

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION

Firm: Rocky Mountain Tap & Garden
Contact: Garret Nicodemus
Address: 1071 Courtesy Road
Louisville, CO 80027
Mailing Address: 1071 Courtesy Road
Louisville, CO 80027
Telephone: 720-261-5567
Fax: _____
Email: manager@rockymountaintap.com

OWNER INFORMATION

Firm: Tebo Properties
Contact: James Dixon
Address: 3111 28th Street
Boulder, CO 80301
Mailing Address: P.O Box T
Boulder, CO 80306
Telephone: 303-447-8326
Fax: 303-447-0206
Email: reception@teboproperties.com

REPRESENTATIVE INFORMATION

Firm: Rocky Mountain Tap & Garden
Contact: Garret Nicodemus
Address: 1071 Courtesy Road
Louisville CO 80027
Mailing Address: 1071 Courtesy Road
Louisville, CO 80027
Telephone: 720-900-2440
Fax: _____
Email: manager@rockymountaintap.com

PROPERTY INFORMATION

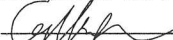
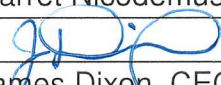
Common Address: 1077 Courtesy Road, Louisville CO 80027
Legal Description: Lot 1 Blk _____
Subdivision _____
Area: ~12,000 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☒ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: 
Print: Garret Nicodemus - 08.08.2022
Owner: 
Print: James Dixon, CEO - 08.08.2022
Representative: 
Print: Garret Nicodemus - 08.08.2022

CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
- ☐ Date(s) of Hearing(s): _____



Rocky Mountain Tap LLC
1071 Courtesy Road
Louisville, CO 80027
720-261-5567

Permanent Land Use Permit Letter (PUD Amendment)

To: Department of Planning and Building Safety, City of Louisville

Re: Permanent Land Use Permit Request for Rocky Mountain Tap Beer Garden (1077 Courtesy Road)

To City of Louisville Planning Commission,

We are requesting your review and approval for a PUD amendment to expand the permitted uses of Lot #1 of 1077 Courtesy Road, Louisville, CO 80027 to amend the previous approved PUD for DELO in 2015 for the use of our lot as an extension of our restaurant area for patrons to eat, drink and gather outside within the lots boundaries. For such purpose, we intend to utilize metal fencing complimentary to what is used in front of other DELO units and a single egress access to contain the approximate 10,000 sq. ft. area while providing roughly ~6,600 of gross usable area. On the perimeter of the pad site, we will be utilizing a 42" metal fence; the location and design shown in the attached plans. We will utilize a removable gate on the southeast corner to prohibit access/egress while providing easy emergency/utility access when required. The east side near Courtesy Road will be blockaded by 42" planter boxes, spaced 2" apart, filled with native vegetation. Within the boundaries of this area, we intend to utilize approximately 3,200 sq ft of artificial turf to provide an area for activities.

We are requesting a waiver of the standards to use pavers or concrete for the surface materials of the beer garden. Instead, to reduce drainage impact and heat retention of the area, we are filling in most of the area with gray breeze, a compactable crushed granite material used in outdoor areas that provides drainage and low heat retention. This material settles and remains a low dust solution to high traffic areas.

Seating will be provided using cedar picnic tables and various movable lawn furniture (i.e. Adirondack Chairs, benches, etc.) with shade and lighting to be provided using shade sails attached to in ground poles and solar light strings attached to the shade sail posts, as detailed in the attached plans. Barrels will be placed around the posts for aesthetic purposes only.

The entire lot will be graded to allow runoff into the designated sewer drain area on the southeast corner of the lot, as shown by arrows in the schematic. A small portion of the asphalt curb currently in place will be removed to remove any restriction to accessing the sewer drain. Rock (asphalt) socks will be placed around the storm inlet to prevent sediment from the garden area entering the storm drain.

Additionally, to facilitate outdoor dining, we intend to place a ground secured gazebo near the entrance, which will house a bussing station, potential host stand, and water stations. We do not



Rocky Mountain Tap LLC

1071 Courtesy Road

Louisville, CO 80027

720-261-5567

intend to obtain a separate liquor license for this property currently. Plans for the gazebo are shown in the attached plans, with the intent to purchase a ready-made kit from Costco or the like.

Landscaping will be provided where possible on the north side of the fencing as well as within our planter boxes to help blend in with the surroundings and provide some cover from nearby traffic.

To house yard games and other maintenance equipment for the pad site, we will place a small non-permanent vinyl shed on the southwest corner, ensuring that it is aesthetically appealing to the street side utilizing either artwork or signage significant to the restaurant and beer garden.

Lastly, we would like to build a secured 10' square platform 6" off the ground which will serve to host events. The dedicated "stage" will provide avenues for outdoor bands, movies, and other emceed events.

While the original 2015 Delo PUD used standards based on different intended uses to determine parking stalls required for the space, we are requesting a waiver of these standards and to apply MU-CC zoning under MUDDSG at a different ratio for our intended use. According to these calculations, the existing parking stalls meet the required guidelines and no further concrete parking is required in the area.

We imagine the beer garden providing a safe, community growing area for families by providing the means to host culinary events, games, entertainment, and social gatherings for years to come. Eventually we hope to continue the development of this pad site at a later phase to provide outdoor service.

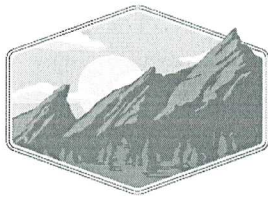
If you have any further questions, please do not hesitate to contact me.

Thank you kindly,

Garret Nicodemus

Manager - Rocky Mountain Tap & Garden

720-261-5567



TEBO
PROPERTIES

August 10, 2022

City of Louisville
Department of Planning and Building Safety
749 Main Street
Louisville, CO 80027

Re: Rocky Mountain Tap and Garden (Tenant); Application for PUD Amendment
(Amendment); Lot 1 Delo Plaza (Property)

To Whom It May Concern:

The owner of the Property (Tebo Properties) hereby acknowledges that the Tenant wishes to apply for the Amendment to expand the permitted use of the Property to accommodate Tenant's adjacent restaurant business, and hereby consents to Tenant's request thereof.

Please contact me if you have any questions.

Regards,


James Dixon
Tebo Properties, CEO

Mailing Address:
PO Box T
Boulder, CO 80306
Phone: 303-447-8326
Fax: 303-447-0206

Street Address:
3111 28th Street
Boulder, CO 80301
www.teboproperties.com

COVER
PAGE

ROCKY MOUNTAIN TAP & GARDEN

1077 COURTESY ROAD, LOUISVILLE, COLORADO 80027
DELO PLAZA FINAL PLANNED UNIT DEVELOPMENT, 1ST AMENDMENT
LOT 1 DELO PLAZA SUBDIVISION
PUD-0421-2022

CONTACT INFORMATION

OWNER	TEBO PROPERTIES, LLLP. P.O. BOX 1 BOULDER, CO 80306 303.447.8326 MAIL@TEBOPROPERTIES.COM
PROJECT REPRESENTATIVE	GARRET NICODEMUS TGR GROUP LLC. D.B.A. ROCKY MOUNTAIN TAP & GARDEN 720.261.5567 MANAGER@ROCKYMOUNTAINTAP.COM
ENGINEER / LANDSCAPE ARCHITECT / LAND PLANNER	MAX RODGERS TGR GROUP LLC. D.B.A. ROCKY MOUNTAIN TAP & GARDEN 720.903.0242 MRODG4@GMAIL.COM

OWNERSHIP AND LAND USE SUMMARY

LOT	AREA	OWNERSHIP	PRIMARY USE	MAINTENANCE
LOT 1	9966 SQ. FT. 0.29 ACRES	STEPHEN D. TEBO, DBA TEBO PROPERTIES	COMMERCIAL (CC)	TENANT WITHIN AREA, OWNER OUTSIDE OF AREA

MUDDSG-SUMMARY TABLE

PROJECT SUMMARY	PROPOSED USE CATEGORY
TOTAL # OF BUILDING	N/A
GROSS SF OF EACH BLDG.	N/A
SF FOOTPRINT OF EACH BLDG.	N/A
TOTAL # OF RES. UNITS	N/A
# OF RES. UNIT BY TYPE	N/A

CITY COUNCIL SIGNATURE BLOCK

APPROVED THIS ____ DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

MAYOR

SEAL:

CITY CLERK

PLANNING COMMISSION CERTIFICATION

RECOMMENDED APPROVED THIS ____ DAY OF _____, 20__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____, SERIES _____.

NOTARY PUBLIC BLOCK

STATE OF _____
COUNTY OF _____
SIGNED BEFORE ME ON _____, 20__

BY: _____

NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT

NOTARY'S OFFICIAL SIGNATURE

TITLE OF OFFICE

COMMISSION EXPIRATION

NOTARY STAMP

OWNERSHIP SIGNATURE BLOCK

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

TEBO PROPERTIES, LLLP.

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS ____ DAY OF _____, 20__.

BY: JAMES DIXON, CEO
(INSERT NAME, TITLE)

SEAL:

NOTARY SIGNATURE

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION:

- STREET ADDRESS:
1077 COURTESY ROAD, LOUISVILLE, COLORADO 80027

GENERAL NOTES:

- 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
- ESTIMATED COMPLETION OF THE PROJECT FALL 2023

PROJECT DATA:

- PROJECT ZONING: COMMERCIAL COMMUNITY (CC)
- APPLICABLE DESIGN GUIDELINES AND REGULATORY DOCUMENTS:
 - CITY OF LOUISVILLE CDDSG
 - CITY OF LOUISVILLE MUDDSG
 - CITY OF LOUISVILLE MUNICIPAL CODE

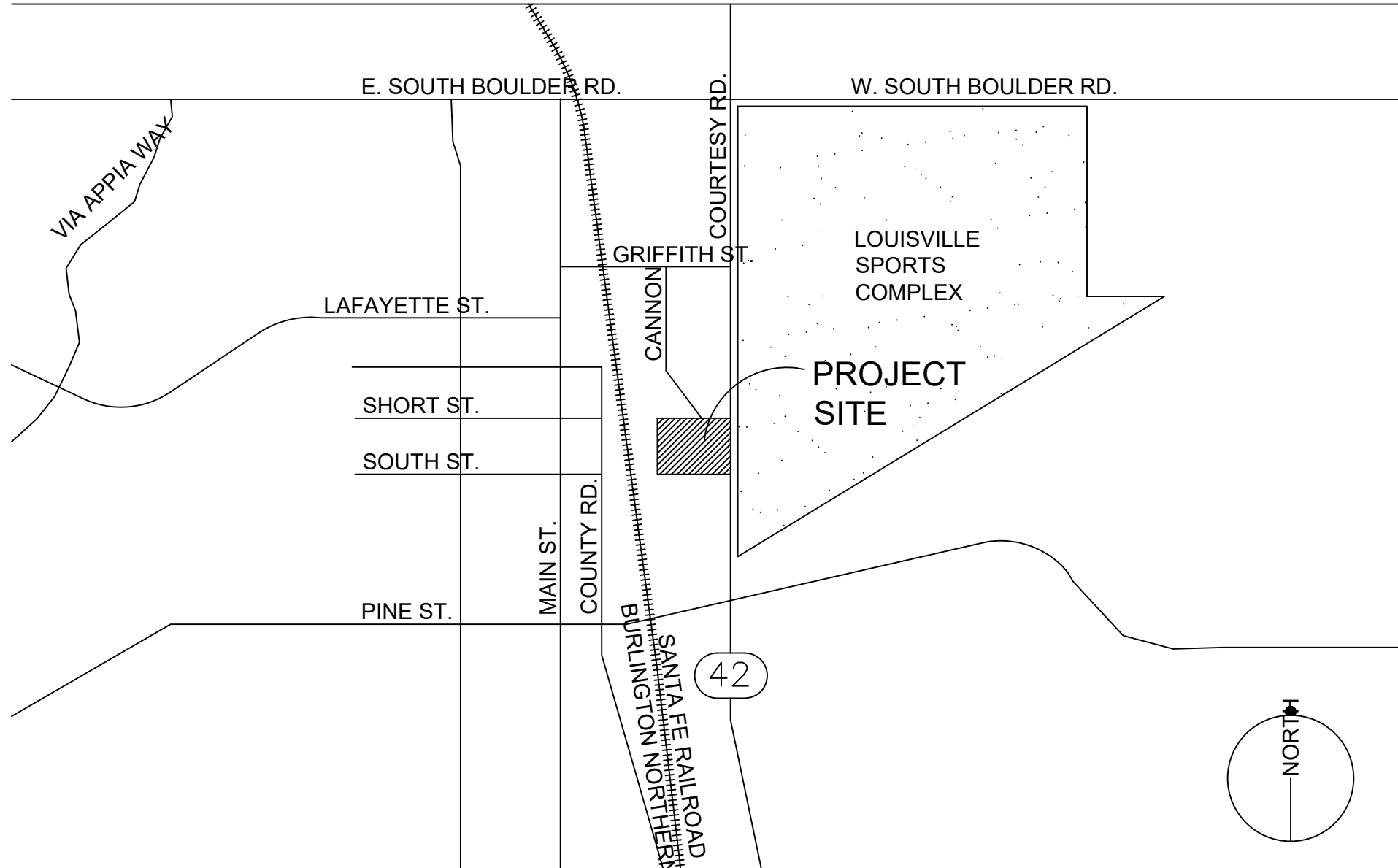
PRIOR AMENDMENTS:

- THIS SITE HAS NOT HAD ANY PRIOR AMENDMENTS.
- INITIAL PUD:
RESOLUTION 36, SERIES 2015
APPROVED ON: 07/14/2015

WAIVER REQUESTS:

- WAIVER IS REQUESTED FOR THE REQUIRED PARKING RATIO PER THE 2015 DELO PLAZA PUD. THE 2015 PUD UTILIZED A PARKING RATIO OF 1 STALL PER 125 SF ASSUMING A RETAIL/DRIVE THRU ESTABLISHMENT. THE AMENDED USE IS FOR MU-CC ZONING FOLLOWING MUDDSG GUIDELINES ESTABLISHING 1 STALL PER 300 SF OF NET AREA. PER THE ORIGINAL 2015 DELO PUD STANDARDS, 63 STALLS WERE DEDICATED FOR THE COMMERCIAL TENANTS IN THE EXISTING COMMERCIAL STRUCTURE. AS OF NOVEMBER 16TH/, 2022, 101 PARKING STALLS HAVE BEEN BUILT. THIS LEAVES 38 "UNUSED" PARKING SPACES FOR THE BEER GARDEN. UTILIZING THE APPLICABLE MATH TO DETERMINE NECESSARY PARKING SPACES BELOW:
 - APPLICABLE GROSS FLOOR AREA = TOTAL SQUARE FEET (9,966 SF) - DEDICATED SPACES (12'X12' GAZEBO - 144 SF, 3'X4' SHED - 12 SF, TURF AREA ~ 3,200 SF) = 6,610 SF GROSS AREA
 - USING MUDDSG FOR EATING AND DRINKING ESTABLISHMENTS (1 SPACE PER 300 SF OF AREA) - 6,610 SF / 300 SF = 23 SPACES
 - NET BALANCE OF SPACES NEEDED - 38 AVAILABLE UNUSED SPACES - 23 NEEDED SPACES = 15 SURPLUS SPACES
- WE ARE REQUESTING A WAIVER FOR USE OF GRANITE-BASED BREEZE FOR USE AND TRAFFIC AREAS WITHIN THE PATIO AREA. BREEZE IS A CRUSHED FINE ROCK CURRENTLY INSTALLED IN THE BEER GARDEN, THAT WHEN WET AND COMPACTED PROVIDES A POROUS BUT SOLID SURFACE, WITH A NEGLIGIBLE DUST IMPACT. TYPICALLY USED AS A SUBSTRATE FOR PAVERS OR AS A STANDALONE WALKWAY, THE USE OF A POROUS SUBSTRATE MEANS THAT WE ARE NOT ALTERING THE INTENDED RUNOFF PATTERNS OR DRAINAGE OF THE LOT, WHICH WOULD BE IMPACTED BY THE REQUEST FOR NON-POROUS INSTALLATIONS SUCH AS CONCRETE OR PAVERS. ANY SETTLING OF CONCRETE OR PAVERS CAN CREATE SAFETY HAZARDS WHEREAS BREEZE MATERIAL NATURALLY WILL SETTLE FLAT. ADDITIONALLY, THIS IS A LESS REFLECTIVE SURFACE THAN THOSE IN THE STANDARD MENTIONED, REDUCING THE OVERALL HEAT RETENTION IN THE AREA. WE BELIEVE THE COLOR, DURABILITY AND STABILITY OF THE BREEZE MATERIAL DOES IMPROVE OVER THE APPLICABLE STANDARDS FOR PATIOS IN THIS CASE, GIVEN THE OUTDOOR HIGH TRAFFIC AREA OF THE BEER GARDEN.

VICINITY MAP



SHEET INDEX:

- COVER SHEET AND GENERAL NOTES
- SITE PLAN
- EXTERIOR ELEVATIONS
- GRADING & DRAINAGE PLAN
- LANDSCAPE PLAN AND NOTES
- PHOTOMETRIC PLAN
- SITE LIGHTING FIXTURES AND CUT-SHEETS

PROJECT DESCRIPTION:

THIS PUD AMENDMENT IS SPECIFIC TO THE ROCKY MOUNTAIN TAP AND GARDEN OUTDOOR BEER GARDEN. ANY STANDARDS SPECIFIC TO THIS AMENDMENT APPLY ONLY TO THE ROCKY MOUNTAIN TAP AND GARDEN OUTDOOR BEER GARDEN. THIS AMENDMENT DOES NOT REPLACE OR SUPERSEDE ANY OTHER PART OF THE DELO PLAZA PUD.

NET PROPERTY AREA FOR PUD AMENDEMENT: 66' X 151' - 9966FT² (0.29 ACRES)
ACCESS: NO CHANGE

PROJECT SCOPE:

DEVELOP AN OUTDOOR AREA FOR AS AN EXTENSION OF A PRIVATE RESTAURANT AS OUTDOOR PATIO SPACE DESIGNATED FOR BEER GARDEN APPLICATION. ORIGINAL APPROVAL WAS FOR DRIVE-THROUGH OR RETAIL, WE ARE REQUESTING A USE WITHIN THE CURRENT CC-MU ZONING TO AN EXTENSION OF THE SERVICES OFFERED FROM OUR EXISTING RESTAURANT. THE DEVELOPMENT OF AN OUTDOOR SEATING AREA SUPPORTS CITY OF LOUISVILLE MUNICIPAL CODE 17.14.030 TO DEVELOP COMMERCIAL USES ALONG HIGHWAY 42

REVISIONS				SHEET SIZE: 24X36	
REV.	DATE	DESCRIPTION		DATE:	
1	9/12/2022	INITIAL RELEASE		05/24/2023	
2	4/6/2023	REVISED PER CITY COMMENTS		SCALE:	
3	5/24/2023	REVISED PER 2ND REV COMMENTS		N/A	
				DRAWN BY:	SHEET:
				MJR	1 OF 7

SITE PLAN
BEER GARDEN

ROCKY MOUNTAIN TAP & GARDEN

1077 COURTESY ROAD, LOUISVILLE, COLORADO 80027
DELO PLAZA FINAL PLANNED UNIT DEVELOPMENT, 1ST AMENDMENT
LOT 1 DELO PLAZA SUBDIVISION
PUD-0421-2022

SHORT STREET

COURTESY RD.
(HIGHWAY 42)

- NOTES:
- TOTAL SQUARE FOOTAGE OF ENCLOSED AREA:
9,966 SQ. FT. (0.29 ACRES)
 - DRIVE THROUGH/RETAIL BUILDING SHALL
CONTAIN NO LESS THAN 3 OF THE FINISHES
AND/OR ACCENT ELEMENTS USED ON THE
COMMERCIAL BUILDING.
 - ALL MATERIALS AND COLORS FROM THE DELO
PLAZA BUILDING MATERIAL PALETTE ARE
ELIGIBLE FOR USE WITHIN THE CONSTRUCTION
DOCUMENTATION PROCESS
 - DRIVE THROUGH/RETAIL BUILDINGS ARE
CONCEPTUAL IN NATURE. FINAL DESIGN, IN
COMPLIANCE WITH THIS FDP, WILL BE FINALIZED
AT THE TIME OF CONSTRUCTION DOCUMENT
PROCESS.

MUDDSG-DEVELOPMENT DATA TABLES

BULK AND DIMENSION STANDARDS			
	COMMERCIAL (CC)		
MIN. LOT WIDTH	151 LF		
MIN. LOT COVERAGE	N/A		
MIN. LANDSCAPE COVERAGE	N/A		
MAX. FOOTPRINT	10,000 S.F.		
MIN. LENGTH ALONG STREET	N/A		
MIN. % STREET FRONTAGE	N/A		
SEATING NOTES			
# TABLES <6'>	6		
# TABLES <8'>	8		
# TABLES <OTHER INDIVIDUAL>	20		
TOTAL SEATS IN AREA OF USE	120		
COMMERCIAL PARKING SPACES TABLE			
GROSS LEASABLE AREA	9966 S.F.		
NET FLOOR AREA	6610 S.F.		
ANTICIPATED USE	BEER GARDEN - EATING/DRINKING ESTABLISHMENT		
	RATIO	# OF REQUIRED SPACES	# OF EXISTING SPACES
MIXED USE - CC	1 SPACE PER 300 S.F.	23	38
EV INSTALLED		N/A	N/A
EV READY		N/A	N/A
EV CAPABLE		N/A	N/A
	TOTAL GROSS	23	38
# OF SHARED (REDUCTION)			
	TOTAL NET	23	38

REVISIONS

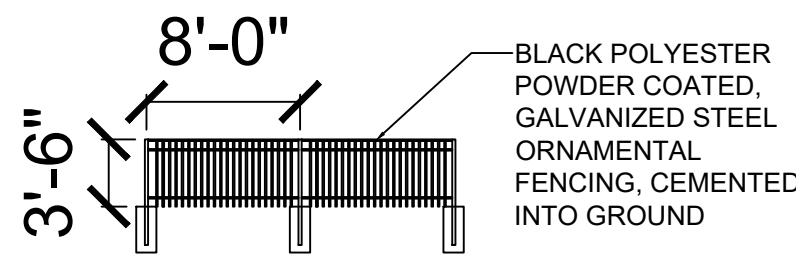
REV.	DATE	DESCRIPTION
1	9/12/2022	INITIAL RELEASE
2	4/6/2023	REVISED PER CITY COMMENTS
3	5/24/2023	REVISED PER 2ND REV COMMENTS

SHEET SIZE:
24X36
DATE:
05/24/2023
SCALE:
1" = 11'
DRAWN BY:
MJR
SHEET:
2 OF 7

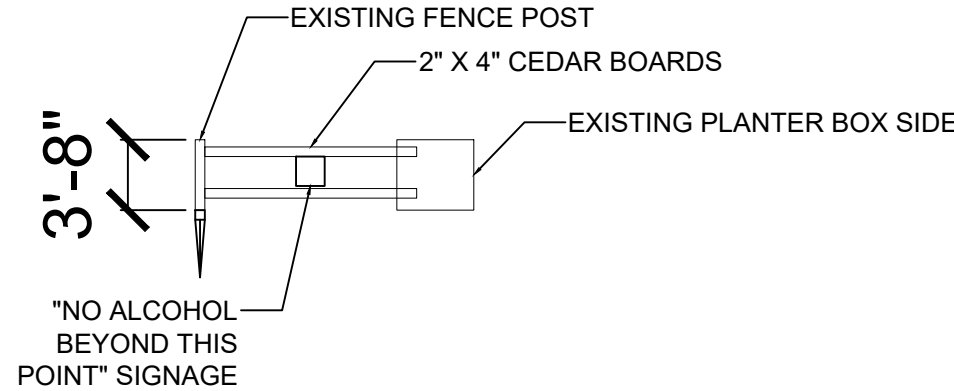
ELEVATIONS
BEER GARDEN
DETAILS

ROCKY MOUNTAIN TAP & GARDEN

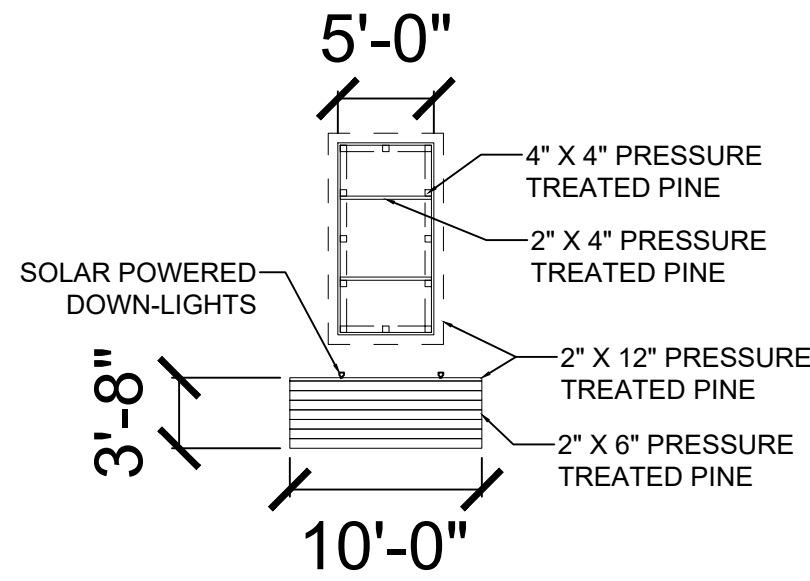
1077 COURTESY ROAD, LOUISVILLE, COLORADO 80027
DELO PLAZA FINAL PLANNED UNIT DEVELOPMENT, 1ST AMENDMENT
LOT 1 DELO PLAZA SUBDIVISION
PUD-0421-2022



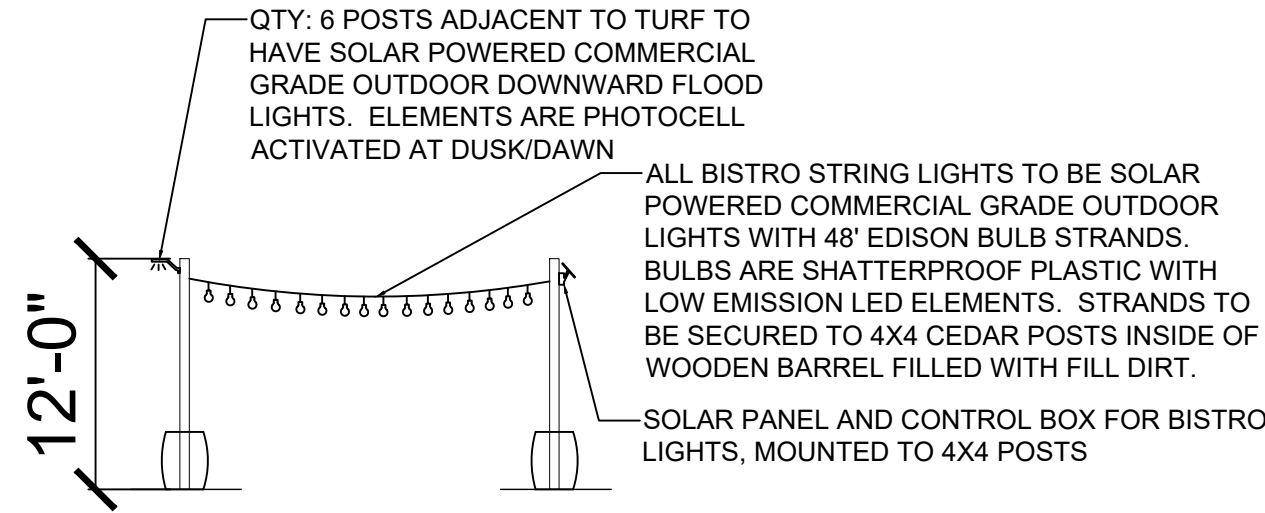
DETAIL A



DETAIL B



DETAIL C



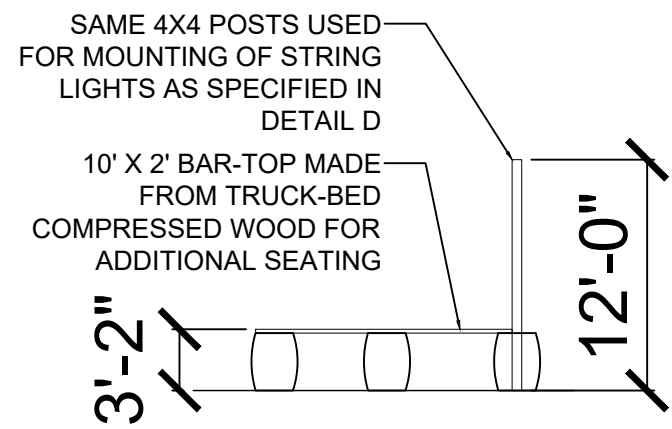
DETAIL D

NORTH, WEST, AND SOUTH EXTERIOR ELEVATION - FENCE DETAIL

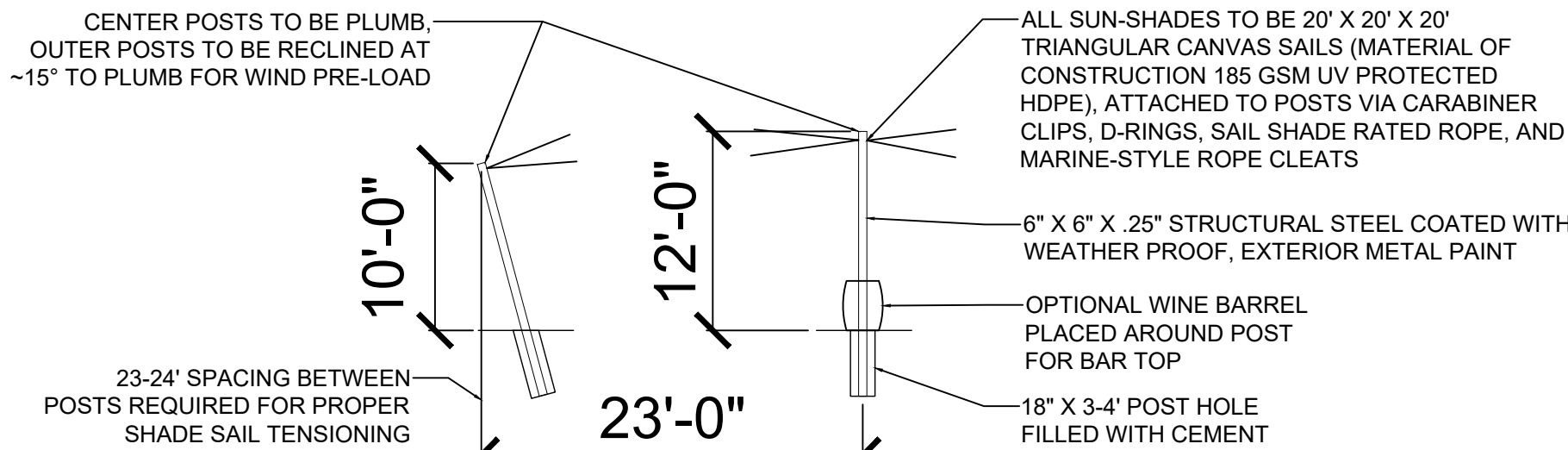
SOUTH-EAST EXTERIOR ELEVATION - FENCE GATE DETAIL

PLANTER BOX PLAN AND ELEVATION - BOX DETAILS

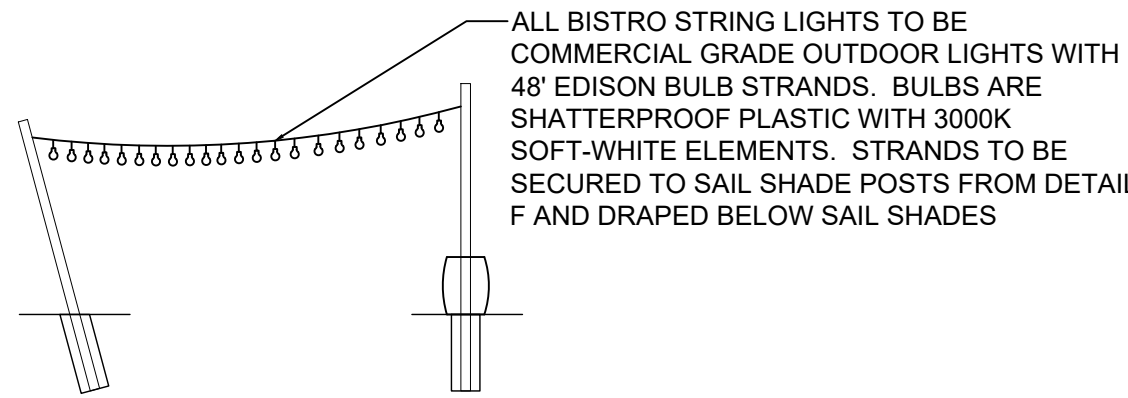
STRING AND FLOOD LIGHT MOUNTING POST ELEVATION



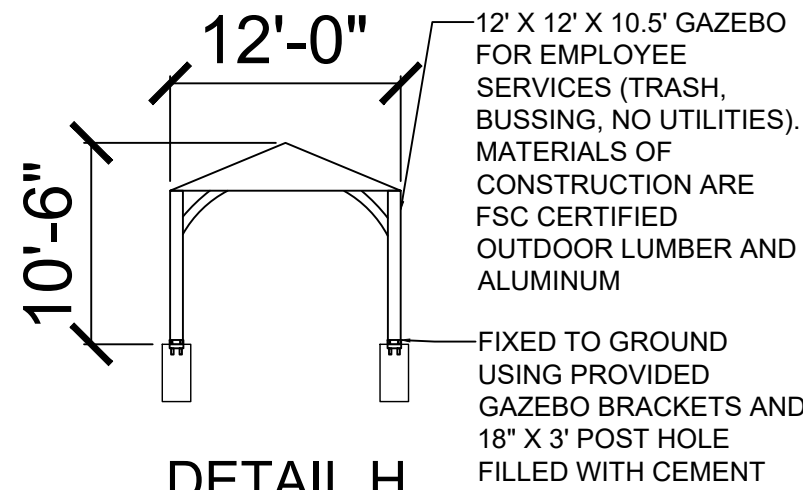
DETAIL E



DETAIL F



DETAIL G



DETAIL H

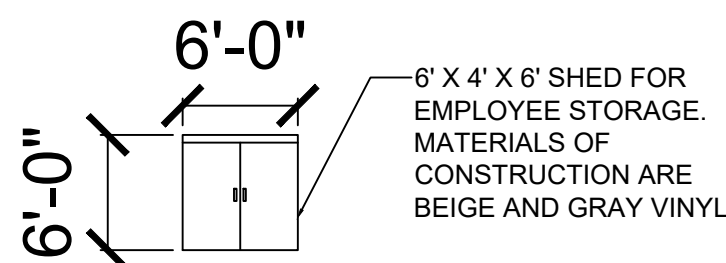


TRUCK-BED BAR-TOP SEATING ELEVATION

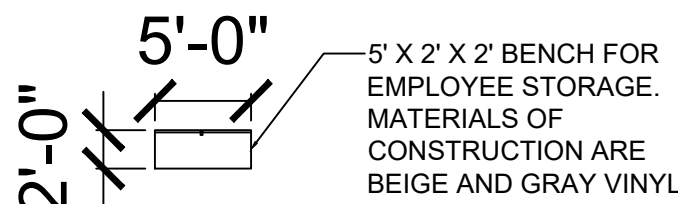
SHADE SAIL MOUNTING POST ELEVATION

STRING LIGHT MOUNTING POST ELEVATION

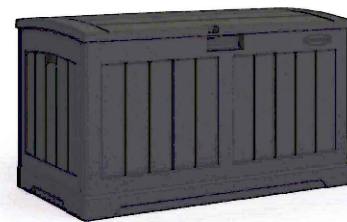
EMPLOYEE GAZEBO ELEVATION



DETAIL I

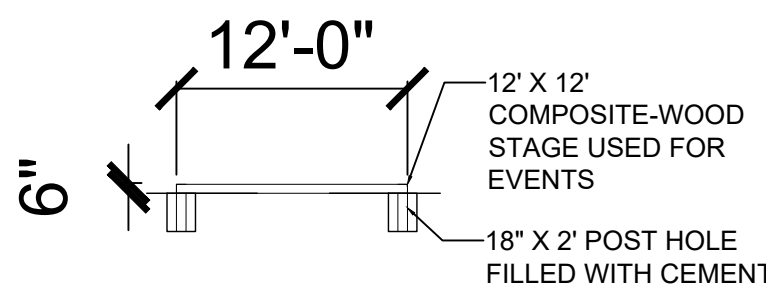


DETAIL J



STORAGE SHED ELEVATION

STORAGE BENCH ELEVATION



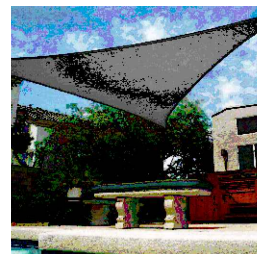
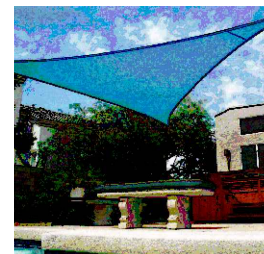
DETAIL K

STAGE ELEVATION

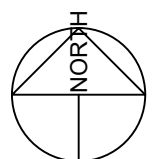
DETAIL L

- SAIL SHADES:
- QTY: 3 - LS2T10J - TURQUOISE SAIL SHADE (185 GSM UV PROTECTED HDPE)
 - QTY: 3 - B07H9NY82Q - LIGHT GRAY SAIL SHADE (185 GSM UV PROTECTED HDPE)
 - QTY: 3 - B07H9NY82Q - GRAY SAIL SHADE (185 GSM UV PROTECTED HDPE)
 - QTY: 30 - B089SN2Z3D - STAINLESS STEEL CARABINER
 - QTY: 30 - B08FJ76DKH - DIAMOND PAD EYE PLATE HOOK
 - QTY: 12 - B07Q6KCC357 - OPEN BASE MARINE CLEAT
 - QTY: 100' - B07F84XFGS - 1/4" POLYESTER SAIL SHADE ROPE

- BISTRO LIGHTS:
- QTY: TBD - SLR-48NH-SW - 48' EDISON BULB STRING LIGHTS



BILL OF MATERIALS AND
MATERIALS OF CONSTRUCTION

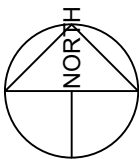
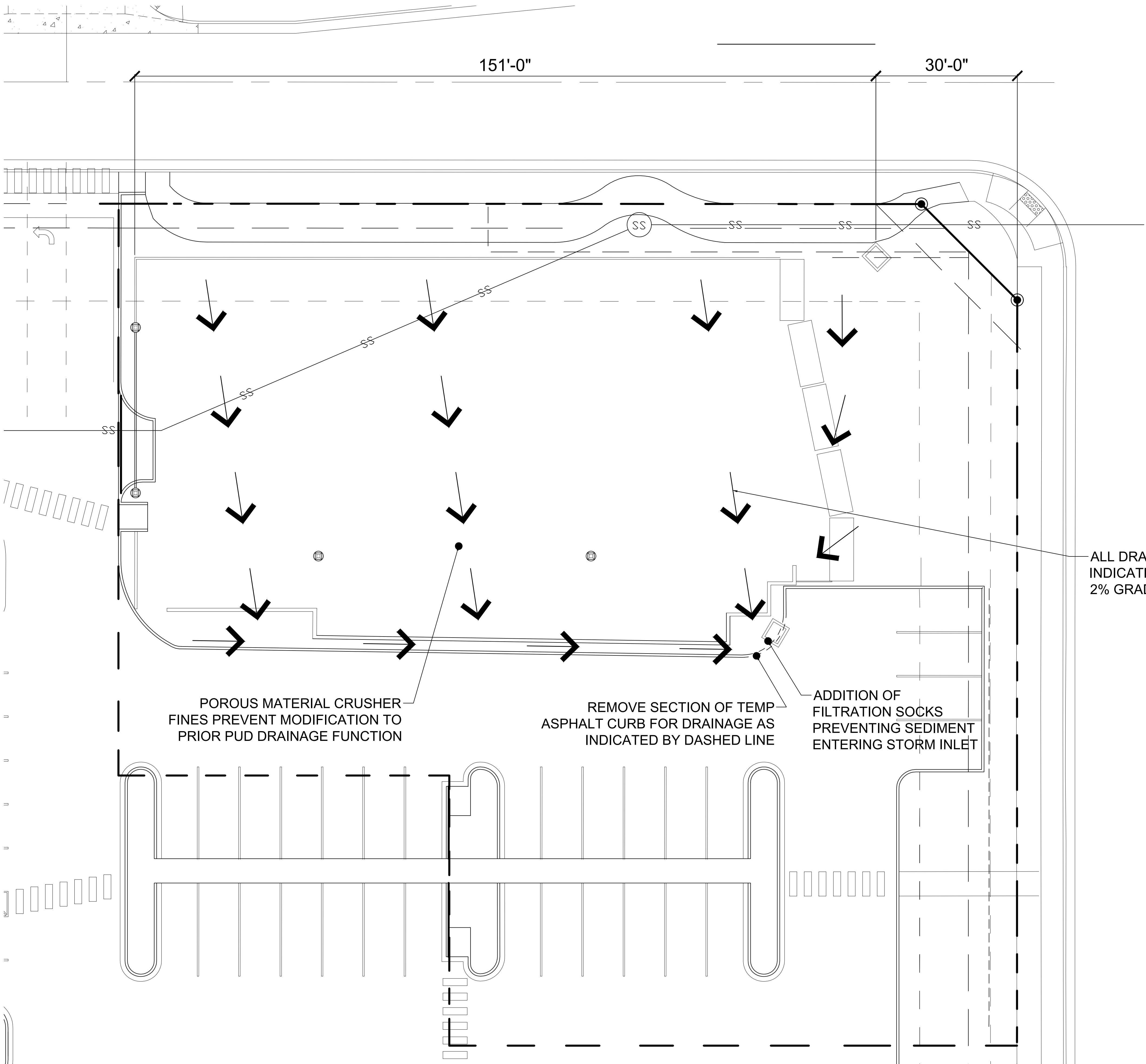


REVISIONS			SHEET SIZE: 24X36	
REV.	DATE	DESCRIPTION	DATE: 05/24/2023	
1	9/18/2022	INITIAL RELEASE	SCALE: 1" = 10'	
2	4/6/2023	REVISED PER CITY COMMENTS	DRAWN BY: MJR	
3	5/24/2023	REVISED PER 2ND REV COMMENTS	SHEET: 3 OF 7	

GRADING
PLAN

ROCKY MOUNTAIN TAP & GARDEN
1077 COURTESY ROAD, LOUISVILLE, COLORADO 80027
DELO PLAZA FINAL PLANNED UNIT DEVELOPMENT, 1ST AMENDMENT
LOT 1 DELO PLAZA SUBDIVISION
PUD-0421-2022

- NOTES:
- 1. LARGE ARROWS INDICATE DRAINAGE FOR AREA OF SITE
 - 2. GRADING FOLLOWS THE EXISTING SITE GRADES OUTLINED IN ORIGINAL PUD
 - 3. POSITIVE DRAINAGE TO BE MAINTAINED AND GRADES ARE NOT TO EXCEED 2%



REVISIONS				SHEET SIZE: 24X36	
REV.	DATE	DESCRIPTION		DATE:	
1	9/12/2022	INITIAL RELEASE		05/24/2023	
2	4/6/2023	REVISED PER CITY COMMENTS		SCALE:	1" = 11'
3	5/24/2023	REVISED PER 2ND REV COMMENTS		DRAWN BY:	MJR
				SHEET:	4 OF 7

LANDSCAPE
PLAN

ROCKY MOUNTAIN TAP & GARDEN

1077 COURTESY ROAD, LOUISVILLE, COLORADO 80027
DELO PLAZA FINAL PLANNED UNIT DEVELOPMENT, 1ST AMENDMENT
LOT 1 DELO PLAZA SUBDIVISION
PUD-0421-2022

151'-0"

30'-0"

3/4" COLORADO ROSE DECORATIVE ROCK INFILL

3X TCH

PBC IN
PLANTER
BOXES

LEASED AREA
ENDS 3'-0"
OUTSIDE
PLANTER
BOXES,
REFERENCE
ORIGINAL DELO
PLAZA PUD FOR
LANDSCAPING

TENANT MAINTAINED
BOUNDARIES

COMPACTED
GRANITE FINES

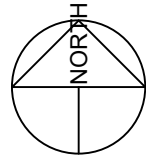
ARTIFICIAL TURF;
APPROX. 3,200 SQ FT

NOTES:

1. LANDSCAPING DETAILED IN THIS AMENDMENT WILL FOLLOW SIMILAR GUIDELINES AND DETAILS OUTLINED IN THE ORIGINAL PUD WITH REGARDS TO GENERAL NOTES, LANDSCAPE NOTES, IRRIGATION DEMAND USE, AND PLANTING DETAILS
2. TENANT SHALL KEEP CONCRETE CHANNEL AND RAMP CLEAN OF CRUSHER FINES AND CLEAN BOTTOM OF INLET

PLANT SCHEDULE (AND SUGGESTED PLANT LIST)							
TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	USE	HT	WIDTH
ORNAMENTAL TREES							
TCH	3	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII'LNERMIS'	2' CAL B&B	LOW	15	15
DECIDUOUS SHRUBS							
BMS	13	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL	LOW	4	4
CSR	14	CARFREE SUNSHINE ROSE	ROSA CAREFREE SUNSHINE	5 GAL	LOW	3	3
GROUND COVERS							
PBC	18	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL	LOW	2	6
ORNAMENTAL GRASSES							
LBG	13	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	1 GAL	LOW	3	2

MUDDSG-LANDSCAPE DATA TABLE			
	REQUIRED	EXISTING (IF RED'D)	PROPOSED
TOTAL SITE AREA	9966 S.F.		
APPLICABLE AREA			
HWY 42 + S. BOULDER RD. BUFFER AREA			
NORTH SIDE (SHORT STREET)	# / LINEAL FOOT		
EVERGREEN TREES	N/A		
DECIDUOUS TREES	N/A		
ORNAMENTAL TREES	1 PER 40 L.F.	0	3
SHRUBS INSIDE SIDEWALK	1 PER 5 L.F.	0	22
GROUND COVERING	N/A		
TOTAL			25



REVISIONS			SHEET SIZE: 24X36	
REV.	DATE	DESCRIPTION	DATE:	05/24/2023
1	9/12/2022	INITIAL RELEASE	SCALE:	1" = 11'
2	4/6/2023	REVISED PER CITY COMMENTS	DRAWN BY:	MJR
3	5/24/2023	REVISED PER 2ND REV COMMENTS	SHEET:	5 OF 7

PHOTOMETRIC
PLAN

ROCKY MOUNTAIN TAP & GARDEN

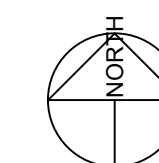
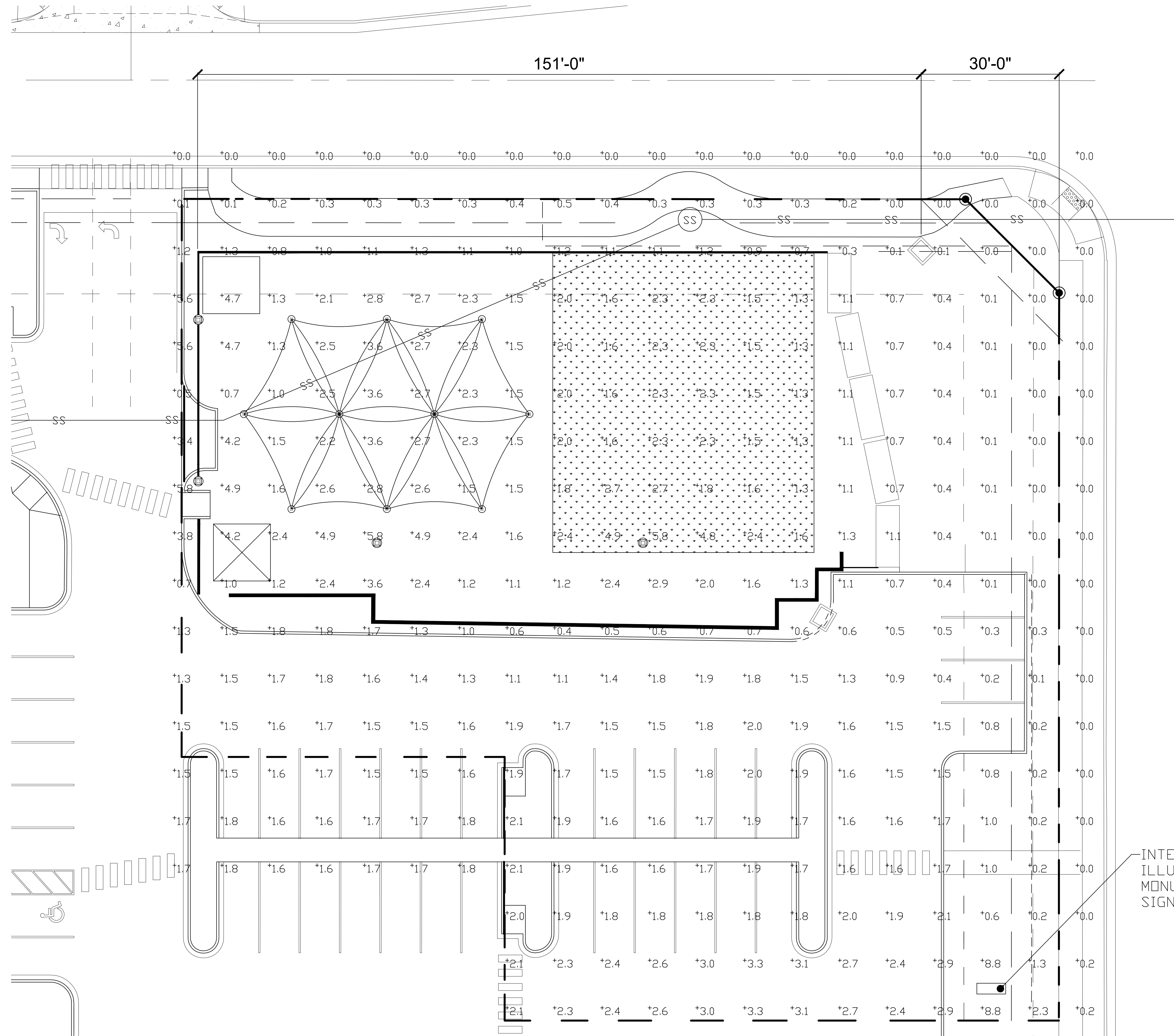
1077 COURTESY ROAD, LOUISVILLE, COLORADO 80027
DELO PLAZA FINAL PLANNED UNIT DEVELOPMENT, 1ST AMENDMENT
LOT 1 DELO PLAZA SUBDIVISION
PUD-0421-2022

151'-0"

30'-0"

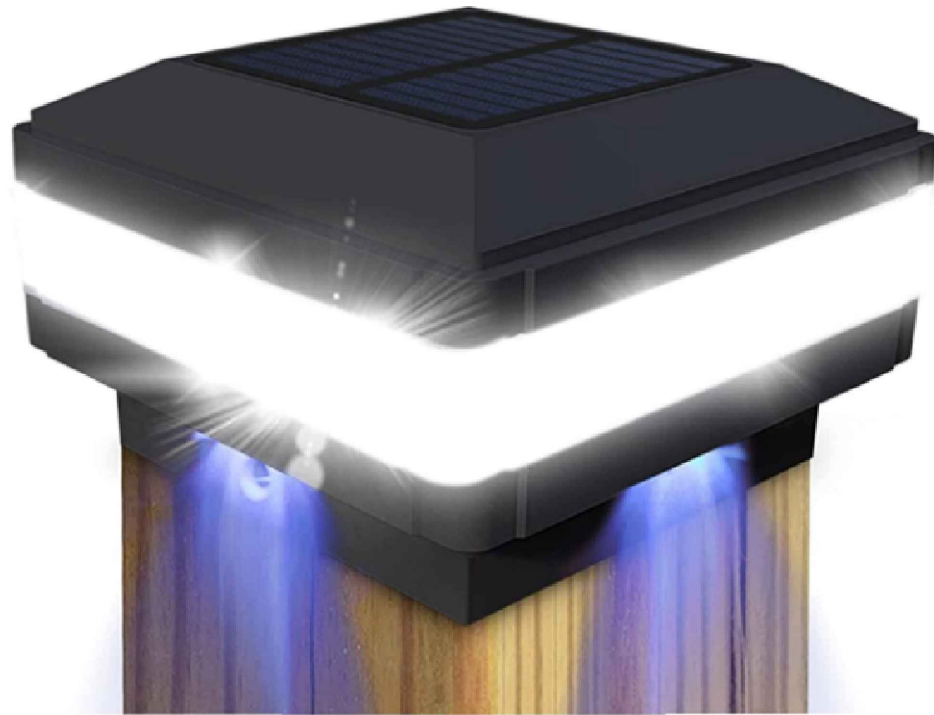
NOTES:

1. THIS PHOTOMETRIC PLAN IS INTENDED TO SHOW THE SITE LIGHTING FOOT-CANDLE LEVELS ONLY. FINAL DESIGN AND FIXTURE SELECTION TO BE COMPLETED IN THE FUTURE BUT SHALL BE CONSISTENT WITH THE LIGHT LEVELS SHOWN
2. SUMMARY:
 - 2.1. AVERAGE: 1.0 FT. CANDLE
 - 2.2. MINIMUM: 0.0 FT. CANDLE
 - 2.3. MAXIMUM: 8.8 FT. CANDLE



REVISIONS			SHEET SIZE: 24X36	
REV.	DATE	DESCRIPTION	DATE:	
1	9/12/2022	INITIAL RELEASE	05/24/2023	
2	4/6/2023	REVISED PER CITY COMMENTS	SCALE:	
3	5/24/2023	REVISED PER 2ND REV COMMENTS	1" = 11'	
			DRAWN BY:	SHEET:
			MJR	6 OF 7

LIGHTING FIXTURE SCHEDULE							
ITEM	SYMB	QTY	MANUFACTURER	CAT. NO	LAMPS	WATT	DESCRIPTION
A	☐	12	INDARUN	WS142B-4	6000K LED 160 LUMENS	3	4' TO THE BOTTOM OF FIXTURE EXTERIOR, WET LOCATION RATED DECORATIVE SOLAR POWERED FENCE POST LIGHTS, BLACK SHROUD, PHOTOCELL ACTIVATED, FENCE POSTS
B	◯	12	CIYDYO	S218-C-A	COLOR CHANGING LED 10 LUMENS	2	4' TO THE BOTTOM OF FIXTURE EXTERIOR, WET LOCATION RATED DECORATIVE SOLAR POWERED PATHWAY LIGHTS, BLACK SHROUD, PHOTOCELL ACTIVATED, FENCE POSTS AND PLANTER BOXES
C	----	6	AVATAR CONTROLS	E26SL25	COLOR CHANGING LED 600 LUMENS	3	10' TO THE BOTTOM OF FIXTURE EXTERIOR, WET LOCATION RATED DECORATIVE SOLAR POWERED STRING PATIO LIGHTS, BLACK SHROUD, PHOTOCELL ACTIVATED, STRING LIGHTS
D	☐	6	ICDFRU	SENSOR 168	6500K LED 1000 LUMENS	3	10' TO THE BOTTOM OF THE FIXTURE EXTERIOR, WET LOCATION RATED DECORATIVE SOLAR POWERED FLOOD LIGHTS, BLACK SHROUD, PHOTOCELL ACTIVATED, STRING LIGHT MOUNTING POSTS
E	☐	10	KQLPOP	QQ-WS05-US	6500K LED 800 LUMENS	10	2' TO THE BOTTOM OF THE FIXTURE EXTERIOR, WET LOCATION RATED DECORATIVE SOLAR POWERED PATHWAY LIGHTS, BLACK SHROUD, PHOTOCELL ACTIVATED, FENCE POSTS, WHISKEY BARRELS, STRING LIGHT MOUNTING POSTS
F	⊕	4	VOOJOY	BMW160-1	6500K LED 120000 LUMENS	1600	12' TO THE BOTTOM OF THE FIXTURE EXTERIOR, WET LOCATION RATED SOLAR POWERED FLOOD LIGHTS, BLACK SHROUD, PHOTOCELL ACTIVATED, STRING LIGHT MOUNTING POSTS ABOVE TURF AREA



FIXTURE A



FIXTURE B



FIXTURE C



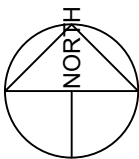
FIXTURE D



FIXTURE E



FIXTURE F



REVISIONS			SHEET SIZE: 24X36	
REV.	DATE	DESCRIPTION	DATE:	
1	9/12/2022	INITIAL RELEASE	05/24/2023	
2	4/6/2023	REVISED PER CITY COMMENTS	SCALE:	
3	5/24/2023	REVISED PER 2ND REV COMMENTS	N/A	
			DRAWN BY:	SHEET:
			MJR	7 OF 7