

745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-00477-2023

Project History List

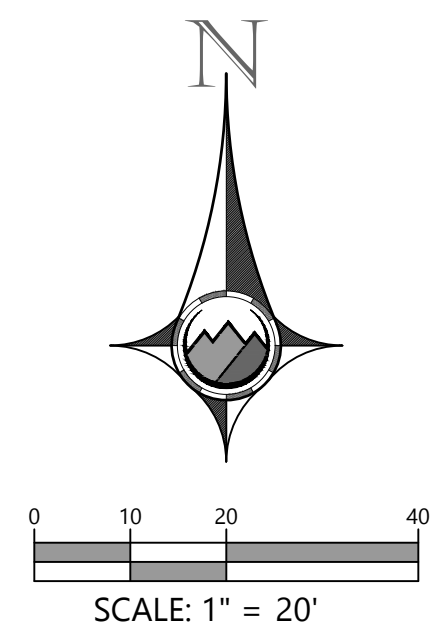
PROPOSED 3-STORIES COMMERCIAL SELF-STORAGE BUILDING AT VACANT LOT. TOTAL BUILDING AREA WILL BE 98,279 SF.

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.

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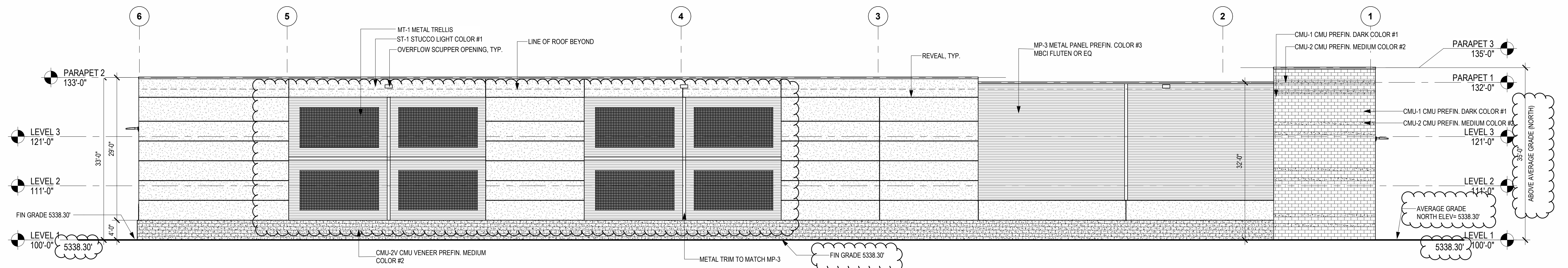


1. ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.

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2 SOUTH ELEVATION



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

EXTERIOR ELEVATIONS

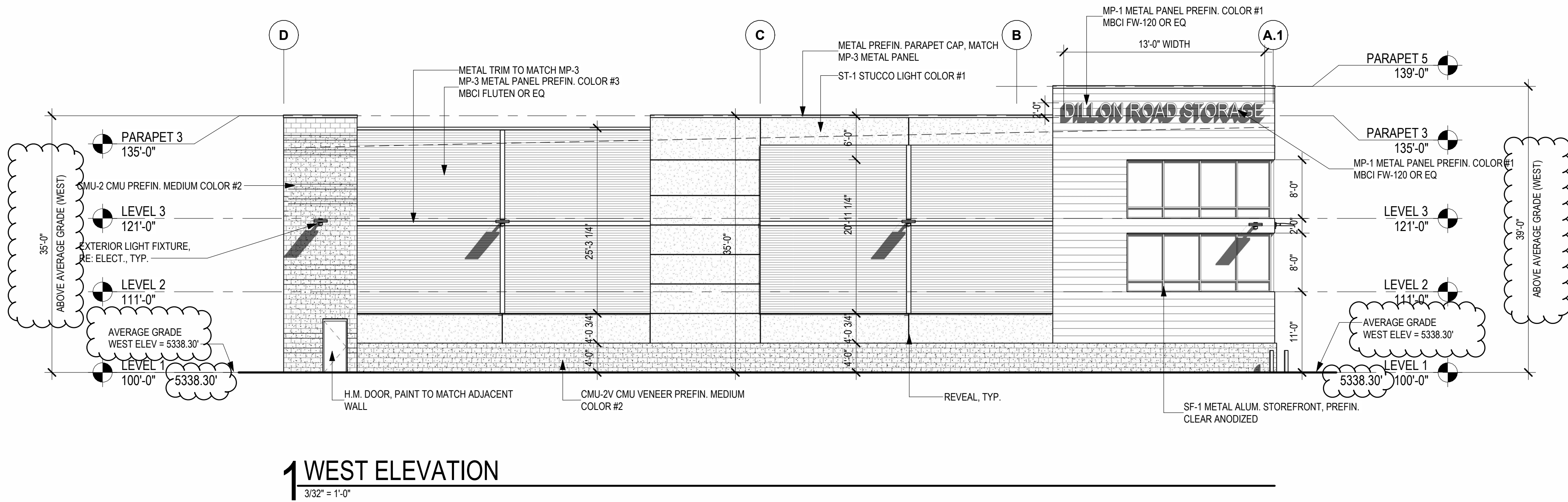
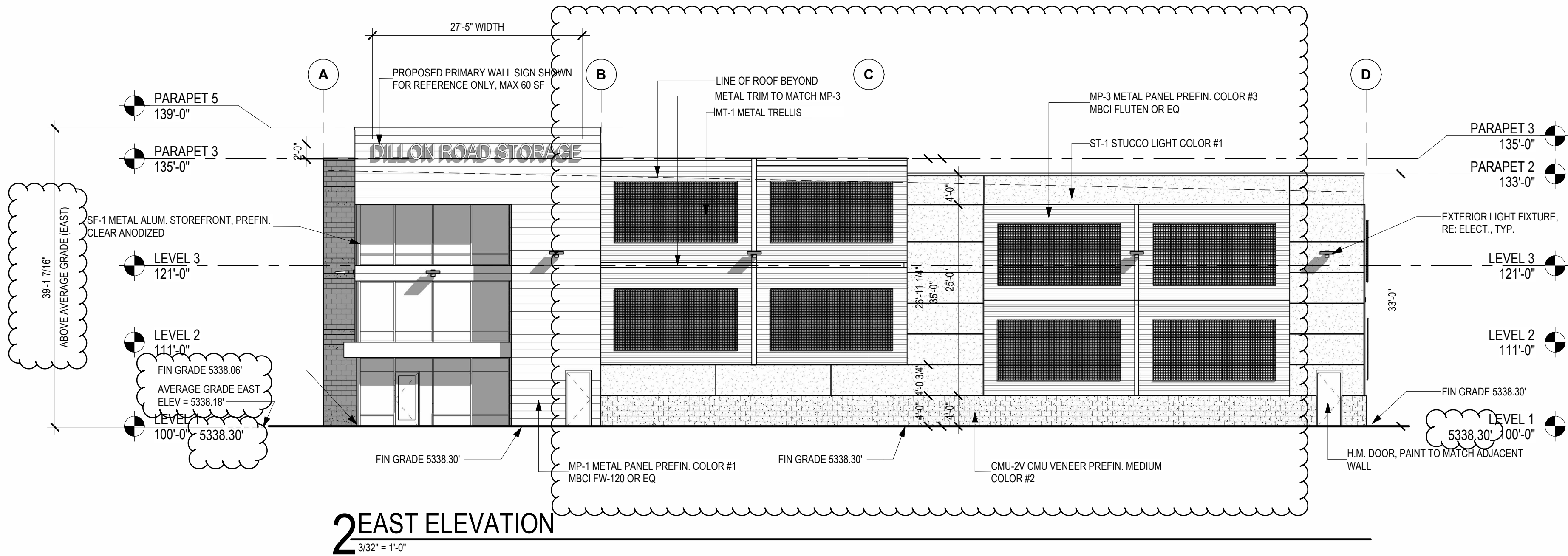
SHEET: 3 OF 11

DILLON RD STORAGE

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SIGN STANDARDS		
FREESTANDING SIGN		
STANDARDS	REQUIRED	PROPOSED
MAX NUMBER	1 PER PRIMARY FRONTAGE 1 PER SECONDARY FRONTAGE	MAX NUMBER = 2
MAX AREA	25 SF	< 25 SF
MAX HEIGHT	6 FT	< 6 FT
ILLUMINATION	EXTERNALLY LIT	EXTERNALLY LIT
MIN SETBACK	10 FT	> 10 FT
WALL SIGN		
MAX NUMBER	1 AT PRIMARY FRONTAGE 1 AT SECONDARY FRONTAGE	1 PRIMARY - EAST FACADE 1 SECONDARY - WEST FACADE
MAX AREA PRIMARY	1 SF PER 1 LF, MAX 60 SF	FRONTAGE 136 LF, PROPOSED SIGN AREA 55 SF
MAX AREA SECONDARY	1 SF PER 1 LF, MAX 30 SF	FRONTAGE 136 LF, PROPOSED SIGN AREA 30 SF
MAX HEIGHT	3 FT	
ILLUMINATION	NO	

EXTERIOR FINISH AND COLOR SCHEDULE					
MARK	DESCRIPTION/SIZE	MFR	MATERIAL/MODEL NUMBER	COLOR	NOTES
CMU-1	CONCRETE MASONRY UNIT (SIZE PER STRUCT & ARCH DWGS)	BASALITE OR EQ	GROUND FACE	638	
CMU-2	CONCRETE MASONRY UNIT (SIZE PER STRUCT & ARCH DWGS)	BASALITE OR EQ	SPLIT FACE	701	
CMU-2V	CONCRETE MASONRY UNIT VENEER	BASALITE OR EQ	SPLIT FACE	701 OR MATCH CMU-2 CLOSE AS POSSIBLE	
MP-1	METAL PANEL INSTALLED HORIZONTALLY	MBCI OR EQ	DESIGNER SERIES, FW 120-2	COLONIAL RED	
MP-2	PREFINISHED OVH DOOR	JANUS OR EQ	PREFINISHED STANDARD COLORS	CEDAR RED	
MP-3	METAL PANEL INSTALLED HORIZONTALLY	MBCI OR EQ	ARTISAN SERIES, 7.2 PANEL	SLATE GRAY	
MT-1	SQUARE ALUMINUM DECORATIVE TRELLIS - WALL MOUNTED	CITYSCAPES OR EQ	ALUMINUM SINGLE MESH WITH FRAME	ALABASTER	
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER OR EQ	ALUMINUM ANODIZED	DARK BRONZE	
GL-1	STOREFRONT GLAZING (AT FEATURE WINDOWS)	VITRO ARCH GLASS OR EQ	INULATED, LOW-E	T.B.D.	
ST-1	3-COAT STUCCO	DRYVIT OR EQ	INTEGRATED COLOR TO MATCH SHERWIN WILLIAMS	SW 7029 AGREEABLE GRAY	
ST-2	3-COAT STUCCO	DRYVIT OR EQ	INTEGRATED COLOR TO MATCH SHERWIN WILLIAMS	SW 7017 DORIAN GRAY	

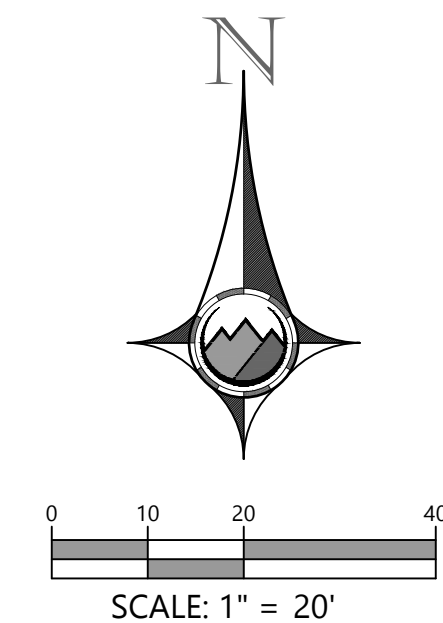


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08/18/2023	1st PUD Submittal
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02/13/2024	3rd PUD Submittal
04/03/2024	4th PUD Submittal

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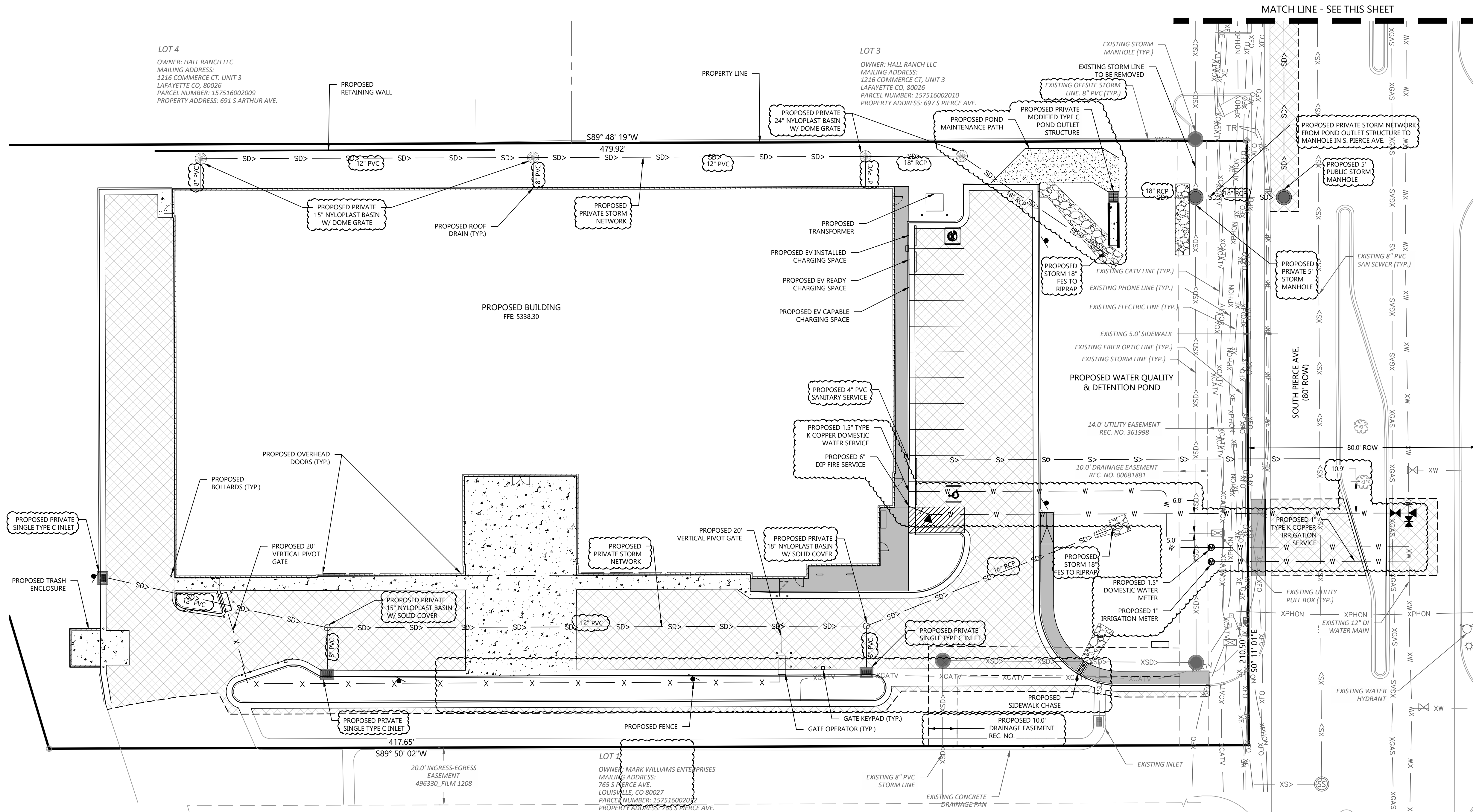
1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
3. ON-SITE STORM FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

GRADING PLAN

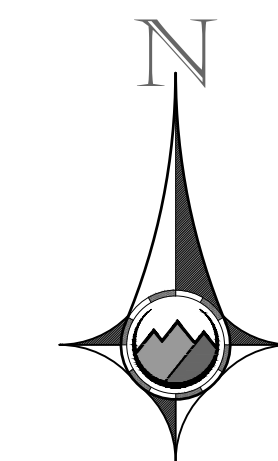
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KEY MAP
SCALE: 1" = 250'



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1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (1/3) SHALL BE REMOVED AT THIS TIME THE REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. COMMERCIAL GRADE GALVANIZED STEEL EDGING WITH ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS. MANUFACTURE KODIAK STEEL OR EQUAL.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE ARCHITECT A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
16. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUND COVER.
20. IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

Ground Covers - Native Seed

	SIGNATURE WARM SEASON MIX:	
	40% LITTLE BLUESTEM	15 LBS/ACRE
	20% SIDE OATS GRAMA	10 LBS/ACRE
	20% BLUE GRAMA	3 LBS/ACRE
	20% BUFFALOGRASS	12 LBS/ACRE
		<u>40 LBS/ACRE</u>

	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
	BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
	SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
	SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
	SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
	WESTERN WHEATGRASS	PASCOPIRUM SMITHII	10%	5.5 LBS.
	GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

TURFGRASS SOD
IMPROVED BLUEGRASS SOD SHALL CONSIST OF TEXAS
HYBRID BLUEGRASS THAT IS LOCALLY GROWN.

2"-3" Unpolished River Rock - Cobble

STEEL EDGING

QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	COND.	WATER NEEDS
☐ DECIDUOUS TREES					
4	sb	SENSATION BOX ELDER <i>Acer negundo</i> 'Sensation'	2 1/2" CAL. SINGLE TRUNK	B & B	LOW
5	ae	ACCOLADE ELM <i>Ulmus</i> 'Morton' Accolade	2 1/2" CAL. SINGLE TRUNK	B & B	MEDIUM
2	ih	IMPERIAL HONEYLOCUST <i>Gleditsia tria. inermis</i> 'Imperial'	2 1/2" CAL. SINGLE TRUNK	B & B	LOW - MEDIUM
2	co	CHINKAPIN OAK <i>Quercus muehlenbergii</i>	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
4	eo	ENGLISH OAK <i>Quercus robur</i>	2 1/2" CAL. SINGLE TRUNK	B & B	LOW- MEDIUM
☐ ORNAMENTAL TREES					
2	sc	SPRING SNOW CRABAPPLE <i>Malus</i> sp. 'Spring Snow'	2" CAL. SINGLE TRUNK	B & B	LOW
☐ EVERGREEN TREES					
14	ap	AUSTRIAN PINE <i>Pinus nigra</i>	6' HT.	B & B	LOW - MEDIUM
6	bp	EMERALD ARROW BOSNIAN PINE <i>Pinus heldreichii</i> 'emerald arrow'	6' HT.	B & B	LOW - MEDIUM
☐ SHRUBS					
2	ra	GROW LOW FRAGRANT SUMAC <i>Rhus aromatica</i> 'Gro Low'	5 GAL.	CONT.	ULTRA LOW
1	dk	DAKOTA SUNSPOT POTENTILLA <i>Potentilla fruticosa</i> 'Fargo'	5 GAL.	CONT.	LOW
15	gc	GREEN MOUND ALPINE CURRANT <i>Ribes alpinum</i> 'Green Mound'	5 GAL.	CONT.	LOW
22	ea	BURNING BUSH 'Dwarf Nana' <i>Eouynus alata</i> 'Dwarf Nana'	5 GAL.	CONT.	MEDIUM
5	bm	BLUE MIST SPIREA <i>Caryopteris x clandonensis</i> 'First Choice'	5 GAL.	CONT.	LOW
17	ac	RIBES ALPINUM <i>Alpine currant</i>	5 GAL.	CONT.	LOW
2	hm	ST. JOHN'S WORT <i>Hypericum Frondosum</i> 'Sunburst'	5 GAL.	CONT.	MODERATE
10	bb	BEAUTY BUSH <i>Kolwitzia amabilis</i>	5 GAL.	CONT.	LOW
☐ ORNAMENTAL GRASSES					
64	kf	KARL FOERSTER FEATHER REED <i>Calamagrostis acuti.</i> 'Karl Foerster'	2 GAL.	CONT.	LOW
10	dm	DWARF MAIDEN GRASS <i>Miscanthus sinensis</i> 'Yaku Jima;	2 GAL.	CONT.	LOW

STACK  **Lot**

[urban design] [planning] [landscape architecture] [tech]

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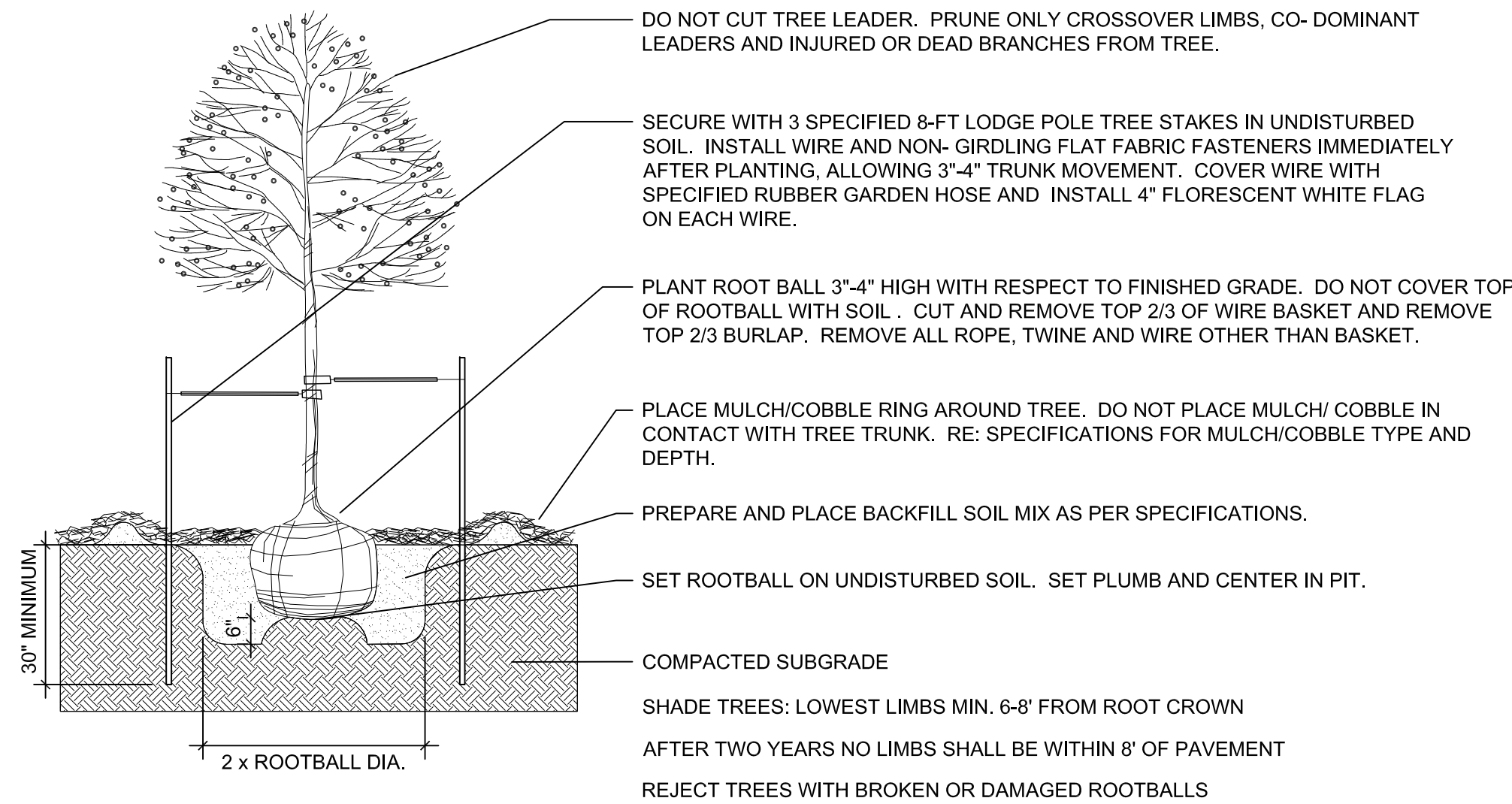
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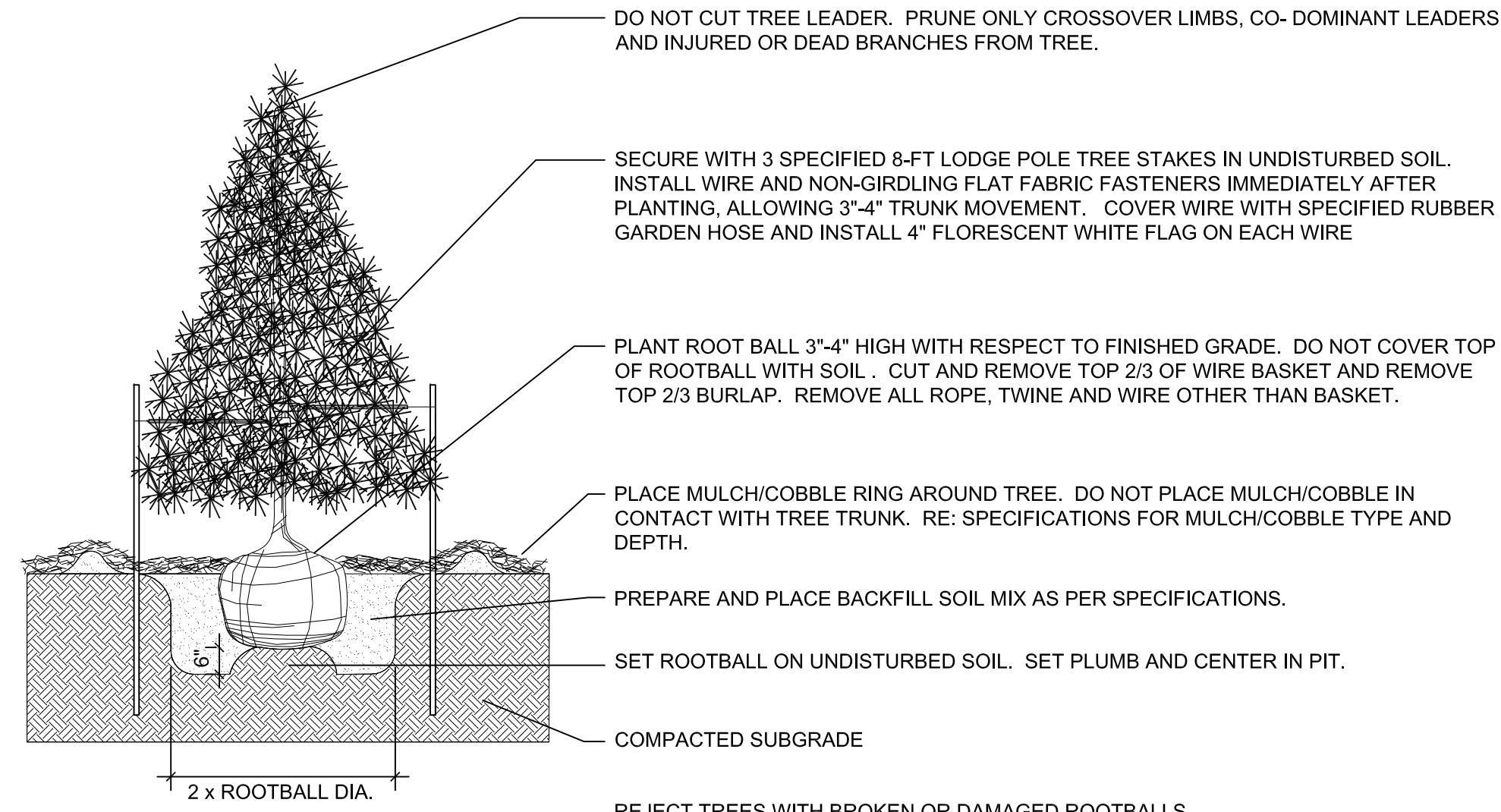
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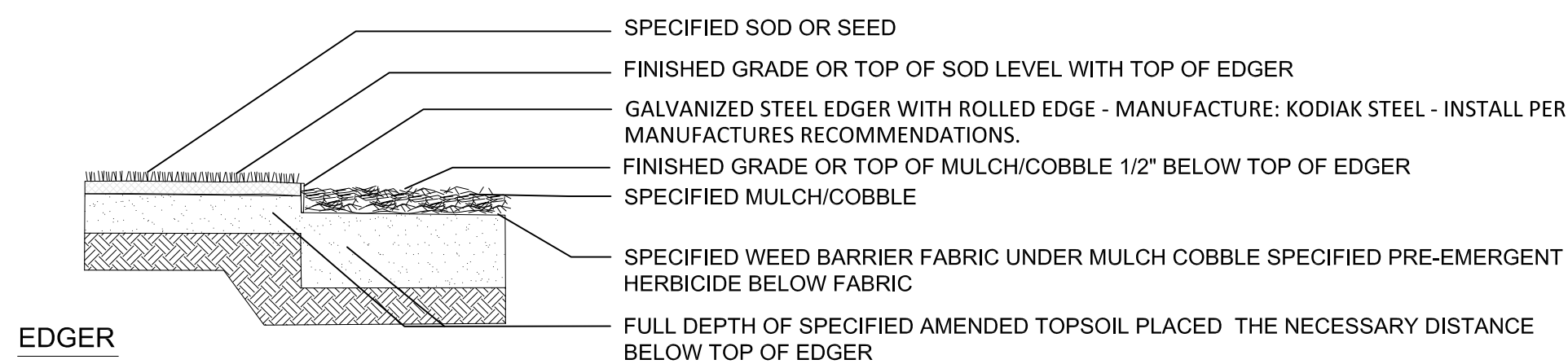
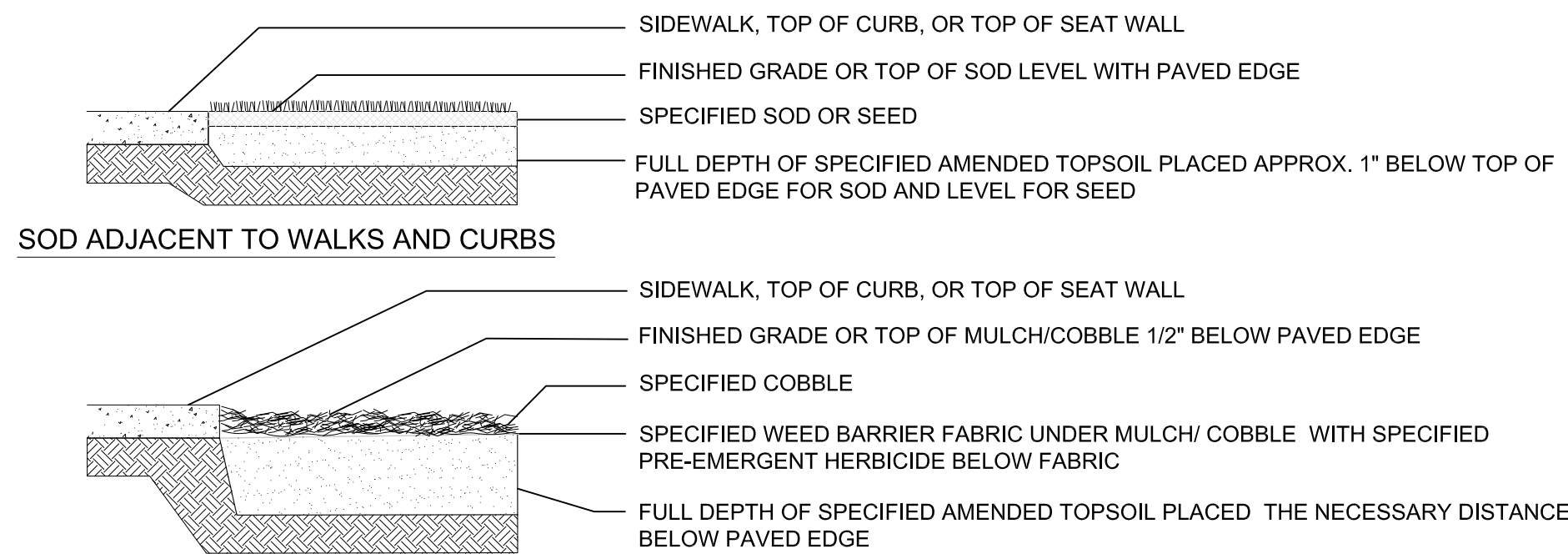
1 DECIDUOUS TREE

NOT TO SCALE



2 EVERGREEN TREE PLANTING

NOT TO SCALE

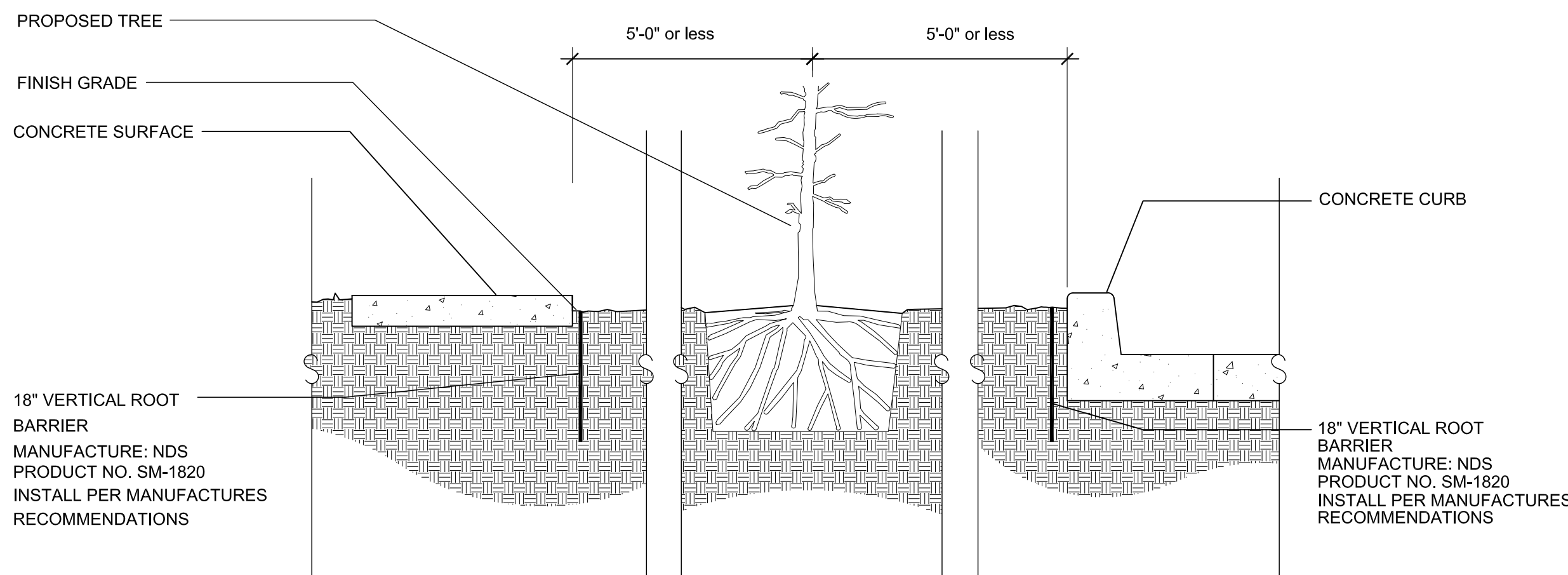


3 EDGE TREATMENT

NOT TO SCALE

SOIL AMENDMENTS

PRIOR TO PLANTING, ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF THE SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL TAKE A MINIMUM OF 3 SOIL SAMPLES FROM THE SITE. SAMPLE LOCATIONS SHALL BE FROM PLANTING AREAS AND SHALL BE LOCATED ON OPPOSITE SIDES OF THE PROJECT. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. EXAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE. MOUNTAIN PEAT AND INORGANIC MATERIALS SUCH AS SAND, GYPSUM AND LIME ARE PROHIBITED SOIL AMENDMENTS. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.



5 ROOT BARRIER

NOT TO SCALE

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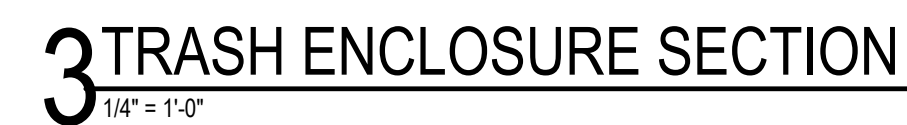
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LANDSCAPE DETAILS

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LUMINAIRE SCHEDULE

REMARKS:

1. FIXTURE MUST BE MOUNTED IN DOWNWARD ORIENTATION SO LIGHT IS ORIENTED DOWN.

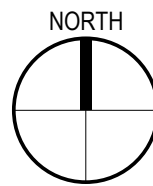
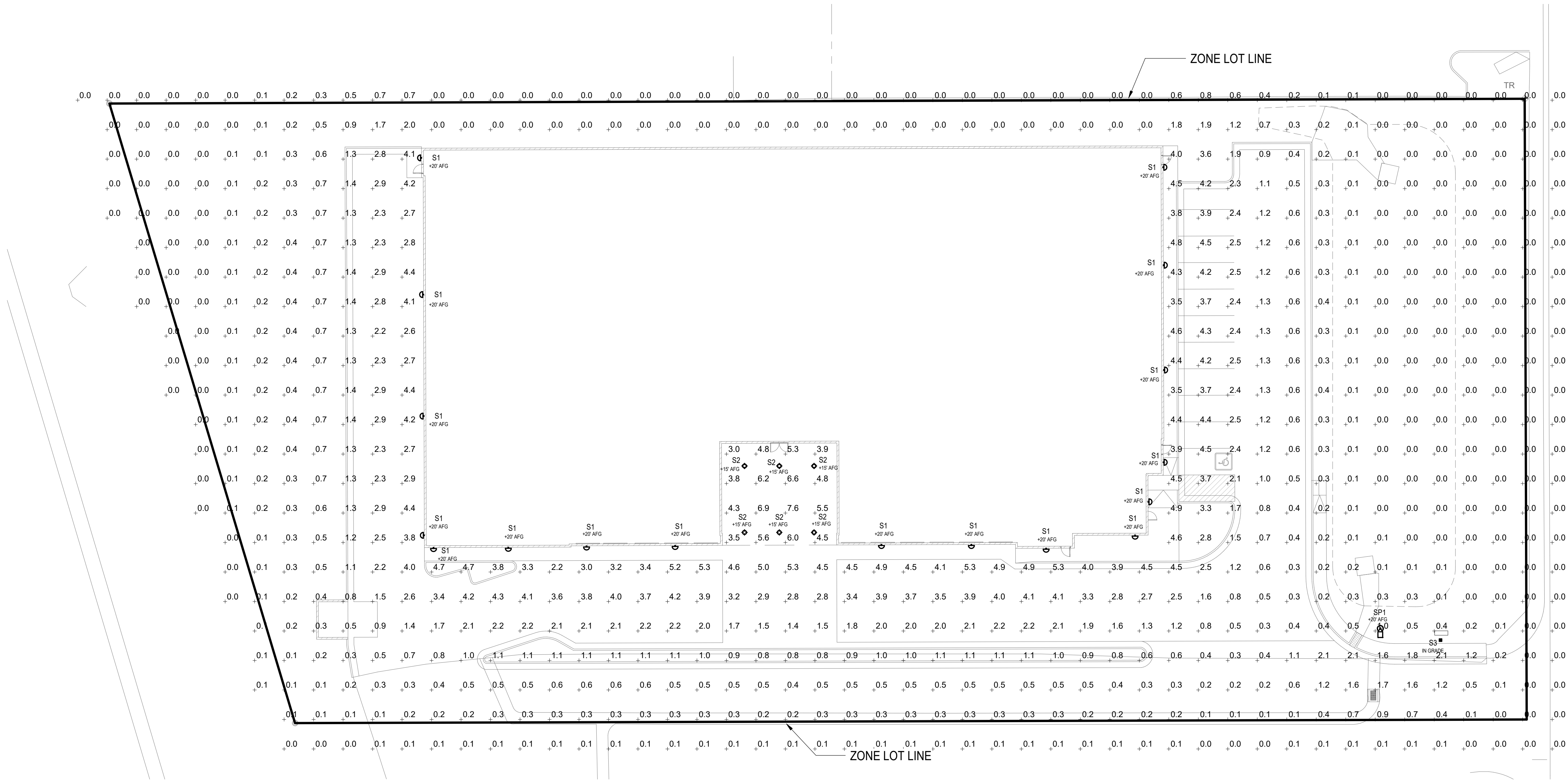
TAG	MOUNTING	DESCRIPTION	MANUFACTURER	MODEL	VOLT	LAMP					DIMMING	REMARKS
						QTY	WATTS	SOURCE	TEMP	LUMENS		
S1	SURFACE	WALL PACK	COOPER LIGHTING	AXCS4A-W	120 V	1	44 W	LED	3000K	4665 LM		
S2	SURFACE	CANOPY LIGHT	MCGRAW-EDISON	TT-D1-830-U-MQ	120 V	1	28 W	LED	3000K	3647 LM		
S3	GRADE	FLOODLIGHT	LUMARK	TCRS8 W BZ	120 V	1	8 W	LED	3000K	860 LM		
SP1	POLE 20'	POLE LIGHT	STREETWORKS	GLAN-SA1B-730-U-T2-BZ	120 V	1	33 W	LED	3000K	4654 LM		
	GROUND	20' POLE										

PHOTOMETRIC CALCULATIONS

ZONE	MAXIMUM	MINIMUM	AVERAGE
SITE	7.6	0.0	1.0
PARKING AREAS	4.5	0.3	2.3
LOADING AREA	7.6	3.0	5.1
SIDEWALK	5.3	0.2	3.7

DRAWING NOTES:

- ANY PROPOSED LUMINAIRES 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 LUMINAIRES SHALL BE DARK SKY FRIENDLY / FULL CUT-OFF TYPE, EXCEPT SIGNAGE LIGHTING.
- ALL OUTDOOR LIGHTING SHALL HAVE LIGHT SOURCES THAT ARE CONCEALED BY A FULL CUTOFF LIGHTING FIXTURE SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES. IN ORDER TO DIRECT LIGHT DOWNWARD AND MINIMIZE THE AMOUNT OF LIGHT SPILL INTO THE NIGHT SKY AND ONTO ADJACENT PROPERTIES, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF LIGHTING FIXTURES.
- ALL MOUNTING HEIGHTS NOTED ARE MEASURED ABOVE FINISHED GRADE.



1 ELECTRICAL SITE PHOTOMETRICS
1" = 20'-0"

