Lafayette Urban Renewal Authority • 1290 S. Public Road • Lafayette, Colorado 80026

October 8, 2013

A G E N D A

6:30 PM MEETING

City Council Chambers, City Hall, 1290 S. Public Rd

I. OPENING OF REGULARLY SCHEDULED MEETING

Call to Order
Roll Call

II. PUBLIC INPUT

A. ITEMS FROM THE PUBLIC

III. MINUTES

B. MINUTES FROM THE SEPTEMBER 10, 2013 MEETING

C. MINUTES FROM THE SEPTEMBER 24, 2013 WORKSHOP

IV. BUSINESS

D. Lot 4, Lafayette Crossings / Site and Architecture / Christian Brothers Automotive

V. CONSENT AGENDA

VI. STAFF PRESENTATION

E. Review of 2013 Gantt Chart

F. Public Parking presentation

VII. NEW BUSINESS / LURA COMMISSIONERS REPORTS

VIII. ADJOURN REGULAR MEETING

R E C O R D O F P R O C E E D I N G S

CITY OF LAFAYETTE
LAFAYETTE URBAN RENEWAL AUTHORITY MEETING

SEPTEMBER 10, 2013

Call to Order
Chair Sally Martin called the September 10, 2013 meeting of the Lafayette Urban Renewal Authority (LURA) to order at 6:31pm in the City Hall Council Chambers at 1290 South Public Road, Lafayette, Colorado.

Those present and answering roll call were Commissioners Graig Anspach, Carolyn Cutler, Chris Bosch, Jake Puzio, John Ward and Chair Martin. Also present were Asst. LURA Executive Director Phillip Patterson and Downtown Coordinator Jenn Ooton.

Items from the Public
No members of the public were present.

Business
A motion was made by Commissioner Puzio and seconded by Commissioner Cutler *to accept the minutes for the August 13, 2013 , as written.* The motion passed unanimously.

Chair Martin made a motion *to add $1,000 to the 2014 Budget to televise LURA meetings*. The motion died for lack of a second.

Commissioner Anspach moved *to approve Resolution No. 2013-04.* Commissioner Cutler seconded the motion, which passed unanimously.

Commissioner Ward moved *to approve the site and architectural plans for Lots 1 and 2 of the proposed Lafayette Crossing PUD, subject to staff's recommended conditions of approval, adding the condition that lettering on the monument signage be push-through lettering, finding the site and architecture are in compliance with the Lafayette Urban Renewal Authority Plan*. Commissioner Anspach seconded the motion, which passed unanimously.

Commissioner Cutler made a motion *to allow Commissioner Ramos to listen to the executive session tape for September 10*. Commissioner Puzio seconded the motion, which passed unanimously.

At 8:22pm, Commissioner Puzio moved *to adjourn into executive session according to C.R.S. 24-6-402(4)(e), for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators pertaining to properties on Public Road an So. Boulder Road.* Commissioner Cutler seconded the motion, which passed unanimously.

LAFAYETTE URBAN RENEWAL AUTHORITY, COLORADO

ATTEST: _____ Sally Martin, Chair

_____
Jenn Ooton, Downtown Coordinator

The minutes herein are a summary of the business conducted at this meeting, not a verbatim transcription. Only the actions taken and text appearing within quotation marks are verbatim.

R E C O R D O F P R O C E E D I N G S

CITY OF LAFAYETTE
LAFAYETTE URBAN RENEWAL AUTHORITY WORKSHOP

SEPTEMBER 24, 2013

The Lafayette Urban Renewal Authority met at Ting's Place Chinese Restaurant, 1265 S. Public Road, for a workshop with state legislator Rep. Mike Foote to share concerns about legislation that could be introduced in the 2014 Legislative Session, which would impact urban renewal authorities. Present were Commissioners Graig Anspach, Carolyn Cutler, Chris Bosch, Jamie Ramos, and Chair Martin. Also present were Asst. LURA Executive Director Phillip Patterson and Downtown Coordinator Jenn Ooton.

LAFAYETTE URBAN RENEWAL AUTHORITY, COLORADO

ATTEST: _____
Sally Martin, Chair

_____
Jenn Ooton, Downtown Coordinator

The minutes herein are a summary of the business conducted at this meeting, not a verbatim transcription. Only the actions taken and text appearing within quotation marks are verbatim.

Lafayette Urban Renewal Authority • 1290 S. Public Road • Lafayette, Colorado 80026

STAFF REPORT

To: Lafayette Urban Renewal Authority
Gary Klaphake, Executive Director

From: Phillip Patterson, Assistant Executive Director

Date: October 2, 2013

Subject: Site and Architectural Review / Lot 4 Lafayette Crossing PUD Subdivision / Christian Brothers Automotive

Recommendation: Approval of site and architectural plans for Lot 4 of the proposed Lafayette Crossings PUD subdivision finding that the plans comply with the Urban Renewal Plan for So. Boulder Road, subject to staff's recommended conditions of approval.

Background: Phase I of the proposed Lafayette Crossing PUD development, which is the redevelopment of the Coal Creek Sport Center, along with the site and architectural plans for Lots 1 and 2 were approved by the Lafayette Planning Commission on September 24, 2013. The Lot 1 and 2 site and architectural plans were approved by the Lafayette Urban Renewal Authority on September 10, 2013.

Christian Brothers Automotive is proposing to purchase Lot 4 and construct a 4,945 square foot, one-story automotive service facility (less than 2-tons) with nine (9) bay doors. The property is zoned C1-M1/PUD (Regional Business and Industrial / Planned Unit Development) and is located within the So. Boulder Urban Renewal Area. The Lafayette Zoning Code permits the proposed use as a use-by-right; however, the Urban Renewal Plan requires the use to receive approval of a Special Use Review from the City. The Special Use Review and the site/architectural plans are scheduled to be reviewed by the Planning Commission on October 22 or 23, 2013.

Prior to submitting the plans, the applicant met with staff from both the City and from LURA to review both the site and architecture. According to the applicant, they had taken their Colorado proto-type architectural plans and adjusted them for the purposes of being more compatible with the overall design of the Lafayette Crossing PUD development. During these discussions, staff provided the applicant with a number of suggestions to enhance the overall building architecture. These suggestions included: increasing the use of concrete masonry units on the columns between the bay doors rather than using synthetic stucco; increasing the use of the tile medallion in the columns; using the extended roof and wood timber supports along the rear of the building to break up the unarticulated wall; adding concrete masonry units to the front-side (left elevation) of the building to highlight the building corners; and, changing the overall colors from a darker grey to a reddish brown masonry unit along the base of the building. The applicant not only incorporated these suggestions into the submitted design, but has also indicated that they like the

suggestions so much that the changes will be incorporated into the Colorado proto-type architecture.

Overall, the site and architectural plans comply with the Urban Renewal Plan. The materials are high quality, the colors are compatible, and architectural articulations include the various columns and extended roof lines. However, it is staff's opinion that the right side (east) elevation should include the split face reddish brown concrete masonry units rather than the ground face grey masonry units. The split face units will add slightly more articulation to this wall, and will more closely match the left side (west) elevation of the automotive bay area. In addition, it is staff's opinion that a pedestrian/bicycle connection should be provided from the site to the Highway 287 sidewalk/bicycle path and that the site should include a bike rack.

Staff recommends approval subject to the following:

1. Subject to approval by CDOT, a pedestrian/bicycle connection shall be added in the southwest corner of the site connecting to the Highway 287 sidewalk/bicycle path.
2. A bike rack shall be included on site.
3. The ground face gray concrete masonry unit proposed on the right side (east) elevation shall be changed to the split face reddish brown concrete masonry unit.

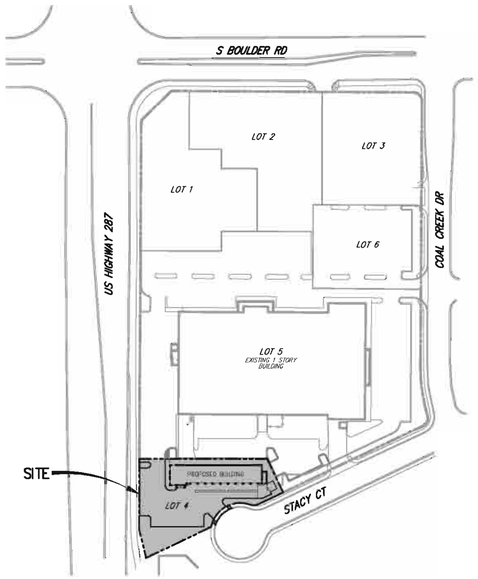
Attachments:

Site and Architectural Plan copies

LAFAYETTE CROSSINGS SUBDIVISION, LOT 4

A PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, BOULDER COUNTY, COLORADO
SITE PLAN – 0.58 ACRES

VICINITY MAP
1 INCH = 800 FT



INDEX MAP
1 INCH = 120 FT

	SITE DATA	
GROSS SITE AREA	25,265 SQ. FT.	100%
• BUILDING	4,945 SQ. FT.	19.57%
• PARKING/ROADS/SHED	12,737 SQ. FT.	50.42%
HARDSCAPE TOTAL	17,682 SQ. FT.	69.99%
• PLANTED AREA	7,174 SQ. FT.	28.39%
• SIDEWALKS	409 SQ. FT.	1.62%
LANDSCAPE TOTAL (INCLUDING WALKS)	7,583 SQ. FT.	30.01%

CHRISTIAN BROTHERS AUTOMOTIVE (SINGLE STORY)	SQUARE FOOTAGE	PARKING REQUIRED (INCL. H.C. SPACES)	PARKING PROVIDED (INCL. H.C. SPACES)	HC PARKING REQUIRED	HC PARKING PROVIDED	TOTAL PARKING PROVIDED
TOTAL	4945 SQ. FT.	12	18	1	1	18

REQUIRED PARKING PER CITY OF LAFAYETTE: 1/450 SF BLDG

SHEET INDEX:

1 COVER SHEET
2 SITE PLAN
3 GRADING AND DRAINAGE PLAN
4 OVERALL UTILITY PLAN
5 LANDSCAPE PLAN
6 LANDSCAPE DETAILS
7 IRRIGATION PLAN
8 IRRIGATION PLAN
9 IRRIGATION PLAN
10 EXTERIOR BUILDING ELEVATIONS
11 EXTERIOR DUMPSTER ELEVATIONS
12 PHOTOMETRIC PLAN
13 PHOTOMETRIC DETAILS

ESTIMATED DATE OF COMPLEPTION:

JULY 2014

LEGAL DESCRIPTION

LOT 4 OF THE LAFAYETTE CROSSINGS SUBDIVISION

STREET ADDRESS:

XXX STACY COURT

DEVELOPER:

CHRISTIAN BROTHERS AUTOMOTIVE
15995 N BARKERS LANDING RD. SUITE 145
HOUSTON, TX 77079
PHONE: 832-598-0420
CONTACT: JONATHAN WAKEFIELD

ENGINEER:

THE LUND PARTNERSHIP
12265 W BAYAUD AVE #130
LAKEWOOD, CO 80228
PHONE: 303-989-1461
CONTACT: JAMIE OVERGAARD

ARCHITECT:

ICON ARCHITECTS, INC
6104 FANNIN DRIVE
ARLINGTON, TX 76001
PHONE: 817-665-0200
CONTACT: DANA KING

LANDSCAPE ARCHITECT:

JUMP DESIGN COMPANY
1733 S CLARKSON STREET
DENVER, CO 80210
PHONE: 303-282-0463
CONTACT: TOM JUMP

BASIS OF BEARINGS:

NORTH LINE OF THE NE 1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPLE MERIDIAN WHICH BEARS S89°40'29"E

BENCHMARK:

CITY OF LAFAYETTE BENCHMARK NO. 9 – CHISELED SQUARE AT THE NORTHEAST CORNER OF THE STORM INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH BOULDER ROAD AND MINOTAUR CIRCLE, ELEVATION = 5227.54 (CITY OF LAFAYETTE DATUM – MAP DATED 5-17-95).

LUND PARTNERSHIP
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P:303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

DATE: SEPTEMBER 20, 2013
SCALE: AS SHOWN
JOB NO. 610-0201
SHEET 1 OF 13

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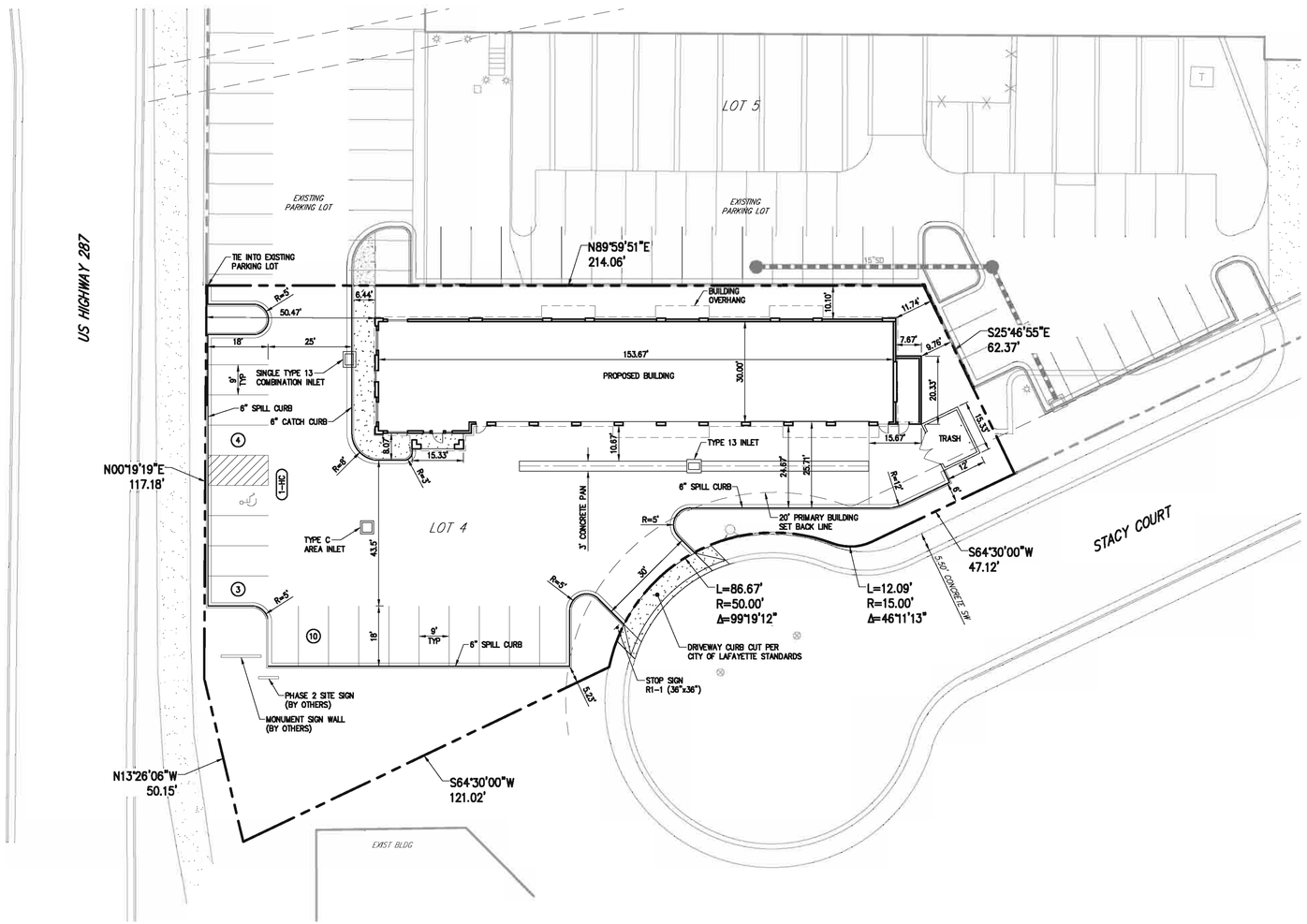
LAFAYETTE CROSSINGS SUBDIVISION, LOT 4

A PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, BOULDER COUNTY, COLORADO
SITE PLAN – 0.58 ACRES



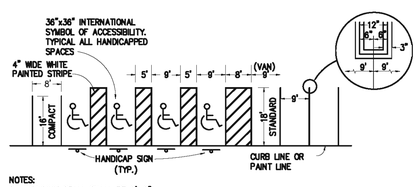
GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

NOTES:

1. DRIVES AND PARKING LOTS ARE ASPHALT WITH 6" VERTICAL CURB AND GUTTER UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT MARKINGS ARE SUBJECT TO MATERIAL CHANGES DUE TO SEASON AND/OR WEATHER. TEMPORARY MATERIALS MAY BE REQUIRED. SPECIFIED FINAL PAVEMENT MARKING MATERIALS SHALL BE INSTALLED WHEN SEASON/WEATHER ALLOW.

LEGEND:

- LOT LINE / RIGHT-OF-WAY
- (X) PROPOSED PARKING COUNT PER ROW
- EXISTING LIGHTS
- EXISTING FIRE HYDRANT
- EXISTING TRANSFORMER
- GAS — EXISTING GAS
- ELEC — EXISTING ELECTRIC
- 1002.46' S89°58'49"W — LOT LINE DATA
- EXISTING 6" VERTICAL CURB AND GUTTER
- PROPOSED CONCRETE PAVEMENT
- EXCEPT WHERE NOTED, PROPOSED 6" VERTICAL CURB AND GUTTER



NOTES:

1. MINIMUM STALL SHALL BE 9'-0", HANDICAP SPACES SHALL BE 14'-0" (9' STALL W/ 5' STRIPED MEDIAN) AND VAN HANDICAP SPACES SHALL BE 17'-0" (9' STALL W/ 8' STRIPED MEDIAN).
2. STRIPING SHALL BE 4" WIDE AND SHALL BE PAINTED WITH A NON-REFLECTORIZED WHITE PAINT.

TYPICAL 90° AND HANDICAP PARKING DETAIL

NO SCALE

LUND PARTNERSHIP
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P:303.989.1401 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

No.	Revision	Date	By

LAFAYETTE CROSSINGS SUBDIVISION, LOT 4

SITE PLAN

PREPARED FOR: CHRISTIAN BROTHERS AUTOMOTIVE
ADDRESS: 15995 N. BARKERS LANDING RD
HOUSTON, TX 77079

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

DATE: SEPTEMBER 20, 2013
JOB NUMBER: 610-0201
SCALE: 1"=20'

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LAFAYETTE CROSSINGS SUBDIVISION, LOT 4

A PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

CITY OF LAFAYETTE, BOULDER COUNTY, COLORADO

SITE PLAN - 0.58 ACRES

PLANTING NOTES:

1. SURVEY, SITE PLAN AND GRADING PROVIDED TO JDC BY THE LUND PARTNERSHIP. REFER TO THE CONSTRUCTION PLAN SET FOR RELATED PLAN INFORMATION INCLUDING ARCHITECTURAL, ENGINEERING, ELECTRICAL AND IRRIGATION DRAWINGS. ANY DISCREPANCIES THAT AFFECT THIS WORK SHOULD BE NOTED PRIOR TO STARTING CONSTRUCTION ACTIVITIES.

2. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE & LOCAL CODES.

3. THE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY LOCATORS TO LOCATE ALL BURIED UTILITY LINES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS. DAMAGE TO ANY UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT HIS OWN COST WITH NO EXPENSE TO THE OWNER.

4. THE CONTRACTOR SHALL PRESERVE ALL LANDSCAPE MATERIAL SCHEDULED TO REMAIN AND PROVIDE WATER DURING CONSTRUCTION FOR ALL EXISITNG TREES. WATER TWICE PER WEEK MIN. 30 GALS/TIME IN SUMMER AND ONCE PER WEEK THE REMAINDER OF THE GROWING SEASON.

5. SEE IRRIGATION PLANS- ALL SHRUBS, TREES AND TURF SHALL BE IRRIGATED WITH UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM. TURF SHALL BE WATERED WITH ROTOR & SPRAY HEADS. SHRUBS WILL BE WATERED WITH LOW-GALLONAGE EMITTERS. TREES & SHRUBS IN THE R.O.W. SHALL HAVE A SUPPLEMENTAL EMITTER ZONE. COORDINATE IRRIGATION SLEEVING WITH GRADING & PAVEMENT OPERATIONS.

6. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR RE-USE - COORDINATE WITH GENERAL CONTRACTOR. THE TOP 4" OF ALL LANDSCAPE AREAS SHALL BE EXISTING OR IMPORTED TOPSOIL AS NECESSARY.

7. ROUGH GRADES PERFORMED BY OTHERS SHALL BE REVIEWED AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO START OF FINE GRADING AND SOIL PREPARATION OPERATIONS. NOTIFY OWNER'S REPRESENTATIVE IF ROUGH GRADING CONDITIONS WILL CREATE PONDING OR FLOW TOWARD FOUNDATIONS.

8. THE CONTACTOR SHALL FINE GRADE ALL LANDSCAPE AREAS TO +/- .10'. AREAS SHALL BE SETTLED AND RAKED SMOOTH. DO NOT PLANT IN SWALE BOTTOMS OR OTHER LOCATIONS OF CONCENTRATED DRAINAGE SO AS TO BLOCK FLOWS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE (2% MIN. FALL) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES IN ALL LANDSCAPE AREAS.

9. SOIL AMENDMENT SHALL BE LOW-SALTS, FULLY-MATURED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS. pH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY A1 ORGANICS 16350 WCR 76, EATON, CO 80615, OR APPROVED EQUAL. AMENDMENT FOR LANDSCAPE AREAS SHALL BE 4 C.Y. PER 1,000 S.F.

10. FOR SOD AREAS THE TOP 6" OF SUBGRADE SHALL BE TOPSOIL AND SOIL AMENDMENT MIXTURE TILLED TO A MIN. DEPTH OF 8". IN BED AREAS, THE TOP 6" OF SUBGRADE SHALL BE TOPSOIL & AMENDMENT TILLED TO A MIN. DEPTH OF 12".

11. IN SOD AREAS HOLD TOP OF SUBGRADE 1-1/2" TO 2" BELOW TOP OF ADJACENT IMPROVEMENTS (WALKS, CURBS, ETC.) IIN ALL BED AREASTHE CONTRACTOR SHALL HOLD TOP OF SUBGRADE 3-4" BELOW ADJACENT IMPROVEMENTS TO ALLOW ROOM FOR SPECIFIED MULCH DEPTH.

12. ALL PLANTING BEDS SHALL BE CONTAINED BY 3/16" X 4" INTERLOCKING STEEL EDGER PAINTED GREEN OR BLACK. EDGER TO HAVE A ROLLED STEEL TOP FOR SAFETY. SHOULD EDGER CROSS SWALES OR OTHER LOCATIONS OF CONCENTRATED FLOW, USE PERFORATED EDGER OR DRILL HOLES TO ALLOW WATER TO PASS- 3 HOLES PER LINEAR FOOT.

13. ALL PLANTS SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 (2004). PLANT HOLE BACKFILL SHALL BE 1/3 TOPSOIL, 1/3 COMPOSTED AMENDMENT AND 1/3 NATIVE SOIL THOROUGHLY MIXED.

14. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" DEPTH CRUSHED GRANITE 1.5 TO 2" DIAMETER OVER LANDSCAPE FILTER FABRIC. GROUND COVER, PERENNIALS AND ORNAMENTAL GRASSES SHALL RECEIVE NATURAL CEDAR FIBER MULCH AT 4" DEPTH BUT SHALL NOT RECEIVE FABRIC.

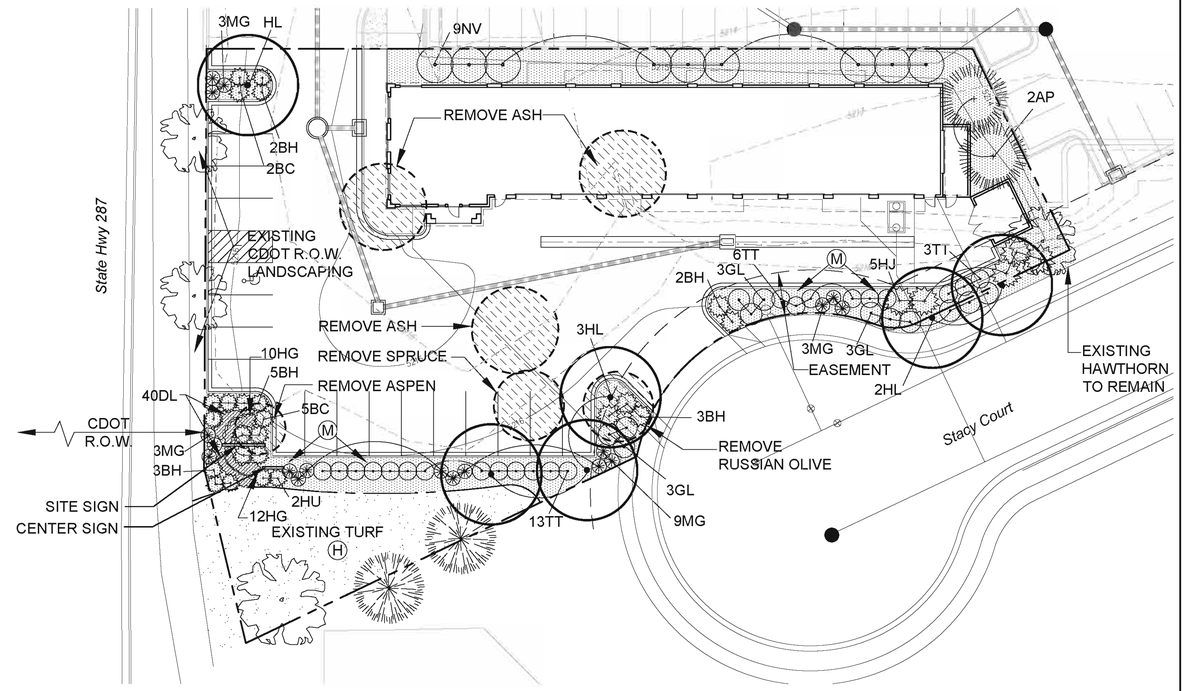
15. ALL TREES IN TURF AREAS WILL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 2' IN DIAMETER. SOD SHALL BE KEPT A MIN. 1' FROM TREE TRUNKS.

16. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPATANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS.

17. PLANT QUANTITIES SHOWN SYMBOLICALLY ON THE PLAN SHALL TAKE PRECEDENT AND BE INSTALLED OVER THOSE TOTALS IN THE PLANT LIST.

18. NEW SOD SHALL BE "REVEILLE" KENTUCKY/TEXAS BLUE GRASS FROM GARDENER TURF, 12475 WELD COUNTY RD 95, WIGGINS, CO 80654 OR APPROVED EQUAL.

19. LANDSCAPE SHALL BE MAINTAINED TO ENURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, & REPAIRING IRRIGATION EQUIPMENT, RESETTING THE AUTOMATIC CONTROLLER, AERATING & DE-THATCHING TURF AREAS (ONLY IF NEEDED), REPLENTISHING MULCH, FERTILIZING, PRUNING, & WEEDING IN ALL LANDSCAPED AREAS.



PROPOSED WATER-USE CALCULATIONS

ZONE	AREA		GALS.	
High Water Zones: (Existing turf area)	2453	S.F. x (20 GALS. PER S.F/ SEASON) =	49,060	GALS. PER S.F/ SEASON
Moderate Water Zones:	4089	S.F. x (10 GALS. PER S.F/ SEASON) =	48,090	GALS. PER S.F/ SEASON
Low Water Zones: (Ex. & proposed beds)	0	S.F. x (3 GALS. PER S.F/ SEASON) =	0	GALS. PER S.F/ SEASON
Very Low Water Zones:	0	S.F. x (0 GALS. PER S.F/ SEASON) =	0	GALS. PER S.F/ SEASON
TOTAL gallons needed by ALL ZONES			97,150	GALS. PER S.F/ SEASON
TOTAL Square Feet (S.F.) of ALL ZONES			7,262	S.F.
AVERAGE GALS./S.F./SEASON, ALL ZONES:		(Total Gals. / Total S.F.)	13.37	GALS. PER S.F./ SEASON

PLANTS REQUIRED

STREET FRONTAGE: 123 L.F. (drive omitted)
1 Tree per 40 L.F. required
TREES REQUIRED / PROVIDED: 3 / 3

PARKING AREA: 20 Spaces
1 Tree per 15 Spaces required
TREES REQUIRED / PROVIDED: 1.25 / 2
1 Shrub per Space required
SHRUBS REQUIRED / PROVIDED: 20 / 35

SITE LANDSCAPE AREA: 7412 S.F.
1 Tree per 1000 S.F. required
TREES REQUIRED / PROVIDED: 7.4 / 10 (3 existing)
1 Shrub per 150 S.F. required
SHRUBS REQUIRED / PROVIDED: 48 / 57

PLANT LIST

SYM	QTY.	BOTANICAL NAME	COMMON NAME	ZONE	SIZE	NOTES/REMARKS
DECIDUOUS TREES						
HL	6	G. triacanthos inermis 'Shademaster'	Shademaster Honeylocust	Mod-High	2.5" cal.	B&B; Staright trunk
EVERGREEN TREES						
AP	2	Pinus nigra	Austrian Pine	Mod-High	6' Ht.	B&B; Full & bushy
DECIDUOUS SHRUBS						
GL	9	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	Mod-Low	5 gal.	Container
NV	9	Viburnum lentago	Nannyberry Viburnum	Mod-High	5 gal.	Container
TT	22	Lonicera syringantha 'Tiny Trumpet'	Tiny Trumpet Honeysuckle	Mod-High	5 gal.	Container
EVERGREEN SHRUBS						
BC	7	Berberis thunbergii 'Burgundy Carousel'	Burgundy Carousel Barbarry	Mod-High	5 gal.	Container
BH	9	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	Mod-Low	5 gal.	Container
HJ	5	Juniperus chinensis 'Holbert'	Holbert Juniper	Mod-Low	5 gal.	Container
BH	15	Juniperus horizontalis 'Hughes'	Hughes Juniper	Mod-Low	5 gal.	Container
ORNAMENTAL GRASSES / PERENNIALS						
DL	40	Hemerocallis 'Happy Returns'	Dwarf Yellow Daylily	Mod-Low	1 gal.	Container
HG	22	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Mod-Low	1 gal.	Container
MG	18	Miscanthus gracillimus	Maiden Grass	Mod-Low	5 gal.	Container

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXTG. BLUEGRASS TURF
- PROPOSED ROCK MULCH
- EDGER

WATER USE LEGEND

- (H) 'HIGH' HYDROZONE
- (M) 'MODERATE' HYDROZONE
- (L) 'LOW' HYDROZONE
- (VL) 'VRY LOW' HYDROZONE

THOMAS R. JUMP 150
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

JDC
PLANNING & LANDSCAPE ARCHITECTURE
Jump Design Company
1733 S. Clarkson Street
Denver, Colorado 80210
303.282.0463 fax 282.0473

NORTH

SCALE 1" = 30'
0 15 30 60

LUND PARTNERSHIP
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P:303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

No.	Revision	Date	By

LAFAYETTE CROSSINGS SUBDIVISION, LOT 4

PREPARED FOR: CHRISTIAN BROTHERS AUTOMOTIVE
ADDRESS: 15995 N. BARKERS LANDING RD
HOUSTON, TX 77079

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

DATE: SEPTEMBER 20, 2013
JOB NUMBER: 610-0201
SCALE:

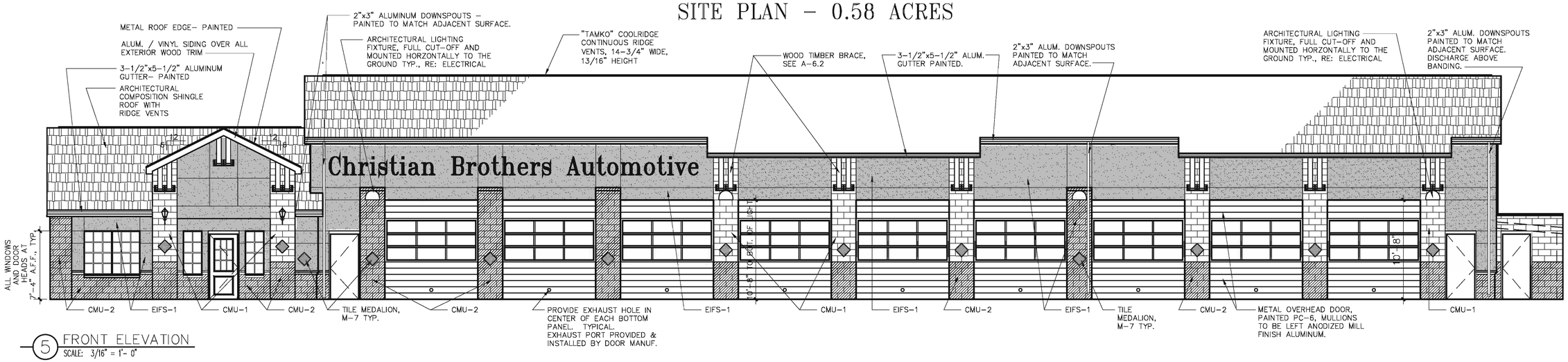
SHEET
5 OF 13

LAFAYETTE CROSSINGS SUBDIVISION, LOT 4

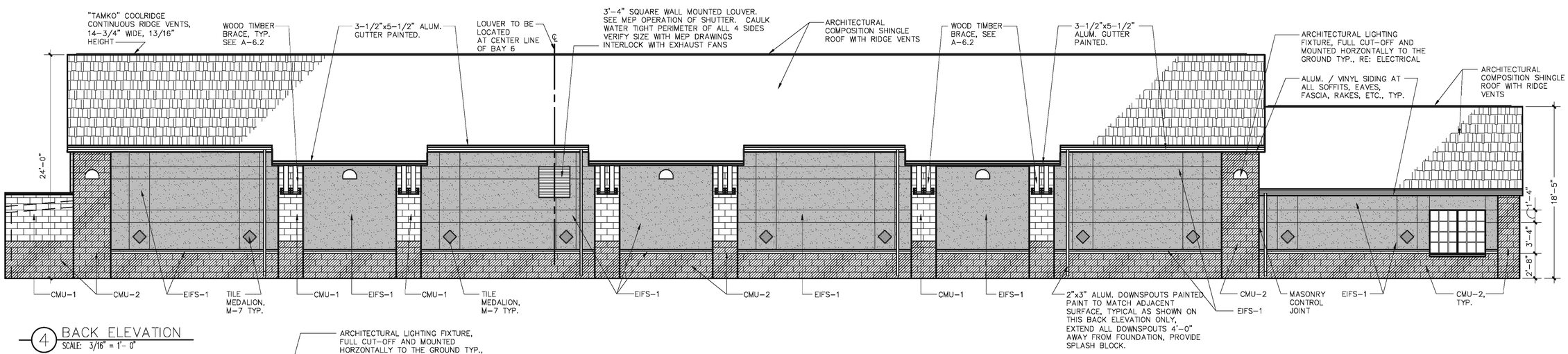
A PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

CITY OF LAFAYETTE, BOULDER COUNTY, COLORADO

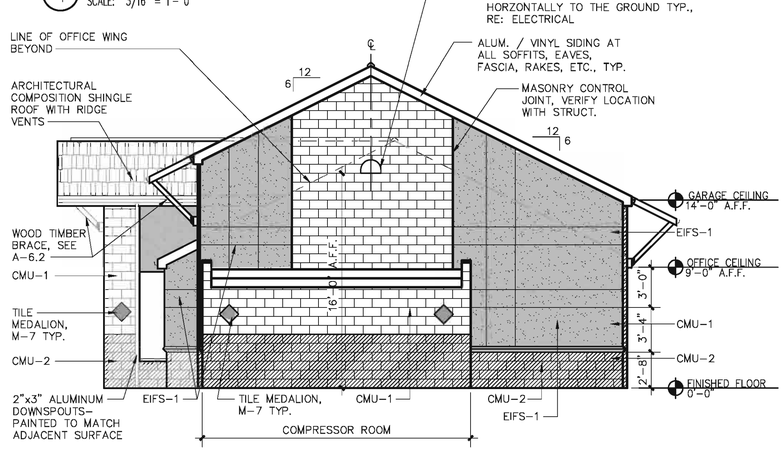
SITE PLAN – 0.58 ACRES



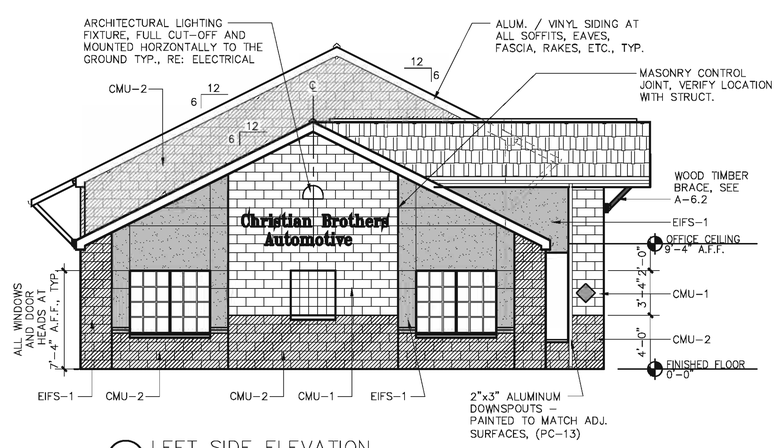
5 FRONT ELEVATION
SCALE: 3/16" = 1'– 0"



4 BACK ELEVATION
SCALE: 3/16" = 1'– 0"



3 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'– 0"



2 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'– 0"

TYPICAL NOTES FOR ALL ELEVATIONS

1. VERIFY DEPTH OF CMU SIZE WITH PLANS. SEE SHEET A–2.
2. ALL ROOFS TO BE ASPHALT COMPOSITION SHINGLES WITH CONTINUOUS RIDGE VENTS INDICATED ON DRAWINGS. COLOR M–6.
3. ALL WOOD TRIM AT SOFFITS, EAVES, FASCIAS, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
4. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.
5. ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER–PROOFING SEALER.
6. ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
7. CONTROL JOINTS DO NOT EXTEND THROUGH BOND BEAMS, PROVIDE SURFACE CUT ONLY AT BEAMS.

MATERIAL LEGEND

CMU–1	INTEGRALLY COLORED GROUND FACE CONCRETE MASONRY UNIT BY BEST BLOCK, COLOR #739 – GRAY
CMU–2	INTEGRALLY COLORED SPLIT FACE CONCRETE MASONRY UNIT BY BEST BLOCK, COLOR #685 – REDDISH BROWN
EIFS–1	EXTERIOR INSULATION FINISH SYSTEM BY DRYVIT, COLOR #384 'CARAMEL APPLE' – LIGHT BROWN/TAN
M–6	ARCHITECTURAL COMPOSITION SHINGLES, CERTAINTEED – LANDMARK TL – MAX DEF OLD OVERTON
PC–6	PRE–FINISHED GARAGE DOOR COLOR – BLACK

LUND PARTNERSHIP
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P:303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

No.	Revision	Date	By

LAFAYETTE CROSSINGS SUBDIVISION, LOT 4

PREPARED FOR: CHRISTIAN BROTHERS AUTOMOTIVE
ADDRESS: 15995 N. BARKERS LANDING RD
HOUSTON, TX 77079

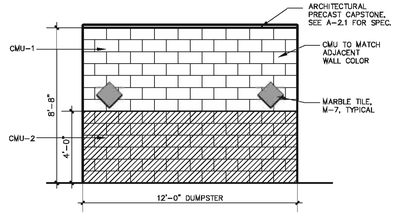
CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Exterior Building Elevations

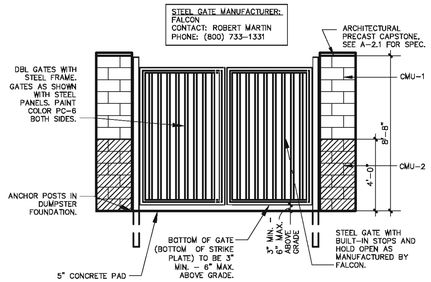
DATE: SEPTEMBER 20, 2013
JOB NUMBER: 610–0201
SCALE:

LAFAYETTE CROSSINGS SUBDIVISION, LOT 4

A PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, BOULDER COUNTY, COLORADO
SITE PLAN – 0.58 ACRES



2 DUMPSTER ELEVATION
SCALE: 1/4" = 1'- 0"



1 DUMPSTER ELEVATION
SCALE: 1/4" = 1'- 0"

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No.	Revision	Date	By

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CALL UTILITY NOTIFICATION CENTER OF COLORADO
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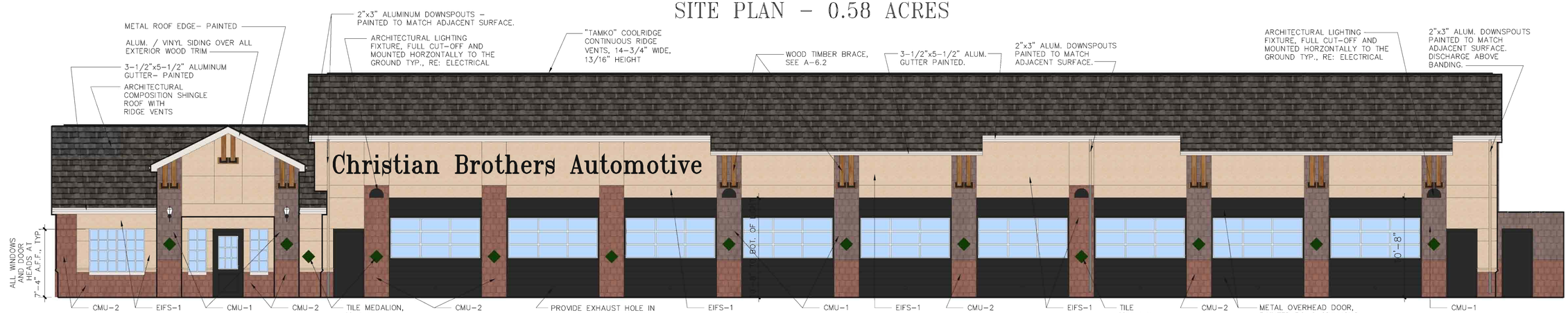
Exterior Dumpster Elevations

DATE: SEPTEMBER 20, 2013
JOB NUMBER: 610-0201
SCALE:

LAFAYETTE CROSSINGS SUBDIVISION, LOT 4

A PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LAFAYETTE, BOULDER COUNTY, COLORADO
SITE PLAN – 0.58 ACRES



5 FRONT ELEVATION
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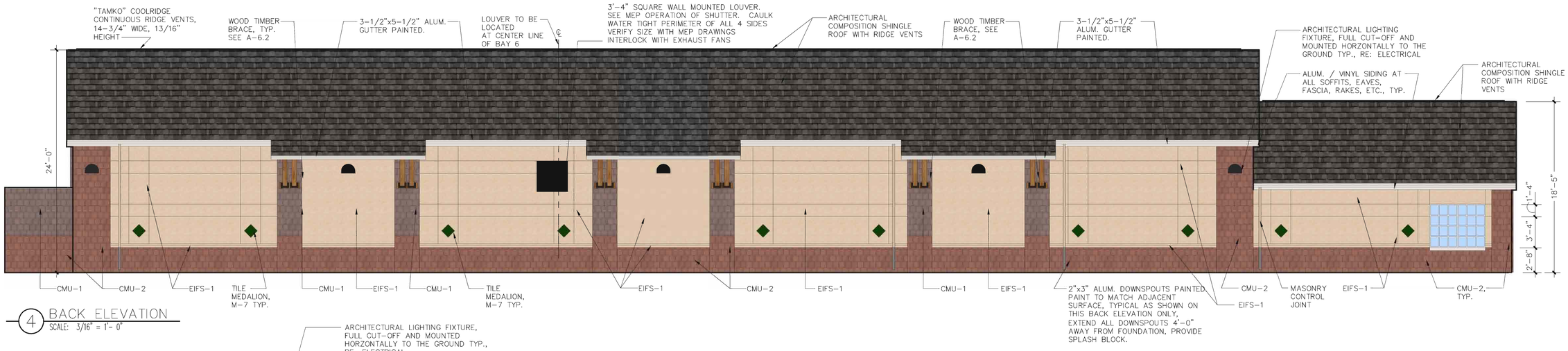

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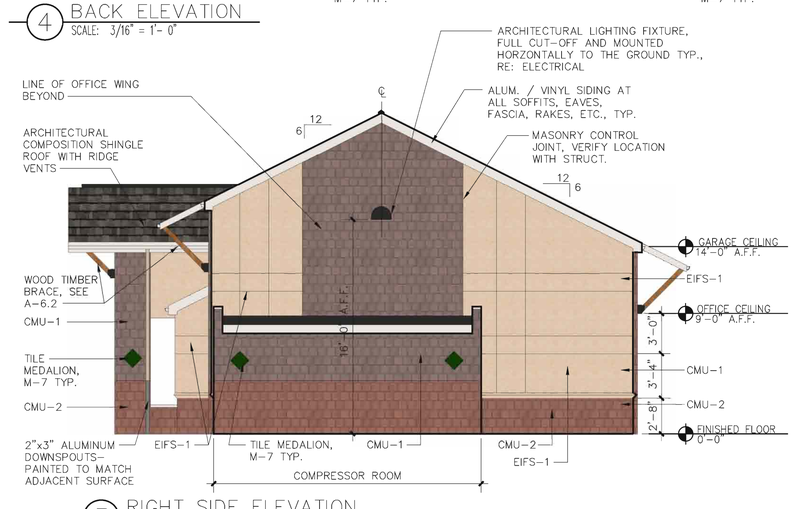
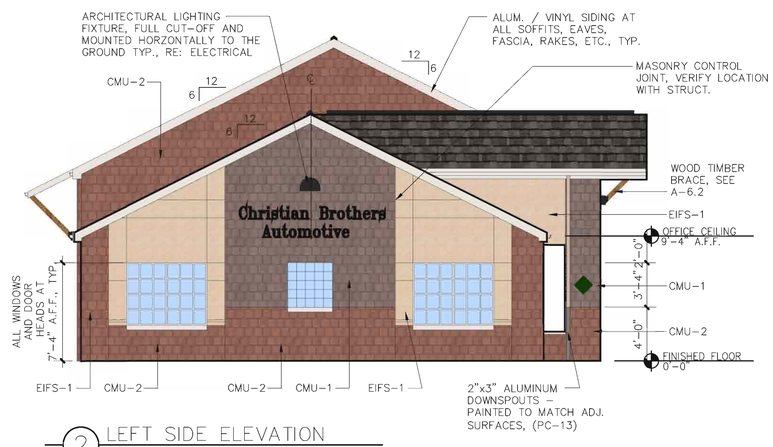


3 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'– 0"



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Color Exterior Building Elevations

DATE: September 20, 2013
JOB NUMBER: 610–0201
SCALE:

SHEET 1 of 1

DOWNTOWN WORK PLAN - TIMELINE

Projects	Department, Division or Board	March				April				May				June				July				August				September				October				November				December				2014		
		Weeks																																										
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4			
Physical Improvements																																												
TREE PLANTERS																																												
Tree planter excavation/ tree planting	POG																																											
PARKING LOT																																												
Preconstruction meeting - 103 N. Public	Comm Dev/PW																																											
103 N. Public Road Paving	PW																																											
103 N. Public Dumpster Encloser	Comm Dev.																																											
STREETSCAPE																																												
Bench/ Trash Can Inventory	Comm Dev																																											
Bicycle Rack Inventory	Comm Dev.																																											
Plan sites for bicycles/benches	Comm Dev.																																											
Purchase Pre-fabricated bike racks	Comm Dev.																																											
Pre-fab Bicycle Rack Installation	POG																																											
IDENTIFIER SIGNAGE																																												
Replacement of wayfinding signage																																												
Pursue LED Sign easement	Comm Dev																																											
LED Sign - Planning for Metering	Comm Dev/POG/PW																																											
CDOT utlility permit	Comm Dev																																											
LED Sign Bids	Comm Dev																																											
LED Sign Installation	Contractor																																											
Removal of marquee	PW																																											
Mural at Xcel Corner	Comm Dev																																											
Rock landscaping Xcel corner/West side of S. Public	POG																																											

STARKEY LANDSCAPING

Projects	Department, Division or Board	March				April				May				June				July				August				September				October				November				December				2014
		Weeks																																								
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
Starkey Lawn Reconfiguration	POG																																									
Seating - Starkey crusher fines area	Comm. Dev.																																									

MISC.

Winter Banners																																										
Connectivity to Coal Creek Trail/wayfinding information gathering meeting	Comm Dev, PW, POG																																									

Economic Development

Projects	Department, Division or Board	March				April				May				June				July				August				September				October				November				December				2014
		Weeks																																								
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
VFW site - Post Brewing	Comm. Dev.																																									
JAX - Potential tenants for Lafayette Marketplace	Comm. Dev.																																									
Old Sister Carmen site - demolition																																										
La Familia (historic façade)	Comm. Dev.																																									

Policy Discussions

Projects		March				April				May				June				July				August				September				October				November				December				2014
		Weeks																																								
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
Adoption of tree planter policy	LURA																																									
Discussion of So. Boulder Road Vision Statement	LURA																																									
Plan Amendment/Minor Variation/Brewpubs, Breweries	LURA																																									