

COLORADO TECHNOLOGY CENTER
BUILDING 1775 CHERRY
FINAL PLANNED UNIT DEVELOPMENT

LOT 9, REPLAT OF LOTS 8 & 9, BLOCK 5, CTC FIRST FILING
AND LOTS 10 - 14, BLOCK 5, CTC FIRST FILING
LOUISVILLE, COLORADO

PROJECT SUMMARY

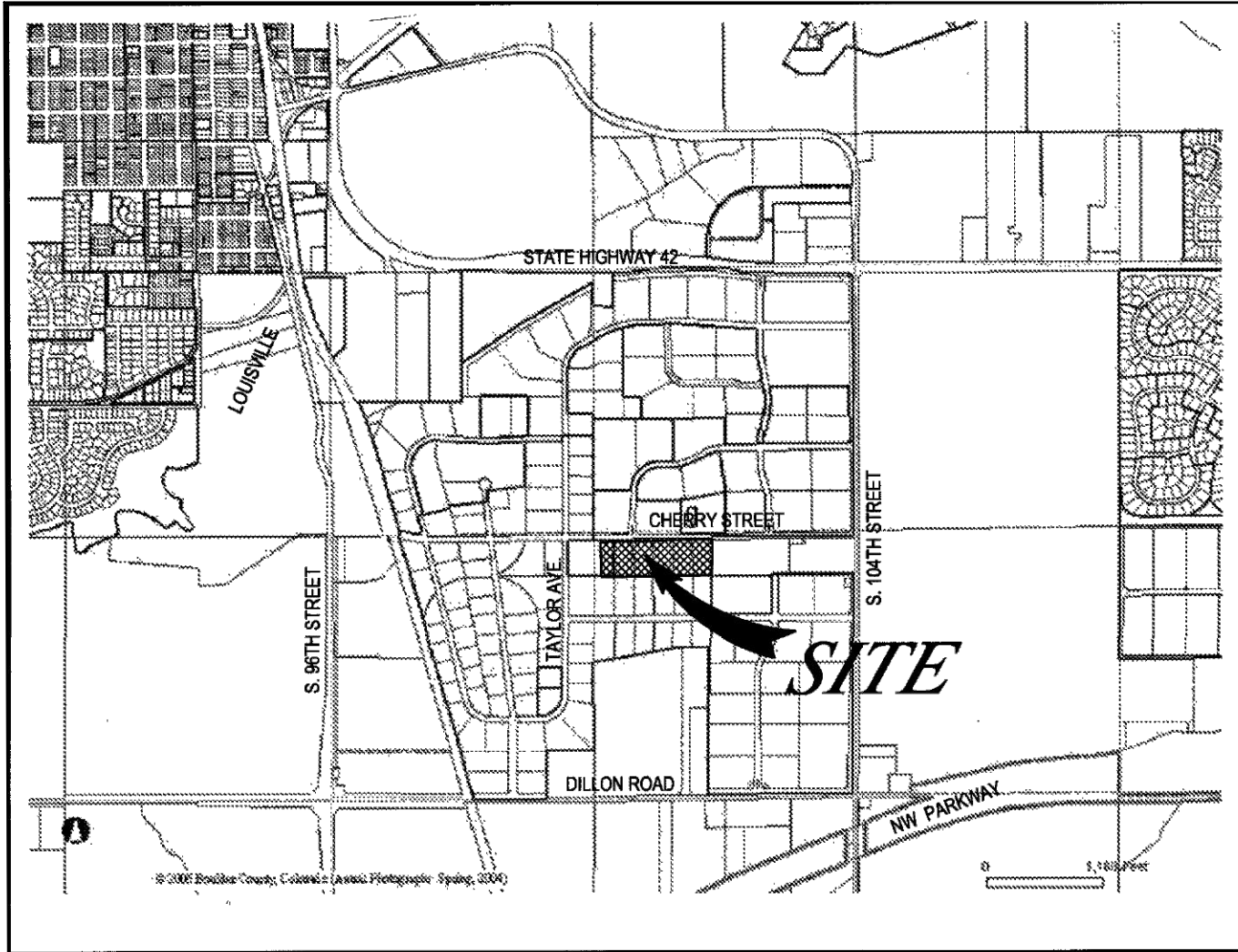
TOTAL LAND AREA:	8.91 ACRES (388,120 SQUARE FEET)
BUILDING AREA:	130,000 SQUARE FEET
FAR:	0.335
PARKING REQUIRED:	2 SPACES PER 1000 SQUARE FEET = 260 SPACES
PARKING PROVIDED:	
STANDARD	242 SPACES
HANDICAP	7 SPACES
SUBTOTAL	249 SPACES (1.91 SPACES PER 1000 SQUARE FEET)
FUTURE OFFICE (AT LOADING DOCKS AND SERVICE AREA)	199 SPACES
POTENTIAL TOTAL	448 SPACES (3.44 SPACES PER 1000 SQUARE FEET)
LANDSCAPE COVERAGE REQUIRED	25%
LANDSCAPE COVERAGE PROVIDED	25%

SHEET INDEX

- 1 - COVER SHEET
2 - UTILITY PLAN
3 - LANDSCAPE PLAN DETAIL

GENERAL NOTES

1. THE PROPERTY IS ZONED I-INDUSTRIAL.
2. THE MAILING ADDRESS IS 1775 CHERRY STREET, LOUISVILLE, COLORADO, 80027.



VICINITY MAP (1" = 1/2 MILE)

PROJECT DESCRIPTION/NARRATIVE

THE CITY OF LOUISVILLE IS REQUIRING FRESCA FOODS TO INSTALL A PH NEUTRALIZATION SYSTEM TO ADJUST THE PH LEVEL IN ITS WASTEWATER TO MEET PERMIT REQUIREMENTS. THIS SYSTEM WILL REQUIRE INSTALLATION OF TWO STRUCTURES TO HOUSE A BLOWER AND A CHEMICAL DOSING SYSTEM. THIS PUD AMENDMENT COVERS THE INSTALLATION OF THESE STRUCTURES AND THE REQUIRED LANDSCAPING.

LEGAL DESCRIPTION

LOT 9, A REPLAT OF LOTS 8 AND 9, BLOCK 5, COLORADO TECHNOLOGICAL CENTER FIRST FILING PER PLAT RECORDED SEPTEMBER 1, 1993 AT RECEPTION NO. 1332342 WITH BOULDER COUNTY CLERK AND RECORDER; AND

LOTS 10,11,12,13 AND 14, BLOCK 5, COLORADO TECHNOLOGICAL CENTER FIRST FILING, PER PLAT RECORDED SEPTEMBER 27, 1979 AT RECEPTION NO. 361998 WITH BOULDER COUNTY CLERK AND RECORDER.

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

APPROVED THIS _____ DAY OF _____, 202____,
BY THE DIRECTOR OF COMMUNITY DEVELOPMENT THE CITY OF LOUISVILLE, COLORADO.

BY:

OWNERSHIP SIGNATURE BLOCK

THE UNDERSIGNED AS THE OWNER OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF ITSELF, AND ITS HEIRS, SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.

SREIT 1775 CHERRY STREET LLC

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 202____.

BY:

NOTARY PUBLIC BLOCK

STATE OF COLORADO
COUNTY OF BOULDER

SIGNED BEFORE ME ON _____, 202____.

BY:

NOTARY'S OFFICIAL SIGNATURE

TITLE OF OFFICE

COMMISSION EXPIRATION

FRESCA FOODS
1775 CHERRY STREET
LOUISVILLE, CO 80027
PH MITIGATION
SYSTEM



REV	DATE	DESCRIPTION
-----	------	-------------

PROJ. NO.	240191
DRAWN	TCK
CHECKED	BLW
DATE	03/08/24

© COFFMAN ENGINEERS INC.

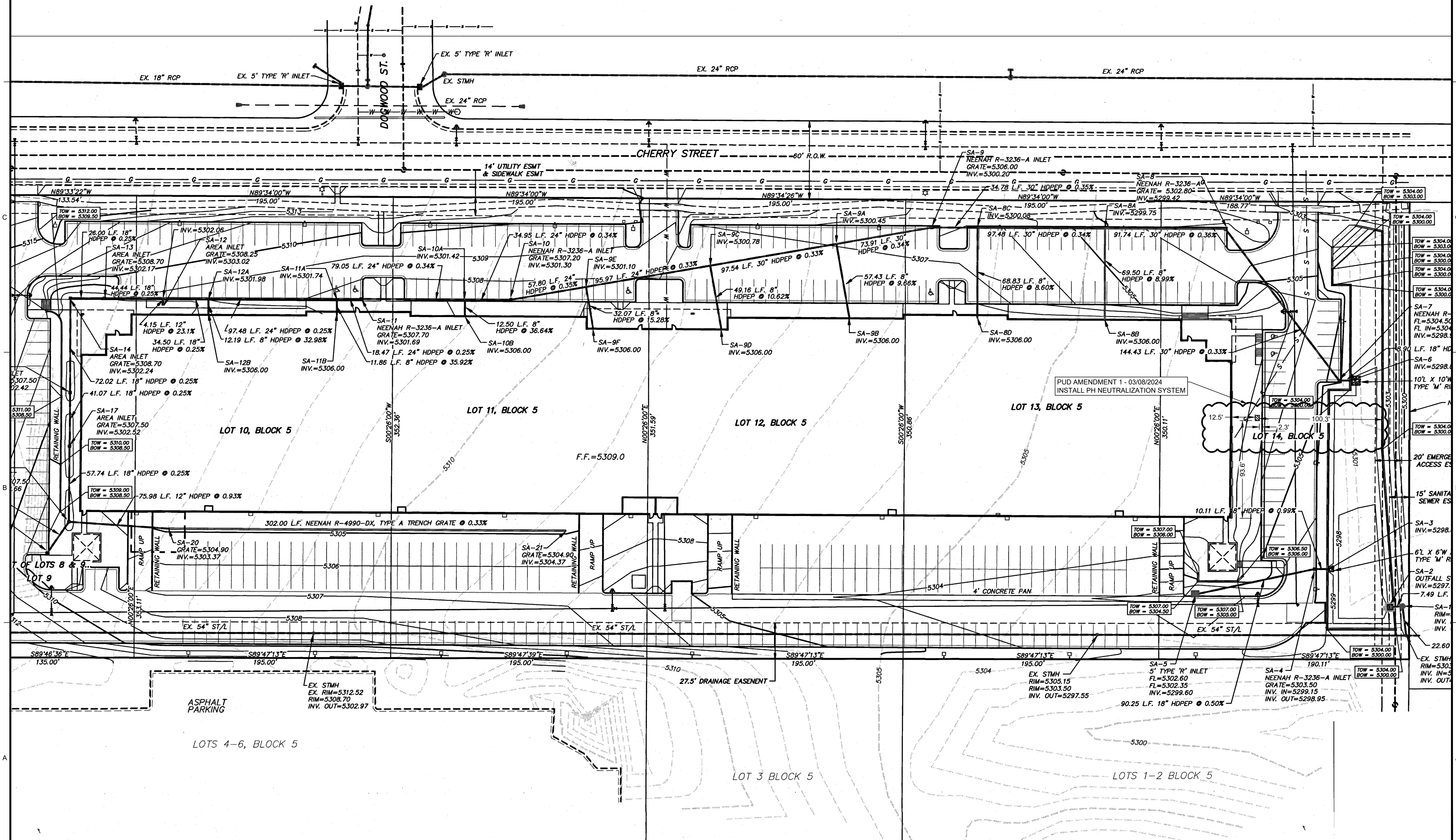
SHEET TITLE:

COVER SHEET

SHEET NO:

1

LOT 9, REPLAT OF LOTS 8 & 9, BLOCK 5, CTC FIRST FILING
AND LOTS 10 - 14, BLOCK 5, CTC FIRST FILING
LOUISVILLE, COLORADO



www.coffman.com



© COFFMAN ENGINEERS INC.

SHEET TITLE:

SHEET NO:

P:\IDEN\24\JOBS\240191 FRESCA FOODS PH MITIGATION SYSTEM\0.0 DWG\CIC\240191_PUD UTILITY PLAN.DWG.2 : KOUDSI, TALEEN : LAST SAVED: June 6, 2024 : PLOT DATE: 6/6/24

COLORADO TECHNOLOGY CENTER BUILDING 1775 CHERRY FINAL PLANNED UNIT DEVELOPMENT

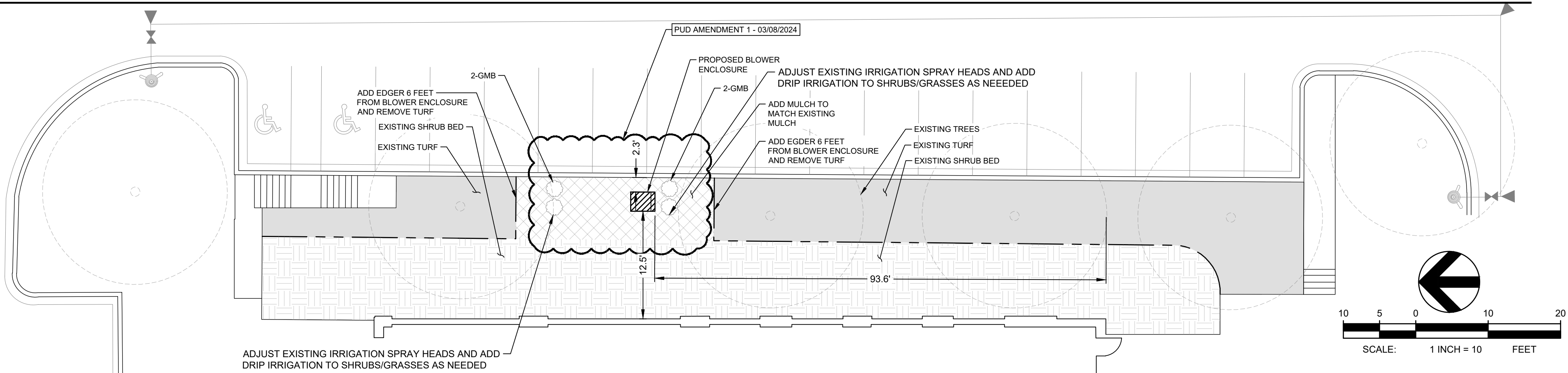
LOT 9, REPLAT OF LOTS 8 & 9, BLOCK 5, CTC FIRST FILING
AND LOTS 10 - 14, BLOCK 5, CTC FIRST FILING
LOUISVILLE, COLORADO

A LANDSCAPE PLAN

1" = 10'

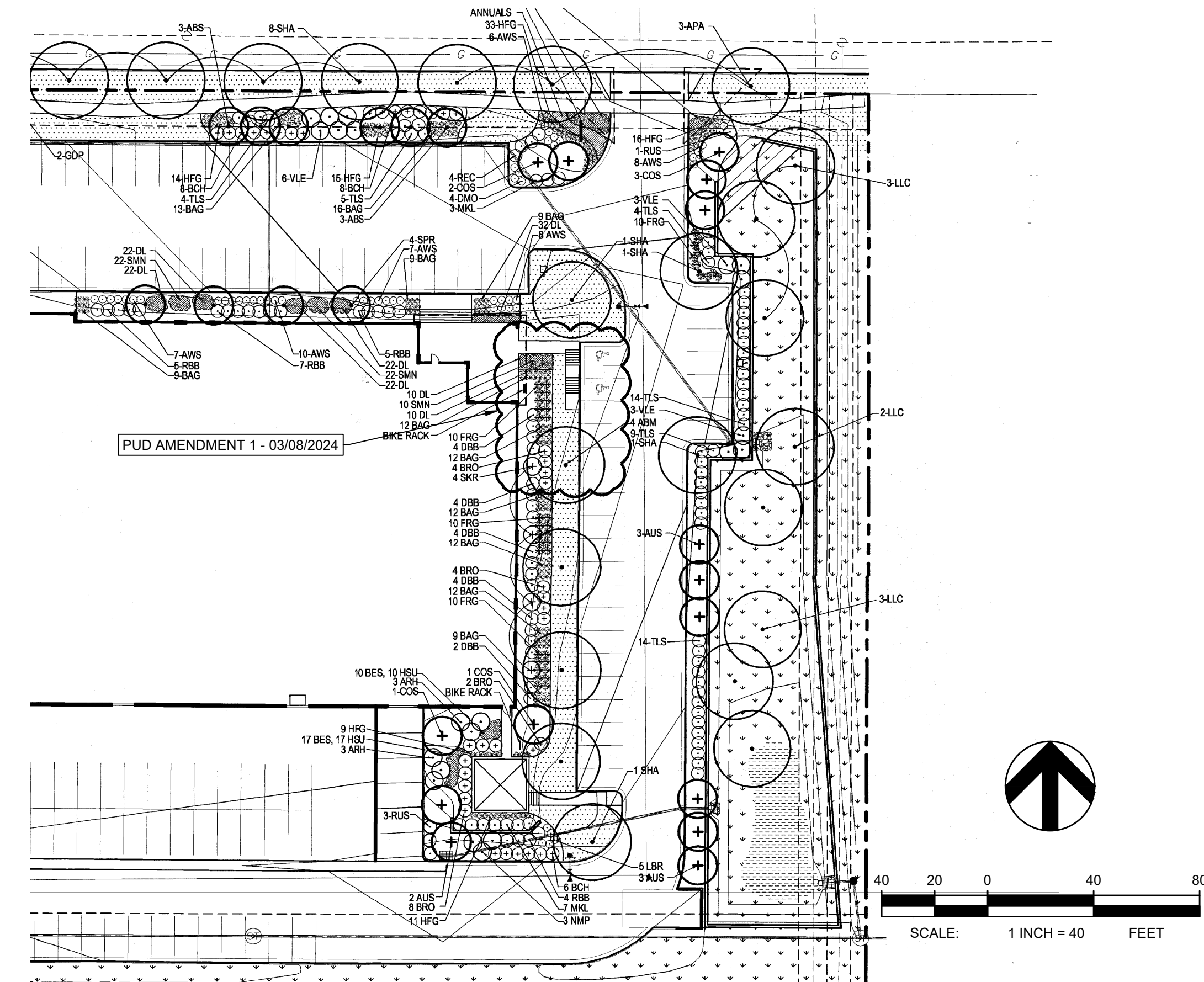
LEGEND

- SHRUB EVERGREEN
- PROPOSED MULCH
- EX. MULCH
- EX. LAWN
- EX. TREE



B EXISTING LANDSCAPE PLAN

1" = 40'

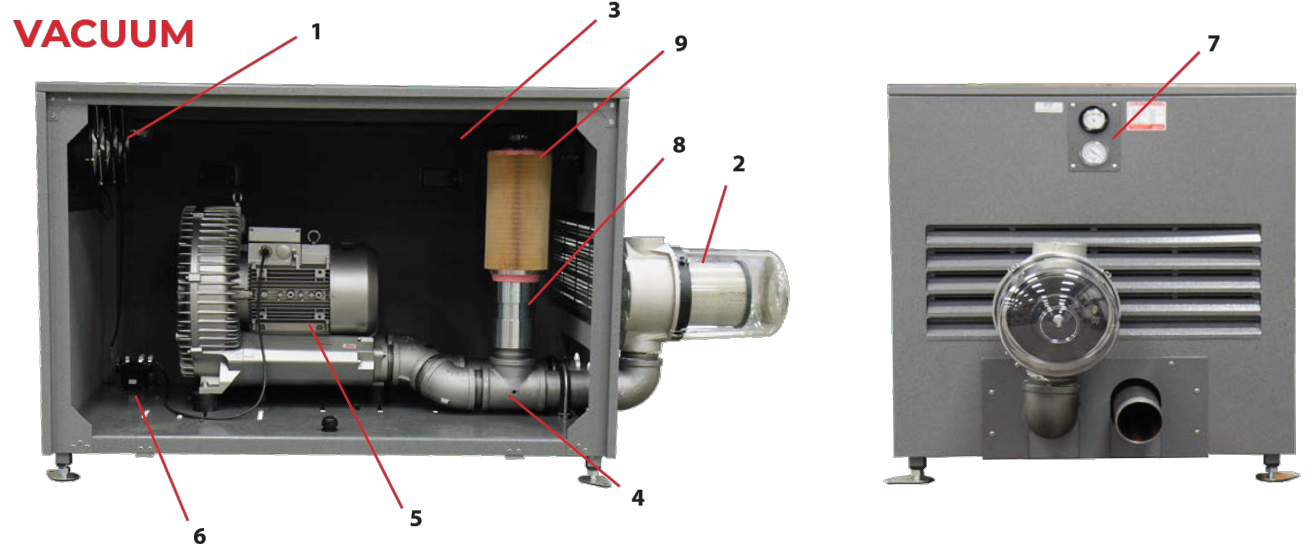
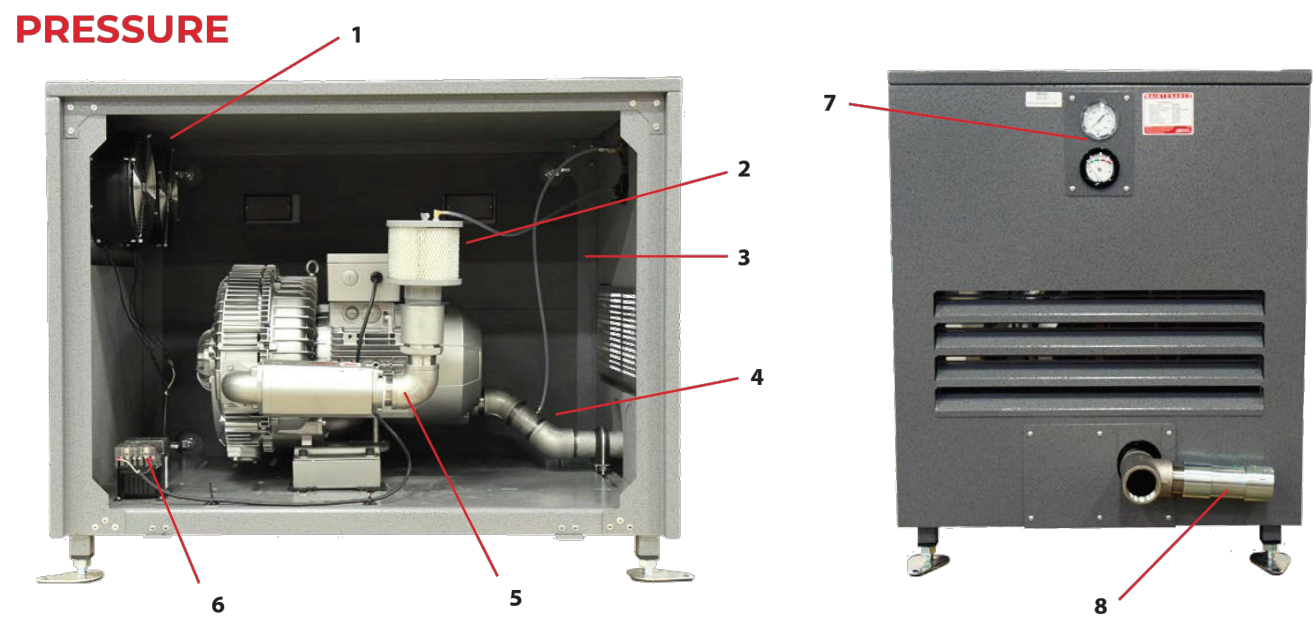


C PLANT LIST

EVERGREEN SHRUBS

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE H X W
GMB	4	BOXWOOD, GREEN MOUNTAIN	BUXUS GREEN MOUNTAIN	5 GALLON	6' X 4'

REGENERATIVE KIT ENCLOSURES KENC-SERIES



Position	Description	Position	Description
1	Cooling Fans	6	Single-Source Power
2	Filter	7	Pressure & Filter Gauges
3	Acoustical Foam	8	Relief Valve
4	Piping	9	Relief Valve Filter (vacuum only)
5	Blower		



5131 Cash Road, Dallas, TX 75247, USA • 800.847.0380 • info@republic-mfg.com • republic-mfg.com

©Republic Manufacturing • Created 20220414



D BLOWER ENCLOSURE DETAIL

FRESCA FOODS
1775 CHERRY STREET
LOUISVILLE, CO 80027
PH MITIGATION
SYSTEM



REV	DATE	DESCRIPTION
-----	------	-------------

PROJ. NO.	240191
DRAWN	TCK
CHECKED	BLW
DATE	03/08/24

© COFFMAN ENGINEERS INC.

SHEET TITLE:

LANDSCAPE
PLAN DETAIL

SHEET NO:

3

SHEET 3 OF 3