FINAL PLANNED UNIT DEVELOPMENT
LOT 2 BLK 1 COLORADO TECHNOLOGICAL CENTER 1
MOTHERLODE BUILDING AT 745 PIERCE AVE.

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS GDP.

WITNESS MY / OUR HAND(S) SEAL(S) THIS _____ DAY OF _____ , 20 _____

_____
OWNER NAME AND SIGNATURE

_____ (NOTARY SEAL)
NOTARY NAME

_____
NOTARY SIGNATURE

MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____ , 20 ____

BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

BY _____
MAYOR

BY _____
CITY CLERK

RESOLUTION NO. _____ , SERIES _____

CLERK AND RECORDER CERTIFICATE:

(COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____ . M.

THIS _____ DAY OF _____ , 20 ____

AND IS RECORDED IN PLAN FILE _____ , FEE _____ PAID, _____ FILM NO. _____ RECEPTION

BY _____
CLERK & RECORDER

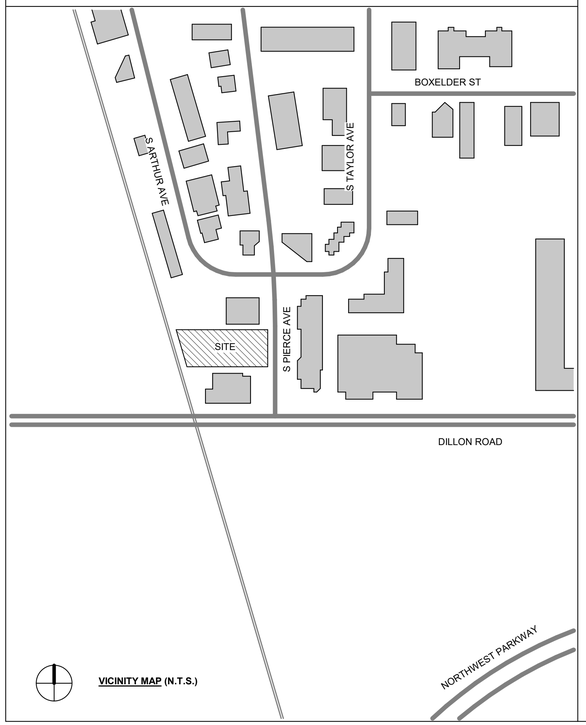
BY _____
DEPUTY

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____ , 20 ____

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. XX
SERIES XXXX



VICINITY MAP (N.T.S.)

LEGAL DESCRIPTION

LOT 2, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
RECORDED SEPTEMBER 27, 1979 AT RECEPTION NO. 361998, PLAT BOOK R91, PAGE 38
SITUATE IN THE SW 1/4 OF SECTION 16, T.1.S., R.69.W. OF THE SIXTH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT DESCRIPTION:

The proposed development at 745 Pierce Ave will consist of a +/- 36,800 sf Multi-Tenant Flex Warehouse and associated Site Work, Landscaping and Parking.

WAIVER REQUESTS:

1. Drivecut Separation - See Attached Variance Letter

GENERAL NOTES:

1. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
2. ESTIMATED COMPLETION OF THE PROJECT TO BE SPRING 2021.
3. THE PROJECT IS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CRITERIA SET FORTH IN THE COLORADO TECHNOLOGICAL CENTER GENERAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES.
4. ALL EXISTING PUBLIC AND PRIVATE SIDEWALK, CURB, GUTTER, AND ASPHALT ADJACENT TO THE PERIMETER OF THE SITE THAT IS CRACKED, SETTLED, OR OTHERWISE DAMAGED SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AS DETERMINED NECESSARY BY THE CITY, AS PART OF THE PROJECT, AND AT THE DEVELOPER'S EXPENSE.
5. RETAINING WALL MATERIAL WILL BE LANDSCAPE BLOCKS IN A COLOR SIMILAR TO THE BUILDING CONCRETE MASONRY UNITS.
6. ROOFTOP MECHANICAL UNITS WILL BE LOCATED 20FT BACK FROM THE EDGE OF THE ROOF OR SCREENED BY THE BUILDING PARAPET.
7. THE SIDEWALK AT THE PERIMETER OF THE BUILDING WILL BE DESIGNATED BY PAINTED WHITE PARKING LOT STRIPING.

PROJECT DATA

OWNER:
Charles S Ogsbury
673 Dixon Rd, Boulder, Co 80302
chuck.ogsbury@gmail.com

OWNER'S REPRESENTATIVES:
Zen Ogsbury
(303) 817-3483
zenogsbury@gmail.com

Deepika Avanti
(303) 440-4431
deepika@holistictherapiesinc.com

CIVIL ENGINEER:
Creative Civil Solutions
940 Kimbark St, Suite 2
Longmont CO, 80501
(303) 684-9484
curtisk@creativecivil.com

ARCHITECT:
Kenny Davis Architects
1638 S Brentwood St
Lakewood CO, 80232
(303) 960-5813
kenny@kennydavisarchitects.com

LANDSCAPE ARCHITECT:
Outside LA
Boulder CO
(303) 517-9256
osla@me.com

ELECTRICAL ENGINEER:
Jeremiah DeGraff
Ascend Electrical
12412 York Street
Thornton CO 80241
720-975-8842
jd@ascendelectrical.com

ZONING:
Planned Community Zone District - Industrial (P-1) with Amendments

APPROVED CODES:
Louisville Municipal Code
Commercial Development Design Standards and Guidelines

SHEET INDEX

SHEET 1 of 10 - COVER SHEET
SHEET 2 of 10 - MASTER GRADING PLAN
SHEET 3 of 10 - MASTER UTILITY PLAN
SHEET 4 of 10 - PUD DEVELOPMENT PLAN
SHEET 5 of 10 - FLOOR PLAN
SHEET 6 of 10 - ELEVATIONS
SHEET 7 of 10 - LANDSCAPE PLAN
SHEET 8 of 10 - LANDSCAPE NOTES & DETAILS
SHEET 9 of 10 - PHOTOMETRIC SITE PLAN
SHEET 10 of 10 - PHOTOMETRIC SCHEDULES & SPECIFICATIONS

SITE DATA

SITE AREAS	REQUIRED	EXISTING	PROPOSED
TOTAL SITE AREA	NA	94,419 SF	94,419 SF
BUILDING COVERAGE	NA	NA	36,842 SF (39%)
LANDSCAPE AREA	25% MIN	NA	23,403 SF (25%)
HARDSCAPE AREA	70% MAX	NA	34,174 SF (36%)
TOTAL			94,419 SF (100%)
BUILDING HEIGHT			
MINIMUM HEIGHT	NA	NA	23'-4"
MAXIMUM HEIGHT	NA	NA	30'-0"
LOW GRADE @ BLDG	NA	NA	5337.67'
HIGH GRADE @ BLDG	NA	NA	5340.68'
AVERAGE GRADE	NA	NA	5339.18'
AVERAGE BLDG HT	35'-0"	NA	26'-8"
TOP OF MECH SCREEN	NA	NA	NA*
* NO SCREENING PROPOSED, ROOFTOP EQUIP WILL BE SET BACK 20'-0" MIN			
BUILDING AREAS			
MAIN LEVEL	NA	NA	36,842 GSF
MEZZANINE LEVEL	NA	NA	0 GSF
TOTAL			36,842 GSF
SETBACKS			
EAST (FRONT)	30'-0"	NA	30'-0"
NORTH (SIDE)	15'-0"	NA	15'-0"
WEST (REAR)	NA	NA	NA
SOUTH (SIDE)	10'-0"	NA	10'-0"
PARKING SETBACKS			
EAST (FRONT)	20'-0"	NA	20'-0"
NORTH (SIDE)	10'-0"	NA	10'-0"
WEST (REAR)	NA	NA	NA
SOUTH (SIDE)	NA / 0'-0"	NA	6'-0"*
* PARKING SPACES ON THE SOUTH SIDE USE SHARED TRANSPORTATION EASEMENT			
PARKING SPACES			
STANDARD	70	NA	66
ACCESSIBLE	3	NA	4
ACCESSIBLE (VAN)	1	NA	4
TOTAL	74*	NA	74

* PARKING CALCULATED AT 2 SPACES / 1000 GSF OF BUILDING
36,842 GSF / 500 GSF PER SPACE = 73.684 == 74 REQUIRED SPACES

ACCESSIBLE PARKING SPACES PER IBC 2018 TABLE 1106.1

Kenny Davis Architects
1638 South Brentwood, Lakewood, Colorado, 80232 Tel: 303-960-5813

professional seal

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consultant

MOTHERLODE BLDG

BLOCK 1 LOT 2 CTC, FIRST FILING

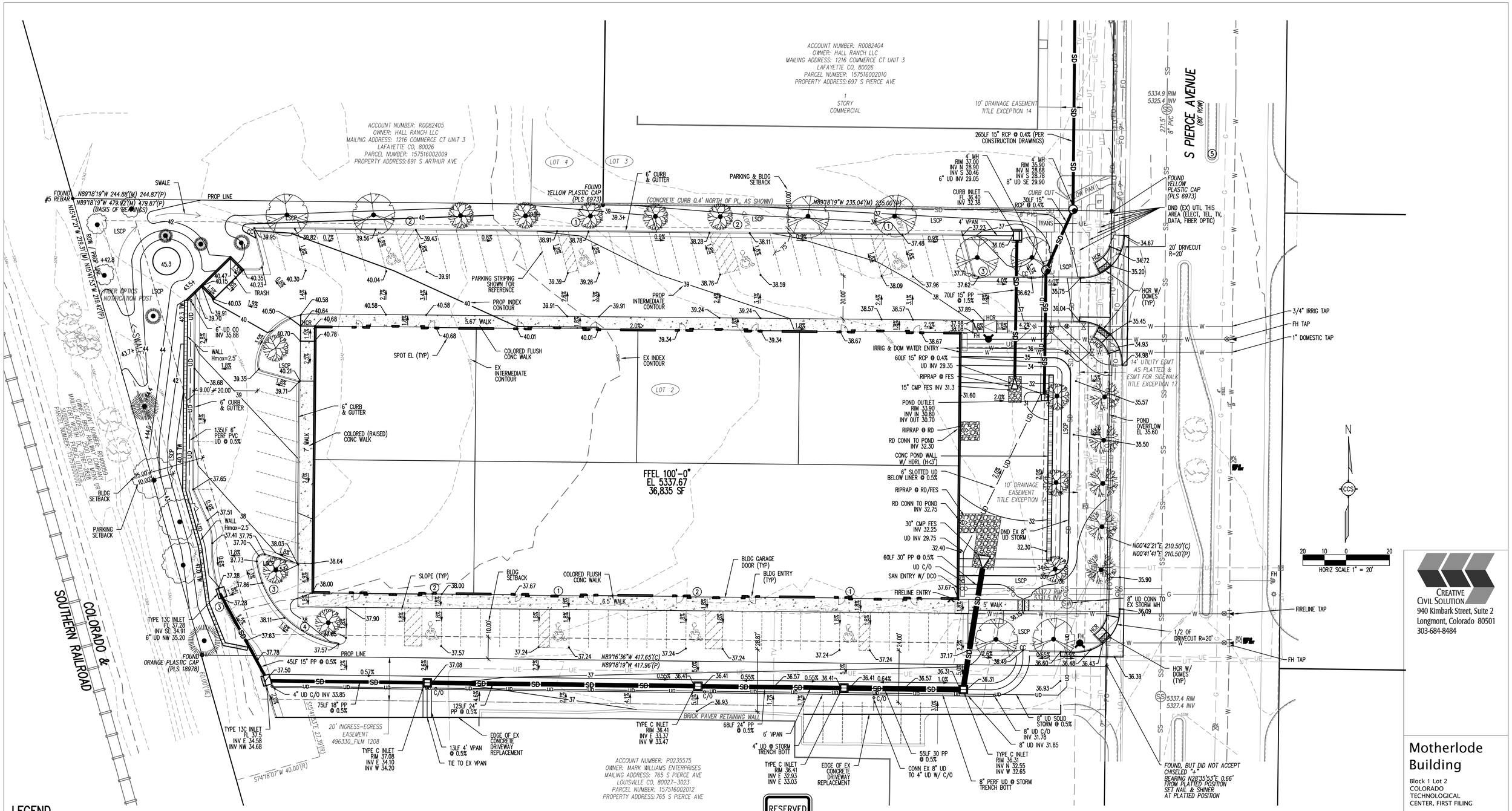
**745 PIERCE AVE.
LOUISVILLE CO 80027**

REVISIONS:

DRAWN BY:	**CHECKED BY:**
KDA	**KDA**
DATE:	2020-01-06
PHASE:	PUD
JOB NUMBER:	2019045
DRAWING TITLE:	**COVER**

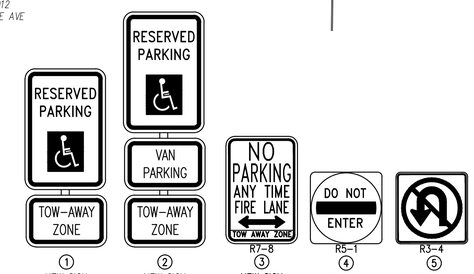
DRAWING NUMBER:

SHEET 1 OF 10



LEGEND

△	SURVEY CONTROL POINT	EXIST CURB AND GUTTER	EASEMENT LINE
	EXIST HYDRANT	PROP CURB AND GUTTER	PROPERTY LINE
⊗	GATE VALVE	FLOWLINE	CONCRETE
	EXIST SANITARY MANHOLE	RD ROOF DRAIN	GRAVEL
	EXIST STORM DRAIN MANHOLE	SS SANITARY SEWER	HANDICAP CURB RAMP
	PROPOSED MANHOLE	SD STORM SEWER	PROPOSED INDEX CONTOURS
	CATCH BASIN	T TELEPHONE	PROPOSED INTERMEDIATE CONTOURS
	ELECTRICAL LIGHT POLE	UE UNDERGROUND ELECT	EXISTING INDEX CONTOURS
67.12	PROPOSED SPOT EL	W WATER	EXISTING INTERMEDIATE CONTOURS
67.12	EXIST SPOT EL	E EXIST ELECTRIC	
1.0%	CONSTANT SLOPE	G EXIST GAS	
		SS EXIST SANITARY SEWER	
		SD EXIST STORM DRAIN	
		W EXIST WATER	



NOTES:

1) UNLESS OTHERWISE NOTED, ALL FINSIHED GRADE SLOPES ARE LESS THAN A 4:1 SLOPE.
2) ALL STORMWATER FACILITIES, STORMWATER PONDS & INFILTRATION BASINS SHALL BE PRIVATELY OWNED AND MAINTAINED
3) ALL ONSITE WATERMAINS AND APPURTANANCES SHALL BE PRIVATELY OWNED AND MAINTAINED
4) GRADING & UTILITY PLANS ARE CONCEPTUAL. CHANGES TO SITE / LANDSCAPING DURING CIVIL ENGINEERING PLAN REVIEW COULD RESULT IN PUD AMENDMENT REQUIREMENTS.
5) PROPERTY OWNER SHALL REPLACE EXISTING CURB, GUTTER AND SIDEWALK THAT HAS SETTLED OR IS OTHERWISE DAMAGED ADJACENT TO THE SITE
6) PROPERTY OWNER SHALL REPLACE EXISTING CURB AND GUTTER THAT HAS SETTLED OR IS OTHERWISE DAMAGED FRONTAGE TO THE SITE.
7) FOR WALL HEIGHTS, REFER TO GRADING PLAN
8) THE PROPERTY OWNER SHALL MAINTAIN, REPAIR, REPLACE THE ADA RAMPS AT THE S. ARTHUR AVENUE DRIVE LOCATIONS, AS DIRECTED BY THE CITY.

CREATIVE CIVIL SOLUTION
940 Kimbark Street, Suite 2
Longmont, Colorado 80501
303-684-8484

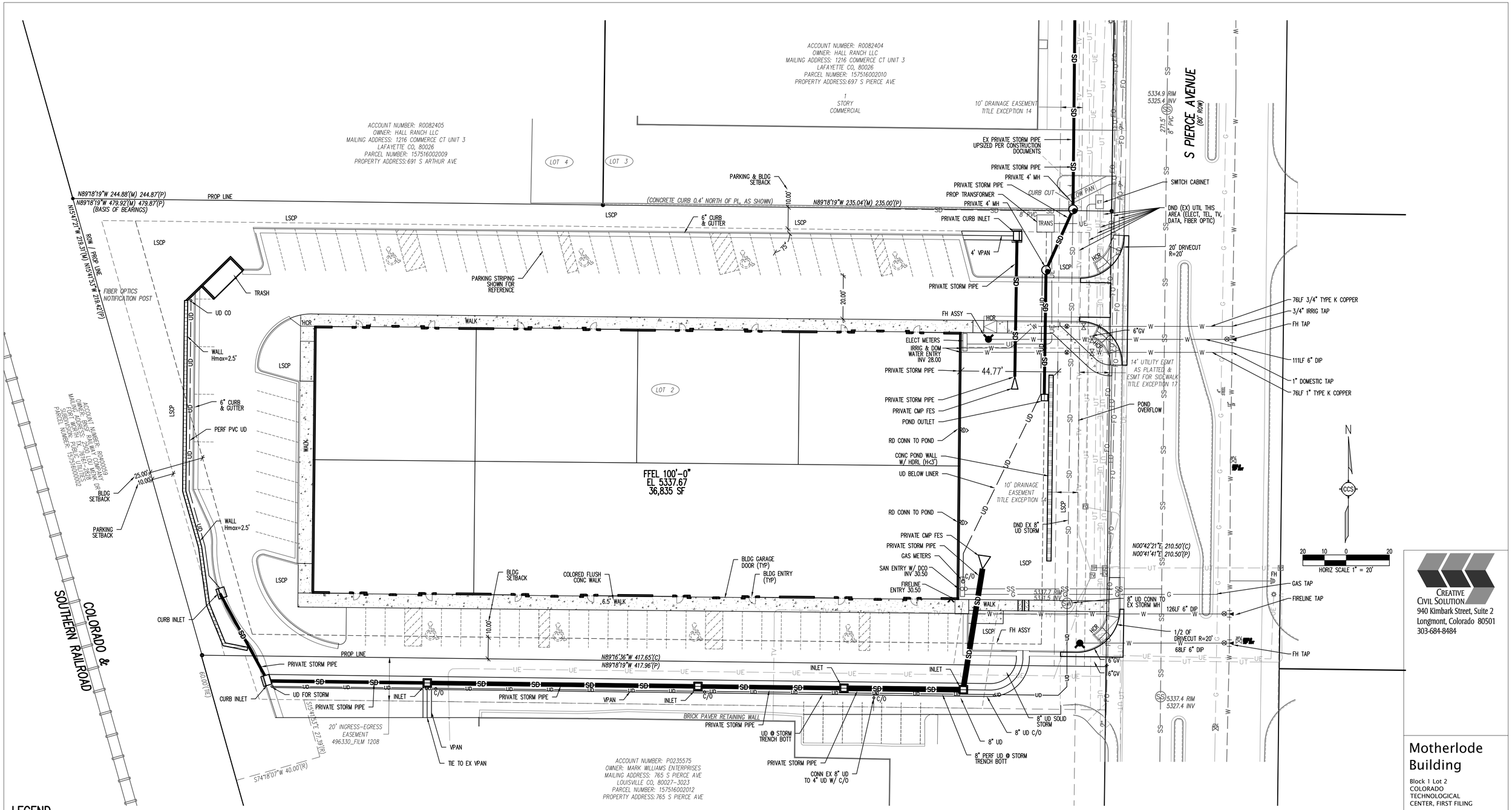
Motherlode Building

Block 1 Lot 2
COLORADO TECHNOLOGICAL CENTER, FIRST FILING

745 Pierce Ave
Louisville, CO 80027

PROJ NO: REV	19010
	DATE
PUD FORMAL 1	1.6.2020

MASTER GRADING PLAN



LEGEND

- SURVEY CONTROL POINT
- EXIST HYDRANT
- GATE VALVE
- EXIST SANITARY MANHOLE
- EXIST STORM DRAIN MANHOLE
- PROPOSED MANHOLE
- CATCH BASIN
- ELECTRICAL LIGHT POLE
- 67.12 PROPOSED SPOT EL
- 67.12 EXIST SPOT EL
- 1.0% CONSTANT SLOPE
- EXIST CURB AND GUTTER
- PROP CURB AND GUTTER
- FLOWLINE
- RD ROOF DRAIN
- SS SANITARY SEWER
- SD STORM SEWER
- T TELEPHONE
- UE UNDERGROUND ELECT
- W WATER
- E EXIST ELECTRIC
- G EXIST GAS
- SS EXIST SANITARY SEWER
- SD EXIST STORM DRAIN
- W EXIST WATER
- EASEMENT LINE
- PROPERTY LINE
- CONCRETE
- GRAVEL
- HANDICAP CURB RAMP
- 5270 PROPOSED INDEX CONTOURS
- 5271 PROPOSED INTERMEDIATE CONTOURS
- 5270 EXISTING INDEX CONTOURS
- 5271 EXISTING INTERMEDIATE CONTOURS

NOTES:

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Motherlode Building

Block 1 Lot 2
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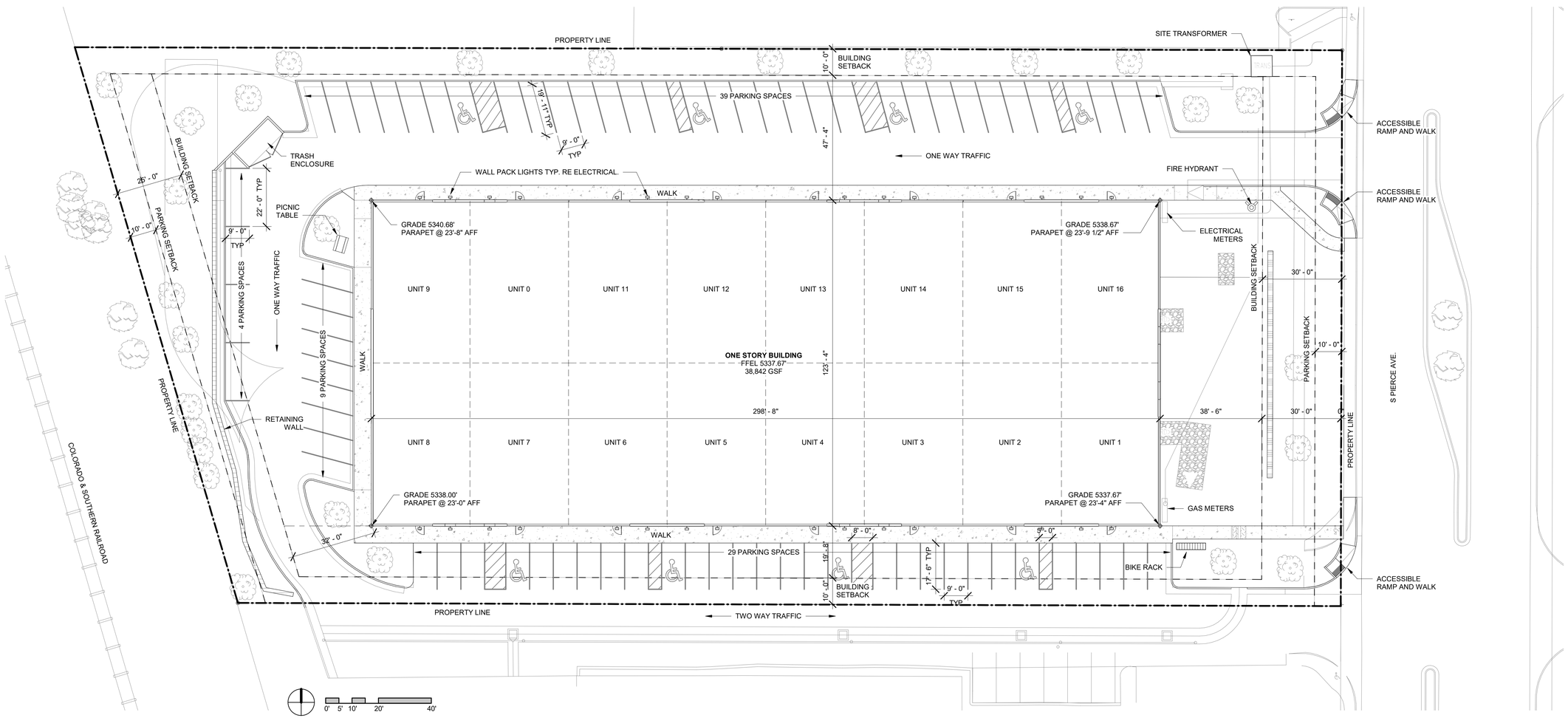
745 Pierce Ave
Louisville, CO 80027

PROJ NO: REV	19010
	DATE
PUD FORMAL 1	1.6.2020

MASTER UITILITY PLAN

SHEET 3 OF 10



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

Kenny Davis Architects
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MOTHERLODE BLDG

BLOCK 1 LOT 2 CTC, FIRST FILING

745 PIERCE AVE.
LOUISVILLE CO 80027

REVISIONS:

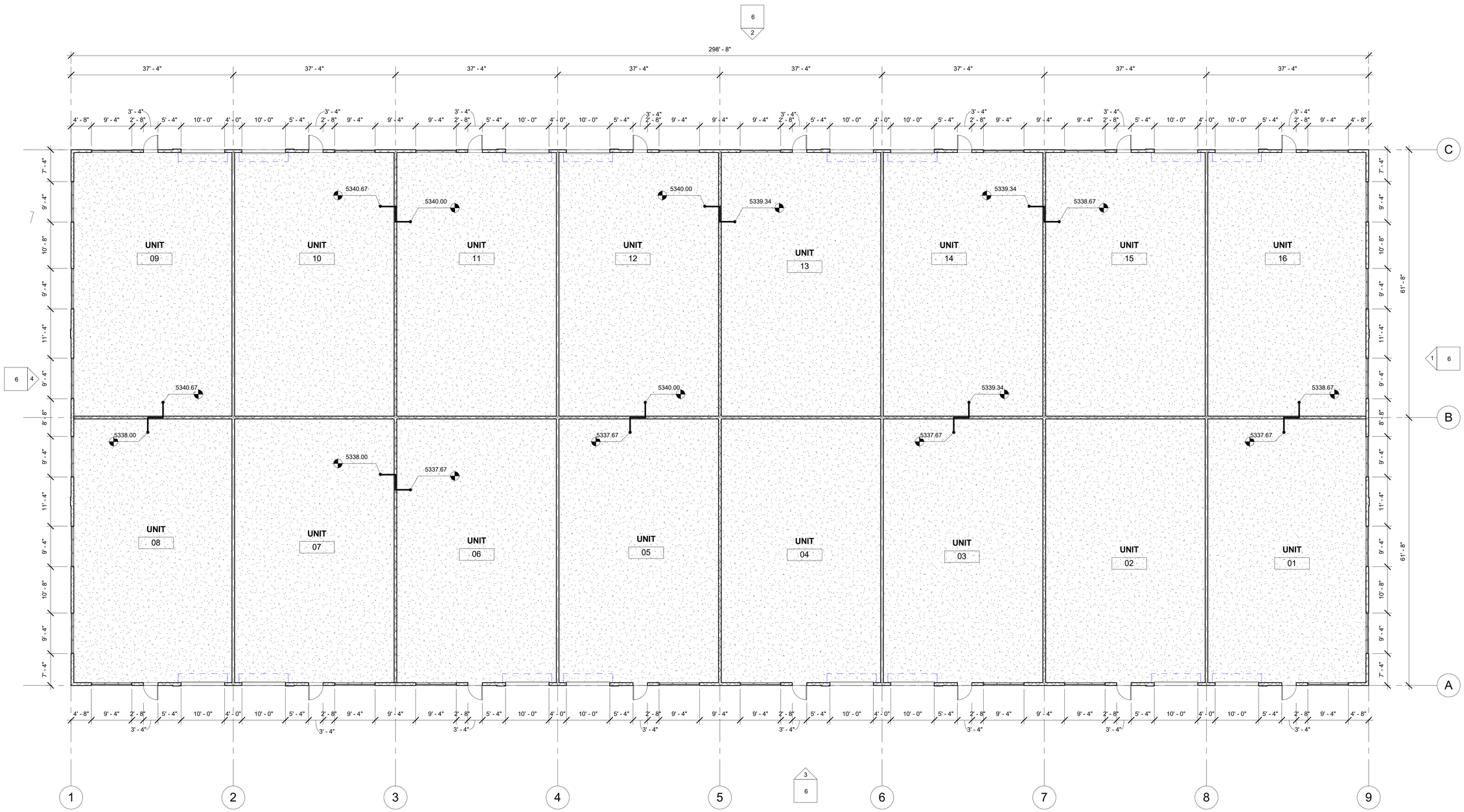
DRAWN BY:	CHECKED BY:
KDA	KDA

DATE:	2020-01-06
PHASE:	PUD
JOB NUMBER:	2019045

DRAWING TITLE:
PUD DEVELOPMENT PLAN

DRAWING NUMBER:

SHEET 4 OF 10



1 LEVEL 1
3/32" = 1'-0"

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745 PIERCE AVE.
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REVISIONS:

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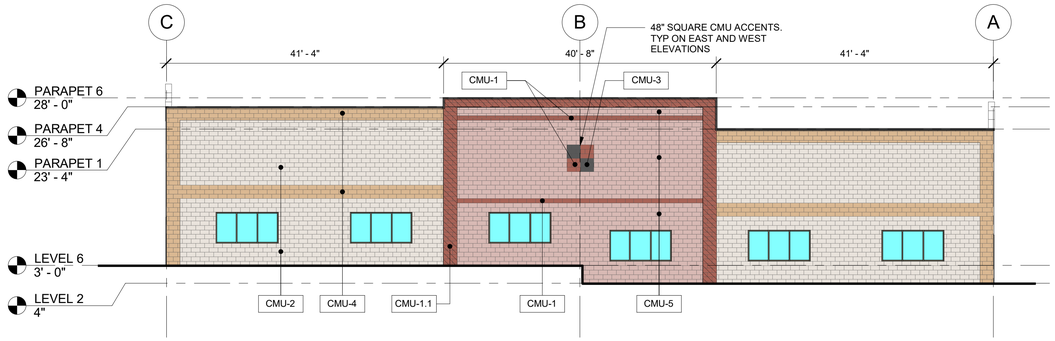
KDA	KDA

DATE:	2020-01-06
PHASE:	PUD
JOB NUMBER:	2019045

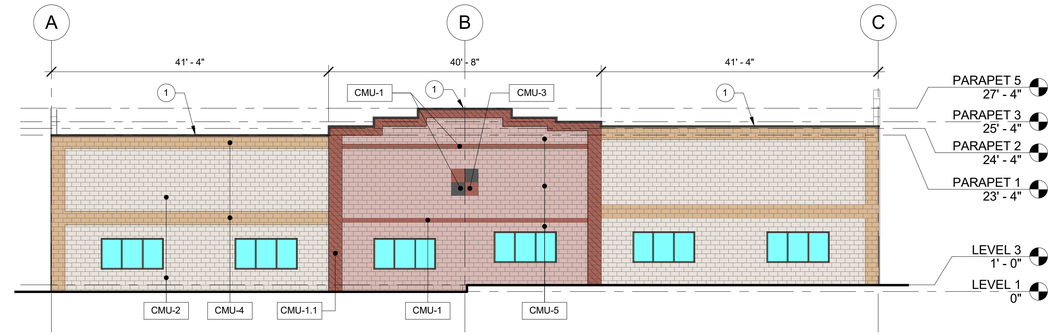
DRAWING TITLE: FLOOR PLAN

DRAWING NUMBER:

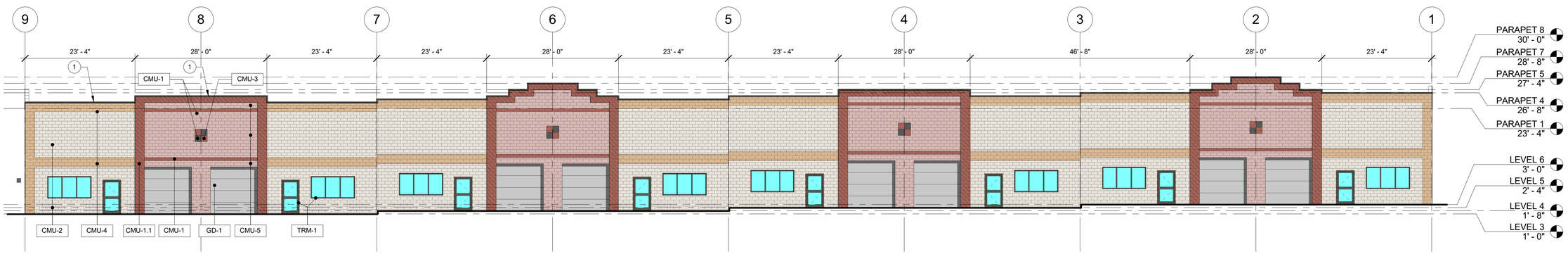
SHEET 5 OF 10



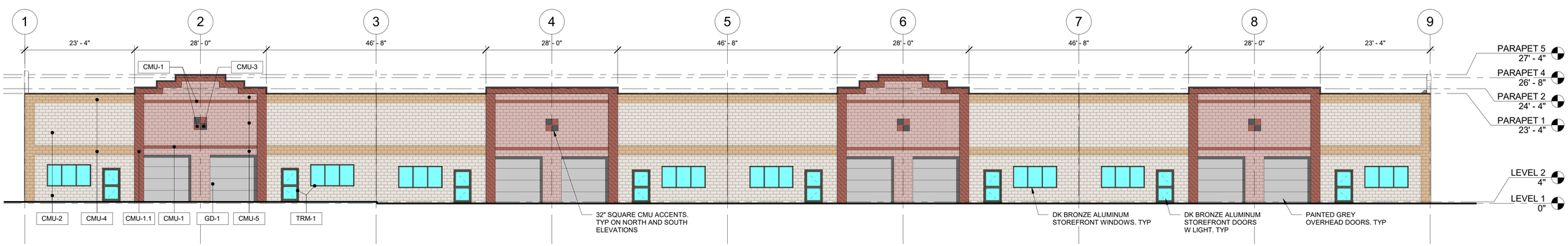
4 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"

CMU LEGEND	ELEVATION NOTES
CMU-1 (RED)	1 PREFINISHED METAL PARAPET CAP. TRM-1 DARK BRONZE
CMU-1.1 (RED, 10" BLOCK)	
CMU-2 (MEDIUM WHITE)	
CMU-3 (CHARCOAL)	
CMU-4 (SADDLE BROWN)	
CMU-5 (PINK RUBY)	REFER TO MATERIAL BOARDS FOR ADDITIONAL EXTERIOR MATERIAL AND COLOR INFO

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MOTHERLODE BLDG

BLOCK 1 LOT 2 CTC, FIRST FILING

745 PIERCE AVE.
LOUISVILLE CO 80027

REVISIONS:

DRAWN BY:	KDA
CHECKED BY:	KDA
DATE:	2020-01-06
PHASE:	PUD
JOB NUMBER:	2019045
DRAWING TITLE:	ELEVATIONS

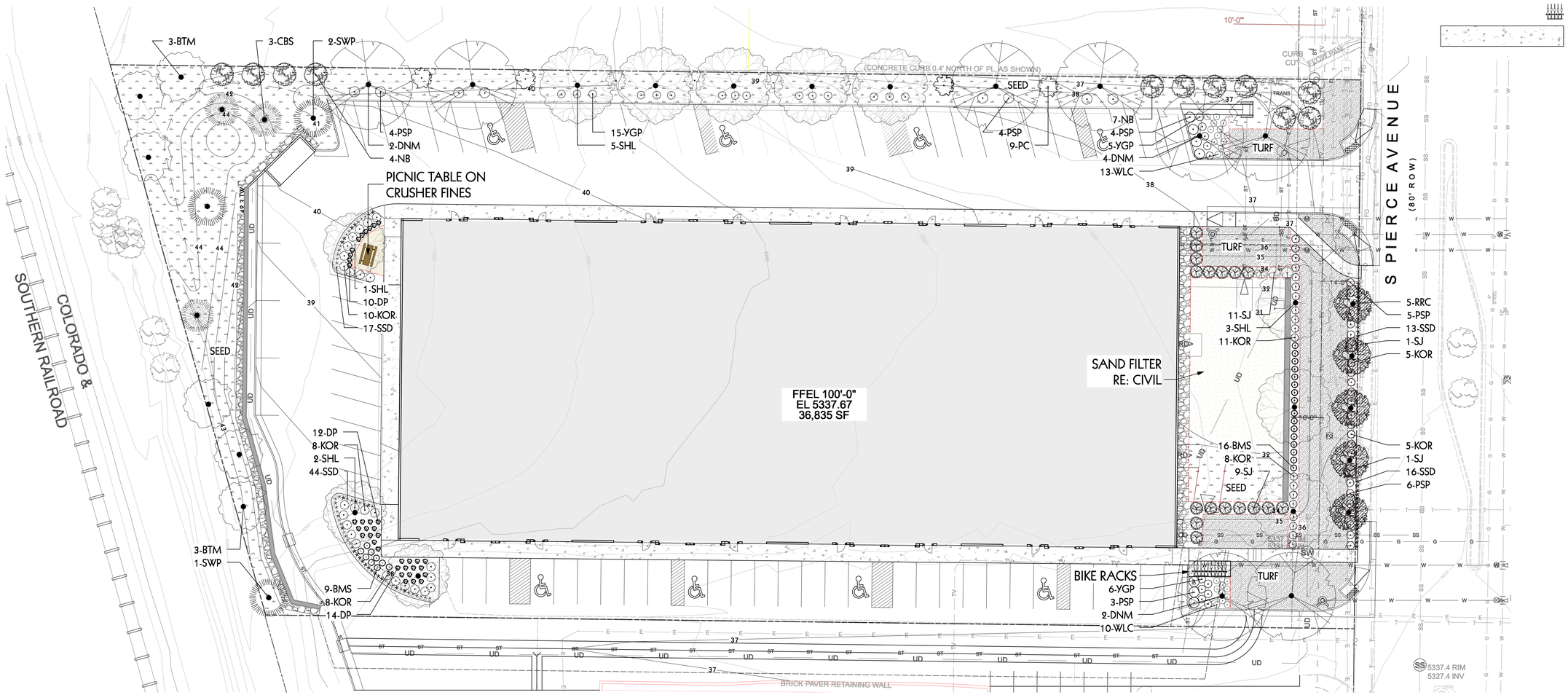
DRAWING NUMBER:

SHEET 6 OF 10

LANDSCAPE REQUIREMENTS		
TOTAL LOT SIZE:		94,419
TOTAL AREA NOT COVERED BY BUIDING, PARKING LOT OR PATIO		23,403
	REQUIRED	PROPOSED
TOTAL NUMBER OF PARKING STALLS	74	74 spaces
TOTAL NUMBER OF PARKING LOT TREES	21	22
TOTAL NUMBER OF STREET TREES	10.5	10
TOTAL NUMBER OF PERIMETER TREES	23	23
TOTAL QUANTITY OF PLANT MATERIAL ON SITE PLAN (TREES AND SHRUBS)		210
TOTAL QUANTITY OF TURF & SEEDED AREAS		19,677
TOTAL QUANTITY OF TREES AND SHRUB BEDS		3,726

LEGEND:

- PROPOSED SHADE TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- FESCUE TURF
- LOW GROW SEED MIX (per Arkansas Valley Seed)
- RAIN GARDEN SAND
- CRUSHER FINE SURFACE
- ROLL TOP STEEL EDGER
- BIKE RACKS
- CONCRETE WALK



LANDSCAPE PLAN

0 20 40 FT

SCALE: 1"=20'-0"

outside la
landscape architecture + urban design + planning
boulder / steamboat springs, co
p. 303.517.0290
f. 970.367.5160
oala@me.com

CREATIVE CIVIL SOLUTION
940 Kimbark Street, Suite 2
Longmont, Colorado 80501
303-684-8484

Building

Block 1 Lot 2
COLORADO
TECHNOLOGICAL
CENTER, FIRST FILING

745 Pierce Ave
Louisville, CO 80027

PROJ NO: REV	19010
	DATE
PUD FORMAL 1	1.6.2020

LANDSCAPE PLAN

7

SHEET 7 OF 10

PLANT SCHEDULE - 1/3/19

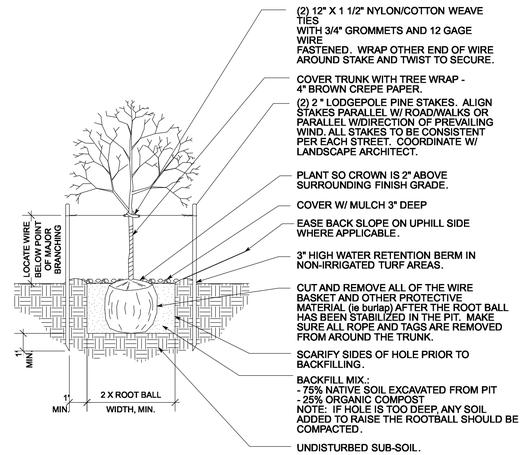
ABBREV	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
CANOPY TREES:				
DNM	Acer platanoides 'Deborah'	Deborah Norway Maple	2.5" cal.	8
SHL	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2.5" cal.	11
			TOTAL	19
EVERGREEN TREES:				
CBS	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	6'-8' ht.	3
SWP	Pinus strobiformus	Southwestern White Pine	6'-8' ht.	3
			TOTAL	6
ORNAMENTAL TREES:				
BTM	Acer grandidentatum	Bigtooth Maple	2" cal	6
RRC	Malus Royal Raindrops	Royal Raindrops Crabapple	2" cal	5
			TOTAL	11
SHRUBS:				
BMS	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Spirea	5 gal.	25
KOR	Rosa x 'Knock Out'	Knock Out Rose	5 gal.	55
NB	Viburnum lentago	Nannyberry Viburnum	5 gal.	11
PC	Cotoneaster lucidus	Peking Cotoneaster	5 gal.	9
PSP	Potentilla fruticosa davurica 'Prairie Snow'	Prairie Snow Potentilla	5 gal.	26
SJ	Juniperus sabina 'Scandia'	Scandia Juniper	5 gal.	22
YGP	Potentilla fruticosa 'Yellow Gem'	Yellow Gem Potentilla	5 gal.	26
			TOTAL	174
PERENNIALS:				
DP	Ceratostigma plumbaginoides	Dwarf Plumbago	1 gal.	36
SSD	Leucanthemum x superbum 'Silver Princess'	Snowlady Shasta Daisy	1 gal.	90
WLC	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	23
			TOTAL	149

Native Seed Mix

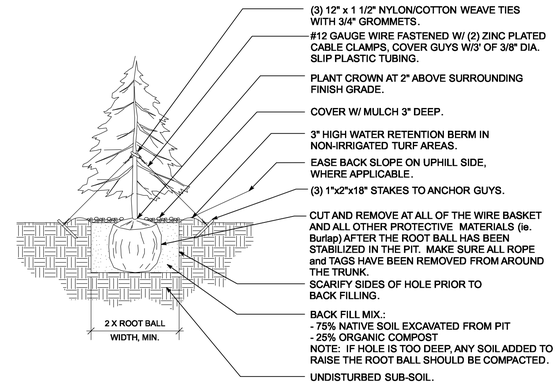
Common Name	Scientific Name	Lb/ac (PLS)*
Western wheatgrass	Pascopyrum smithii	3.5
Slender wheatgrass	Elymus trachycaulus	4
Sideoats grama	Bouteloua curtipendula	3
Blue grama	Bouteloua gracilis	1
Little bluestem	Schizachyrium scoparium	2
Needle and thread grass	Hesperostipa comata	2
Sand dropseed	Sporobolus cryptandrus	0.02
	Total	15.52

* Please note that the pounds per acre are in PLS (Pure Live Seed) and must be ordered that way.

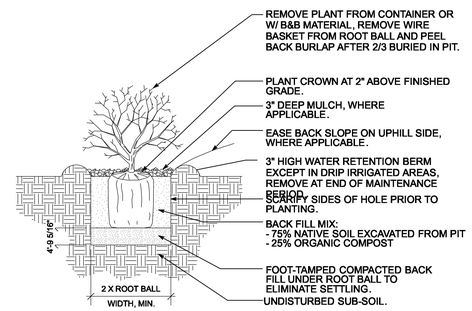
* This mix is based on 75 seeds/ square foot and is only calculated for one acre. This mix is based on the contractor using a drill seed application. Contractor is responsible for calculating the appropriate seed amounts to purchase. Mix should be doubled if hand applied.



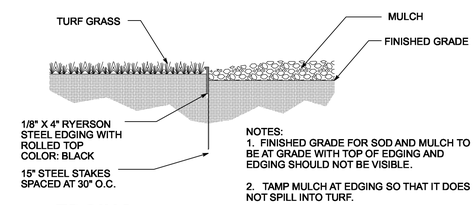
DECIDUOUS TREE PLANTING & STAKING
SCALE: NTS



EVERGREEN TREE PLANTING & STAKING
SCALE: NTS



TYPICAL SHRUB PLANTING
SCALE: NTS



NOTES:
1. FINISHED GRADE FOR SOD AND MULCH TO BE AT GRADE WITH TOP OF EDGING AND EDGING SHOULD NOT BE VISIBLE.

2. TAMP MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.

EDGING
SCALE: NTS

PLANT NOTES:

REFERENCE: CITY OF LOUISVILLE, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (IDDSG) , JANUARY, 2000.

1. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM ALL STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND UTILITIES.
3. DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLANS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
4. DURING CONSTRUCTION, PREVENT CLEANING OF EQUIPMENT, THE STORAGE OR DISPOSAL OF WASTE BUILDING MATERIAL (I. E. PAINT, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR) WITHIN THE DRIPLINE OF ANY PROTECTED TREE OR GROUPS OF TREES.
5. SITE PREPARATION & ALL PLANTING MUST BE COMPLETED IN ACCORDANCE WITH CHAPTERS 1 & 5 OF 1DDGS. PRIOR TO INSTALLATION OF PLANT MATERIAL, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED, ORGANIC AMENDMENTS SUCH AS COMPOST, PEAL, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT THE RATE OF AT LEAST THREE (3) CUBIC YARDS OF AMENDMENT PER 1000 SQUARE FEET OF LANDSCAPE AREA.
6. ALL TREES & SHRUBS SHOWN AT APPROXIMATELY 2/3 OF MATURE SIZE.
7. CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
8. LABELS THAT INDENTIFY THE BOTANICAL OR COMMON NAME WILL BE ON ALL TREES AT THE FINAL INSPECTION.
9. ALL PLANT MATERIALS WILL MEET THE FOLLOWING MINIMUM SIZES, AS NOTED IN SECT. 5-7:
   - DECIDUOUS SHADE/CANOPY TREES: 2.5" CALIPER
   - ORNAMENTAL: 2.0" CALIPER*
   - EVERGREEN TREES: 6'-8' HEIGHT (WITH A MINIMUM OF 25% 8' IN HEIGHT)
   - MULTI-STEM ORNAMENTALS: 8'-10' HEIGHT
   - SHRUBS: 5 GALLON CONTAINER
   - GROUND COVER/PERENNIALS: 2-1/4" POTS
   - VINES: 1 GALLON CONTAINER
10. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
11. DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 5-FEET AND EVERGREEN TREES A MINIMUM OF 10-FEET FROM PUBLIC UTILITIES AND PUBLIC SIDEWALKS, UNLESS MODIFIED BY PUD STREET TREE PLANS. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. A HORIZONTAL DISTANCE OF 40' BETWEEN STREET TREE AND STREET LIGHT SHALL BE MAINTAINED.
12. TEMPORARY MULCH WILL BE INSTALLED IN SHRUB, TREE, AND PERENNIAL PLANTING BEDS UNTIL FULL PLANT COVERAGE IS ACHIEVED.
13. PERMANENT MULCH, ASPEN-PINE, 3" DEEP, WILL BE INSTALLED IN SHRUB, TREE, AND PERENNIAL PLANTING BEDS WHERE THERE IS NO GROUNDCOVER SPECIFIED.
14. THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN A HEALTHY AND GROWING CONDITION, AND ADHERE TO ALL STANDARDS OF GUIDELINES OF SECTION 5.8 OF IDDSG. THE PROPERTY OWNER WILL REMOVE AND REPLACE DEAD PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OR PLANT MATERIAL AS ORIGINALLY INSTALLED, UNLESS MATERIAL IS DISEASED OR INSECT-INFECTED.
15. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE EFFICIENT IRRIGATION COVERAGE WITH MINIMAL OVER SPRAY ONTO NON-LANDSCAPED AREAS.
16. A SOIL SENSING DEVICE OR OTHER IRRIGATION MANAGEMENT SYSTEM WILL BE INSTALLED FOR IRRIGATION SYSTEMS IN TURF AREAS.
17. ALL SOD AREAS UNLESS OTHERWISE NOTED WILL BE SODDED WITH LOW-WATER DEMANDING BLEND. SEEDED AREAS UNLESS OTHERWISE NOTES WILL BE SEEDED WITH DRYLAND / NATIVE SEED TO SUIT SPECIFIC SOIL CONDITION AND MAINTANCE REQUIREMENTS.

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Building

Block 1 Lot 2
COLORADO TECHNOLOGICAL CENTER, FIRST FILING

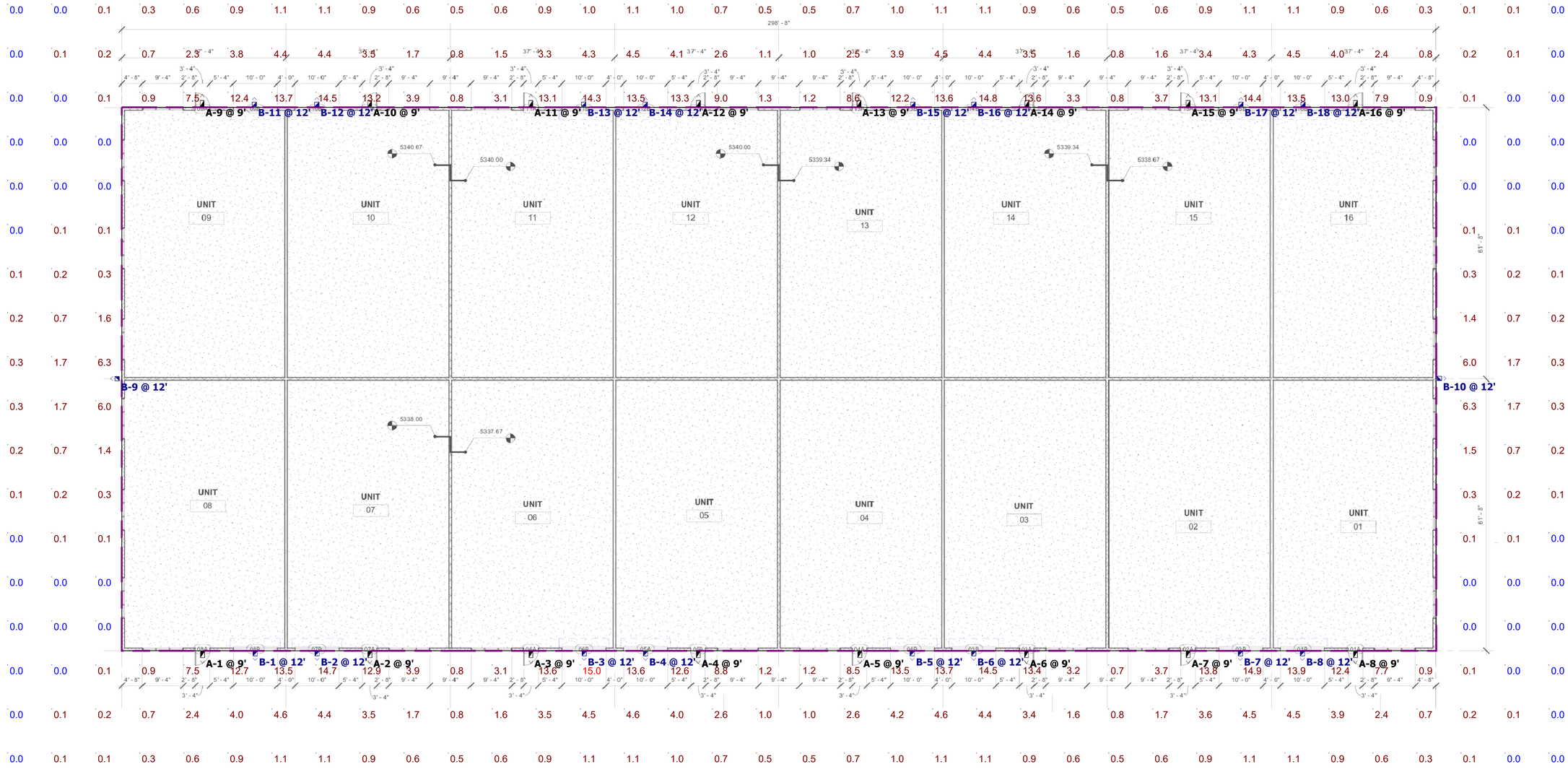
745 Pierce Ave
Louisville, CO 80027

PROJ NO: REV	19010 DATE
PUD FORMAL 1	1.6.2020

LANDSCAPE NOTES & DETAILS

8

SHEET 8 OF 10



Plan View
Scale - 1" = 12ft

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	A	16	TAIZHOU JIAOGUAGN LIGHTING CO.,LTD	WP403-18W-50K-PC-BR	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area	1	#1 Luxrite-18W flood wallpack40600.IES	2256	0.95	17.15
	B	18	Shenzhen Vanplex Optoelectronics Co., Ltd	WP403-18W-50K-PC-BR	VPL-WPS-36WAN-YYK	1	#2 LED Wall Pack 36W IES(2).IES	3607	0.95	37.3

Statistics						
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Calc Zone #1	+	2.8 fc	15.0 fc	0.0 fc	N/A	N/A

Notes

1. Readings are shown in units of maintained footcandles.
2. Total Light Loss Factor (LLF) = .95 LLF for LED
3. Test Plane = 0' Above grade
4. Fixture Mounting Height = See Plan View
5. Fixture Spacing = See Plan view.
6. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
7. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

Disclaimer

This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

Ascend

Motherlode

Designer	KF
Date	1/4/2020
Scale	As Shown
Drawing No.	10500120A1
Summary	

Type A

www.allstarlighting.com

LUXRITE

SPECIFICATIONS

ELECTRICAL

MODEL	DESCRIPTION	POWER	INPUT VOLTS	DIMMABLE	EFFICACY (LPW)	FREQUENCY	THD	POWER FACTOR
LR40600	LEDWPC18/50K/PC/UNV/B	18	120-277V	NO	122	50/60Hz	<20%	>0.9
LR40610	LEDWPC26/50K/PC/UNV/B	26	120-277V	NO	122	50/60Hz	<20%	>0.9

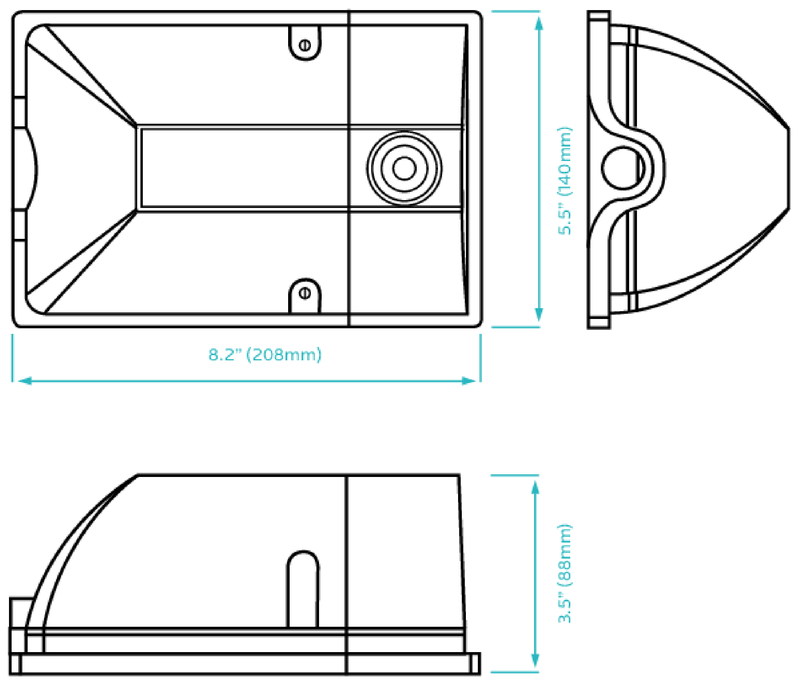
PHOTOMETRIC

MODEL	COLOR (CCT)	TEMP	LUMEN	CRI
LR40600	5000K	BRIGHT WHITE	2200	70
LR40610	5000K	BRIGHT WHITE	3000	70

GENERAL

SHAPE	WET LOCATION	COST/YR	ETL LISTED	DLC LISTED
LED WALL PACK CUBE	YES	$ 2.17	YES	PL7X3QZKO6ZV
LED WALL PACK CUBE	YES	$ 3.13	YES	PLVT14LZT0JB

DIMENSIONS



Type B

www.allstarlighting.com

LUXRITE

SPECIFICATIONS

ELECTRICAL

MODEL	DESCRIPTION	POWER	INPUT VOLTS	DIMMABLE	EFFICACY (LPW)	FREQUENCY	THD	POWER FACTOR
LR40500	LEDWP45/50K/PC/UNV/B	45	120-277V	0-10V	114	50/60Hz	<20%	>0.95
LR40510	LEDWP60/50K/PC/UNV/B	60	120-277V	0-10V	118	50/60Hz	<20%	>0.95
LR40520	LEDWP80/50K/PC/UNV/B	80	120-277V	0-10V	118	50/60Hz	<20%	>0.95

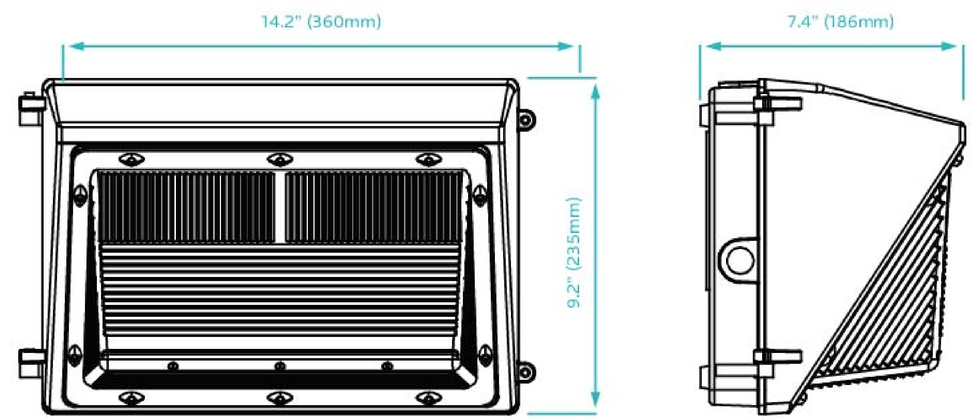
PHOTOMETRIC

MODEL	COLOR (CCT)	TEMP	LUMEN	CRI
LR40500	5000K	BRIGHT WHITE	5120	70
LR40510	5000K	BRIGHT WHITE	7085	70
LR40520	5000K	BRIGHT WHITE	9450	70

GENERAL

SHAPE	WET LOCATION	COST/YR	ETL LISTED	DLC LISTED
DOB LED WALLPACK	YES	$ 5.42	YES	PLMTJDSLAL59
DOB LED WALLPACK	YES	$ 7.23	YES	PLN7VHAP1NHO
DOB LED WALLPACK	YES	$ 9.64	YES	PLKNI9E9QVC3

DIMENSIONS



Ascend

Motherlode

Designer	KF
Date	1/4/2020
Scale	As Shown
Drawing No.	10500120A1
Summary	