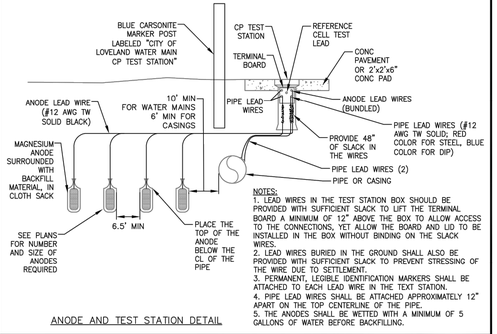
CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 2017 8TH EDITION	DRAWING W-102



PIPE SIZE	BOND WIRE SIZE
4"-12"	#8
16"-36"	#4
42" AND LARGER	#2

EXOTHERMIC WELD (CADWELD) CONNECTION DETAIL

NOTES:
1. JOINT BONDS ARE REQUIRED FOR NEW CATHODICALLY PROTECTED PIPE AT JOINTS AND FITTINGS.
2. ALL CATHODICALLY PROTECTED PIPE SHALL BE PROTECTED FROM NON PROTECTED METALLIC PIPE WITH INSULATING FLANGES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE PIPING IS ELECTRICALLY ISOLATED.



NOTES:
1. LEAD WIRES IN THE TEST STATION BOX SHOULD BE PROVIDED WITH SUFFICIENT SLACK TO LIFT THE TERMINAL BOARD A MINIMUM OF 12" ABOVE THE BOX TO ALLOW ACCESS TO THE CONNECTIONS, YET ALLOW THE BOARD AND LID TO BE INSTALLED IN THE BOX WITHOUT BINDING ON THE SLACK WIRES.
2. LEAD WIRES BURIED IN THE GROUND SHALL ALSO BE PROVIDED WITH SUFFICIENT SLACK TO PREVENT STRESSING OF THE WIRE DUE TO SETTLEMENT.
3. PERMANENT, LEGIBLE IDENTIFICATION MARKERS SHALL BE ATTACHED TO EACH LEAD WIRE IN THE TEXT STATION.
4. PIPE LEAD WIRES SHALL BE ATTACHED APPROXIMATELY 12" APART ON THE TOP CENTERLINE OF THE PIPE.
5. THE ANODES SHALL BE WETTED WITH A MINIMUM OF 5 GALLONS OF WATER BEFORE BACKFILLING.

ANODE AND TEST STATION DETAIL

CATHODIC PROTECTION DETAILS

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 04/11 DATE REVISED: 2017 8TH EDITION	DRAWING W-105

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EAGAN, MINNESOTA 55121

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CHECKED BY: BJJ
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ATTACHMENT B

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PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
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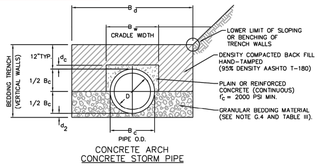
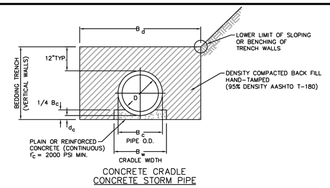
CLASS "A" BEDDING REQUIREMENTS



CONCRETE ARCH
CONCRETE STORM PIPE



CONCRETE CRADLE
CONCRETE STORM PIPE

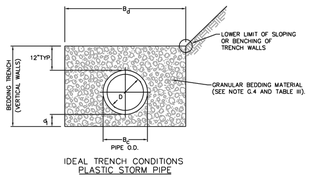
TABLE I		
NOMINAL DIAMETER (D)	MINIMAL THICKNESS (d_c)	MIN. WIDTH OF CRADLE (B_d)
18"	4"	B_c + 8"
21" TO 24"	6"	B_c + 8"
27" TO 33"	8"	B_c + 8"
36" TO 42"	10"	1.25 B_c
48" & LARGER	1/4" D	1.25 B_c

d_c = DEPTH OF BEDDING BELOW BOTTOM OF PIPE FOR CONCRETE CRADLE AND/OR DEPTH OF BEDDING ABOVE TOP OF PIPE FOR CONCRETE ARCH.

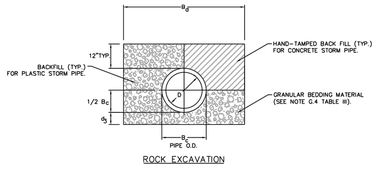
CLASS A NOTES:

1.1 THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR STRUCTURAL DESIGN OF THE CONCRETE CRADLE AND/OR CONCRETE ARCH.

CLASS "B" BEDDING REQUIREMENTS – GRANULAR BEDDING



IDEAL TRENCH CONDITIONS
PLASTIC STORM PIPE



ROCK EXCAVATION

TABLE II			
MIN. DEPTH OF BEDDING MATERIAL BELOW BOTTOM OF PIPE			
PIPE SIZE – D*	d_1	d_2	d_3
18" TO 30"	6"	3"	6"
36" TO 60"	6"	4"	6"
66" & LARGER	8"	6"	8"

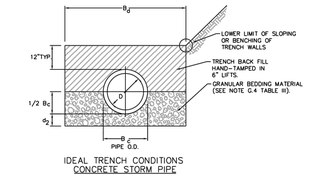
* FOR ARCH OR ELLIPTICAL PIPE D = SPAN DIMENSION.

B_c = PIPE O.D.

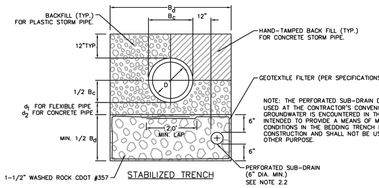
B_d : MINIMUM TRENCH WIDTH = PIPE O.D. + 16" MAXIMUM TRENCH WIDTH = PIPE O.D. + 30"

D = PIPE I.D. (OR SPAN DIMENSION FOR ARCH OR ELLIPTICAL PIPE).

d_1; d_2; d_3 = DEPTH OF BEDDING MATERIAL BELOW BOTTOM OF PIPE.



IDEAL TRENCH CONDITIONS
CONCRETE STORM PIPE



STABILIZED TRENCH

TABLE III	
* CLASS 67 GRADATION * ASTM C-33 OR ASTM D-448	
SIEVE SIZE	% BY WEIGHT
3/4"	90 – 100
3/8"	20 – 55
NO. 4	0 – 10
NO. 8	0 – 5

CLASS B NOTES:

2.1 BELL HOLES SHALL BE EXCAVATED AT ALL BELL AND SPIGOT JOINTS.

2.2 SUB DRAIN PIPE TO BE AN ACCEPTED PERFORATED PIPE CONFORMING TO APPLICABLE REQUIREMENTS OF THE SPECIFICATIONS.

2.3 BEDDING TRENCH BACK FILL TO BE COMPACTED TO 95% DENSITY, AASHTO T-180.

GENERAL NOTES:

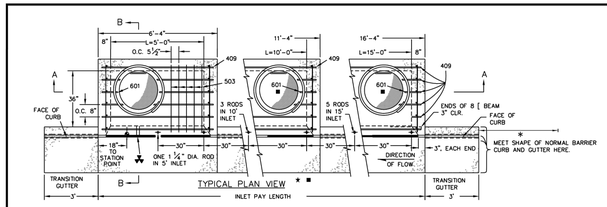
G.1 THESE DETAILS ARE TYPICAL FOR NORMAL CONDITIONS. FOR INSTALLATIONS OTHER THAN THESE (SUCH AS EMBANKMENT, UNUSUAL OR UNSTABLE SOIL CONDITIONS OR TUNNEL INSTALLATIONS, ETC.) EXCAVATION, BEDDING AND BACK FILL REQUIREMENTS SHALL BE DETAILED ON THE CONSTRUCTION DRAWINGS.

G.2 ULTIMATE BACK FILL LOADS AND STRUCTURAL DESIGN OF PIPE OR CONDUIT SHALL BE BASED UPON B_d > TRANSITION WIDTH AS SET FORTH IN THE AMERICAN CONCRETE PIPE ASSOCIATION DESIGN MANUAL.

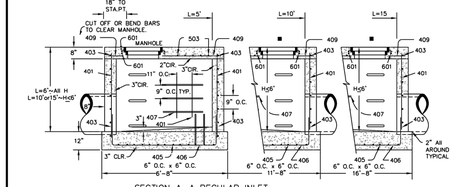
G.3 FOR INSTALLATION OTHER THAN TYPICAL CONDITIONS, EXCAVATION, BEDDING AND STRUCTURAL REQUIREMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE REFERENCES NOTED (DESIGN AND CONSTRUCTION OF SANITARY AND STORM SEWERS WPCF MANUAL OF PRACTICE NO. 9, ASCE MANUAL ON ENGINEERING PRACTICE NO. 37, LATEST REVISION) AND AS ACCEPTED BY THE CITY.

G.4 GRANULAR BEDDING SHALL BE HAND TAMPED IN 6" LIFTS AND SHALL CONFORM TO ASTM C-22 OR ASTM D-488 GRADATION SIZE #67 (PER TECHNICAL SPECIFICATIONS, SECTION 02221 AND TABLE III ABOVE).

TRENCHING & BEDDING (CLASS "A" & "B")			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: TBK	DRAWING SW-1



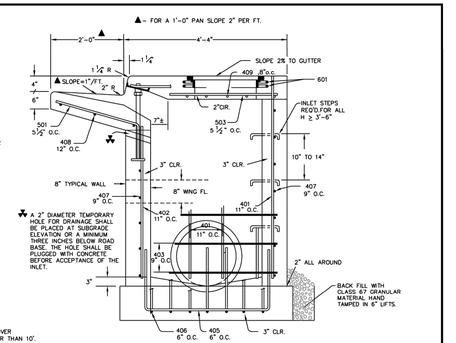
TYPICAL PLAN VIEW ★ ■



SECTION A–A REGULAR INLET

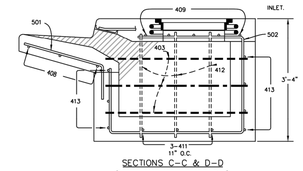
★ FOR LENGTH GREATER THEN 5 FT. PROVIDE ACCESS AT BOTH ENDS.

■ ADDITIONAL MANHOLE RING AND COVER REQUIRED WHEN LENGTH IS GREATER THAN 10'. CUT REINFORCEMENT BAR ACCORDINGLY.

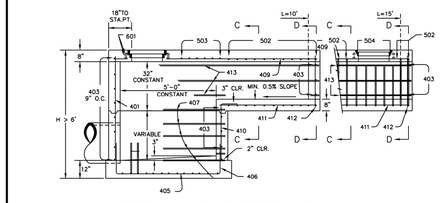


SECTION B–B
TYPICAL END VIEW

NOTE: MANHOLE RING & COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

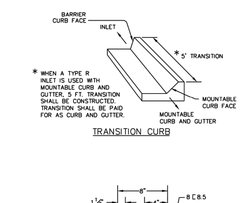


SECTIONS C–C & D–D
(DOTTED BARS ARE IN SECTION D–D)

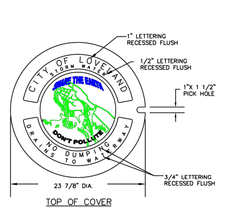


SECTION A–A INLET WITH DROP BOX–H>6'

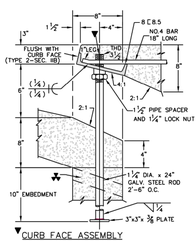
CURB INLET TYPE R			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: TBK	DRAWING SW-5A



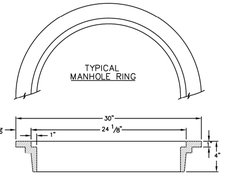
TRANSITION CURB



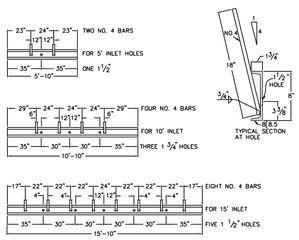
TOP OF COVER



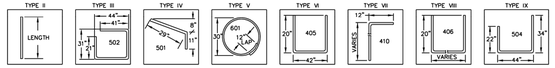
CURB FACE ASSEMBLY
PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.



WEIGHTS: COVER = 125 LBS.
RING = 135 LBS.
TOTAL = 260 LBS.



CHANNEL LAYOUT DETAILS



BAR BENDING DIAGRAMS
DIMENSIONS ARE OUT–TO–OUT OF BAR

CURB INLET TYPE R			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: TBK	DRAWING SW-5B

GENERAL NOTES:

1. ALL CONCRETE SHALL BE CLASS B.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE SPACED 10" TO 14" O.C. AND SHALL CONFORM TO CITY OF LOVELAND SPECIFICATIONS.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN. CURB AND GUTTER SURFACES SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. ALL COVERS AND FRAMES SHALL BE GRAY OR DUCTILE IRON CONFORMING TO CITY OF LOVELAND SPEC. 05500. MANHOLE COVER – EAST JORDAN IRON WORKS NO. 24004 OR EQUAL.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF CITY OF LOVELAND SPEC. 05500.
11. INFORMATION FROM CDOT STANDARD PLAN M-604-12 IS REFERENCED IN THIS DETAIL.

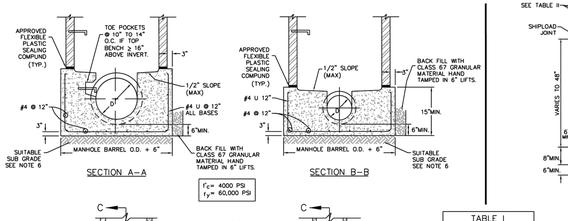
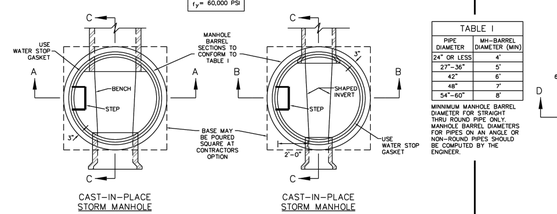


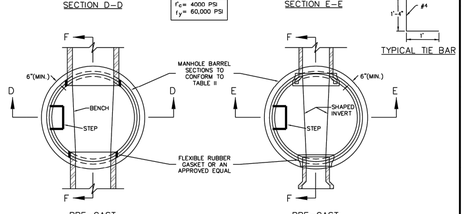
TABLE II			
A	48"	60"	72"
B	5"	6"	7"

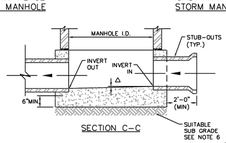
TABLE I	
PIPE DIAMETER	MH–BARREL DIAMETER (MIN)
24" OR LESS	4'
27"–36"	5'
42"	6'
48"	7'
54"–60"	8'

MINIMUM MANHOLE BARREL DIAMETER FOR STRAIGHT THRU ROUND PIPE ONLY. MANHOLE BARREL DIAMETERS FOR PIPES ON AN ANGLE OR NON–ROUND PIPES SHOULD BE COMPUTED BY THE ENGINEER.

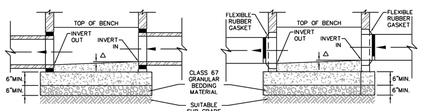
f'_c= 4000 PSI
f_y= 60,000 PSI







SECTION C–C



SECTION F–F

SECTION F–F
BOOT TYPE ALTERNATIVE

GENERAL NOTES:

1. MANHOLE BARREL MINIMUM DIAMETER SHALL CONFORM TO TABLE I.
2. GROUTED FLOW CHANNELS AND INVERTS MAY BE FORMED BY SHAPING WITH LEAN CONCRETE (f'_c =2000 PSI MIN.).
3. MANHOLE STEPS SHALL BE SPACED 10" TO 14" O.C. AND SHALL CONFORM TO THE CITY OF LOVELAND's SPECIFICATIONS.
4. STUB–OUTS SHALL EXTEND 2'–0" MIN. PAST MANHOLE O.D. AND BE SATISFACTORILY PLUGGED.
5. REINFORCING IS REQUIRED FOR ALL MANHOLE BASES.
6. ALL MANHOLE BASES SHALL BE PLACED ON SUITABLE SUB GRADE MATERIAL. AT THE DIRECTION OF THE ENGINEER OR INSPECTOR. THE SUB GRADE SHALL BE OVER EXCAVATED AND STABILIZED WITH CLASS 67 GRADULAR BEDDING MATERIAL, COMPACTED TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D–698.
7. ALL PIPE OPENINGS SHALL BE CONSTRUCTED WITH AN APPROVED FLEXIBLE WEDGE–TYPE GASKET CONFORMING TO ASTM C–443 WHICH SHALL BE CAPABLE OF PROVIDING A WATER TIGHT JOINT WITH ZERO LEAKAGE AROUND THE INSTALLED PIPE. AN APPROVED FLEXIBLE BOOT TYPE SLEEVE MAY ALSO BE USED FOR PRECAST INSTALLATIONS.
8. PRECAST BARREL SECTIONS, CONES, RISERS, ETC. SHALL CONFORM TO ASTM C–478, LATEST REVISION.
9. INVERT SHAPING AT THE DISCRETION OF THE DESIGN ENGINEER.

PRECAST MANHOLE BASE NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHIC WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED SHALL BE REJECTED BY THE CITY AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE CITY.
3. PRECAST MANHOLE BASES ARE TO BE BEDDED WITH CLASS 67 GRADULAR BEDDING MATERIAL.
4. IF A RUBBER GASKET, IS NOT PROVIDED, THE CONNECTOR SHALL BE GROUTED ON THE INSIDE AND OUTSIDE OF THE MANHOLE PENETRATION.

MANHOLES			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: TBK	DRAWING SW-6

DETAIL SHEET

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	11/21/18 PER CITY COMMENTS
2	01/07/19 PER CITY COMMENTS
3	BID SET 01-07-2019
4	02/01/19 FINAL SUBMITTAL
5	
6	
7	
8	
9	
10	

DATE: 11/21/2018
DRAWN BY: MWL
CHECKED BY: BJJ
JOB #: 48527

C-14

P:\Shared\Projects\48000-48999\48500-48599\48527 Village Cooperative of Loveland\06-Engineering\Vertex Drawings\PlCP\48527_PICP_Details.dwg

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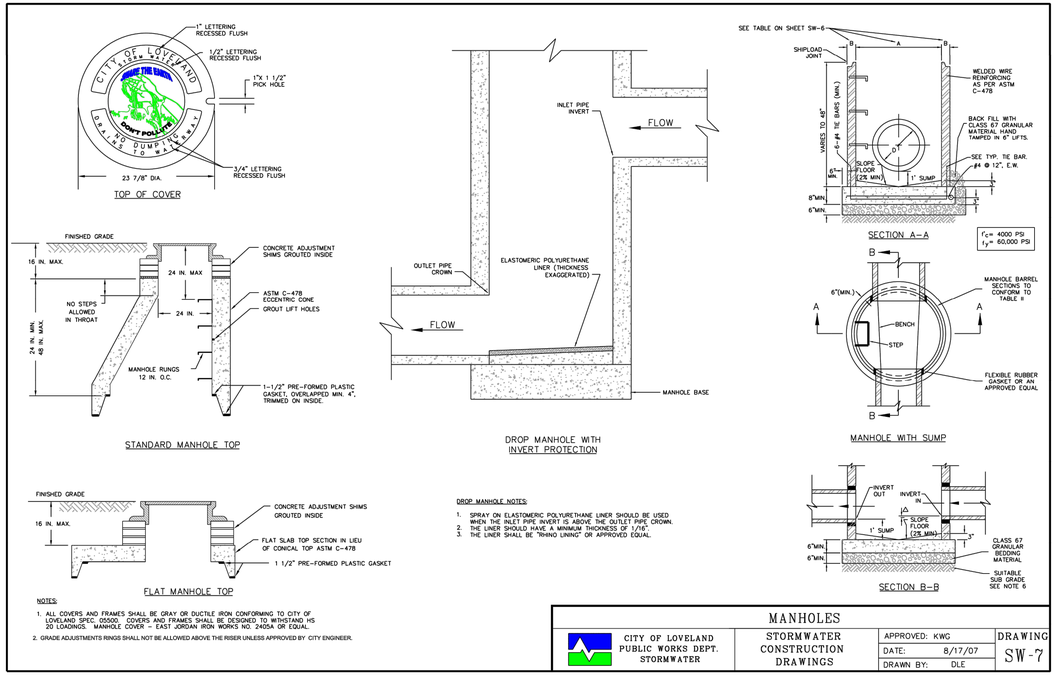
ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

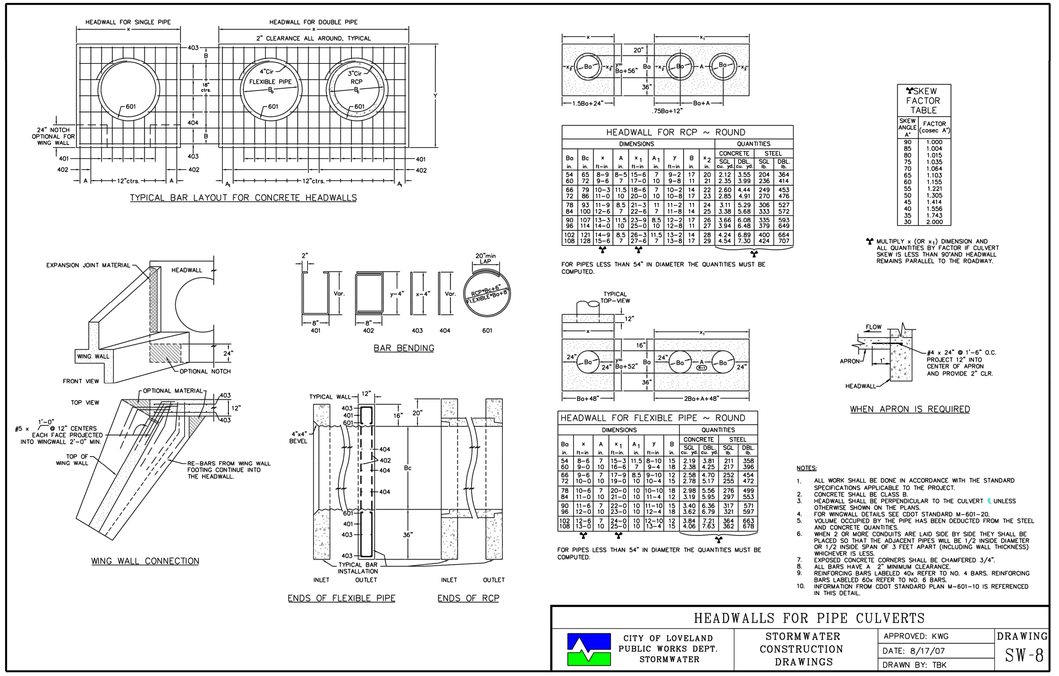
VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)



NOTES:
1. ALL COVERS AND FRAMES SHALL BE GRAY OR DUCTILE IRON CONFORMING TO CITY OF LOVELAND SPEC. 05500. COVERS AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADINGS. MANHOLE COVER – EAST JORDAN IRON WORKS NO. 2405A OR EQUAL.
2. GRADE ADJUSTMENTS RINGS SHALL NOT BE ALLOWED ABOVE THE RISER UNLESS APPROVED BY CITY ENGINEER.

DROP MANHOLE NOTES:
1. SPRAY ON ELASTOMERIC POLYURETHANE LINER SHOULD BE USED WHEN THE INLET PIPE INVERT IS ABOVE THE OUTLET PIPE CROWN.
2. THE LINER SHOULD HAVE A MINIMUM THICKNESS OF 1/16".
3. THE LINER SHALL BE "RHINO LINING" OR APPROVED EQUAL.

MANHOLES			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: DLE	DRAWING SW-7

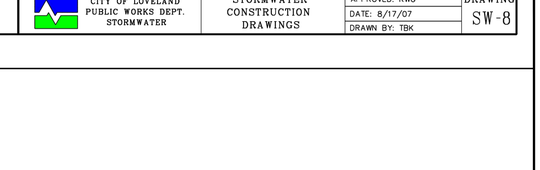


HEADWALLS FOR PIPE CULVERTS			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: TBK	DRAWING SW-8

HEADWALL FOR RCP ~ ROUND

Bo	Bc	x	A	x_1	A_1	Y	B	x_2	DIMENSIONS		QUANTITIES		
											CONCRETE	STEEL	
in.	in.	ft-in	in.	ft-in	in.	ft-in	in.	in.	in.	in.	SQ. yd.	DBL. SQ. ft.	DBL. SQ. lb.
54	65	8-9	18-5	15-6	7	9-2	17	20	2.12	3.55	204	364	
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99	236	414	
66	79	10-3	11.5	18-6	7	10-2	14	22	2.60	4.44	270	453	
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91	270	476	
78	93	11-9	8.5	21-3	11	11-2	11	24	3.11	5.29	306	527	
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68	333	572	
90	107	13-3	11.5	23-8	8.5	12-2	17	26	3.66	6.08	335	593	
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48	376	649	
102	121	14-9	8.5	26-3	11.5	13-2	14	28	4.24	6.89	400	664	
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30	424	707	

FOR PIPES LESS THAN 54" IN DIAMETER THE QUANTITIES MUST BE COMPUTED.



HEADWALL FOR FLEXIBLE PIPE ~ ROUND

Bo	x	A	x_1	A_1	Y	B	DIMENSIONS		QUANTITIES		
									CONCRETE	STEEL	
in.	ft-in	in.	ft-in	in.	ft-in	in.	in.	in.	SQ. yd.	DBL. SQ. ft.	SQ. lb.	DBL. SQ. lb.
54	8-6	7	15-3	11.5	8-10	15	2.19	3.81	211	358		
60	9-0	10	16-5	7	9-4	18	2.38	4.25	217	396		
66	9-6	7	17-9	8.5	9-10	12	2.58	4.70	252	494		
72	10-0	10	19-0	10	10-4	15	2.78	5.17	255	472		
78	10-6	7	20-0	10	10-10	18	2.98	5.56	276	499		
84	11-0	10	21-0	10	11-4	12	3.18	5.95	297	553		
90	11-6	7	22-0	10	11-10	15	3.40	6.36	317	571		
96	12-0	10	23-0	10	12-4	18	3.62	6.75	321	597		
102	12-6	7	24-0	10	12-10	12	3.84	7.21	364	662		
108	13-0	10	25-0	10	13-4	15	4.06	7.61	362	678		

FOR PIPES LESS THAN 54" IN DIAMETER THE QUANTITIES MUST BE COMPUTED.

SKEW FACTOR TABLE	
SKEW ANGLE A°	FACTOR (conc. A°)
90	1.000
85	1.004
80	1.015
75	1.035
70	1.064
65	1.103
60	1.155
55	1.221
50	1.305
45	1.414
40	1.556
35	1.743
30	2.000

MULTIPLY x (OR x_1) DIMENSION AND ALL QUANTITIES BY FACTOR IF CULVERT SKEW IS LESS THAN 90°AND HEADWALL REMAINS PARALLEL TO THE ROADWAY.

WHEN APRON IS REQUIRED

NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. CONCRETE SHALL BE CLASS B.
3. HEADWALL SHALL BE PERPENDICULAR TO THE CULVERT ℄ UNLESS OTHERWISE SHOWN ON THE PLANS.
4. FOR WINGWALL DETAILS SEE CDOT STANDARD M-601-20.
5. VOLUME OCCUPIED BY THE PIPE HAS BEEN DEDUCTED FROM THE STEEL AND CONCRETE QUANTITIES.
6. WHEN 2 OR MORE CONDUITS ARE LAID SIDE BY SIDE THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE 1/2 INSIDE DIAMETER OR SPAN, OR 3 FEET APART (INCLUDING WALL THICKNESS) WHICHEVER IS LESS.
7. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
8. ALL BARS HAVE A 2" MINIMUM CLEARANCE.
9. REINFORCING BARS LABELED 40x REFER TO NO. 4 BARS. REINFORCING BARS LABELED 60x REFER TO NO. 6 BARS.
10. INFORMATION FROM CDOT STANDARD PLAN M-601-10 IS REFERENCED IN THIS DETAIL.

VERTEX®
2420 W. 26th Avenue, Suite 100-D I Denver, CO 80211
Main: 303.623.9116 I VERTEXENG.COM

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SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	11/21/18 PER CITY COMMENTS
2	01/07/19 PER CITY COMMENTS
3	BID SET 01-07-2019
4	02/01/19 FINAL SUBMITTAL
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DATE: 11/21/2018
DRAWN BY: MWL
CHECKED BY: BJJ
JOB #: 48527

C-15

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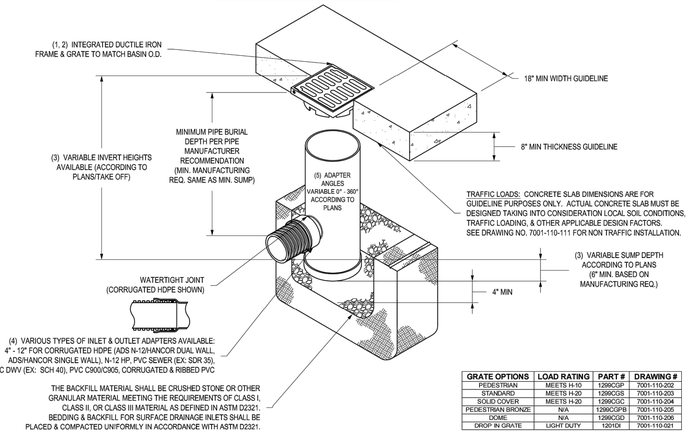
ATTACHMENT B

PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201CX	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	03-20-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-189 REV E

Section 2721

Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS
The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F-477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates and frames furnished for all surface drainage inlets shall be ductile iron for sizes 8", 10", 12", 15", 18", 24" and 30" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

INSTALLATION
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

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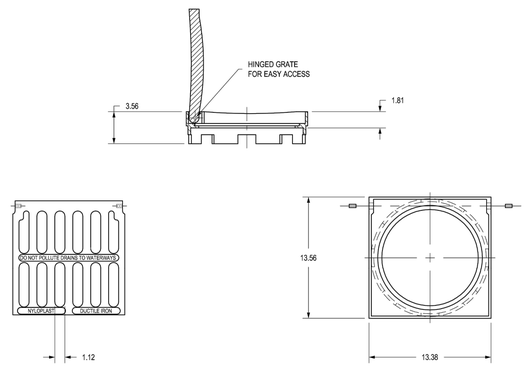
DRAWN BY	CJA	MATERIAL	
DATE	3-10-00		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:1	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 8 IN - 30 IN DRAIN BASIN SPECIFICATIONS
DWG NO. 7001-110-011 REV H

1299CGS

APPROX. DRAIN AREA = 60.62 SQ IN
APPROX. WEIGHT WITH FRAME = 40.68 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-035

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DATE	03-03-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	08-28-13		
DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1

Nyloplast
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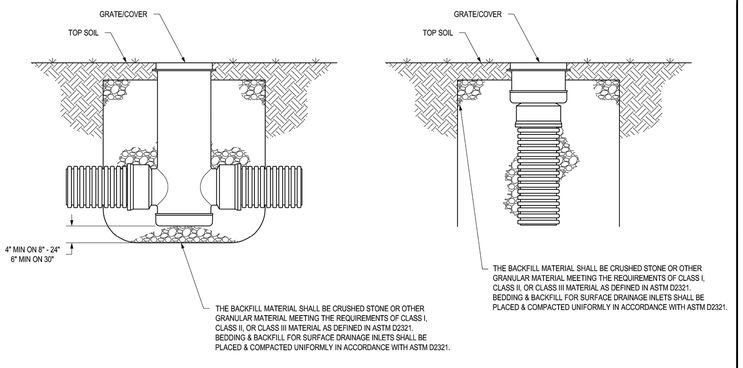
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN STANDARD GRATE ASSEMBLY
DWG NO. 7001-110-203 REV D

NON TRAFFIC INSTALLATION



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DATE	9-30-99		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

Nyloplast
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BUFORD, GA 30518
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FAX (770) 932-2490
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TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION
DWG NO. 7001-110-111 REV E

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STORM SEWER DETAILS
SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538
FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	11/21/18 PER CITY COMMENTS
2	01/07/19 PER CITY COMMENTS
3	BID SET 01-07-2019
4	02/01/19 FINAL SUBMITTAL
5	
6	
7	
8	
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10	

DATE: 11/21/2018
DRAWN BY: MWL
CHECKED BY: BJJ
JOB #: 48527
C-16

ATTACHMENT B

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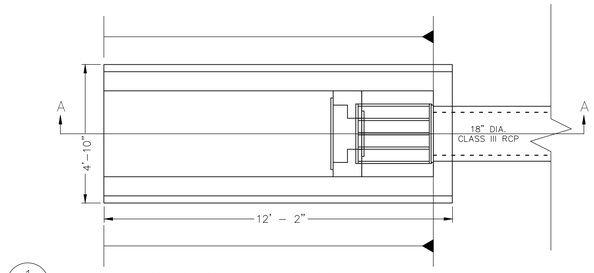
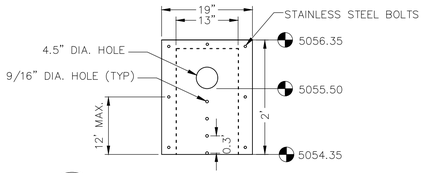
PRELIMINARY PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
OUTLOT C, KENDALL BROOK 1ST SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

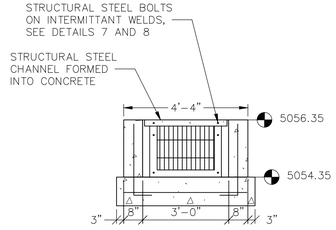
VILLAGE COOPERATIVE OF LOVELAND (KENDALL BROOK PUD)



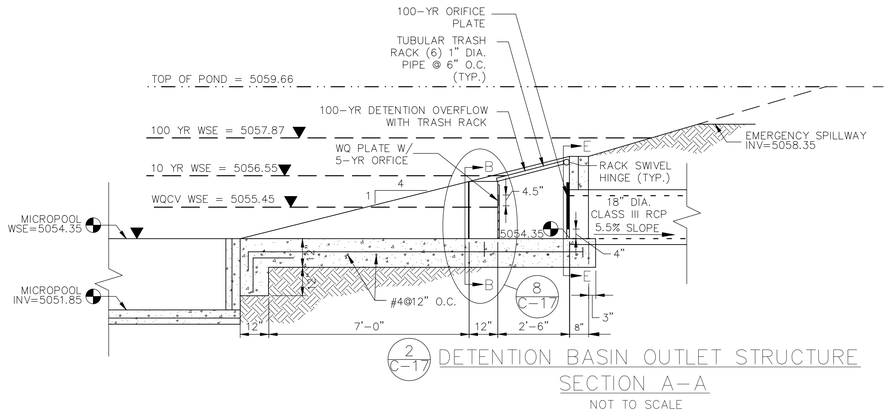
1 C-17 OUTLET STRUCTURE PLAN VIEW
NOT TO SCALE



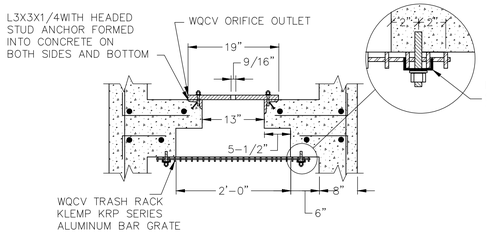
3 C-17 WQCV ORIFICE PLATE
NOT TO SCALE



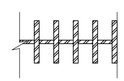
4 C-17 WQCV TRASH RACK
NOT TO SCALE



2 C-17 DETENTION BASIN OUTLET STRUCTURE
SECTION A-A
NOT TO SCALE

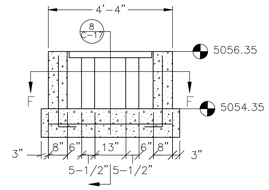


5 C-17 WQCV TRASH RACK
AND ORIFICE PLATE
SECTION F-F - PLAN VIEW
NOT TO SCALE



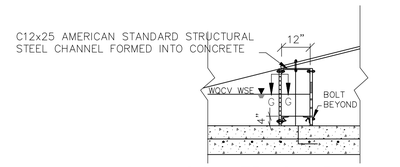
6 C-17 WQCV TRASH RACK
SECTION G-G
NOT TO SCALE

1. KLEMP KRP SERIES (OR EQUAL) ALUMINUM BAR GRATE. 3/16" WIDTH BARS ON 1-3/16" CENTERS
2. R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.71 FOR CROSS RODS ON 2" CENTERS
3. KLEMP CORPORATION, OREM, UTAH, USA

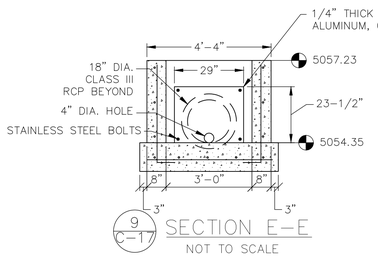


TRASH RACK OMITTED FOR CLARITY

7 C-17 SECTION B-B
NOT TO SCALE



8 C-17 WQCV TRASH RACK
AND ORIFICE OUTLET
NOT TO SCALE



9 C-17 SECTION E-E
NOT TO SCALE

WQCV TRASH RACKS:
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTANT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK WIDTHS ARE FOR SPECIFIED TRASH RACK MATERIAL. FINER WELL-SCREEN OR MESH SIZE THAN SPECIFIED IS ACCEPTABLE, HOWEVER, TRASH RACK DIMENSIONS NEED TO BE ADJUSTED FOR MATERIALS HAVING A DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).

OVERFLOW TRASH RACKS:
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND BOLTABLE ACCESS PANELS.
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.

ORIFICE PLATES:
STEEL ORIFICE PLATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.

STANDARD INLET GRATES:
1. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.

GENERAL NOTES
1. STEPS SHALL BE PROVIDED WHEN DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.

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STORM SEWER DETAILS

SITE: 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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DATE: 11/21/2018
DRAWN BY: MWL
CHECKED BY: BJJ
JOB #: 48527

C-17

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ATTACHMENT B

KENDALL BROOK

Being a General Development Plan of Tract A, Kendall Brook Addition, Amendment No. 1

LOVELAND, COLORADO

CHATEAU DEVELOPMENT COMPANY

CONDITIONS OF APPROVAL

Current Planning

1. A minimum of 8 acres shall be zoned for multi-family apartment units. (Area E-1 relocated to B-1, and area B-1 relocated to E-1)

2. Lots with less than 65 feet of frontage on a public street right of way shall not be permitted a garage where garage doors for more than two cars are visible as part of the front building elevation.

3. Additional architectural conditions :
   A. The minimum square footage of single story homes would be 1350 square feet for a ranch and 1600 square feet for a 2 story or tri-level.
   B. Detached residential units with a 2 or 3 car garage shall not be required to taper the driveway from the garage door to the face of the curb.
   C. On 50% of the lots having frontage on a public street, garage doors that are visible as part of front building elevations shall be recessed behind either the front facade of the living portion of the dwelling or a covered porch by at least four (4) feet. Covered porches referred to in this condition shall measure at least eight (8) feet across the front of the building, by six (6) feet deep. This requirement shall not apply to side or rear loaded garages.

4. Garage doors visible as part of front building elevations shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. This requirement shall not apply to side or rear loaded garages.

5. Covenants shall be submitted with subsequent PDP applications and executed with approval of the FDP.

6. A commercial lighting plan shall be submitted with the preliminary development plans within Zoning Areas G and H as depicted on the GDP.

7. A written statement from the Louden Ditch Company representatives indicating any concerns they may have shall be included and incorporated into subsequent preliminary development plans.

8. All signage shall require a separate sign permit and comply with the Loveland Municipal Code.

9. Easements for the Louden Ditch, Dry Creek and wetland areas shall not be included in the calculation for open space play fields, which shall be required at a rate of one acre for every 100 residential units.

10. The minimum building setback for commercial buildings, when a commercial building is adjacent to residential uses, shall be thirty-five (35) feet and an earthen berm, no less than six (6) feet in height shall be provided within this setback area. The setback area shall be landscaped in accordance with the City's Site Development Performance Standards and Guidelines.

11. Architecture within Zoning Areas G and H as depicted on the GDP shall incorporate a consistent and compatible architecture designed to minimize corporate architecture. Roofs within this area shall have no less than two (2) of the following features:

a. parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment;

b. overhanging eaves, extending no less than three (3) feet past the supporting walls;

c. sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run;

d. three (3) or more roof slope planes.

12. All parking lots shall be set back a minimum distance of 40 feet from any public right-of-way and shall be screened from surrounding public streets, sidewalks, trails, parks, and other properties used by the public by a minimum 4 foot high berm and landscaping in compliance with the City's Site Development Performance Standards and Guidelines.

13. In addition to compliance with Chapter 18.50 of the City Municipal code, all signs shall comply with the design guidelines set forth in Section 6.2 of the Loveland Comprehensive Master Plan.

14. View corridors from Taft Avenue looking west shall be identified and preserved.

15. All building heights for structures located within Zoning Area H and on the row of lots adjacent to Taft Avenue in zoning areas F and D-1 shall be measured from the existing grade and limited to 35 feet in height as measured by City of Loveland standards.

16. Building height shall be measured as per the Loveland Municipal Code, as may be amended.

17. Fencing shall be in accordance with the Loveland Municipal Code.

18. All chemicals, gasolines, waste oils, fertilizers, and hydraulic fluids shall be properly disposed of in accordance with Larimer County, State of Colorado, and Federal Requirements no later than September 15, 2005.

19. A minimum four-foot high fence shall be placed around the perimeter of the farming operations area prior to the issuance of the first certificate of occupancy within this development.

20. All conditions of approval shall be placed on the GDP mylar prior to recordation.

21. All elements within Exhibit B of Attachment B shall be incorporated into this PUD and illustrated or itemized as conditions on the GDP mylar prior to recordation.

Water Conditions

22. As per the Dry Creek Master Drainage Plan update by the Sear Brown Group, storm drainage releases from this project shall be limited to 10 year historic. Drainage recommendations contained within the master drainage plan update shall be adhered to by this project.

Fire Prevention Conditions

23. All 28 feet wide streets shall be signed NO PARKING on one side.

24. Hydrants shall provide a minimum of 1,000 gpm at 20 psi. No structures shall be further than 300 feet from a hydrant. Average spacing between hydrants shall be 600 feet.

25. Construction phasing shall not create dead-end streets or water lines.

26. Cul-de-sacs shall be a minimum radius of 50 feet flow-line to flow-line.

27. Dead-end streets shall be no more than 400 feet in length.

Engineering Conditions

28. With each subsequent submittal of a preliminary development plan, the Developer shall provide a School Routing Plan for approval by the School District and the City.

29. All roadway cross sections must conform to City standards and the knuckle extending south off West 50th Street shall be deleted and an alternate means of serving the property shall be approved as part of the preliminary development plan.

30. Where not already constructed by others, the Developer shall design and construct ultimate street, bike and pedestrian improvements for Taft Avenue to a full width Major Arterial Street standard. The full width improvements shall extend from the intersection of West 43rd Street to the north property line. Additionally, the Developer shall be responsible for the design and construction of all off-site street improvements to accommodate proper transitions to existing roadway improvements within Larimer County's jurisdiction. Specific construction phasing and scope of the street improvements shall be determined at the time of a preliminary development plan submittal.

31. The Developer shall design and construct ultimate street, bike and pedestrian improvements for West 43rd Street to a Major Arterial Street standard. The improvements shall extend from the intersection of Taft Avenue to intersection of Glen Isle Drive and shall include all necessary transitions to properly interface with street improvements associated with Shamrock West 2nd Subdivision and existing intersection improvements at Glen Isle Drive and West 43rd Street. Said improvements shall be constructed before issuance of the first building permit within the PUD.

32. The Developer shall design and construct ultimate street, bike and pedestrian improvements for West 50th Street to a full width Major Collector Street standard (less the sidewalk along the north side of W. 50th Street). The improvements shall begin at the intersection of the north property line with Taft Avenue and shall extend to the west property line. If the Developer desires to design and construct West 50th Street entirely on the subject property, the north right-of-way shall be coterminous with the north property line up to a point of divergence to accommodate alignment with West 50th Street, as shown on the Harvest Gold 2nd Subdivision Preliminary Development Plan. Specific construction phasing and scope of the street improvements shall be determined at the time of a preliminary development plan submittal.

33. The Developer shall be responsible for obtaining necessary off-site right-of-way to accommodate required street improvements on Taft Avenue, West 43rd Street and West 50th Street. Specific right-of-way requirements shall be determined at the time of Preliminary Development Plan submittal. All specific right-of-way shall be either dedicated or under legal contract to purchase, prior to approval of a Preliminary Development Plan.

34. The Developer shall dedicate 50' of on-site right-of-way along the south property line, from the Louden Ditch to the west property line, for West 43rd Street.

35. The Developer shall dedicate necessary on-site right-of-way along the entire east property line to bring the total west half of right-of-way for Taft Avenue to 70'.

36. The Developer shall obtain approval from Larimer County regarding necessary off-site street improvements and right-of-way requirements on Taft Avenue. County approval(s) and evidence of dedicated right-of-way shall be in place prior to the City's approval of a preliminary development plan.

37. The Developer shall dedicate sufficient on-site right-of-way at the southeast corner of West 50th Street and Taft Avenue to accommodate a future roundabout. Specific right-of-way requirements shall be determined at the time of a Preliminary Development Plan submittal.

38. The Developer shall design and install all necessary traffic signals unless the City has same scheduled for installation at the time signal warrants are met. Warrants shall be analyzed as part of Traffic Impact Studies for future development applications. If the Developer installs the traffic signal(s), the City will reimburse all associated costs pursuant to the City's CEF policy.

Power Conditions

39. The property being annexed into the City of Loveland currently is located within the REA certified territory, and this property shall be subject to a five percent (5%) surcharge on electrical energy as defined in 40-915-204, CRS, and the City of Loveland Municipal Code 13.12.180. This surcharge shall apply to any subsequent subdivisions of property annexed after January 31, 1987 within the REA certified service territory.

40. The following note shall be added to the final plat: "A surcharge of 5% will be added to all bills for the sale of electric power to additional services which came into existence after January 31, 1987, within the territory herein annexed, which surcharge will expire ten years after effective date of this annexation."

Building Conditions

41. A demolition permit shall be required for the removal of any existing structures.

1. DEVELOPMENT PLAN NARRATIVE

A. Purpose of the Project

The following goals, concepts, and development standards apply to the 158.82± acres, which comprise the Kendall Brook Planned Unit Development. The purpose of the project is to provide an appropriate mix of uses and variety of housing types in a well planned neighborhood. This development will provide variety in the type, design, and layout of buildings, circulation systems, and open spaces within the development.

B. Land Use

1. Overall Concept
The development plan provides an opportunity for a mix of housing types comprised of conventional single family homes, clustered "courtyard" homes, multi-family units, condominiums/townhomes and duplex/patio homes, complemented by a Village Center with a possible mix of commercial, community, and residential uses. The concept for the development is to provide this housing mix within a cohesive neighborhood, unified by a collector street system and a variety of open areas, anchored by neighborhood park areas within convenient walking distance of all neighborhood residents. More intense uses are located to minimize traffic impacts on lower density areas, and to facilitate access to jobs and services. A network of open spaces and greenbelts also facilitates pedestrian circulation and drainage. Substantial perimeter landscape buffers are provided adjacent to existing/platted development, Taft Avenue and West 43rd Street. The street system is designed to provide links to future development to the north and west.

2. Land Use Categories and Definitions
The land use categories provided include, but are not limited to office/retail/convenience uses, single family detached, patio homes, single family attached dwellings, townhomes and multifamily dwellings. The following definitions apply to all uses within this PUD:

Single Family Detached Homes– A one-family dwelling not attached to any other dwelling, located on individual fee-simple lots or in clusters. These homes may be of conventional construction.
Courtyard Homes – Housing units on individual fee-simple lots or lot envelopes with adjoining areas in common.
Duplex Unit – A two-family dwelling on one or two lots separated by a common wall.
Townhome – A structure containing two or more dwelling units, on fee-simple lots in which access may be gained from individual entries or access courts.
Condominium – A multi-level structure containing two or more individually owned dwelling units. Owners hold title to their living space, while owning a share of the common grounds and structures.
Multi-family Housing – A structure or group of structures typically containing three or more dwelling units each occupied by an individual household on a rental basis.
Mixed Use– An area offering a mix of retail, office, residential and/or community services and uses intended to provide services to Kendall Brook and the surrounding neighborhoods. See Sec. 3.A(1) for permitted uses.

3. Neighborhood Structure
As indicated above, the site is planned as a cohesive neighborhood with an appropriate mix of housing types and service uses. Unifying elements include a tree lined collector street system, an open space network, and a trail system. Within each parcel, the maximum number of dwelling units (10%+/–) will be allowed as designated on the GDP, and will be designed in accordance with the development standards outlined on this plan.

Kendall Brook is proposed for construction in phases as indicated on these plans. As development progresses, minor density transfers and other adjustments may be made with administrative (city staff) review, as per section 18.41 of the city code, also see Sec. 3.a(7).

4. Integration of the Louden Ditch and Dry Creek
Kendall Brook is planned as an integrated community providing increased amenities to the built environment and the natural environment. For the natural environment, the enhancement measures are focused on the Louden Ditch and Dry Creek. The habitat enhancement features of Kendall Brook will result in a permanent open-space/wildlife-movement corridor along Dry Creek with wildlife access opportunities to and from the Louden Ditch. In addition to this permanent designation, the habitat will be enhanced through the planting of native riparian species along the periphery of the preserved wetlands.

5. Current Farming Operation
The premises are currently used for the parking, storage, repair and maintenance of various farm machinery. This machinery is typically stored inside the existing buildings on the subject property; however, some may be stored in the open. A minimum four-foot high fence shall be placed around the perimeter of the farming operations area prior to the issuance of the first certificate of occupancy within this development.

During the active farming season (approximately April 1 to November 1) these machines, or a portion thereof, are in use off-premise at various locations in and around the City of Loveland. The moving of these machines on- and off-premise should be minimal and typically occurs only about six times per year. No unusual noise or other adverse factors impacting neighbors should result.

Repair and maintenance of these machines is accomplished on-site. This activity will not result in any negative noise, odor, dust or visual disturbances.

The activities on-site are minimal, and should not result in a nuisance to adjacent homeowners. There is no storage of hazardous materials on-site. All activities relating to the operation of the farm are generally accomplished between 7AM and 7PM during the farming season, and typically occur only a few days per month.

C. Circulation

1. Overall Concept
Primary access to the site will be from West 43rd and West 50th Streets. The site is planned to allow access to future development to the west and north. On-site circulation emphasizes direct pedestrian and vehicular access to destinations throughout the site and "park" areas, and the Village Center.

2. Components

a. Vehicular
A series of residential and/or collector streets will distribute and collect traffic to and from the parcels within the neighborhood. Local streets and private drives will be designed to provide access within the neighborhood, with cross connections to adjacent neighborhoods. Local and collector streets may vary in width, according to the amount of traffic to be accommodated and the specific design requirements of each parcel.

North Taft Avenue will be upgraded to a full Major Arterial with this project from the north site boundary to West 43rd Street. Also, unless constructed by others, North Taft Avenue must be upgraded from West 43rd Street to West 37th Street (currently required to be constructed by the Greenbriar development to the south). Improvements from the north site boundary to West 40th Street include hard surface improvements to accommodate an 84' cross-section (7'/12'/12'/22'/12'/12'/7'). Improvements from West 40th Street to West 37th Street include re-striping. Dedication of 70' for right-of-way along North Taft Avenue is incorporated into this plan.

West 43rd Street will ultimately be built as a Major Arterial from North Taft Avenue to Glen Isle Drive. Right-of-way will be dedicated at a minimum of 50 feet.

Sixty feet will be dedicated along the northern boundary from North Taft Avenue to the Louden Ditch for the construction of West 50th Street, which is to be a major collector. From the Louden Ditch west, 40' (half) of the 80' R.O.W. will be dedicated. Sufficient right-of-way will be dedicated at the corner of West 50th Street and North Taft Avenue for a potential future roundabout.

All phases within this GDP shall have secondary access into and out of each phase. Specific locations shall be determined at the time of PDP.

b. Pedestrian
An overall system of pedestrian ways will be provided along roadways and through selected open space areas. Detached sidewalks will be provided along perimeter arterial streets and residential collector streets. Attached sidewalks will be provided on both sides of local streets, unless approved otherwise at time of P.D.P. approval.

3. Performance Standards
North Taft Avenue, which abuts the site, is expected to be developed to major arterial standards. West 43rd Street will be developed as a Major Arterial, and West 50th Street will be developed as a major collector, to city-approved standards. The GDP provides for dedication of necessary right-of-way to accommodate ultimate improvements.

Internal collector roadways will consist of a 36' to 44' wide roadway, within a right-of-way of sufficient width to accommodate a street tree planting strip and detached sidewalks on both sides. On-street parking may be prohibited on portions of major collector roadways, but will be encouraged where alley served units front on these streets.

D. Public Facilities

1. Overall Concept
All public facilities and services are readily available to the site. Utilities will be installed underground, and will be provided for as described below:

2. Water and Sewer
A 16" water line will also run through the site along the western side of the property and tie into the existing 16" water line in West 43rd Street. 8" laterals will serve the individual lots and buildings through the site.

Existing sanitary sewer is located at the intersection of North Taft Avenue and West 43rd Street. A 15" sewer line will run along the east side of the property and then along 50th Street on the north side. 8" sanitary sewer laterals will run through the site and carry the effluent to the 15" lines and then into the existing sanitary sewer system. All sewer will be a gravity system.

3. Storm Drainage
A preliminary drainage report has been prepared for this PUD. Generalized locations and sizing of detention and conveyance facilities are included in this report.

4. Electric
Service will be provided by the City of Loveland Light and Power Department. Existing electric distribution feeders run along North Taft Avenue, a future feeder along West 43rd Street will be constructed with the Greenbriar development to the south.

5. Parks and Open Space
The development will incorporate a network of open space areas, greenbelts, and landscaped buffer areas, but will focus on the park and open play areas. These areas will be designed to link the various parcels that comprise the neighborhood and provide access to the neighborhood recreation facility and future development to the west.

Kendall Brook will also incorporate a 20' wide recreation trail easement along the Louden Ditch from West 43rd Street to West 50th Street. (A 10' multi-use trail will be installed by the City of Loveland running north-south along the Louden Ditch.) This easement may extend across the Kendall Brook property line, into that property deeded to the Louden Ditch Company. The property owners are currently working with the Ditch Company to secure the necessary easements. Final trail and easement locations will be included with subsequent application for PDP and FDP, and will be determined in cooperation with the Parks Department.

Easements for the Louden Ditch, Dry Creek and wetland areas shall not be included in the calculation for open space play fields, which shall be required at a rate of one acre for every 100 residential units.

6. Schools
No school site is anticipated in this G.D.P. Payment-in-lieu fees apply and will be paid at the time of issuance of building permits for each unit.

7. Fire and Police
The development will be serviced by the City of Loveland Police and Fire departments with service areas as determined to be appropriate.

2. DEVELOPMENT DESIGN

A. Overall Concept
The design intent for Kendall Brook is to create a sense of place through the careful integration of an overall design theme for the development. This theme will serve to provide neighborhood identity as well as a means of providing an overall sense of continuity among the various parcels. The elements of the design concept include consistent perimeter treatments, integration of complementary man-made amenities (i.e., adjacent system of trails and open spaces), comprehensive landscape treatment, and attention to architectural elements. The general approach to each of these design components is described below. More detailed development of these elements will occur as preliminary and final development plans are prepared for each phase.

View corridors from Taft Avenue looking toward Longs Peak and Mummy Range have been identified and preserved, in accordance with the formulas used in The U.S. 34 Corridor Study. Subsequent Preliminary and Final Development Plans shall recognize and maintain these corridors.

SIGNATURE BLOCK

Ownership Certification

The undersigned, have ownership in the land included in this PUD, hereby consent to the preparation and recordings of this General Development Plan.

Ownership of Parcel H only
Real Estate Equities Homes - Loveland, LLC
BY: Keith Jans, its Managing Member

By KEITH JANS
Its MANAGING MEMBER

Approved this 26th day of September 2018

City Approvals

Approved this 26TH day of SEPT. 2018, by the Current Planning Manager of the City of Loveland, Colorado.
Current Planning Manager

Approved this 26th day of September 2018, by the City Engineer of the City of Loveland, Colorado.
City Engineer

Approved this 1st day of October 2018, by the City Attorney of the City of Loveland, Colorado.
City Attorney, Assistant

Approved this 23 day of October 2018, by the Planning Commission of the City of Loveland, Colorado.
Chairperson

Approved this 24th day of October 2018, by the City Council of the City of Loveland, Colorado.
Mayor
Attest - Deputy City Clerk

CITY OF LOVELAND SEAL COLORADO

STATE OF Minnesota)
) ss.
County of Dakota)

The foregoing instrument was acknowledged before me this 24th day of September 2018, by Keith Jans

Witness my hand and official seal.

My Commission expires January 31, 2023

Notary Public

MICHELLE LEE STERN
Notary Public
Minnesota
My Commission Expires
Jan 31, 2023

SHEET INDEX

1 ? 2	NARRATIVE AND SIGNATURE BLOCK
3	GENERAL DEVELOPMENT PLAN
4	TYPICAL DETAILS ? ELEVATIONS

KENDALL BROOK
GDP NARRATIVE - SHEET 1 OF 4

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GDP NARRATIVE SHEET
SITE: PARCEL H - 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538
FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
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DATE: 09/24/2018
DRAWN BY: MWL
CHECKED BY: BJJ
JOB #: 48527

1 OF 4

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ATTACHMENT C
City of Loveland

B. Edge Treatment

1. Architecture
One of the most important aspects of the development's overall appearance as viewed from its edge is the appearance of the structures. To provide visual interest and avoid unattractive views from adjoining streets, visible rear and side elevations of residential structures along major and minor arterial streets shall be detailed with a combination of one or more of the following architectural elements: roof line articulation, variety of exterior materials, design-integrated windows and window treatments, and porches or decks. These elements shall be used to create an interesting and attractive streetscape along major and minor arterial streets along the edge of Kendall Brook (North Taft Ave., and West 43rd Street and West 50th Streets).

To the extent possible, long stretches of double frontage lots will be avoided.

2. Landscaping
Perimeter landscaping and grading have a number of edge functions, including separation of uses, noise mitigation, recreational opportunities, aesthetic qualities, and storm drainage management. Perimeter landscaping will be used where appropriate to create a visually interesting streetscape and enhance views of the neighborhood from off-site.

3. Access
Two major entry points are proposed from West 43rd and West 50th Streets. Additional access to the west is planned. Entries will be designed with the development's overall theme in terms of landscape and architectural treatment.

4. Fencing
The use of fencing as an element of the development's residential edge treatments will be minimized. The dominant form of edge treatment will be landscaping. Perimeter fencing will be limited to a maximum of six (6) feet in height and shall be used in conjunction with landscaping and berming, where appropriate, to act as a noise or visual buffer between the development and adjacent land uses.

Design specifications for fencing will be defined in Covenants for the development, which will be submitted with Preliminary and/or Final Development Plans. Fences with chain link shall not be permitted.

All Fencing will be managed by the Architectural Review Committee.

Fences will be allowed on private lots according to the following criteria:
* Front yard fencing shall not be permitted
* Backyard fencing between lots: 6' privacy fences will be permitted.
* Backyard fencing on corner lots: 6' privacy fences will be permitted, setback a minimum of 10' from adjacent sidewalk, or property line where no walk is present.
* Fencing adjacent to open spaces: May be open, limited to a maximum height of 40".
* Side and Backyard fencing adjacent to arterial roadways: At a minimum of 15' from a public street right-of-way boundary, fencing shall be limited to a maximum height of 6 feet.

C. Landscaping

1. Overall Concept
Landscaping will be designed with a comprehensive theme for the entire development. The project entry/identity features will be designed to complement the site design. By maximizing use of the planned open spaces, a sense of openness will be achieved. Collector streets will be designed with detached sidewalks, street trees, and tree lawns between the walk and the curb. The overall concept will be to treat the roadways as tree-lined lanes reflective of early, established communities typical of northern Colorado.

Minimum clearances of 4 feet will be maintained from all underground utilities.

2. Maintenance
The landscaped areas of the development, including perimeter areas, common open space, and entry features, will be maintained by appropriate Owners' Association(s). Landscaping on private lots is the responsibility of that owner.

3. Dry Creek
Landscaping for the areas along Dry Creek will be planted with native species designed to enhance wildlife values and improve the water quality of Dry Creek. Detail of these plantings will be provided with PDP and FDP submittals.

D. Architecture

1. Overall Concept
To ensure an attractive and desirable neighborhood, the following architectural elements must be incorporated into the design of all structures:

a. A sloping roof with at least one break in the roof line
b. Windows, exterior window treatments, and/or other similar architectural features on all elevations of the buildings (except patio, townhome, or similar building type where privacy is a factor in the placement of windows)
c. Offsets and protrusions along exterior walls are encouraged
d. Coordinated roofing materials, windows, building materials and finish, and accents to achieve a cohesive appearance
e. No wood steps or stoops shall be allowed for front entries.
f. All homes will be required to have brick, stucco, stone, synthetic stone or other masonry on at least 75% of the first floor front elevations, excluding doors, garage doors and windows.
g. There will be no three car garages on lots smaller than 65' in width, with the exception of alley loaded or side loaded corner lots.
h. All roofs will be a minimum of 20-25 year composition roofing.
i. No vinyl or aluminum siding will be allowed.
j. All soffit dimensions will be a minimum of 12" wide.
k. Where floor plans are offered on a repeating basis, alternative elevations shall be developed and the same elevation shall not be repeated adjacent to or across the street from one another.
l. The minimum square footage of single story homes shall be 1350 square feet for a ranch and 1600 square feet for a two story or tri-level.
m. The maximum lot coverage shall be 50% including the building foot print, garage, porches, patio and driveways.

Non-residential architecture within zoning areas G and H as designated on the GDP shall incorporate a consistent and compatible architecture and not the typical corporate architecture traditionally utilized for fast food restaurants and convenience stores. Roofs within this area shall have not less than two (2) of the following features:
a. parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment;
b. overhanging eaves, extending no less than three (3) feet past the supporting walls;
c. sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run;
d. three (3) or more roof slope planes.

The provision of these elements in the architecture of Kendall Brook will serve to create an attractive streetscape and an identity for the development, and to provide visual interest and avoid unattractive views from adjoining streets and properties.

2. Materials
Potential building materials and forms are outlined below:
Siding - Brick, stone, hardboard lap siding, wood siding, stucco or synthetic stucco, or as allowed by the covenants and the building code.
Roofing - Asphalt shingles, tile, or as allowed by covenants and the building code
Architectural materials may include, but are not limited to, the use of brick, stone, lap or other wood siding, synthetic stucco, asphalt shingles, tiles, wood shingles (as allowed by city code), dormers, and covered porches.

3. Nonresidential Structures
Architecture within the area designated as the parcels G and H shall incorporate a consistent and compatible architecture, as opposed to typical "corporate architecture." Churches and other community and institutional services are not subject to the stipulation of "consistent" design, although it is encouraged that these facilities provide a varied and interesting design that is compatible with surrounding land uses and structures.

Roofs shall have no less than one of the following features, and the use of more than one of these elements is however strongly encouraged:
* parapets featuring three-dimensional cornice treatment, concealing flat roofs and rooftop equipment (i.e., HVAC units) of an average height not to exceed 15% of the height of the supporting wall; and/or
* minimum of 3-foot overhanging eaves; and/or
* sloping roofs that do not exceed the average height of the supporting walls, with an average slope of 1:3; and/or
* three or more roof slope planes.

In addition, a commercial lighting plan shall be submitted with the PDP for the commercial site, if applicable.

E. Landform Modification

The existing area within the Kendall Brook GDP has gently rolling topography generally falling from west to east. The development of the parcels within the Kendall Brook GDP will generally conform to existing topography, with minor grade modifications as needed to facilitate proper drainage.

Significant grade modifications that are anticipated include the development of three detention ponds to be located along the waterway(s) and wetland area running through the site. Grade modifications in these areas are anticipated to involve the excavation of ponds with excavation depths ranging from 0-5 feet. Detailed grading design will be shown on subsequent Preliminary Development Plans (PDP) and Final Development Plans (FDP).

Grading will be designed to minimize the amount of stormwater runoff that enters the Louden Ditch.

3. IMPLEMENTATION

A. Regulatory Procedures
The following regulatory procedures shall apply to all development within the Kendall Brook Planned Unit Development, in accordance with Chapter 18.41 of the Loveland Municipal Code. It is the intent of this plan to provide a mechanism by which land can be developed in a manner that encourages flexibility and innovative design of residential development, in compliance with other applicable land use and development regulations in effect at the time of approval of this Plan.

1. Permitted Uses
a. Permitted uses include the following:
Residential Areas - These uses are permitted in all Parcels of the Kendall Brook PUD
Residential dwelling units as defined in 1.B.2 above; and:
public and private schools
churches or other religious facilities
community recreational facilities
home occupations as permitted by Loveland Municipal Code
farming and general agricultural practices, as described in 1.B.5. above

Mixed-Use Area G - These uses are permitted in Parcel G of the Kendall Brook GDP
Community uses, such as or similar to:
churches or other religious facilities
child and adult day care centers
Residential uses, such as or similar to:
multiple-unit assisted living or elderly housing centers
group care facilities
congregate care facilities
single family homes
duplex homes
condominium
townhomes

And other uses as permitted by Special Review, per the Loveland Municipal Code Chapter 18.

Mixed-Use Area H - These uses are permitted in Parcel H of the Kendall Brook GDP
Commercial uses, such as or similar to:
financial institutions
medical/dental labs
membership clubs
neighborhood shopping center
offices and clinics
printing and newspaper offices
personal service shops
retail laundry/dry cleaning stores
retail and/or wholesale stores
pharmacies
restaurants and other eating and drinking establishments, but not fast food
small animal hospital and clinic

Community uses, such as or similar to:
public and private schools
churches or other religious facilities
community recreational facilities
hospitals
nursery schools
child and adult day care centers
emergency service facilities (i.e., police, fire)
government and semi-public uses

Residential uses, such as or similar to:
multiple-unit assisted living or elderly housing centers
group care facilities
congregate care facilities

And other uses as permitted by Special Review, per the Loveland Municipal Code Chapter 18.

Seasonal uses typically associated with all uses as listed above will be allowed, subject to applicable health department and municipal codes of the City of Loveland. All applicable special permit processes shall apply.

Specific uses shall be indicated at the time a Final Development Plan is submitted for review. Any additional uses to be considered must be included on an amended General Development Plan or established developments may be modified by the procedure set forth in paragraph 9 - 'Modifications'.

2. Building Setbacks
The following minimum setbacks shall apply to all residential development within this PUD:
All non-garage door setbacks are measured to the foundation wall/"building envelope"(see encroachments below)
Single Family Detached Homes
* Front - 15 ft. from property line to building envelope, 20 ft. to face of garage door.
* Side - 5 ft.
* Corner Side - 15 ft. from property line to building envelope, 20 ft. to face of garage door.
* Rear - 15 ft. on primary structures, 6 ft. on accessory structures, 3 ft. at garage doors on alleys.
Duplexes/Patio Homes/Courtyard Homes/Townhomes
* Front - 15 ft. from property line to building envelope or lot (as appropriate per housing type).
* Side - 0 ft., 10 ft. minimum between structures.
* Corner Side - 15 ft. from property line to building envelope.
* Rear - 15 ft. on primary structures, 6 ft. on accessory structures, 3 ft. at garage doors on alleys.
Multifamily/Condominiums
* 30 ft. from right-of-way or property lines.
* 15' between buildings.

Accessory structure setbacks for all residential uses
* Front - 15 ft. or front setback primary structure, whichever is greater.
* Side - 6 ft. , 15 ft. on corners.
* Rear - 6 ft.
Encroachments
* Overhangs, fireplaces and cantilevers, including structural elements may encroach into required setback by no more than 24 inches.
All applicable U.B.C. codes for fire protection et. al. shall apply.

Where two townhomes/ multifamily etc. buildings are adjacent to each other, one of the end units shall be one story.

Staggered front yard setbacks will be required for all residential development except apartments. A staggering of residential building setbacks along all streets is required (i.e., every house must be staggered a minimum of 2' closer to, or further from, the right-of-way than the adjacent homes - 15' / 18' / 16' / 20'). To create a softer, less rigid streetscape, specific parameters shall be incorporated into Preliminary Development Plans.

The following minimum setbacks shall apply to all nonresidential development within this PUD:
Nonresidential structures shall maintain a minimum 35-foot setback and shall be subject to the city code, with a 6-foot tall berm, adjacent to residential uses. The setback shall be landscaped in accordance with Loveland Site Development Performance Standards and Guidelines.
Nonresidential structures adjacent to public rights-of-way shall be setback a minimum of 20 feet, with appropriate bufferyards in accordance with the Loveland Site Development Performance Standards and Guidelines.

All parking lots shall be setback a minimum distance of 30 feet from any public right-of-way and 40' from arterial roadways, and shall be screened from surrounding public views by a minimum 3-foot high berm and landscaping in compliance with Loveland Site Development Performance Standards and Guidelines.

3. Development Setbacks from Louden Ditch and Dry Creek
To protect and enhance the existing wildlife corridor along the Louden Ditch and the inherent qualities of Dry Creek and the wetlands associated with this area, the following development setbacks apply to all development along the Louden Ditch and Dry Creek:

From Louden Ditch	Average	100 feet, Minimum	35 feet
From wetlands and pond		Minimum	75 feet
Between Parcels B-1 and D-2		Minimum	150 feet
Between Parcels A and C-1		Minimum	205 feet
Between Parcels D-1 and F		Minimum	225 feet

In addition, a written statement from the Louden Ditch Company Representatives indicating any concerns they may have shall be included and incorporated into subsequent PDP's.

4. Driveway Setbacks and Design Requirements
All driveways on corner lots must maintain a minimum corner clearance of 50 feet from the closest edge of the driveway to the flow line of the nearest street intersection, unless otherwise permitted by the City Engineer.

Three car garages are prohibited on lots less than 50' feet in width.

Garage doors visible as part of front building elevations shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. This requirement shall not apply to side or rear loaded garages.

5. Height
"Building height" means the vertical distance from grade to the highest point of the coping of a flat roof, or to the average height of the highest gable or hip roof, or to the highest point of a curved roof. This measurement shall be exclusive of church spires, chimneys, ventilators, pipes, or similar apparatus. For purposes of this definition, "grade" as a point of measure, shall mean either of the following, whichever yields a greater height of building or structure:

A. The elevation of the highest ground surface within a five foot horizontal distance from the exterior wall of the building when there is less than a ten foot difference between the highest and lowest ground surface within a five foot horizontal distance from said wall.

B. An elevation ten feet or higher than the lowest ground surface within a five foot horizontal difference from the exterior wall of the building when there is greater than a ten foot difference between the highest and lowest ground surface within a five foot horizontal distance from said wall. The term ground surface shall include sidewalks.

Residential building heights will be limited to 35' (40' for multifamily) in height as measured above. Buildings are limited to 2.5 stories. Homes that back up to North Taft shall be limited to 35' in height as measured in the same manner as the commercial height (see below). (45')

Commercial buildings will be limited to 35' in height as measured in Loveland Zoning Regulations section 18.04.120 under Building height defined. The datum for the base of the building will be the mean height of the existing elevation.

Where multifamily structures are adjacent to one another, appropriate and sensitive site design shall ensure that a "tunnel effect" is avoided by use of variations in building heights and building orientation and location to create human-scaled entries and pathways.

No portion of any structure may be taller (measured from the base elevation of the respective viewpoint to the peak of the roof) than the maximum height indicated by the view corridor study, where a structure is located within a view corridor.

6. Parking
Parking for residential units and nonresidential uses will occur on each lot, or on-street as allowed by City code. Parking for multifamily and neighborhood recreational facility uses will be accommodated on site per City requirements, and will be separated from public streets through a combination of berms, landscape, setbacks, or by other means per the individual site plans and approved by the City. Additional off-street parking may be required in cul-de-sac islands based on PDP site plan submittal.

Parking at the parcels G and H for nonresidential uses within parcel G and H must be designed to provide a landscape buffer to screen the parking areas from the right-of-way. A minimum setback of 40' shall apply from arterial roadways and 30 feet from other public right-of-way.

7. Application
Residential uses may be developed within any of the designated residential areas indicated on the General Development Plan, subject to the maximum number of dwellings indicated on the Plan for each area and to an overall maximum of 594 dwelling units (10%+/-), and in accordance with the procedures as described below. Densities may be increased or decreased through the transfer of density from one development area to another within the Kendall Brook PUD, involving a maximum increase or decrease of ten percent of the entire GDP, in accordance with the modification procedures outlined in #9 below.

8. Procedures
All proposed development of any type within the Planned Unit Development will be processed in accordance with the procedures contained in Chapter 18.41 of the Loveland Municipal Code, Section 18.41.40, Procedures for Approval of a Planned Unit Development, and shall require approval of Preliminary and Final Development Plans in accordance with the requirements thereof.

9. Modifications
This General Development Plan may be modified in a minor way, such as the reconfiguration of development areas, relocation or minor alignment of residential collector roadways, or other minor non-substantive modifications in accordance with the provisions set forth in Section 8.41.050(D)(11) of the Municipal Code.

10. Subdivision Procedures
All development within this PUD will comply with the City Codes and processes.

11. Drainage Statement
Drainage design will conform to the City of Loveland Master Drainage Basin Study (1986), as completed for the City of Loveland by WRC Engineering, Inc. The site lies in the Dry Creek Basin and is intersected by Dry Creek and the Louden Ditch. On-site grading and drainage patterns were designed to convey runoff away from the Louden Ditch and into Dry Creek. Dry Creek will need to be improved with a more defined channel graded into the existing bank. On-site detention of 14 ac-ft will be needed and provided in three ponds. Two ponds will be to the west of the Louden Ditch and will/may be piped under the Ditch to Dry Creek. A third pond will be in line with Dry Creek. A drainage swale along the east side of the property will also convey runoff to Dry Creek before it is piped under North Taft Avenue.

Any improvements or disturbance of Dry Creek will comply with all local, state and federal requirements, and documentation stating compliance will be submitted with each FDP application, prior to any grading or improvements that would affect Dry Creek.

12. Wind Erosion Control
Fugitive dust and wind erosion shall be minimized through the following means and methods:
Pre-disturbance vegetation shall be protected and retained whenever possible. Removal or disturbance of existing vegetation shall be limited to the areas required for immediate construction operations, and for the shortest practical period of time. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or discing along land contours until mulch, vegetation or other permanent erosion control is installed. No soils in areas outside of project street rights of way shall remain exposed by land disturbing activities for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Director of Current Planning.

13. Access/ Circulation
The street system proposed meets the operational criteria of the City of Loveland.

4. SUPPLEMENTARY REGULATIONS

A. Signs

1. Purpose
The purpose of these supplementary regulations is to encourage the effective use of signs in the development; to improve pedestrian and traffic safety; to minimize the potential for adverse impacts of signs on public and private property; and to encourage the creative use of signing and environmental graphics as a part of the overall development image.

2. Permitted Signs
Signs permitted within the Kendall Brook PUD shall include the following:
a) Community Identification Signs - Up to two signs may be located at each main entry to the site. Each sign shall not exceed 35 square feet in sign face area.
b) Neighborhood Identification Signs - One sign may be located at each of the entry points to specific residential neighborhoods or development areas. Each sign shall not exceed 24 square feet in sign face area.
c) Directional and Regulatory Signs - Including street and traffic control signs.
d) Parcels G and H Signs - Each tenant in the parcels G and H shall be permitted one building-mounted sign on each elevation facing North Taft Avenue and/or West 43rd Street, in addition to one building-mounted sign on a single elevation facing an internal parking area. Window signs shall be regulated by the Loveland Municipal Code. One ground-mounted sign shall be permitted at the corner of North Taft Avenue and West 43rd Street, compatible with the elevations illustrated in this plan.

3. Material
Sign materials may include, but are not limited to, brick, stone, architectural block, stucco or synthetic stucco, brass, or painted metals. Signs may be lighted from the back, ground, or other acceptable source as allowed by the sign code. See Sheet 4 for typical examples of signs.

4. Application
Signs shall require a separate sign permit and shall be installed in accordance with the Loveland Municipal Code with regard to size, location, and height, and other applicable standards. In addition, all signs shall comply with the design guidelines set forth in Section 6.2 of the Loveland Comprehensive Master Plan, which is The U.S. 34 Corridor Plan.

B. Outdoor Storage of Recreation Vehicles
No boat, camper, trailer, motor home, bus, machine or inoperative vehicle may be stored on the property, unless enclosed entirely in a garage; provided that the same may be temporarily parked upon the driveway or street for a period of time not to exceed 48 hours and subject to the City of Loveland Municipal Code.
C. Conditions, Covenants, and Restrictions (CC&R's)
CC&R's shall be submitted with subsequent PDP applications and executed with approval of the FDP.

D. Architectural Review Committee
The development of this PUD will establish an Architectural Review Committee(s), to review and approve all buildings to be constructed within the development. No building or other structure shall be erected, placed, or altered on any lot until plans have been submitted and approved by the Committee. The committee will utilize this PUD plan and guidelines adopted in the form of covenants as the basis for reviewing plans. A letter of approval of plans from the appropriate architectural control committee shall accompany each design submitted for a building permit.

E. Lighting
A commercial lighting plan shall be submitted with the PDP for commercial areas parcels G & H.

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Main: 303.623.9116 I VERTEXENG.COM

GDP NARRATIVE SHEET
SITE: PARCEL H - 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538
FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

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DATE: 09/24/2018
DRAWN BY: MWL
CHECKED BY: BJJ
JOB #: 48527

2 OF 4

KENDALL BROOK
GDP NARRATIVE - SHEET 2 OF 4

ATTACHMENT C

City of Loveland

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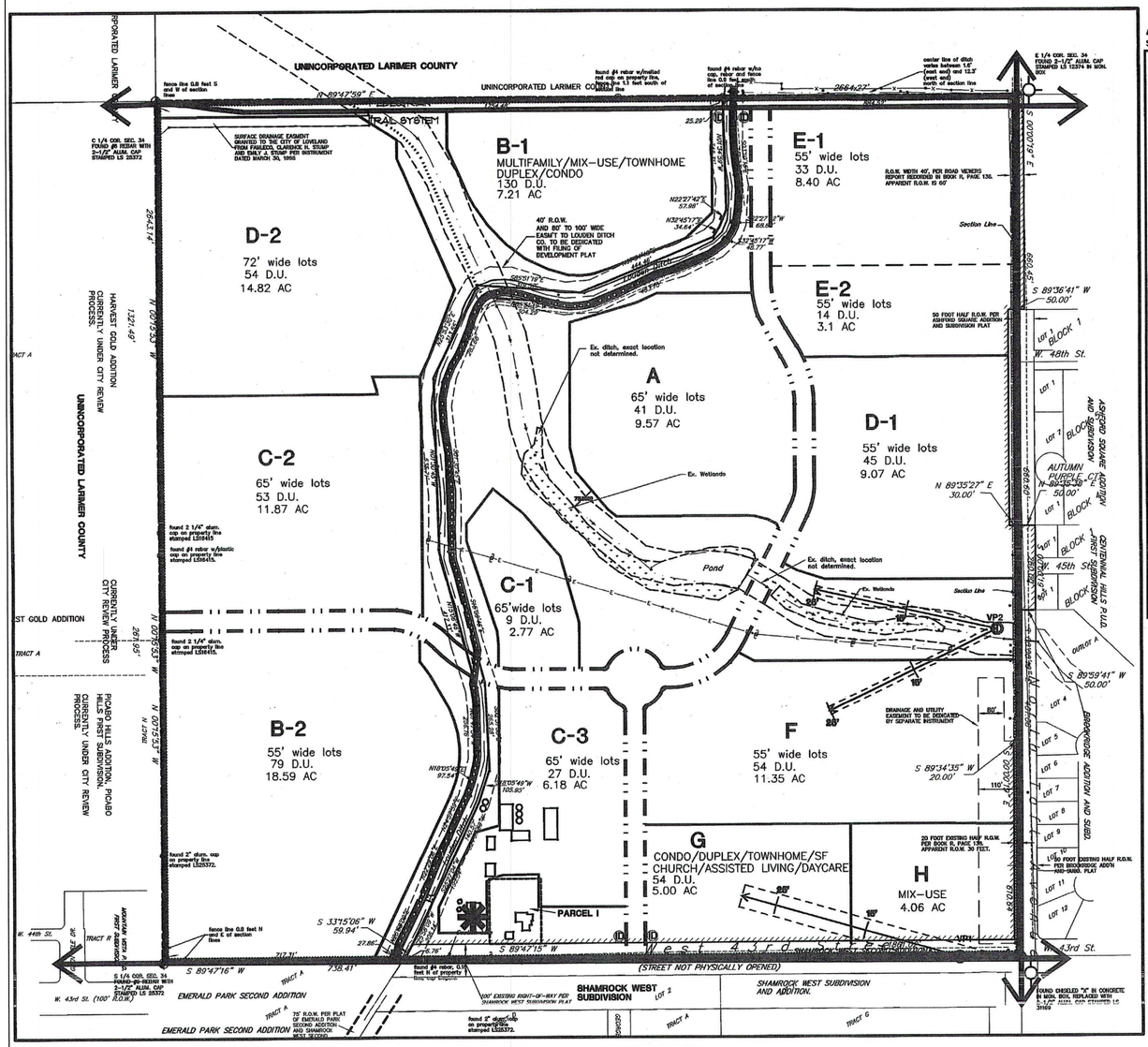
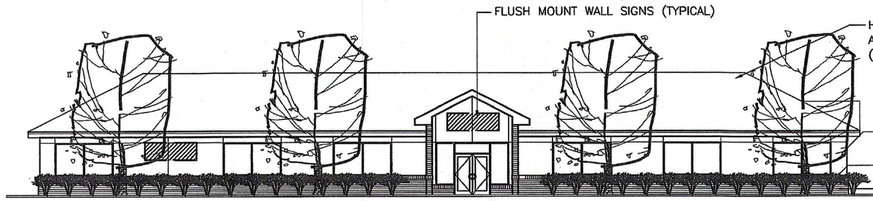
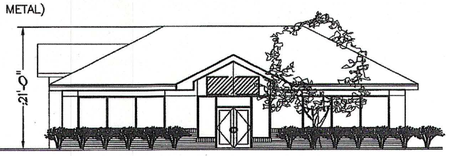

UNINCORPORATED LARIMER COUNTY
TRAIL SYSTEM
B-1
MULTIFAMILY/MIX-USE/TOWNHOME
DUPLEX/CONDO
130 D.U.
7.21 AC
E-1
55' wide lots
33 D.U.
8.40 AC
D-2
72' wide lots
54 D.U.
14.82 AC
E-2
55' wide lots
14 D.U.
3.1 AC
A
65' wide lots
41 D.U.
9.57 AC
D-1
55' wide lots
45 D.U.
9.07 AC
C-2
65' wide lots
53 D.U.
11.87 AC
C-1
65'wide lots
9 D.U.
2.77 AC
B-2
55' wide lots
79 D.U.
18.59 AC
C-3
65' wide lots
27 D.U.
6.18 AC
F
55' wide lots
54 D.U.
11.35 AC
G
CONDO/DUPLEX/TOWNHOME/SF
CHURCH/ASSISTED LIVING/DAYCARE
54 D.U.
5.00 AC
H
MIX-USE
4.06 AC
PARCEL I
Pond
Ex. Wetlands
Ex. ditch, exact location not determined.
W. 48th St.
W. 45th St.
W. 43rd St. (100' R.O.W.)
(STREET NOT PHYSICALLY OPENED)
EMERALD PARK SECOND ADDITION
SHAMROCK WEST SUBDIVISION
SHAMROCK WEST SUBDIVISION AND ADDITION.
HARVEST GOLD ADDITION
CURRENTLY UNDER CITY REVIEW
PROCESS.
PICABO HILLS ADDITION, PICABO HILLS FIRST SUBDIVISION.
CURRENTLY UNDER CITY REVIEW PROCESS.
AUTUMN PURPLE CT.
ASHFORD SQUARE ADDITION AND SUBDIVISION
GOVERNMENT HILLS 5TH ADD.
GOVERNMENT HILLS FIRST SUBDIVISION
BROOKRIDGE ADDITION AND SUBDIVISION
DRAINAGE AND UTILITY EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT
40' R.O.W. AND 80' TO 100' WIDE EASM'T TO LOUDEN DITCH CO. TO BE DEDICATED WITH FILING OF DEVELOPMENT PLAT
SURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF LOVELAND FROM FARGUSON, CLARENCE H. STRAIP AND EMILY A. STRAIP PER INSTRUMENT DATED MARCH 30, 1955
50 FOOT HALF R.O.W. PER ASHFORD SQUARE ADDITION AND SUBDIVISION PLAT
20 FOOT EXISTING HALF R.O.W. PER BOOK R, PAGE 536, APPARENT R.O.W. 30 FEET.
60' EXISTING HALF R.O.W. PER BROOKRIDGE ADDTN AND SUBD. PLAT
R.O.W. WIDTH 40', PER ROAD VIEWERS REPORT RECORDED IN BOOK H, PAGE 136. APPARENT R.O.W. IS 60'
100' EXISTING RIGHT-OF-WAY PER SHAMROCK WEST SUBDIVISION PLAT
75' R.O.W. PER PLAT OF EMERALD PARK SECOND ADDITION AND SHAMROCK WEST SUBDIVISION
E 1/4 COR. SEC. 34 FOUND 2-1/2" ALUM. CAP STAMPED LS 12374 IN MON. BOX
C 1/4 COR. SEC. 34 FOUND #8 REBAR WITH 2-1/4" ALUM. CAP STAMPED LS 28372
fence line 0.8 feet S and W of section lines
found #4 rebar w/plastic cap on property line stamped LS26415.
found 2 1/4" alum. cap on property line stamped LS26415
found 2" alum. cap on property line stamped LS28372.
found #4 rebar, 0.15 feet W of property line, no cap visible
found #4 rebar, 0.15 feet W of property line, no cap visible
found #4 rebar, 0.15 feet W of property line, no cap visible
found #4 rebar, 0.15 feet W of property line, no cap visible
found #4 rebar w/illegible cap on property line, 0.1 feet south of section line
found #4 rebar w/no cap, rebar and fence line 0.9 feet south of section line
N 89°47'59" E 1324.48'
2664.27'
1324.48'
2643.14'
1321.49'
2615.52'
1314.06'
N 00°03'33" W
S 00°00'19" E
S 89°36'41" W 50.00'
N 89°35'27" E 30.00'
S 89°35'38" W 50.00'
S 89°59'41" W 50.00'
S 89°34'35" W 20.00'
S 89°47'16" W 738.41'
S 89°47'59" W 1324.48'
S 89°47'15" W 1324.48'
S 33°57'06" W 59.94'
N 22°27'43" E 57.88'
N 32°57'17" E 34.64'
N 37°56'17" E 48.77'
N 18°05'49" E 97.54'
N 18°05'49" E 105.85'
S 00°03'00" E 660.00'
S 00°03'00" E 1320.00'
S 00°03'00" E 1320.00'
S 00°03'00" E 660.00'
N 00°03'00" W 660.00'
N 00°03'00" W 660.00'
N 00°03'00" W



FRONT ELEVATION

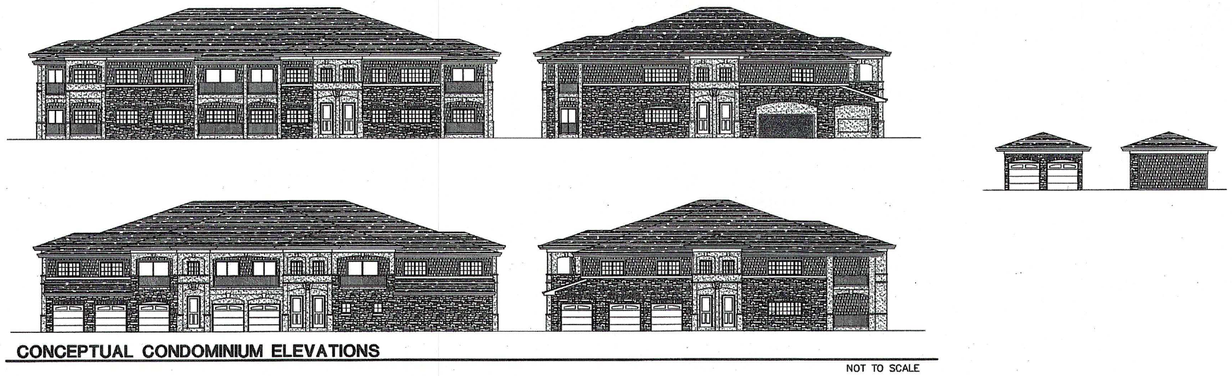


END ELEVATION

NOTE:
NO PORTION OF ANY STRUCTURE WITHIN THE VIEW CORRIDOR AS SHOWN ON SHEET 3 OF 4 MAY BE TALLER THAN THE HEIGHT AS INDICATED IN THE "VIEW CORRIDOR ASSUMPTIONS AND CALCULATIONS.

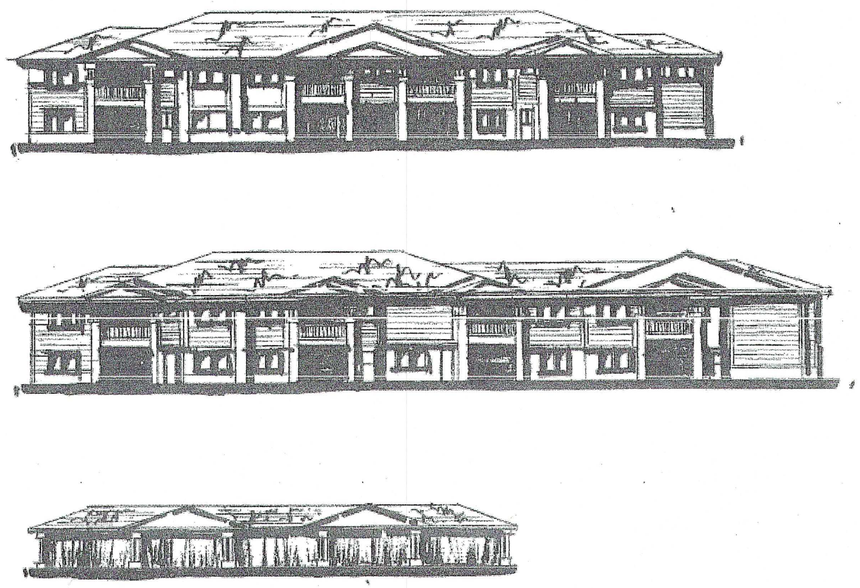
CONCEPTUAL PARCELS G ? H ELEVATIONS - NON-RESIDENTIAL

NOT TO SCALE



CONCEPTUAL CONDOMINIUM ELEVATIONS

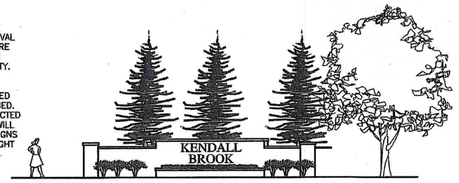
NOT TO SCALE



CONCEPTUAL APARTMENT ELEVATIONS

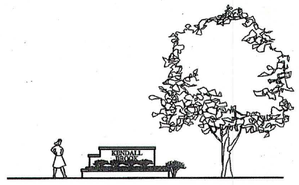
NOT TO SCALE

COMMUNITY ENTRY SIGNS ARE INTENDED TO ANNOUNCE ARRIVAL TO THE COMMUNITY. THEY ARE TYPICALLY LOCATED AT MAJOR ENTRANCES TO THE COMMUNITY. A VARIETY OF HEIGHTS ARE ENCOURAGED TO ADD VISUAL INTEREST. THE USE OF RAISED PLANTERS IS ALSO ENCOURAGED. MATERIALS AND COLORS SELECTED FOR THE COMMUNITY SIGNS WILL SET THE TONE FOR OTHER SIGNS WITHIN THE COMMUNITY. HEIGHT LIMIT IS SIX FEET.



TYPICAL MIXED USE COMMUNITY ENTRY SIGN

NEIGHBORHOOD ENTRY SIGNS ARE INTENDED TO IDENTIFY VARIOUS PARCELS WITHIN THE KENDALL BROOK COMMUNITY, AND ARE TYPICALLY LOCATED ALONG COLLECTOR AND ARTERIAL STREETS. THESE SIGNS ARE SMALLER IN SCALE THAN THE COMMUNITY ENTRY SIGNS, BUT USE SIMILAR MATERIALS AND COLORS. FREESTANDING SIGNS ARE LIMITED TO FIVE FEET IN HEIGHT. SIGNS BUILT AS PART OF A FENCE ARE LIMITED TO SIX FEET IN HEIGHT.



TYPICAL NEIGHBORHOOD IDENTITY SIGN

THESE SIGN ELEVATIONS ARE INTENDED TO ILLUSTRATE CONCEPTS AND IDEAS ONLY. FINAL DESIGN OF ALL SIGNS MAY VARY FROM THAT SHOWN. ADDITIONAL SIGNAGE DESIGN INFORMATION IS TO BE PROVIDED WITH PRELIMINARY AND FINAL SUBMITTALS. ALL SIGNS ARE TO COMPLY WITH THE SIGN CODE AND RECEIVE SEPARATE SIGN PERMITS UNLESS SPECIFIC VARIANCES ARE GRANTED, AND SHALL HAVE A HORIZONTAL PRESENTATION.

CONCEPTUAL SIGN ELEVATIONS

FINAL ELEVATIONS MAY VARY

NOT TO SCALE

GENERAL NOTES

1. ALL LAYOUTS ILLUSTRATED HERE ARE INTENDED TO SHOW BASIC CONCEPTS AND DESIGN IDEAS, NOT FINAL DESIGNS.
2. DESIGNS AND LAYOUTS PROPOSED ON THE PRELIMINARY AND FINAL SITE PLANS MAY VARY FROM THOSE CONCEPTS SHOWN HERE.
3. ALL PRELIMINARY AND FINAL PLANS MUST BE APPROVED BY THE CITY OF LOVELAND.

VERTEX©
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM

GDP DETAILS & ELEVATIONS

SITE: PARCEL H - 4350 ARRIBA AVENUE
LOVELAND, COLORADO 80538

FOR: VILLAGE COOPERATIVE OF LOVELAND
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MINNESOTA 55121

NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

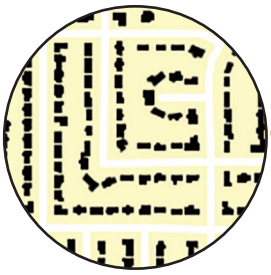
DATE:09/24/2018
DRAWN BY: MWL
CHECKED BY: BJJ
JOB #: 48527

4 OF 4

ATTACHMENT C

City of Loveland

Z:\Shared\Projects\48000-48999\48500-48599\48527\Village Cooperative of Loveland\06-Engineering\Vertex Drawings\GDP\48527_GDP Amended.dwg
Copyright: 2018 The Vertex Companies, Inc. 9/24/2018 9:59:28 AM



LDR - Low Density Residential

- Can consist of a variety of housing types, but includes primarily detached single family residential housing.
- Represents the largest residential component (geographically) of the City's Land Use Plan and the majority of newly developing neighborhoods.

Example: Marianna Butte

Land Use Mix

Residential

- Single-family detached homes, including patio & cottage-type developments
- Single-family attached homes, including townhomes & duplexes
- Condominiums & apartments compatible with area

Recreational

- Parks

Civic

- Churches
- Schools
- Public/quasi-public uses

Commercial

- Retail & services compliant with NAC

Transportation

Highest Priority Mode

Streets comfortable for biking with slow vehicle speeds & bike lanes on collectors; off-street trail system

Priority Mode

Detached sidewalks; off-street trail system; connections to transit stops & adjacent neighborhoods

Priority Mode

Access to homes by car; slow speeds & connectivity between neighborhoods

Secondary Mode

Transit on adjacent collector & arterial network as appropriate

Zoning Compliance

- R1 - Low Density Residential
- R1e - Established Low Density Residential
- PUD - Planned Unit Development

Form

- Density: 2 - 4 units / acre
- Street Pattern: Curvilinear or Grid
- Block Length: 250' - 650'
- Front Yard Setbacks: 15' - 40'
- Building Height: 1 - 3 stories

ATTACHMENT D

NAC - Neighborhood Activity Center

- Serves daily convenience needs of surrounding neighborhood primarily within 1/2 mile walking distance.
- Possible social and recreational focal point for surrounding neighborhood.
- Retail designed to compliment neighborhood structure, activities, and character.

Example: North Park Place Offices; Village of Five Parks, Arvada

Land Use Mix

Commercial
- Small-scale retail & services, like drug stores & gift shops
- Convenience grocery
- Deli

Employment
- Small-scale offices, like insurance agencies

Civic
- Elementary school
- Public/quasi-public uses, like post offices & libraries

Recreational
- Plazas & parks

Residential
- Mixed-use encouraged where appropriate

Transportation

Highest Priority Mode
Wide detached sidewalks with amenities like benches, planters, gathering places; connectivity to adjacent uses

Priority Mode
Designated bike accommodation such as bike lanes or protected bikeway

Secondary Mode
Transit on adjacent collector & arterial network; shelters & benches

Non-prioritized Mode
Slow speeds

Zoning Compliance

- B - Developing Business
- R3e - Established High Density Residential
- MAC - Mixed-use Activity Center
- PUD - Planned Unit Development

Form

- Dispersed parking
- Attractive pedestrian circulation
- Places for neighborhood activities encouraged
- Street Pattern: Grid
- Block Length: 300' - 600'
- Front Yard Setbacks: 0' - 25'
- Building Height: 1 - 2 stories
- Core Non-residential Area: Up to 6 acres
- Buildings should front onto public sidewalks where possible.
- Pedestrian connections to adjacent neighborhoods with pedestrian amenities

ATTACHMENT D

KENDALL BROOK SECOND SUBDIVISION

A REPLAT OF OUTLOT C, KENDALL BROOK FIRST SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6th P.M.,
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

DEDICATION/ACKNOWLEDGMENTS

KNOW ALL PERSONS BY THESE PRESENTS that Real Estate Equities Homes – Loveland, a Minnesota Limited Liability Company, being all the owners and lien holders of the following described property, except any existing public streets, roads or highways, which property is located in Section 34, Township 6 North, Range 69 West of the 6th P.M., being more particularly described as follows:

OUTLOT C, KENDALL BROOK FIRST SUBDIVISION, as recorded under Reception No. 2002015522, City of Loveland, County of Larimer, State of Colorado, described by metes and bounds as follows:

Commencing at the Southeast corner of Section 34, Township 6 North, Range 69 West of the 6th P.M and considering the South line of the Southeast Quarter of said Section 34 to bear South 89°47'16" West, per the recorded plat of said Kendall Brook First Subdivision;

Thence North 45°37'06" West, a distance of 113.34 feet to the northerly angle point at the southeast corner of said Outlot C, the point of beginning;

Thence South 44°53'29" West, a distance of 34.82 feet;

Thence South 89°47'16" West, a distance of 224.89 feet;

Thence North 85°26'56" West, a distance of 120.49 feet;

Thence South 89°47'16" West, a distance of 57.64 feet;

Thence along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 90°00'00", an arc distance of 23.56 feet (chord bears North 45°12'45" West, 21.21 feet);

Thence North 00°12'45" West, a distance of 330.99 feet;

Thence North 89°47'15" East, a distance of 448.57 feet;

Thence South 03°48'32" West, a distance of 76.65 feet;

Thence South 00°00'19" East, a distance of 254.95 feet to the Point of Beginning,

containing 156,161 Square Feet, or 3.585 Acres, more or less,

and is subject to all easements and rights–of–way on record or existing, do hereby subdivide the same into a lot and easements, as shown on this plat; and do hereby designate and dedicate: (1) all such rights–of–way and easements, other than utility easements and private easements, to and for public use, except where indicated otherwise on this plat; and (2) all such utility easements to and for public use for the installation and maintenance of utility, irrigation and drainage facilities; and do hereby designate the same as KENDALL BROOK SECOND SUBDIVISION to the City of Loveland, Colorado.

_____
Owner's Signature

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,

by _____ as _____.

Witness my hand and official seal.

My commission expires _____

_____
Notary Public

LENDER

FIRST RESOURCE BANK

_____
Lender's Signature

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

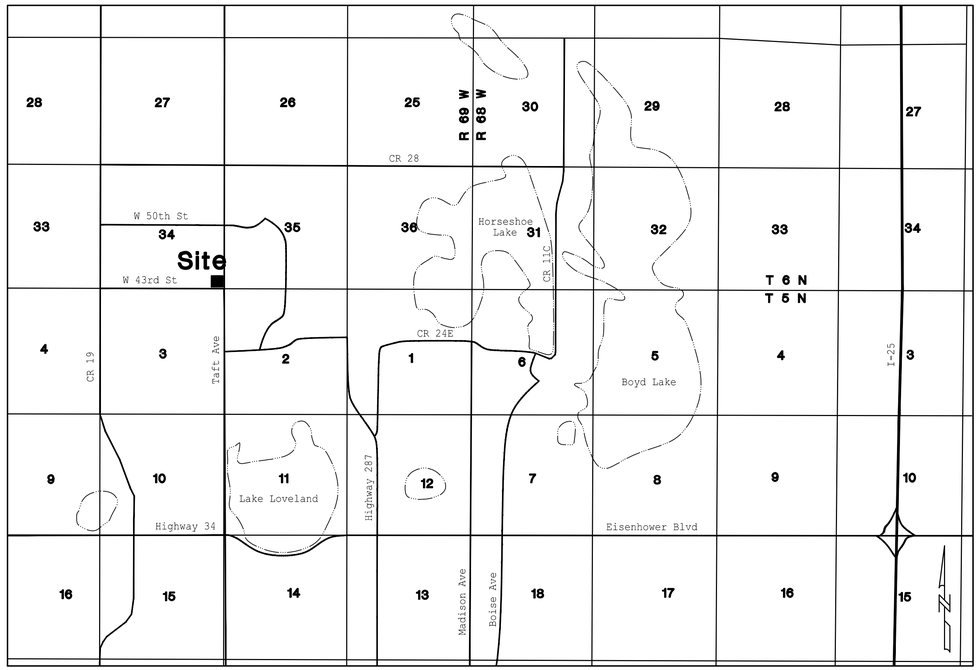
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,

by _____ as _____.

Witness my hand and official seal.

My commission expires _____

_____
Notary Public



VICINITY MAP
1" = 3000'

GENERAL NOTES:

1. Statute of limitations disclosure required per 13–80–105, C.R.S.:
Notice: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

2. Statement of lineal units required per 38–51–106, C.R.S.: Lineal unit of measure used in this survey: U.S. Survey Foot.

3. Preservation of Boundary Monumentation: Any person who knowingly removes, alters or defaces ANY public land survey monument (defined by 38–53–103(18) C.R.S. as any land boundary monument established on the ground by a cadastral survey of the United States government and any mineral survey monument established by a United States mineral surveyor and made a part of the United States public land records) or ANY land survey corner (defined by 38–53–103(6) C.R.S. as any land survey corner the position of which controls the location of the boundaries of a tract or parcel of land), or a restoration of any such monument, even if said person has title to the land on which said monument is located, commits a class 2 misdemeanor punishable by a fine of up to $1,000 and/or 1 year in jail unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument removed and has filed or caused to be filed a monument record pursuant to article 53 of title 38, C.R.S. (18–4–508, C.R.S.)

4. For all information regarding right to title and easements, rights–of–way or other title burdens affecting such right to title to this property, Foresight West Surveying Inc. relied upon title commitment issued by Old Republic National Title Insurance Company, order number ABD25154286, with an effective date of December 07,2017.

5. All platted bearings shown hereon are relative to the south line of the Southeast Quarter of Section 34, said line bearing South 89°47'16" West as shown on the plat of Kendall Brook First Subdivision recorded at Reception No. 2002015522. All measured bearings between actual monuments shown hereon are relative to the Colorado Coordinate System of 1983, North Zone (grid bearings). The difference between the platted bearing and the grid bearing on the south line of the Southeast Quarter of Section 34 is 00°05'03".

6. The street centerline monuments in New Mexico Street are not set in monument boxes as required per 38–51–105(9)(b), C.R.S. The City has been notified.

7. This parcel lies within Zone X, as shown on FEMA FIRM panel no. 08069C1186F, effective December 19, 2006. Zone X is described as "Areas determined to be outside the 0.2% annual chance floodplain".

8. Total area in square feet of easements dedicated to the public or the city by this plat: Total area in square feet 33,490. (Excluding easements dedicated exclusively to outside entities or agencies.) Total area in square feet of easements dedicated to the public or city that is being vacated by this plat: Total area in square feet: 0.

9. Unless otherwise approved by the city, all unsatisfied conditions of approval for the original subdivision shall continue to apply to this property.

10. Maintenance and upkeep of Stormwater detention ponds, storm sewer systems, swales, and permanent Stormwater quality improvements are required by the City of Loveland and are a continuing obligation of the Homeowner Association (HOA), Business Owner Association (BOA), or private property owner. The owner(s) or responsible parties (HOA, BOA) shall provide ongoing maintenance to the private Stormwater improvements as needed to maintain compliance with the approved construction plans and reports.

11. All expenses involving necessary improvements for water system, sanitary sewer system, storm sewer system, curbs and gutters, sidewalks, street improvements, street signs, traffic control signs, alley grading and surfacing, gas service, electric system, grading and landscaping shall be paid by the Homeowner Association (HOA), Business Owner Association (BOA), or private property owner.

ATTORNEY

I,_____, an attorney licensed to practice law in the State of Colorado, certify that I have examined title to the above described land dedicated to the City of Loveland, Colorado, with such land described

in Schedule A to Title Commitment No. _____, issued by _____ effective

_____, 20____, and that in my professional judgment and knowledge based on such title commitment updated through the date of execution of this plat and my actual knowledge, all persons executing the dedication of this plat are the owners or duly authorized signatories of such land in fee simple, such land is free and clear of all liens and encumbrances, except encumbrances set forth in Schedule B – Section 2 of such title commitment as of such date of execution, and any such encumbrances do not impair the use of such land for the purposes set forth on this plat.

So sworn this _____ day of _____, 20_____

_____
Attorney at Law

CITY OF LOVELAND

This plat is approved by the Director of Development Services of the City of Loveland, Larimer County, Colorado, this

_____ day of _____, 20_____, for filing with the Clerk and Recorder of Larimer County and for conveyance to the City of the public dedications shown hereon, which are accepted; subject to the provision that approval in no way obligates the City of Loveland, for the financing or constructing of improvements on land, streets, or easements dedicated to the public except as specifically agreed to by the Director of Development Services.

_____
Director of Development Services

Witness my hand and seal of the City of Loveland.

ATTEST:

_____
City Clerk

SURVEYOR'S CERTIFICATION:

I, Lester J. Ludeman, being a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of KENDALL BROOK SECOND SUBDIVISION was made by me or under my supervision and responsible charge and that the survey is accurately represented on this plat and that the statements contained hereon were read by me and the same are true to the best of my knowledge.

Dated this _____ day of _____, 20_____.

PRELIMINARY

Preparation Date: January 30, 2019

ATTACHMENT E

KENDALL BROOK SECOND SUBDIVISION

A REPLAT OF OUTLOT C, KENDALL BROOK FIRST SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6th P.M.,
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

N

40 0 40 80 Feet

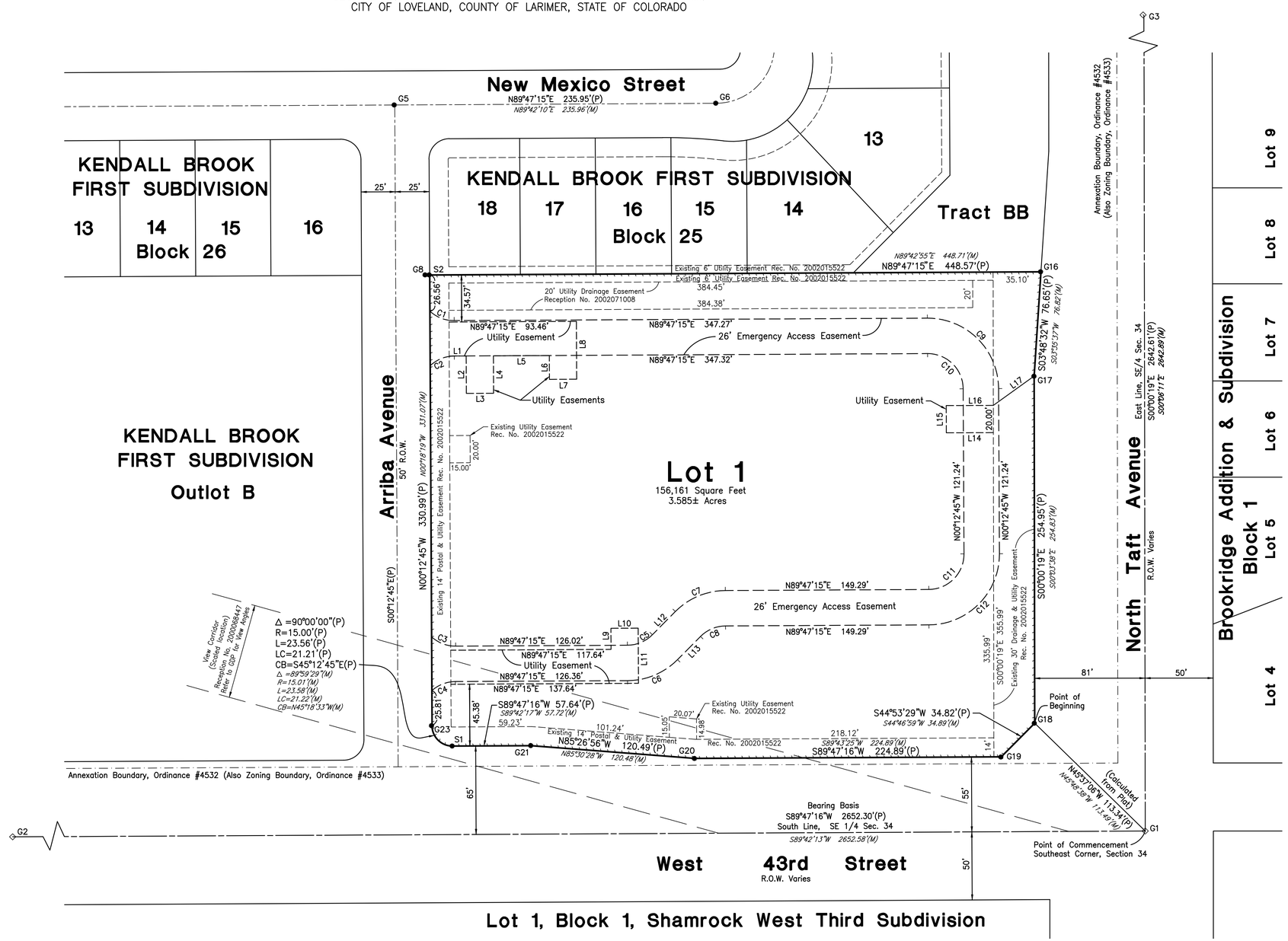
Original Scale: 1" = 40 U.S. Survey Feet

Legend

(P) = Platted Value per Kendall Brook First Subdivision (Plat Bearings)
(M) = Measured Value (Grid Bearings)
G1 ◇ Found PLSS Monument (See Table)
G5 ● Found or Set Monument (See Table)

Line	Bearing	Distance
L1	N89°47'15"E	12.44'
L2	S00°12'45"E	27.50'
L3	N89°47'15"E	20.00'
L4	N00°12'45"W	27.50'
L5	N89°47'15"E	41.02'
L6	S00°12'45"E	17.50'
L7	N89°47'15"E	20.00'
L8	N00°12'45"W	42.50'
L9	N00°12'45"W	15.50'
L10	N89°47'15"E	20.00'
L11	S00°12'45"E	40.50'
L12	N44°47'15"E	23.97'
L13	N44°47'15"E	23.97'
L14	S89°51'21"W	34.52'
L15	N00°08'39"W	20.00'
L16	N89°51'21"E	34.56'
L17	S54°20'45"W	36.92

Curve	Delta Angle	Radius	Arc Distance	Chord Bearing	Chord
C1	43°05'54"	26.00'	19.56'	S68°39'48"E	19.10'
C2	42°56'58"	26.00'	19.49'	N68°18'46"E	19.04'
C3	42°38'38"	26.00'	19.35'	S68°53'26"E	18.91'
C4	41°38'07"	26.00'	18.89'	N68°58'11"E	18.48'
C5	45°00'00"	26.00'	20.42'	N67°17'15"E	19.90'
C6	45°00'00"	52.00'	40.84'	N67°17'15"E	39.80'
C7	45°00'00"	52.00'	40.84'	N67°17'15"E	39.80'
C8	45°00'00"	26.00'	20.42'	N67°17'15"E	19.90'
C9	90°00'00"	52.00'	81.68'	S45°12'45"E	73.54'
C10	90°00'00"	26.00'	40.84'	S45°12'45"E	36.77'
C11	90°00'00"	26.00'	40.84'	N44°47'15"E	36.77'
C12	90°00'00"	52.00'	81.68'	N44°47'15"E	73.54'



MONUMENTATION TABLE

Point ID	Northing	Easting	Description
G1	60000.00	40000.00	Found 3.25" Aluminum Cap, stamping illegible, in monument box with water box lid. Accepted as southeast corner of Section 34. Monument record filed.
G2	59986.27	37347.46	Found 3.25" Aluminum Cap, stamped PEPEK LS 33642-2001, in monument box per monument record filed Oct. 8, 2001. Accepted as south 1/4 corner of Section 34.
G3	62642.88	39995.24	Found 2" Aluminum Cap, stamped LS 25372 (No date), in monument box per monument record filed June 18, 2005. Accepted as east 1/4 corner of Section 34.
G5	60533.17	39448.83	Found 1" Yellow Plastic Cap, stamped 31169, on a 1/2" rebar. (See Note #6)
G6	60534.40	39684.78	Found 1" Yellow Plastic Cap, stamping illegible, on a bent 1/2" rebar. (See Note #6)
G8	60408.36	39471.51	Found 1" Metal Disk on sidewalk, stamped LS 31169. (3' Offset).
G16	60410.61	39923.17	Found 1.25" Yellow Plastic Cap, stamped PLS 37911, on a 5/8" rebar.
G17	60333.94	39918.36	Found 1.25" Blue Plastic Cap, stamped 34174, on a 5/8" rebar.
G18	60079.10	39918.63	Found 1.25" Blue Plastic Cap, stamped 34174, on a 5/8" rebar.
G19	60054.34	39894.05	Found 1" Metal Disk on sidewalk, stamped 34174.
G20	60053.25	39669.16	Found 1" Metal Disk on sidewalk, stamped 37911.
G21	60062.69	39549.05	Found 1" Metal Disk on sidewalk, stamped 37911.
G23	60077.32	39476.24	Found 1.25" Blue Plastic Cap, stamped 34174, on a 5/8" rebar.
S1	60062.39	39491.33	Set 1.25" Brass Plug on curb, stamped PLS 25636.
S2	60408.38	39474.47	Set 1.5" Brass Washer on fence column, stamped PLS 25636.

PRELIMINARY

SHEET 2 OF 2
Preparation Date: January 30, 2019

ATTACHMENT E

Kendall Brook Master Association, Inc.
c/o MSI, LLC
8201 Spinnaker Bay Dr., Suite D
Windsor, CO 80528
(970) 663-9693 or (970) 635-0498
Fax: (970) 635-0517

December 10, 2018

Joe Moosbrugger
Project Manager
Real Estate Equities Development, LLC
1400 Corporate Center Curve, Suite #100
Eagan, MN 55121

Re: Village Cooperative of Loveland

Dear Joe,

KB Master HOA Board accepts the Elevation drawings for proposed Village Cooperative of Loveland that were emailed to us on November 16, 2018. This acceptance is based on the recommendation from KB Master ARC Members who reviewed the Elevation drawings, colors and shingles.

Sincerely,

Christy McCutchen, CAM, CMCA®, Licensed Community Manager
CMcCutchen@msihoa.com
For the Board of Directors

ATTACHMENT F

PRELIMINARY DEVELOPMENT PLAN APPLICATION

Project Name: Village Cooperative of Loveland

PROJECT

Narrative Description of Project, including purpose, number of lots, type of use, and other pertinent information:	Proposed senior independent living facility with 58 dwelling units owned cooperatively.
Existing Legal Description of Property Boundary (Lots, Blocks, Tracts and Subdivision Name, or Metes & Bounds):	Outlot C, Kendall Brook First Subdivision
Address of Existing Buildings or Property:	4350 Arriba Avenue, Loveland, CO 80538

APPLICANT INFORMATION

OWNER'S REPRESENTATIVE (CONTACT PERSON)

Company:	Name:	Phone:
Real Estate Equities Development, LLC	Joe Moosbrugger	218-308-0605 Fax:

Address: 1400 Corporate Center Curve, Suite 100

City, State: Eagan, MN Zip Code: 55121

Email Address: JMoosbrugger@reedevelopment.com

CONSULTANT

Company:	Name :	Phone:
The Vertex Companies, Inc	Marc Liberati	303-623-9116 Fax:

Address: 2420 W 26th Avenue, Suite 100-D

City, State: Denver, CO Zip Code: 80211

Email Address: mliberati@vertexeng.com

CONSULTANT

Company:	Name :	Phone:
The Vertex Companies, Inc	Lance VanDemark	303-623-9116 Fax:

Address: 2420 W 26th Avenue, Suite 100-D

City, State: Denver, CO Zip Code: 80211

Email Address: lvandemark@vertexeng.com

CONSULTANT

Company:	Name :	Phone:
		Fax:

Address:

City, State: Zip Code:

Email Address:

ATTACHMENT G

OWNER

Company :	Name :	Phone:
Schroetlin Commercial Holdings, LLC	Michael Schroetlin	Fax:

Address: 995 Longspur St

City, State: Loveland, CO Zip Code: 80538

Email Address:

SITE

Site Use and Zoning	Existing Adjacent Zoning and/or Use
Existing Use: Vacant	North Side: P-49 Kendall Brook PUD
Proposed Use: Multi-Family	South Side: P-35 Shamrock West 2nd Sub PUD
Existing Zoning: P-49 Kendall Brook PUD	West Side: P-49 Kendall Brook PUD
	East Side: R1 Developing Low-Density Resid

Other Information	Acreage of Site
Number of Units Existing: n/a	Gross: 3.59
Number of Units Proposed: 58	Right-of-Way: 0
Number of Lots Proposed: 1	Net: 3.59
Non-Residential Bldg. Area (Sq. Ft.) Proposed: 0	**Utility Services Provided by**
Total Number of Parking Spaces: 94	Water: City of Loveland
	Wastewater: City of Loveland
	Electric: City of Loveland

FEMA FLOODPLAIN

Is any portion located in a FEMA floodplain?	* If Yes, please submit legal description
☐ Yes ☑ No	

DESIGNATION OF OWNER'S REPRESENTATIVE

The undersigned owner(s) agree(s) that (please print name)

Michael Schroetlin (see attached Letter of Authorization) represents the undersigned in all matters pertaining to this project, including subsequent modifications to the application.

Owner

Signature: _____ Date: _____

ACKNOWLEDGMENTS

I, as the Owner or Owner's Representative, hereby acknowledge that the application is correct and complete as per the specifications in the submittal checklist.

Owner or Owner's Representative

Signature: _____ Date: 9/21/2018

Printed Name: Joe Moosbrugger

ATTACHMENT G

The proposed planning and development submission is being requested to accommodate development of the Village Cooperative of Loveland.

The project site location is on the Northwest corner of West 43rd St. and North Taft Ave.

We are proposing a three story building over an underground parking garage that contains 58 units offering varying floor plans (one bedroom, two bedroom, two bedroom plus den and/or media room). The size of the floor plans range roughly in size from 1,000 to 1,750 square feet. In addition, each unit will include a patio or balcony as well as an in-home storage room and laundry. The building will also include a club/bar area, workshop, exercise room, a large community space with a fireplace and fully-equipped serving kitchen (not a commercial kitchen), library area, elevator, lobby, secured vestibule, office, guest suite for friends and families, and car wash. The proposed building will be very attractive and the exterior elevations show a use of masonry, stone, cement siding and panels. We believe the proposed building will be a very nice addition to the neighborhood and the Loveland community.

Cooperative Housing is joint ownership and operation of a housing development by those who live in it. Each member owns a membership certificate (or **Share**) in a non-profit Cooperative Corporation that holds title to the entire property and all improvements (including appliances). A Cooperative is operated on a **Democratic basis**. The governing body of the Cooperative is the Board of Directors. Each share (home) gets one vote when electing the Board. The Board controls and directs the policies, costs and operations of the Cooperative. Because the Cooperative is operated on a non-profit basis, increases in the monthly housing costs (carrying charges) are limited to only ***actual*** increases in operating costs.

Members sign an **occupancy agreement**, which gives them the right to occupy a specific unit and specific garage stall and participate in the governance of the cooperative. In addition, each member agrees to pay his/her proportionate share of the monthly housing costs.

For income tax purposes**,** members are considered homeowners and are entitled to **deduct** their proportionate amount of the building's **mortgage interest and real estate taxes** from their individual tax returns

Shares in the Cooperative may be sold, with the original share value plus appreciation returned to the members or their family upon sale. Using the **"limited equity"** approach, appreciation is limited by the cooperative with the amount of return determined by a formula established in the Cooperative Corporation's by-laws (3% p.a.). This ensures that units remain affordable and marketable long term.

The operations of the Village Cooperative building will be a cooperative effort between the staff, operating board made up of Village Cooperative owners, and professional management provided by Real Estate Equities Development, LLC. The staff will include a Resident Services Manager, Housekeeper, and Maintenance Tech. Service contracts with local vendors will be in place for snow removal, elevator maintenance, lawn care and mowing and other miscellaneous services. The common open space areas are cleaned on a daily basis by the Housekeeper. Maintenance items, both preventative and current, are handled by the Maintenance Tech. All cleaning and maintenance of the Village Cooperative building and property is the responsibility of the Village Cooperative. Real Estate Equities will have a management agreement in place with the Village Cooperative to help manage its operations as well as management of the staff.

Sales of the shares in the Village Cooperative are presold by Real Estate Equities Development. A minimum number of shares are sold prior to commencing construction (typically about 60%). During construction, Real Estate Equities Development will continue to market and sell the remaining shares in the Cooperative. If there are any unsold shares at the end of construction, Real Estate Equities will continue to sell all shares until 100% of the unsold shares have been sold. The Village Cooperative board is then trained on successful ongoing marketing efforts to grow the waitlist of buyers waiting to purchase shares in the Cooperative. There is typically very little turnover of shares annually (5-10% on average long term) because many buyers view the move into the Cooperative as their last move. Therefore, Cooperatives have a successful track record of growing waitlists which typically leads to a short resale process of shares when they become available.

A subscription for membership in a housing cooperative is more than an application for a place to live. It leads to the member's participation in the cooperative ownership and operation of a housing project. There has been a sharp increase in cooperative ownership of housing in the United States during recent years. The reasons for this increase in popularity of cooperatives in the housing field are many and varied.

The cooperative approach to housing instills a sense of pride of ownership resulting in a deeper interest in maintaining the property and participating in civic affairs. A cooperative is operated on a democratic basis. It gives the residents a greater insight and appreciation of the democratic process. Cooperative residents normally occupy the premises for longer terms than renters do. Accordingly, the members become better acquainted with their fellow residents and learn to work together for the overall betterment of the project and the community. Working together results in a better understanding between individuals of different backgrounds and income levels.

The Village Cooperatives are developed and managed by Real Estate Equities Development, LLC which is a privately held company based in Eagan, Minnesota. Real

Estate Equities began in 1972 and since that time has been involved in nearly 100 projects comprising over 9,000 housing units. The focus on senior housing cooperatives began in 2003. Since that time the company has developed and is managing 1,014 units in 21 projects and is currently pre-marketing or under construction on 11 projects comprising 556 units. Other Village Cooperative projects in Colorado include:

Village Cooperative of Fort Collins – Under construction (Opening late 2018)
Village Cooperative of Lakewood – Under construction (Opening early 2019)
Village Cooperative of Longmont – Construction beginning fall 2018
Village Cooperative of Greeley – Construction beginning fall 2018
Village Cooperative of Centennial – Construction beginning fall 2018
Village Cooperative of Briargate – Construction beginning summer 2018

VERTEX®

September 21, 2018

Planning Division
City of Loveland
410 E. 5th Street
Loveland, Colorado 80537

Re: Findings Statement, Parcel H of Kendall Brook GDP (aka Outlot C, Kendall Brook First Subdivision)

To whom it may concern:

This letter is the requested response to the PDP application checklist, item #13, Findings Statement.

The subject parcel, Parcel H, is part of the Kendall Brook GDP that was approved September 26, 2000. Parcel H is the last parcel to be developed within the GDP. A three-story, 58-unit owner occupied senior living cooperative facility, to be designed in compliance with Loveland Zoning Code, is planned for the parcel.

Current infrastructure within the GDP limits and adjacent ROW appear to be final, build-out conditions and are complete. It is believed that said infrastructure was designed, approved and constructed to account for development within the GDP limits along with adjacent future infrastructure demands, therefore it is assumed no further infrastructure improvements are needed or required for the development of Parcel H. Based on this, it is believed Parcel H will not have any negative impact on traffic, utilities, or adjacent properties.

The development of the site will comply, as applicable, to the zoning code through ongoing review and coordination with Loveland development review staff. Some items that will comply to the zoning code, but not limited to, are:

1. The building exterior will be sympathetic to the adjacent neighborhood as to blend in.
2. Development of the site will allow for the balance of pedestrian to vehicular uses on-site and in conjunction with already constructed adjacent infrastructure.
3. Landscaping will be utilized to enhance the development, assist in softening the proposed building and provide vegetation and/or berming for screening.

THE VERTEX COMPANIES, INC.
2420 W. 26TH AVENUE, SUITE 100-D
DENVER, CO 80211

303.623.9116 | VERTEXENG.COM

ATTACHMENT G

Overall, the proposed development appears to be a great fit for Parcel H and will fit into the neighborhood seamlessly. The development team looks forward to the next steps in the review process with Loveland and hearing feedback from the application.

Best Regards,

Marc Liberati

PLANNING COMMISSION

RESOLUTION NO. __

A RESOLUTION APPROVING VILLAGE COOPERATIVE PRELIMINARY DEVELOPMENT PLAN LOCATED WITHIN THE KENDALL BROOK PLANNED UNIT DEVELOPMENT (# P-49), CITY OF LOVELAND, LARIMER COUNTY, COLORADO

WHEREAS, on April 4, 2000, the City Council adopted Ordinance No. 4533, zoning certain property within the City of Loveland as Kendall Brook PUD (#P-49), referred to herein as the "Kendall Brook PUD"; and

WHEREAS, Ordinance No. 4533 also approved the General Development Plan for Kendall Brook PUD; and

WHEREAS, Ordinance No. 6230 approved an amendment the General Development Plan for Kendall Brook PUD; and

WHEREAS, a Preliminary Development Plan ("PDP") for that portion of the Kendall Brook PUD legally described in Section I., below, and referred to herein as the "Village Cooperative", has been submitted to the Planning Commission for consideration pursuant to Chapter 18.41 of the Loveland Municipal Code as was in effect at the time the PDP application was submitted; and

WHEREAS, pursuant to Code Section l 8.41.050(E)(2), as was in effect at the time the PDP application was submitted, the City of Loveland Planning Commission held a public hearing on February 25, 2019, regarding the PDP; and

WHEREAS, at said hearing the recommendations of the Current Planning Division were received and duly considered by the Commission, as well as all necessary testimony by the applicant and public; and

WHEREAS, the Commission has considered the application for the PDP in light of the intent and objectives of Chapter 18.41 of the Loveland Municipal Code, as was in effect at the time the PDP application was submitted, and more specifically the factors set forth in sections l 8.4l.050(E)(2)(a-c) and expressly including those set forth in sections 18.41.050(D)(4)(b) and (c), and has determined that pursuant to said factors the PDP may be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION FOR THE CITY OF LOVELAND, COLORADO:

Section 1. That the PDP for Village Cooperative, being a portion of the Kendall Brook PUD General Development Plan which GDP Plan is on file in the office of the City of Loveland Planning Division and is incorporated herein by reference, is hereby conditionally approved, consistent with the recommendations of the Planning Staff Report, as amended on the record by the Planning Commission at the public hearing on February 25, 2019 (the "Staff Report").

The PDP applies to the following described real property:

OUTLOT C, KENDALL BROOK FIRST SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

Section 2. That the Planning Commission hereby makes the findings regarding the PDP set forth in Section IX of the Staff Report for the reasons set forth therein, and hereby adopts this resolution, including the findings set forth in Section IX of the Staff Report as its written findings and conclusions in support of its approval pursuant to Section 18.41.050.E of the Loveland Municipal Code, as was in effect at the time the PDP application was submitted.

Section 3. This Resolution shall be recorded with the Clerk and Recorder for Larimer County, Colorado, as soon as is reasonably possible after the expiration of the ten (10) day appeal period set forth in Code Section 18.41.050.E.3, as was in effect at the time the PDP application was submitted, and satisfaction of the condition set forth above.

Signed this 25th day of February, 2019.

LOVELAND PLANNING COMMISSION

_____
Patrick McFall, Planning Commission Chair

ATTEST:

_____
Planning Commission Secretary

APPROVED AS TO FORM:

Assistant City Attorney

City of Loveland
DEVELOPMENTCENTER

CURRENT PLANNING DIVISION
410 E. 5th Street | Loveland, CO 80537 | 970-962-2523
eplan-planning@cityofloveland.org | cityofloveland.org/DC

MEMORANDUM

Date: February 25, 2019

To: Loveland Planning Commission

From: Bob Paulsen, Current Planning Manager

Subject: 2018 Current Planning Division and Building Division Report

At the February 25th Planning Commission meeting information will be presented regarding Current Planning Division application levels and service levels in 2018. Basic information will also be provided relating to Building Division applications in 2018. For comparison purposes, the Current Planning Information includes data from 2011 - 2018. This will provide the opportunity for comparison over this 8-year period. The following Powerpoint slides are attached and will be discussed at the meeting:

Snapshot: Development Review Activity 2011 - 2018

This table lists the number of applications reviewed by the Development Review Team over an 8-year period. The DRT includes representatives from numerous City departments that work collaboratively to review and process development applications. The applications are listed by project type (29 total types) for each year. These "Type 1" applications represent the major development applications submitted to the City since 2011.

2011 - 2018 Development Applications

This slide tracks the work of the Development Review Team on "Type 1" over an 8-year period:

Orange Bar = Number of new applications submitted annually for DRT review. This is a measure of development activity in a given year. Understand that this is a measure of volume, and not a measure of project size or complexity.

Yellow Bar = Number of reviews completed by the DRT annually. This is an annual measure of work activity. Most applications undergo 2-3 review cycles before designs are approved. Many applications are reviewed over the course of overlapping calendar years.

Gray Bar = Number of days it has taken, on average, for the DRT to complete a review cycle. This is a performance measure for the DRT. Days are based on "working days" from the date a submittal is checked-in until written project comments are provided to the applicant's team.

Applications Processed by Current Planning 2011 - 2018

This table captures development applications that do not undergo full DRT review. These application types are typically less complex than "Type 1" applications and are generally processed by the Current Planning Division.

Snapshot: Planning Services 2011 - 2018

Two of the most important services administered by the Current Planning Division are Concept Review Meetings and Neighborhood Meetings. Over the past 8 years, Planning has worked to improve pre-application services--of which the Concept Review Meeting is the most important. Neighborhood Meeting are also an important service to the community, providing project information to neighbors prior to public hearings. As indicated, the number of neighborhood meetings (and public hearings) have been declining.

2018 Permits Issued Summary

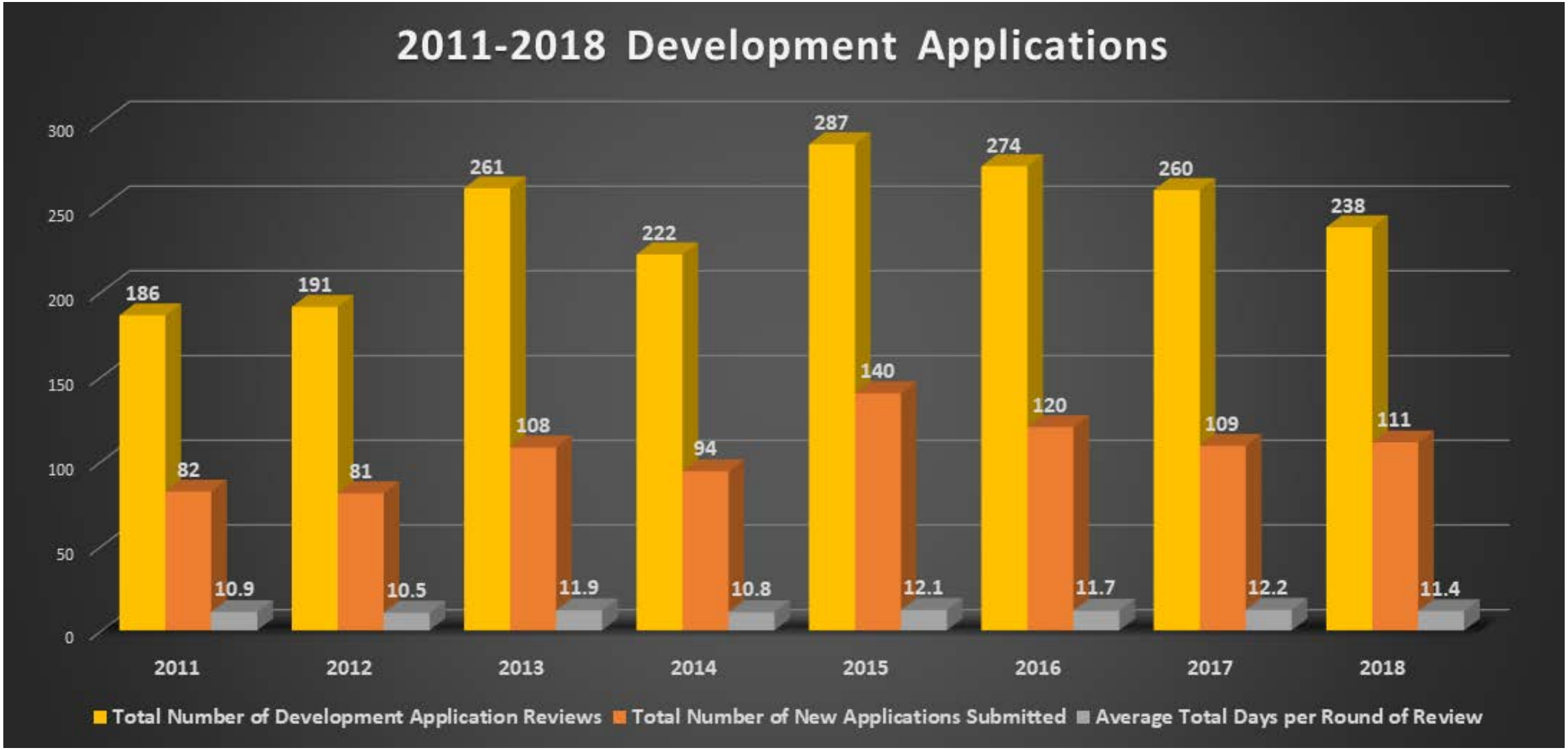
This pie chart depicts 2018 Building Permit Activity by Type. Note that the "Miscellaneous" category is by far the largest. These permits includes decks, additions, porches, pools, etc.

2018 Permit Valuation Summary

This pie chart depicts 2018 Building Permit Valuation by Type. Every permit issued includes a valuation estimate by the applicant, including construction materials and labor costs. Consequently, this information represents the investment in construction activity by type in a given year.

Snapshot: Development Review Activity 2011-2018

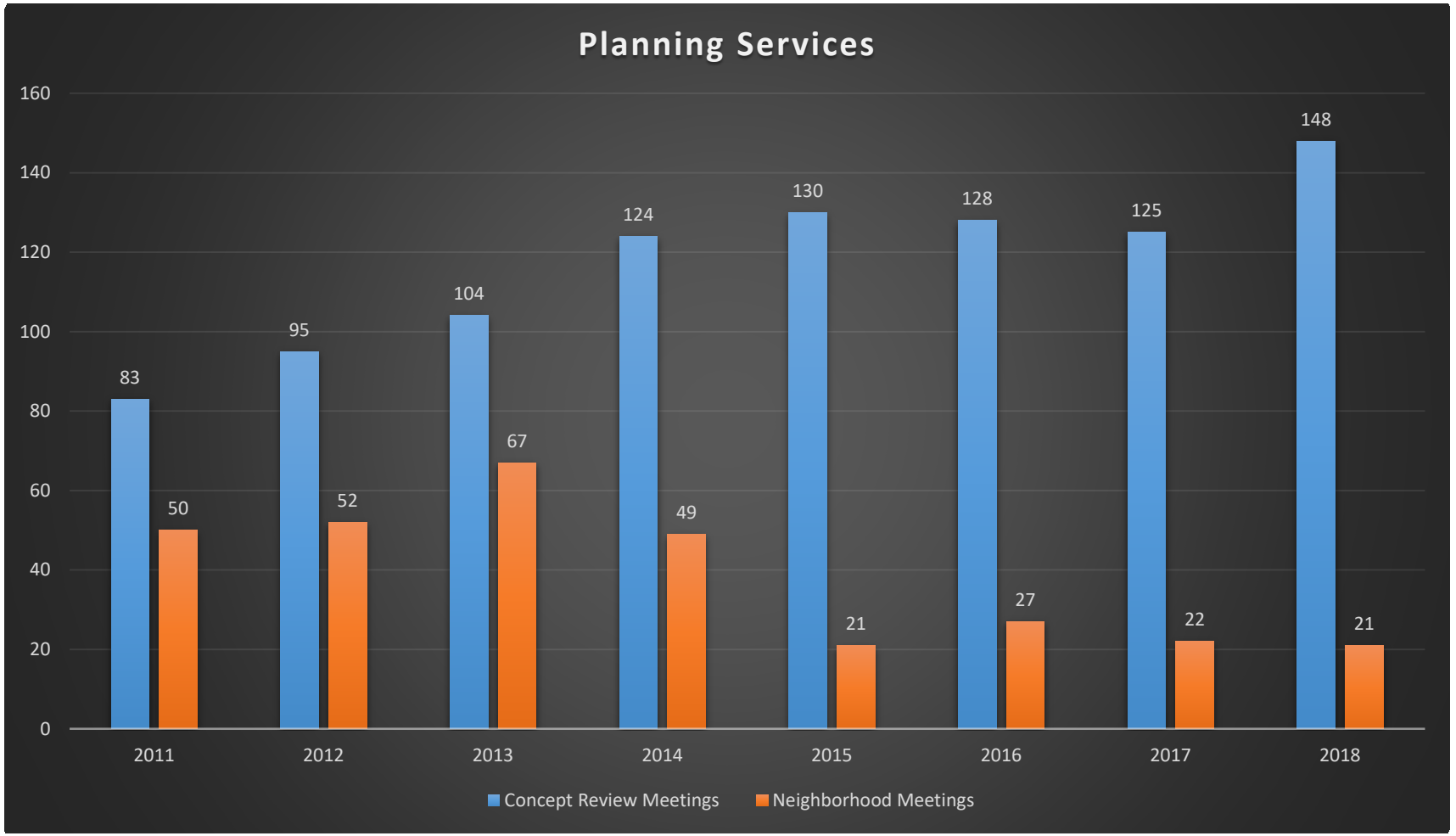
Application Type	2011	2012	2013	2014	2015	2016	2017	2018
TYPE 1 - Number of Reviews Processed by the Development Review Team								
Amended Plat for BLA/Lot Merger	25	39	35	16	48	37	42	25
Annexation and Zoning (Conventional Zoning)	4	5	5	0	4	7	6	6
Annexation and Zoning (PUD)	0	0	0	0	0	3	4	2
Appeal	0	0	0	0	0	1	0	0
Comprehensive Plan Amendment	0	0	1	0	0	1	0	0
Conceptual Master Plan & Amendments	0	0	0	2	1	3	1	0
Civil Infratructure Plan	8	5	42	27	30	25	19	29
Final Plat	3	7	19	10	0	0	0	0
Final Plat MAJOR Subdivision -- (4 or more new lots)	0	0	0	0	0	24	25	11
Final Plat MINOR Subdivision	21	7	17	19	37	13	21	22
Flexible Zoning Overlay (FZO)	0	0	0	0	0	0	2	0
Hydrozone Plan --(Low water use)	0	0	0	3	1	0	0	0
Major Amendment to GDP/PDP	0	7	6	2	2	4	8	3
Preliminary Plat for Major Subdivision	4	2	3	10	5	12	3	1
PUD Minor Amendment	0	15	16	8	10	10	8	5
PUD-Final Development Plan	15	7	10	8	3	19	11	10
PUD-General Development Plan	2	0	0	5	1	2	2	2
PUD-Preliminary Development Plan	9	6	9	10	10	11	3	4
Rezoning	3	7	5	2	5	0	2	5
Site Development Plan	52	49	42	66	90	62	59	77
Special Review	28	25	38	18	25	14	9	13
Special Review/Site Development Plan	0	0	0	0	4	19	23	15
Vacation -- (of right of way or public easement)	12	10	13	16	11	7	12	8
TYPE 1 Totals	**186**	**191**	**261**	**222**	**287**	**274**	**260**	**238**

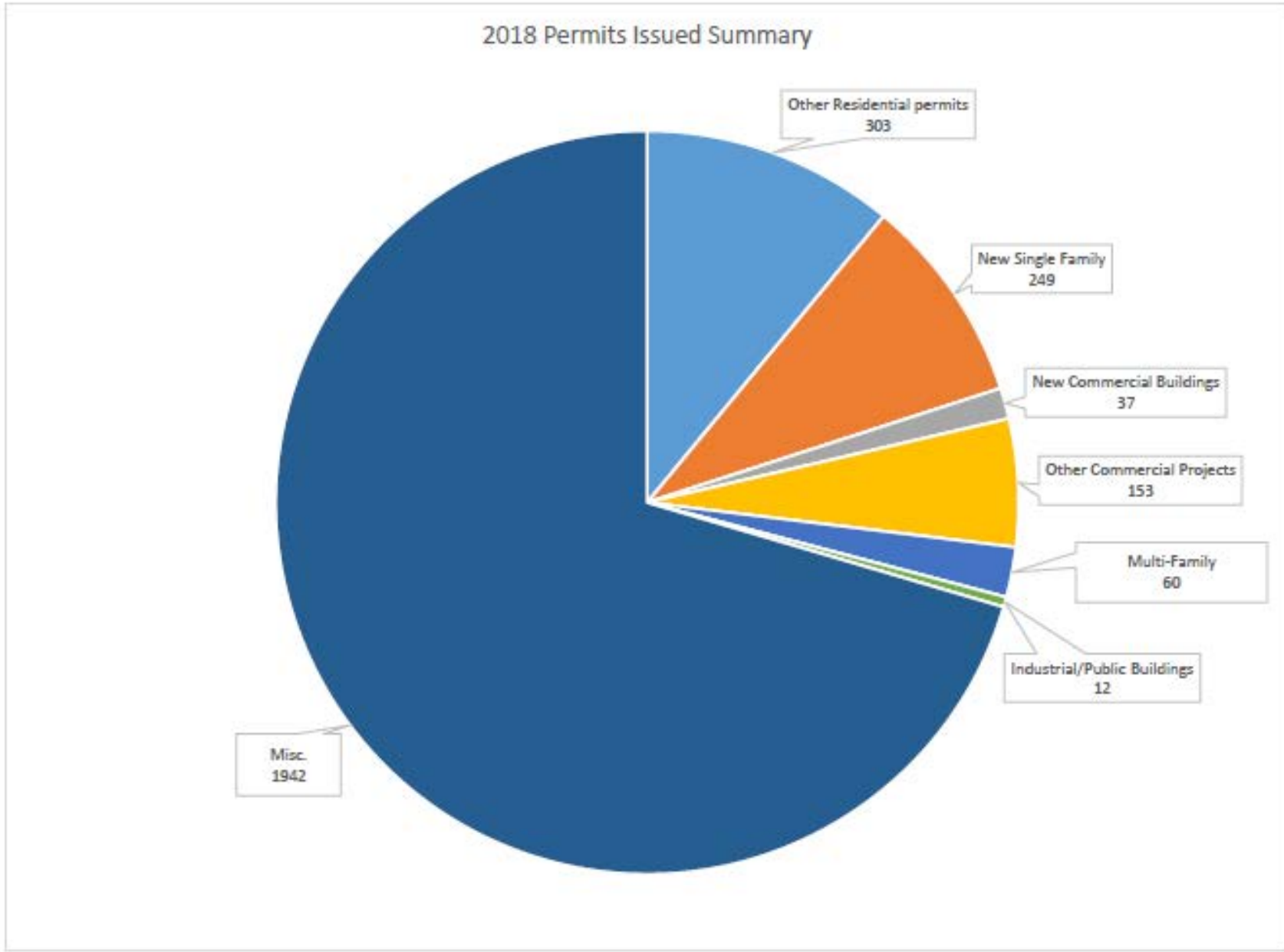

2011-2018 Development Applications
300
250
200
150
100
50
0
186
82
10.9
191
81
10.5
261
108
11.9
222
94
10.8
287
140
12.1
274
120
11.7
260
109
12.2
238
111
11.4
2011
2012
2013
2014
2015
2016
2017
2018
Total Number of Development Application Reviews
Total Number of New Applications Submitted
Average Total Days per Round of Review

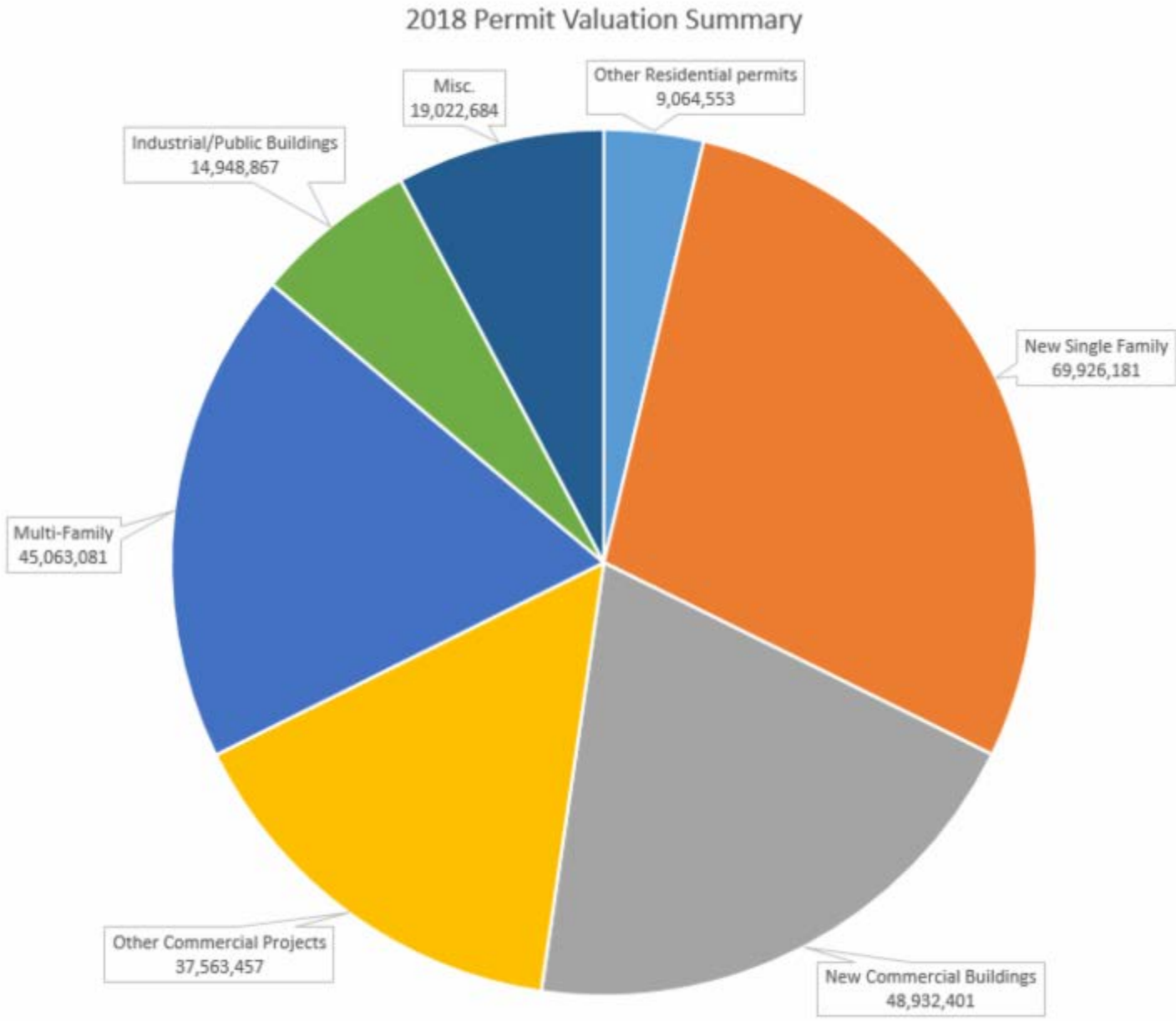
Applications processed by Current Planning 2011-2018

Application Type	2011	2012	2013	2014	2015	2016	2017	2018
Applications processed by the Current Planning Division								
Miscellaneous Project (Development Agreement, Vested Rights, L & E Study)	4	0	6	3	2	0	2	4
Overlot Grading Permit	0	0	0	0	0	2	0	2
Site Work Permit	0	0	13	30	22	33	30	34
Planned Signage Program	0	2	0	0	0	7	3	7
Major Home Occupation	14	6	2	6	9	10	14	0
Minor Home Occupation	34	33	30	23	19	22	18	11
County/Town Referral	2	6	13	13	37	19	28	27
Administrative Variation	0	0	0	0	2	22	26	15
Variance	7	4	6	7	11	6	1	2
Zoning Verification Letter	0	10	21	17	20	24	37	36
Signs	0	0	0	0	0	0	82	126
Current Planning Division Application Totals	**61**	**61**	**91**	**99**	**122**	**145**	**241**	**264**

Snapshot: Planning Services 2011-2018




2018 Permits Issued Summary
Other Residential permits
303
New Single Family
249
New Commercial Buildings
37
Other Commercial Projects
153
Multi-Family
60
Industrial/Public Buildings
12
Misc.
1942


2018 Permit Valuation Summary
Other Residential permits
9,064,553
New Single Family
69,926,181
New Commercial Buildings
48,932,401
Other Commercial Projects
37,563,457
Multi-Family
45,063,081
Industrial/Public Buildings
14,948,867
Misc.
19,022,684