

LOVELAND NATURAL GROCERS

NW ¼ SECTION 13, TOWNSHIP 5 NORTH, RANGE 69 WEST, 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

LEGEND

- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- CONCRETE SIDEWALK
- PROPERTY LINE
- FENCE
- CURB AND GUTTER
- SPILL CURB AND GUTTER
- SAW CUT
- BUILDING
- EMERGENCY ACCESS EASEMENT

NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY RIDGETOP ENGINEERING AND SURVEYING, DATED 12/09/2021. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
- ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
- REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
- ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
- PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, & DOUBLE COATED, UNLESS OTHERWISE NOTED. LIGHT POLE BASES TO BE PAINTED TRAFFIC YELLOW (DOUBLE COAT)
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED OR SHALL FOLLOW LANDSCAPE PLANS/NOTES.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- PLYON SIGNS SHALL BE CONSTRUCTED BY OTHERS. THE CONTRACTOR SHALL INSTALL CONDUIT AND ELECTRICAL CIRCUIT BETWEEN THE PYLON SIGN(S) AND THE LIGHTING PANEL.
- THE SITEWORK CONTRACTOR SHALL CONNECT ALL LIGHTS WITHIN THE RETAIL STORE'S DEMISED AREA TO THE SECURITY CIRCUIT AS SHOWN ON THE ELECTRICAL PLAN.
- CURB RADII ADJACENT TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADII SHALL BE 10', UNLESS OTHERWISE NOTED.

PARKING DATA

PARKING PROVIDED:
ONSITE
STANDARD = 15 STALLS
ACCESSIBLE = 1 STALL
OFFSITE
STANDARD = 85 STALLS
ACCESSIBLE = 4 STALLS
TOTAL = 105 STALLS

REQUIRED PARKING:
RETAIL SALES AND SERVICES: 1/300 SF
14,005/300 = 46.68 OR 47 STALLS


STALL DIMENSIONS: 9' X 19'
AISLE WIDTH: 24' - 40'

NOTE: THERE IS A CROSS ACCESS EASEMENT FOR SHARED OFFSITE PARKING

SITE DATA TABLE

ZONING	DT - CORE CHARACTER
SITE ACREAGE	
GROSS	±28,327 SF ±0.650 AC
NET	±28,327 SF ±0.650 AC
LAND USE	RETAIL SALES AND SERVICES
SQUARE FOOTAGE	
OFFICE SPACE	±14,005 SF
BUILDING OCCUPANCY	M
TYPE OF CONSTRUCTION	IIB
PARKING SPACES	
PROPOSED STANDARD	100
PROPOSED HANDICAP	5
REQUIRED	47
LANDSCAPING	±1,330 SF (4.70%)
OPEN SPACES	±1,330 SF (4.70%)
FEMA FLOODPLAIN	N/A
UTILITIES	
WATER/WASTEWATER	LOVELAND WATER AND POWER
POWER	LOVELAND WATER AND POWER
GAS	XCEL ENERGY

LOGO



541 E. Garden Drive,
Unit N
Windsor, CO 80550

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PROJECT TITLE

LOVELAND NATURAL GROCERS

PREPARED FOR

VITAMIN COTTAGE NATURAL FOOD MARKETS, INC

4430 TABLE MOUNTAIN DR, GOLDEN, CO 80403

SUBMITTAL

SITE DEVELOPMENT PLAN

DRAWN BY:

CHECKED BY:

MRB

PROJECT NO.:

21-080-004

REVISIONS

DATE

01/19/2022

SHEET TITLE

SITE PLAN

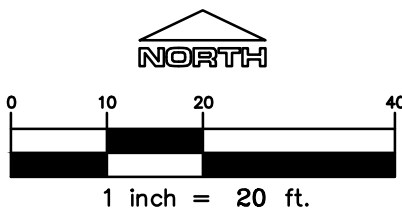
SHEET INFORMATION

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2 of 9

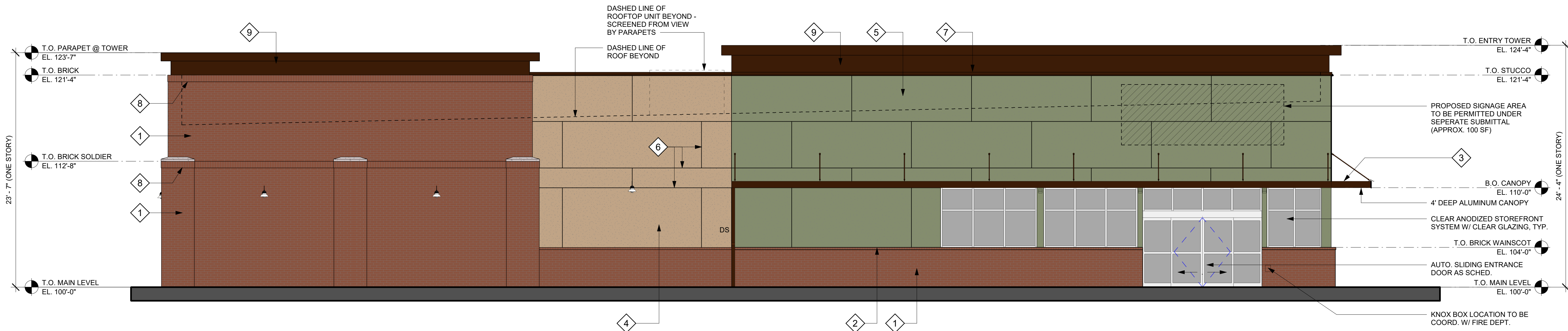


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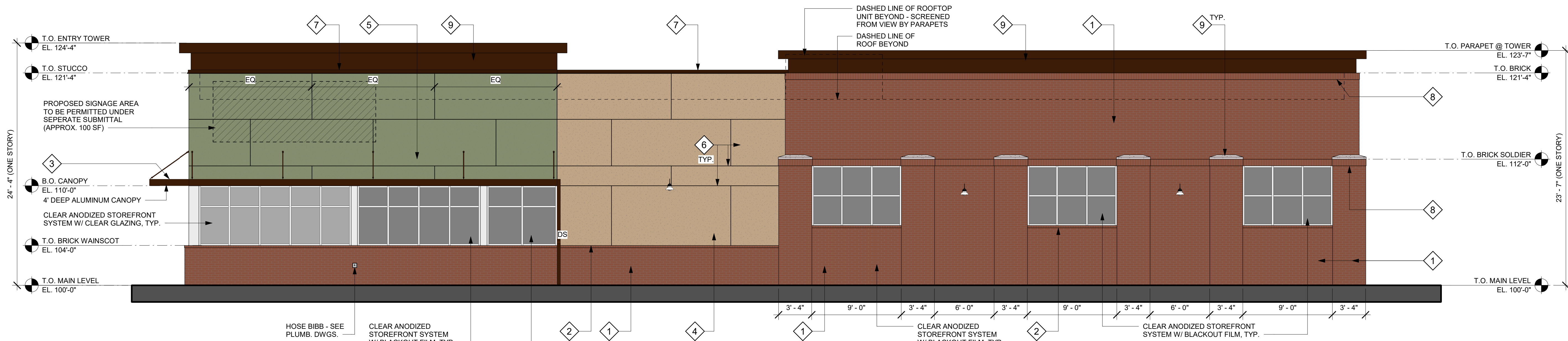
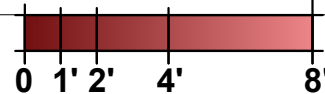


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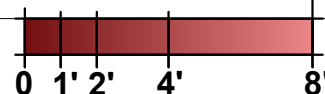
NW ¼ SECTION 13, TOWNSHIP 5 NORTH, RANGE 69 WEST, 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



2 SOUTH ELEVATION (SDP)
A1 SCALE: 3/16" = 1'-0"



1 EAST ELEVATION (SDP)
A1 SCALE: 3/16" = 1'-0"



EXTERIOR FINISH LEGEND

1	BRICK VENEER MFR: INTERSTATE BRICK OR APPROVED EQUIV. STYLE: MODULAR COLOR: PARK ROSE PATTERN: RUNNING BOND	6	3/4" X 3/4" METAL REVEAL/ CONTROL JOINT MODEL: FRY REGLET FINISH: CLEAR ANODIZED
2	BRICK ROWLOCK MFR: INTERSTATE BRICK OR APPROVED EQUIV. STYLE: MODULAR COLOR: PARK ROSE PATTERN: ROWLOCK	7	COPING CAP/CORNICE MFR: STUCCO STYLE: EXTERIOR FLAT COLOR: BARK (PT-12)
3	METAL CANOPIES MFR: ARCHITECTURAL FABRICATION OR ACCEPTED EQUIVALENT STYLE: HELIOS COLOR: MEDIUM BRONZE	8	BRICK SOLDIER MFR: INTERSTATE BRICK OR APPROVED EQUIV. STYLE: MODULAR COLOR: PARK ROSE PATTERN: SOLDIER
4	STUCCO MFR: DRYVIT STYLE: PEBBLE COLOR: BROWN BAG (PT-10)	9	METAL PANEL MFR: BERRIDGE OR APPROVED EQUIV. STYLE: MEDIUM BRONZE
5	STUCCO MFR: DRYVIT STYLE: PEBBLE COLOR: GUILD GREEN (PT-11)	10	PRECAST CONCRETE CAP COLOR: NATURAL - GRAY

EXTERIOR ELEVATION NOTES

- STANDING SEAM METAL ROOFING, FASCIA AND FLASHING AT AWNING SHALL BE KYNAR FINISH: FIRESTONE MEDIUM BRONZE, UNLESS NOTED OTHERWISE.
- PRE-FINISHED FLASHING, COPING, SCUPPERS, CONDUCTOR HEADS, DOWNSPOUTS, FACADE MOUNTED VENTS & UTILITY BOXES SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
- ALL EXTERIOR RAILINGS, HM DOORS & FRAMES AND EXPOSED STEEL SHALL BE PAINTED (PT-12), UNLESS OTHERWISE NOTED.
- ALL STUCCO SHALL BE INTEGRALLY COLORED TO MATCH SPECIFIED PAINT
- ALL EXPOSED PIPING AND CONDUIT SHALL BE PAINTED TO MATCH ADJACENT WALL MATERIAL.
- CONTINUE EXTERIOR CLADDING AT PARAPET RETURNS.

GENERAL BUILDING DESIGN STANDARDS

UNIFIED DEVELOPMENT CODE (UDC)

SECTION 18.04.05 - BUILDING DESIGN STANDARDS

GROUP 1 - EXTERIOR WALL ARTICULATION:

ELEVATION:	SOUTH	EAST	NORTH	WEST
OPTIONS USED:	B, C & D*	B, C & D*	B & C	B & C
*CANOPY TREATMENT				

GROUP 2 - ROOF ARTICULATION:

ELEVATION:	SOUTH	EAST	NORTH	WEST
OPTION USED:	A	A	A	A

GROUP 3 - BUILDING OPENINGS, WALKWAYS AND ENTRANCES:

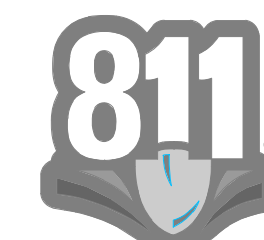
ELEVATION:	SOUTH	EAST	NORTH	WEST
OPTION USED:	B	B	N/A	A

GROUP 4 - CLADDING MATERIALS:

ELEVATION:	SOUTH	EAST	NORTH	WEST
OPTION USED:	A	A & B	A & B	A

GROUP 5 - OTHER ARCHITECTURAL DEFINITION:

ELEVATION:	SOUTH	EAST	NORTH	WEST
OPTION USED:	B	B	B	B



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SEAL

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PROJECT TITLE

LOVELAND NATURAL GROCERS

745 N LINCOLN AVE
LOVELAND, CO 80537

PREPARED FOR
VITAMIN COTTAGE
NATURAL FOOD
MARKETS, INC

4430 TABLE MOUNTAIN
DR, GOLDEN, CO 80403

SUBMITTAL
SITE DEVELOPMENT
PLAN

DRAWN BY:

CHECKED BY: MRB

PROJECT NO.: 21-080-004

REVISIONS

REVISIONS DATE

DATE

01/19/2022

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET INFORMATION

A1

Of

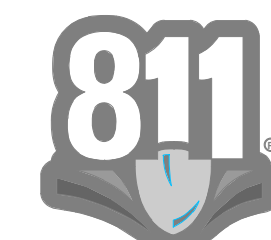
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OPTION USED:	A	A	A	A
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ELEVATION:	SOUTH	EAST	NORTH	WEST
OPTION USED:	B	B	N/A	A
<u>GROUP 4 - CLADDING MATERIALS:</u>				
ELEVATION:	SOUTH	EAST	NORTH	WEST
OPTION USED:	A	A & B	A & B	A
<u>GROUP 5 - OTHER ARCHITECTURAL DEFINITION:</u>				
ELEVATION:	SOUTH	EAST	NORTH	WEST
OPTION USED:	B	B	B	B



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