

DELO WEST FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL REVIEW USE

A PART OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT DIRECTORY

OWNER LCP DELO, LLC 2150 W. 29TH AVENUE SUITE 410 DENVER, CO 80211	DEVELOPER LCP DELO, LLC 2150 W. 29TH AVENUE SUITE 410 DENVER, CO 80211
ARCHITECT OZ ARCHITECTURE 3003 LARIMER STREET DENVER, CO 80205	CIVIL ENGINEER DEWBERRY ENGINEERS, INC 2011 CHERRY STREET SUITE 206 LOUISVILLE, CO 80027
LANDSCAPE PCS GROUP, INC. PO BOX 18287 DENVER, CO 80218	LIGHTING MV CONSULTING, INC. 4640 PECOS ST., UNIT F DENVER, CO 80211

PROJECT DESCRIPTION

TOTAL GROSS PROJECT AREA:	1.907 AC.
CURRENT ZONING:	MIXED USE RESIDENTIAL (MU-R)
PROPOSED ZONING:	MIXED USE RESIDENTIAL (MU-R)
ACCESS:	CANNON STREET (FULL MOVEMENT) GRIFFITH STREET (FULL MOVEMENT)

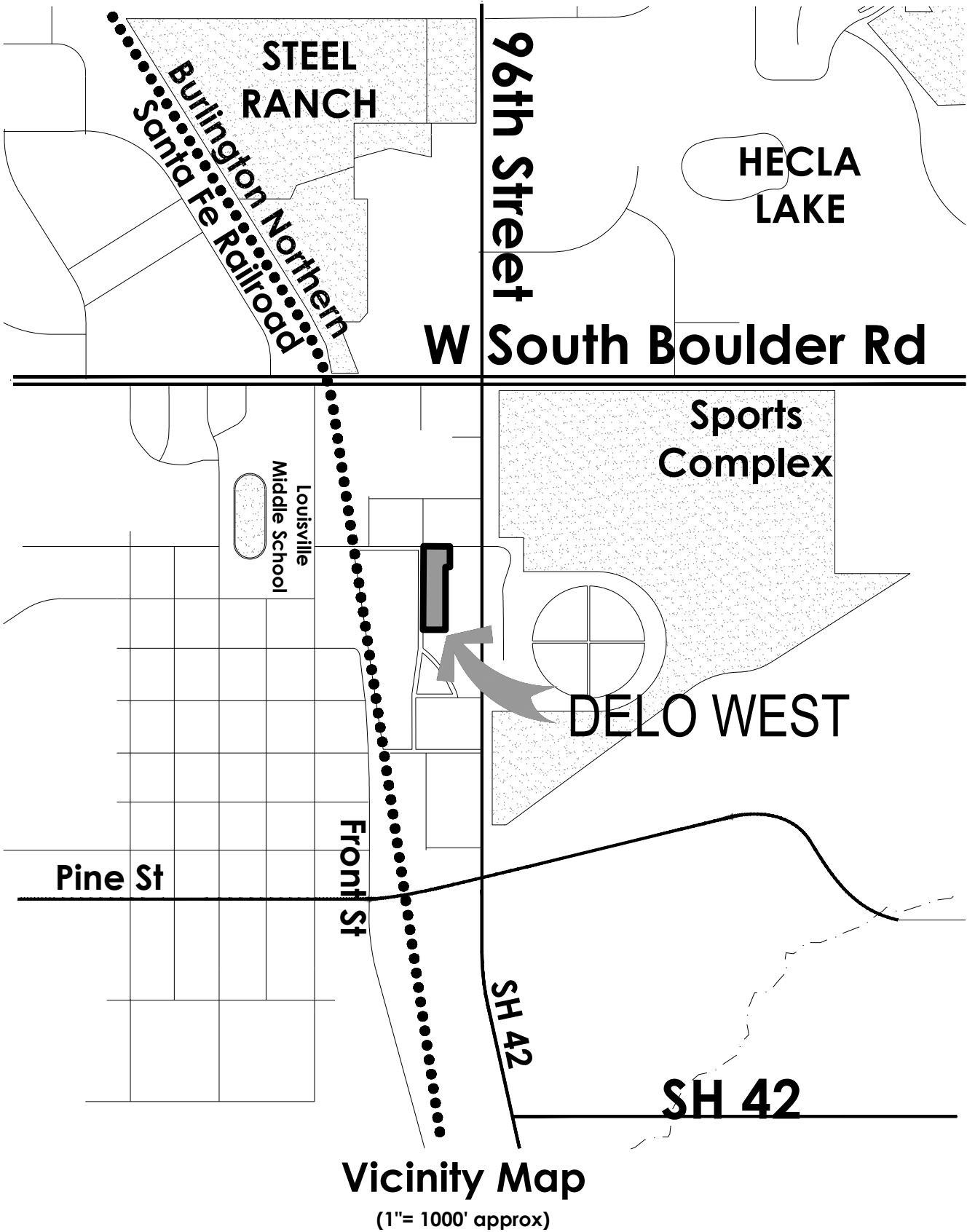
LEGAL DESCRIPTION

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A THROUGH E, DELO LOFT LOCATED IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT E;
THENCE NORTH 90°00'00" WEST A DISTANCE OF 137.50 FEET ALONG THE SOUTH RIGHT-OF WAY LINE OF GRIFFITH STREET TO THE POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", ALONG THE ARC A DISTANCE OF 23.56 FEET (SAID CURVE HAVING A CHORD BEARING SOUTH 45°00'00" WEST AND DISTANCE 21.21 FEET) TO A POINT OF TANGENCY;
THENCE SOUTH 00°00'00" EAST, 585.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF CANNON STREET;
THENCE NORTH 90°00'00" EAST, 129.00 FEET ALONG THE NORTH LINE OF SAID LOT 6 OF THE INDUSTRIAL PARK SUBDIVISION;
THENCE NORTH 00°00'00" EAST A DISTANCE OF 58.43 FEET;
THENCE SOUTH 89°59'58" EAST A DISTANCE OF 6.85 FEET;
THENCE NORTH 00°00'00" EAST, 421.57 FEET ALONG THE WEST LINE OF SAID LOT 10 DELO LOFTS;
THENCE NORTH 90°00'00" EAST, 16.65 FEET;
THENCE NORTH 00°00'00" EAST, 120 FEET TO THE NORTHEAST CORNER OF SAID TRACT E, THE POINT OF BEGINNING;

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

AREA = 1.907 ACRES (MORE OR LESS)



SHEET INDEX

- COVER SHEET
- GENERAL NOTES AND TABLES
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- GRADING PLAN AND UTILITY PLAN
- CIRCULATION PLAN
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- SITE PHOTOMETRIC DETAILS
- MASTER LANDSCAPE PLAN
- LANDSCAPE DETAILS
- LANDSCAPE PLAN
- SITE PLAN AND SITE DETAILS
- SITE DETAILS
- SITE DETAILS
- ARCHITECTURAL ELEVATIONS

PUD AMENDMENT

THE OWNER IS REQUESTING AN AMENDMENT TO THE PUD APPROVED IN 2016 TO ELIMINATE THE LIVE WORK TOWNHOMES AND ADD 31 APARTMENT UNITS TO THE SITE.

CITY COUNCIL SIGNATURE BLOCK

APPROVED THIS ____ DAY OF _____, 20 ____

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

RESOLUTION NO. _____, SERIES _____.

MAYOR _____ CITY CLERK _____

PLANNING COMMISSION CERTIFICATION

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20 ____

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

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 _____, OF 20 ____, AND IS RECORDED IN PLAN

FILE _____.

FEE _____, PAID _____.

FILM NO. _____, RECEPTION _____.

RECORDER _____ DEPUTY _____

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS FDP/PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH

BY THIS PDP/PUD. WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 20 ____.

OWNER: _____

NOTARY _____

Waivers: (rational included in narrative letter)

1. Density from 20 DU/AC to 29.5 DU/AC

2. Sec. 17.14.060 per Table 3 requiring a minimum of a 2 Stories to allow 1.5 Story at 25'-0" for commercial use.

3. Retaining Walls greater than 3' in height

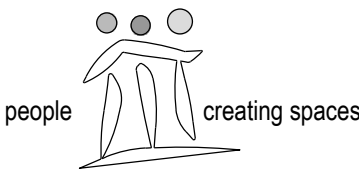
4. Access drive off Cannon Street's proximity to existing access drive for DeBorski

Prepared For



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2150 W. 29TH AVENUE
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Landscape Architecture



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DELO WEST
LOUISVILLE, COLORADO

FINAL PUD

Drawn by: PCS
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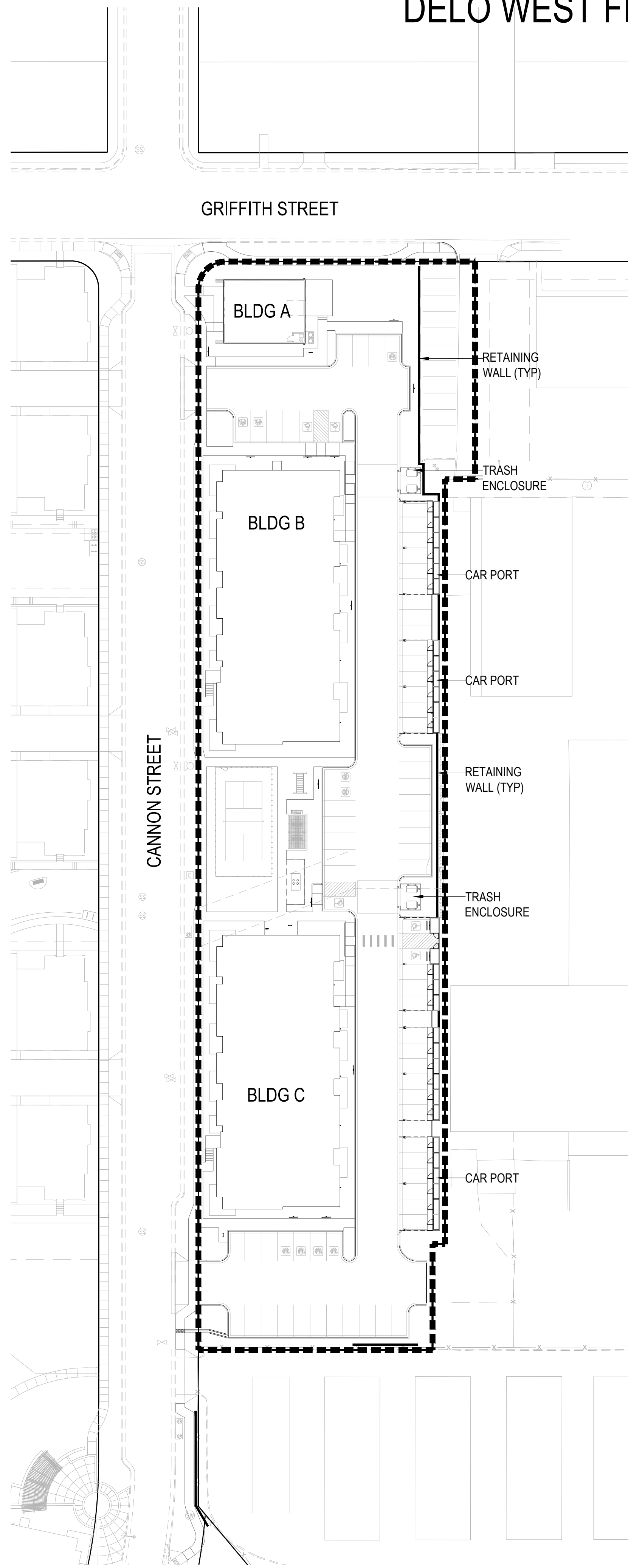
COVER SHEET

Sheet Number

1
of 14

DELO WEST FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL REVIEW USE

A PART OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



USE CHART

PRINCIPLE USE GROUP	USES	LOCATION
COMMERCIAL	PROFESSIONAL / BUSINESS OFFICES, RETAIL	LOT 1
RESIDENTIAL	MULTI-UNIT DWELLING APARTMENTS	LOT 2 & 3

BULK AND DIMENSION STANDARDS

MEASUREMENTS TAKE FROM LOT LINES

	MU-R	
	STANDARD	PROVIDED
MIN. LOT AREA	NA	3,226 SF
MIN. LOT WIDTH	40'	50'
MIN. LOT COVERAGE	40%	49%
MAX. FOOTPRINT	15,000 SF ²	9,906 SF
MAX. LENGTH ALONG STREET	200'	151'

BUILDING SET BACKS	STANDARD	PROVIDED
PRINCIPAL USES		
MIN. PUBLIC STREET / TRACT ²		
(WEST / CANNON STREET)	0'	6'
MAX. PUBLIC STREET / TRACT ²		
(WEST / CANNON STREET)	10'	6'
MIN. SIDE YARD		
(SOUTH AND INTERNAL)	0'	5'
MIN. STREET SIDE YARD		
(NORTH / GRIFFITH STREET)	0'	10'
MIN. REAR YARD ^{2,3}		
(EAST PROPERTY)	20'	58'

ACCESSORY USES ⁴	STANDARD	PROVIDED
MIN. SIDE YARD		
(SOUTH AND INTERNAL)	0'	7.5'
MIN. STREET SIDE YARD		
(NORTH / GRIFFITH STREET)	0'	12'
MIN. REAR YARD ³		
(EAST PROPERTY)	0'	0'
BUILDING HEIGHT	STANDARD	PROVIDED
PRINCIPAL USE		
MINIMUM	2 STORIES / 35'	1 STORY / 25'
MAXIMUM	3 STORIES / 45'	3 STORIES / 45'
ACCESSORY USE	20' MAX.	11'

MEASUREMENTS TAKE FROM TOTAL PROJECT AREA

	STANDARD	PROVIDED
MIN. LANDSCAPE COVERAGE ⁵	10% (8,320 SF)	21% (17,577 SF)
MIN. % STREET FRONTAGE ⁷	60% (390 LF)	60% (395 LF)

PARKING SET BACK	STANDARD	PROVIDED
GRIFFITH AND CANNON STREETS ROW	10'	17.5'
PROPERTY LINE	5'	12.3'

1. THE INFORMATION PROVIDED IS DEPICTING GENERAL INTENT AND MAY VARY WITHIN THE CONSTRUCTION DOCUMENTS, BUT SHALL NOT DEVIATE FROM THE STANDARDS SET FORTH AS PRESCRIBED WITHIN THIS FINAL PUD.
2. TO BE ADMINISTERED SOLELY AS A FRONT SET BACK.
3. REAR SET BACKS SHALL BE MEASURED FROM EXTERNAL PROPERTY LINES OF
4. ACCESSORY STRUCTURES AS ALLOWED PER APPLICABLE CITY CODE AND PER MASTER PLAN AND GENERAL NOTES.
5. LANDSCAPE COVERAGE IS BASED ON TOTAL PROJECT AREA.
6. MINIMUM % STREET FRONTAGE IS BASED ON A TOTAL SITE CALCULATION AND NOT ITEMIZED BY USES.

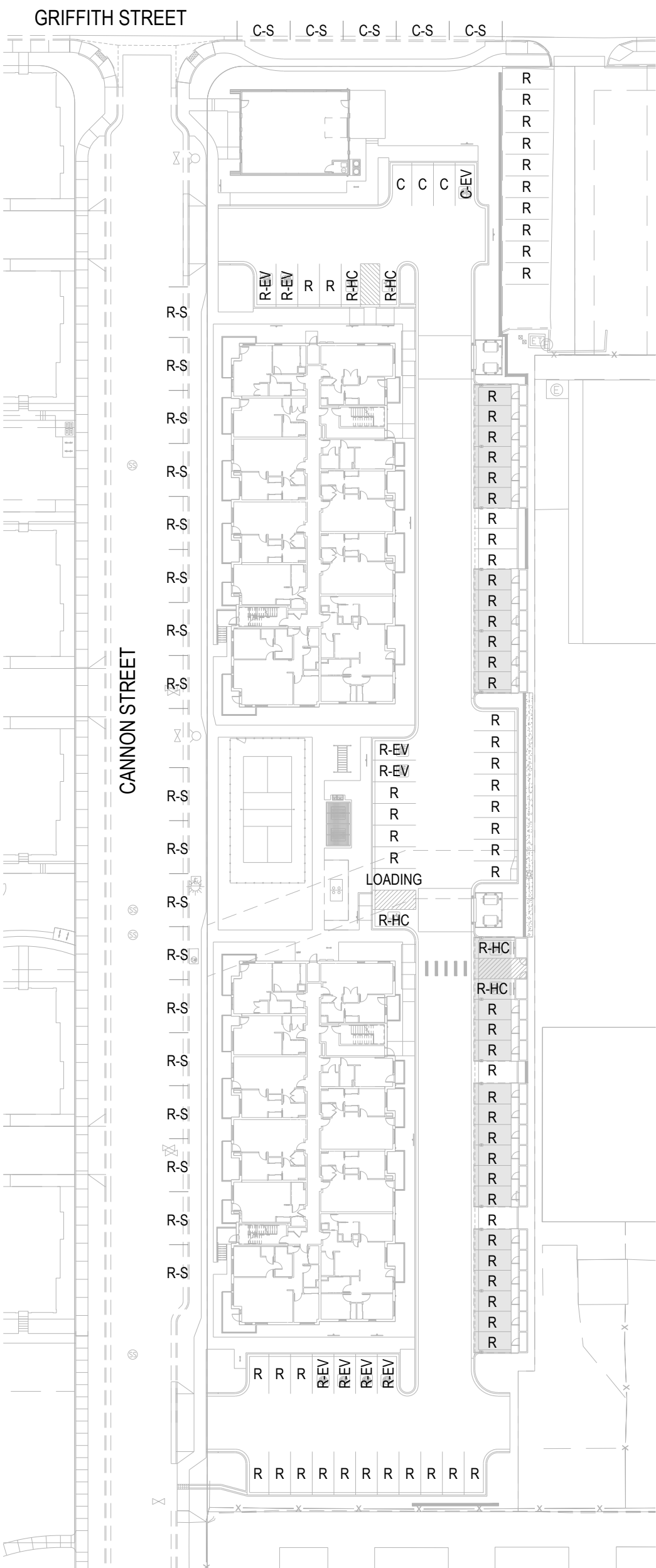
PARKING SUMMARY

COMMERCIAL REQUIREMENT	GROSS LEASABLE	REQUIRED	PROVIDED
1 SPACE / 300 SF	1,575 SF	6	OFF STREET 1 C-EV CHARGING STATION 3 C SURFACE 4 OFF STREET TOTAL 5 C-S ON STREET 9 COMMERCIAL TOTAL
COMMERCIAL TOTAL	1,575 SF	6	

RESIDENTIAL REQUIREMENT	DWELLING UNITS	REQUIRED	PROVIDED
STUDIO / 1 BR - 1 SPACE / DU	STUDIO / 1 BR : 54	54	OFF STREET 3 R-HC HANDICAP 2 R-HC CARPORT HANDICAP 27 R CARPORT 8 R-EV CHARGING STATION 43 R SURFACE
2 & 3 BR - 2 SPACES / DU	2 & 3 BR : 12	24	
OFF STREET TOTAL		78	83 OFF STREET TOTAL
GUEST - 1 SPACE / 8 DU		8	18 ON STREET
RESIDENTIAL TOTAL	66 UNITS	86	101 RESIDENTIAL TOTAL

TOTAL	110	TOTAL
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PARKING SUMMARY KEY

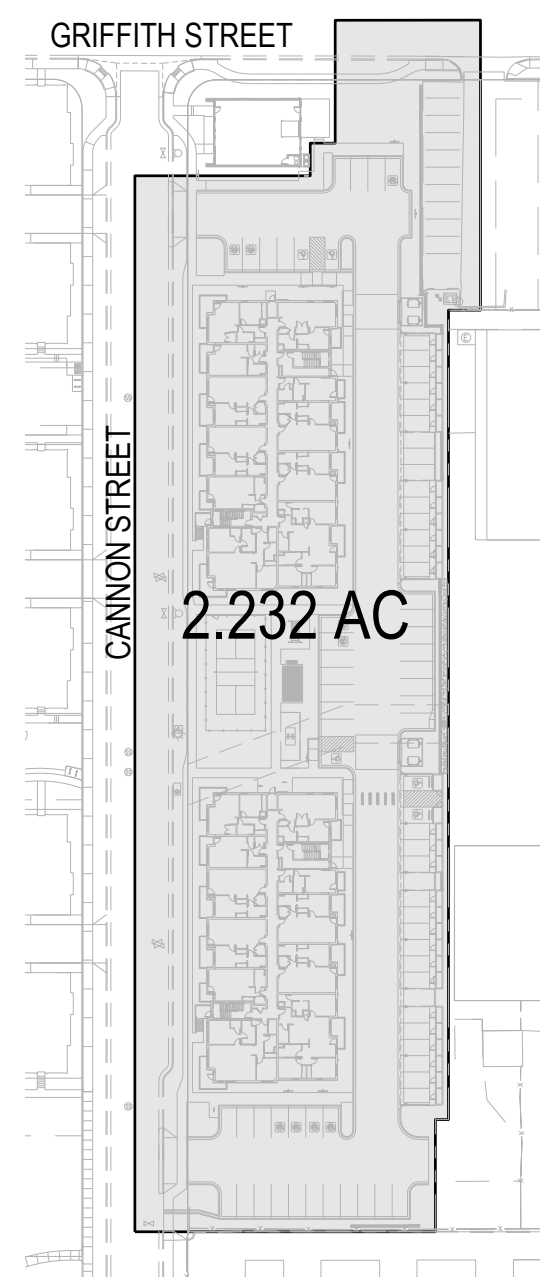


DENSITY CHART

	GROSS LAND AREA	UNITS	DENSITY ¹
TOTAL	2,232	66	29.57
COMMERCIAL USE			1,575 SF

1. THE DENSITY CALCULATION IS CONSISTENT WITH CITY OF LOUISVILLE CODE SECTION 17.14.060.C.1.a.

DENSITY CHART KEY



GENERAL NOTES

1. DELO WEST IS A MASTER PLANNED DEVELOPMENT AND IS COMPRISED OF TWO SEPARATE AND DISTINCT PRODUCT TYPES: RESIDENTIAL (MULTI-UNIT DWELLING APARTMENTS AND/OR CONDOMINIUMS), AND COMMERCIAL / RETAIL.
2. ANY AND ALL TRACTS, AS DEPICTED ON THE PROJECT PLAT, SHALL BE MAINTAINED BY THE HOA. THE DEVELOPER MAY CONDUCT ACTIVITIES (INCLUDING BUT NOT LIMITED TO GRADING) ON ALL DEDICATED LANDS FOR THE PURPOSE OF CONSTRUCTING PUBLIC AND PRIVATE IMPROVEMENTS.
3. THERE ARE NO HISTORIC STRUCTURES WITHIN THE DELO WEST PROJECT AREA.
4. ACCESSIBLE SIDEWALKS AND PEDESTRIAN WAYS SHALL BE PROVIDED THAT MEET ADA STANDARDS FOR RUNNING SLOPE AND CROSS SLOPE.
5. AMENITY / RECREATION STRUCTURES, IF ANY, ARE NOT INCLUDED IN DENSITY CALCULATIONS, HOWEVER ARE INCLUDED IN LOT COVERAGE CALCULATIONS. SUCH STRUCTURES ARE SUBJECT TO BULK AND DIMENSION STANDARDS SPECIFIED FOR ACCESSORY STRUCTURES AS DESCRIBED IN THIS DEVELOPMENT PLAN.
6. CARPORTS AND PARKING GARAGES, WHEN DETACHED, SHALL BE APPROVED AS ACCESSORY STRUCTURES AND USES NECESSARY AND CUSTOMARILY INCIDENTAL TO THE RESIDENTIAL USE, SUBJECT TO BULK AND DIMENSION STANDARDS AS DESCRIBED IN THIS DEVELOPMENT PLAN. GARAGES AND SIMILAR STRUCTURES ARE NOT INCLUDED IN DENSITY CALCULATIONS, HOWEVER ARE INCLUDED IN LOT COVERAGE CALCULATIONS. FURTHERMORE, IT IS UNDERSTOOD THAT LIVING SPACES ARE NOT PERMITTED IN OR ABOVE DETACHED GARAGES, OR AS AN ACCESSORY USE.
7. NO RESTRICTIONS ARE IMPOSED WITH REGARD TO PROJECT PHASING OTHER THAN AS EXPRESSLY SET FORTH IN THIS DEVELOPMENT PLAN OR IN ANY DEVELOPMENT AGREEMENT BETWEEN THE OWNER AND THE CITY.
8. RESIDENTIAL MULTI-UNIT DWELLING APARTMENTS SHALL BE ALLOWED TO TRANSITION TO CONDOMINIUMS, AT THE SOLE DISCRETION OF THE DEVELOPER, WITHOUT ADDITIONAL REQUIREMENTS.
9. STREETSCAPE TREES AND THEIR PLANTING LOCATIONS SHALL RESPECT ALL PROPOSED AND EXISTING UTILITIES AND BE INSTALLED TO AVOID ANY AND ALL SERVICE LINES.
10. THE PROJECT MAY BE BUILT IN ANY ORDER OF CONSTRUCTION SO LONG AS TWO POINTS OF ACCESS ARE PROVIDED.
11. REFER TO THE LAND USE SUMMARY AND/OR SUBDIVISION AGREEMENT FOR TRACT OWNERSHIP AND GENERAL MAINTENANCE INFORMATION INCLUDING DELINEATION OF MAINTENANCE RESPONSIBILITIES.
12. THE RESIDENTIAL (MULTI DWELLING UNITS) WILL BE ORGANIZED AROUND THREE PRIMARY POINTS OF ACCESS KNOWN AS CANNON STREET AND GRIFFITH STREET. THIS SITE LAYOUT ENHANCES ACCESS TO PUBLIC PLAZAS, GREEN SPACES, GREENWAYS, AND MULTI-MODAL TRANSPORTATION OPPORTUNITIES.
13. THE PROPOSED RESIDENTIAL (MULTI DWELLING UNITS) SHALL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM THAT SHALL BE OFF A LOOPED MAIN SUCH THAT NO MORE THAN ONE SERVICE IS OFF A DEAD-END LINE.
14. LANDSCAPING WILL MEET THE INTENT OF THE APPROVED PLAN AND WITH MUDDSG REQUIREMENTS.
15. ALL BUILDING HEIGHTS RELATIVE TO ASSOCIATED GRADE SHALL BE MEASURED PER THE CITY OF LOUISVILLE MUNICIPAL CODE.
16. BLOCKS AND TRACTS DO NOT CONSTITUTE A FIRM DELINEATION OF PARKING AND SHALL BE SHARED BETWEEN RESIDENTIAL AND COMMERCIAL USES.
17. ALL SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION INCLUDING SNOW REMOVAL FROM THE WALK WITHIN RIGHT-OF-WAY ADJACENT TO THE PERIMETER OF THE PROPERTY AND IN PUBLIC ACCESS EASEMENT ON PRIVATE PROPERTY.
18. PARKING REQUIREMENTS WILL BE MET PER THE STANDARDS SET FORTH IN THE MUDDSG 4.1.C.1.
19. ROW LANDSCAPE WITHIN CANNON STREET AND GRIFFITH STREET, ADJACENT TO THE PROPERTY, SHALL BE MAINTAINED BY THE ASSOCIATION.
20. THE ASSOCIATION SHALL REMOVE ANY SNOW STOCKPILES THAT ARE PLACED ON CANNON STREET OR GRIFFITH STREET FROM THE DEVELOPMENT.
21. ALL ON SITE STORM SEWER SHALL BE PRIVATELY MAINTAINED.

1 BULK AND DIMENSION KEY MAP

SCALE: 1"=40'

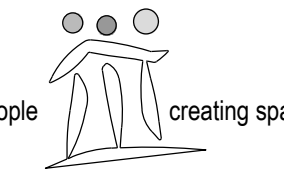


Prepared For



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DELO WEST
LOUISVILLE, COLORADO

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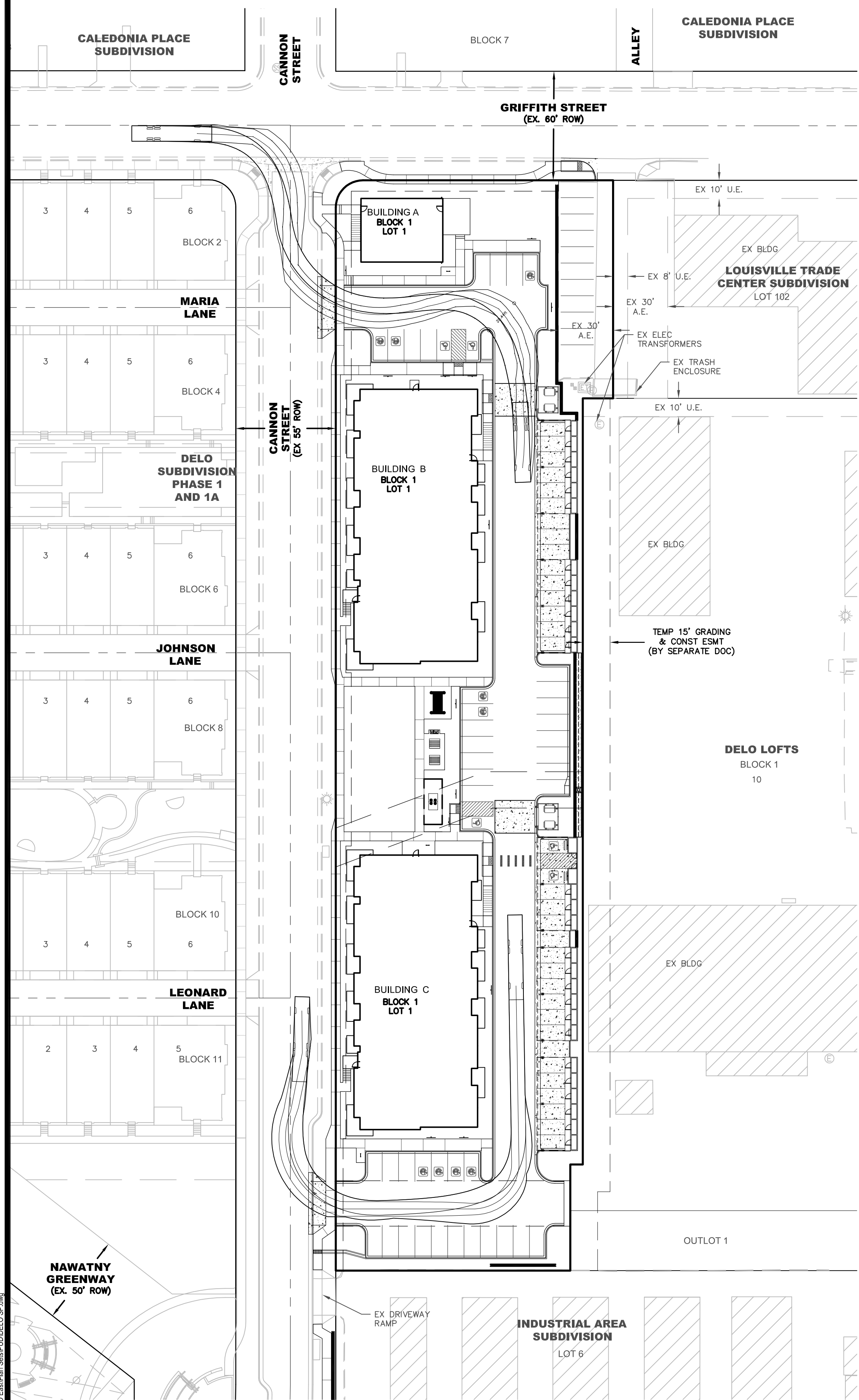
GENERAL NOTES
AND TABLES

Sheet Number

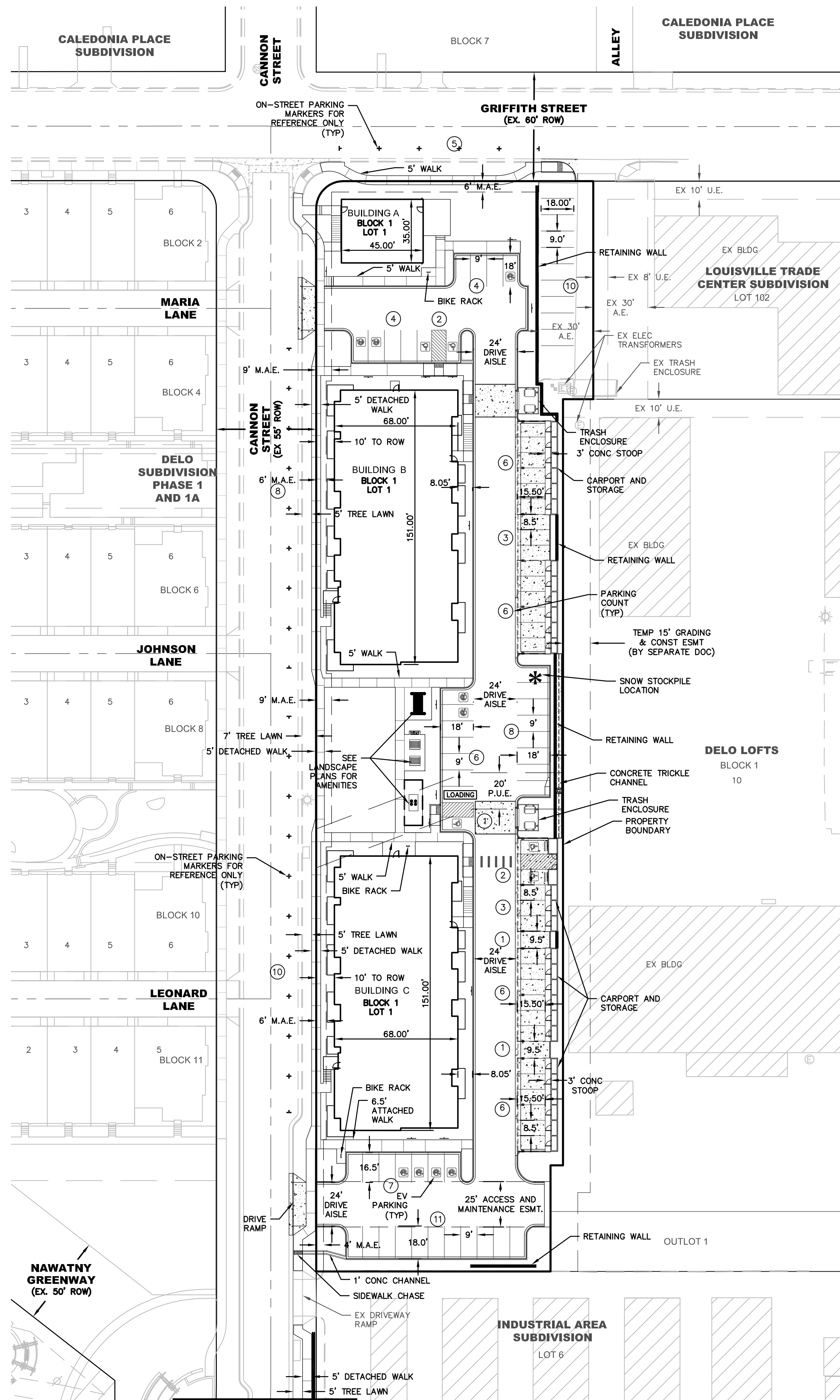
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DELO WEST FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL REVIEW USE

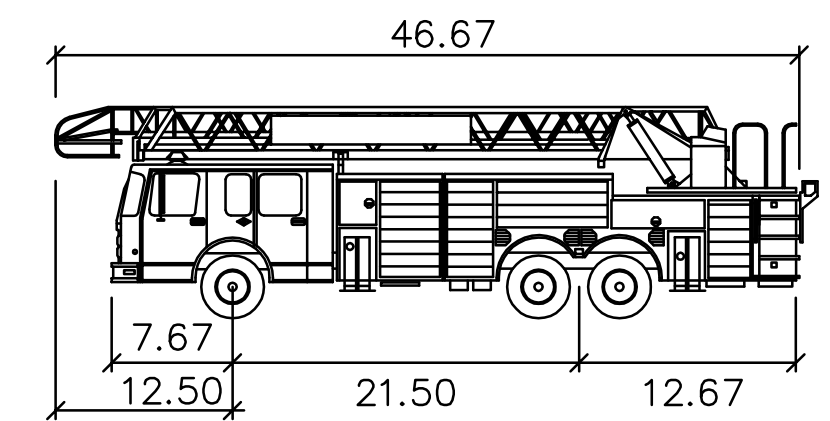
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EMERGENCY VEHICLE ACCESS PLAN
SCALE 1" = 40'



SITE PLAN
SCALE 1" = 40'



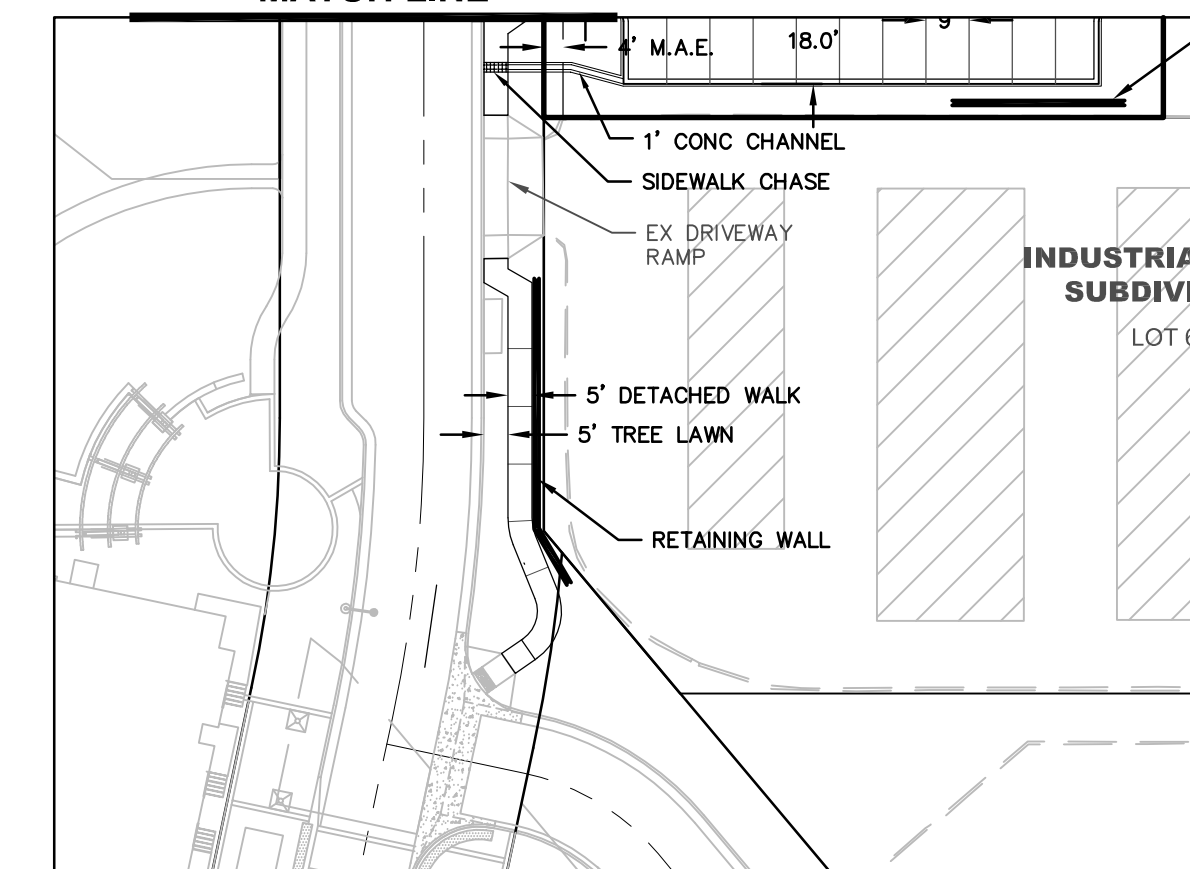
LOUISVILLE TRUCK 17

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 5.0
Steering Angle	: 45.0

NOTES:

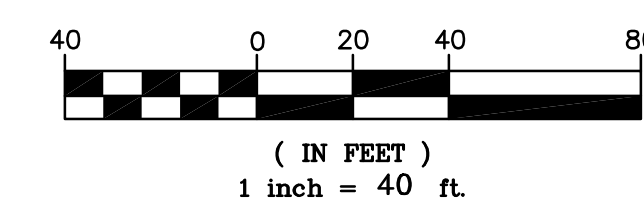
1. FIRE HYDRANTS SHOWN PROVIDE THE REQUIRED COVERAGE TO THE SITE. FINAL LOCATION OF THE HYDRANTS SHALL BE DETERMINED WITH THE CONSTRUCTION DOCUMENTS.
2. PUBLIC ROW SHALL NOT BE UTILIZED FOR THE SNOW REMOVAL FROM PARKING AREAS, ACCESS LANES AND DRIVES.
3. THE ROW LANDSCAPE ALONG CANNON STREET AND GRIFFITH STREET, ADJACENT TO THE DEVELOPMENT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. STOCKPILING SNOW FROM THE DEVELOPMENT SHALL NOT BE PERMITTED WITHIN THE CANNON STREET RIGHT-OF-WAY OR GRIFFITH STREET RIGHT-OF-WAY.

(SEE SHEET LEFT) MATCH LINE



LIST OF ACRONYMS AND ABBREVIATIONS

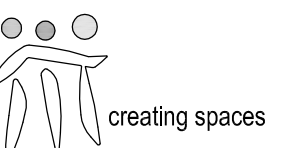
A.E.	ACCESS EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
M.A.E.	MAINTENANCE ACCESS EASEMENT
ROW	RIGHT OF WAY
TYP	TYPICAL



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DELO WEST
LOUISVILLE, COLORADO

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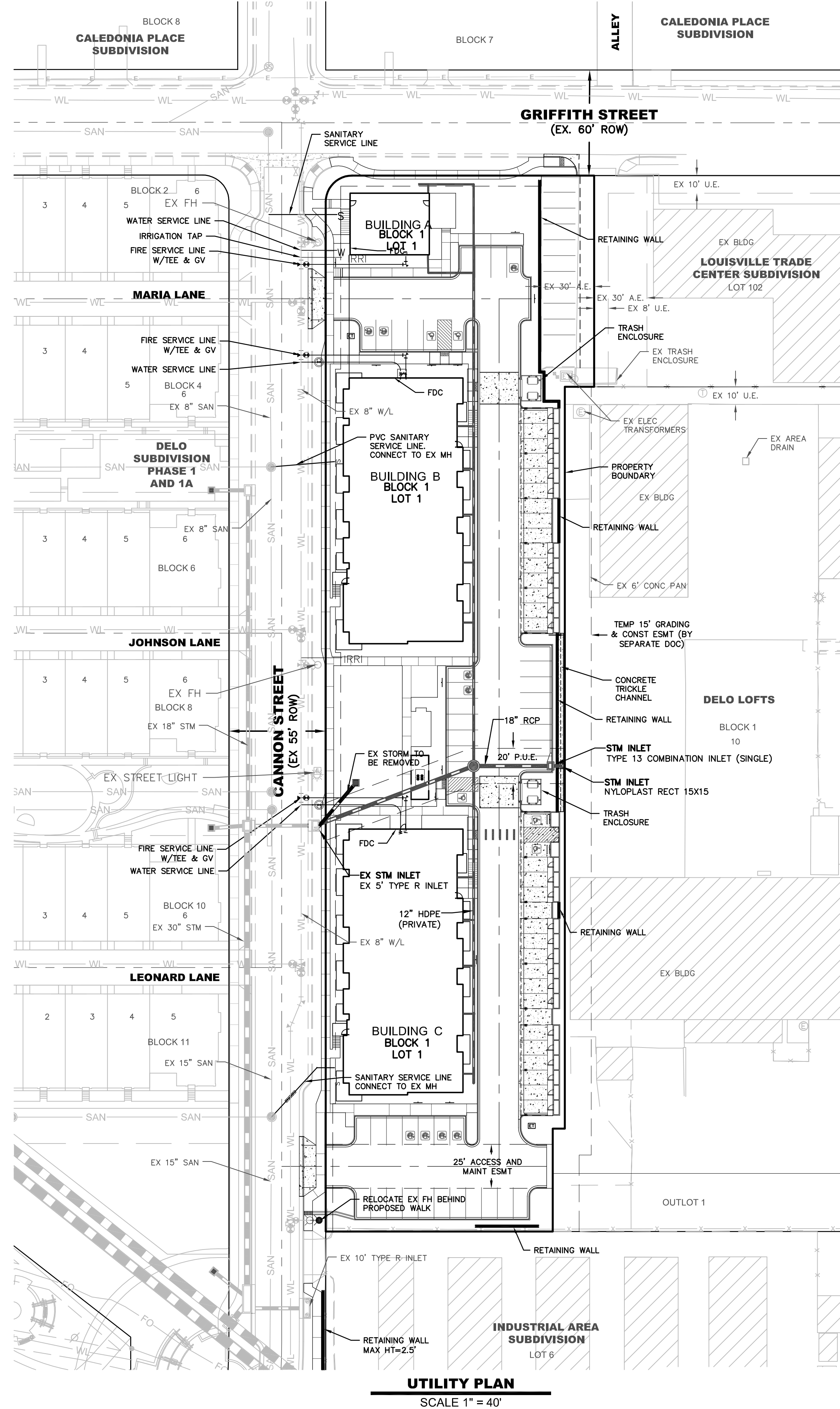
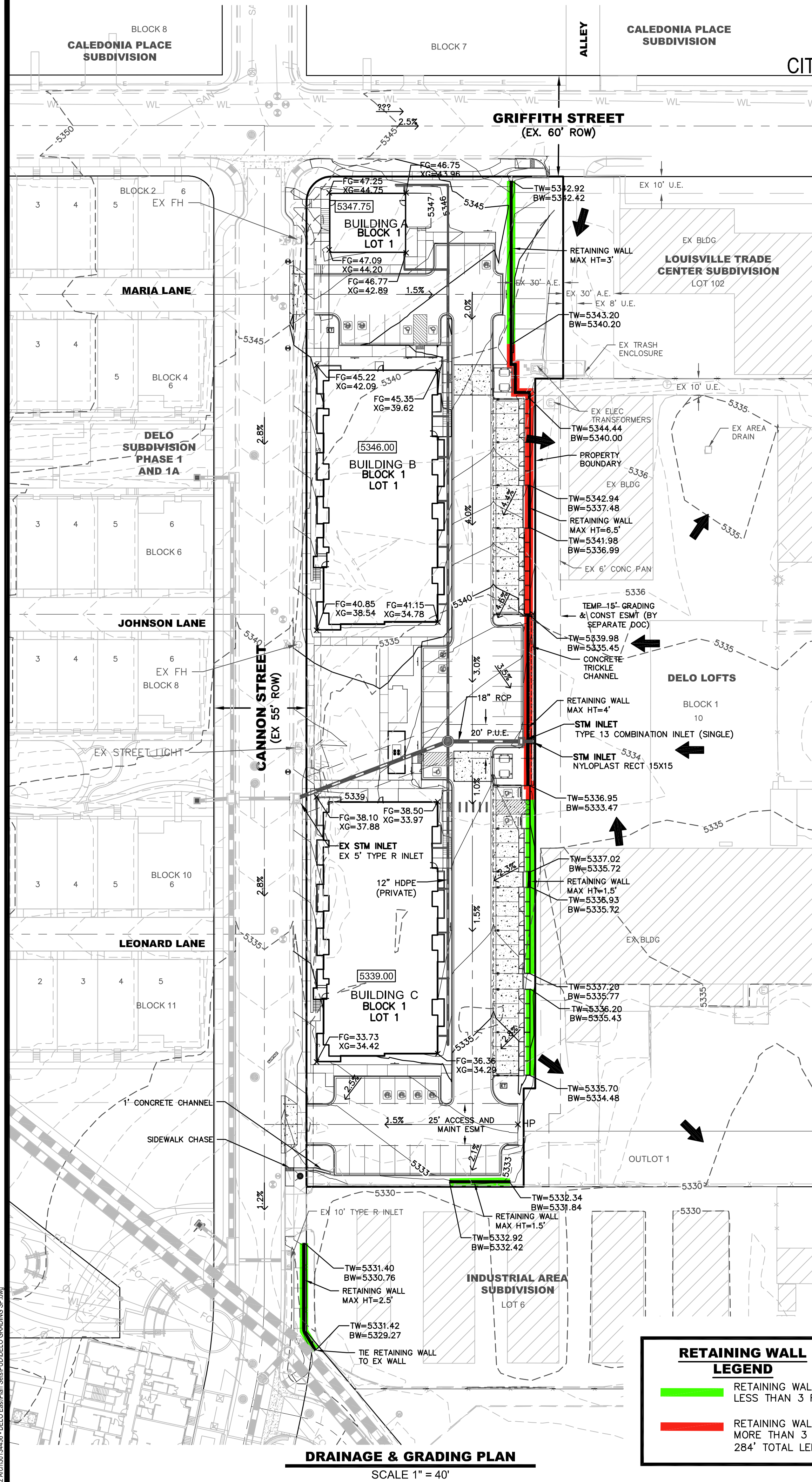
Sheet Name
**SITE PLAN AND
EMERGENCY
VEHICLE ACCESS
PLAN**

Sheet Number

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of 14

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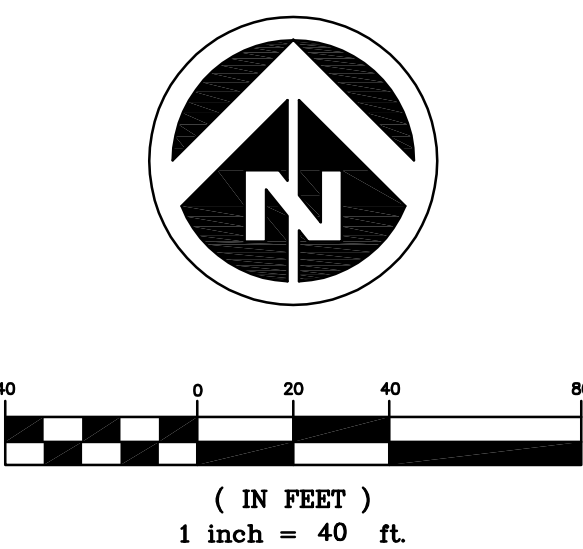


NOTES

- PROPOSED UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING CIVIL ENGINEERING PLAN REVIEW PROCESS.
- WATER AND SEWER SERVICE LINE SIZES WILL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS AND SUBJECT TO CHANGE BY PUBLIC WORKS STAFF.
- ALL ON-SITE STORM SEWER SHALL BE PRIVATELY MAINTAINED BY THE OWNER.
- FIRE LINES WITHIN ROW SHALL BE PRIVATELY MAINTAINED BY THE OWNER.

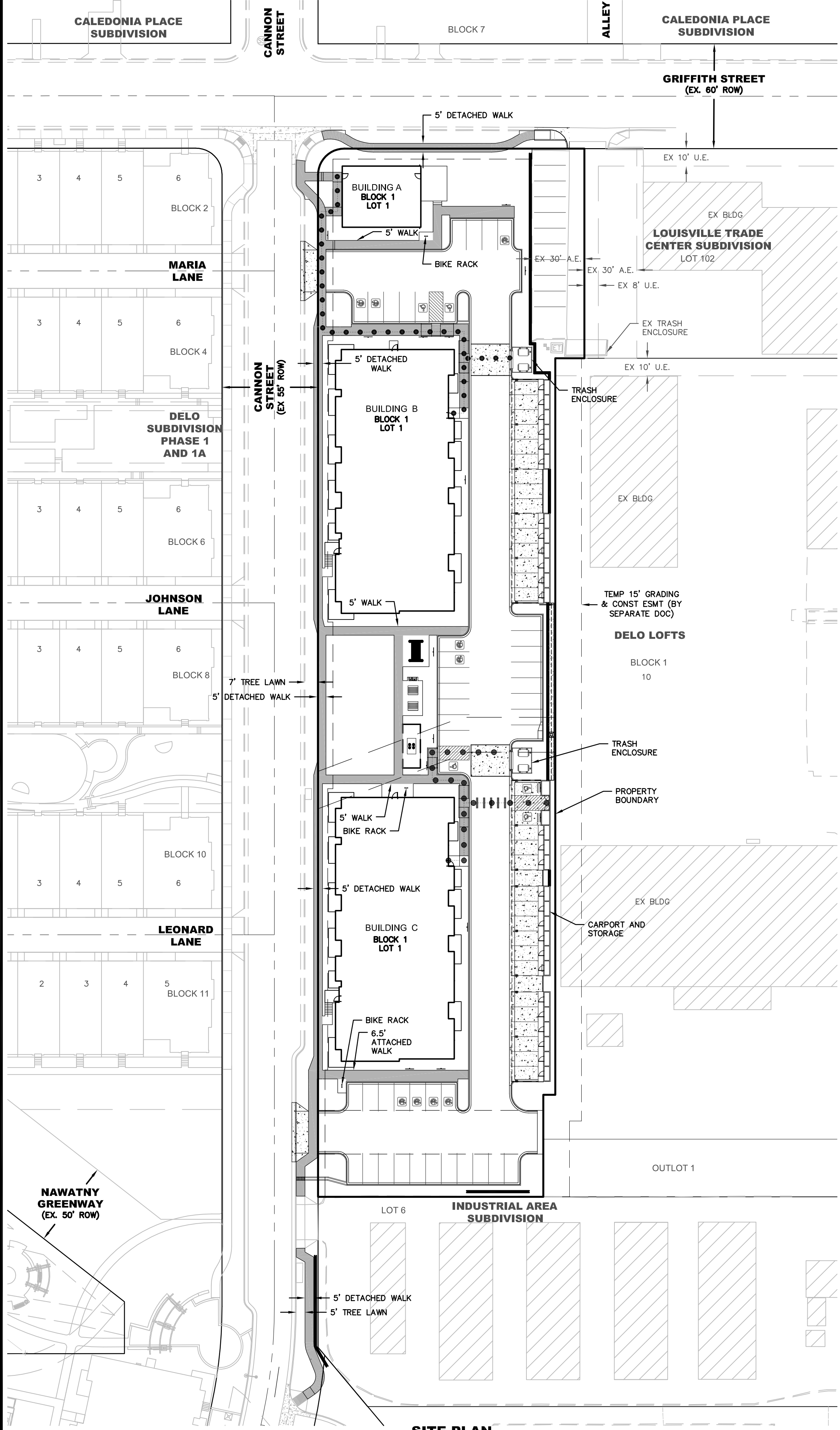
SYMBOLS AND LINETYPES LEGEND

CENTER LINE OF STREET	
BOUNDARY LINE	
RIGHT OF WAY LINE	
LOT LINE	
EASEMENT LINE	
PROPOSED CONTOURS	5800
EXISTING CONTOURS	5700
WATERLINE W/ GATE VALVE & TEE	
SANITARY SEWER W/ MANHOLE	
STORM SEWER W/ INLET & F.E.S.	
CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP	
EX WATERLINE W/ VALVE & TEE	
EX SANITARY SEWER W/ MANHOLE	
EX SANITARY SEWER FORCE MAIN	
EX STORM SEWER W/ INLET & F.E.S.	
EX UNDERGROUND ELECTRICITY LINE	
EX OVERHEAD ELECTRICITY LINE	
EX GAS LINE	
EX TELEPHONE LINE	
EX FIBER OPTIC LINE	
EX FIRE HYDRANT	
FIRE HYDRANT	
FLOW ARROW	
SLOPE ARROW	2.0%
STREET LIGHT	
STREET SIGN	
CURB & GUTTER	
EX CURB & GUTTER	



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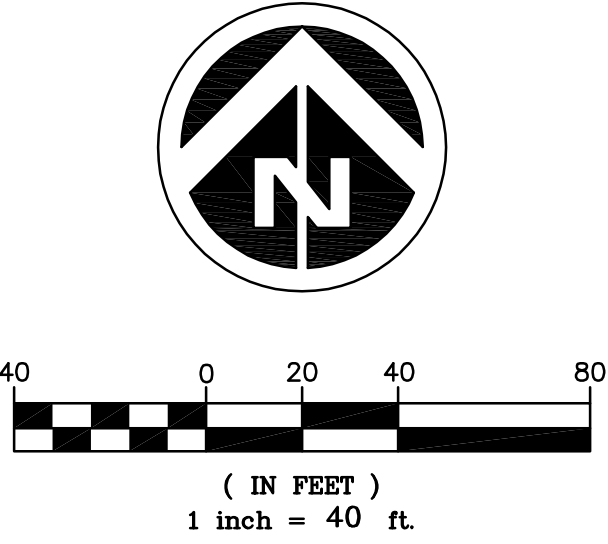
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LEGEND

PEDESTRIAN WALK PATH

ADA ACCESSIBLE ROUTE



Prepared For

LP

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Landscape Architecture

people creating spaces

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Dewberry

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FINAL PUD

Drawn by:	SCD
Checked by:	SOS
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Sheet Name

SITE
CIRCULATION
PLAN

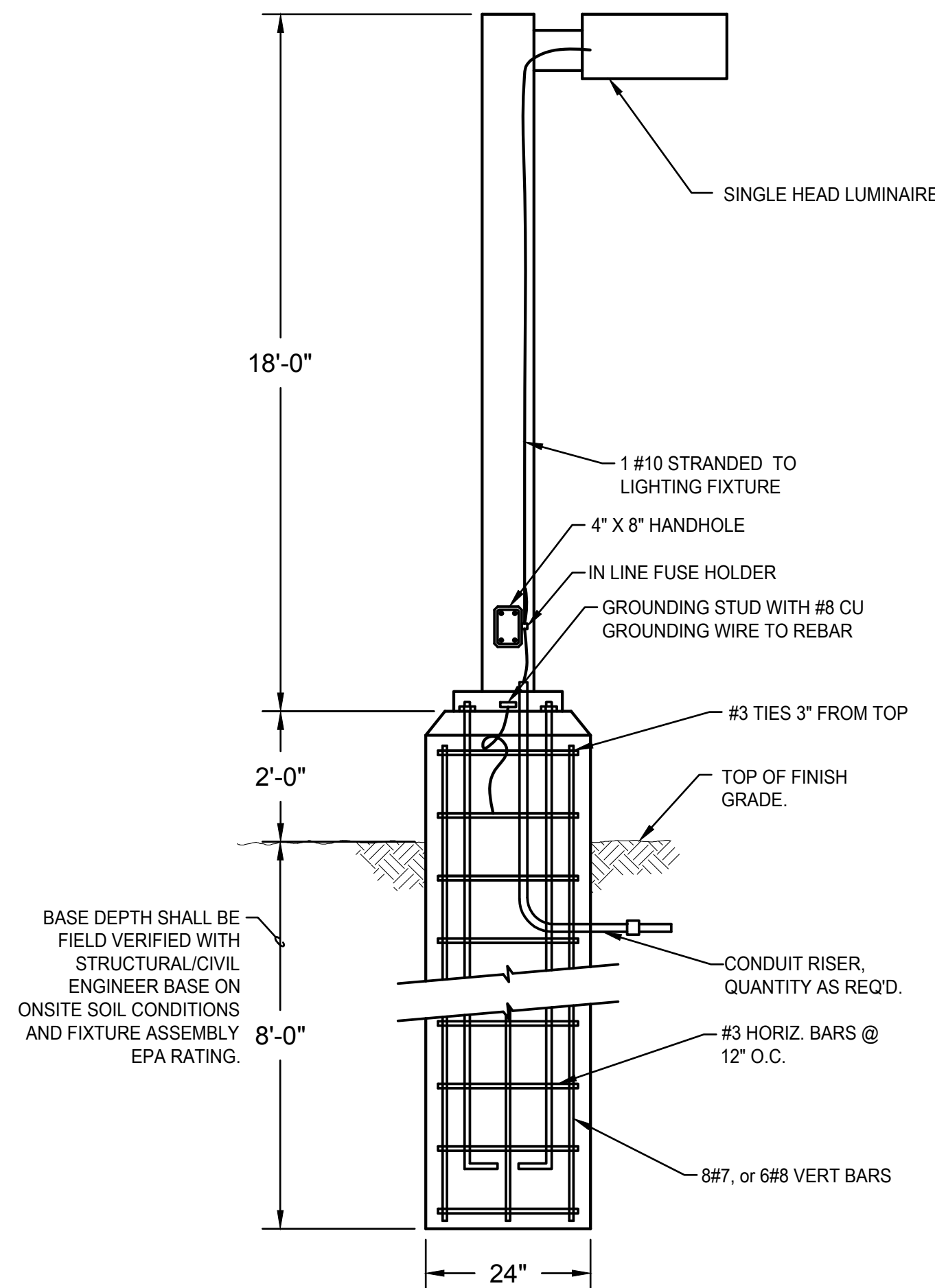
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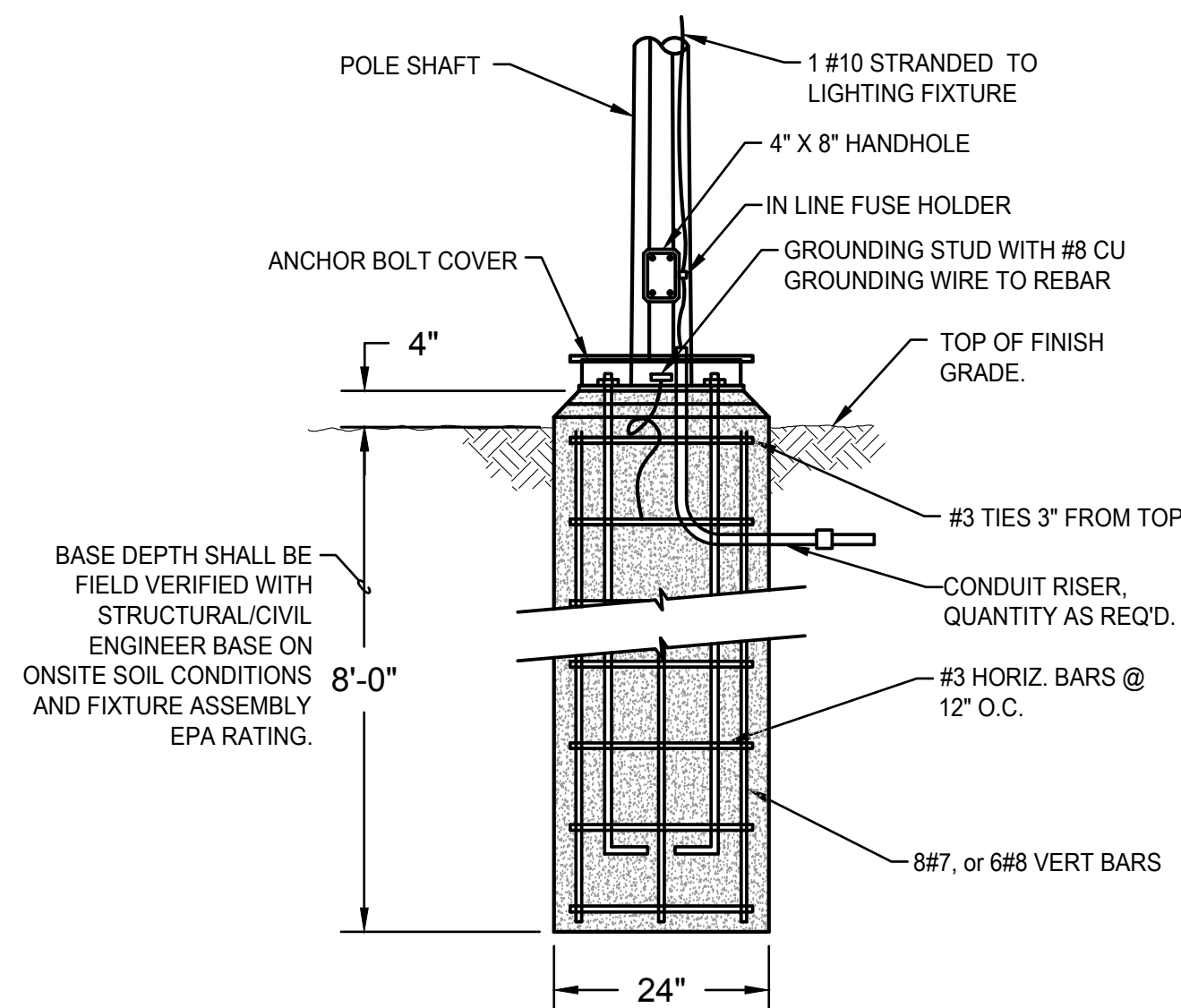
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DELO WEST FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL REVIEW USE

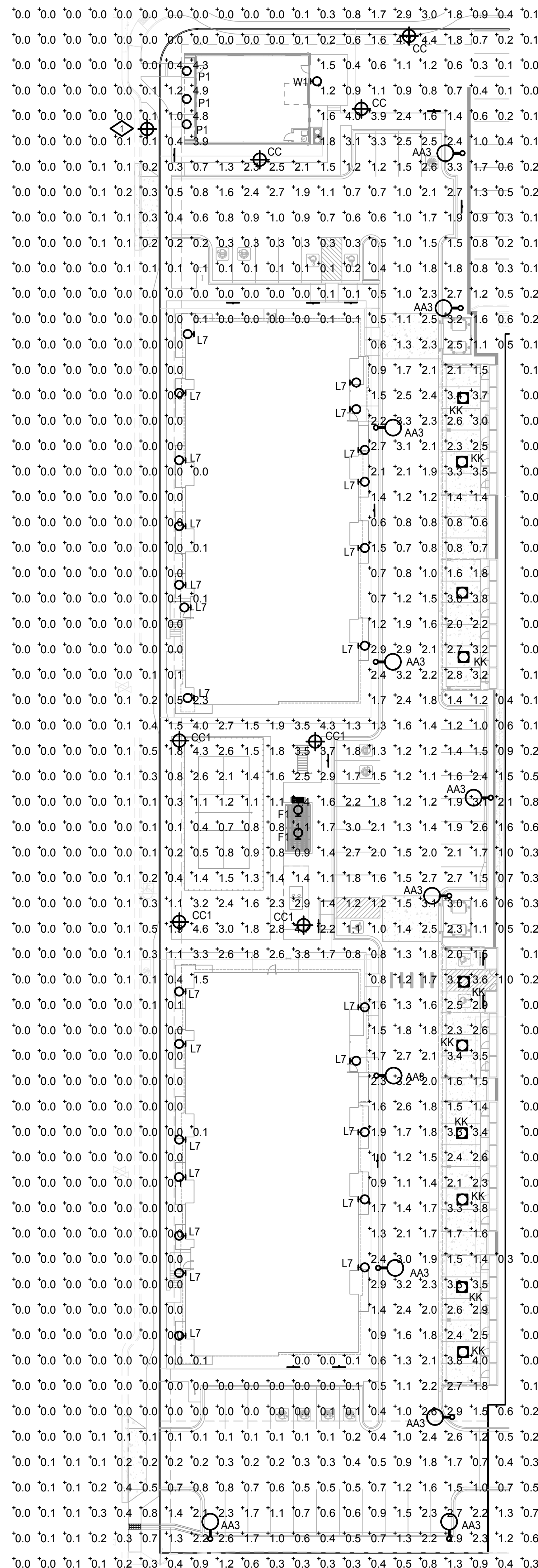
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2 PARKING POLE BASE DETAIL
SCALE: NO SCALE



1 PEDESTRIAN POLE BASE DETAIL
SCALE: NO SCALE



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

GENERAL NOTES

- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
- ALL LIGHT FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS AND ARE DARK SKY COMPLIANT.

DETAIL NOTES

- CITY STREET LIGHT BY OTHERS SHOWN FOR REFERENCE ONLY, LUMEN OUTPUT NOT INCLUDED IN PHOTOMETRIC CALCULATION.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	5.0 fc	0.0 fc	N/A	N/A

Prepared For



2150 W. 29TH AVENUE
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DENVER, CO 80211

Landscape Architecture



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DELO WEST
LOUISVILLE, COLORADO

FINAL PUD

Drawn by: JJK
Checked by: MTV
Issue Date: 07.09.2021
Revisions: 10.25.2021
01.14.2022

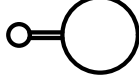
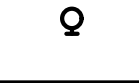
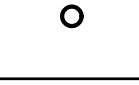
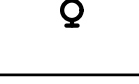
Sheet Name
**SITE
PHOTOMETRIC
PLAN**

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DELO WEST FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL REVIEW USE

A PART OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	DIMMING	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	AA3	16	LANDSCAPE FORMS	LE330-T3-HO-CLR	ARCHITECTURAL AREA LIGHT LED TYPE 3 OPTICS 20'-0" POLE	LED 3000K	1	1	4085	1	37
	CC	9	SIGNIFY CANADA LTD	MPTC-55W32LED3K-G3-LE3	PEDESTRIAN POST TOP LED TYPE 3 OPTICS 12'-0" POLE	LED 3000K	1	1	5945	1	54
	CC1	2	SIGNIFY CANADA LTD	MPTC-55W32LED3K-G3-LE4	PEDESTRIAN POST TOP LED TYPE 4 OPTICS 12'-0" POLE	LED 3000K	1	1	5969	1	54
	F1	2	B-K Lighting Inc	DE-LED-TR-X99-FL-9-3000K	SMALL LINE VOLTAGE LED CYLINDER FLOOD LIGHT YOKE MOUNT INTEGRAL DRIVER, 10'-0" AFG.	LED 3000K	25%	1	1128	1	12.7427
	KK	11	EELP VERSALED LIGHTING	VR7-T-28L-QT-30K	SLIM LED CANOPY LIGHT SQUARE SURFACE MOUNT 10'-0" AFG	LED 3000K	50%	1	3581	1	28.2
	L7	26	EUROFASE	28282-013	SMALL DECORATIVE WALL SCONCE LED 7'-0" AFG	LED 3000K	1	1	200	1	6.7
	P1	3	SIGNIFY LIGHTOLIER	C4_DL10835NZ10UCL	PENDANT MOUNTED CYLINDER DOWNLIGHT NARROW FLOOD OPTICS 2'-0" PENDANT	LED 3000K	75%	1	1000	1	9.55
	W1	2	SIGNIFY LIGHTOLIER	C4_DL10835NZ10UCL	CALCULITE CYLINDER. SURFACE, WALL, OR PENDANT MOUNT	LED 3000K	1	1	1000	1	9.55



1 **FIXTURE TYPE AA3**
SCALE :NO SCALE



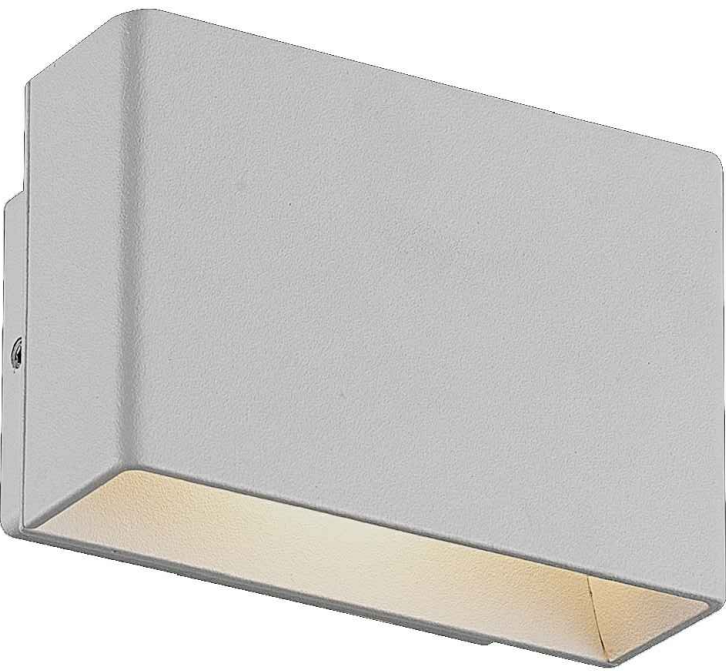
2 **FIXTURE TYPE CC, CC1**
SCALE :NO SCALE



3 **FIXTURE TYPE F1**
SCALE :NO SCALE



4 **FIXTURE TYPE KK**
SCALE :NO SCALE



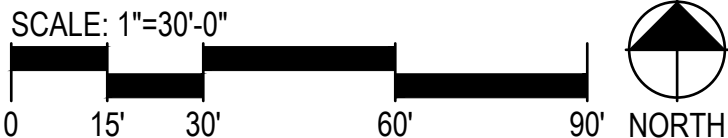
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SCALE :NO SCALE



6 **FIXTURE TYPE P1**
SCALE :NO SCALE



7 **FIXTURE TYPE W1**
SCALE :NO SCALE

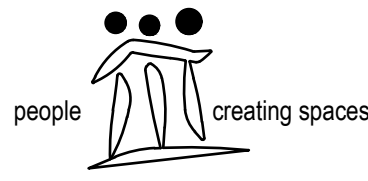


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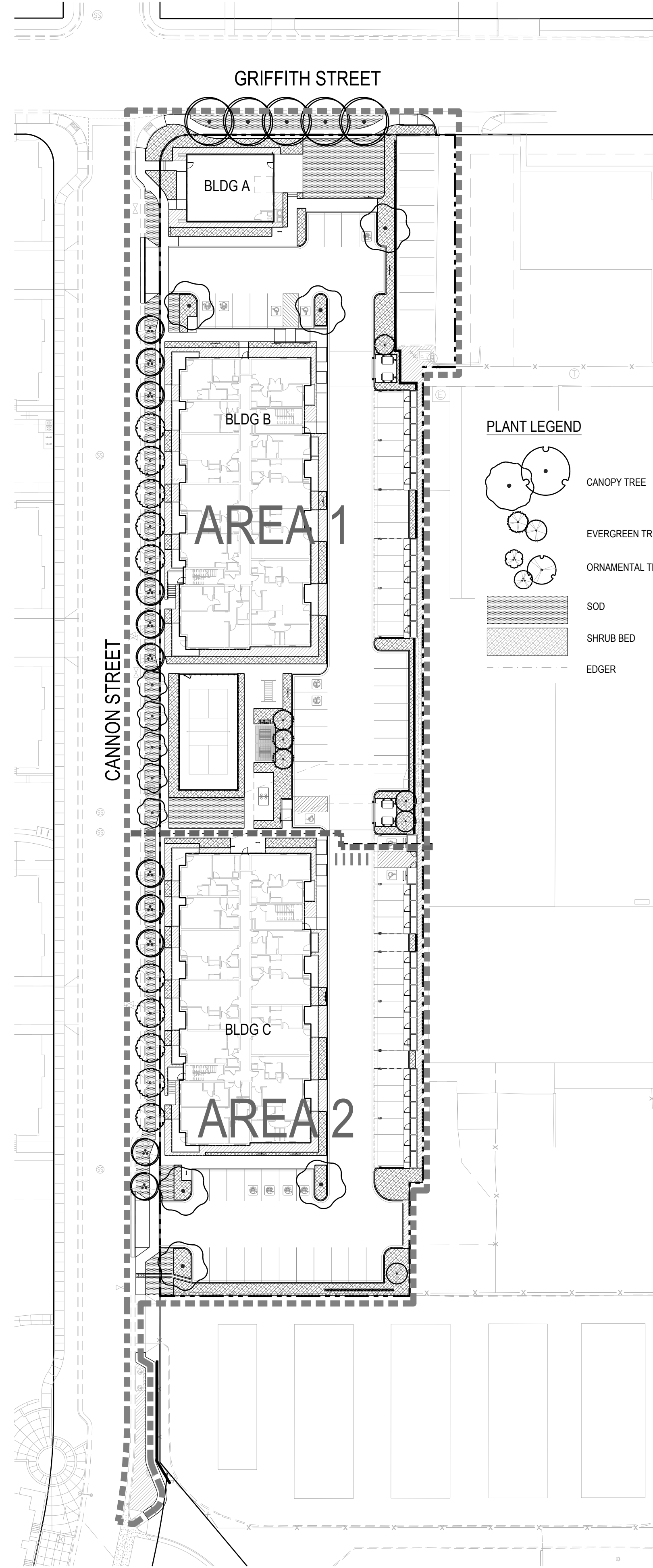
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DETAILS**

Sheet Number

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DELO WEST FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL REVIEW USE

A PART OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LANDSCAPE REQUIREMENTS

STREETS	REQUIREMENT	LF	REQUIRED	PROVIDED
GRIFFITH STREET	1 TREE / 20 LF	91	5	5
CANNON STREET	1 TREE / 20 LF	512	26	26

PARKING LOT	REQUIREMENT	INTERIOR SF	REQUIRED	PROVIDED
INTERIOR	5% OF THE TOTAL INTERIOR AREA LANDSCAPED	29,106	1,455	1,586
TREES	1 TREE / 300 SF OF INTERNAL LANDSCAPED AREA	1,586	6	6

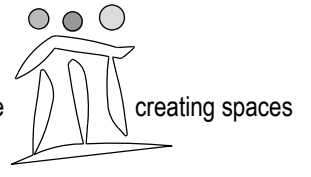
TOTAL SITE	REQUIRED	PROVIDED
TREES	37	44
SHRUBS	NA	280
PERENNIAL / GRASSES	NA	376

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	HEIGHT	WIDTH
CANOPY TREE							
CO	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	60'	50'
GD	6	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL	60'	50'
EVERGREEN TREES							
PP	3	PINUS EDULIS	PINYON PINE	B & B	6' HT.	30'	20'
PH2	4	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HT.	25'	12'
ORNAMENTAL TREE							
AS2	11	ACER GRANDIDENTATUM 'MESA GLOW'	ROCKY MOUNTAIN GLOW MAPLE	B & B	2" CAL	30'	18'
AG2	10	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL	20'	20'
SS2	5	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL	20'	15'
DECIDUOUS SHRUB							
AA	17	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	CONT.	5 GAL	8'	8'
CP3	13	CARAGANAPYGMAEA	PYGMYP EASHRUB	CONT.	5 GAL	4'	5'
LX	27	LONICERA X XYLOSTEIOIDES 'CLAVEY'S DWARF'	CLAVEY'S DWARF HONEYSUCKLE	CONT.	5 GAL	6'	5'
PL2	18	PHILADELPHUS MICROPHYLLUS	LITTLE LEAF MOCKORANGE	CONT.	5 GAL	5'	5'
PM	25	PHYSCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	5 GAL	4'	4'
RC	10	RIBES CEREUM	WAX CURRANT	CONT.	5 GAL	4'	4'
SM2	22	SYRINGAPATULA 'MISS KIM'	MISS KIM LILAC	CONT.	5 GAL	5'	5'
EVERGREEN SHRUB							
AP	13	ARCTOSTAPHYLOS X PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL	2'	6'
JH	46	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	CONT.	5 GAL	2'	6'
JS	41	JUNIPERUS SABINA 'SIERRA SPREADER'	SIERRA SPREADER JUNIPER	CONT.	5 GAL	1.5'	6'
JM	20	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	CONT.	5 GAL	15'	8'
JO	11	JUNIPERUS X MEDIA 'OLD GOLD'	OLD GOLD JUNIPER	CONT.	5 GAL	3'	4'
MA	17	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	5 GAL	6'	6'
ORNAMENTAL GRASS							
BB	12	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	CONT.	1 GAL	2'	3'
FRG	78	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	CONT.	1 GAL	5'	2'
CL	43	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	CONT.	1 GAL	3'	2'
HS	75	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	1 GAL	3'	3'
PS	25	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	CONT.	1 GAL	4'	2.5'
PH	46	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	1 GAL	2'	2'
SL2	60	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	CONT.	1 GAL	4'	2'
PERENNIAL							
EP	37	EUONYMUS COLORATUS	PURPLE WINTERCREEPER	CONT.	1 GAL	1.5'	4'

GENERAL LANDSCAPE NOTES:

- FINAL CONSTRUCTION DOCUMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED WITHIN THIS PUD SUBMITTAL.
- THE LOCATION OF LANDSCAPE PLANTINGS MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF UNDERGROUND UTILITIES, HOWEVER SHALL NOT BE USED AS A MEANS OF REDUCING THE NUMBER OF TREES AND SHRUBS AS REQUIRED PER THE MUDDSG. THE BASE OF DECIDUOUS TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM WET UTILITIES. THE BASE OF EVERGREEN TREES SHALL BE PLANTED NO CLOSER THAN 10' FROM ALL WET UTILITIES UNLESS OTHERWISE DIRECTED BY THE CITY.
- GRASS AREAS DESIGNATED AS IRRIGATED TURF SHALL BE SEEDED OR SODDED WITH A DROUGHT TOLERANT GRASS MIXTURE.
- THE SIZE OF DECIDUOUS TREES SHALL BE A MINIMUM OF 2.5" CALIPER AND THE SIZE OF EVERGREEN TREES SHALL BE A MINIMUM OF 6' IN HEIGHT.
- THE SIZE OF DECIDUOUS AND EVERGREEN SHRUBS SHALL BE A MINIMUM OF 5 GALLONS.
- WHENEVER POSSIBLE, MECHANICAL DEVICES SHALL BE SCREENED WITH LANDSCAPE MATERIAL.
- RIGHT OF WAY, PRIVATE PARKING AND THEIR ASSOCIATED IMPROVEMENTS WILL BE PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION WHICH SHALL INCLUDE LANDSCAPE MAINTENANCE AND SNOW REMOVAL. OTHER PUBLIC OR PRIVATE IMPROVEMENTS, INCLUDING CAPITAL IMPROVEMENTS TO THE ROW AND THEIR ASSOCIATED MAINTENANCE SHALL BE FURTHER DEFINED IN THE SUBDIVISION AGREEMENT.
- ALL LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED AND INSTALLED WITH THE INTENT TO PRESERVE THE PEDESTRIAN EXPERIENCE WHILE ENSURING PUBLIC SAFETY AND MAINTAINING A HIGH AESTHETIC QUALITY WITHIN THE SITE.
- PLANT DIVERSITY SHOULD BE CONSIDERED WHEN SELECTING STREET TREES. THE MAXIMUM PERCENTAGE OF ANY ONE TREE SPECIES ON SITE SHOULD NOT EXCEED 33%.
- EACH STREET TREE SHALL BE IRRIGATED VIA DRIP IRRIGATION OR A DRIP RING EMITTER.
- A LOW WATER PLANT PALETTE IS PROPOSED.
- ROOT BARRIERS ARE REQUIRED FOR TREES PLANTED CLOSER THAN FIVE (5) FEET TO A CURB AND / OR PUBLIC SIDEWALK.
- THE LANDSCAPE PLAN DEPICTED HEREIN SHALL BE USED AS THE GUIDING DOCUMENT FOR THE LANDSCAPE CONSTRUCTION DRAWINGS, BUT MAY BE ALTERED TO ACCOMMODATE UTILITIES, WALLS, GRADING, ADA ACCESSIBILITY AND OTHER HORIZONTAL AND VERTICAL REFINEMENTS, HOWEVER SHALL NOT BE USED AS A MEANS OF REDUCING THE NUMBER OF TREES AND SHRUBS AS REQUIRED PER THE MUDDSG.



DELO WEST FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL REVIEW USE

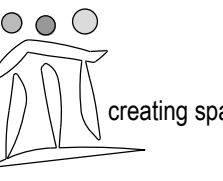
A PART OF SECTION 8, TOWNSHIP 1 SOUTH,
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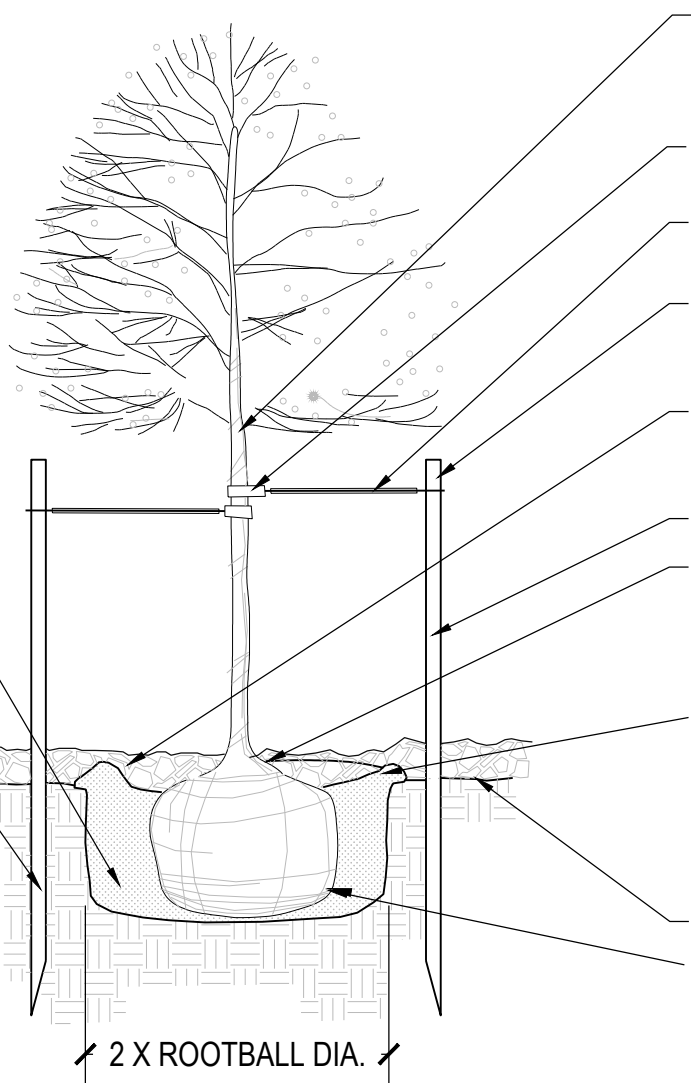
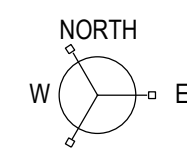


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NOTES:

1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
2. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
3. TREES PLANTED WITHIN DRAIN STRIP OR SCREE AREA SHALL HAVE 3'-0" DIAMETER RING OF MULCH 5" DEEP AT THE BASE OF EACH TREE
4. PLANT TREES AND APPLY MULCH PRIOR TO PLACING SCREE MATERIAL
5. STREET TREES ARE TO BE LIMBED UP TO 8'. PRUNING SHALL OCCUR IN THE APPROPRIATE MANNER AT THE NURSERY. SUBSTANTIAL PRUNING WILL NOT BE ALLOWED ON-SITE.

SPACE GUY ASSEMBLIES
EQUALLY AROUND TREE, AS
PER DIAGRAM FOR WIND
STABILITY AGAINST
PREVAILING WIND.



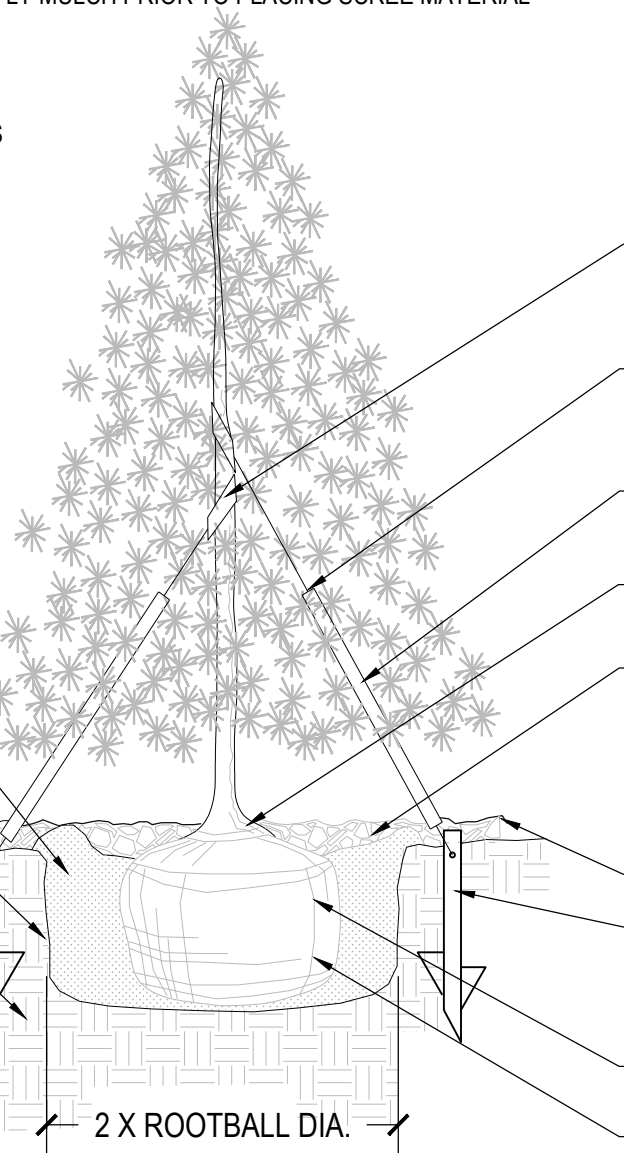
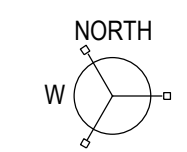
WRAP ENTIRE SURFACE OF TRUNK
TO SECOND BRANCH WITH
SPECIFIED TREE WRAP MATERIAL
AND SECURE.
SPECIFIED TREE STRAP AT END OF
GUY WIRE AROUND TREE TRUNK.
1/2" DIAM. X 24" LONG PVC PIPE
SECTION ON EACH WIRE.
12 GAUGE GALVANIZED WIRE,
DOUBLE STRAND TWISTED.
MINIMUM 3 GUYS PER TREE.
WATER RING - INSTALL AT END OF
PLANTING, REMOVE PRIOR TO
SODDING OR IRRIGATED SEEDING.
6" PINE POST 2" O.D. (4" EXPOSED)
PLANT ROOTBALL 3" HIGHER THAN WHICH
IT GREW (IN IRRIGATED AREAS) IN
NON-IRRIGATED AREAS PLANT TREE AT
GRADE WHICH IT GREW.
APPLY SPECIFIED MULCH 3" DEEP TO THE
OUTSIDE EDGE OF SAUCER UPON PLANTING
APPLY RING OF BARK MULCH 3" DEEP UPON
COMPLETION OF SEEDING OR SODDING. IN THE
OPEN SPACE AND PARKS MULCH TO BE 4" DEEP
AND 36" DIA RING.
FINISHED GRADE
CUT AND REMOVE BURLAP FROM
TOP AND SIDES OF ROOTBALL.
REMOVE ALL WIRES AND NYLON
TIES FROM TOP 2/3 OF ROOTBALL.

1 DECIDUOUS TREE PLANTING
Scale: NTS

NOTES:

1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. TREES PLANTED WITHIN DRAIN STRIP OR SCREE AREA SHALL HAVE 3'-0" DIAMETER RING OF MULCH 5" DEEP AT THE BASE OF EACH TREE.
3. PLANT TREES AND APPLY MULCH PRIOR TO PLACING SCREE MATERIAL

SPACE GUY ASSEMBLIES
EQUALLY AROUND TREE, AS
PER DIAGRAM FOR WIND
STABILITY AGAINST
PREVAILING WIND.



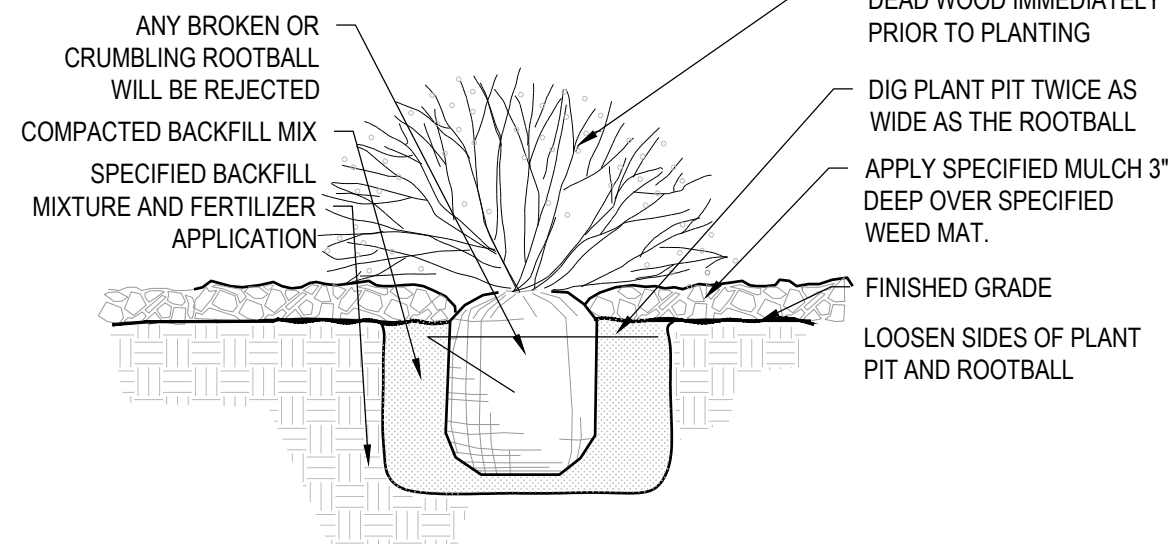
DO NOT CUT OR DAMAGE LEADER
* USE ONLY ON TREES 8' OR TALLER

RUBBER HOSE (1/2" DIA.) OR 12"
NYLON TREE STRAP ON GUY WIRE
TO PROTECT TREE
#12 GALVANIZED WIRE TWISTED
DOUBLE STRAND. MIN. 3 GUY
WIRES PER TREE.
1/2" DIA. X 36" LONG WHITE PVC
PIPE ON EACH GUY WIRE
SET ROOTBALL 3" HIGHER THAN
GRADE AT WHICH TREE GREW.
APPLY SPECIFIED MULCH 3" DEEP TO THE
OUTSIDE EDGE OF SAUCER UPON PLANTING
APPLY 18-24" RING OF BARK MULCH 3" DEEP
UPON COMPLETION OF SEEDING OR SODDING.
IN THE OPEN SPACE AND PARKS MULCH TO BE
4" DEEP AND 36" DIA.
FINISHED GRADE
30" METAL "T" STAKE. DRIVE
VERTICALLY INTO
UNDISTURBED SOIL, FLUSH
W/GRADE
REMOVE BURLAP FROM TOP 2/3
OF ROOTBALL
REMOVE WIRE COMPLETELY
FROM UPPER 2/3 OF ROOTBALL

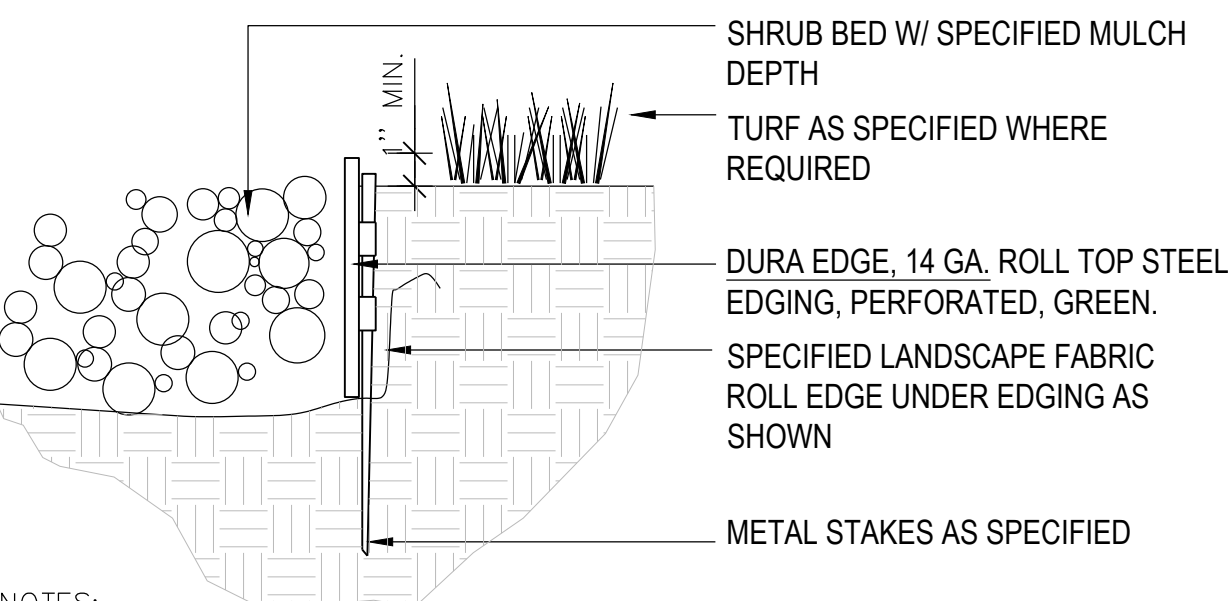
2 EVERGREEN TREE PLANTING
Scale: NTS

NOTES:

1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER
4. SHRUBS PLANTED WITHIN THE DRAIN STRIP OR SCREE AREAS SHALL HAVE A 12" DIAMETER RING OF MULCH AT THE BASE OF EACH SHRUB
5. PLANT ALL SHRUBS AND AND MULCH RING PRIOR TO PLACING ROCK



3 SHRUB PLANTING
Scale: NTS



NOTES:

1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

4 EDGER DETAIL
Scale: NTS

DELO WEST
LOUISVILLE, COLORADO

FINAL PUD

Drawn by: PCS
Checked by: PMS
Issue Date: 07.09.2021
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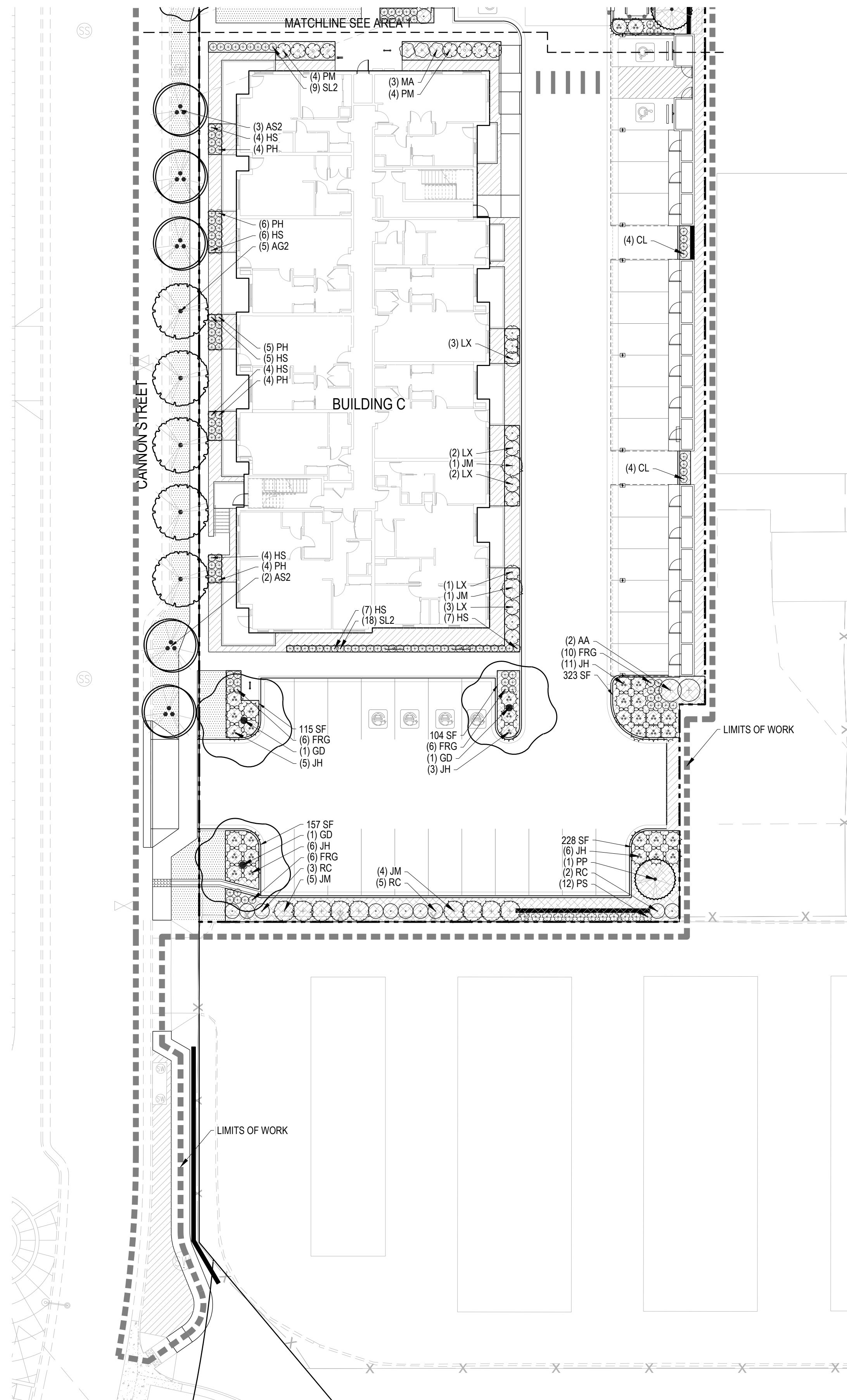
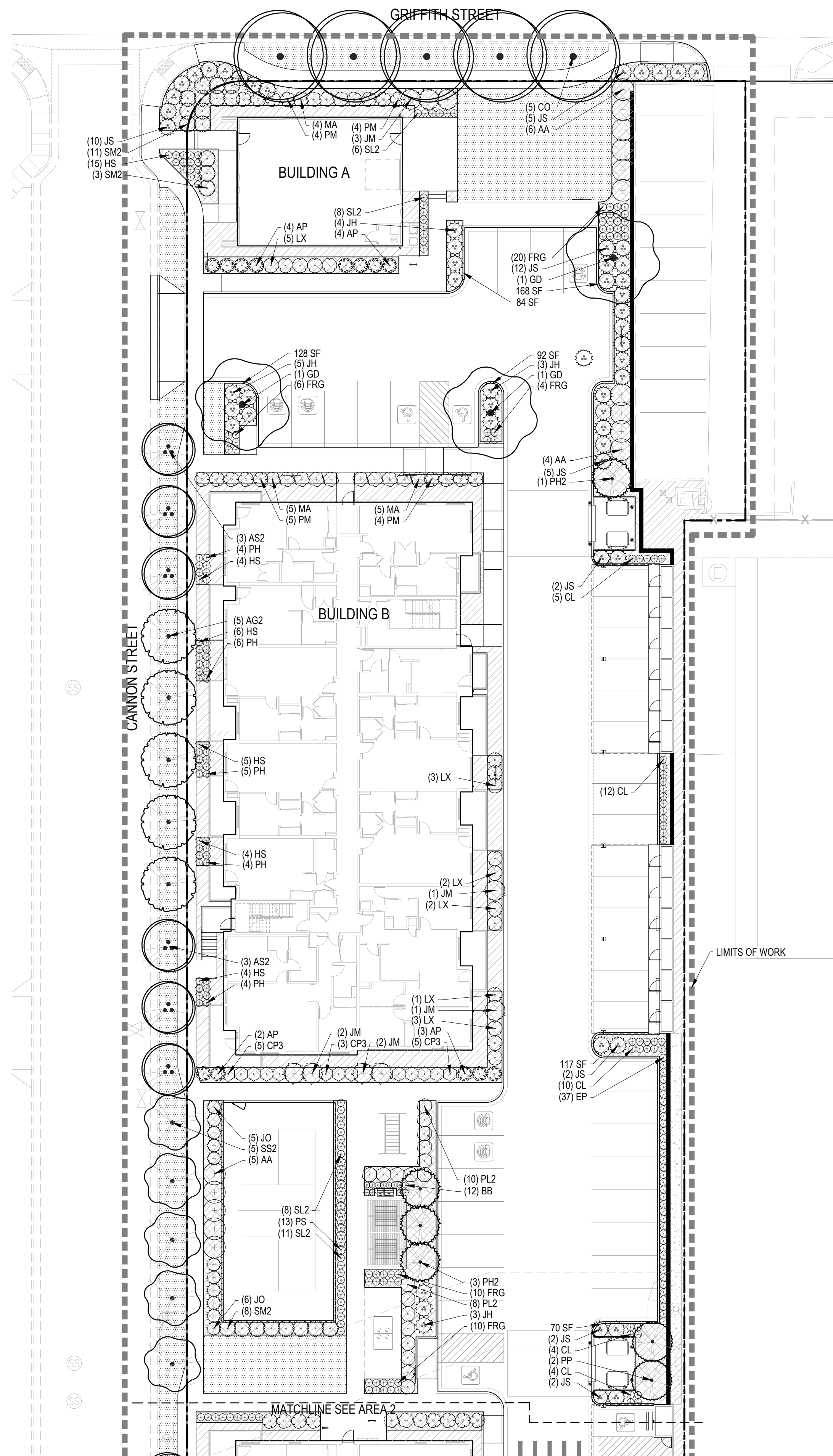
LANDSCAPE
DETAILS

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DELO WEST FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL REVIEW USE

A PART OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LANDSCAPE KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SOD - IRRIGATED
- ROCK MULCH - NON IRRIGATED
- WOOD MULCH - IRRIGATED
- EDGER - PERFORATED

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BICYCLE RACK BY MADRAX
MODEL: U24-SF
POWDER COAT COLOR: BLACK
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECS.
OR APPROVED EQUAL.

CONTACT: MADRAX
PHONE: 800.448.7931
WWW.MADRAX.COM

2 BICYCLE RACK
Scale: NTS



BICYCLE STATION BY MADRAX
MODEL: BRS-NP
POWDER COAT COLOR: BLACK
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECS.
OR APPROVED EQUAL.

CONTACT: MADRAX
PHONE: 800.448.7931
WWW.MADRAX.COM

3 BICYCLE STATION
Scale: NTS



PICNIC TABLE BY COLUMBIA CASCAD
MODEL: 2244-6
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECS.
OR APPROVED EQUAL.

CONTACT: COLUMBIA CASCADE COMPANY
PHONE: 503.223.1157
WWW.TIMBERFORM.COM

4 PICNIC TABLE
Scale: NTS



TRASH RECEPTACLE BY FORMS AND
SURFACES
MODEL: CORDIA, SLCOR-136A_RC-FS
MATERIAL: JATOBA
FINISH: POWDER COAT COLOR: BLACK
TEXTURE
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECS.
OR APPROVED EQUAL.

CONTACT: FORMS AND SURFACES
PHONE: 800.451.0410
WWW.FORMS-SURFACES.COM

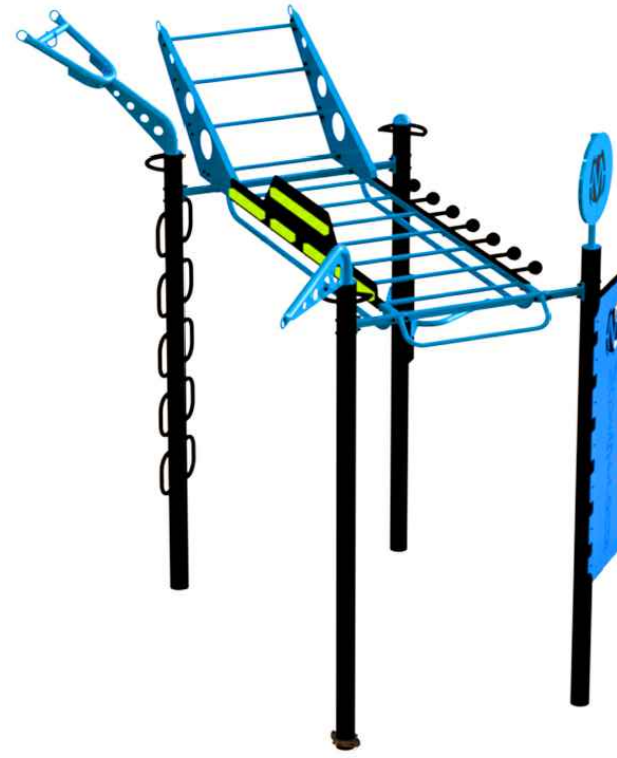
5 TRASH RECEPACLE
Scale: NTS



GRILL STATION BY CAL FLAME
MODEL: LBK-601
INSTALL PER MANUFACTURER'S SPECS.
OR APPROVED EQUAL.

CONTACT: CAL FLAME
PHONE: 800.225.7727
WWW.CALFLAMEBBQ.COM

6 GRILL STATION
Scale: NTS



FITNESS
FITNESS STATION BY MOVE STRONG
ELEMENTS: DIP BAR, CENTER POST, PULL UP
BAR, SIDE RAIL, LOOP POST, CLIMBING BAR,
GLOBE GRIP, AB BOARD
POWDER COAT COLOR: TBD
MOUNTING: EMBEDDED
INSTALL PER MANUFACTURER'S SPECS.
OR APPROVED EQUAL.

CONTACT: MOVE STRONG
PHONE: 855.728.8700
WWW.MOVESTRONGFIT.COM

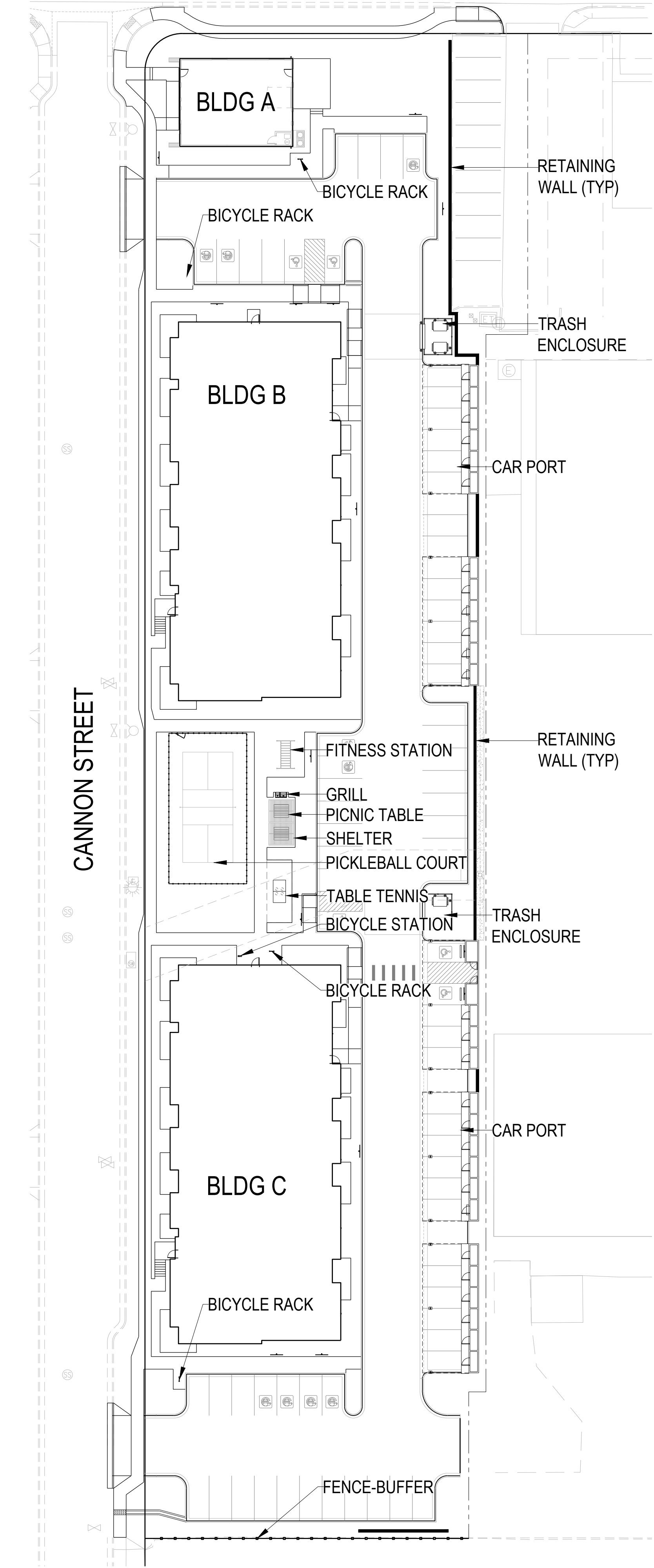
7 FITNESS STATION
Scale: NTS



TABLE TENNIS BY KETTLER
MODEL: EDEN OUTDOOR TT TABLE
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECS.
OR APPROVED EQUAL.

CONTACT: KETTLER
PHONE: 888.253.8853
WWW.KETTLERUSA.COM

8 TABLE TENNIS
Scale: NTS



1 SITE DETAILS PLAN
SCALE: 1"=30'

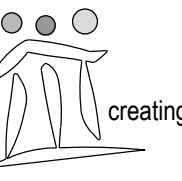


Prepared For



DEVELOPMENT
2150 W. 29TH AVENUE
SUITE 410
DENVER, CO 80211

Landscape Architecture



pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 f 303.531.4908

DELO WEST
LOUISVILLE, COLORADO

FINAL PUD

Drawn by: PCS
Checked by: PMS
Issue Date: 07.09.2021
Revisions: 10.25.2021
01.14.2022

Sheet Name

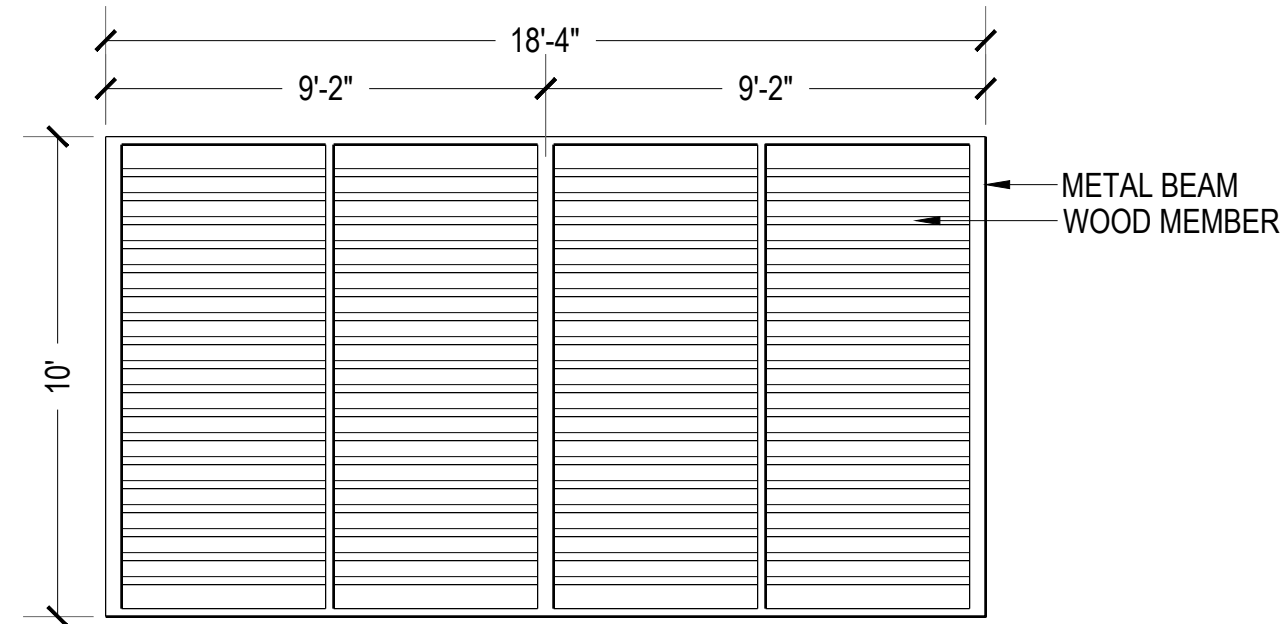
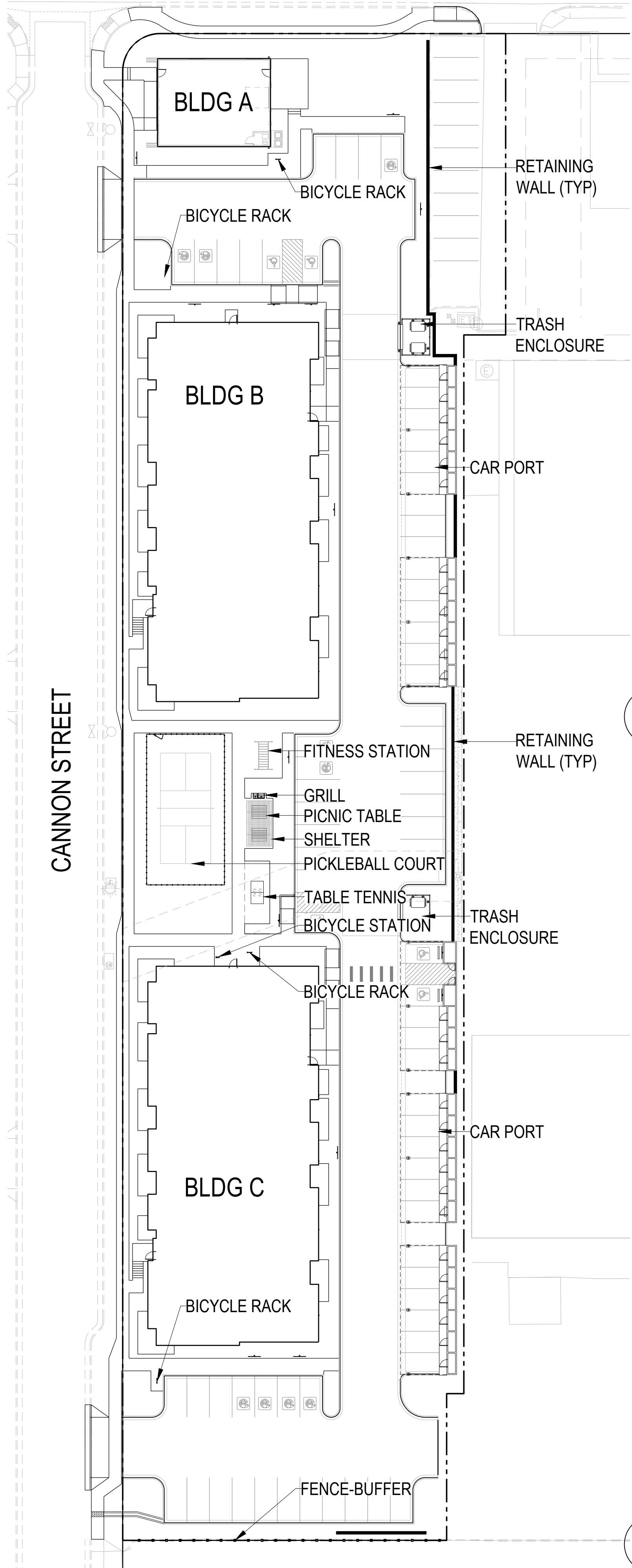
SITE PLAN AND
DETAILS

Sheet Number

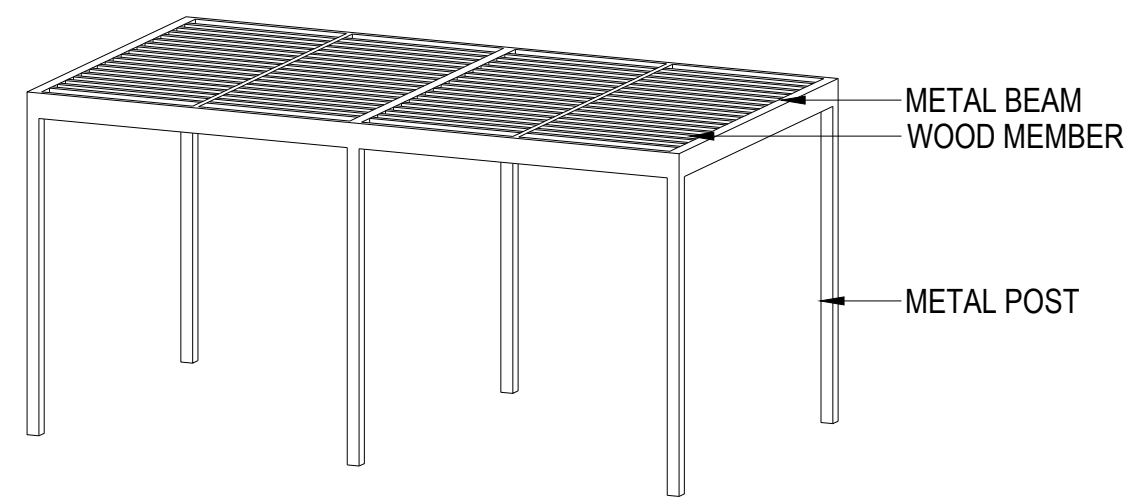
11
of 14

DELO WEST FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL REVIEW USE

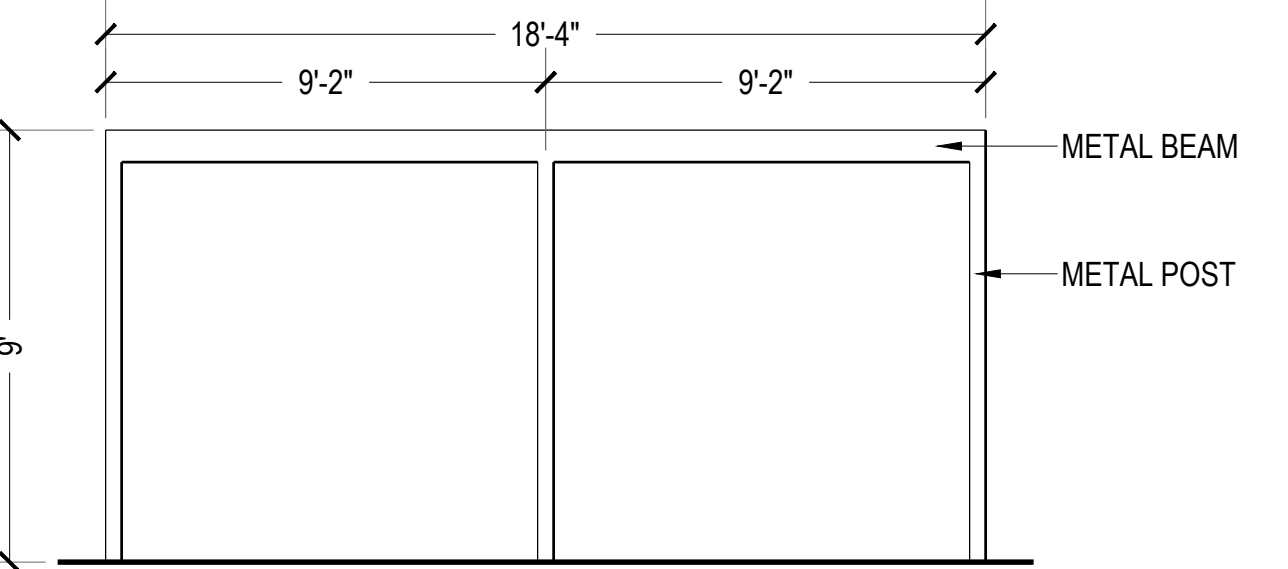
A PART OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



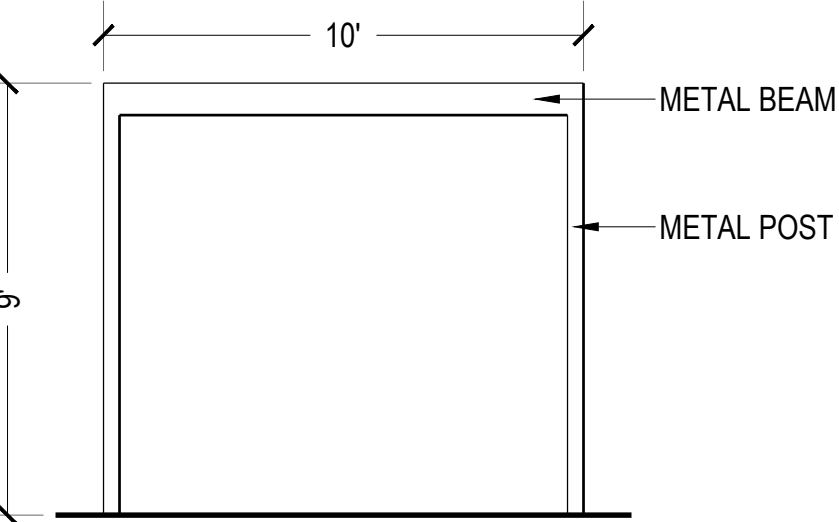
PLAN VIEW



AXONOMETRIC

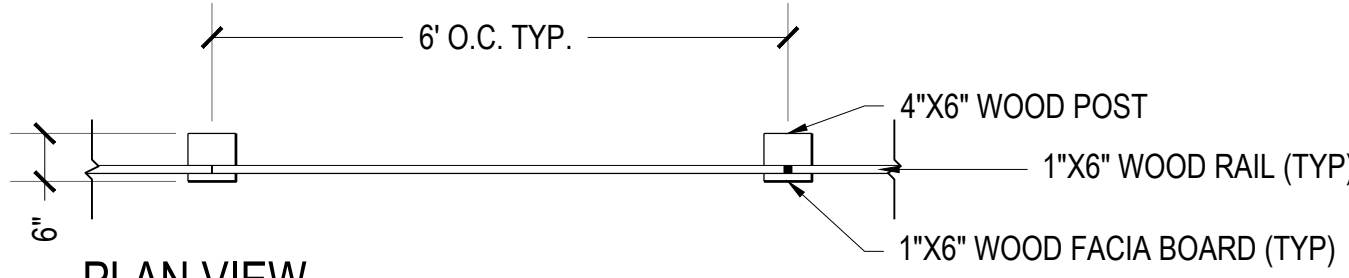


ELEVATION A

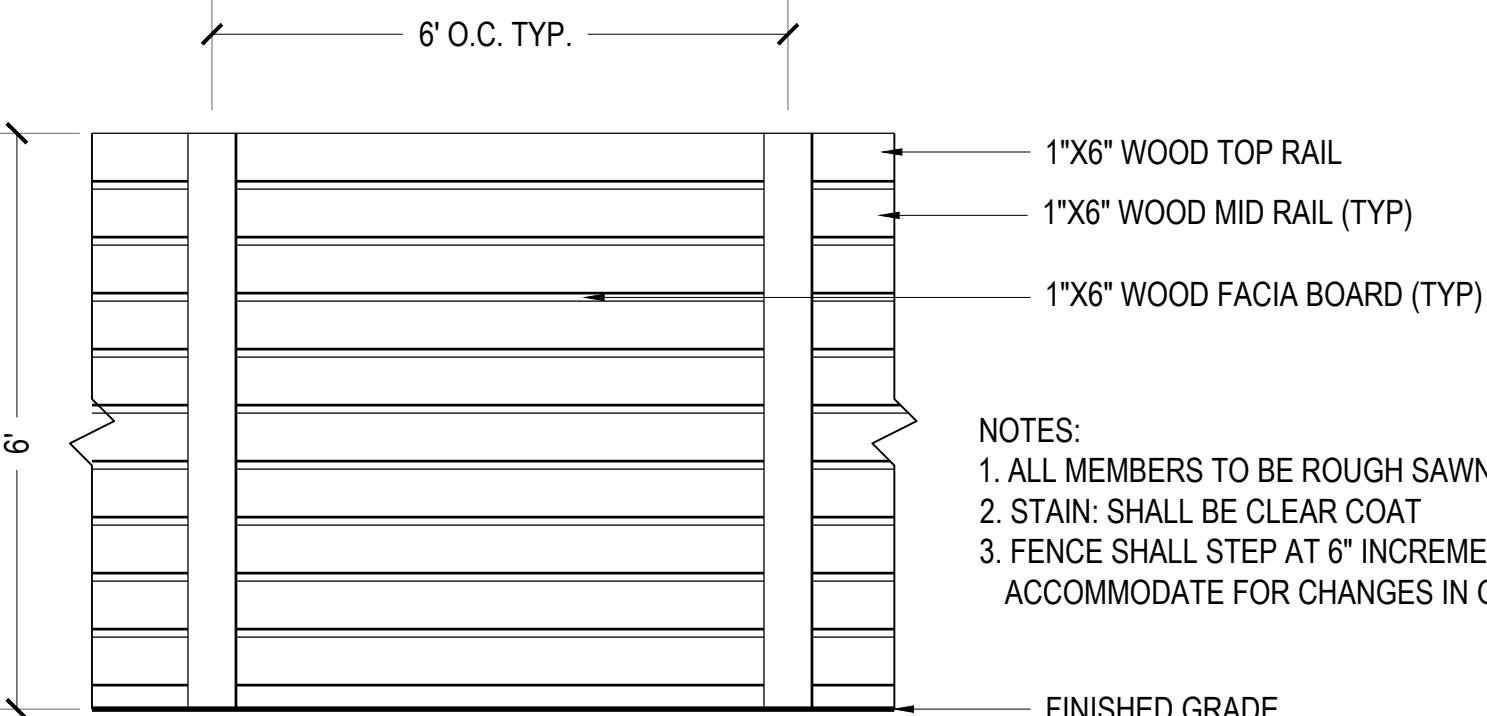


ELEVATION B

1 SHELTER
Scale: NTS



PLAN VIEW



ELEVATION

2 FENCE-BUFFER
Scale: NTS

18" UNIVERSAL GUIDE - UB 18-2
18" high x 24" wide (46 cm x 61 cm) panels for Linear Applications, Surround Applications and Root Pruning. Our UB 18-2 panels include our patented, integrated zipper joining mechanism for easy assembly. The 18" (46 cm) height is ideal for protection from invasive roots in sidewalk, driveway, patio and many other planting situations.

APPLICATION STYLES					PRODUCT USES				
Product#	Linear	Surround	Root Pruning	Specialty	Product#	Edible	Flora & Grasses	Medicinal	Roots
UB 12-2	•	•	•	•	UB 12-2	•	•	•	•
UB 18-2	•	•	•	•	UB 18-2	•	•	•	•
UB 24-2	•	•	•	•	UB 24-2	•	•	•	•
UB 36-2	•	•	•	•	UB 36-2	•	•	•	•
UB 48-2	•	•	•	•	UB 48-2	•	•	•	•

- FEATURES
- Instant assembly: panels slide together with a zipper joiner system
 - Universal Guide: linear, surround, and root pruning applications
 - Sliding adjustable in 2" (51 cm) modules
 - 1/2" (1.2 cm) raised 90° molded root deflecting ribs
 - Ground lock tabs to prevent lifting by tree
 - Double top edge for strength, safety, appearance and root overgrowth protection
 - Ultraviolet inhibitors
 - Rounded edges for safety in handling
 - Manufactured in USA with 75% reprocessed polypropylene
 - DeepRoot products are protected under one or more of the following U.S. Patents: 5,070,642; 5,305,549 and 5,528,857

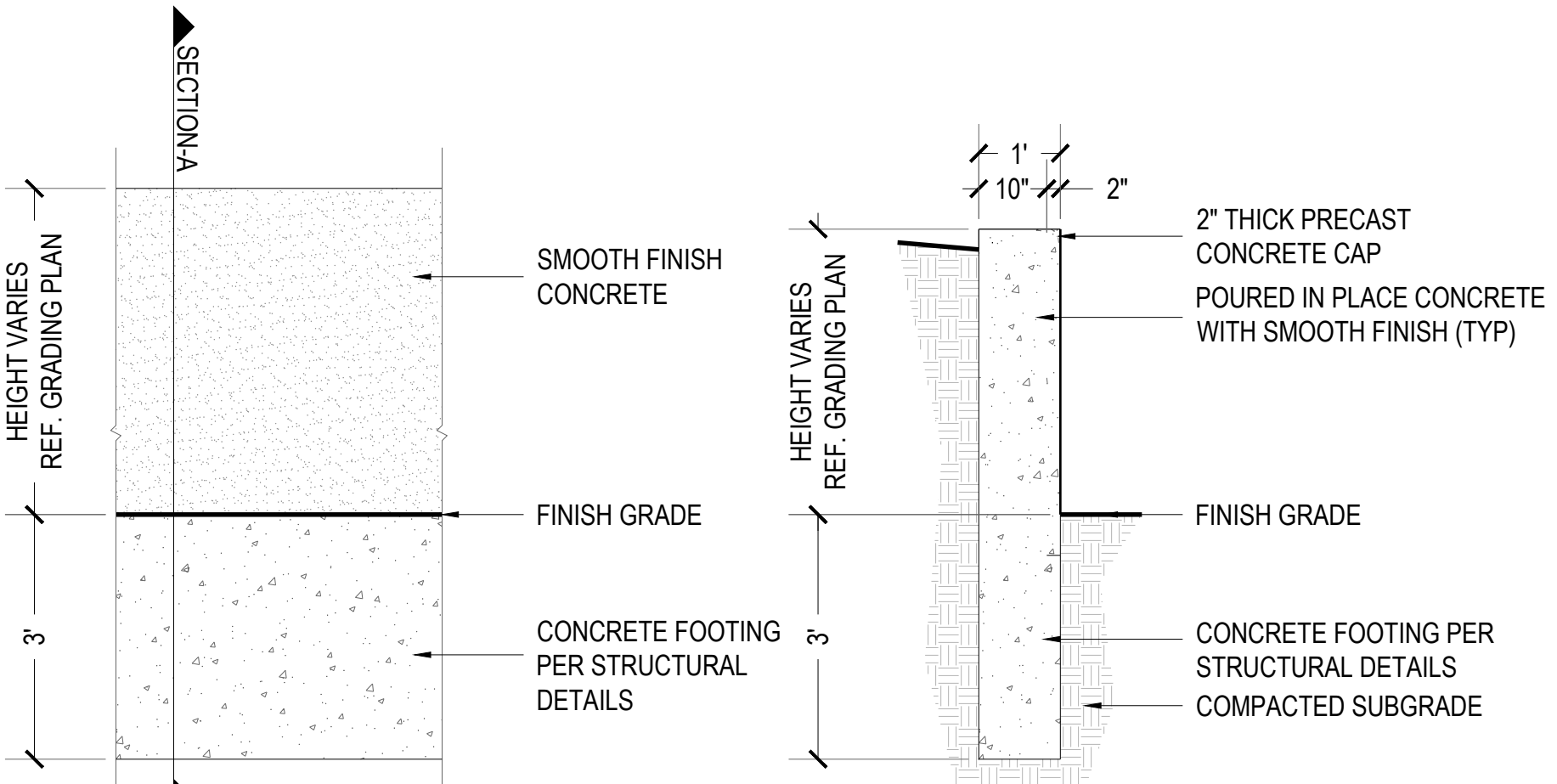
PANEL DIMENSIONS
18" H x 24"W (46 cm x 61 cm)

- MATERIAL AND MANUFACTURING PROCESS
- Copolymer Polypropylene of 0.080" (2.032 mm) thickness
 - 75% reprocessed polypropylene
 - Injection molded
 - ISO 9002 certified
 - Made in USA



ROOT BARRIER BY DEEPROOT
MODEL: UB 18-2 (UNIVERSAL) OR APPROVED EQUAL.
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

3 ROOT BARRIER
Scale: NTS



ELEVATION

SECTION-A

4 RETAINING WALL
Scale: NTS

1 SITE DETAILS PLAN
SCALE: 1"=30'

A PART OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



PICKLEBALL LAYOUT

PICKLEBALL SURFACE COATING

PICKLEBALL FENCE LAYOUT

PICKLEBALL NET

PICKLEBALL PAVING

PICKLEBALL FENCE

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. DO NOT SCALE DRAWINGS.
3. FOOTING WIDTH TO BE 4(X POST WIDTH. MIN. DEPTH TO BE 36" [914 MM].

Scale: NTS

DELO WEST
LOUISVILLE, COLORADO

FINAL PUD

Drawn by:	PCS
Checked by:	PMS
Issue Date:	07.09.2021
Revisions:	10.25.2021
	01.14.2022

Sheet Name

SITE DETAILS

Sheet Number

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of 14

DELO WEST FINAL PLANNED UNIT DEVELOPMENT AMENDMENT SPECIAL REVIEW USE

A PART OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

MATERIAL KEYNOTES



A) BRICK MASONRY

B) LAP SIDING
COLOR #1

C) LAP SIDING
COLOR #2

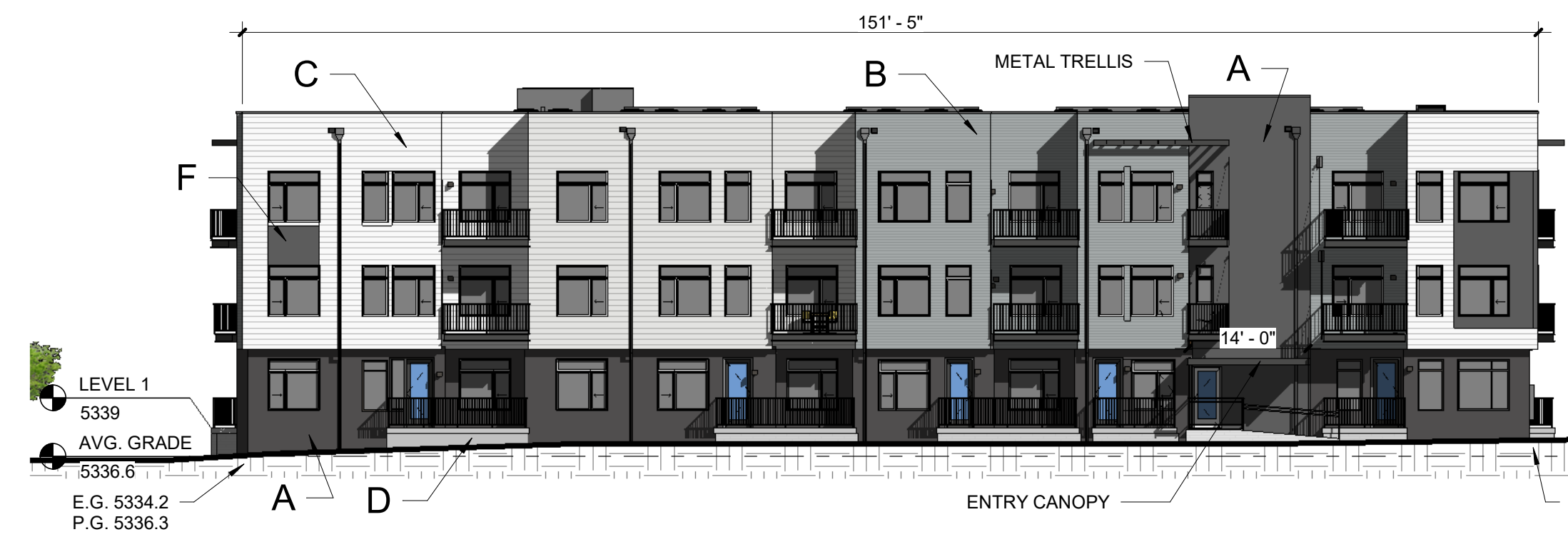
D) BOARD FORMED
CONCRETE

E) CORRUGATED
METAL PANEL

F) CORRUGATED
METAL PANEL

G) METAL PANEL
SIDING

PAINT COLOR PALETTE
NOTE: APPROXIMATE PAINT
COLORS - FINAL COLORS TO BE
SELECTED DURING CONSTRUCTION



1 EAST ELEVATION BLDG C

1/16" = 1'-0"



2 EAST ELEVATION BLDG B AND A

1/16" = 1'-0"



3 WEST ELEVATION BLDG A AND B (STREET FACING)

1/16" = 1'-0"



4 WEST ELEVATION BLDG C (STREET FACING)

1/16" = 1'-0"

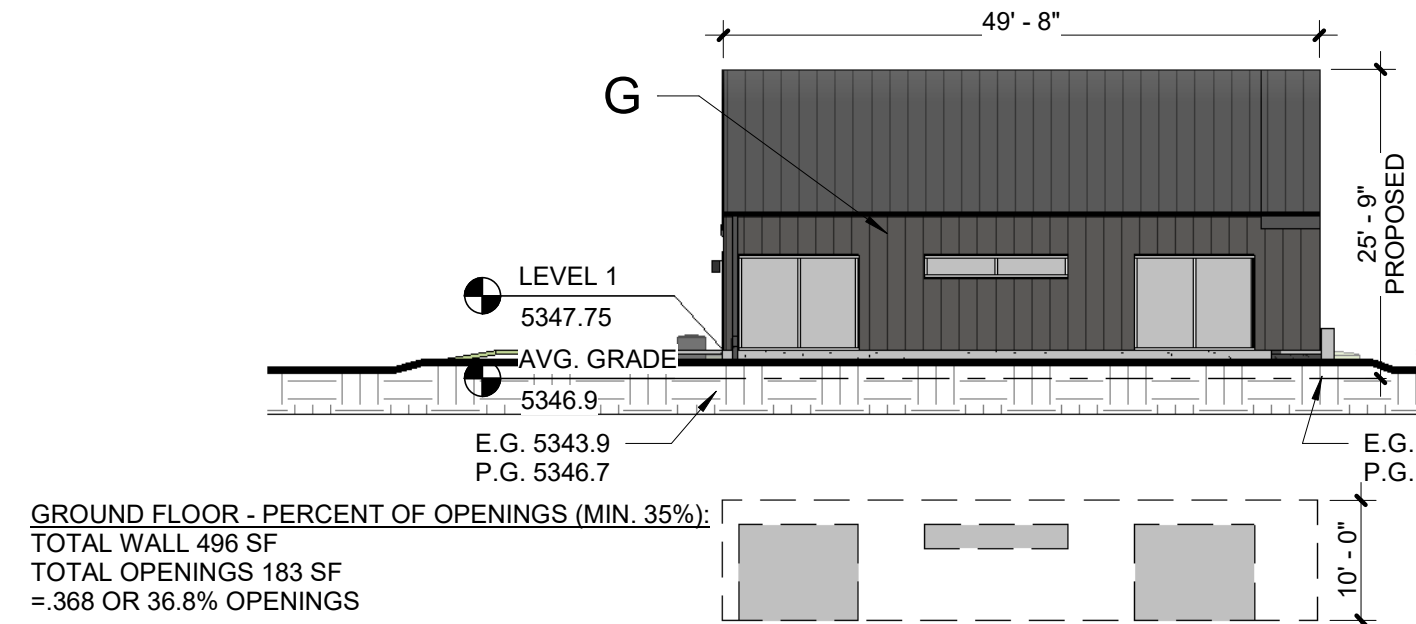
GROUND FLOOR - PERCENT OF OPENINGS (MIN. 35%):
TOTAL WALL 331 SF
TOTAL OPENINGS 147 SF
= 44.4 OR 44.4% OPENINGS

GROUND FLOOR - PERCENT OF OPENINGS (MIN. 35%):
TOTAL WALL 1,670 SF
TOTAL OPENINGS 608 SF
= 36.4 OR 36.4% OPENINGS

*ALL GLAZING WILL BE CLEAR TINT WITH LOW-E COATING

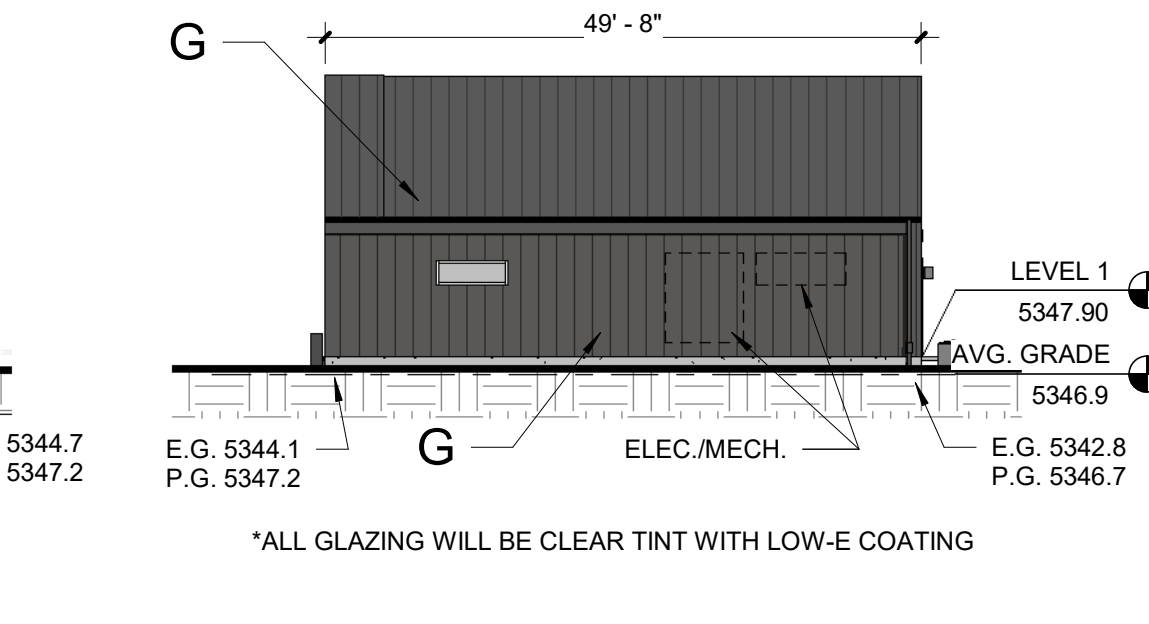
GROUND FLOOR - PERCENT OF OPENINGS (MIN. 35%):
TOTAL WALL 1,670 SF
TOTAL OPENINGS 608 SF
= 36.4 OR 36.4% OPENINGS

*ALL GLAZING WILL BE CLEAR TINT WITH LOW-E COATING



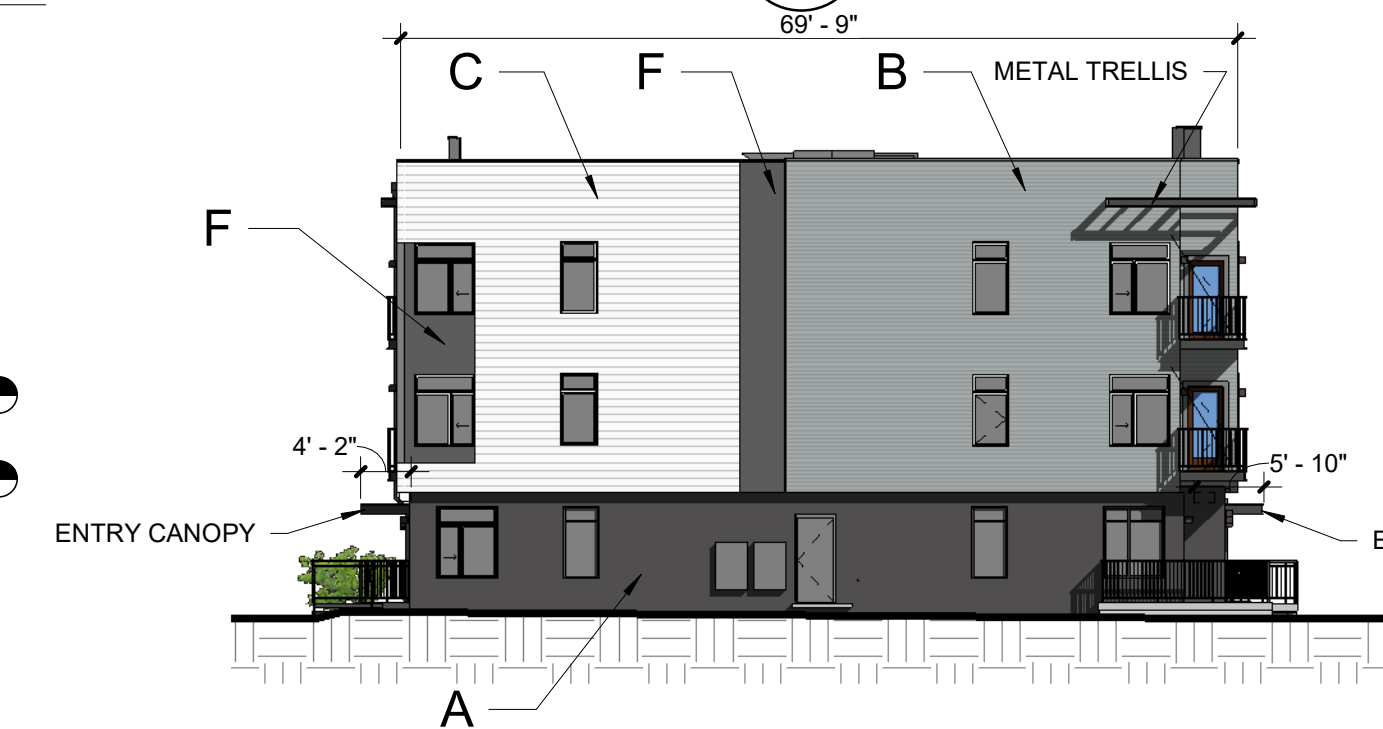
5 NORTH ELEVATION BLDG A

1/16" = 1'-0"



6 SOUTH ELEVATION BLDG A

1/16" = 1'-0"



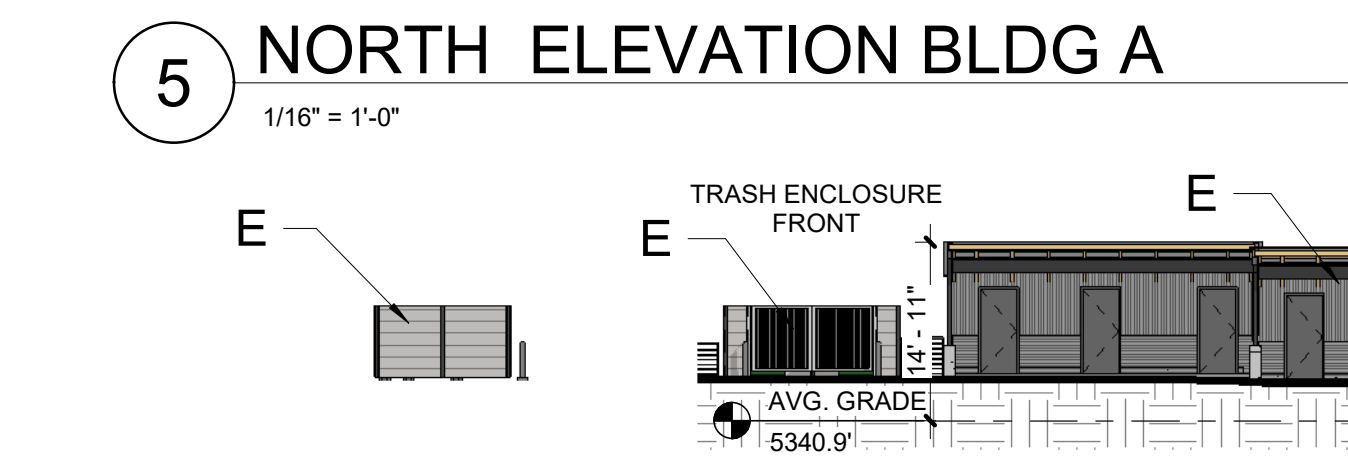
7 NORTH B AND C ELEVATION TYP.

1/16" = 1'-0"



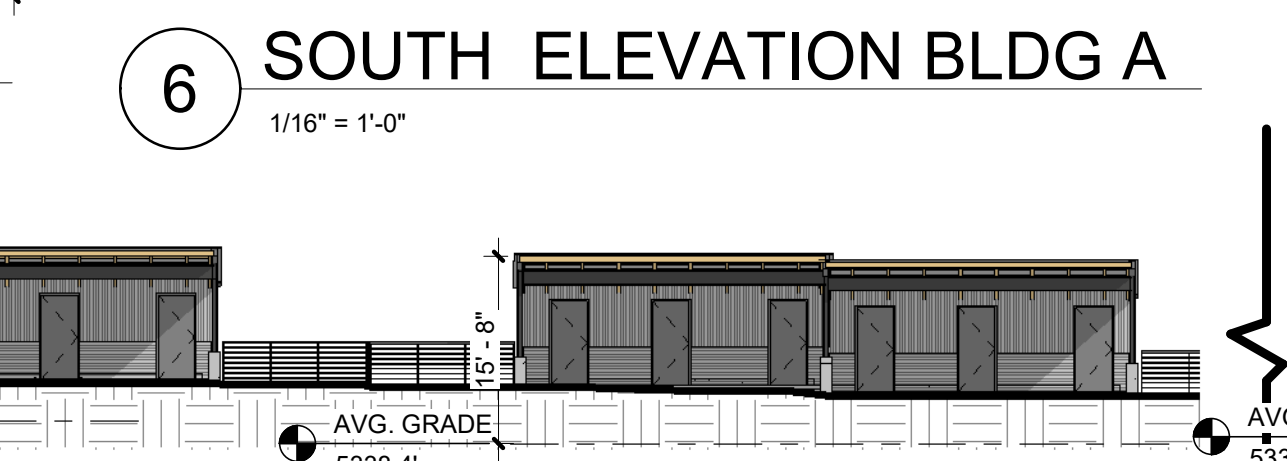
8 SOUTH B AND C ELEVATION TYP.

1/16" = 1'-0"



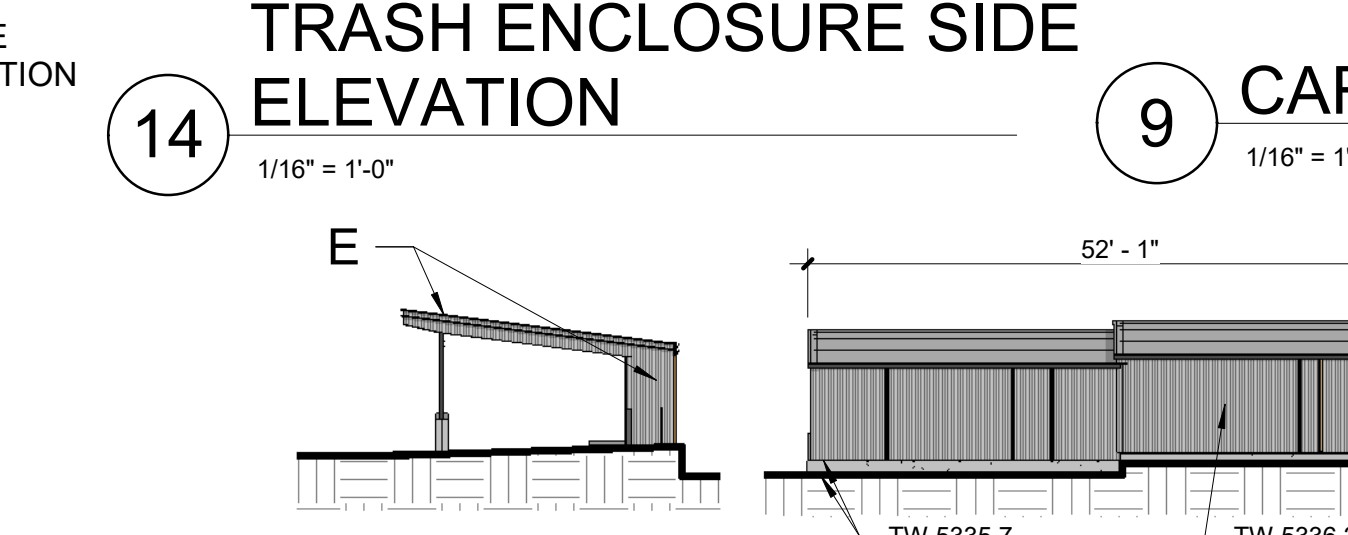
9 CARPORT WEST ELEVATION BLDG B

1/16" = 1'-0"



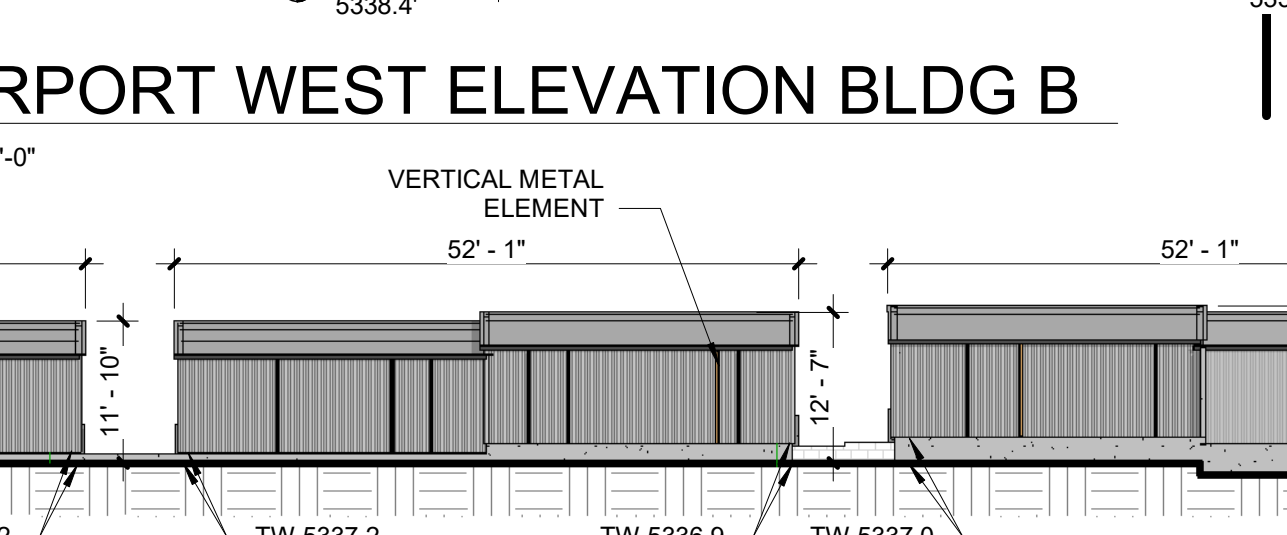
10 CARPORT WEST ELEVATION BLDG C

1/16" = 1'-0"



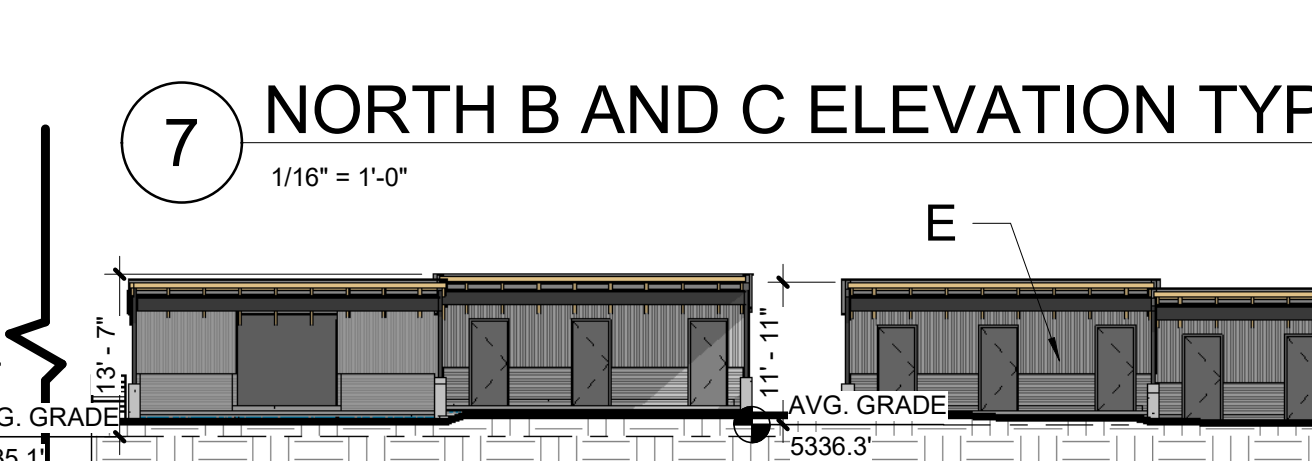
13 CARPORT SIDE ELEVATION

1/16" = 1'-0"



12 CARPORT EAST ELEVATION BLDG C

1/16" = 1'-0"



11 CARPORT EAST ELEVATION BLDG B

1/16" = 1'-0"

KEY MAP

