



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson

Kathy Kvasnicka
Paul Witmer

Jimmy Dominguez
Shannon Rhoda
Thomas Holton

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, July 11, 2024

6:00 PM

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

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

Call to Order

Approval of Agenda

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

a. Approval of the Minutes of the June 13 2024 Meeting

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

Action Item(s)

a. PC Resolution P2024-009 Kinney Ventures RV & Boat Storage Site Plan

b. PC Resolution P2024-010 Rollie LLC Site Plan

Discussion Items

Future Business

a. Next Meeting is July 25 2024

Adjourn

Virtual Meeting Instructions

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

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

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 13, 2024

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, June 13, 2024.

Chair Mike Simone called the meeting to order at 6:01 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Commissioners Kathy Kvasnicka, and Paul Witmer.
Vice-Chair Bushrod White and Commissioner Jimmy Dominguez attended the meeting via GoToMeeting.

City Staff Present: Planning Director Todd Hodges, Planners Zachary Mettler, and Sean McDermott,
Planning Administrative Assistant Beyza Kirmizi and City Engineer David Rausch.

APPROVAL OF AGENDA

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

CONSENT AGENDA

Commissioner Witmer moved to approve the consent agenda, Commissioner Kvasnicka seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2024-008 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE CHARM INDUSTRIAL SITE PLAN

Planner Zachary Mettler presented the application submitted by Charm Industrial. The site is located east and adjacent to S Rollie Ave and is on Lot 2 of the Villano Minor Subdivision. The property is approximately 5.855 acres in size, zoned I-2 and designated industrial in the Comprehensive Plan. The use of the site will include round-the-clock production and offer office hours between 9 a.m. to 5 p.m. The existing use is a warehouse and office at the front of the site, with rear storage and production. The western half of the job site is already existing with no proposed changes at this time, while the eastern rear of the site is proposed to accommodate three structures. The original site plan of the site was approved on December 3rd, 2019 and included the existing frontage, building, and rear storage yard. The new site plan proposes several spanning structures made of CONEX boxes (cargo containers) with fabric trusses spanning over them. The CONEX boxes are intended to be used for various purposes, including restrooms, offices, locker rooms and more. The proposed site plan is processed under Section 2.06 of the Fort Lupton Municipal Code. All notification requirements have been met. To the best of staff's knowledge and under the current review

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 13, 2024

for the intent of final details, staff believes the site and the site plan are in conformance with city standards, regulations, and policies.

Representing Charm Industrial, Nora Brown, Paul Herrera and Alyson Kelman were in attendance to give a presentation. Ms. Brown started the presentation by going over basic information about the company including number of employees, and the beginning of operations in Fort Lupton, followed by an explanation as to what the company does. Mr. Herrera went over the site plan and explained the structures that are proposed to be built on the east side of the site. The southern structure will be used as production space, the building in the middle will provide space for development, and the north building will be utilized as development space. The proposed changes include turning the open retention ponds into subterranean ponds to open up space on the property that could be utilized in other ways. Mr. Herrera continued to talk about the different measures to control drainage on the site and explained that the ponds are sized to be 50% larger than required. Additionally, no waste water will flow into the city's system as the retention ponds are meant to capture it all. Some visuals of the proposed structures were shown and its different uses were explained. Ms. Kalman finished the presentation by describing how Charm Industrial has been involved in the Fort Lupton community and how they plan to increase their engagement in the future.

Chair Simone opened up for public comments at 6:14pm.

Ron Skylar asked whether waste bio mass is taken from waste water treatment plants.

Chair Simone closes public comment at 6:15pm.

The applicants addressed the waste bio mass question and explained that they use waste wood from wildfire reduction projects.

Chair Simone opened up for commissioner comments at 6:15pm.

Commissioners discussed:

- The process of converting bio mass into bio oil.
- Operation time of the site.

After discussion commissioner Witmer moved to approve P2024-008 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of the Charm Industrial Site Plan), Commissioner Kvasnicka seconded the motion.

Motion passed unanimously on a roll call vote.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 13, 2024**

DISCUSSION ITEM

There were no discussion items.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for June 27, 2024.

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 6:21 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

RESOLUTION NO. P2024-009

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE KINNEY VENTURES SITE PLAN FOR AN RV & BOAT STORAGE FACILITY LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the Planning Commission held a public hearing on July 11, 2024, for the purpose of reviewing the Kinney Ventures application for a site plan for an RV & Boat Storage facility; and

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

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

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby approves the Kinney Ventures RV & Boat Storage Site Plan, conditional upon the following:

I. Prior to recording the site plan:

- A. Applicant shall adequately address all comments from the Development Review Engineer.
- B. Any redlines and comments provided by staff shall be made to the Site Plan.
- C. The following notes shall be added to the Site Plan:
 - 1. The site shall maintain compliance with all applicable local, state and federal permits.
 - 2. Any odors or other nuisance produced by any part of the site shall be mitigated using Best Management Practices.
 - 3. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the site plan.
 - 4. Dead and dying landscape material shall be replaced at the earliest reasonable date.
 - 5. The property shall be maintained to the curb, or roadway if no curb exists.
 - 6. Any new use, change of use or continued use if there is a change of ownership, shall be submitted to the City for review prior to start of operations.

II. Prior to operation of the storage facility:

- A. Fencing and landscaping shall be constructed and shall be inspected by city staff for completion.

DONE THIS 11th DAY OF JULY, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**KINNEY VENTURES RV & BOAT STORAGE SITE PLAN
STAFF REPORT
PLAN NO. SPR24-001**

PROJECT DESCRIPTION

Project No.: Plan No. SPR24-001

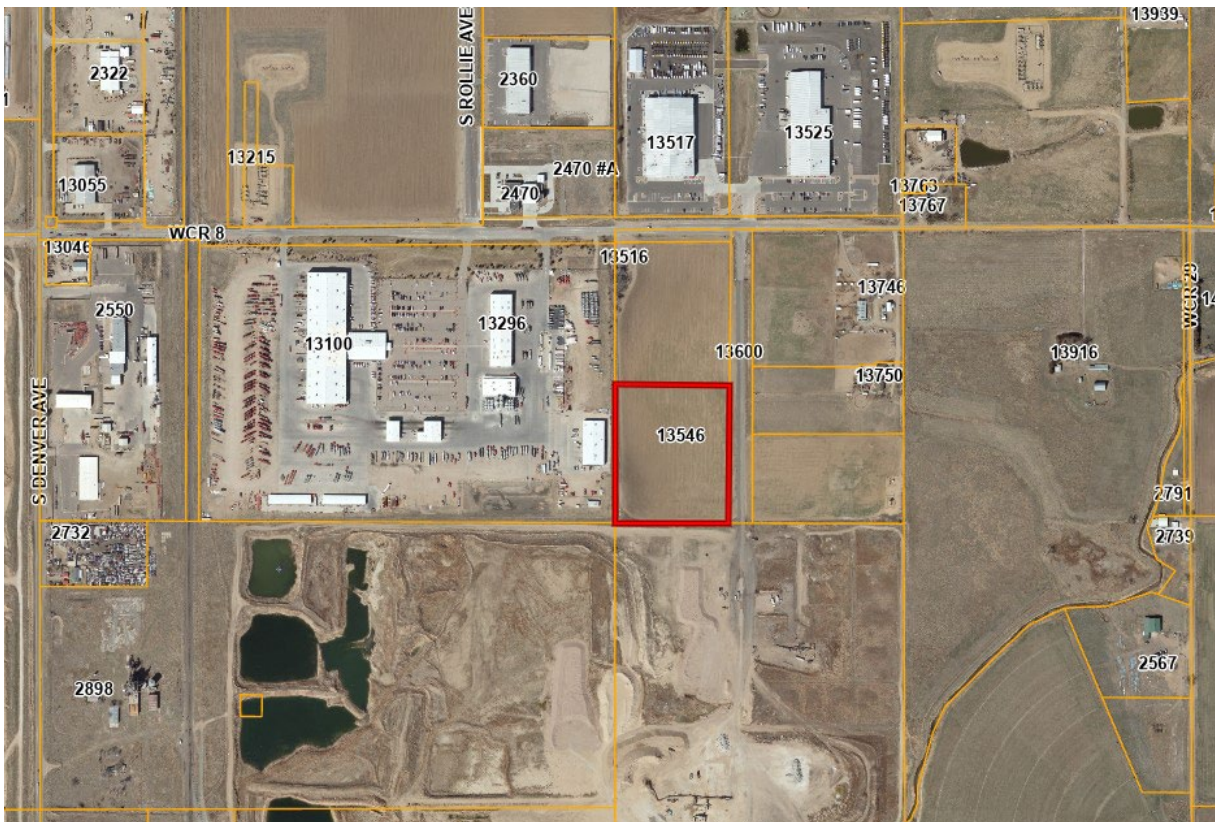
Project Name: Kinney Ventures Site Plan

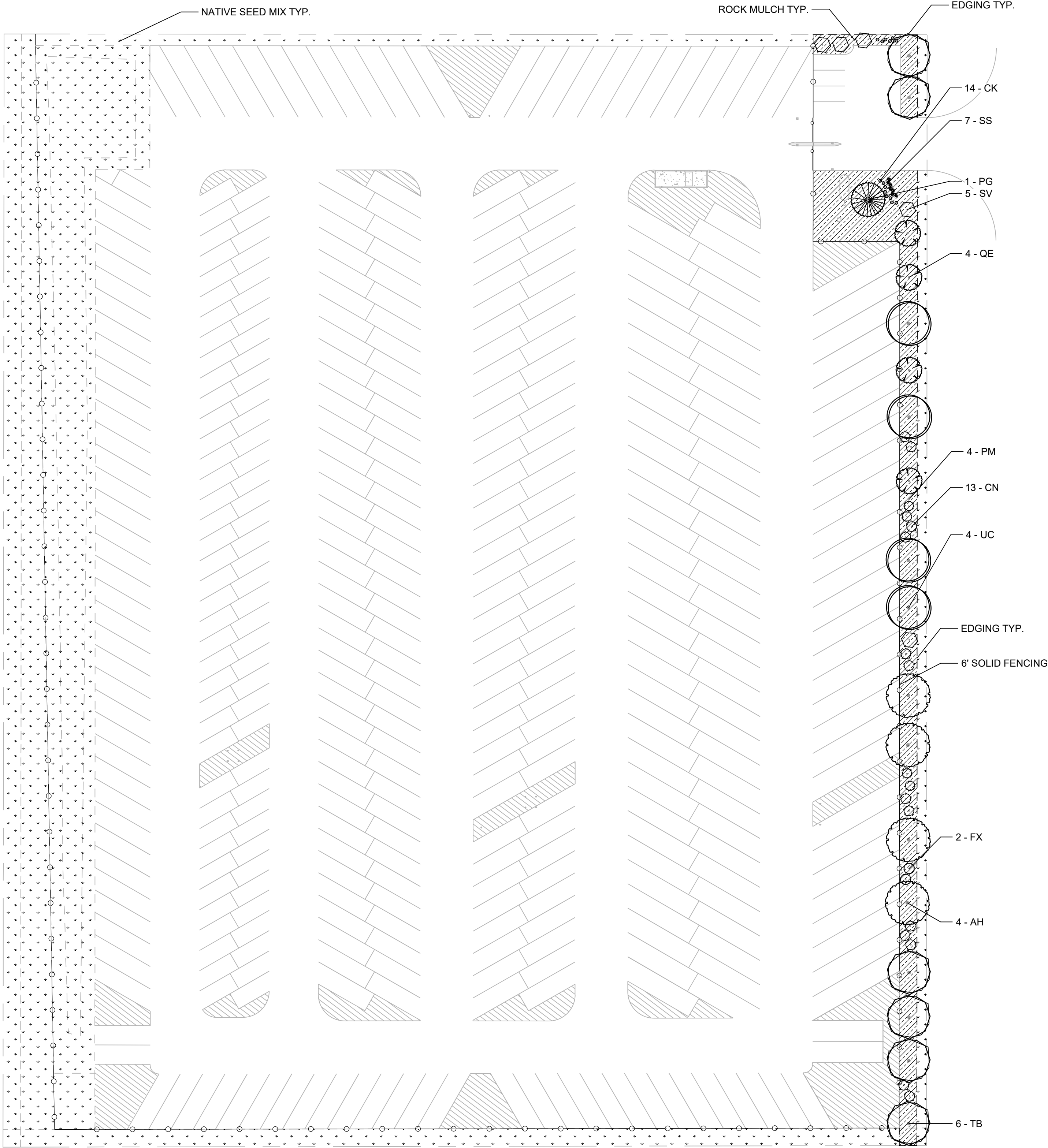
Owner: Kinney Commercial Ventures LLC

Representative: Aaron Kinney, President of Denver Intermodal Express

Location of Request:

The site is located in a portion of the Northwest Quarter of Section 20, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado. It is located at 13546 County Road 8, Fort Lupton, Colorado ("The Property"). The Property is on Lot 2 of the Thomas Minor Subdivision.





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	% of Total
DECIDUOUS TREES						
	AH	Acer grandidentatum x saccharum 'Hipzam' / Highland Park® Maple	2" Cal.	B&B	4	22%
	QE	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	2" Cal.	B&B	4	33%
	TB	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B	6	22%
	UC	Ulmus x 'Cathedral' / Cathedral Elm	2" Cal.	B&B	4	22%
						100%
EVERGREEN TREES						
	PG	Picea pungens glauca / Colorado Blue Spruce	6" Ht.	B&B	1	100%
SHRUBS						
	CN	Chrysothamnus nauseosus / Rubber Rabbitbrush	5 gal.	Cont.	13	54%
	FX	Forsythia x 'UMNFOR01' / First Editions® Spring Fling™ Forsythia	5 gal.	Pot	2	8%
	PM	Pinus mugo 'Big Tuna' / Big Tuna Mugo Pine	5 gal.	Pot	4	17%
	SV	Syringa vulgaris / Common Lilac	5 gal.	Pot	5	21%
						100%
GRASSES						
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Pot	14	67%
	SS	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	1 gal.	Pot	7	33%
						100%

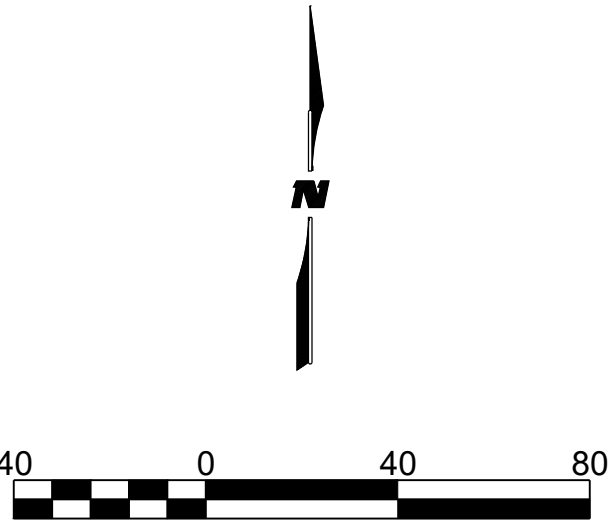
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SOD/SEED						
	NG	Low Grow Native Grass / Western Wildflower Mix				45,780 sf

Native grass seed to be Low Grow Grass Mix at 95% of seed mixture (from United SeedS or equivalent), and Low Grow Mix Wildflower (from Arkansas Valley or equivalent) at 20% of seed mixture to be evenly incorporated and drilled together into all identified areas in this site plan.

1.1 Acres = Approx. 34 lbs seed total

MATERIALS		AREA
ROCK MULCH		8,401 sf
		1 1/2" Hyland Granite (or similar earth tone)
		Decorative Rock from Pioneer or Equivalent
STEEL EDGING		LENGTH
		784 lf

Landscape Plan per Section 8.02 Table 8-1					
Site Element	Amount of Space	Large Trees	Evergreen and/or Ornamental Trees	Shrubs and/or Ornamental Grasses	Other: Perennials, grasses, groundcover, mulch
Streetscape	632 lin ft	4 Acer grandidentatum x saccharum 'Hipzam'		13 Chrysothamnus nauseosus	5854 sq. ft. Rock Mulch
		4 Quercus x 'Crimschmidt'		2 Forsythia x 'Spring Fling'	
		6 Tilia americana		4 Pinus mugo	
		4 Ulmus x 'Cathedral'		2 Syringa vulgaris	
	Total Required	18		n/a	n/a
Frontage	n/a				
Parking	n/a				
Buffers	n/a				
Open Space	n/a				
Other	39566.8 sq ft		1 Picea pungens glauca	14 Calamagrostis x acutiflora	8834 sq ft Native grass/western wildflower mix
				3 Syringa vulgaris	2021 sq ft Rock Mulch
				7 Schizachyrium scoparium	
	Total Required	n/a			
	Total Provided	18	1	45	18348 sq ft



FT. LUPTON CR27
RV/BOAT STORAGE

JUNE 7, 2024

britina
landscape architecture urban design planning
1760 N. Gaylord Street Suite 3M, Denver CO 80206
p: 303.456.2887 w: www.britina.com

WILSON & COMPANY
1675 BROADWAY SUITE 200
DENVER, CO 80202
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com

Nature of Request:

The Applicant has submitted an application for a site plan on a currently bare land site for an RV and boat storage facility. The site will have a perimeter fence and a landscape buffer along the shared access private drive (Lot 4). The site currently proposes a total of 411 RV stalls of varying dimensions, and 4 personal vehicle parking stalls at the entrance gate.

The property is surrounded by Heavy Industrial zoning.

Hours of Operation: 24/7 customer access

Site Size: The property is approximately 7.68 acres.

Zone District: '1-2' Heavy Industrial.

Proposed Use: RV and boat storage.

Existing Use: Vacant bare land.

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

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

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

APPLICATION PROCESS

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

The site plan process specifically applies to:

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

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

NOTIFICATION REQUIREMENTS

The Code requires posted notice of the hearings at least fifteen (15) days prior to the hearing. Notice of the public hearing was posted on the Property on June 21, 2024.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

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

- 1. Generally.**
 - a. The plan meets all applicable standards or the criteria for any discretionary approvals.
 - b. The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.
 - c. The plan does not present any other apparent risks to the public health, safety or welfare of the community.
- 2. Site Design and Engineering.**
 - a. The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.
 - b. The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development.
 - c. The plan provides adequate management of storm water runoff.
 - d. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.
- 3. Landscape and Open Space Design.**
 - a. The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces.
 - b. The plan enhances the environmental and ecological functions of un-built portions of the site, and makes effective use and conservation of water resources.
 - c. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties.
- 4. Building Design.**
 - a. No building is currently proposed. However, if a building is proposed in the future it will require permits and may require additional Land Use review.

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

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

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

ALTERNATIVE COMPLIANCE

No alternative compliances are currently being requested in this project.

REFERRALS

Referrals were provided to the list below. All comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/860>.

Building Inspector	Economic Development Manager	GIS Specialist
Development Review Engineer	Public Works Director	Fort Lupton Fire Protection District
United Power	Comcast	CenturyLink
Xcel Energy	Fulton Ditch Company	City Attorney
CDOT	Postmaster	Weld County Department of Planning
Fulton Ditch Company	City of Brighton	State Geologist

Additional documents are available for review at:
<https://www.fortluptonco.gov/DocumentCenter/Index/860>.

Project Narrative

Project Title: FT. LUPTON CR27 RV/BOAT STORAGE

Project Overview:

Our proposed ***Ft. Lupton CR27 RV/Boat Storage*** development aims to create a state-of-the-art yard that caters to the growing demand for secure and convenient storage of recreational vehicles and boats in the Ft. Lupton and surrounding areas. This development combines many amenities to the growing community when it comes to recreational storage as well as a commitment to environmental sustainability, providing a sought-after solution for outdoor enthusiasts.

Secure Storage Spaces:

The project includes a variety of sizes for all different units, ranging from 20' back in spots to 50' pull through spots.

Environmental Stewardship:

Embracing eco-friendly practices, the project incorporates elements such as native grasses throughout the landscaping and trees that are hardy to the Colorado elements and climate reducing the amount of water used. Using energy efficient lighting to secure the yard at the lowest rate possible for the amount of energy we will be using. We strive to minimize the environmental impact of the development while enhancing the natural beauty of the surroundings.

Convenience and Accessibility:

The location is chosen for its accessibility, ensuring ease of entry and exit for RV's and boats. There will be a large entrance into the property allowing multiple trucks pulling RV's to line up side by side. The large automatic gate activated with a personalized code for each tenant entering is twenty feet wide. There will be limited traffic as these units do not all come and go at the same time, allowing quick entry to the property.

Technology Integration:

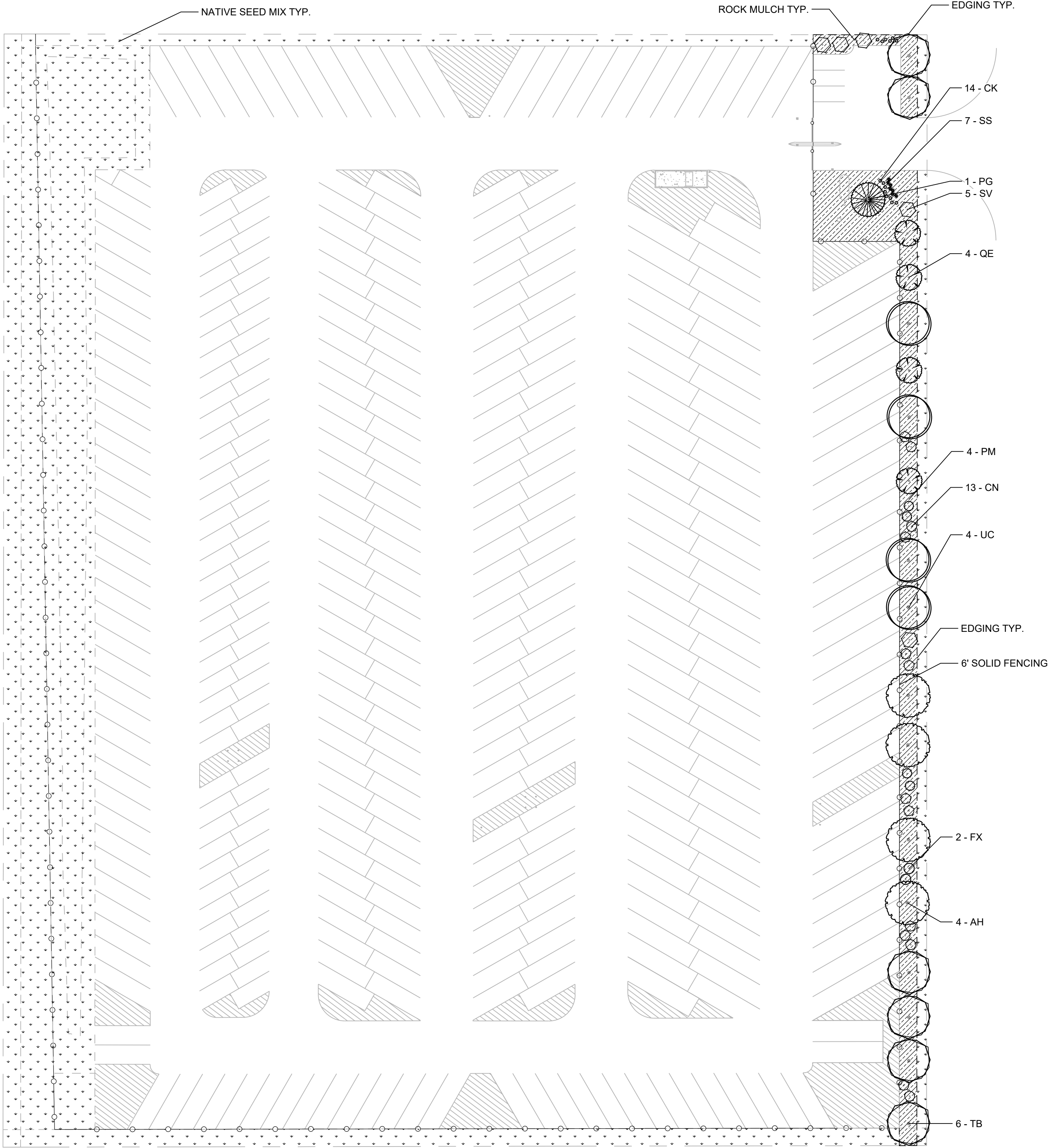
Embracing innovation, our facility will feature a user-friendly app for clients to manage their accounts, with 24/7 customer service. This enhances the overall customer experience and convenience.

Safety and Security:

Cutting-edge security measures such as 24/7 surveillance ensures peace of mind for clients, safeguarding their investments.

Economic Growth:

The development contributes to local economic growth by creating jobs during construction and operation phases. It also provides a nearby place for residence to store their RV and boats contributing to the attractiveness of the Ft. Lupton area and its surroundings.



PLANT SCHEDULE

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	QE	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	2" Cal.	B&B	4	33%
	TB	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B	6	22%
	UC	Ulmus x 'Cathedral' / Cathedral Elm	2" Cal.	B&B	4	22%
						100%
EVERGREEN TREES						
	PG	Picea pungens glauca / Colorado Blue Spruce	6" Ht.	B&B	1	100%
SHRUBS						
	CN	Chrysothamnus nauseosus / Rubber Rabbitbrush	5 gal.	Cont.	13	54%
	FX	Forsythia x 'UMNFOR01' / First Editions® Spring Fling™ Forsythia	5 gal.	Pot	2	8%
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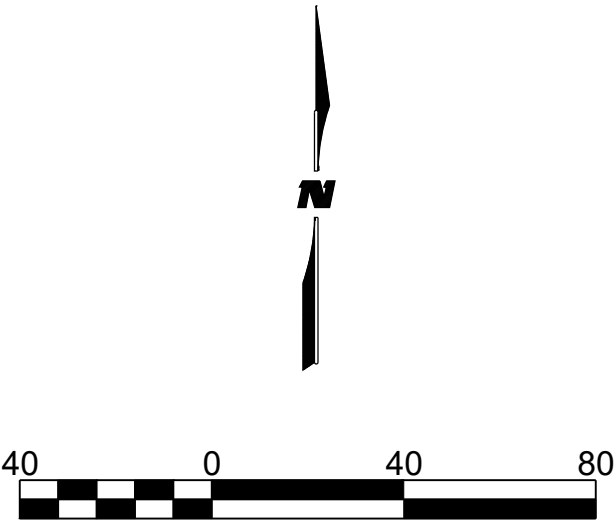
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Native grass seed to be Low Grow Grass Mix at 95% of seed mixture (from United SeedS or equivalent), and Low Grow Mix Wildflower (from Arkansas Valley or equivalent) at 20% of seed mixture to be evenly incorporated and drilled together into all identified areas in this site plan.

1.1 Acres = Approx. 34 lbs seed total

MATERIALS		AREA
ROCK MULCH		8,401 sf
		1 1/2" Hyland Granite (or similar earth tone)
		Decorative Rock from Pioneer or Equivalent
STEEL EDGING		LENGTH
		784 lf

Landscape Plan per Section 8.02 Table 8-1					
Site Element	Amount of Space	Large Trees	Evergreen and/or Ornamental Trees	Shrubs and/or Ornamental Grasses	Other: Perennials, grasses, groundcover, mulch
Streetscape	632 lin ft	4 Acer grandidentatum x saccharum 'Hipzam'		13 Chrysothamnus nauseosus	5854 sq. ft. Rock Mulch
		4 Quercus x 'Crimschmidt'		2 Forsythia x 'Spring Fling'	
		6 Tilia americana		4 Pinus mugo	
		4 Ulmus x 'Cathedral'		2 Syringa vulgaris	
	Total Required	18		n/a	n/a
Frontage	n/a				
Parking	n/a				
Buffers	n/a				
Open Space	n/a				
Other	39566.8 sq ft		1 Picea pungens glauca	14 Calamagrostis x acutiflora	8834 sq ft Native grass/western wildflower mix
				3 Syringa vulgaris	2021 sq ft Rock Mulch
				7 Schizachyrium scoparium	
	Total Required	n/a			
	Total Provided	18	1	45	18348 sq ft



FT. LUPTON CR27
RV/BOAT STORAGE

JUNE 7, 2024

britina

landscape architecture urban design planning
1760 N. Gaylord Street Suite 3M, Denver CO 80206
p: 303.456.2887 w: www.britina.com

WILSON
& COMPANY

1675 BROADWAY SUITE 200
DENVER, CO 80202
PHONE: 303-297-2976
FAX: 303-297-2693
www.wilsonco.com



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

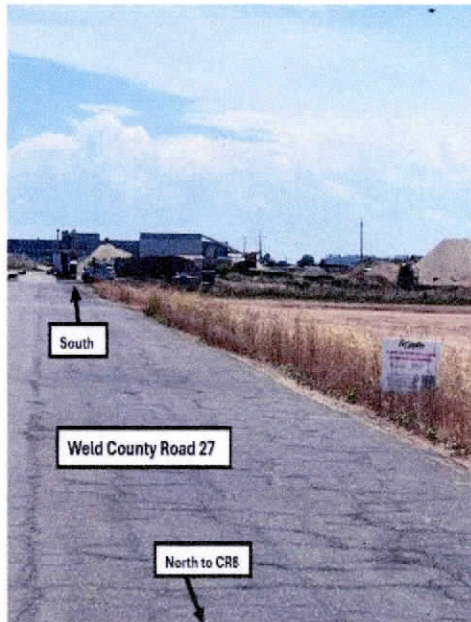
Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Kinney Commercial Ventures

Project No. SPR24-001



Facing: Access Road



Facing: Access Road

I, Aaron Kinney hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 21st day of JUNE, 2024.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Aaron Kinney, this 21st day of June, 2024. Witness my hand and seal.

My commission expires January 14, 2025

Notary Public

NICOLE DIMAS
Notary Public
State of Colorado
Notary ID # 20214001709
My Commission Expires 01-14-2025

RESOLUTION NO. P2024-010

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE ROLLIE LLC SITE PLAN LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the Planning Commission held a public hearing on July 11, 2024, for the purpose of reviewing the Rollie LLC application for a site plan for an Industrial Spec Building; and

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

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

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

1. Prior to recording the site plan map:
 - a. Applicant shall address redline comments made by staff on the Site Plan, including but not limited to:
 - i. Applicant shall address redlines related to fencing.
 - b. Applicant shall address updated comments from Public Works. Note subsequent review may be required.
 - c. A Public Improvements Agreement shall be submitted and approved by the City Council.
2. Prior to the release of building permits:
 - a. The Site Plan shall be submitted to the Planning Department for signatures and recording with the Weld County Clerk and Recorder.
3. Prior to any user beginning operations on site:
 - a. All potential users shall meet with the Planning Department to ensure the use complies with applicable zoning regulations and any potential impacts are properly mitigated.

DONE THIS 11th DAY OF JULY, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**ROLLIE LLC SITE PLAN
STAFF REPORT
PROJECT NO. SPR2023-004**

PROJECT DESCRIPTION

Project No.: SPR2023-004

Project Name: Rollie LLC Site Plan

Owner: Rollie LLC (Jason Larson)

Representative: Joel Hardy and Dan Grelle, Construction Concepts Inc.

Location of Request:

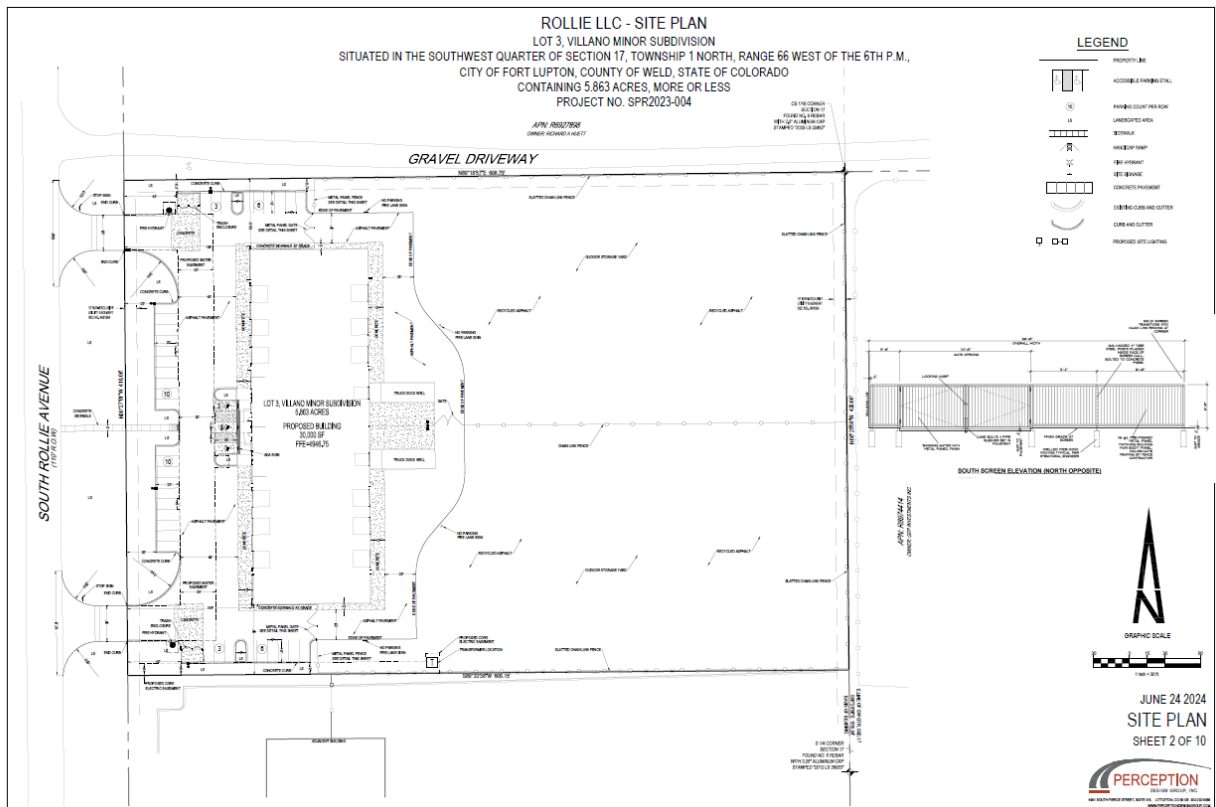
The site is located in a portion of the Southwest Quarter of Section 17, Township 1 North, Range 66 West of the 6th P.M. City of Fort Lupton, County of Weld, State of Colorado ("Property").



Nature of Request:

The Applicant has submitted a site plan application for a new 30,000 s.f. pre-engineered steel building that will be a Spec Building for two (2) future users. The building will be split in half east-west for the two users, with storage in the rear of the lot for each user.

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



- Any changes to the site access and circulation, or other development requirements that significantly impact streetscape design or existing traffic conditions near the site.

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

NOTIFICATION REQUIREMENTS

The Fort Lupton Development Code requires posted notice of the hearings at least fifteen (15) days prior to the hearing. Notice of the public hearing was posted on the Property on June 28, 2024.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the "I – 2" Heavy Industrial Zone District. The code defines the I-2 district as an area that provides for:

The broadest scope of service, manufacturing and distribution uses that are generally not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

While the users of the Spec Building have not been identified by the applicant to date, all users will be required to meet with the Planning Department to ensure their use fits I-2 standards and any potential impacts can be accounted for and mitigated through the appropriate means.

The applicant is working with Staff to satisfy the requirements set forth in the Code regarding non-residential design standards and all guidelines for landscaping and site design.

Staff believes that the applicant meets the intent of the Site Plan requirements in Section 2.06:



1. Generally.
 - a. The plan meets all applicable standards or the criteria for any discretionary approvals.
 - b. The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.
 - c. The plan does not present any other apparent risks to the public health, safety or welfare of the community.

The site plan fits the Comprehensive Plan and staff is working with the applicant on finalizing redlines regarding the Development Code standards. There appears to be no apparent health, safety, or welfare concerns.

2. Site Design and Engineering.
 - a. The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.
 - a. The plan provides adequate management of storm water runoff.
 - b. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.

The applicant is working with Public Works to finalize these items prior to recording of the site plan to ensure all standards are met.

2. Landscape and Open Space Design.
 - a. The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces.
 - b. The plan enhances the environmental and ecological functions of un-built portions of the site, and makes effective use and conservation of water resources.
 - c. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties.

The site plan does a great job of implementing the landscaping standards of the new Development Code. There is ample front landscaping and fencing to buffer outdoor storage and parking from public ROW. The applicant had to adjust tree locations near parking on the north side lot line due to easements and staff has found that they did a great job or re-appropriating landscaping location and screening.

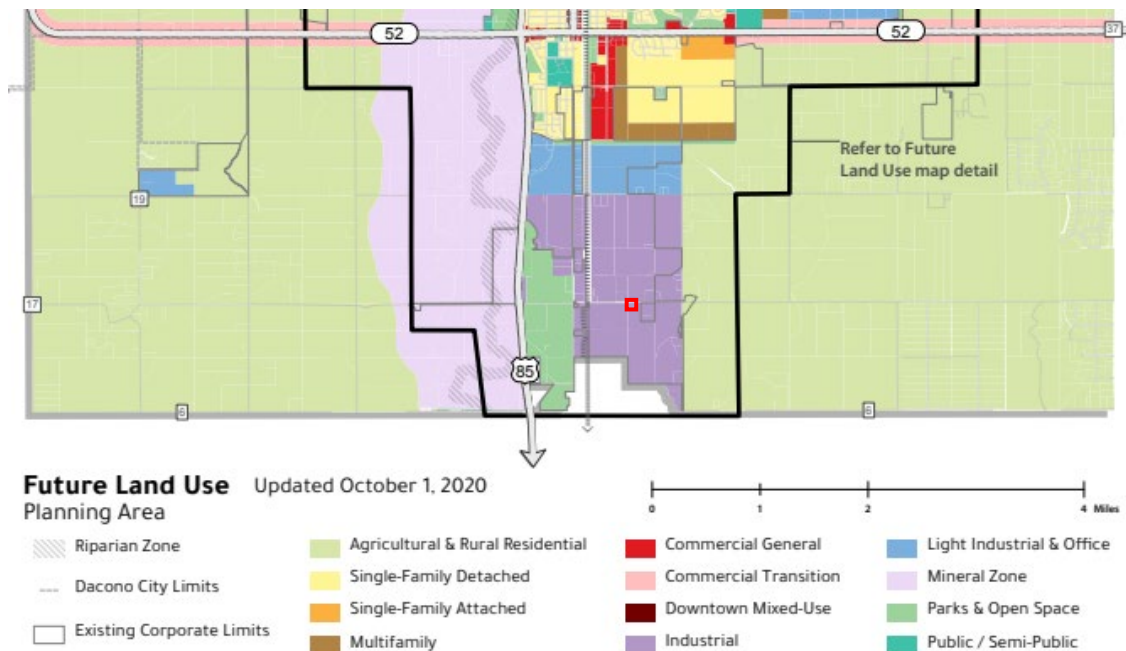
3. Building Design.
 - a. The location, orientation, scale and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.
 - b. The selection and application of materials will promote proper maintenance and quality appearances over time.
 - c. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, if there is any consistency or commonality in the scale, proportion, forms and features, and materials of adjacent buildings, they inform choices on the proposed building.

The proposed building is very similar to the adjacent property to the south and the applicant has indicated how their materials, transparency, etc., meet applicable requirements. With future signage for the two users, staff determined that massing standards will be met.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

The proposed use conforms to the designated land use type and zoning and the property is abutting an adjacent building of similar scale and appearance and vacant land that is zoned for similar uses.



ALTERNATIVE COMPLIANCE

The applicant has requested deviation from the standards for four-sided design based on the use and context of the building. The metal fence material is also not on the allowed material list. However, staff finds that both items meet the intent of the design code based on the use and context of the area and will work with the applicant to finalize this item prior to recording the site plan.

REFERRALS

Referrals were provided to the list below. All comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/763>.

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

STAFF RECOMMENDATION

Staff recommends conditional approval of the Rollie LLC Site Plan. The applicant has done a great job of addressing staff's comments to meet the standards and objectives of the City's new development code. The recommended conditions include a few remaining items to be addressed to finalize the site plan, including fencing and Public Works comments. Conditions are listed in the proposed Resolution included in the Planning Commission Packet.

Additional documents are available for review at:

<https://www.fortluptonco.gov/DocumentCenter/Index/763>



Rollie Ave LLC - Fort Lupton Facility
2290 S. Rollie Avenue
Fort Lupton, CO 80621

Construction Concepts Inc.
Joel C. Hardy
14125 Mead Street
Longmont, CO 80504

Project Description

The proposed project will include a new 30,000 square foot pre-engineered steel building with architectural features including a CMU masonry wainscot and pilasters, storefront glazing and a steel canopy at the main entrance. Along with the previously stated architectural features, each tenant space (total of two) will have a 2,157 square foot finished area. This facility is planned to be utilized as a Spec Building serving two (2) users. Site storage areas will be used for temporary storage associated with the building occupants.

PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3, VILLANO MINOR SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 5.863 ACRES, MORE OR LESS.

BENCHMARK

SPOT ELEVATIONS ARE NAVD88. DERIVED BY GPS BETWEEN TWO NGS BENCHMARKS, P 391 LOCATED AT THE NORTHEAST CORNER OF COUNTY ROAD 8 AND RAIL ROAD TRACKS NAVD 88 4941.38. AND NGS BENCHMARK R 260 LOCATED AT THE NORTHWEST CORNER OF E,CROWN PRINCE BLVD. AND RAILROAD TRACKS NAVD 88 4952.06.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS ASSUMED BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17. BEARING SOUTH 00°29'58" EAST A DISTANCE OF 1,315.54 FEET.

NOTES

1. THE PROPERTY SHALL BE MAINTAINED TO THE CURB, OR ROADWAY IF NO CURB EXISTS.
2. ANY DEAD OR DYING LANDSCAPE MATERIAL SHALL BE REPLACED AT THE EARLIEST TIME POSSIBLE.
3. PRIOR TO OCCUPYING THE SITE, ANY NEW USE, CHANGE OF USE, OR CONTINUED USE IF THERE IS A CHANGE OF OWNERSHIP, SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO THE START OF OPERATIONS.
4. LIGHTING ON THE SITE SHALL BE MAINTAINED SO THAT LIGHT IS DIRECTED DOWNWARD AND SHALL NOT SPILL ONTO ADJACENT PROPERTIES.
5. THE CITY RESERVES THE RIGHT TO REEVALUATE TRAFFIC IMPACTS IN THE FUTURE IF THERE IS AN INCREASE FROM WHAT WAS REPRESENTED TO THE CITY DURING THE SITE PLAN REVIEW.
6. ANY PROPOSED SIGNAGE SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND PERMITTING.

UTILITY MAINTENACE STATEMENT

ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AN APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE CITY OF FORT LUPTON PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. CITY IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER, STORM AND SANITARY SEWER FACILITIES. CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

PARKING REQUIREMENTS

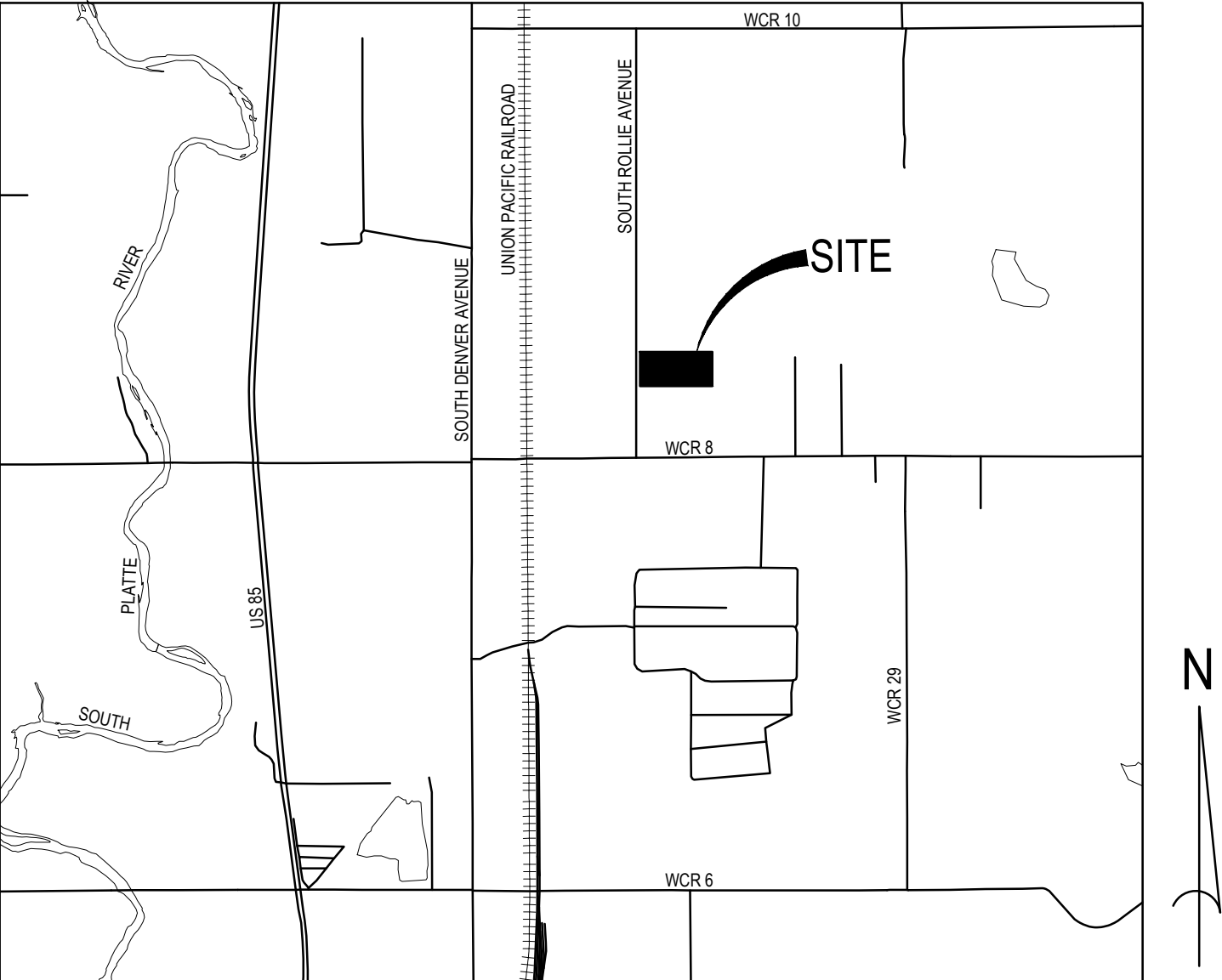
INDUSTRIAL (MAXIMUM)
1 SPACE FOR EACH 750 SF OF BUILDING
30,000 / 750 = 40 SPACES MINIMUM

PROVIDED
38 - STANDARD SPACES
3 - HANDICAP SPACES
41 - SPACES TOTAL

ROLLIE LLC - SITE PLAN

LOT 3, VILLANO MINOR SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 5.863 ACRES, MORE OR LESS
PROJECT NO. SPR2023-004



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

- 1 OF 10
- 2 OF 10
- 3 OF 10
- 4 OF 10
- 5 OF 10
- 6 OF 10
- 7 OF 10
- 8 OF 10
- 9 OF 10
- 10 OF 10
- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- BUILDING ELEVATIONS
- LANDSCAPE PLAN
- PLANT SCHEDULE
- LANDSCAPE NOTES
- LANDSCAPE DETAILS
- PHOTOMETRIC PLAN

DEVELOPER

ROLLIE AVENUE LLC
12249 MEAD WAY
LITTLETON, CO 80125
303-791-2521
CONTACT: CHRISTOPHER LARSON

CIVIL ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315,
LITTLETON, CO 80128
303-232-8088
CONTACT: JERRY DAVIDSON
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

SURVEYOR

CJ SURVEYING, L.L.C
8879 MINERS DRIVE
HIGHLANDS RANCH, CO 80126
303-928-0769
CONTACT: CURTIS M. LANDRY

ARCHITECT

KENNEY LEE ARCHITECTURE GROUP, INC
209 E. 4TH STREET
LOVELAND CO 80537
970-663-0548
CONTACT: WALT GANTT
WWG@KENNEYLEEARCH.COM

LANDSCAPE ARCHITECT

CREATIVE PATHWAYS, LLC
7106 OTIS STREET
ARVADA, COLORADO 80003
719-331-5823
CONTACT: SARAH WILLIAMS, PLA, CPSI
SARAH@CREATIVEPATHWAYSLLC.NET

LIGHTING ENGINEER

BRET'S ELECTRIC, LLC
8312 RASPBERRY WAY, SUITE A
FREDERICK, COLORADO 80504
720-494-8944
CONTACT: JUSTIN MARTIN
JUSTIN@BRETSELECTRIC.COM

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT I / WE, _____, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 2024.

STATE OF COLORADO,)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 2024. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 2024.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 2024.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTATOR'S APPROVAL

APPROVED THIS ____ DAY OF _____, 2024.

CITY ADMINISTRATOR

PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, 2024, BY RESOLUTION NO. _____.

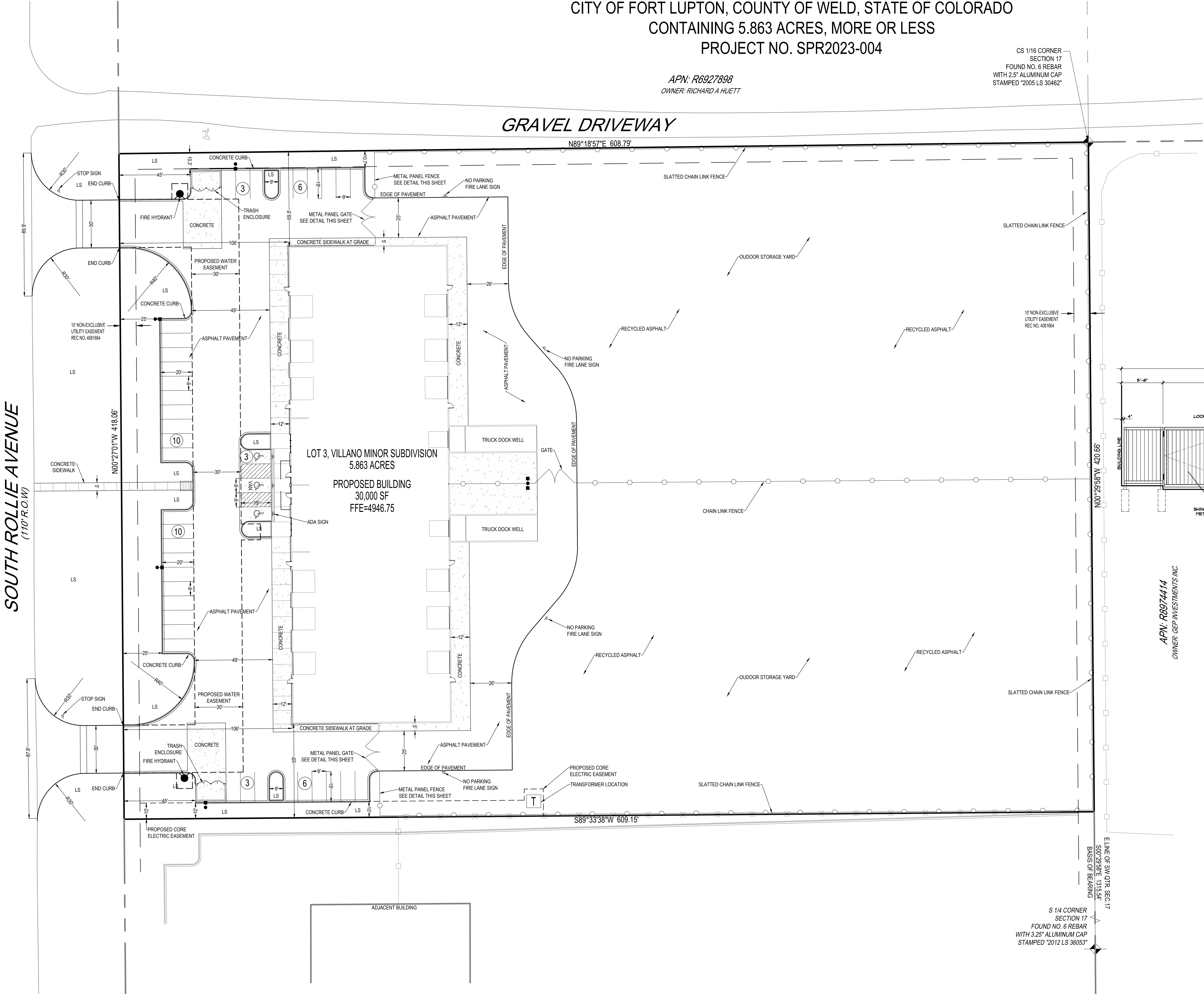
CHAIRPERSON, FORT LUPTON PLANNING COMMISSION

JUNE 24 2024
COVER SHEET
SHEET 1 OF 10



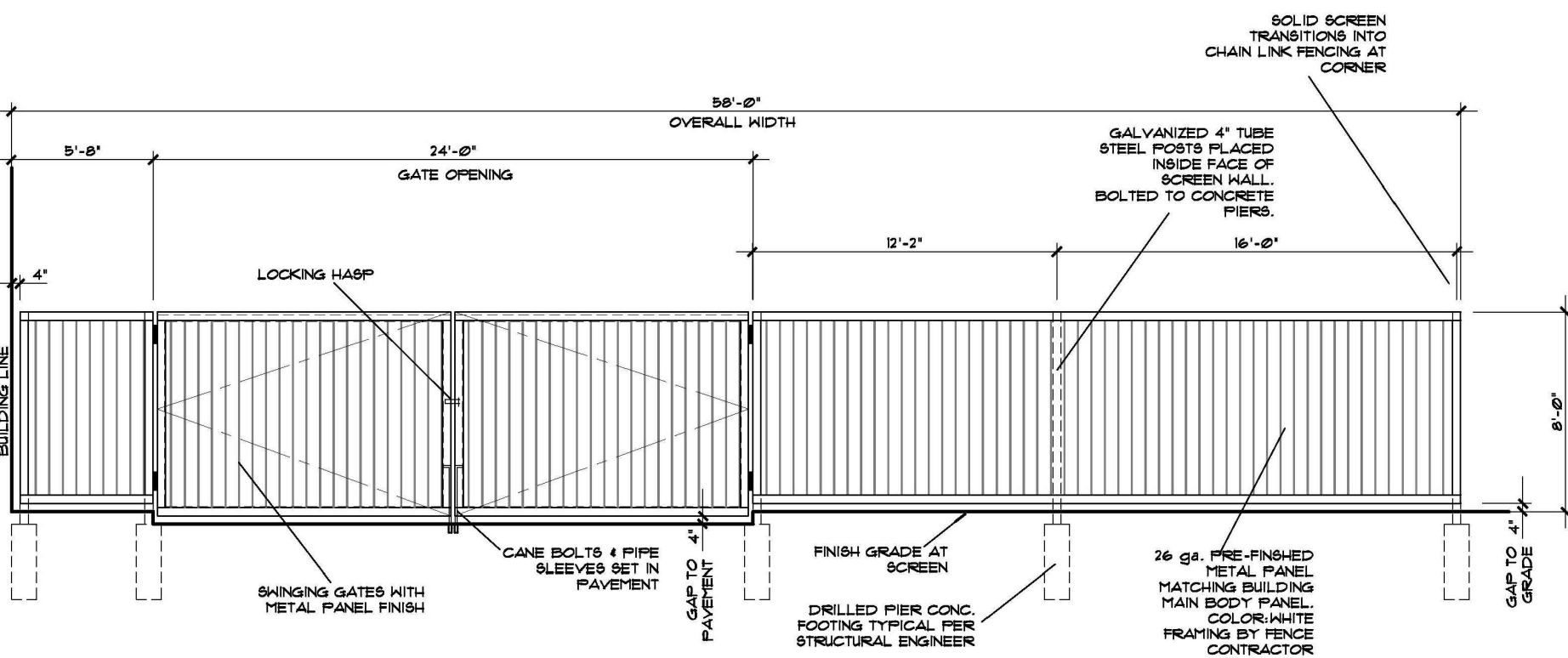
ROLLIE LLC - SITE PLAN
LOT 3, VILLANO MINOR SUBDIVISION
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 5.863 ACRES, MORE OR LESS
PROJECT NO. SPR2023-004

APN: R6927898
OWNER: RICHARD A HUETT



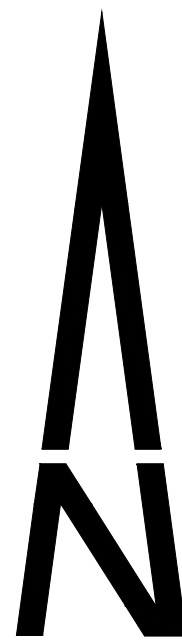
LEGEND

- PROPERTY LINE
- ACCESSIBLE PARKING STALL
- PARKING COUNT PER ROW
- LANDSCAPED AREA
- SIDEWALK
- HANDICAP RAMP
- FIRE HYDRANT
- SITE SIGNAGE
- CONCRETE PAVEMENT
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- PROPOSED SITE LIGHTING

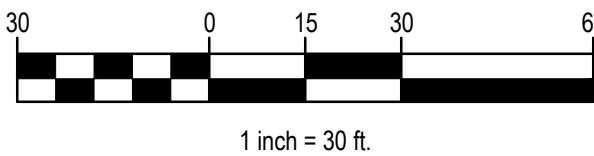


SOUTH SCREEN ELEVATION (NORTH OPPOSITE)

APN: R8974414
OWNER: CEP INVESTMENTS INC



GRAPHIC SCALE



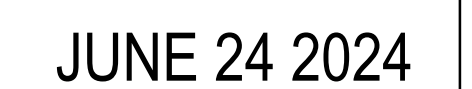
JUNE 24 2024
SITE PLAN
SHEET 2 OF 10

LOT 3, VILLANO MINOR SUBDIVISION
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
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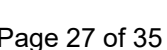
GRAVEL DRIVEWAY



PROPERTY LINE	
	ACCESSIBLE PARKING STALL
	PARKING COUNT PER ROW
	LANDSCAPED AREA
	SIDEWALK
	HANDICAP RAMP
	FIRE HYDRANT
	SITE SIGNAGE
	CONCRETE PAVEMENT
	EXISTING CURB AND GUTTER
	CURB AND GUTTER
	PROPOSED SITE LIGHTING
	EXISTING CONTOUR
	PROPOSED CONTOUR
	FINISHED GRADE AT BOTTOM OF WALL
	TOP OF WALL
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION



SHEET 3 OF 10



ROLLIE LLC - SITE PLAN
LOT 3, VILLANO MINOR SUBDIVISION
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 5.863 ACRES, MORE OR LESS
PROJECT NO. SPR2023-004

APN: R6927898
OWNER: RICHARD A HUETT

CS 1/16 CORNER
SECTION 17
FOUND NO. 6 REBAR
WITH 2.5" ALUMINUM CAP
STAMPED "2005 LS 30462"

GRAVEL DRIVEWAY

N89°18'57"E 608.79'

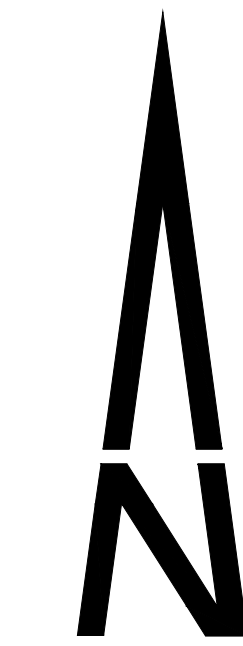
17' NON-EXCLUSIVE
UTILITY EASEMENT
REC NO. 4081664

N00°29'58"W 420.66'

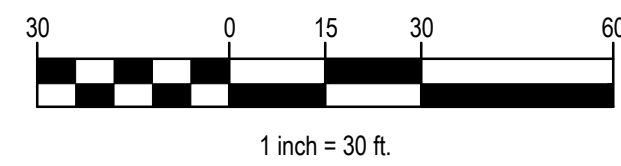
APN: R8974414
OWNER: GEP INVESTMENTS INC.

LEGEND

	PROPERTY LINE
	LANDSCAPED AREA
	SIDEWALK
	HANDICAP RAMP
	FIRE HYDRANT
	SITE SIGNAGE
	CONCRETE PAVEMENT
	EXISTING CURB AND GUTTER
	CURB AND GUTTER
	PROPOSED SITE LIGHTING
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING ELECTRIC SERVICE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING TELEPHONE
	PROPOSED SITE LIGHTING
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER



GRAPHIC SCALE



JUNE 24 2024
UTILITY PLAN
SHEET 4 OF 10

ROLLIE LLC - SITE PLAN
LOT 3, VILLANO MINOR SUBDIVISION
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 5.863 ACRES, MORE OR LESS
PROJECT NO. SPR2023-004

CITY OF FORT LUPTON
DESIGN STANDARDS

Table 6-4: Nonresidential Building Design

	Frontage A	Frontage B	Frontage C	Frontage D
Massing & Modulation	50' / 500 s.f.	100' / 1,000 s.f.	150' / 2,000 s.f.	200' / 4,000 s.f.
Entry Feature Spacing	50' max.	75' max	150' max	1 per building
First Story Transparency	60% - 90%	40% - 90%	40% - 90% w/in 50' of entry	40% - 90% w/in 25' of entry
Upper Story Transparency	15% - 40%	15% - 40%	15% - 40%	n/a for industrial buildings
Materials	A-list	A-list	A- or B-list	A-, B-, or C-list
See Section 6.03.c.4.				
Applicability	DT	■	□	◇
	RO	□	■	◇
	C-1	□	□	■
	C-2, I-1, I-2	□	□	■

■ Preferred
□ Permitted
◇ Limited to Alternative Compliance, See Section 6.03.B.8

Table 6-5: Nonresidential Building Materials

Primary Materials (50% to 90%)	Secondary Materials (20% to 40%)	Accent Materials (5% to 20%)
- Brick - Stone - Slate - Stucco - Exterior Insulation and Finish System (EIFS – water managed only) - Fluted or split-faced block - Corrugated metal (I-1 and I-2 only)	- Any of the primary materials - Wood siding - Architectural tiles - Concrete Masonry Units (CMU - colored and textured only) - Tilt-up concrete panels with brick or stone facing - Architectural metals (prefinished non-corrugated) - Transparent or tinted glass	- Any of the primary or secondary materials - Precast stone - Wood trim or simulated wood - Translucent glass (not on first story) - Canvas or similar durable cloth (awnings only) - Acrylic (canopies only)

* Prohibited materials include: Vinyl siding, concrete block or tilt-up (smooth-faced), barrier-type EIFS, and reflective metal or glass.

MATERIALS COMPLIANCE SUMMARY

The following materials are incorporated and calculated based on facade face:

West facing facade street elevation		
Gross area - 7,502 sq. ft.		
Metal siding (primary & secondary)	5,206	69.4%
Split face CMU block (primary & secondary)	569	7.6%
Storefront glazing	412	5.5%
Door openings	1,315	17.5%

North facing facade South opposite		
Gross area - 2,384 sq. ft.		
Metal siding (primary & secondary)	2,197	92.1%
Split face CMU block (primary & secondary)	187	7.9%

East facing facade rear elevation		
Gross area - 6,807 sq. ft.		
Metal siding (primary & secondary)	5,241	77.0%
Door openings	1,566	23.0%

- Summary notes:
- Based on industrial zoning, the proposed materials meets the requirements for primary and secondary materials required on street facing facades.
 - Four sided design is inconsistent with the principal function of the building when applied to industrial buildings in the I-1 / I-2 districts thus alternative compliance on the rear and side facades is proposed. Article 6.04.8(c)
 - No 2nd story is proposed therefore massing and modulation standards for 2nd story is not applicable. The high windows are for accent and provide natural light into the shop area.

JUNE 24, 2024

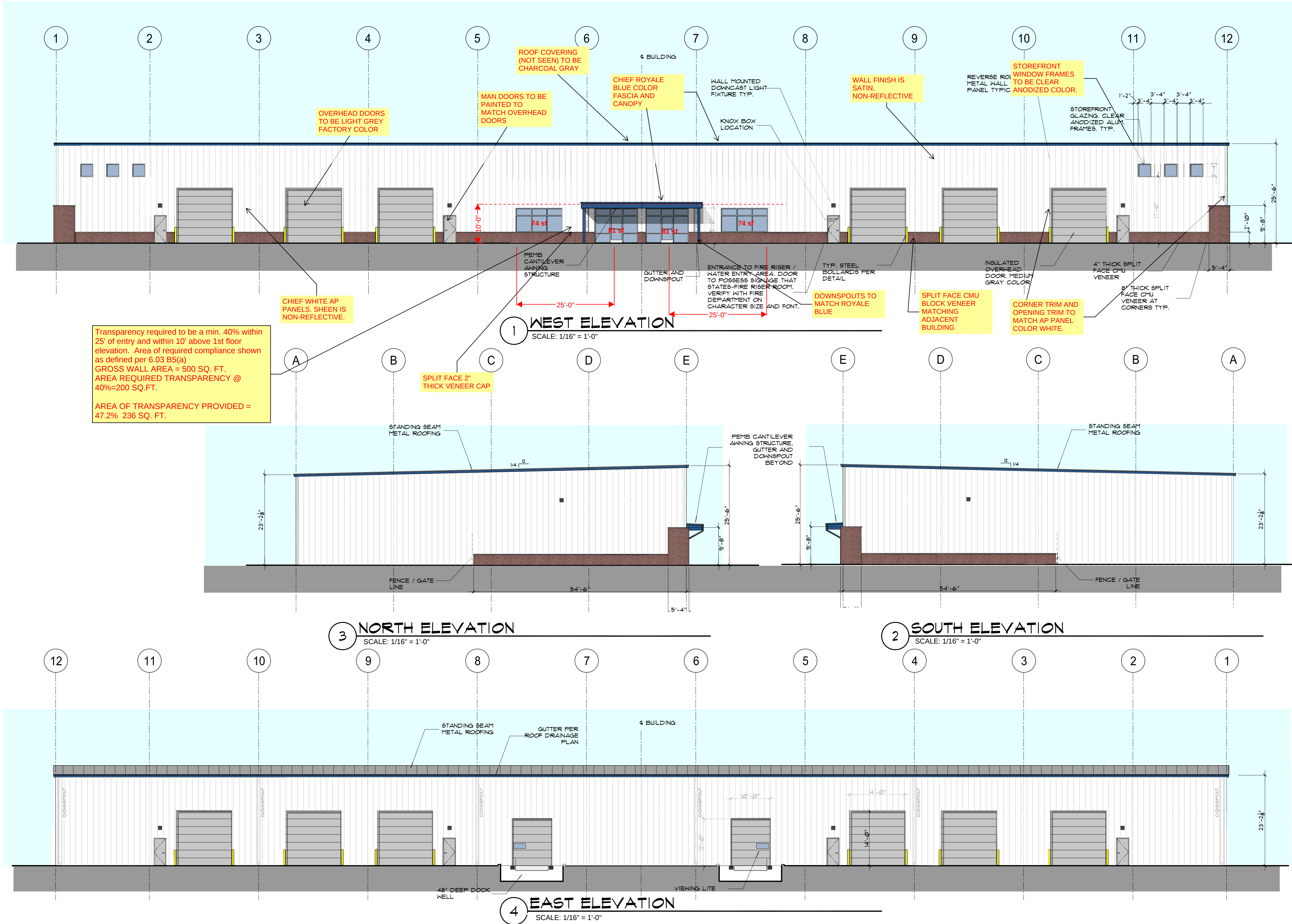
BUILDING ELEVATIONS

SHEET 5 OF 10

ARCHITECT

Kenney & Lee

architecture group, inc.
209 E. 4th Street
Loveland CO 80537
ph: 970. 663. 0548
kenneyleearch.com



ROLLIE LLC - SITE PLAN
LOT 3, VILLANO MINOR SUBDIVISION
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
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LANDSCAPE PLANT LIST
SYM. COMMON NAME

DECIDUOUS CANOPY TREES
CAL WESTERN CATALPA
EKC ESPRESSO KENTUCKY COFFEETREE
HAC WESTERN HACKBERRY
SEN SENSATION BOX ELDER

ORNAMENTAL DECIDUOUS TREES
HWT HOT WINGS TATARIAN MAPLE
WAS WASHINGTON HAWTHORN

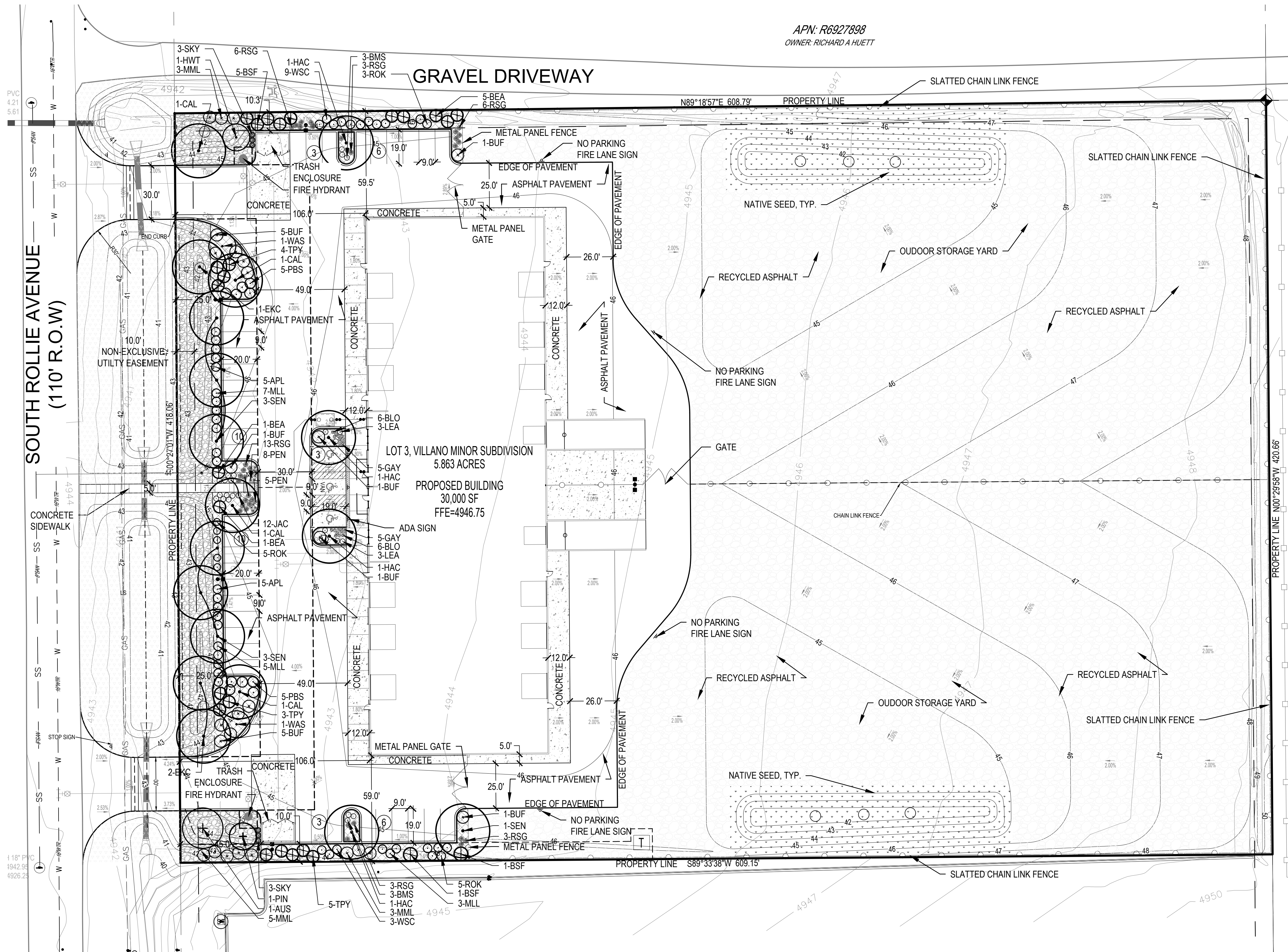
EVERGREEN TREES
AUS AUSTRIAN PINE
PIN PINON PINE
SKY SKYROCKET JUNIPER

DECIDUOUS SHRUBS
APL APACHE PLUME
BEA BEAUTYBUSH
BMS BLUE MIST SPIREA
BSF SILVER FOUNTAIN BUTTERFLY BUSH
JAC JACKMAN POTENTILLA
LEA DWARF LEADPLANT
MLL LITTLELEAF MOCK ORANGE
PBS PAWNEE BUTTES SANDCHERRY
ROK ROCK SPIREA
TPY TIDY PEASHRUB
WSC WESTERN SANDCHERRY

EVERGREEN SHRUBS
BUF BUFFALO JUNIPER
MML TRUE LEAF MOUNTAIN MAHOGANY

ORNAMENTAL GRASSES
BLO BLONDE AMBITION BLUE GRAMA GRASS
RSG SHENANDOAH SWITCH GRASS

PERENNIALS
GAY DOTTED BLAZING STAR
PEN PIKE'S PEAK PURPLE PENSTEMON

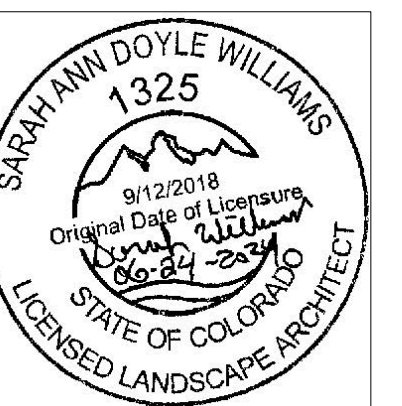


LEGEND

- LIMIT OF WORK / PROPERTY LINE
- EASEMENT
- METAL EDGER
- DECIDUOUS CANOPY TREES
- ORNAMENTAL DECIDUOUS TREES
- ⊗ EVERGREEN TREES
- ⊙ DECIDUOUS SHRUBS
- ⊙ EVERGREEN SHRUBS
- ⊙ ORNAMENTAL GRASSES
- ⊙ PERENNIALS
- NATIVE SEED (RIGHT OF WAY)
- NATIVE SEED
- ROCK MULCH
- WOOD MULCH

NOTES

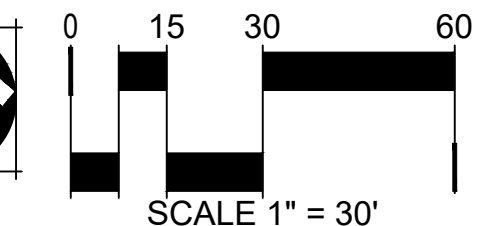
- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PER MUNICIPAL CODE.
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE APPROPRIATE CITY AND COUNTY DEPARTMENTS AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. WHERE UNDERGROUND UTILITIES CONFLICT, FIELD ADJUSTMENTS MAY BE NECESSARY AND MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
- GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS AND FOR LANDSCAPE MATERIALS PER PLAN. SOIL GRADE AT 1 1/2" ROCK DIAMETER AREAS SHALL BE 3" BELOW TOP OF SIDEWALK/CURBS/PAVING. FOR NATIVE SEED AREAS GRADE SHALL BE 1" BELOW SURFACE.
- ALL TRUNK/BASE OF TREES OR DEEP ROOTING VEGETATION SHOULD BE A MINIMUM OF 5-FEET AWAY FROM THE UNDERGROUND ELECTRIC LINES. FIELD ADJUST SHRUBS AS NEEDED TO MAINTAIN THE 5-FOOT MINIMUM DISTANCE.



JUNE 24, 2024

LANDSCAPE PLAN

SHEET 6 OF 10



ROLLIE LLC - SITE PLAN

LOT 3, VILLANO MINOR SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,

CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

CONTAINING 5.863 ACRES, MORE OR LESS

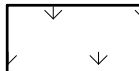
PROJECT NO. SPR2023-004

LANDSCAPE PLANT LIST

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND INSTALLATION OF ALL MATERIALS PER PLAN.

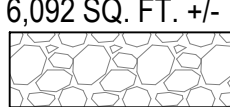
QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND. (UNLESS OTHERWISE NOTED)	HT. / WIDTH	WATER NEEDS (X, L, M)	NOTES / POLLINATORS
DECIDUOUS CANOPY TREES							
4	CAL	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL. B&B	50'-60' HT. / 30'-40' WIDTH	L (NATIVE)	XERIC / BIRDS, BEES
3	EKC	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2" CAL. B&B	40'-50' HT. / 30'-35' WIDTH	X	XERIC, SEEDLESS
4	HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2" CAL. B&B	40'-60' HT. / 40'-60' WIDTH	L (NATIVE)	XERIC
7	SEN	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'	2" CAL. B&B	40'-50' HT. / 30'-40' WIDTH	L	XERIC
ORNAMENTAL DECIDUOUS TREES							
1	HWT	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' (PP 15,023)	2" CAL. B&B - 8'-10' HT. MIN.	15'-18' HT. / 15'-18" WIDTH	L	MULTI-STEMMED / XERIC / BIRDS
2	WAS	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL., B&B - 8'-10' HT. MIN.	15'-25' HT. / 12'-20" WIDTH	L	MULTI-STEMMED / XERIC / BIRDS, BEES
EVERGREEN TREES							
1	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN B&B	40'-60' HT. / 30'-40" WIDTH	L	BIRDS
1	PIN	PINON PINE	PINUS EDULIS	6' HT. MIN B&B	12'-20' HT. / 12'-15" WIDTH	L (NATIVE)	BIRDS, ANIMALS, HUMANS
6	SKY	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	6' HT. MIN	15'-20' HT. / 2'-3" WIDTH	L	XERIC / BIRDS
DECIDUOUS SHRUBS							
10	APL	APACHE PLUME	FALLUGIA PARADOXA	5 GAL. CONT.	3'-5' HT. / 3'-5" WIDTH	X (NATIVE)	XERIC / BUTTERFLIES, BEES
7	BEA	BEAUTYBUSH	KOLKWTZIA AMABILIS	5 GAL. CONT.	8'-10' HT. / 8'-10" WIDTH	L	XERIC / BUTTERFLIES, BEES
6	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL. CONT.	2'-4' HT. / 2'-3" WIDTH	L	BEES
7	BSF	SILVER FOUNTAIN BUTTERFLY BUSH	BUDDLEIA ALTERNIFOLIA 'ARGENTEA'	5 GAL. CONT.	8'-10' HT. / 6'-8" WIDTH	L	XERIC / BEES, BUTTERFLIES
12	JAC	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACKMAN'	5 GAL. CONT.	3'-4' HT. / 3'-4" WIDTH	L	XERIC / BEES
6	LEA	DWARF LEADPLANT	AMORPHA NANA	5 GAL. CONT.	2'-4' HT. / 2'-4" WIDTH	L (NATIVE)	XERIC / BEES, FLIES
15	MLL	LITTLELEAF MOCK ORANGE	PHILADELPHUS MICROPHYLLUS	5 GAL. CONT.	3'-6' HT. / 3'-5" WIDTH	L (NATIVE)	XERIC / BEES
10	PBS	PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEYI PAWNEE BUTTES 'P0011S'	5 GAL. CONT.	1'-2' HT. / 6'-8" WIDTH	L (NATIVE)	XERIC / BEES, BIRDS
13	ROK	ROCK SPIREA	HOLODISCUS DUMOSUS	5 GAL. CONT.	3'-4' HT. / 3'-4" WIDTH	X (NATIVE)	XERIC / HUMMINGBIRDS, BEES, BEETLES
12	TPY	TIDY PEASHRUB	CARAGANA MICROPHYLLA 'TIDY'	5 GAL. CONT.	8'-10' HT. / 5'-7" WIDTH	L (NATIVE)	XERIC / BEES
12	WSC	WESTERN SANDCHERRY	PRUNUS BESSEYI	5 GAL. CONT.	5'-6' HT. / 5'-6" WIDTH	X (NATIVE)	XERIC / BEES, BIRDS
EVERGREEN SHRUBS							
15	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. CONT.	12'-18" HT. / 6'-10" WIDTH	L	XERIC
11	MML	TRUE LEAF MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL. CONT.	4'-9' HT. / 4'-6" WIDTH	X (NATIVE)	XERIC / BIRDS, DEER
ORNAMENTAL GRASSES							
12	BLO	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL. CONT.	20"-24" HT. / 20"-24" WIDTH	X (NATIVE)	XERIC / BIRDS
34	RSG	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL. CONT.	3'-4' HT. / 3'-4" WIDTH	X (NATIVE)	XERIC / BIRDS
PERENNIALS							
10	GAY	DOTTED BLAZING STAR	LIATRIS PUNCTATA	1 GAL. CONT.	12"-18" HT. / 6"-18" WIDTH	X (NATIVE)	XERIC / BIRDS / BEES, BUTTERFLIES
13	PEN	PIKE'S PEAK PURPLE PENSTEMON	PENSTEMON X METICALI 'P007S'	1 GAL. CONT.	16"-18" HT. / 12"-15" WIDTH	X (NATIVE)	XERIC / BIRDS

IRRIGATED DRYLAND SEED MIX

		"FOOTHILLS MIXTURE" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL	
TOTAL: 32,990 S.F.			
COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
CRESTED WHEATGRASS	AGROPYRON CRISTATUM	25%	6.25
MOUNTAIN BROME	BROMUS MARGINATUS	20%	5.00
HARD FESCUE, DURAR	FESTUCA TRACHYPHYLLA/LONGIFOLIA	15%	3.75
ANNUAL RYEGRASS	LOLIUM PERENNE SSP. MULTIFLORUM	15%	3.75
CANADA BLUEGRASS	POA COMPRESSA	10%	2.50
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	5%	1.25
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%	1.25
BLUE GRAMA	BOUTELOUA GRACILIS	4%	1.00
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	1%	.25
		TOTAL 100%	25 LBS.

- NOTES:
- APPLICATION RATE MAY VARY PENDING METHOD OF APPLICATION. PLEASE SEE MANUFACTURER RECOMMENDATIONS. APPLICATION RATE FOR DRILL SEEDING SHOULD BE 5 LBS/1,000 SF . HAND BROADCAST IN AREAS NOT ACCESSIBLE WITH DRILLING EQUIPMENT. RAKE INTO SOIL. SOIL SHALL BE AMENDED WITH CLASS 1 (OR CITY APPROVED EQUAL) AMENDMENTS AT 2 CY/ 1,000 SF TILLED INTO TOP 4"-6" OF SOIL PRIOR TO SEEDING.
 - PREFERRED METHOD OF SEEDING IS DRILL SEED WITH EROSION BLANKETS.
 - DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1ST FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).
 - FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.
 - SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.
 - MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

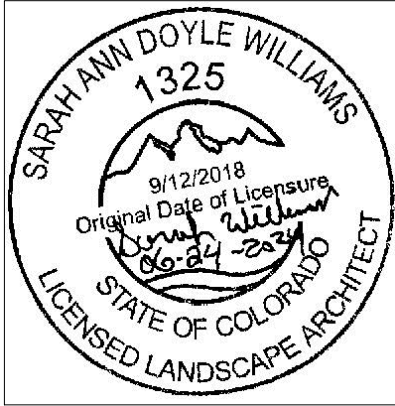
LANDSCAPE MATERIAL LIST

WOOD MULCH (TREE RINGS)	COLORADO WHOLESALE LANDSCAPE SUPPLY (OR APPROVED EQUAL)	WASHINGTON CEDAR GORILLA HAIR MULCH OR CASCADE CEDAR MULCH AT A 4" DEPTH. A 4 FT. MINIMUM DIAMETER SHALL BE PLACED AT ALL TREE RINGS. DO NOT PLACE IN CONTACT WITH TREE TRUNK. *CONTRACTOR SHALL SAMPLE FOR APPROVAL.
ROCK MULCH 8,261 SQ. FT. +/- 	COLORADO WHOLESALE LANDSCAPE SUPPLY (OR APPROVED EQUAL)	LOCAL RIVER ROCK. 1 1/2" SIZE, 4" MIN. DEPTH WITH LANDSCAPE FABRIC *CONTRACTOR SHALL PROVIDE 4' X 4' MOCK UP OF ROCK MULCH FOR APPROVAL.
WOOD MULCH 6,092 SQ. FT. +/- 	COLORADO WHOLESALE LANDSCAPE SUPPLY (OR APPROVED EQUAL)	WASHINGTON CEDAR GORILLA HAIR MULCH OR CASCADE CEDAR MULCH AT 4" MIN. DEPTH WITH LANDSCAPE FABRIC *CONTRACTOR SHALL PROVIDE A SAMPLE FOR APPROVAL.
METAL EDGER 310 LF +/-	COLORADO WHOLESALE LANDSCAPE SUPPLY (OR APPROVED EQUAL)	4" X 10' X 14 GAUGE; ROLLED-TOP INTERLOCKING TYPE METAL EDGING; GREEN OR BLACK *PERFORATED EDGING TO BE USED AS NEEDED FOR WATER DRAINAGE

LANDSCAPE AREA CHART

Article 8 - Landscape & Site Design					
PROPERTY ACRES	5.863 ACRES / 255,375.97 SQ. FT.				
REQUIRED LANDSCAPE AREA (RLA):	25,538 SQ. FT.				
PROVIDED LANDSCAPE AREA:	27,654 SQ. FT.				
OPEN SPACE (10% MINIMUM)	10.83%				
LOT FRONTAGE: (EXCLUDING DRIVEWAYS & CONCRETE SIDEWALK = 65 LF)	353 LF				
BUILDING FRONTAGE:	300 LF				
LANDSCAPE AREA	TYPE OF AREA	FRONTAGE (LF)	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
FRONTAGE & FOUNDATION:					
DECIDUOUS TREES	1 LARGE TREE / 35' OF LOT FRONTAGE	353 LF TOTAL	353 LF / 35 LF = 10.09 TREES	10 TREES	10 TREES
ORNAMENTAL TREES AND/OR EVERGREEN TREES	1 ORNAMENTAL TREE / 40' OF LOT FRONTAGE	353 LF TOTAL	353 LF / 40 LF = 8.825 TREES	9 TREES	11 TREES (6 UPRIGHT JUNIPERS; 2 EVERGREEN TREES & 3 ORNAMENTAL TREES)
SHRUBS	1 SHRUB / 5' OF BUILDING FRONTAGE	300 LF	300 LF / 5 LF = 60 EA	60 SHRUBS	56 SHRUBS
ORNAMENTAL GRASS SUBSTITUTIONS	3 ORNAMENTAL GRASSES = 1 SHRUB	50% OF THE REQUIREMENT	13 EA / 3 EA = 4 EA	4 SHRUBS	13 GRASSES = 4 SHRUBS
PARKING					
DECIDUOUS TREES	1 LARGE TREE / 5 PARKING SPACES	41 SPACES TOTAL	41 SPACES / 5 SPACES = 8 TREES	8 TREES	8 TREES
SHRUBS: PER PERIMETER	1 SHRUB / 5' OF PERIMETER	400 LF TOTAL PARKING PERIMETER	400 LF / 5 LF = 80 EA	80 SHRUBS	80 SHRUBS
ORNAMENTAL GRASS SUBSTITUTIONS	3 ORNAMENTAL GRASSES = 1 SHRUB	50% OF THE REQUIREMENT	33 EA / 3 EA = 11 EA	11 SHRUBS	33 GRASSES = 11 SHRUBS

TREE DIVERSITY (2 GENUS & 3 SPECIES)		
SPECIES	TOTAL REQUIRED (%)	TOTAL PROVIDED (%)
WESTERN CATALPA	50%	22.22%
ESPRESSO KENTUCKY COFFEETREE	50%	16.67%
WESTERN HACKBERRY	50%	22.22%
SENSATAION BOX ELDER	50%	38.89%



JUNE 24, 2024

PLANT SCHEDULE

SHEET 7 OF 10



ROLLIE LLC - SITE PLAN
LOT 3, VILLANO MINOR SUBDIVISION
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 5.863 ACRES, MORE OR LESS
PROJECT NO. SPR2023-004

LANDSCAPE GENERAL NOTES

- GENERAL
- ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, UNLESS EXCEPTION HAS BEEN GRANTED BY THE MUNICIPALITY OR COUNTY OFFICIALS.
 - THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFYING AND CONTACTING THE UTILITY COMPANIES FOR FIELD LOCATIONS OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS/ELEVATIONS, PRIOR TO CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT. SHOULD ACTUAL UTILITY LOCATION BE SUBSTANTIALLY DIFFERENT THAN THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND OWNER FOR DIRECTION BEFORE PROCEEDING FURTHER. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS, OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES/ETC.
 - THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SURE IN THE TITLE BLOCK. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" x 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
 - THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING ONE WEEK PRIOR TO COMMENCEMENT OF WORK SHOWN ON THESE PLANS. THE LANDSCAPE PLANS AND SPECIFICATIONS SHOULD BE FOLLOWED AS CLOSELY AS POSSIBLE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IF ANY SUBSTITUTIONS OR ALTERATIONS ARE NEEDED. THE CONTRACTOR SHALL COORDINATE INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
 - THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND ANY LOCAL MUNICIPAL AND COUNTY CODES AND SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING CONDITIONS, UTILITIES, PIPES AND STRUCTURES, GRADES, TOPSOIL QUALITY AND DEPTH, ETC. PRIOR TO CONSTRUCTION. THE LANDSCAPE CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH THE PLANS TO THE GENERAL CONTRACTOR AND OWNER/OWNER'S REPRESENTATIVES BEFORE BEGINNING WORK.
 - THE LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS SHALL MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER GEOTECHNICAL REPORT RECOMMENDATIONS. SURFACE DRAINAGE SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. NO DAMMING OF WATER SHOULD OCCUR AGAINST SIDEWALKS, CURBS, TURF THATCH, OR OTHER LANDSCAPE MATERIALS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
 - INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN ON THE APPROVED LANDSCAPE PLAN IN THE PLANNING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER, HIS SUCCESSORS AND DELEGATES.
 - LANDSCAPING SHALL NOT INTERFERE WITH TRAFFIC VISIBILITY AND THE GENERAL FUNCTION AND SAFETY OF ANY GAS, ELECTRIC, WATER, SEWER, TELEPHONE, CABLE, OR OTHER UTILITY EASEMENT.
 - VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL TAKE-OFFS SHOWN ON THE PLANS. IN CASE OF DISCREPANCIES, PLANS AND PLANT SYMBOLS TAKE PRECEDENCE OVER CALL-OUTS AND/OR "PLANT LIST". THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE WITH ANY MAJOR DISCREPANCIES FOR REVIEW AND DIRECTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION, AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK.
 - LAYOUT OF SITE FURNISHINGS, INCLUDING BENCHES, TRASH RECEPTACLES, BICYCLE RACKS, AND CONCRETE FOOTERS ARE TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT / OWNER / OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

WARRANTY

- UNLESS SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS, THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED FOR THE PROJECT BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL REPLACE, AT THEIR OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- CONTRACTOR SHALL PROVIDE LANDSCAPE PROTECTION, MAINTENANCE, AND

IRRIGATION INCLUDING SUPPLEMENTAL WATERING PER SPECIFICATIONS UNTIL SUBSTANTIAL COMPLETION HAS BEEN ISSUED UNLESS OTHERWISE INSTRUCTED PER OWNER'S REPRESENTATIVE.

PLANTS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL PLANTING AND RELATED OPERATIONS.
- THE PLANT SCHEDULE AND QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
- PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR SYMBOLS, ABBREVIATIONS, BOTANICAL/COMMON NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN), AND OTHER NOTES.
- THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT RETAIN THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL IF IT IS DAMAGED, DISEASED, OR DECLINING IN HEALTH. PLANT MATERIAL SHALL BE HEALTHY, WELL-BRANCHED, AND WELL PROPORTIONED, FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI Z60.1-1990) AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS. PLANT MATERIAL GROWN IN USDA HARDINESS ZONES 1, 2, 3, 4, AND 5 IS PREFERRED.
- THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
- THE OWNER'S REPRESENTATIVE MAY OPT TO DOWN OR UPSIZE THE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR ENHANCEMENTS TO THE PROJECT. ALL CHANGES, INCLUDING RE-STOCKING CHARGES, SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION THROUGH A CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. FIELD STAKE ALL PLANT LOCATIONS AND OBTAIN LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.)
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL PROVIDE MATCHING SIZES AND FORMS FOR ALL SPECIES OF TREES AND PLANTS INSTALLED ON A GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS, UNLESS OTHERWISE SHOWN OR DETAILED. ADJUST SPACING (TO "EQUAL-EQUAL") AS NECESSARY. (SUBJECT TO ACCEPTANCE BY THE OWNER'S REPRESENTATIVE)
- UNLESS OTHERWISE INDICATED, ALL GROUNDCOVERS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS SHALL BE TRIANGULARLY SPACED. (EQUAL-EQUAL) ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS. (SEE SOIL PREPARATION BELOW)
- ALL "EXISTING PLANT MATERIAL TO REMAIN" SHALL BE STAKED AND FENCED FOR PROTECTION IN A DIAMETER EQUAL TO THE DRIP LINE. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SEE DRAWINGS FOR LOCATION AND EXTENT. (IF APPLICABLE)
- ALL LANDSCAPE PLANT MATERIAL SHALL BE LOCATED TO ALLOW ADEQUATE SIGHT DISTANCE AT ROADWAY INTERSECTIONS, CROSSINGS, AND PARKING AREAS. ALL UNDERSTORY MATERIAL SHALL BE KEPT AT A HEIGHT OF 2.5' OR LOWER ABOVE PAVEMENT SURFACE AND TRIM ALL TREES AND BRANCHES TO A MINIMUM OF 8' ABOVE PAVEMENT SURFACE.
- A THREE FOOT (3') CLEAR ZONE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS. ALL FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS (FDC) WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.: MULCH

IRRIGATION

- ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR TYPES AND LIMITS OF IRRIGATION. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT REQUIREMENTS, TURF ZONES, AND NATIVE SEED AREAS.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE, IF APPLICABLE. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES: MATCHED PRECIPITATION RATE TECHNOLOGY, RAIN SENSORS, AND SMART IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL PLANTING BEDS AND TREES WILL BE DRIP IRRIGATED. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL GEOTECHNICAL REPORT STIPULATIONS KEEPING ALL IRRIGATION LINES, HEADS, AND EMITTERS OUTSIDE THE MINIMUM DISTANCES SPECIFIED. IN NO CASE SHALL IRRIGATION BE EMITTED

WITHIN THE MINIMUM DISTANCES OF BUILDING OR WALL FOUNDATIONS.

- CONTRACTOR SHALL COORDINATE ALL INSTALLATION OF IRRIGATION EQUIPMENT AND LINES SO THAT IT DOES NOT INTERFERE WITH PLANTING LOCATIONS. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION LINES AND EQUIPMENT. IF INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED USE, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
- IRRIGATION ADJACENT TO EXISTING TREES AND LANDSCAPE TO REMAIN SHALL BE HAND DUG.
- EVERGREEN TREES SHALL BE LOCATED A MINIMUM OF FIFTEEN FEET (15') AWAY FROM IRRIGATION ROTOR HEADS.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.

SOIL PREPARATION & GRADING

- A GEOTECHNICAL SOILS REPORT IS RECOMMENDED AT THE TIME OF CONSTRUCTION. IF NOT AVAILABLE, CONTACT THE OWNER / OWNER'S REPRESENTATIVE TO DISCUSS. THE CONTRACTOR SHOULD REVIEW THE REPORT AND FOLLOW THE SOIL AND DRAINAGE RECOMMENDATIONS DURING CONSTRUCTION. SOIL REMEDIATION TO BE BASED ON SOIL ANALYSIS FOR SOIL AMENDMENTS.
- THE CONTRACTOR SHALL FINE GRADE, RAKE, AND BE RESPONSIBLE FOR POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND THROUGHOUT THE SITE. SURFACE GRADING TO INCLUDE REMOVAL OF EXISTING VEGETATION, WEEDS, DEBRIS, CLODS AND ROCKS LARGER THAN 2" FROM THE SITE. DISPOSE OF ACCUMULATED DEBRIS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL TAKE MEASURES AND ASSUME MAINTENANCE AND MANAGEMENT OF EROSION CONTROL, SURFACE RUNOFF, AND SOIL EROSION AND SEDIMENT FROM THE SITE PER STORM WATER MANAGEMENT PLANS / PROGRAMS IN PLACE.
- THE CONTRACTOR SHALL INSPECT ALL CONDITIONS FOR RETENTION OF WATER IN PLANTING AREAS TO MAKE SURE THERE IS ADEQUATE DRAINAGE IN ALL LANDSCAPE AREAS.
- THE SITE SHOULD BE PROVIDED TO THE CONTRACTOR WITHIN +/- 0.1 FOOT OF FINISH GRADE. CONTRACTOR SHALL VERIFY THE ROUGH GRADING AND SITE CONDITIONS.
- ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS. MAXIMUM SLOPE 4:1, MINIMUM SLOPE 2% IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED. (SEE NATIVE SEED NOTE #2) PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING SUITABLE SOIL MEDIUM THAT ENSURES HEALTHY PLANT GROWTH. IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (sod) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS ON GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING RE-VEGETATION AND LANDSCAPING. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATIONS AS AVAILABLE.
- BEFORE PLANTS ARE INSTALLED, ALL LANDSCAPE AREAS SHALL BE EXCAVATED AND FILLED WITH AMENDED SOILS TO A DEPTH OF AT LEAST TWENTY-FOUR INCHES (24"), OR ADDITIONAL SUFFICIENT DEPTH TO REACH EXISTING SOILS AND REMOVE ANY PREVIOUS MATERIAL. COMPACTED SOILS, STONES ONE INCH (1") OR LARGER, OR ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 3 CU. YRDS./1,000 SF OF PREMIUM 3 COMPOST / CLASS 1 COMPOST IN ALL LANDSCAPE PLANTING BEDS OR AS NOTED IN THE SOIL SAMPLE ANALYSIS. AMENDMENT IS TO BE ROTOTILLED TO A MINIMUM OF SIX INCH (6") DEPTH IN THE TOP EIGHT INCHES (8") OF SOIL FOR EVERY 1,000 SF OF LANDSCAPE AREA. CONTRACTOR IS RESPONSIBLE FOR SOIL BLENDING WITH COMPOST TO CREATE AN IMPROVED PLANTING MEDIA.

TREES

- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- TREE CENTERS SHALL NOT BE PLACED CLOSER THAN EIGHT FEET (8') FOR EVERGREEN TREES AND SIX FEET (6') FOR ORNAMENTAL TREES FROM A SIDEWALK, PARKING, STREET OR DRIVE LANE. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS.
- EVERGREEN TREES SHALL NOT BE USED IN THE TREE LAWN OR WITHIN EIGHT FEET (8') OF A PUBLIC WALK.
- ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF ONE (1) YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION PER APPROVAL BY OWNER'S REPRESENTATIVE.

MULCH & EDGING

- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.

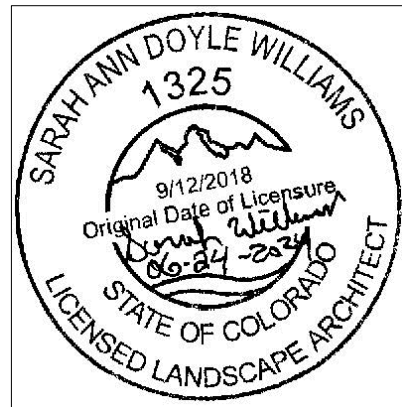
- SHRUB BEDS ARE TO BE CONTAINED BY 4" X 14 GAUGE GALVANIZED, GREEN OR BLACK, ROLL TOP, INTERLOCKING TYPE EDGER, SURE-LOC OR RYERSON OR APPROVED EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCH FINAL GRADE. PERFORATED EDGER IS ONLY USED BETWEEN NATIVE GRASS AND MULCH AREAS WHERE PONDING OF WATER OCCURS. EDGER SHALL NOT RESTRICT THE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE.
- AFTER PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM OF A FOUR INCH (4") DEPTH OF 1 1/2" LOCAL RIVER ROCK MULCH OR A FOUR INCH (4") DEPTH OF WOOD MULCH AS SPECIFIED IN THE MATERIALS SCHEDULE OVER GEOTEXTILE WEED CONTROL FABRIC (RE: PLANS). CONTRACTOR TO SUBMIT SAMPLE OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- INSTALL A FOUR INCH (4") THICK RING OF SHREDDDED CEDAR WOOD MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE FOLLOWING: TREES - 48" DIAMETER CIRCLE; SHRUBS - 18" DIAMETER.

NATIVE SEED

- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.

MAINTENANCE RESPONSIBILITY NOTES:

- THE OWNER OF THE PROPERTY, HIS SUCCESSORS, HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO AN APPROVED SITE PLAN. THAT AREA SHALL BE DEEMED TO INCLUDE AN AREA AS MEASURED FROM THE BACK OF THE CURB LINE TO, AND INCLUDING, ALL AREAS SUBJECT TO THE APPROVED SITE PLAN AND DRAINAGE REPORT.
- ALL PLANTINGS SHALL BE PROPERLY MAINTAINED. PLANT MATERIALS WHICH FAIL TO GROW WITHIN A 2-YEAR PERIOD OR WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE, AND/OR DAMAGE SHALL BE APPROPRIATELY TREATED, AND ANY PLANT IN DANGER OF DYING MAY BE ORDERED BY THE DIRECTOR TO BE REMOVED OR REPLACED.
- LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, A GROUND COVER MUST REPLACE A GROUND COVER, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR. ANY REPLACEMENT, WHICH CONFORMS TO THE REQUIREMENTS OF THIS SECTION, SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN.
- ANY OFF SITE LANDSCAPING DISTURBED BY THE DEVELOPMENT OF THIS SITE WILL BE REPLACED TO ITS ORIGINAL CONDITION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



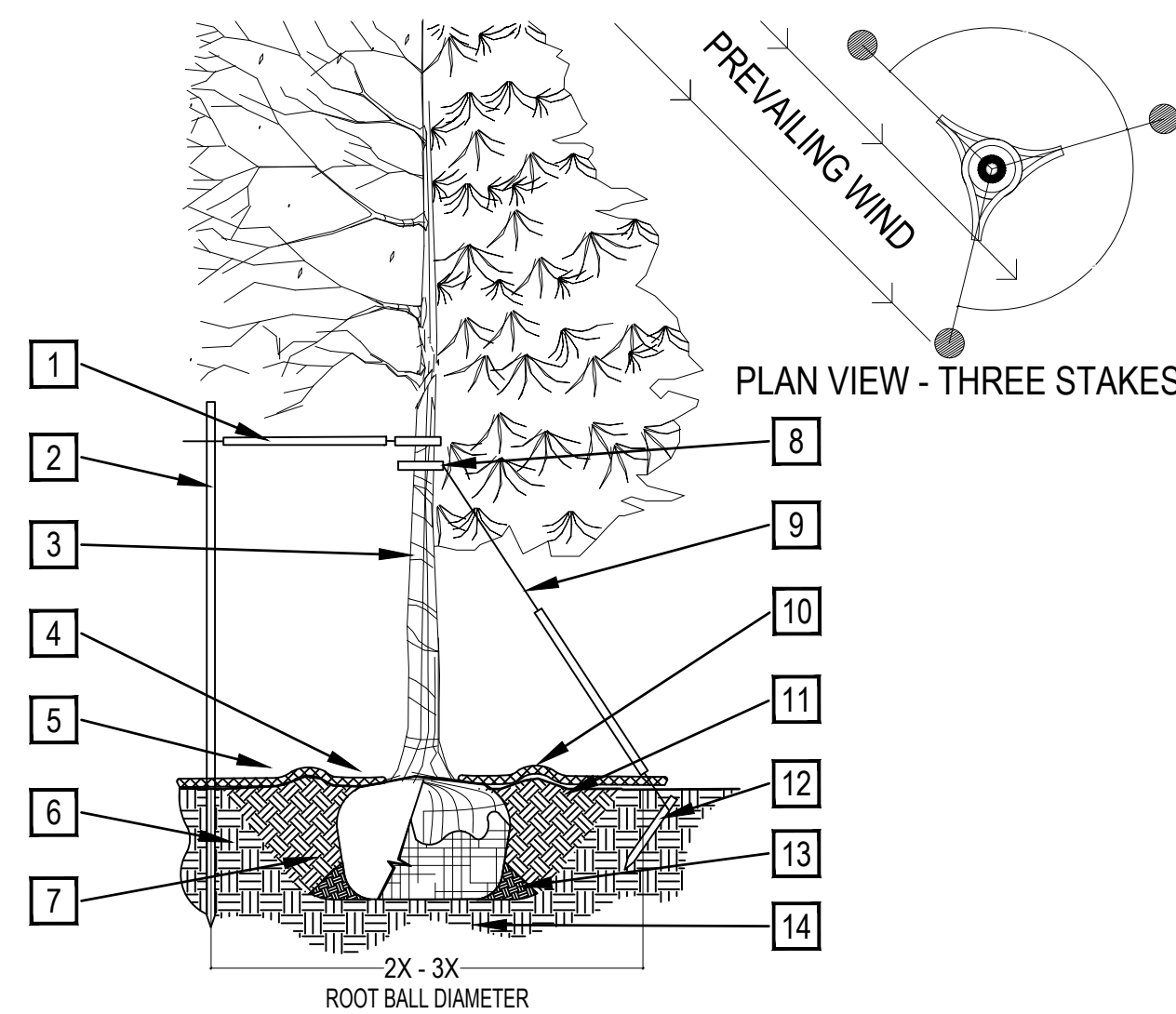
JUNE 24, 2024

LANDSCAPE NOTES

SHEET 8 OF 10



ROLLIE LLC - SITE PLAN
LOT 3, VILLANO MINOR SUBDIVISION
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 5.863 ACRES, MORE OR LESS
PROJECT NO. SPR2023-004

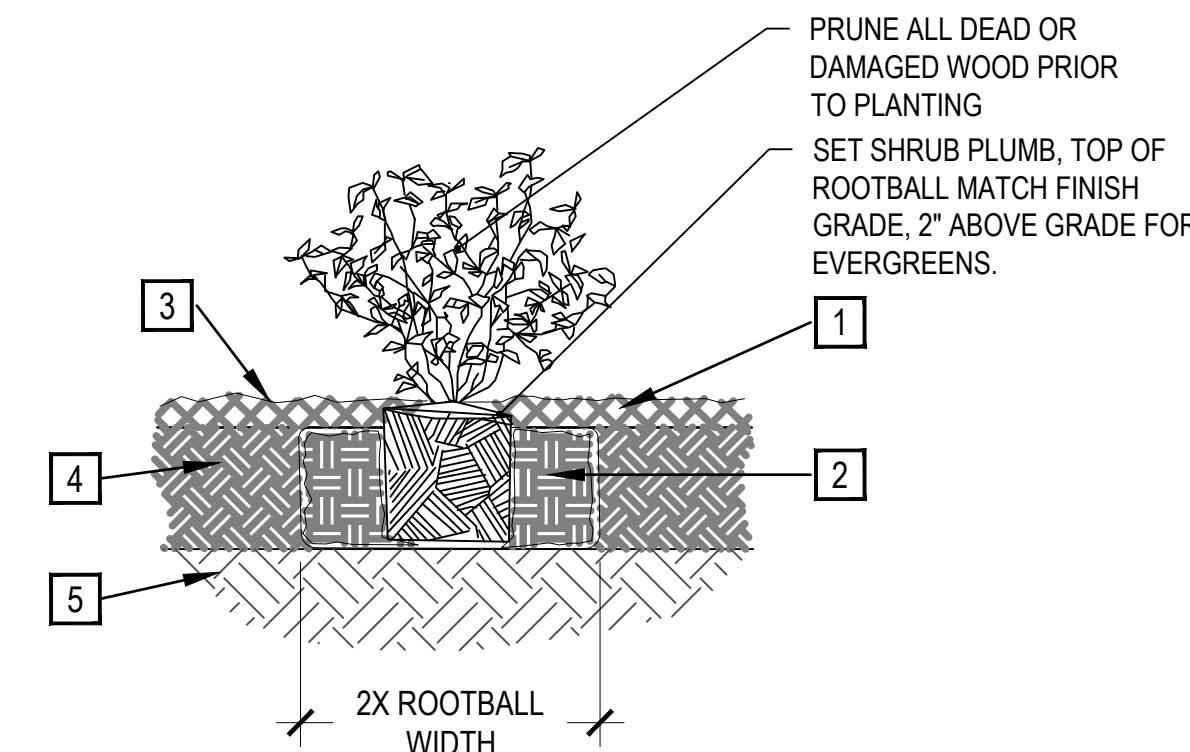


1 TREE PLANTING DETAIL

- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1.1 1- $\frac{1}{2}$ " CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1- $\frac{1}{2}$ " - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1- $\frac{1}{2}$ " OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. $\frac{1}{2}$ " PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP WOOD MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

SCALE: 3/16" = 1'-0"

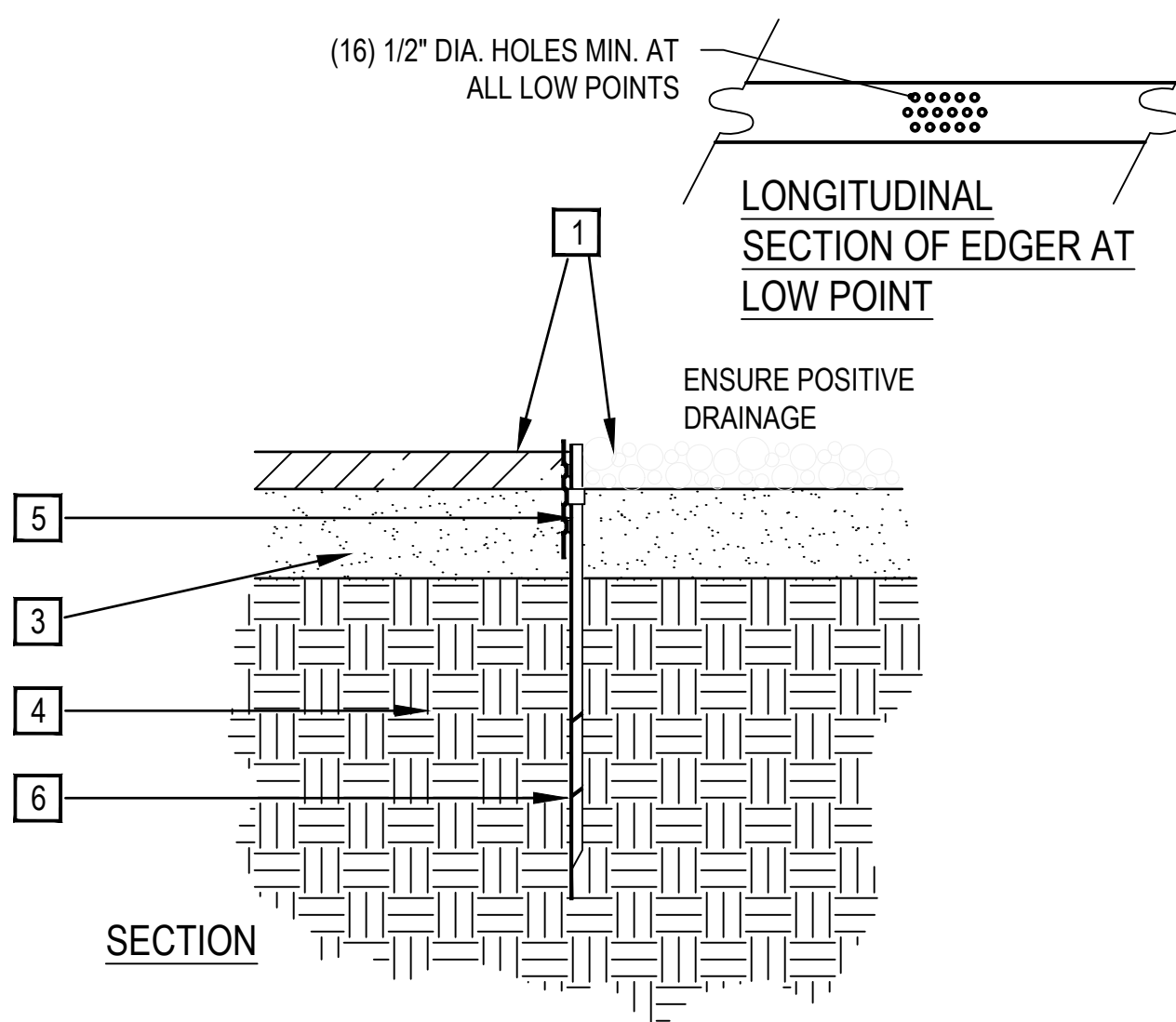


2 SHRUB PLANTING

- SPECIFIED MULCH. BUILD AS 4" BASIN IN NON-IRRIGATED AREAS ONLY.
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 - FINISH GRADE (TOP OF MULCH)
 - AMENDED TOPSOIL
 - EXISTING SUBGRADE

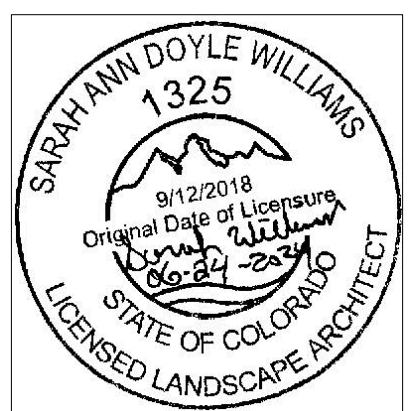
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

SCALE: 1-1/2" = 1'-0"



3 METAL EDGER

SCALE: 1" = 1'-0"



JUNE 24, 2024

LANDSCAPE DETAILS

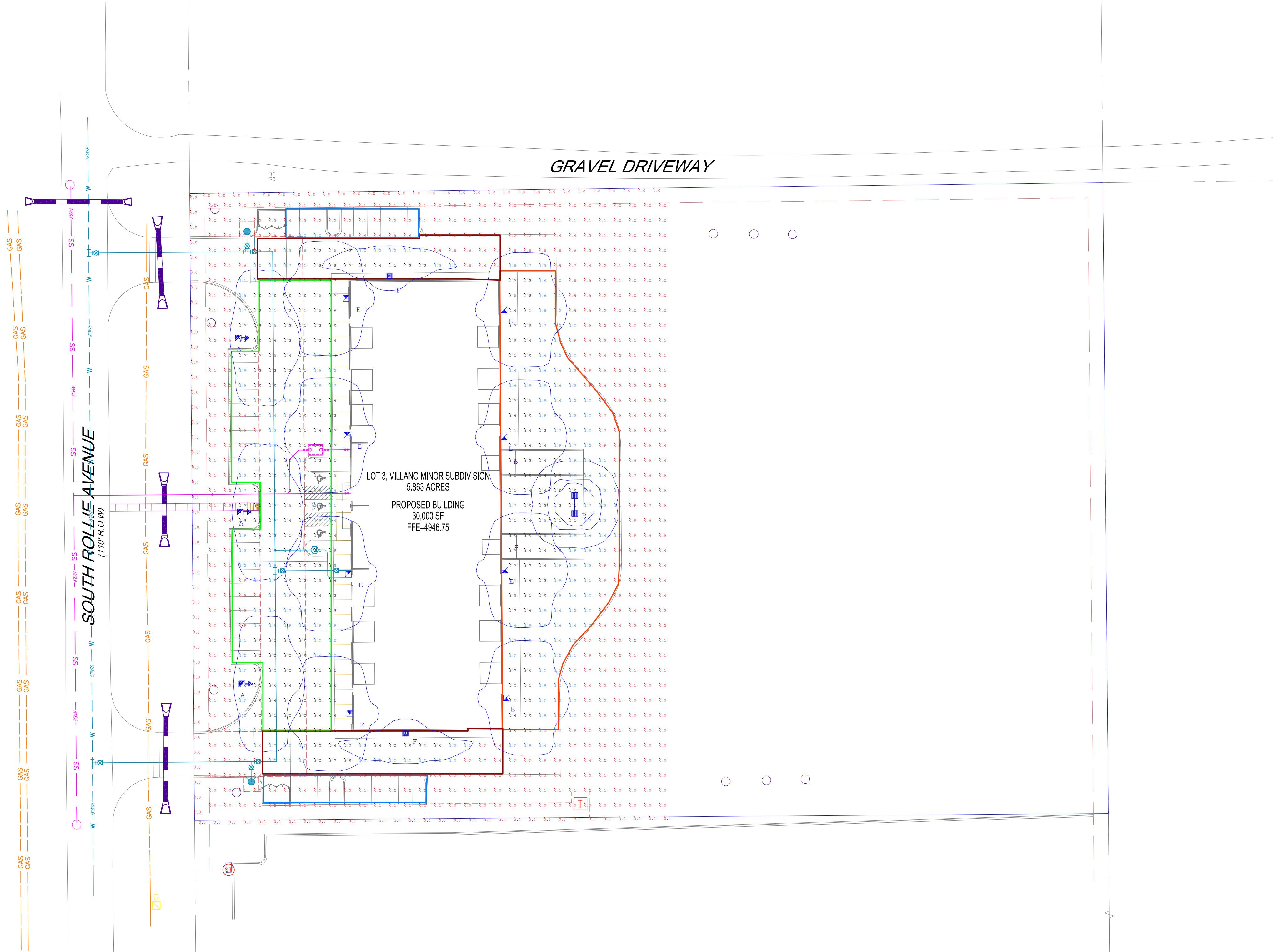
SHEET 9 OF 10



REVISIONS		
REV #	DATE	BY:

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.



Calculation Summary								
Label	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg	FtSpClt	FtSpCtD
PROPERTY LINE	0.0	0.0	0.0	N.A.	N.A.	N.A.	10	N.A.
DOCK AREA	2.0	4.7	0.5	3.9	9.4	2.4	10	10
DRIVES	1.7	5.8	0.1	16.8	58.0	3.5	10	10
MAIN PARKING	2.0	3.7	0.5	4.1	7.4	1.8	10	10
SIDE PARKING	0.4	1.0	0.1	3.9	10.0	2.6	10	10

Luminaire Schedule							
WLS18923	CANDLE BLDG	FORT LUPTON, CO	PM: BIANCA	PLEASE EMAIL BIANCA AT BBERNINGER@WLSLIGHTING.COM FOR PRICING.			
Symbol	Qty	Label	Lumens	LLP	Description		Lum Watts
	3	A	9672	0.950	WLS-NV-1-T4-48L-1-40K-HSS-SLW 22' POLE 3' BASE		156
	1	B	9225	0.950	WLS-NV-1-T5M-32L-7-40K-SLW 22' POLE 3' BASE		68
	8	E	11426	0.950	WLS-NV-W-T4-32L-1A-40K7-SLW 20' MOUNTING HEIGHT		100
	2	F	6328	0.950	WLS-NV-W-T2-16L-1-40K-SLW 20' MOUNTING HEIGHT		56

Rollie LLC
Fort Lupton Co



6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM

WLS-18923A	Date 6/24/24	SCALE: 1"=40'	817-731-0020	PM: BIANCA	BY: TO	Photometric Sheet 10 of 10
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Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit
Rollie LLC Site Plan
Project No. SPR2023-004



Facing: S Rollie Ave

I, Caleb Bussard hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 28 day of June, 2024.

Caleb Bussard

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Caleb Bussard, this 15th day of July, 2024. Witness my hand and seal.

My commission expires Dec. 18, 2027.

[Signature]

Notary Public

