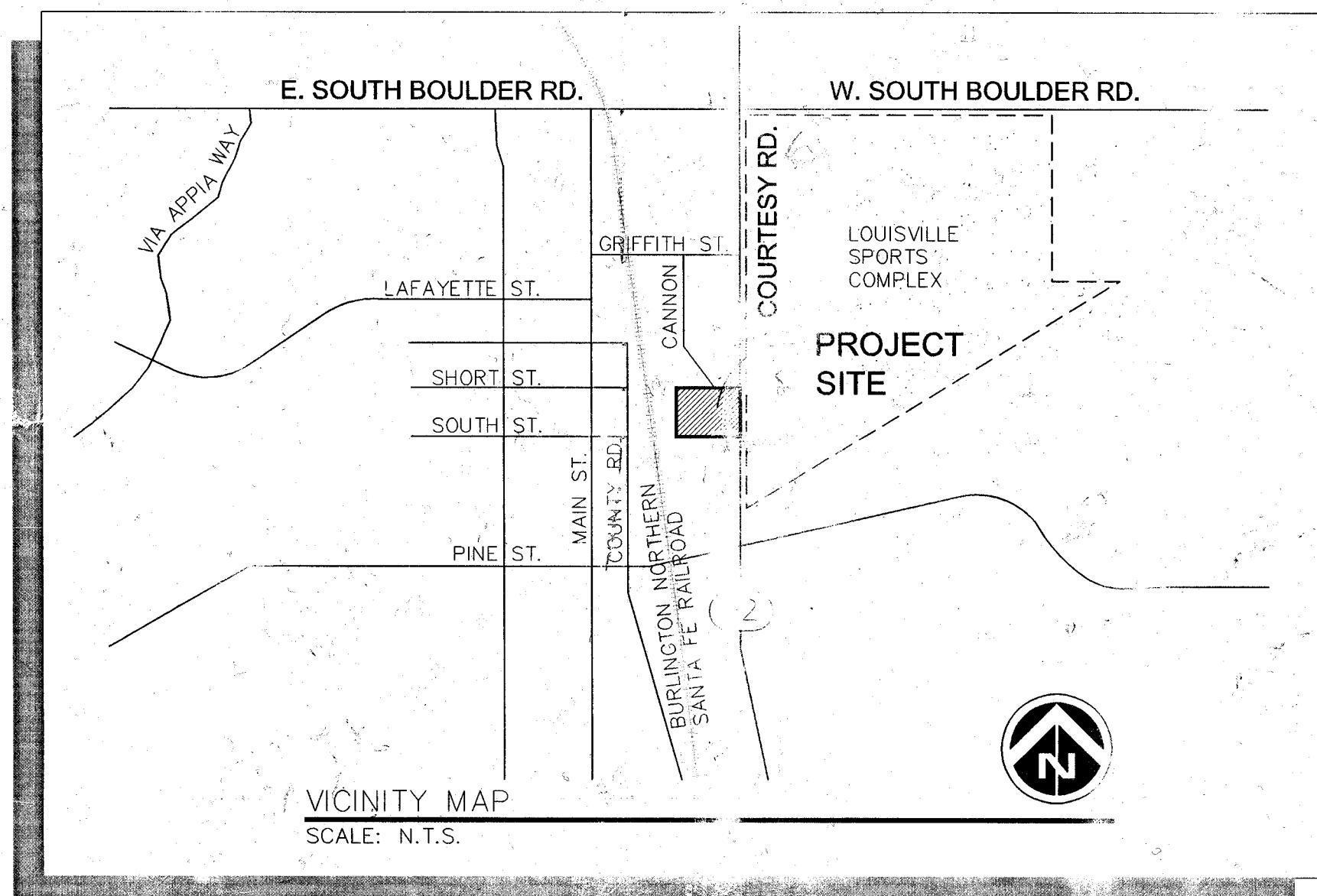
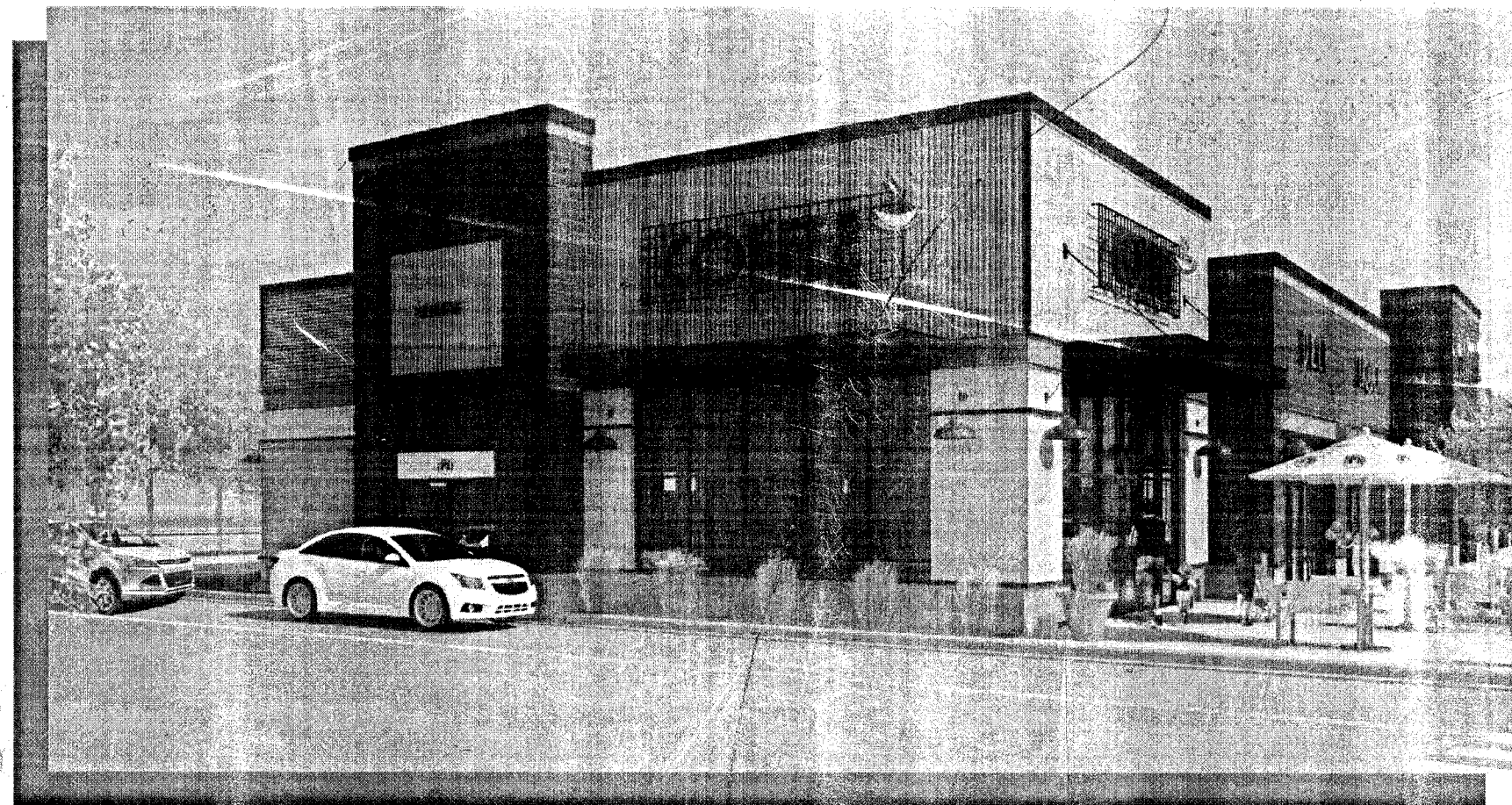


delo Plaza

Final Planned Unit Development

NE 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



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LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 8;

THENCE NORTH 58°49'56" WEST A DISTANCE OF 58.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH STREET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 44°36'09" EAST A DISTANCE OF 28.35 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COURTESY ROAD (COLORADO STATE HIGHWAY 42);

THENCE NORTH 00°01'11" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF COURTESY ROAD (COLORADO STATE HIGHWAY 42) A DISTANCE OF 310.04 FEET;

THENCE NORTH 44°58'49" WEST A DISTANCE OF 27.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SHORT STREET;

THENCE NORTH 89°58'10" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SHORT STREET A DISTANCE OF 467.50 FEET;

THENCE SOUTH 00°01'35" WEST A DISTANCE OF 347.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH STREET;

THENCE SOUTH 89°41'04" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SOUTH STREET A DISTANCE OF 467.34 FEET TO THE TRUE POINT OF BEGINNING;

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

AREA = 3.89 ACRES

NOTES

1. SURVEY BY ROCK CREEK SURVEYING, DATED JULY 23, 2014.
2. PROPOSED VEHICULAR CONNECTIONS MAY BE REFINED, WITH FUTURE CONSTRUCTION PLAN SUBMITTALS.
3. TIMING AND PHASING OF DEVELOPMENT SHALL BE DEPENDENT UPON MARKET CONDITIONS AND LOCATION OF UTILITIES.

CITY COUNCIL SIGNATURE BLOCK

APPROVED THIS 14 DAY OF JULY, 2015 BY THE 5 Y COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION 30, SERIES 2015
Robert P. Hume MAYOR *Monica Correa* CITY CLERK

PLANNING COMMISSION CERTIFICATION N/A

RECOMMENDED APPROVAL THIS 14 DAY OF JULY, 2015 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. SERIES

CLERK & 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 2015, 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 FDP/PUD. WITNESS OUR HANDS AND SEALS THIS 22 DAY OF February, 2016.

OWNER

NOTARY

(NOTARY SEAL)

SUZAN R. DEBERG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 15974315409
MY COMMISSION EXPIRES 12/23/2017

PROJECT DESCRIPTION

GROSS PROPERTY AREA: 3.89 AC

CURRENT ZONING: INDUSTRIAL (I)

PROPOSED ZONING: CC

ACCESS: SHORT STREET (VIA COURTESY ROAD/ HIGHWAY 42)
SOUTH STREET (VIA COURTESY ROAD/ HIGHWAY 42)
FULL MOVEMENT INTERSECTIONS AT BOTH ACCESS
ANTICIPATED FUTURE SIGNALIZATION OF SHORT STREET
BY THE CITY OF LOUISVILLE.

DEVELOPMENT SUMMARY

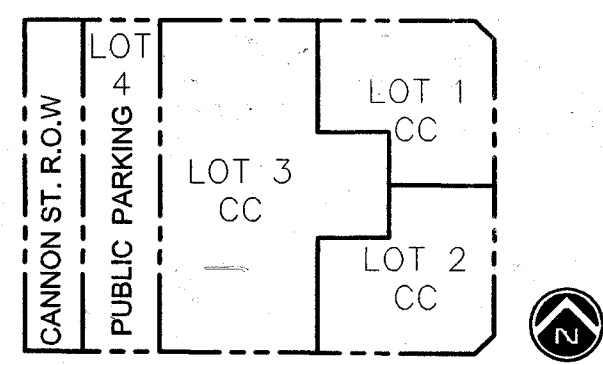
LAND USE:		
LOT 1-3	CC (PUD AREA)	2.77 AC
LOT 4	CITY OF LOUISVILLE / PUBLIC PARKING	0.64 AC
R.O.W.	CANNON STREET R.O.W.	0.48 AC
TOTAL:		3.89 AC
PROPOSED FLOOR AREA:		
PROPOSED COMMERCIAL:	3,000 - 15,000 SF	
PROPOSED DRIVE THROUGH OR RETAIL1:	2,850 - 4,000 SF	
PROPOSED DRIVE THROUGH OR RETAIL2:	2,850 - 4,000 SF	
TOTAL:	8,700 - 23,000 SF	

OWNERSHIP AND LAND USE SUMMARY

LOT	AREA (ACRES)	OWNERSHIP	PRIMARY USES	MAINTENANCE
LOT 1	0.64	STEPHEN D. TEBO DBA TEBO PROPERTIES	COMMERCIAL (CC)	STEPHEN D. TEBO DBA TEBO PROPERTIES
LOT 2	0.65	STEPHEN D. TEBO DBA TEBO PROPERTIES	COMMERCIAL (CC)	STEPHEN D. TEBO DBA TEBO PROPERTIES
LOT 3	1.48	STEPHEN D. TEBO DBA TEBO PROPERTIES	COMMERCIAL (CC)	STEPHEN D. TEBO DBA TEBO PROPERTIES
LOT 4	0.64	CITY OF LOUISVILLE	PUBLIC PARKING	CITY OF LOUISVILLE
R.O.W.	0.48	CITY OF LOUISVILLE	CANNON STREET R.O.W.	CITY OF LOUISVILLE
TOTAL	3.89 AC			

ZONING KEYMAP

SCALE: 1" = 200'



Owner
TEBO Properties
3111 28th Street
Boulder, CO 80301
tel (303) 447-8326

Owner's Representative
RMCS, Inc.
21 South Sunset St.
Longmont, CO 80503
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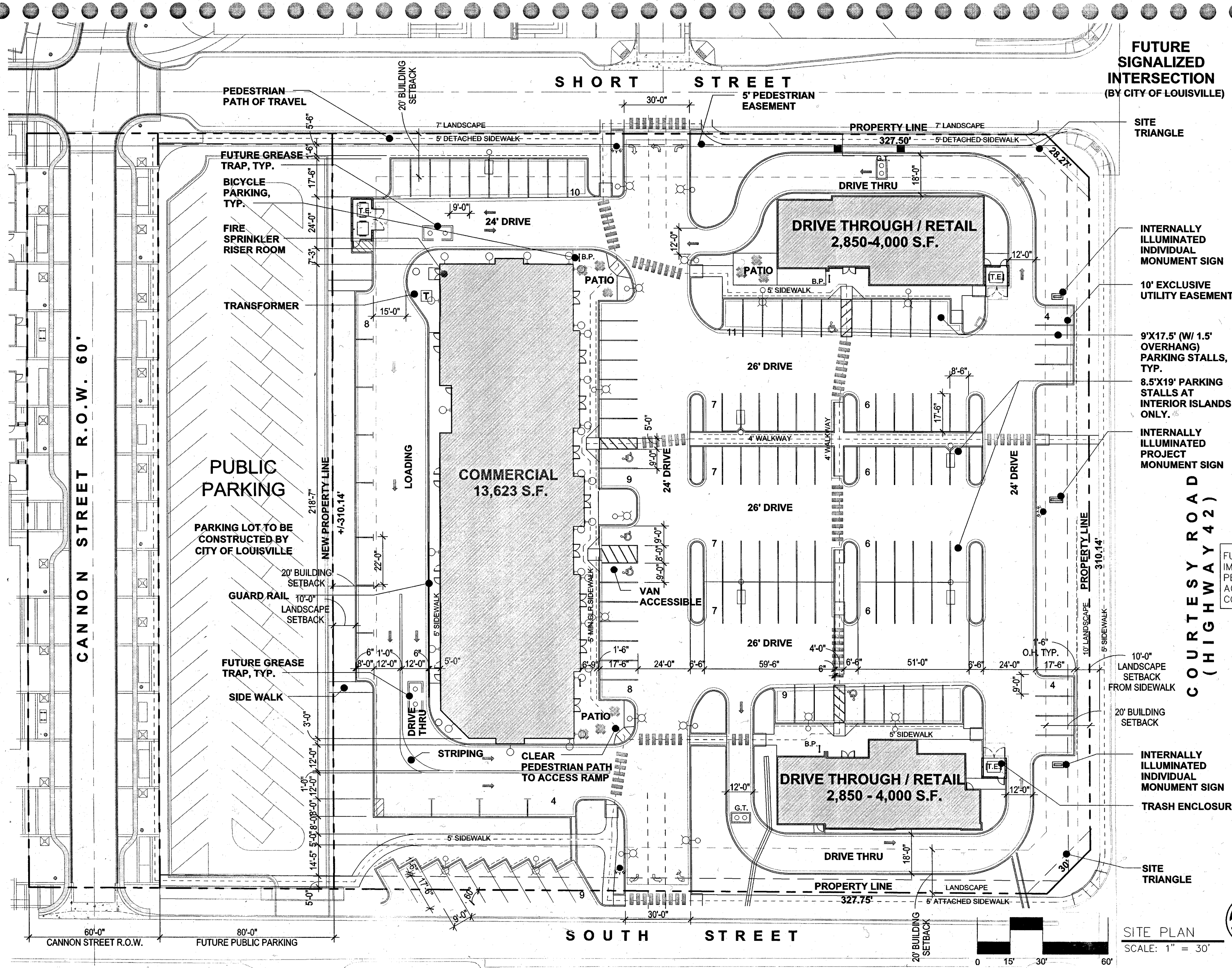
Project:	LRC	Issue Date:	08.15.2014
Drawn By:	JL	Revisions:	11.18.2014 01.08.2015 05.13.2015 07.14.2015

COVER SHEET

SHEET
1
of 17

delo Plaza Final Planned Unit Development

NE 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



**FUTURE
SIGNALIZED
INTERSECTION
(BY CITY OF LOUISVILLE)**

**SITE
TRIANGLE**

**INTERNALLY
ILLUMINATED
INDIVIDUAL
MONUMENT SIGN**

**10' EXCLUSIVE
UTILITY EASEMENT**

**INTERNALLY
ILLUMINATED
PROJECT
MONUMENT SIGN**

**FUTURE
IMPROVEMENTS
PER SH42
ACCESS
CONTROL PLAN**

**INTERNALLY
ILLUMINATED
INDIVIDUAL
MONUMENT SIGN**

**SITE
TRIANGLE**

SITE PLAN

SCALE: 1" = 30'

BULK AND DIMENSION STANDARDS

	COMMERCIAL (CC)
MIN. LOT WIDTH	40'
MIN. LOT COVERAGE	N/A
MIN. LANDSCAPE COVERAGE	10%
MAX. FOOTPRINT	15,000 SF
MAX. LENGTH ALONG STREET	N/A
MIN. % STREET FRONTAGE	N/A

BUILDING SETBACKS	
MIN. & MAX. PUBLIC STREET/ OUTLOT/TRACT SETBACK (PRINCIPAL USES)	MAXIMUM: N/A MINIMUM: 10'
MIN. SIDE YARD SETBACK (PRINCIPAL & ACCESSORY USES)	0'
MIN. REAR YARD SETBACK (PRINCIPAL USES)	5'
MIN. REAR YARD SETBACK (ACCESSORY USES)	5' (LANE)

BUILDING HEIGHT	
PRINCIPAL USES	MIN: 1 STORY/16' MAX: 3 STORIES/45'
ACCESSORY USES	20' MAX

PARKING			
ANTICIPATED USE(S)	COMMERCIAL	DRIVE THROUGH/ RETAIL 1	DRIVE THROUGH/ RETAIL 2
ANTICIPATED MAX. BUILDING AREA	15,750 SF	4,000 SF	4,000 SF
PARKING RATIO	1 STALL/250 SF	1 STALL/125 SF	1 STALL/125 SF
PARKING REQUIRED	63 STALLS	32 STALLS	32 STALLS
TOTAL PARKING REQUIRED	127 STALLS		
TOTAL PARKING PROVIDED	127 STALLS		
PARKING RATIO BASED ON MAX. FAR	1 CAR PER 285 SF OF TOTAL ALLOWED MAX. FAR		

BULK AND DIMENSION NOTES

- THIS PARCEL SHALL BE ALLOWED 3 DRIVE THROUGH BUSINESSES.
- 10' MINIMUM SETBACK SHALL BE PROVIDED AT ALL PROPERTY LINES.
- THIS DEVELOPER SHALL NOT BE REQUIRED TO BUILD 2 STORY STRUCTURES. 1 STORY STRUCTURES ARE ALLOWED.
- NO MAXIMUM BUILDING SETBACKS ARE REQUIRED. 20' MINIMUM BUILDING SETBACK.
- NO MINIMUM BUILDING COVERAGE IS REQUIRED.
- CITY OF LOUISVILLE SHALL NOT REQUIRE ON-SITE DETENTION FOR THIS PARCEL.
- NO MAXIMUM PARKING RESTRICTIONS SHALL BE ENFORCED.
- REQUIRED PARKING AND LOADING SPACES SHALL BE SET BACK TEN FEET FROM ANY PROPERTY LOT LINE OR TEN FEET FROM BACK OF SIDEWALK ALONG STREET WITH LANDSCAPING IN BETWEEN.

PARKING VARIANCES

IN LIEU OF SEC. 17.20.025, PARKING STANDARDS DESIGNATED FOR DOWNTOWN LOUISVILLE, AND SEC. 17.20.020, PARKING STANDARDS DESIGNATED FOR EACH USE, THE FOLLOWING PARKING STANDARDS SHALL APPLY:

COMMERCIAL AMUSEMENTS:

- FOR A STADIUM, ARENA OR THEATER, ONE SPACE PER TWO SEATS;
- FOR A BOWLING ALLEY, FIVE SPACES PER ALLEY PLUS ONE SPACE PER TWO EMPLOYEES;
- FOR DANCE HALLS AND SKATING RINKS, ONE SPACE PER 50 FEET OF FLOOR AREA PLUS ONE SPACE PER TWO EMPLOYEES;
- FOR OTHER COMMERCIAL AMUSEMENTS WHERE THERE IS NO FIXED SEATING, THE STANDARD SHALL BE ONE SPACE PER 21 SQUARE FEET OF SEATING AREA.

COMMERCIAL:

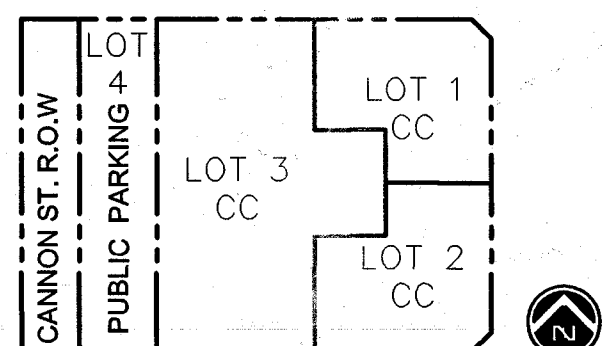
- FOR A RETAIL STORE, ONE SPACES PER 250 SQUARE FEET OF FLOOR SPACE;
- FOR A SERVICE OR REPAIR SHOP, OR A RETAIL STORE HANDLING EXCLUSIVELY BULKY MERCHANDISE SUCH AS AUTOMOBILES AND FURNITURE, ONE SPACES PER 300 SQUARE FEET OF FLOOR AREA;
- FOR OFFICES OTHER THAN MEDICAL AND DENTAL, ONE SPACE PER 300 SQUARE FEET OF FLOOR AREA;
- FOR MEDICAL AND DENTAL CLINICS, ONE SPACE SPACES PER 200 SQUARE FEET OF FLOOR AREA PLUS ONE SPACE PER TWO EMPLOYEES;
- FOR AN EATING OR DRINKING ESTABLISHMENT, ONE SPACE PER 125 SQUARE FEET OF FLOOR SPACE.

PARKING SPACE SIZE:

- PARKING STALLS AT INTERIOR LANDSCAPE ISLANDS SHALL BE 8'-6" X 19'-0".

ZONING KEY MAP

SCALE: 1" = 200'



GENERAL NOTES AND STANDARDS

- DELO PLAZA IS A MASTER PLANNED COMMUNITY AND CONSISTS OF 4 LOTS AND THE EXTENSION OF THE CANNON STREET R.O.W. LOTS 1, 2 & 3 ARE ZONED CC (COMMERCIAL COMMUNITY) PER SECTION 17.14. OF THE LOUISVILLE MUNICIPAL CODE.
- LOT 1, 2 AND 3, AS DEPICTED ON THESE SHEETS AND GENERATED VIA THE PLAT, SHALL BE MAINTAINED BY DEVELOPER OR ASSOCIATION. THE DEVELOPER MAY CONDUCT ACTIVITIES (INCLUDING BUT NOT LIMITED TO GRADING) ON ALL DEDICATED LANDS FOR THE PURPOSE OF CONSTRUCTING PUBLIC AND PRIVATE IMPROVEMENTS. ENTRY MONUMENT IDENTIFY AND WAY-FINDING SIGNAGE ARE CONCEPTUAL IN NATURE. AT THE LOCATIONS SHOWN WITHIN THIS DEVELOPMENT PLAN. FINAL LOCATION SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENTATION PROCESS, BUT SHALL CONFORM TO THE STANDARDS WITHIN THIS DEVELOPMENT PLAN.
- ALL EXISTING ON-SITE STRUCTURES AND SURFACE ENCUMBRANCES WILL BE DEMOLISHED AND REMOVED. THERE ARE NO HISTORIC STRUCTURES EXISTING ON THE PROPERTY.
- ACCESSIBLE SIDEWALKS AND PEDESTRIAN WAYS SHALL BE PROVIDED THAT MEET ADA STANDARDS FOR RUNNING SLOPE AND CROSS SLOPE.
- IN ADDITION TO ALL USES ALLOWED BY THE CC DESIGNATION, THE FOLLOWING USES SHALL BE EXPRESSLY ALLOWED AND CONSIDERED ACCESSORY STRUCTURES: DEVELOPMENT AMENITY ITEMS SUCH AS PLAZAS, PATIOS AND GARDENS, PARKING STRUCTURES AND TRASH ENCLOSURES.
- NO LAND DEDICATION SHALL BE REQUIRED. ALL LAND DEDICATIONS HAVE BEEN MET VIA PREVIOUS SUBDIVISIONS.
- ALL IMAGERY IS CONCEPTUAL IN NATURE.
- THE LIGHTING, CONSTRUCTION, DESIGN, FUTURE TYPES, ETC. AS DEPICTED HEREIN IS SUBJECT TO FURTHER ANALYSIS, DESIGN AND AVAILABILITY, AND AS SUCH MAY VARY FROM THE FINAL PUD TO FINAL CONSTRUCTION DOCUMENTS.
- ALL DELO PLAZA PROJECT CALCULATIONS, INCLUDING: DENSITY, LANDSCAPING, PARKING, ETC. SHALL BE CALCULATED ON THE AGGREGATE DELO PLAZA PROJECT AREAS.
- ALL ONSITE WATER QUALITY AND DRAINAGE REQUIREMENTS WILL BE ACCOMMODATED OFF-SITE VIA THE REGIONAL POND FOR THE CORE PROJECT AREA AT NO COST TO THIS PROJECT. POND WILL BE CONSTRUCTED BY THE DEVELOPER OF DELO. OFF-SITE DETENTION POND MAINTENANCE AND PARTICIPATION IN ANNUAL COST WILL BE ADDRESSED IN THE SUBDIVISION AGREEMENT.

GENERAL NOTES AND STANDARDS CONT'D

- THE SIGNALIZATION OF SHORT STREET WILL BE INSTALLED BY CITY OF LOUISVILLE, AT NO COST TO DEVELOPER. TO BE FINALIZED AFTER TRAFFIC SIGNAL WARRANTS ARE MET.
- GREASE TRAP LOCATIONS AS DEPICTED HEREIN ARE CONCEPTUAL IN NATURE. FINAL GREASE TRAP LOCATIONS WILL BE DETERMINED CONCURRENT WITH THE PROCESSING OF CONSTRUCTION DOCUMENTS.
- THE CITY SHALL NOT IMPEDE SITE LINES IN THE FUTURE AS A RESULT OF SH42 IMPROVEMENTS.
- TRASH ENCLOSURE LOCATION WILL BE FINALIZED AND COORDINATED DURING CONSTRUCTION DOCUMENT PHASE.
- PROPOSED SIDEWALKS SHALL MATCH THE SIDEWALK DESIGN INCLUDED IN THE HIGHWAY 42 PLAN.
- EXISTING TREES SHALL BE PRESERVED AS MANY AS POSSIBLE, WORKING WITH THE CITY FORESTER AND PARKS PROJECT MANAGER, AT THE TIME OF CONSTRUCTION DRAWINGS.

PUBLIC BENEFIT

THE DEVELOPMENT OF THE DELO PLAZA PROJECT YIELDS PUBLIC BENEFITS GENERATED BY THE PLANNING, LAYOUT AND INNOVATION WITHIN THE DESIGN. PUBLIC BENEFITS INCLUDE, BUT ARE NOT LIMITED, TO THE FOLLOWING:

- THE PROJECT CONTINUES THE IMPLEMENTATION OF THE HIGHWAY 42 REVITALIZATION AREA COMPREHENSIVE PLAN AND WILL LIKELY PROVIDE THE IMPETUS FOR THE CONTINUATION OF THAT PLAN. THE PUBLIC AND DEVELOPERS ALIKE, WILL VIEW THE AREA AS AN EXTENSION OF THE DOWNTOWN FABRIC PROVIDING MOMENTUM FOR CONTINUED DEVELOPMENT.
- THE PROJECT WILL STRENGTHEN AND ENHANCE ADJACENT RESIDENTIAL NEIGHBORHOODS BY PROVIDING QUALITY COMMERCIAL, RETAIL AND OFFICE PRESENCE WITH AN EMPHASIS ON THE PEDESTRIAN EXPERIENCE.
- THE PROJECT IS ANTICIPATED TO BRING A MAXIMUM OF 15,000 SF OF RETAIL USERS AND MAXIMUM OF 8,000 SF OF FREE STANDING DRIVE THROUGHS OR ADDITIONAL STAND ALONE RETAIL ON 2 PADS. THIS PROJECT WILL ENCOURAGE COMMERCIAL OPPORTUNITIES BETWEEN SHORT STREET AND SOUTH STREET ALONG HIGHWAY 42.
- THE REDEVELOPMENT WILL REMOVE THE INDUSTRIAL ZONING AND REPLACE IT WITH CC, WHICH PROHIBITS THE INCOMPATIBLE INDUSTRIAL USES DISALLOWED BY THE REVITALIZATION PLAN. THIS PROJECT IS A CATALYST FOR THE CORE PROJECT AREA AND WILL CREATE THE RIGHT SIZED EXPANSION THAT PLAYS OFF THE HISTORIC DESTINATION OF LOUISVILLE.
- DELO PLAZA WILL BE ADJACENT TO AMENITIES THAT WILL BE ENJOYED BY THE PUBLIC SUCH AS PLAZAS, AND GATHERING AREAS. PROPOSED AMENITIES SHALL PROVIDE THE CITY AND THE PUBLIC ADDITIONAL BENEFIT.

Owner
TEBO Properties
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delo

DowntownEastLouisville

Project:	LRC	Issue Date:	08.15.2014
Drawn By:	JL	Revisions:	11.18.2014 01.04.2016
			01.08.2015
			05.13.2015
			07.14.2015

**SITE PLAN AND
GENERAL NOTES**

SHEET

2
of 17

delo Plaza
Final Planned Unit Development
NE 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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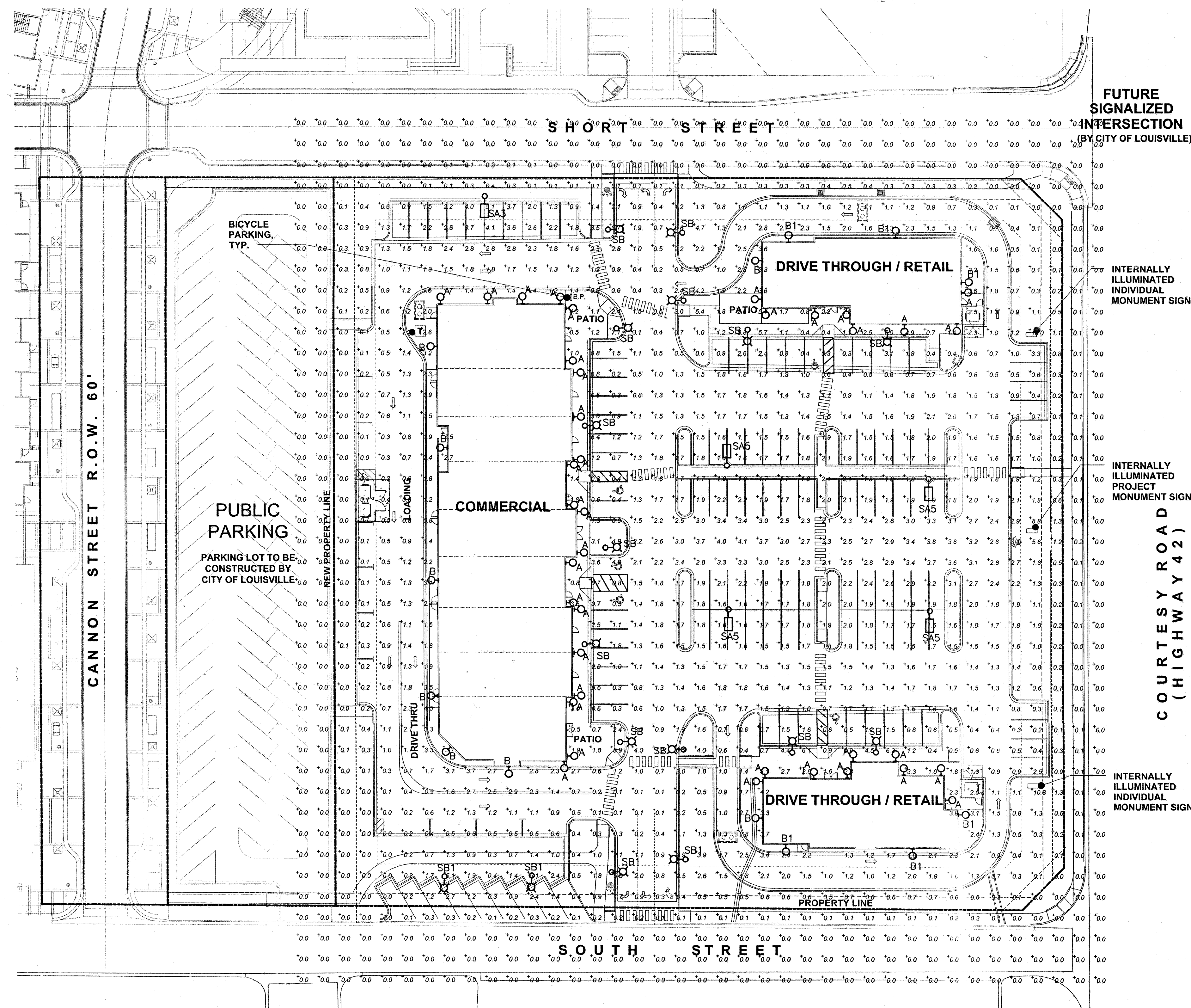
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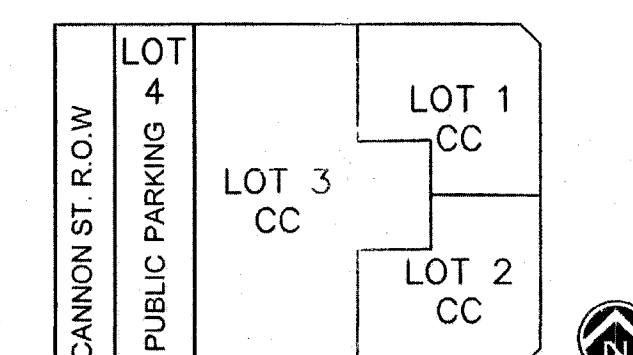
GENERAL NOTES:
THIS PHOTOMETRIC PLAN IS INTENDED TO SHOW THE SITE LIGHTING FOOT-CANDLE LEVELS ONLY. FINAL DESIGN AND FIXTURE SELECTION TO BE COMPLETED IN THE FUTURE BUT SHALL BE CONSISTENT WITH THE LIGHT LEVELS SHOWN.

SITE PHOTOMETRIC SUMMARY

AVERAGE = 1.0 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE
MAXIMUM = 10.8 FT. CANDLE

ZONING KEYMAP

SCALE: 1" = 200'



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'



deio
DowntownEastLouisville

Project:	LRC	Issue Date:	08.15.2014
Drawn By:	SG	Revisions:	11.18.2014
			01.08.2015
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PHOTOMETRIC PLAN

SHEET
3
of 17

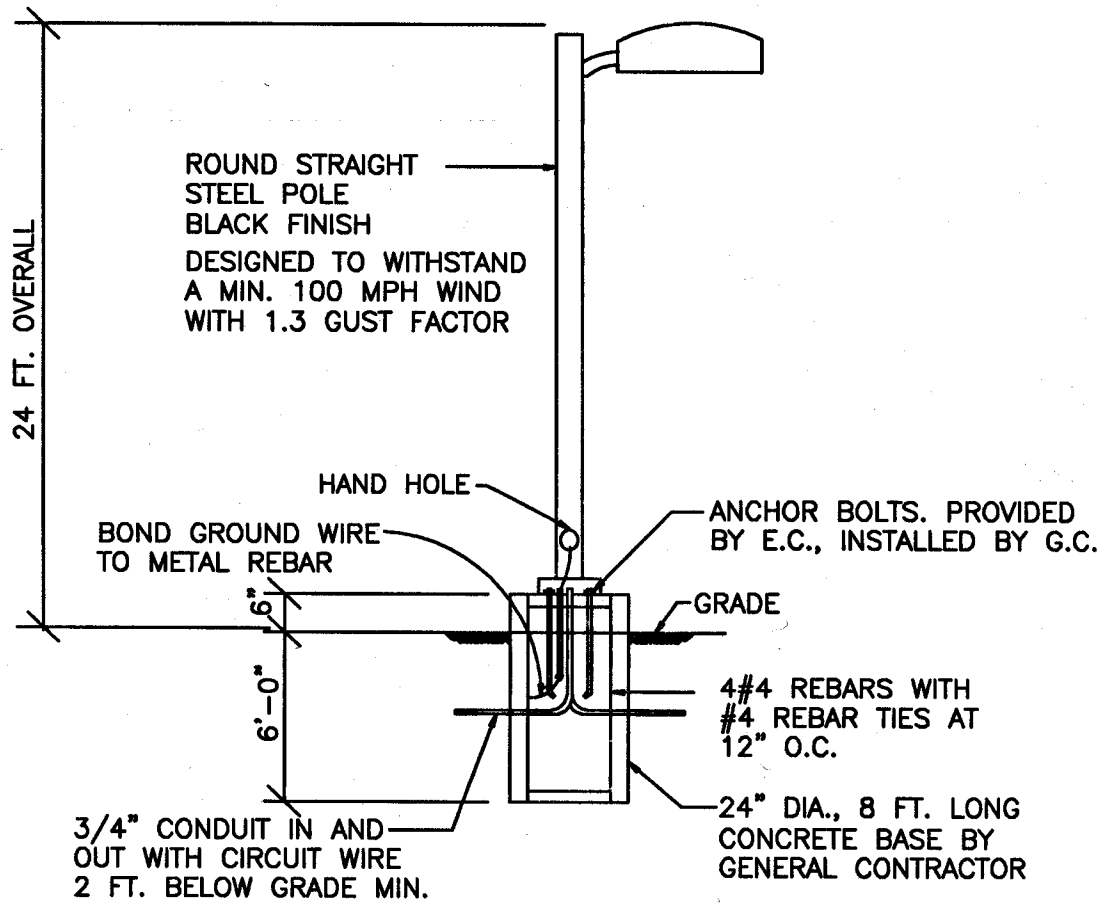
SAPCO PRODUCTS • NEW HAVEN, MINNESOTA
PRINTED UNDER THE NAME OF THE CITY OF LOUISVILLE

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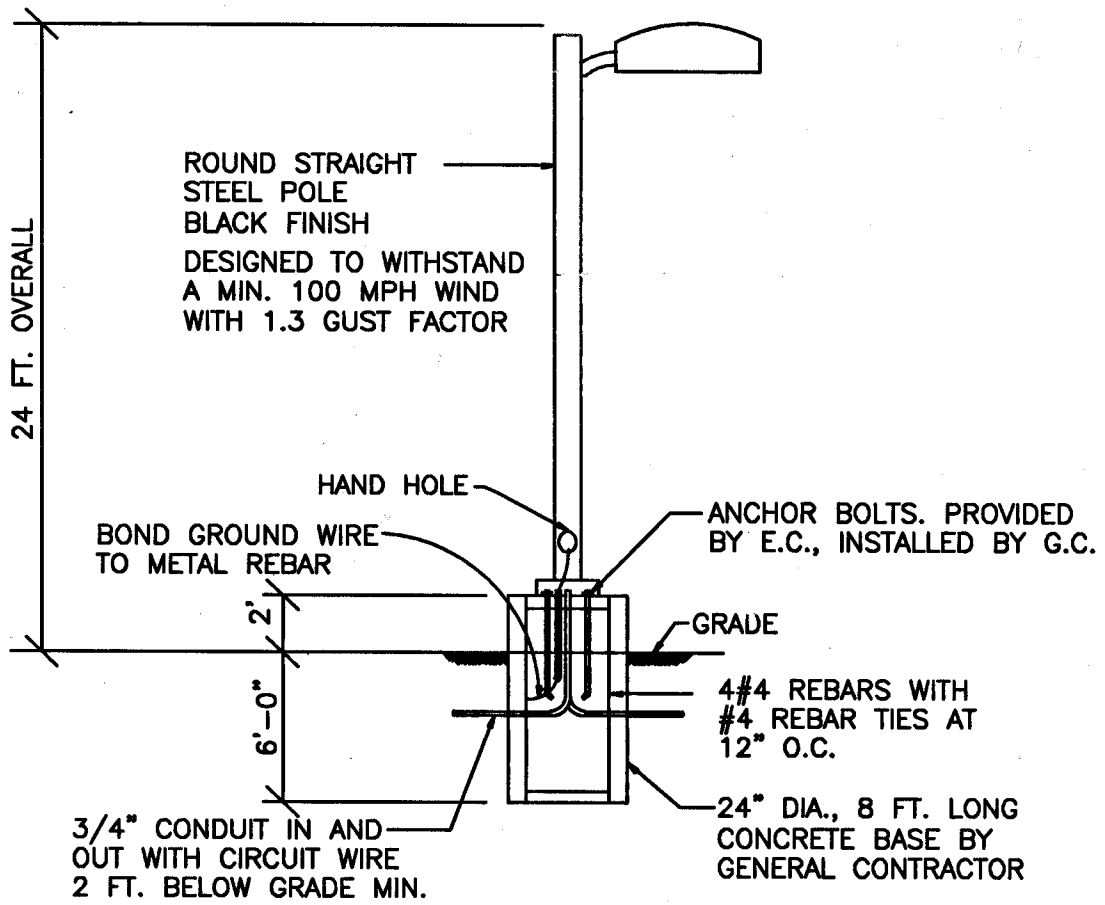
LIGHTING FIXTURE SCHEDULE								
ITEM	SYMB	QTY	MANUFACTURER	CAT. NO.	LAMPS	WATT	MTG HEIGHT ABOVE GRADE	DESCRIPTION
A	⊙	32	ARCHITECTURAL AREA LIGHTING	PKSADB-15LED WW DSHH-BRM	5,100K LED 1100 LUMENS	24	8' TO THE CENTER OF FIXT.	EXTERIOR, WET LOCATION RATED DECORATIVE WALL LIGHT, METALLIC BRONZE COLOR, FRONT WALLS
B	⊙	8	GARDCO	121-4-50LACW-BLP	5700K LED 3,490 LUMENS	52	12' TO THE BOTTOM OF FIX.	EXTERIOR, WET LOCATION RATED FULL CUT OFF SECURITY WALL LIGHT, TYPE IV OPTICS, , BACK WALLS
B1	⊙	6	GARDCO	121-3-35LA-350-CW-BLP	5700K LED 2,647 LUMENS	35	12' TO THE BOTTOM OF FIX.	EXTERIOR, WET LOCATION RATED FULL CUT OFF SECURITY WALL LIGHT, TYPE III OPTICS, , BACK WALLS
SA3	⊙	2	GARDCO	GL18-1-3-200LA-CW-UNIV-IS	6000K DUAL LED 15,271 LUMENS	200	24' OVERALL HT. INCLUDING BASE	FULL CUT OFF, SINGLE HEAD LED POLE LIGHT, TYPE III OPTICS ON ROUND STRAIGHT POLE. DARK BRONZE FINISH, HOUSESIDE SHIELD. SEE DETAIL
SA5	⊙	4	GARDCO	GL18-1-5-200LA-CW-UNIV	6000K DUAL LED 15,271 LUMENS	200	24' OVERALL HT. INCLUDING BASE	FULL CUT OFF, SINGLE HEAD LED POLE LIGHT, TYPE V OPTICS ON ROUND STRAIGHT POLE. DARK BRONZE FINISH. SEE DETAIL
SB	⊙	13	ARCHITECTURAL AREA LIGHTING	PKWS-ANG-H5-15LED-WW-DSTR-BRM	5,100K LED 933 LUMENS	21	12' OVERALL HT. INCLUDING BASE	PEDESTRIAN DECORATIVE POLE LIGHT, HORIZONTAL TYPE V LED OPTICAL SYSTEM, ON ROUND 10 FT POLE, METALLIC BRONZE COLOR
SB1	⊙	4	ARCHITECTURAL AREA LIGHTING	PKWS-ANG-H5-15LED-WW-DSTR-BRM	5,100K LED 933 LUMENS	21	14' OVERALL HT. INCLUDING BASE	PEDESTRIAN DECORATIVE POLE LIGHT, HORIZONTAL TYPE V LED OPTICAL SYSTEM, ON ROUND 12 FT POLE, METALLIC BRONZE COLOR



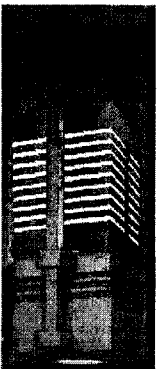
FIXTURE "SA3" AND "SA5"



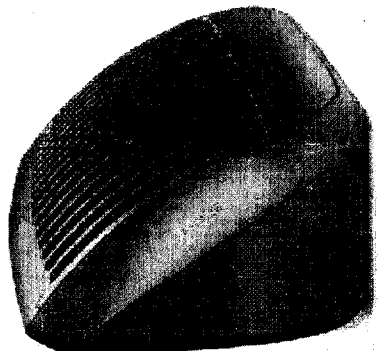
FIXTURES TYPE "SA3"
INSTALLATION DETAIL
NO SCALE



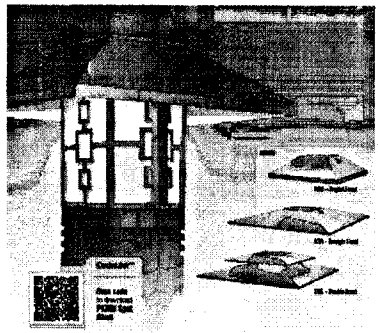
FIXTURES TYPE "SA5"
INSTALLATION DETAIL
NO SCALE



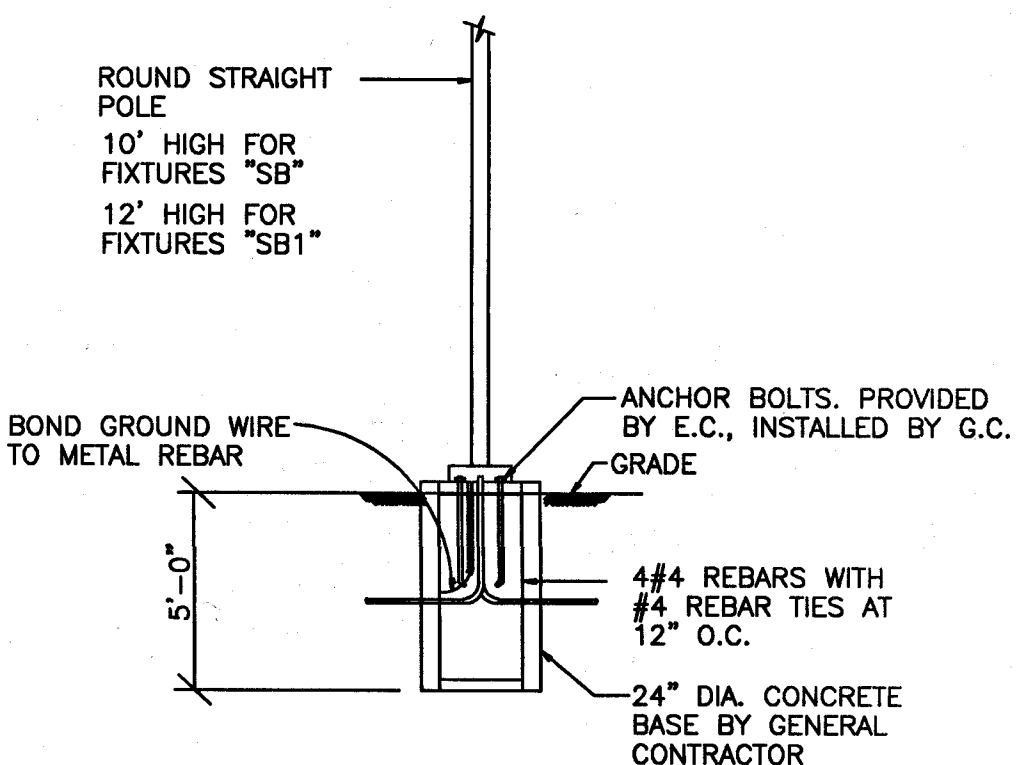
FIXTURE "A"



FIXTURE "B" AND "B1"



FIXTURE "SB"



FIXTURES TYPE "SB", "SB1" INSTALLATION DETAIL
NO SCALE

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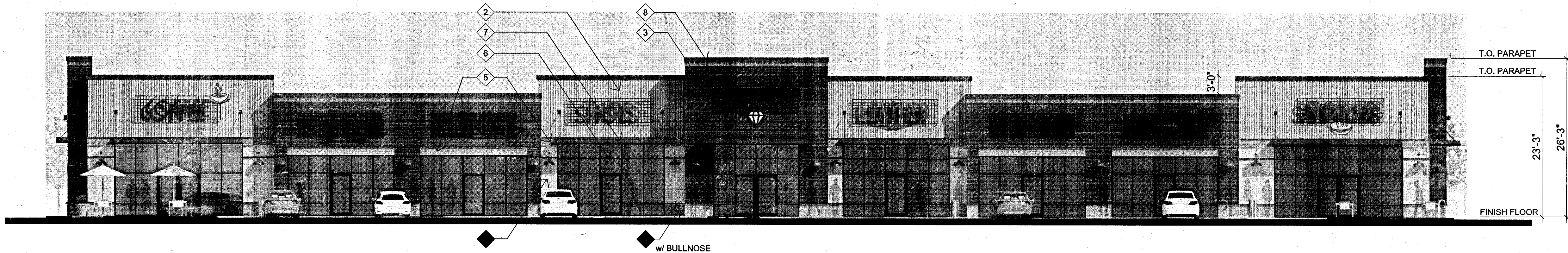
delo
DowntownEastLouisville

Project:	LRC	Issue Date:	08.15.2014
Drawn By:	SG	Revisions:	11.18.2014
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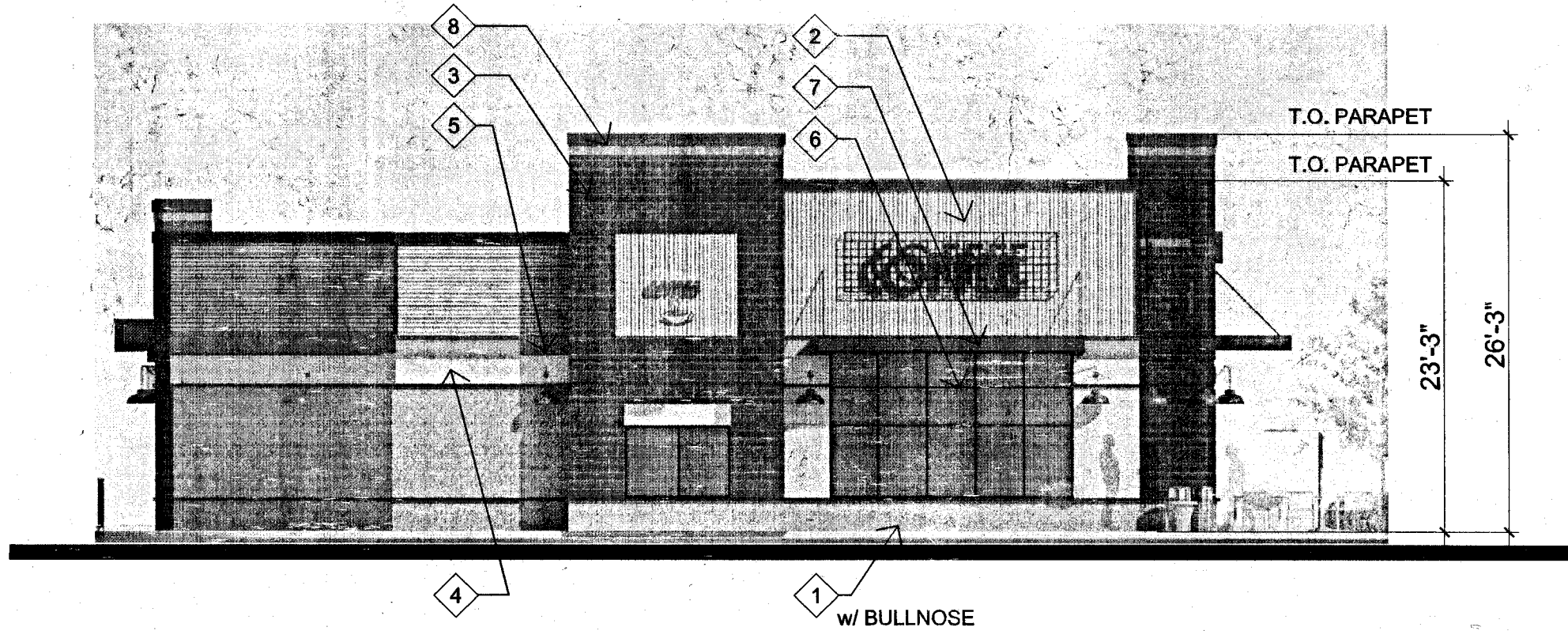
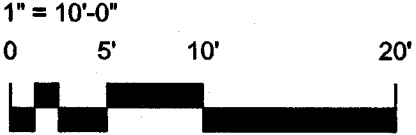
delo Plaza

Final Planned Unit Development

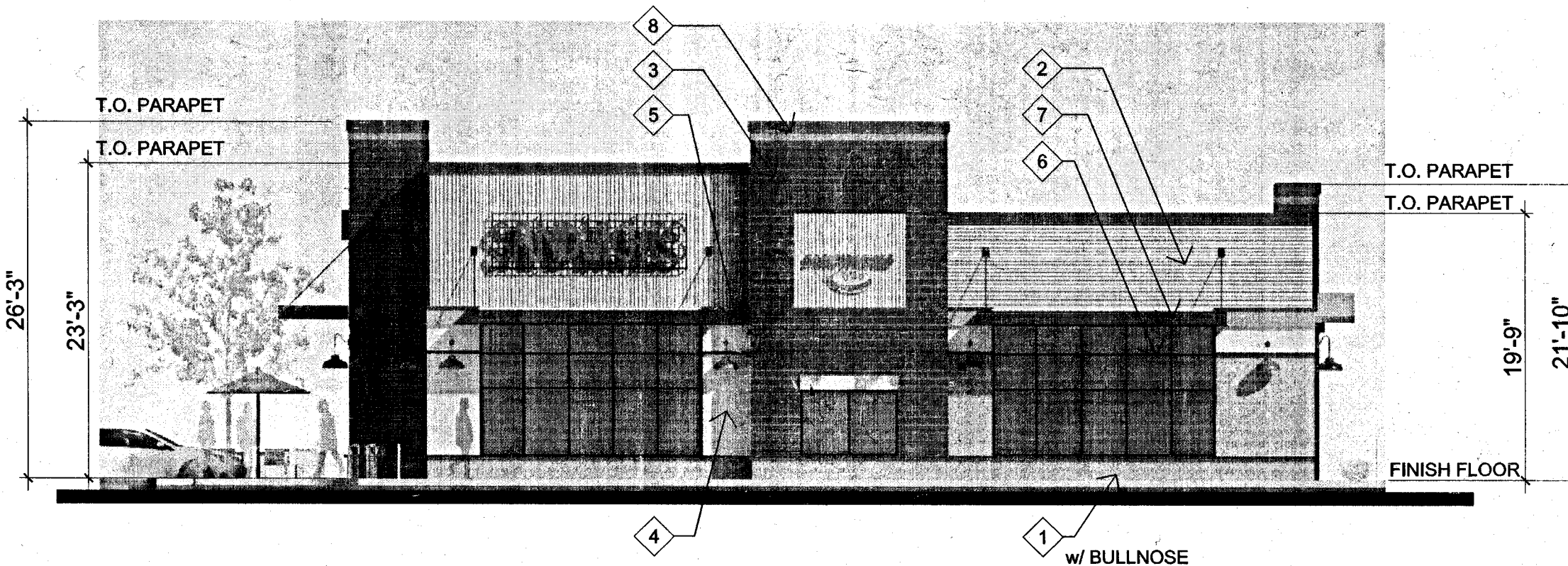
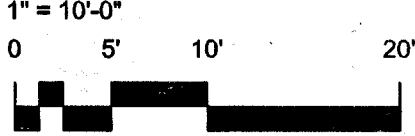
NE 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



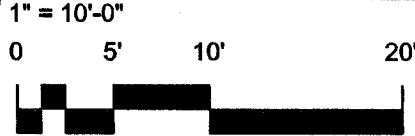
1 EAST ELEVATION (VIEW FROM COURTESY ROAD)



2 SOUTH ELEVATION (VIEW FROM SOUTH STREET)

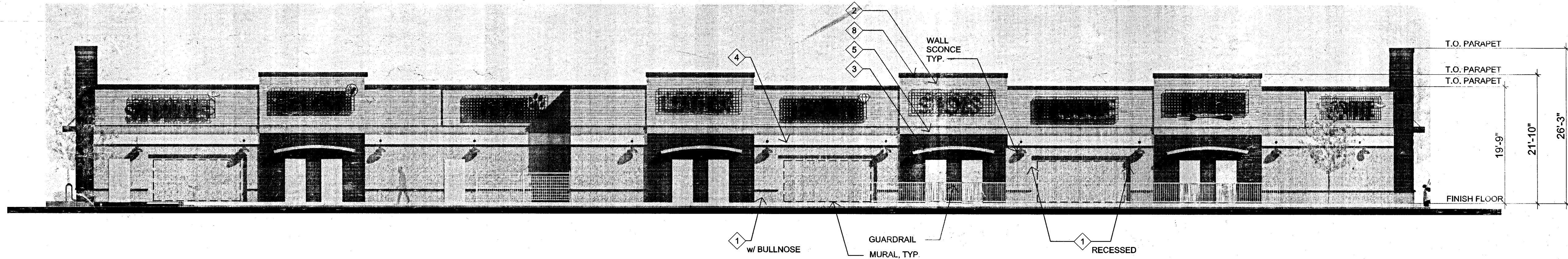


3 NORTH ELEVATION (VIEW FROM SHORT STREET)

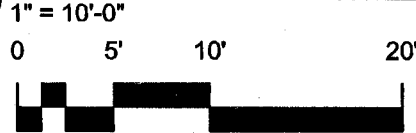


Delo Plaza Building Material Palette

- 1 C.M.U., SPLIT FACE
- 2 METAL PANEL, CORRUGATED, AGED METALLIC FINISH
- 3 BRICK, RUNNING BOND
- 4 STUCCO, FINE SAND TEXTURE
- 5 ACCENT HEADER: STEEL CHANNEL
- 6 ALUMINUM CLAD WINDOW FRAME
- 7 METAL CANOPY
- 8 PARAPET: METAL CAP



4 WEST ELEVATION



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EXTERIOR ELEVATIONS -
COMMERCIAL

SHEET

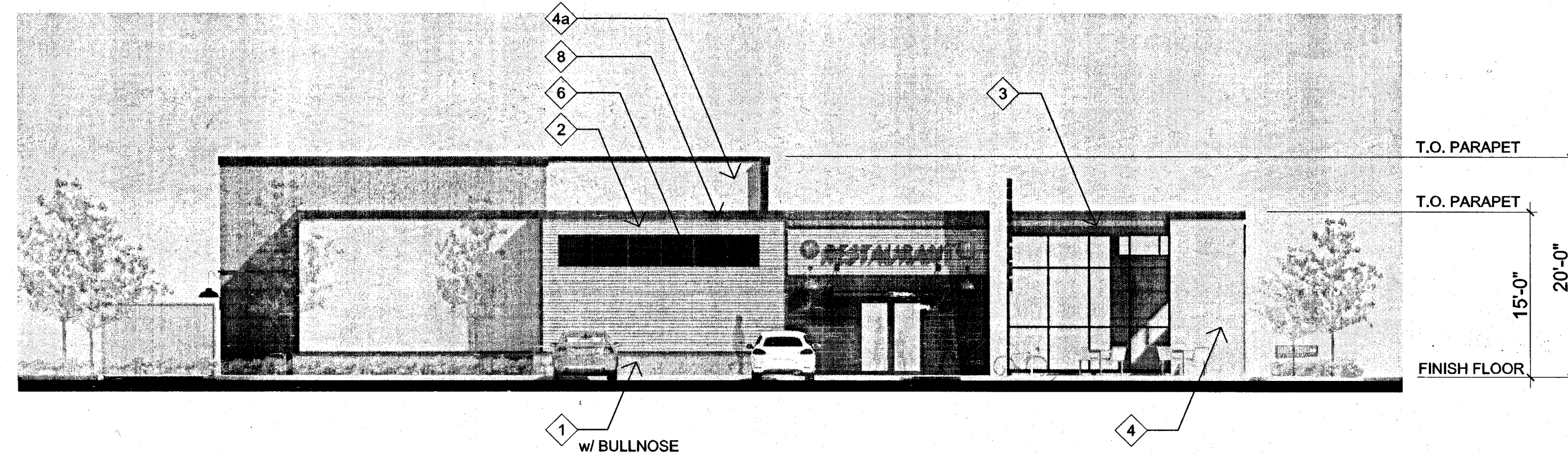
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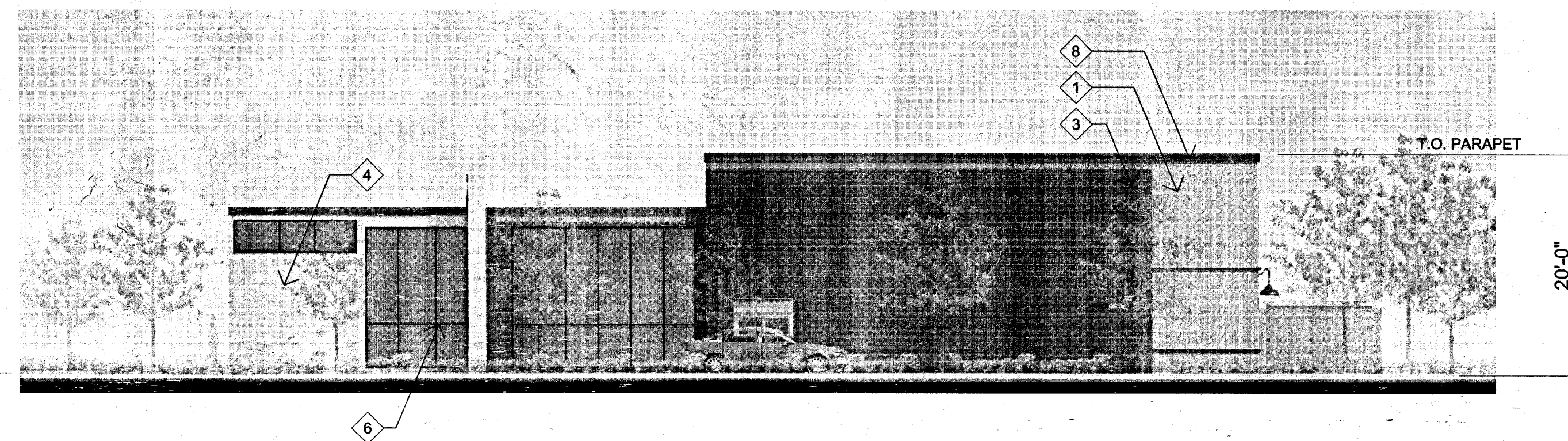
delo Plaza

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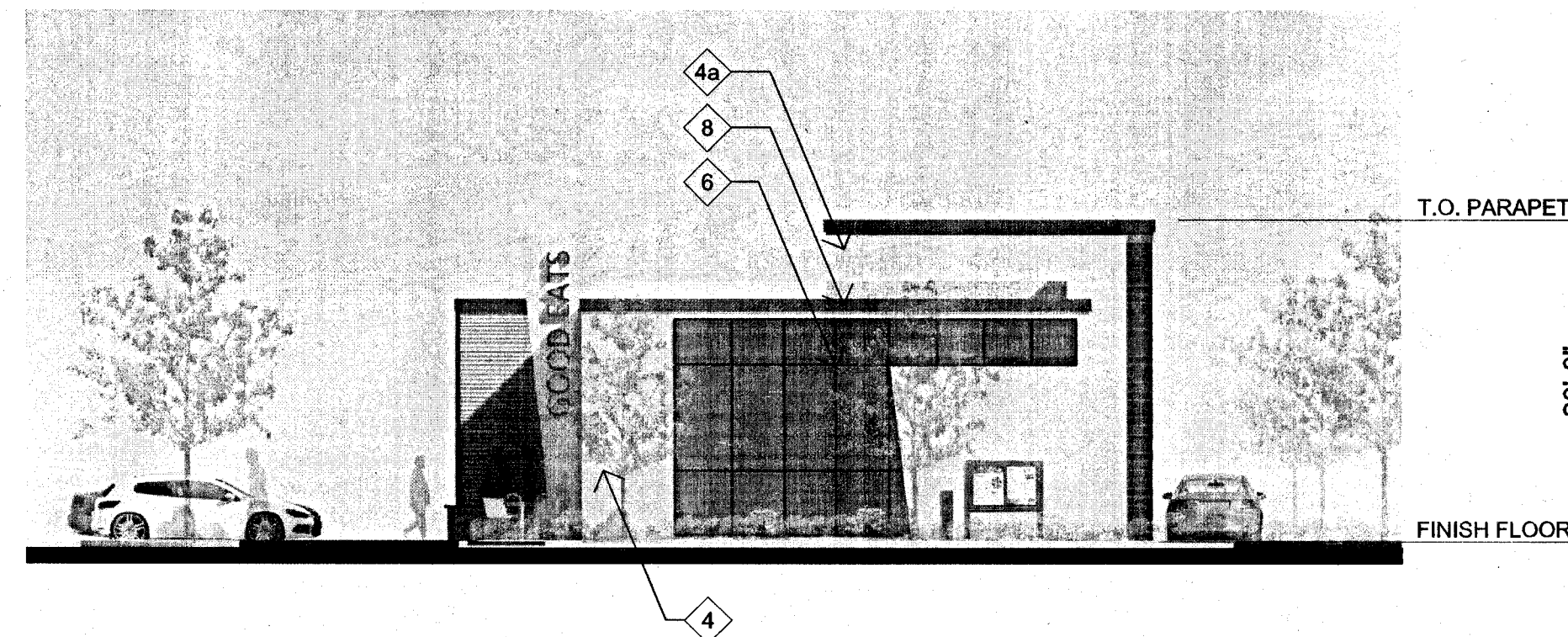
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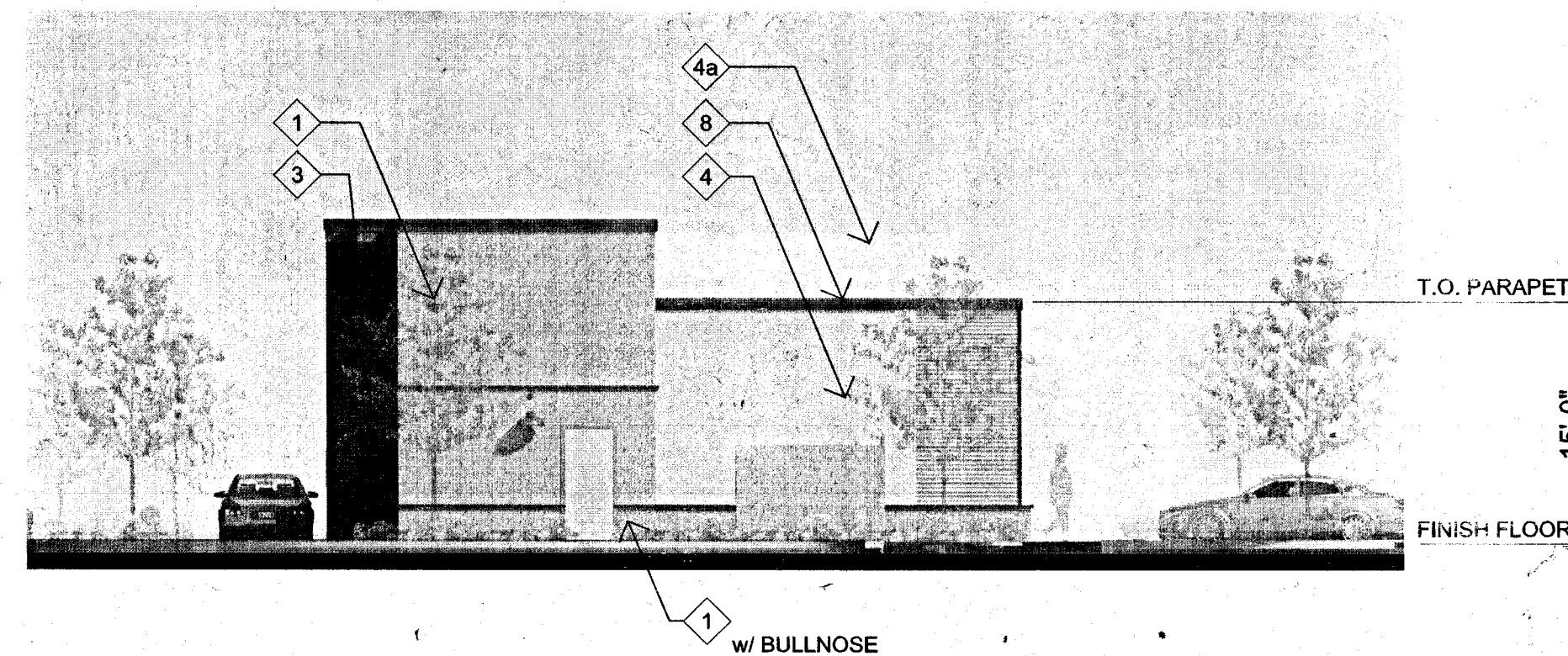
1 MAIN ENTRANCE ELEVATION
1" = 10'-0"
0 5' 10' 20'



3 DRIVE THRU ELEVATION
1" = 10'-0"
0 5' 10' 20'



2 FRONT ELEVATION
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- 8a PARAPET

NOTES

- 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.

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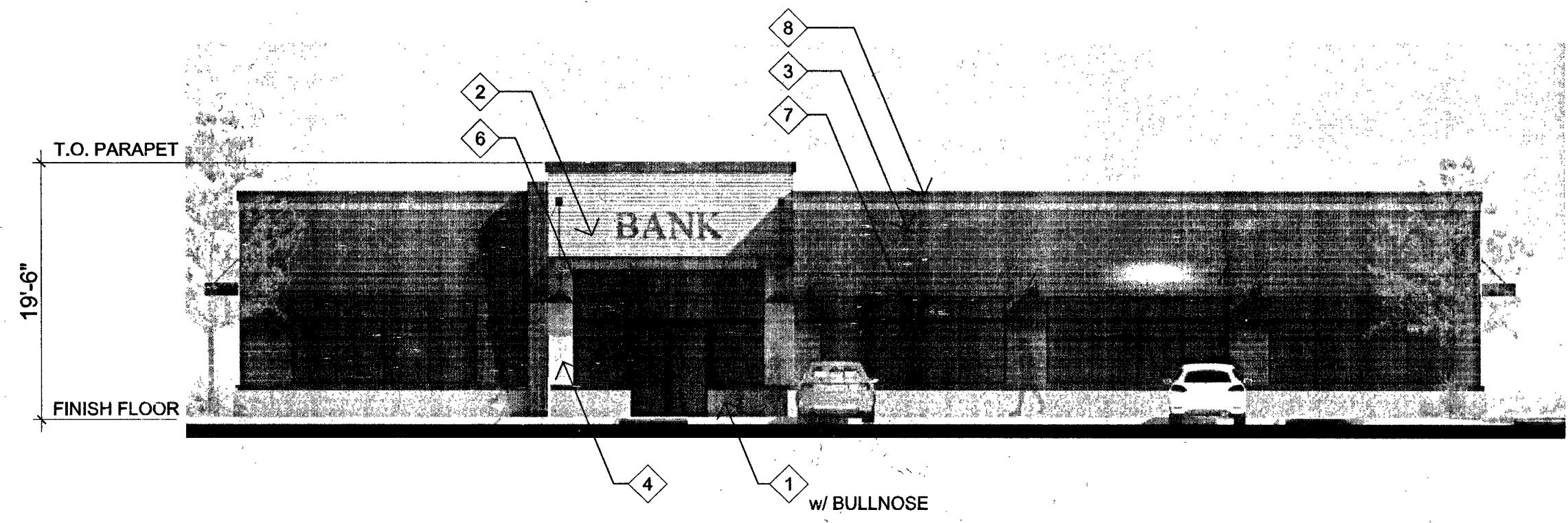
EXTERIOR ELEVATIONS -
DRIVE THROUGH / RETAIL

SHEET
6
of 17

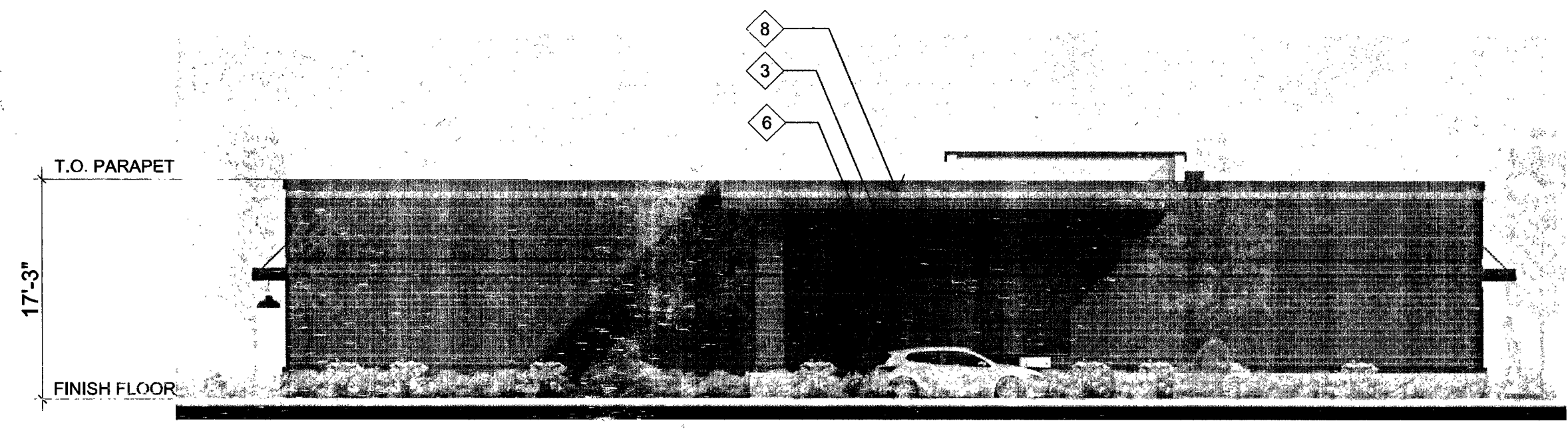
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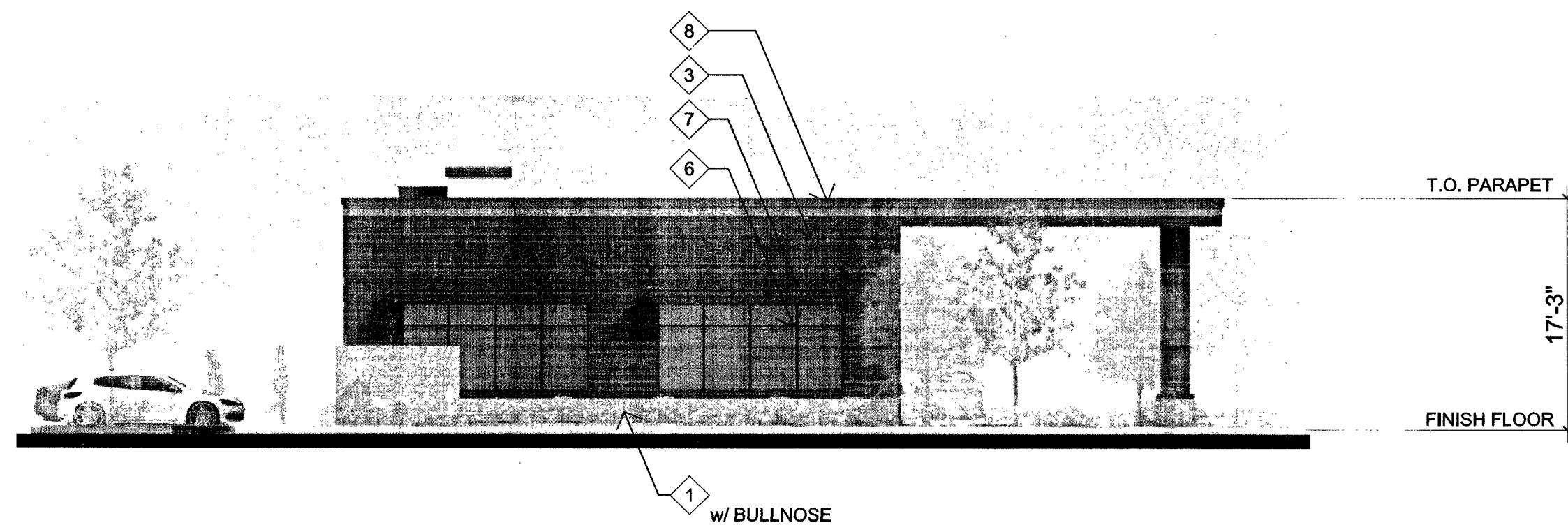
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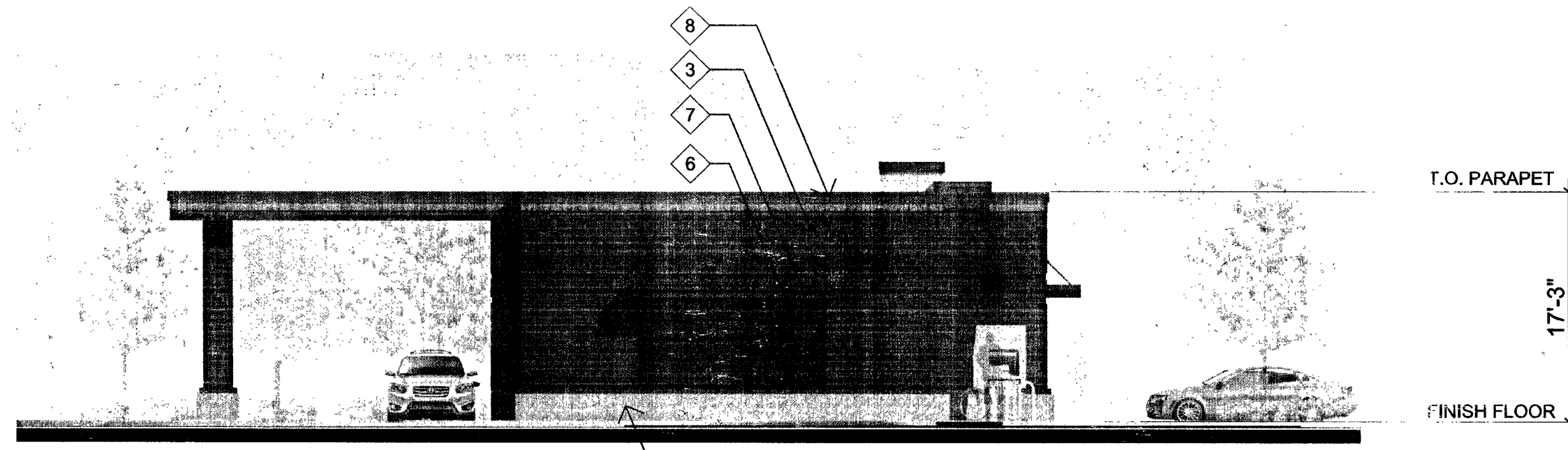
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EXTERIOR ELEVATIONS -
DRIVE THROUGH / RETAIL

delo Plaza

Final Planned Unit Development

NE 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PLANT SCHEDULE (AND SUGGESTED PLANT LIST)

SYMBOL	TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	USE	HT	WIDTH	%
EXISTING DECIDUOUS CANOPY TREES									
DECIDUOUS CANOPY TREES									
3 HONEYLOCUST									
6%									
HAC	2	HACKBERRY	CELTIS OCCIDENTALIS	2-1/2" CAL	B&E LOW	45	45	4%	
SHL	0	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2-1/2" CAL	B&E LOW	40	40	0%	
NHL	1	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2-1/2" CAL	B&E LOW	35	25	2%	
KCT	7	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2-1/2" CAL	B&E LOW	50	35	14%	
BOA	0	BUR OAK	QUERCUS MACROCARPA	2-1/2" CAL	B&E LOW	60	50	0%	
CSO	9	CRIMSON SPIRE OAK	QUERCUS X BIMUNDORUM 'CRIMSHMIDT'	2-1/2" CAL	B&E LOW	40	15	18%	
CEO	5	COLUMBIAN ENGLISH OAK	QUERCUS ROBUR FASTIGIATA	2-1/2" CAL	B&E LOW	40	15	10%	
CATL	0	CATALPA	CATALPA SPECIOSA	2-1/2" CAL	B&E LOW	50	30	0%	
JPT	0	MILLSTONE JAPANESE PAGODA TREE	SAPHORA JAPONICA 'HALCA'	2-1/2" CAL	B&E MODERATE	65	40	0%	
RLI	0	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2-1/2" CAL	B&E MODERATE	40	35	0%	
GLI	0	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2-1/2" CAL	B&E MODERATE	40	35	0%	
FRE	6	FRONTIER ELM	ULMUS X FRONTIER	2-1/2" CAL	B&E LOW	40	35	12%	
EVERGREEN TREES									
VPP	5	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT.	LOW	30	15	10%	
ORNAMENTAL TREES									
TCH	13	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'	2" CAL	B&B	LOW	15	15	25%
TOB	0	TOBA HAWTHORN	CRATAEGUS X MORDENENSIS 'TOBA'	2" CAL	B&B	MODERATE	20	15	0%
NPP	0	NEWPORT PLUM	PRUNUS CERASIFERA	2" CAL	B&B	MODERATE	20	20	0%
CRC	0	CANADA RED CHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2" CAL	B&B	MODERATE	25	20	0%
CCP	0	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL	B&B	LOW	30	30	0%
DECIDUOUS SHRUBS									
CPB	0	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL	LOW	2	3	3	
RGB	0	ROSE GLOW BARBERRY	BERBERIS THUNBERGII 'ROSE GLOW'	5 GAL	LOW	5	5	5	
BMS	48	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL	LOW	4	4	4	
DBB	13	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL	LOW	5	4	4	
RSA	0	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	LOW	5	4	4	
DNB	0	DIABLO NINEBARK	PHYSCARPUS OPUFULIUS 'DIABLO'	5 GAL	LOW	7	7	7	
ALP	0	ALPINE CURRANT	RIBES ALPINUM	5 GAL	MODERATE	5	5	5	
NSC	104	WAX CURRANT	RIBES CEREULE	5 GAL	LOW	3	3	3	
CSR	106	CAREFREE SUNSHINE ROSE	ROSA CAREFREE SUNSHINE	5 GAL	LOW	3	3	3	
NPR	0	NATIVE SHRUB ROSE	ROSA WOODSI	5 GAL	LOW	5	5	5	
AWA	0	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	5 GAL	MODERATE	3	3	3	
GFS	0	GOLDFLAME SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'	5 GAL	MODERATE	4	4	4	
LPS	0	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	5 GAL	MODERATE	2	3	3	
CPL	0	COMMON PURPLE LILAC	SYRINGA VULGARIS	5 GAL	LOW	10	8	8	
VMO	3	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	5 GAL	LOW	8	8	8	
GROUND COVERS									
PBC	127	CREeping WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL	LOW	2	6	6	
PWJ	222	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	5 GAL	LOW	1	8	8	
CBC	0	CORAL BEAUTY COTONEASTER	COTONEASTER APICULATUS	5 GAL	LOW	2	6	6	
CHJ	0	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	LOW	1	8	8	
HUJ	0	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL	LOW	1	6	6	
CCJ	31	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL	LOW	1	6	6	
AAS	74	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	5 GAL	LOW	15	7	7	
COG	0	CREeping OREGON GRAPE	MAHONIA REPENS	5 GAL	LOW	1	3	3	
PERENNIALS & VINES									
RY	0	COMMON RED YARROW	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	1 GAL	LOW	2	1	1	
TLC	0	THREADED CORDEOPSIS	CORDEOPSIS VERTICILLATA 'MOONBEAM'	1 GAL	LOW	15	15	15	
POF	0	PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'	1 GAL	LOW	25	2	2	
BF	0	BLANKET FLOWER	GAILLARDIA ARISTATA	1 GAL	LOW	2	15	15	
DF	171	DWARF BLANKET FLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'	1 GAL	LOW	1	1	1	
DAY	0	STELLA DE ORO DAILYLY	HELIOPSIS SCUTELLARIA 'STELLA DE ORO'	1 GAL	MODERATE	2	15	15	
CB	0	CORAL BELLS	HEUCHERA SANGUINEA 'SUNSHINE'	1 GAL	LOW	1	1	1	
BES	0	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL	LOW	15	15	15	
MNS	64	MAY NIGHT SALVIA	SALVIA NEREMOSA 'MAY NIGHT'	1 GAL	LOW	2	15	15	
AJS	152	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	1 GAL	LOW	2	15	15	
ORNAMENTAL GRASSES									
BGG	0	BIG BLUESTEM GRASS	COENOCLOA GERARDII	1 GAL	LOW	8	3	3	
BGG	0	BLUE GRAMMA	COENOCLOA GRACILIS 'BLONDE AMBITION'	1 GAL	LOW	3	2	2	
FRG	18	FEATHER REED GRASS	PHALARIS X AMAROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL	LOW	5	2	2	
EBF	112	ELIJAH BLUE FESCUE	FESTUCA X GLAUCA 'ELIJAH'	1 GAL	LOW	1	1	1	
AVG	116	BLUE AVENA GRASS	SELOTOTRICHON SEMPERVIRENS	1 GAL	LOW	4	3	3	
ADG	0	ADAGIO GRASS	MISCANTHUS SINENSIS 'ADAGIO'	1 GAL	MODERATE	3	3	3	
MFG	86	MEXICAN FEATHER GRASS	PASPALUS A TENUISSIMA	1 GAL	LOW	2	1	1	
PSG	63	PAIRIE SKY SWITCH GRASS	PANICUM VIRGATUM 'PAIRIE SKY'	1 GAL	LOW	5	2	2	
HSG	0	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	1 GAL	LOW	3	15	15	
HFG	0	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELYN'	1 GAL	MODERATE	2	2	2	
LBG	87	LITTLE BLUESTEM GRASS	SCHIZOPHYLLUM SCOPARIUM	1 GAL	LOW	3	2	2	

LANDSCAPE NOTES:

CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY. OWNERS REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10" OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL THE END OF THE PROJECT.

ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH ALL SPECIFICATIONS FOR NUMBER ONE GRADE.

ALL TREES TO BE BALLED AND BURLAPPED.

PRIOR TO INSTALLATION OF PLANT MATERIALS AND SHRUBS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED.

ALL LANDSCAPED AREAS ARE TO RECEIVE CLASS 1 OR 2 COMPOST AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTOTILLED TO A DEPTH OF 8".

ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE COVERED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1/2" SIZED, DRAINAGE RIVER ROCK OR APPROVED EQUIVALENT. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION. FINISH SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL ORNAMENTAL GRASS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE COVERED WITH 2" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.

SHRUB BEDS ARE TO BE CONTAINED BY EDGING 5.5" MIN. DEPTH, (PERMALOCK ALUMINUM 'CLEANLINE', RYERSON STEEL OR EQUAL). EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, DRIVEWAYS, OR WALKS.

THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.

LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.

ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.

ALL SHRUB, ORNAMENTAL GRASS & PERENNIAL BEDS TO BE IRRIGATED BY AUTOMATIC DRIP SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.

KEEP ALL TREES A MINIMUM HORIZONTAL DISTANCE OF 10 FT CLEAR FROM WATER & SANITARY SEWER MAINS. CLEAR FROM GAS LINES & UNDER-GROUNDED ELECTRICAL LINES, 5 FT CLEAR FROM STORM DRAINS, OUTSIDE EDGE OF CANOPY 10 FT CLEAR OF OVERHEAD POWER LINES. TREES WITH A MATURE HEIGHT OF 15 FT MAY BE PLACED UNDERNEATH POWER LINES.

CONTRACTOR TO PLACE PLANTS NO CLOSER THAN 5 FT FROM BUILDING PER SOILGEO GEOTECH REPORT # 14-1142 PAGE 11, "WE RECOMMEND WATERING SYSTEMS BE PLACED A MINIMUM OF 5 FEET AWAY FROM THE PERIMETERS OF THE SITE STRUCTURES AND BE DESIGNED TO DISCHARGE AWAY FROM ALL SITE IMPROVEMENTS."

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Grounded By Design, LLC
P.O. Box 1953
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Lighting
RG Engineering Consultants, Inc.
2555 Walnut St., Suite B
Denver, CO 80205
tel (303) 355-5534

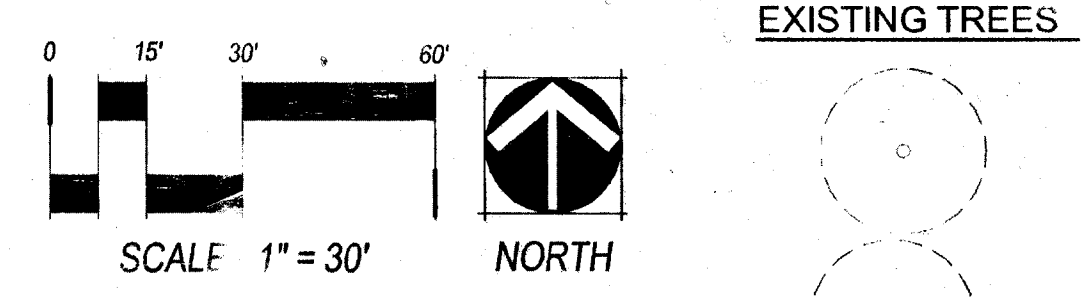
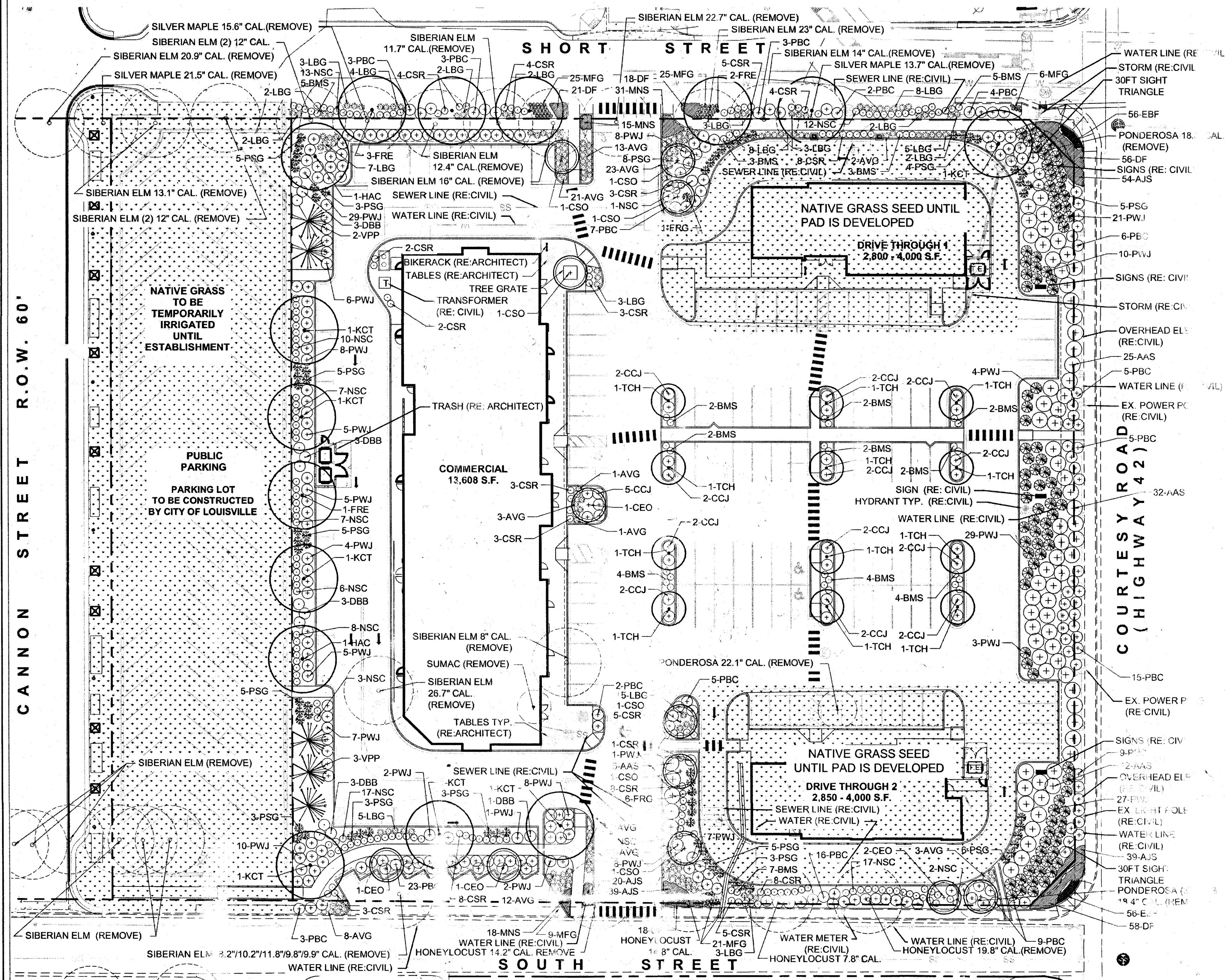
delo

Downtown East Louisville

Project: _____ Issue Date: 7.9.2015
Drawn By: _____ Revisions: _____

LANDSCAPE PLAN

SHEET 8 of 17



EXISTING TREES

GENERAL NOTES:

1. FINAL CONSTRUCTION DOCUMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED WITHIN THIS PUD SUBMITTAL.

2. LANDSCAPE PLANS ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO MODIFICATIONS TO MEET THE CITY'S REQUIREMENTS, THE DEVELOPER'S PROGRAM, THE BUILDING'S ARCHITECTURE AND TARGETED GRAPHIC, OR OTHER NECESSARY REQUIREMENTS.

3. THE LOCATION OF LANDSCAPE PLANTINGS MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF UNDERGROUND UTILITIES.

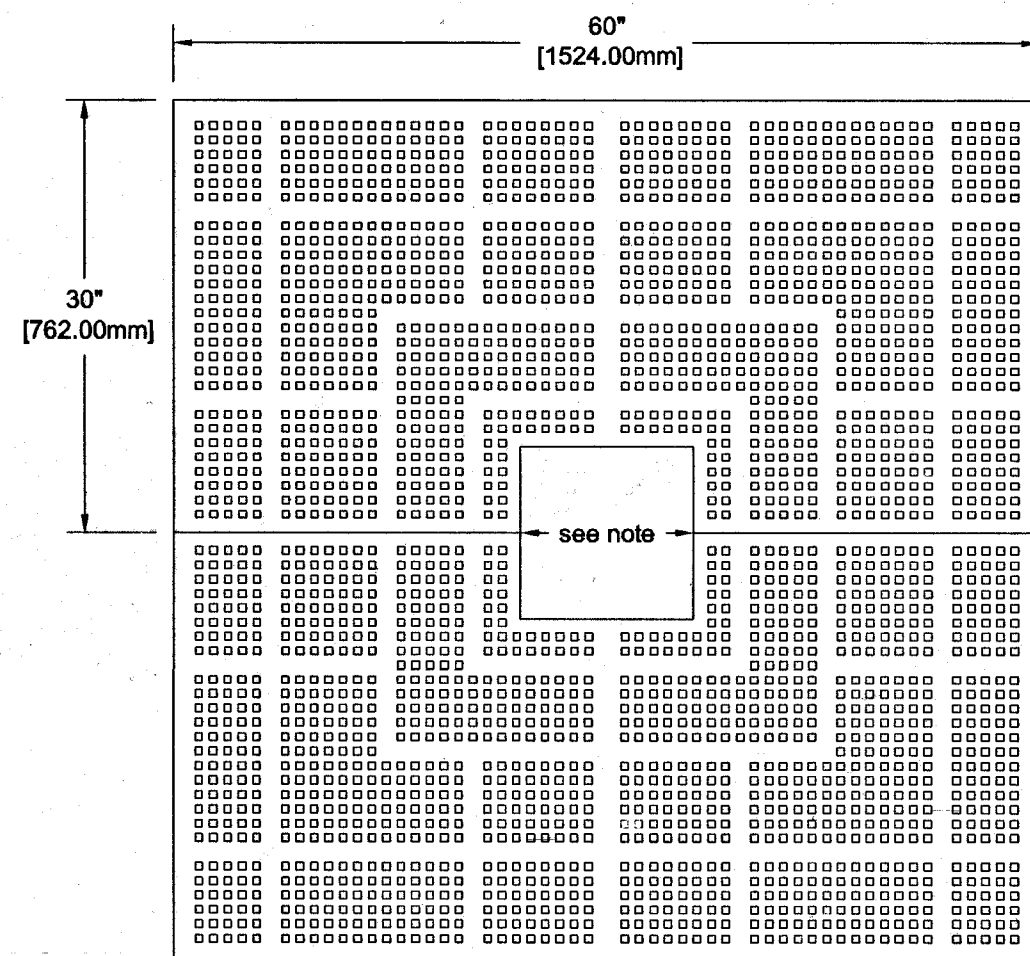
4. GRASS AREAS DESIGNATED AS IRRIGATED TURF SHALL BE SEED OR SODDED WITH A DROUGHT TOLERANT GRASS MIXTURE.

5. THE SIZE OF DECIDUOUS TREES SHALL BE A MINIMUM OF 2 1/2\"/>

delo Plaza
Final Planned Unit DevelopmentNE 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

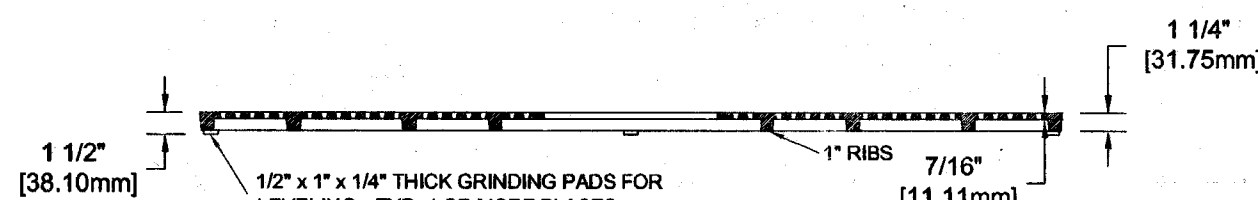
1 IRONSMITH MARKET STREET 60" SQ. TREE GRATE

NTS

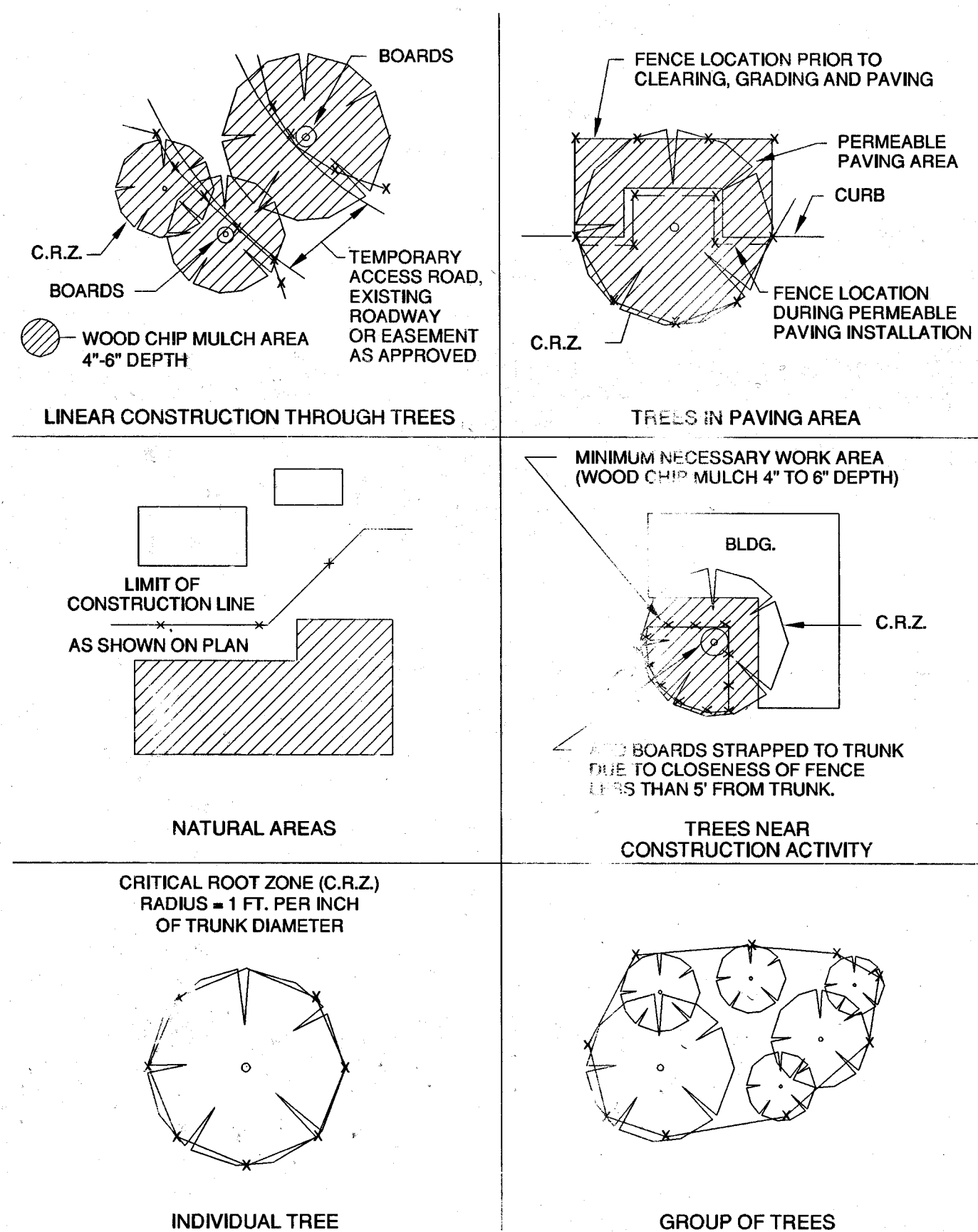
TREE GRATE #M6062
STYLE: MARKET STREETIRONSMITH
41-701 CORPORATE WAY, #3
PALM DESERT, CA 92260
(800) 338-4766
© COPYRIGHT

SLOT WIDTH IS 1/2" MAXIMUM, MEETS ADA COMPLIANCE.
GRATE CAST FROM IRON OR ALUMINUM
TREE OPENING SIZE: 12", 18" OR 30"
STEEL ANGLE FRAME REQUIRED
FOR INSTALLATION USE MODEL 6000F-CS
OUTER FRAME DIM. IS 3/4" ± 1/8"
GREATER THAN GRATE.

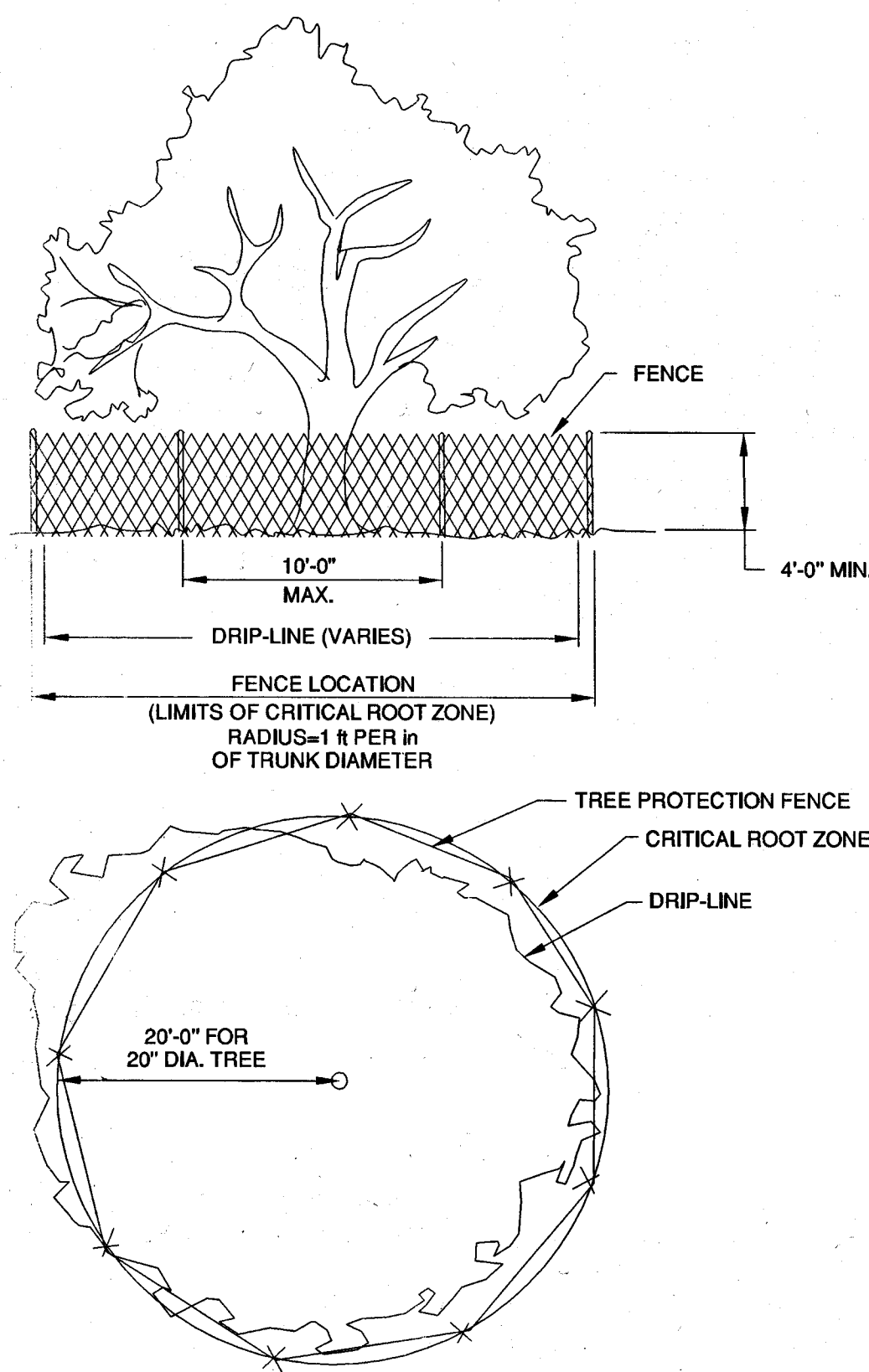
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3 TREE PROTECTION DETAIL



4 TREE PROTECTION DETAIL



TREE PROTECTION NOTES

(1) SOIL COMPACTION PREVENTION

- (A) TO PREVENT SOIL COMPACTION, DESIGNATED ROUTES FOR EQUIPMENT AND FOOT TRAFFIC BY WORK CREWS SHALL BE DETERMINED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND INDICATED IN THE LANDSCAPING TREE PROTECTION PLAN.
- (B) THESE PLANNED ROUTES SHALL BE MARKED AT THE SITE BEFORE CONSTRUCTION COMMENCES WITH DURABLE FENCING MATERIAL THAT IS AT LEAST 4 FEET HIGH. FLAGGING TAPE OR ANY OTHER MATERIAL THAT MAY BE TORN DOWN, MOVED, OR EVADED IS NOT ACCEPTABLE.
- (C) THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION CREW MEMBERS ON THE SITE OF ACCESS ROUTES AND WILL ENSURE THAT ONLY THESE ROUTES ARE USED.
- (D) TO PREVENT TREE ROOT SMOTHERING, NO SOIL STOCKPILES, SUPPLIES, EQUIPMENT, OR ANY OTHER MATERIAL SHALL BE PLACED OR STORED WITHIN A TREE DRIPLINE OR WITHIN 15 FEET OF THE TREE TRUNK FOR COLUMN-SHAPED TREES, WHICHEVER DISTANCE IS GREATER.
- (E) SOIL AROUND A TREE DRIPLINE MAY BE REQUIRED TO BE AERATED DURING AND AFTER CONSTRUCTION ACTIVITIES. THIS IS NECESSARY EVEN WHEN COMPACTION RESULTS FROM HEAVY FOOT TRAFFIC. A PROFESSIONAL ARBORIST SHALL DO THE VERTICAL AERATION OR SOIL FRACTURING. OIL FRACTURING TECHNIQUES COMPARABLE TO USING A "GROWGUN" WITH ISOLITE MATERIAL ARE ACCEPTABLE. CONVENTIONAL TURF AERATION IS NOT ACCEPTABLE.
- (F) WHEN FOOT TRAFFIC OR EQUIPMENT USE IS UNAVOIDABLE WITHIN THE DRIPLINE, THE AREA WITHIN THE DRIPLINE SHALL BE MULCHED WITH WOOD CHIPS TO A DEPTH OF 6 INCHES BEFORE CONSTRUCTION ACTIVITY BEGINS. A 6-INCH MULCH DEPTH SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT, THEN REMOVED WHEN CONSTRUCTION ACTIVITIES ARE COMPLETED.

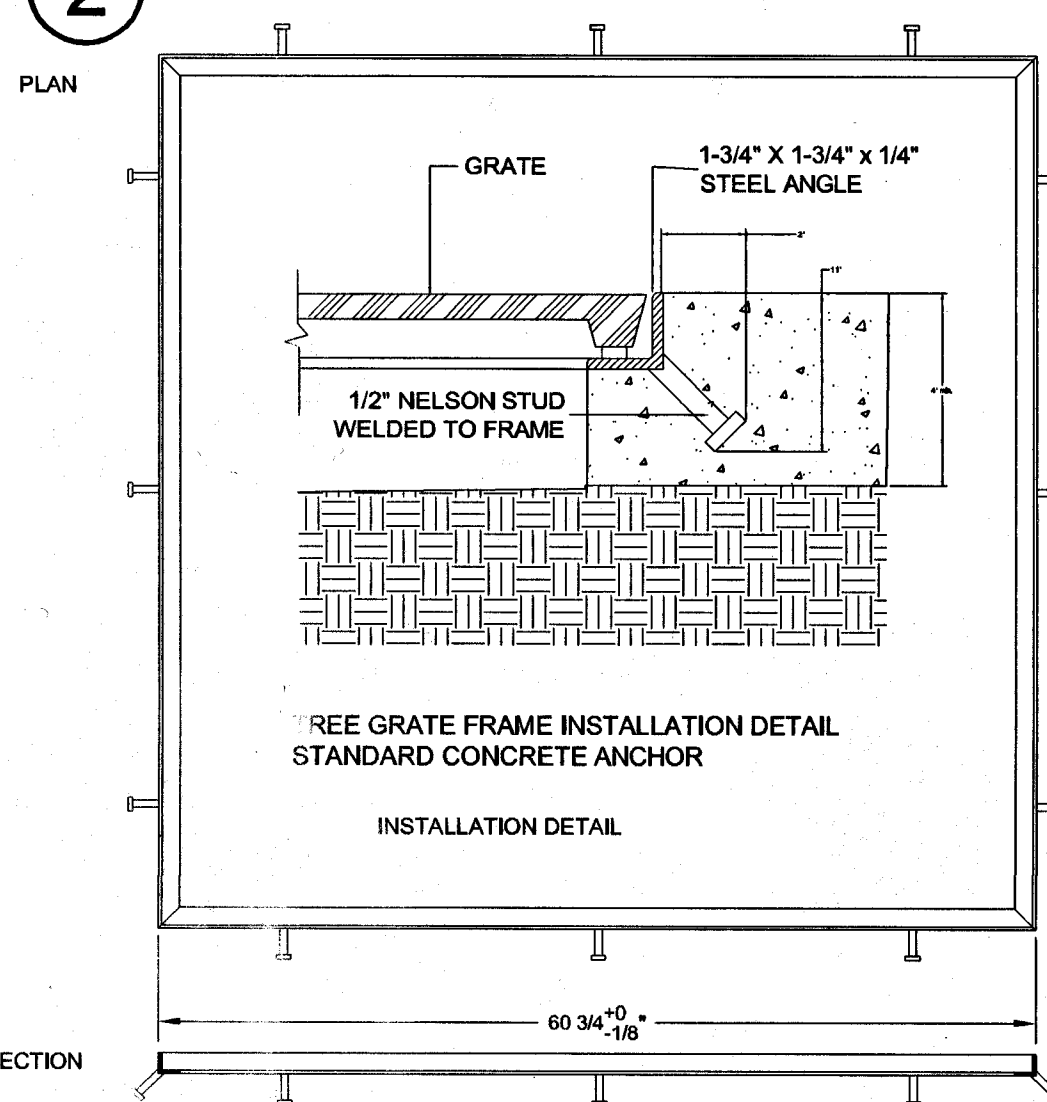
(2) ROOT PROTECTION

- (A) TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
- (B) WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN, SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT.
- (C) WHENEVER POSSIBLE, TREE ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS.
- (D) THE OWNER'S REP SHALL BE NOTIFIED OF ANY CUTTING OF THE FOLLOWING ROOTS:
- (I) TWO ROOTS HAVING A DIAMETER OF MORE THAN 3 INCHES, OR
- (II) FOUR ROOTS HAVING DIAMETERS BETWEEN 2 AND 3 INCHES.
- (E) TRENCHES SHALL BE HANDLED WITHIN THE DRIPLINE IN AREAS WHERE ROOTS 2 INCHES AND LARGER IN DIAMETER ARE PRESENT, AND WHEN LOW BRANCHES WHICH MAY BE DAMAGED BY EQUIPMENT ARE PRESENT.
- (F) WHENEVER POSSIBLE, ROOTS 2 INCHES OR LARGER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY WITH SOIL OR BURLAP AND KEPT MOIST.
- (G) POWER TOOLS SHALL NOT BE USED TO PRUNE ROOTS, WITH THE EXCEPTION OF ARBORICULTURALLY APPROVED ROOT-CUTTING EQUIPMENT USED UNDER THE SUPERVISION OF THE ARBORIST. ONLY THE FOLLOWING APPROVED TOOLS SHALL BE ACCEPTABLE: SCISSORS-TYPE HAND PRUNERS AND LOPPERS, EXCEPT ANVIL-TYPES, AND ARBORIST-TYPE PRUNING SAWS.
- (H) WHEN MORE THAN ONE ROOT 2 INCHES OR LARGER IN DIAMETER ON ANY PUBLIC TREE IS CUT, SUPPLEMENTAL WATERING SHALL BE PROVIDED IF THE TREE LACKS AN OPERATIONAL SPRINKLER SYSTEM. THE APPLICANT OR ADJUTING LANDOWNER SHALL PROVIDE THE WATERING.
- (I) SIDEWALK AND PAVING SURFACES SHALL BE SUFFICIENTLY CONTOURED TO AVOID CUTTING SURFACE TREE ROOTS. WHENEVER POSSIBLE, TREE ROOTS SHOULD BE BRIDGED OVER WITH WALKS.
- (J) TO ALLOW MAXIMUM AERATION AND WATER PENETRATION TO ROOTS, WALK MATERIALS OTHER THAN CONCRETE MAY BE SELECTED (E.G., BRICK, FLAGSTONE, HONEYCOMB BLOCK, CHIPS, GRAVEL) SUBJECT TO CITY APPROVAL. UNDER NO CIRCUMSTANCES SHALL IMPERVIOUS MATERIAL MAKE CONTACT WITH OR COMPLETELY ENCIRCLE A TREE TRUNK.
- (K) AUGER TUNNELING, NOT TRENCHING, SHALL BE USED WHERE POSSIBLE FOR UTILITY PLACEMENT WITHIN THE DRIPLINE OF A TREE.
- (L) IF ROOTS ARE CUT BETWEEN MARCH AND AUGUST, TREES MAY NEED SUPPLEMENTAL DEEP ROOT ARE CUT BETWEEN SEPTEMBER 1 AND OCTOBER 15. TREES MAY NEED SUPPLEMENTAL WATERING ONCE PER WEEK UNTIL AT LEAST OCTOBER 31.
- (M) TREE ROOTS SHALL NOT BE FERTILIZED FOR A PERIOD OF 1 YEAR FOLLOWING THE CESSATION OF CONSTRUCTION ACTIVITIES. THEREAFTER, FOR THE NEXT 2 YEARS, A LIGHT ANNUAL FERTILIZATION USING A SLOW RELEASE NITROGEN SOURCE IS ACCEPTABLE.

(3) TREE FENCING

- (A) FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE OUTER DRIPLINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
- (B) FENCING MATERIAL SHALL BE A BRIGHT, CONTRASTING COLOR, DURABLE, AND AT LEAST 4 FEET HIGH.
- (C) FENCING POSTS SHALL BE COMPARABLE TO METAL T-POSTS OR HEAVIER POSTS AND PLACED AT LEAST 2 FEET BELOW GROUND.
- (D) FENCING MATERIAL SHALL BE PLACED AT THE DRIPLINE OR AT LEAST 15 FEET FROM ANY TREE TRUNK, WHICHEVER DISTANCE IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- (E) THE APPLICANT FOR CONSTRUCTION APPROVAL SHALL INDICATE FENCING LOCATIONS ON THE LANDSCAPING TREE PROTECTION PLAN.
- (F) HEAVY OBJECTS, SUCH AS WOOD PALLETS OR METAL RAILINGS, SHALL NOT LEAN AGAINST OR COME INTO CONTACT WITH ANY TREE TRUNK.

2 IRONSMITH MARKET STREET 60" SQ. TREE GRATE

SQUARE TREEGRATE
FRAME
M600F
FOR USE IN NEW CONCRETEFRAME JIG WELDED
FROM 1-3/4" x 1-3/4" x 1/4"
STEEL ANGLE PER
ASTM A361/2" x 2" nelson
anchors shop welded
to frameFRAMES CAN BE HOT
DIPPED GALVANIZED
AND/OR PAINTED TO
MATCH GRATESOTHER INSTALLATION
CONFIGURATIONS
AVAILABLEIRONSMITH
41-701 CORPORATE WAY, #3
PALM DESERT, CA 92260
(800) 338-4766
(760) 775-0476Owner
TEBO Properties
3111 28th Street
Boulder, CO 80301
tel (303) 447-8326Owner's Representative
RMCS, Inc.
950 Spruce Street, Suite 2A
Louisville, CO 80027
tel (720) 524-3620Engineering
Park Engineering Consultants
420 21st Ave. Suite 101
Longmont, CO 80501
tel (303) 651-6626Planning / LA
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tel (303) 872-7807Lighting
RG Engineering Consultants, Inc
2555 Walnut St., Suite B
Denver, CO 80205
tel (303) 355-5534NOT FOR
CONSTRUCTIONdelo
DowntownEastLouisvilleProject: Issue Date: 7.9.2015
Drawn By: S.O. Revisions:

LANDSCAPE NOTES

SHEET

10

of 17

DELO PLAZA
FINAL PUD 2016
11 of 17

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

delo Plaza

Final Planned Unit Development

NE 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

Owner
TEBO Properties
3111 28th Street
Boulder, CO 80301
tel (303) 447-8326

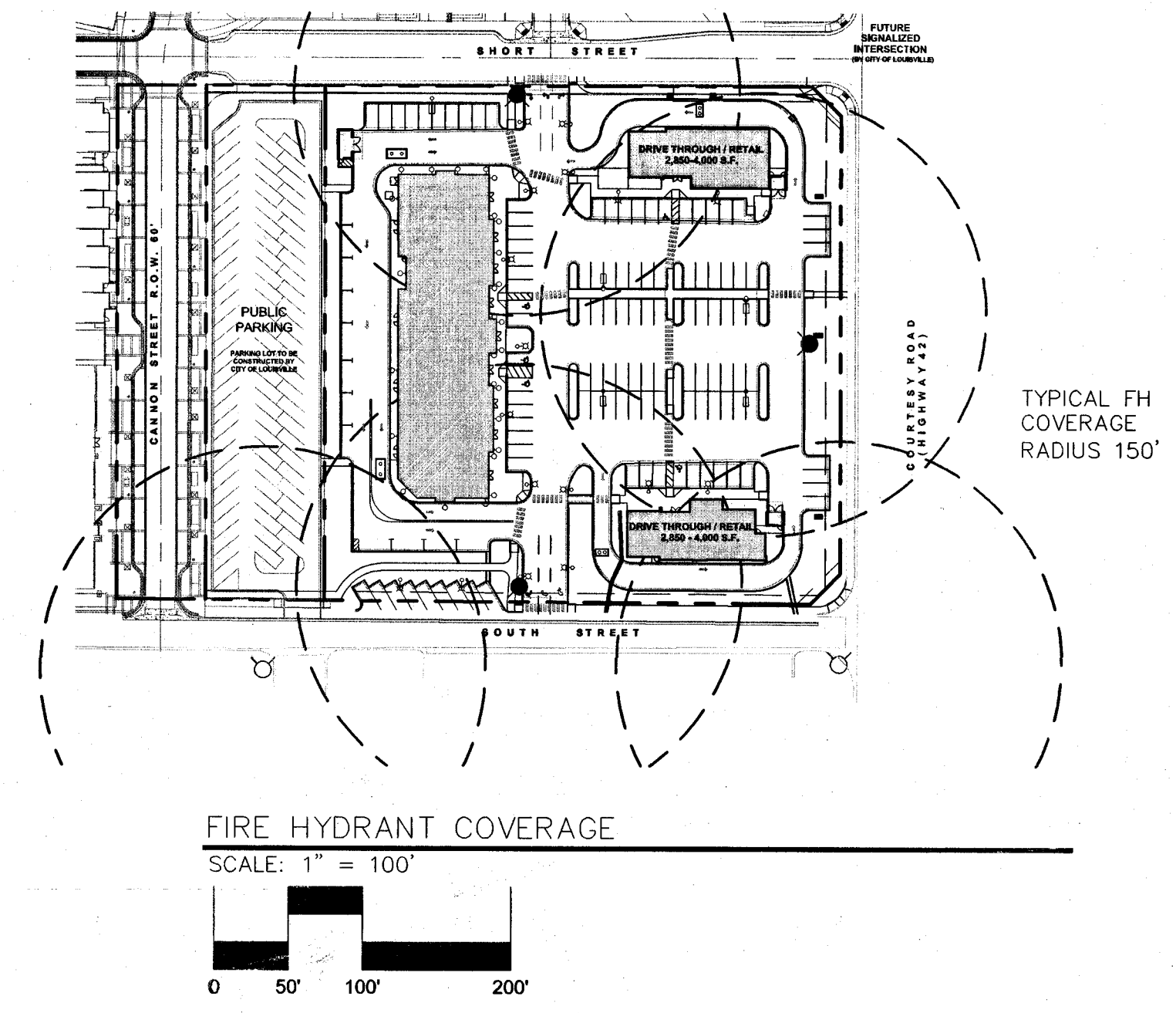
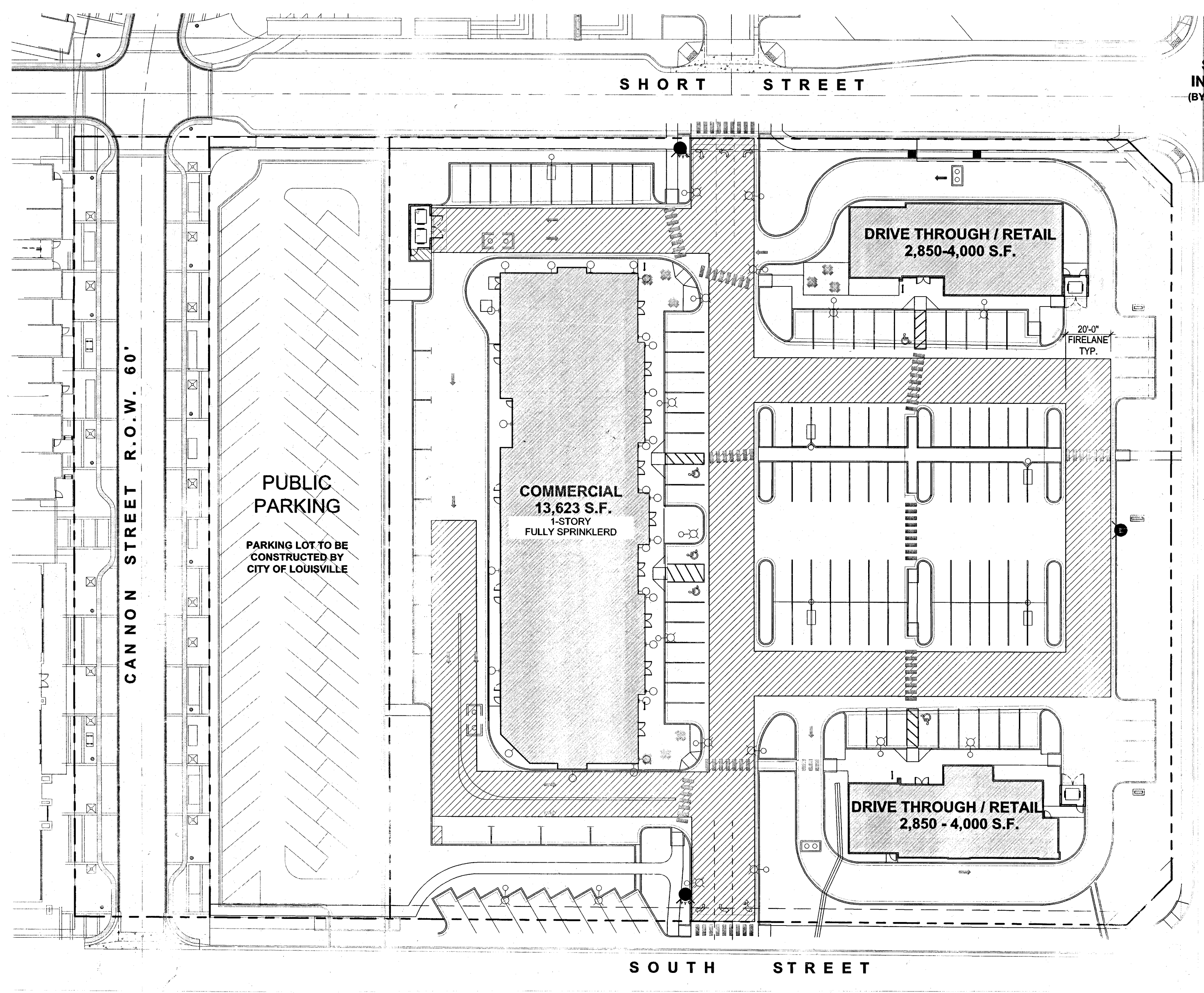
Owner's Representative
RMCS, Inc.
21 South Sunset St.
Longmont, CO 80503
tel (720) 524-3620

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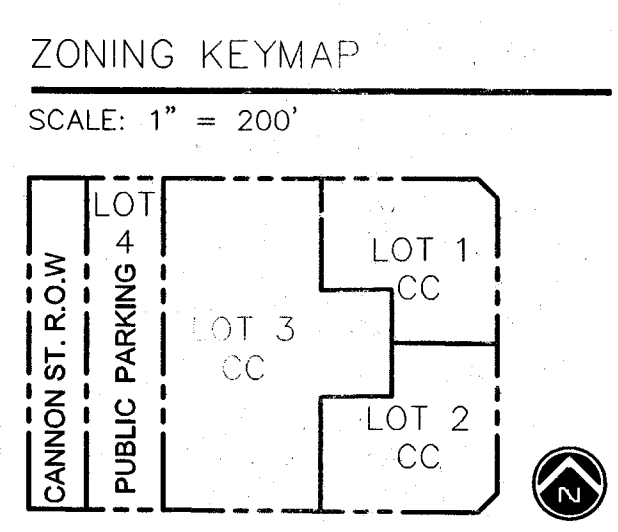
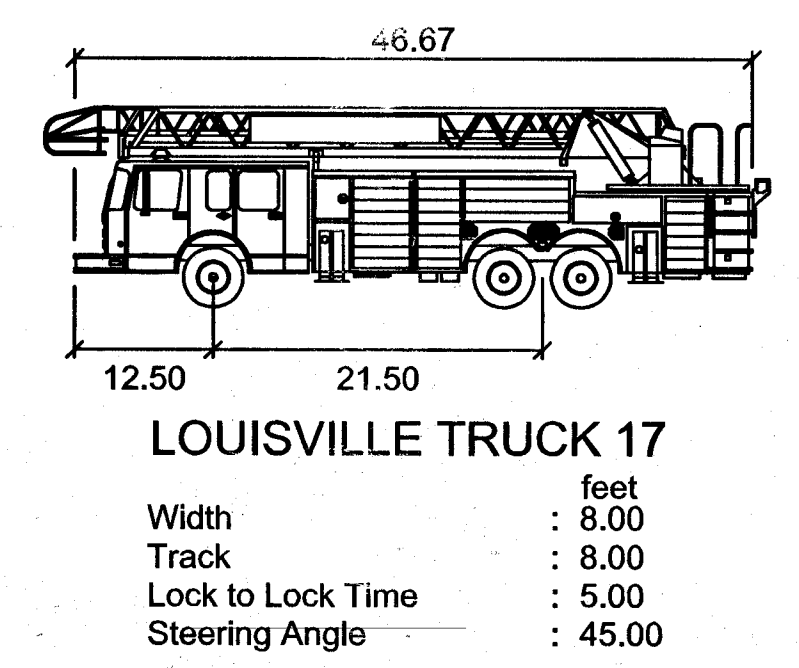
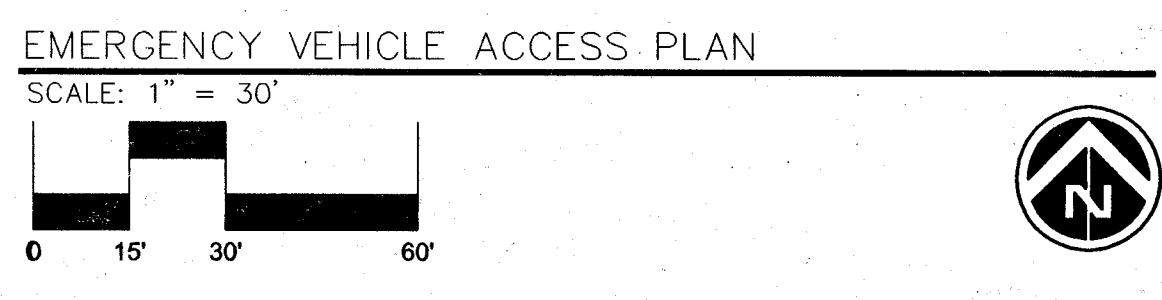
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tel (303) 872-7807

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Denver, CO 80205
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- NOTES:
- LOUISVILLE FIRE DISTRICT EVALUATED UTILIZING THE PROGRAM AUTOTURN FOR ALL ROADS DEPICTED IN HATCHING. THOSE AREAS ACCOMMODATE THIS VEHICLE.
 - FIRE HYDRANTS DEPICTED ARE TO PROVIDE THE REQUIRED COVERAGE TO SERVICE DELO PLAZA.
 - BUILDING IN EXCESS OF 30' IN HEIGHT SHALL HAVE ACCESS ROADS OF MINIMUM 26'. DELO PLAZA BUILDINGS SHALL BE LESS THAN 30' HIGH; THEREFORE MINIMUM 20' WIDE ACCESS ROADS ARE PROVIDED.
 - ADEQUATE CONCRETE STRENGTH SHALL BE PROVIDED TO ACCOMMODATE LOADINGS WHEN TURNING MOVEMENT ENCROACHES ONTO CURB AND SIDEWALK. THICKNESS SHALL BE SPECIFIED AT CONSTRUCTION DOCUMENT PHASE.
 - NO LANDSCAPING SHALL BE PROVIDED ON THE INBOARD PORTIONS OF THE PATHS.

- LEGEND:
- EMERGENCY VEHICLE ACCESS ROUTE (LOUISVILLE TRUCK 17)
 - PROPOSED FIRE HYDRANT LOCATION
 - EXISTING FIRE HYDRANT LOCATION
 - ROLLOVER CURB



delo

DowntownEastLouisville

Project:	LRC	Issue Date:	08.15.2014
Drawn By:	JL	Revisions:	11.18.2014 01.04.2016
			01.08.2015
			05.13.2015
			07.14.2015

EMERGENCY VEHICLE ACCESS PLAN

11 of 17

Project:	LRC	Issue Date:	08.15.2014
Drawn By:	JL	Revisions:	01.18.2014 01.04.2016
			01.08.2015
			05.13.2015
			07.14.2015

TURNING MOVEMENT DETAILS

SHEET

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of 17

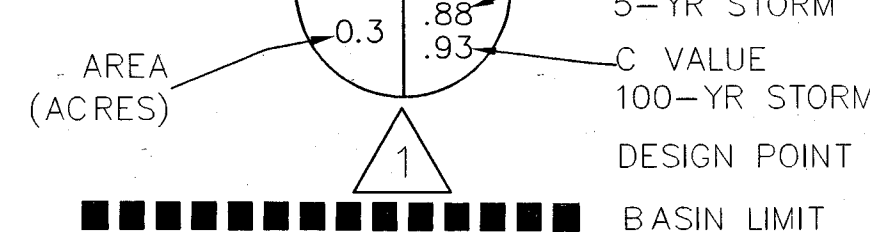
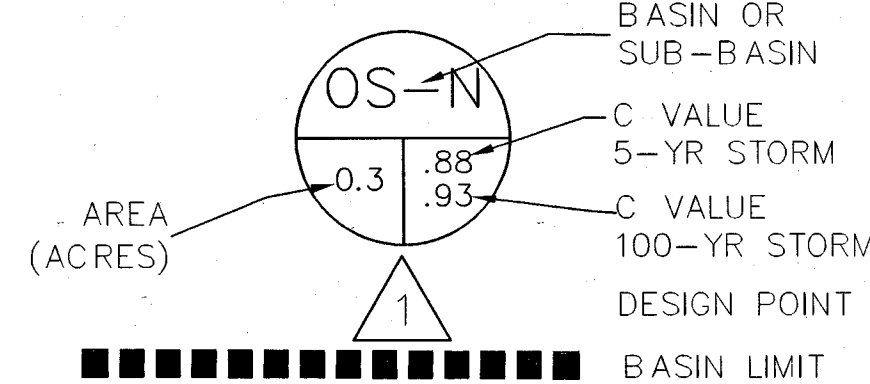
SACD PRODUCTS • NEW HAVEN, CONNECTICUT
RECORDED BY PUBLIC MAPS, INC. 10/11/16

SACD PRODUCTS • NEW HAVEN, CONNECTICUT
RECORDED BY PUBLIC MAPS, INC. 10/11/16

SACD PRODUCTS • NEW HAVEN, CONNECTICUT
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RECORDED BY PUBLIC MAPS, INC. 10/11/16

DRAINAGE LEGEND



AREA (ACRES)

BASIN LIMIT

AREA (ACRES)

BASIN LIMIT

AREA (ACRES)

BASIN LIMIT

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AREA (ACRES)

BASIN LIMIT

delo Plaza Final Planned Unit Development NE 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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Denver, CO 80205
tel (303) 355-5534

ALL ON SITE STORM
UTILITIES ARE PRIVATELY
OWNED AND MAINTAINED.

APPROXIMATE LIMITS OF
FLOOD ZONE A (TRACED
FROM FEMA FIRM PANEL
FM08013C0582J DATED DEC 18, 2012)

30 0 30 60
ORIGINAL SCALE: 1" = 30'

EXISTING	LEGEND	PROPOSED
—	SANITARY	—
○	SANITARY MANHOLE	○
—	WATER	—
—	FIRE HYDRANT	—
—	WATER VALVE	—
—	STORM	—
—	STORM INLETS	—
—	STORM MANHOLE	—
—	MONITORING WELLS	—
—	LIGHT POLES	—
—	ELECTRIC TRANSFORMERS	—



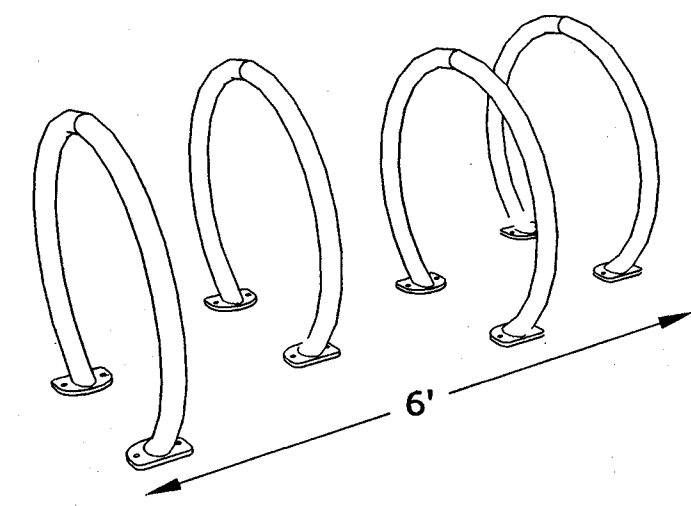
Project:	317-13	Issue Date:	11-13-14
Drawn By:	JRS	Revisions:	05-11-15
			07-14-15
			10-13-15
			01-20-16

GRADING, DRAINAGE &
EROSION CONTROL PLAN

SHED PRODUCTS • NEW HIRE, MINNESOTA
REVISIONS BY PART NUMBER
POSITION DATE OF SHEET ON THIS LINE

delo Plaza

Final Planned Unit Development
NE 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



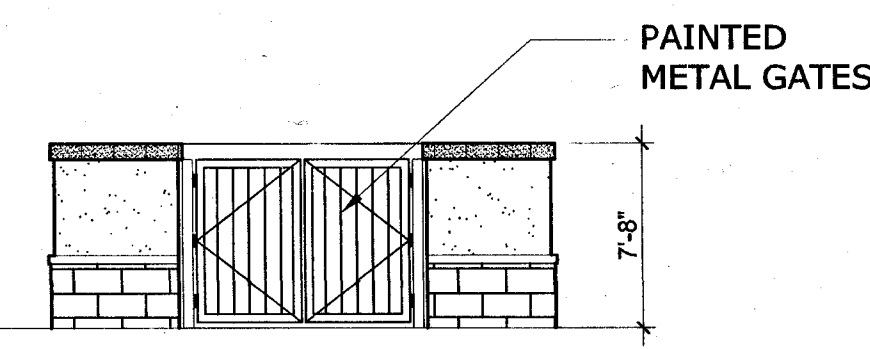
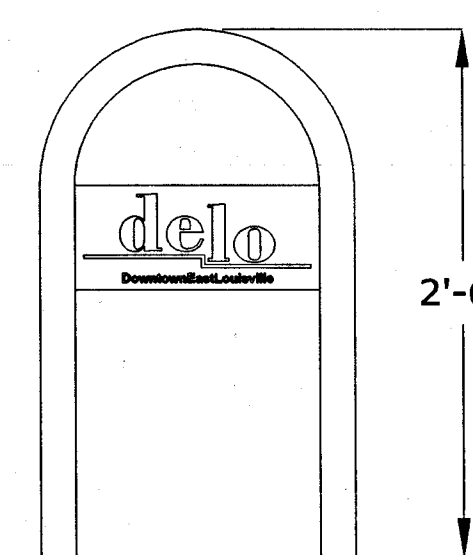
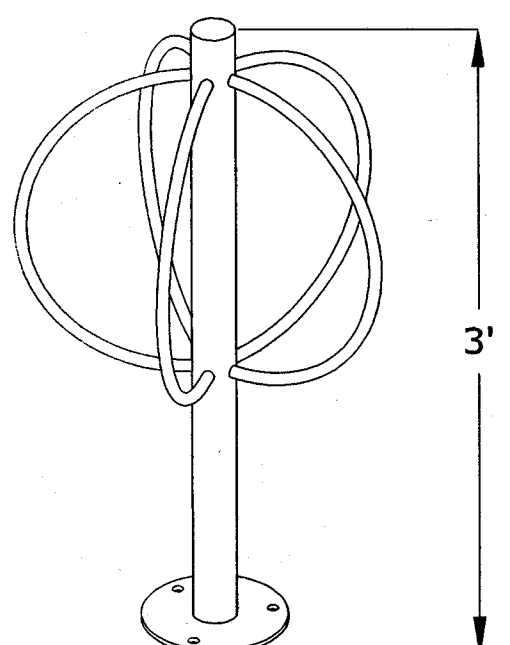
5 BIKE RACKS
SCALE: NTS PERSPECTIVE SKETCH

SITE DETAILS AND FURNISHINGS

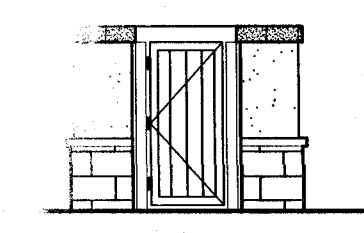
KIT OF PARTS PROJECT DESCRIPTION

THE SITE FURNITURE IN DELO SHALL BE CONSISTENT WITH THAT OF THE SITE FURNITURE IN DOWNTOWN LOUISVILLE.

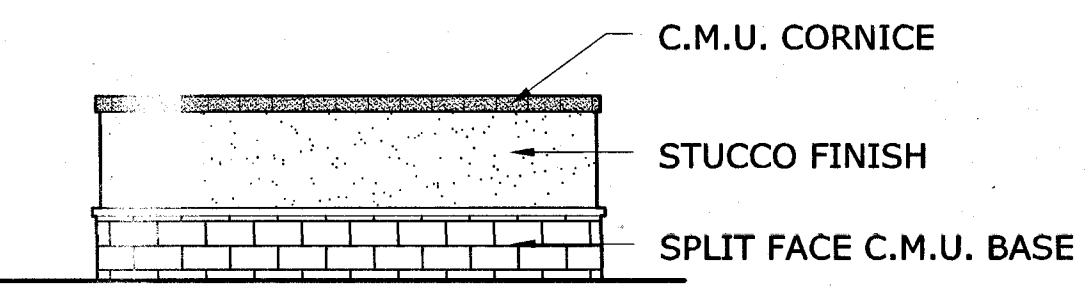
THE DEVELOPMENT OF THIS PROMINENT SITE WILL SERVE TO STRENGTHEN AND UNIFY THE SURROUNDING AREA. LIGHTING, STREET FURNISHINGS, PLANTERS, TREE GRATES, ETC. WILL ENHANCE AND UNIFY THE OVERALL PROJECT, CONTRIBUTING TO THE SENSE OF PLACE AND OVERALL CHARACTER. THE INTENT IS TO BENEFIT ALL USERS WITH A THEMATIC, WELL LIT, SAFE AND PLEASANT ENVIRONMENT. A KIT-OF-PARTS HAS BEEN DEVELOPED AS A STARTING POINT FOR THE DESIGN OF THE STREET FURNISHINGS WITHIN THE THE STREETScape. THE PUBLIC AREAS AND WILL HELP TO GUIDE THE SITE PLANNING PROCESS WHICH FOLLOWS THIS DOCUMENT. THE FURNISHINGS BEING SHOWN ARE INTENDED TO PORTRAY THE CHARACTER AND QUALITY FOR DELO PLAZA.



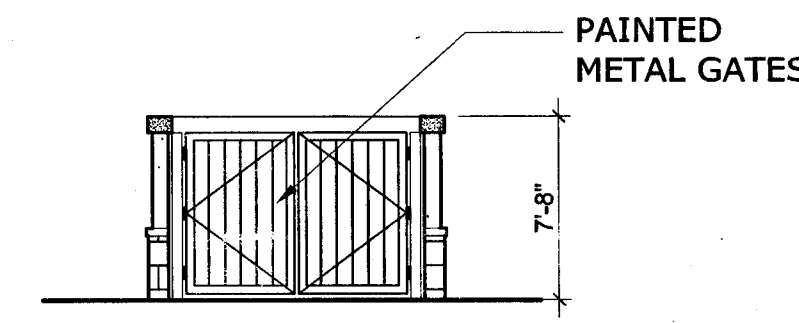
EAST ELEVATION



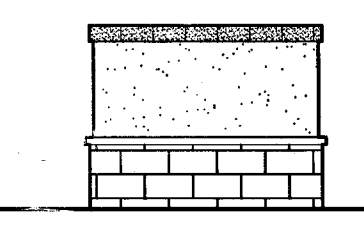
NORTH/SOUTH ELEVATION



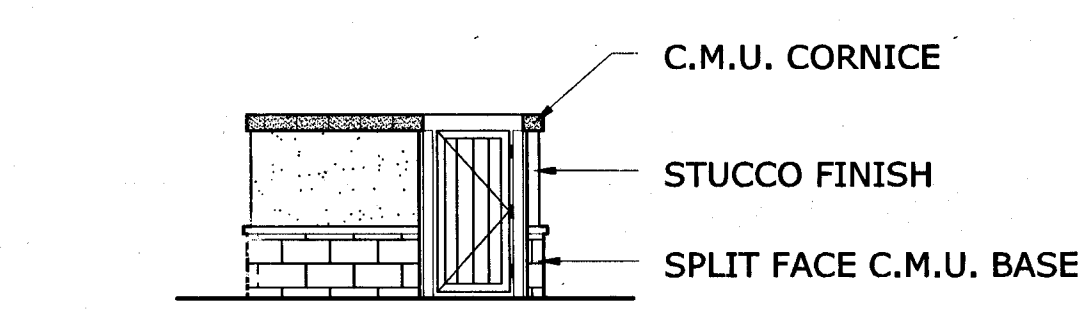
WEST ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

6 TRASH ENCLOSURE - DOUBLE (AT COMMERCIAL)
SCALE: 1/8"=1'-0"

7 TRASH ENCLOSURE - SINGLE (AT DRIVE THROUGH, TYP.)
SCALE: 1/8"=1'-0"

LIGHTING DESCRIPTION

LIGHTING IS COMPRISED OF THE FOLLOWING CATEGORIES: PARKING LOT LIGHTING, STREET LIGHTING, BUILDING LIGHTING, PLAZA/PEDESTRIAN LIGHTING AND LANDSCAPE LIGHTING. LIGHTING SHALL CONSIST OF QUALITY FIXTURES THAT ARE BOTH APPEALING AND PROVIDE SAFETY FOR BOTH PEDESTRIANS AND AUTOMOBILES. LIGHTING SHALL COMPLEMENT THE BUILDING ARCHITECTURE, SIGNAGE, PARKING, LANDSCAPING AND PLAZA DESIGNS. FIXTURES ARE TO BE USED THAT REDUCE GLARE AND MINIMIZE IMPACT TO SURROUNDING PROPERTIES.

DESIGN NOTES & STANDARDS

- PARKING LOT LIGHTING IS TO BE OF A ZERO CUTOFF TYPE AND BE NO TALLER THAN 25 FEET IN HEIGHT. THE FIXTURES ARE TO BE IN THE STYLE, TYPE AND COLOR THAT COMPLEMENT THE ARCHITECTURE AND CHARACTER OF THE PROJECT.
- STREET LIGHTING IS TO BE ZERO OR PARTIAL CUTOFF TYPE AND BE NO TALLER THAN 15 FEET IN HEIGHT.
- BUILDING MOUNTED LIGHTING IS ENCOURAGED TO ENHANCE THE ADJACENT SIDEWALKS AS WELL AS THE ARCHITECTURE ITSELF. LIGHTING MAY BE USED TO ENHANCE IMPORTANT ARCHITECTURAL FEATURES OF THE BUILDING IT SERVES.
- LANDSCAPE LIGHTING IS TO ENHANCE THE LANDSCAPE FEATURE IT SERVES, AS WELL AS TO FURTHER ENHANCE THE SAFETY OF THE PEDESTRIAN AREA.
- SIGNAGE LIGHTING: SEE SIGNAGE NOTES

SIGNAGE DESCRIPTION

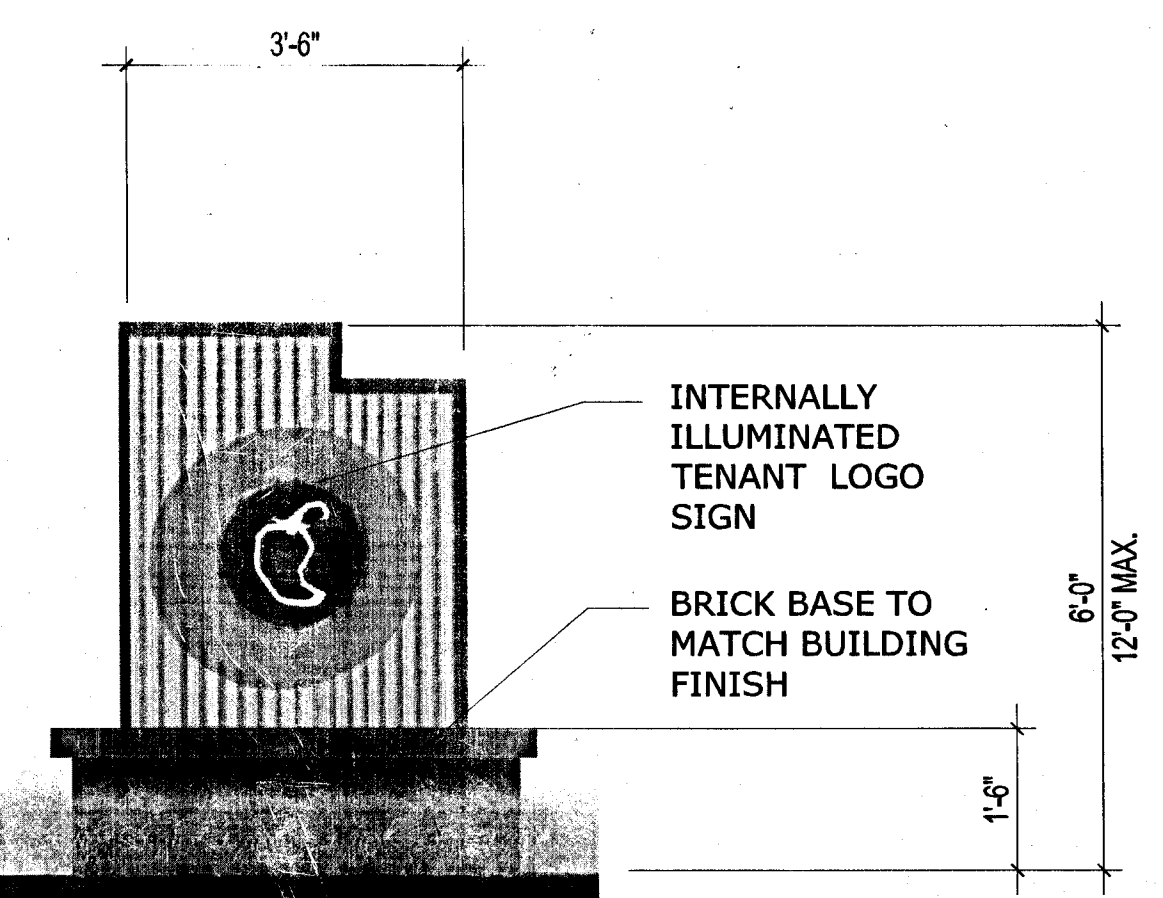
TO PROVIDE A CLEAR IDENTIFICATION OF PROPOSED BUSINESSES, BUILDINGS, AND THE COMMUNITY BY ADDING VISUAL INTEREST, WAYFINDING AND ENHANCING THE CHARACTER OF THE SITE, DELO PLAZA PROPOSES USING HIGH QUALITY AND DURABLE MATERIALS THAT ARE APPROPRIATE FOR AN URBAN SETTING.

DESIGN NOTES & STANDARDS

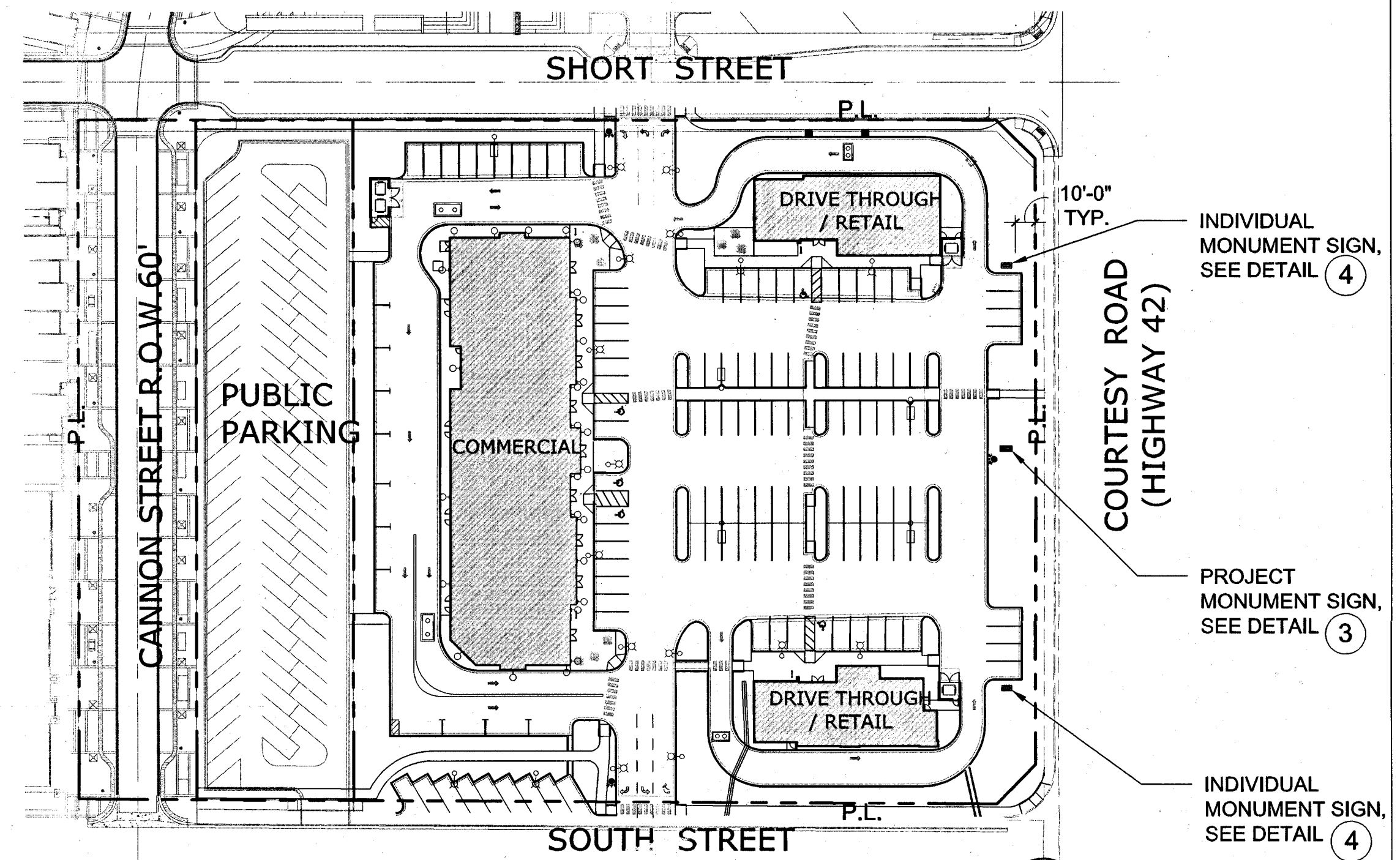
- BUILDINGS SHALL HAVE LOCATIONS ON THE COMMERCIAL AREAS OF THE FACADE THAT ARE SPECIFICALLY DESIGNED TO ACCOMMODATE CHANGEABLE TENANT SIGNAGE INCLUDING WALL SIGNS, PROJECTING SIGNS AND WINDOW SIGNS.
- STRUCTURE, MATERIALS, DETAILING AND POWER SOURCES SHALL BE PROPOSED WITH CONSIDERATION OF SIGNAGE INSTALLATION REQUIREMENTS AND SHALL BE READILY ADAPTABLE AND REPAIRABLE AS TENANT SIGNAGE NEEDS CHANGING.
- SMALL-SCALE SIGNS PROJECTING FROM THE BUILDING FACE, PERPENDICULAR TO THE PUBLIC RIGHT-OF-WAY, SHALL BE CONSIDERED APPROPRIATE IN PEDESTRIAN AREAS. SIGNS SHOULD CREATIVELY USE TWO AND THREE-DIMENSIONAL FORM, PROFILE, AND ICONOGRAPHIC REPRESENTATION (E.G. LIGHTING, TYPOGRAPHY, COLOR, AND MATERIALS) IN EXPRESSING THE CHARACTER OF THE USE, THE IDENTITY OF THE DEVELOPMENT, THE CHARACTER OF THE NEIGHBORHOOD, AND THE ARCHITECTURE OF THE BUILDING.
- SIGNS SHOULD FIT WITHIN THE ARCHITECTURAL FEATURES OF THE FACADE AND COMPLEMENT THE BUILDING'S ARCHITECTURE.
- SIGNS SHOULD NOT OVERLAP AND CONCEAL ARCHITECTURAL ELEMENTS.
- INDIRECT AND EXTERNAL LIGHT SOURCES SHALL BE THE PREFERRED OPTION WHERE LIGHTING IS REQUIRED.
- SIGNS SHOULD BE ORGANIZED ON BUILDINGS SO AS TO NOT VISUALLY CLUTTER THE STREETScape.

SIGNAGE NOTES

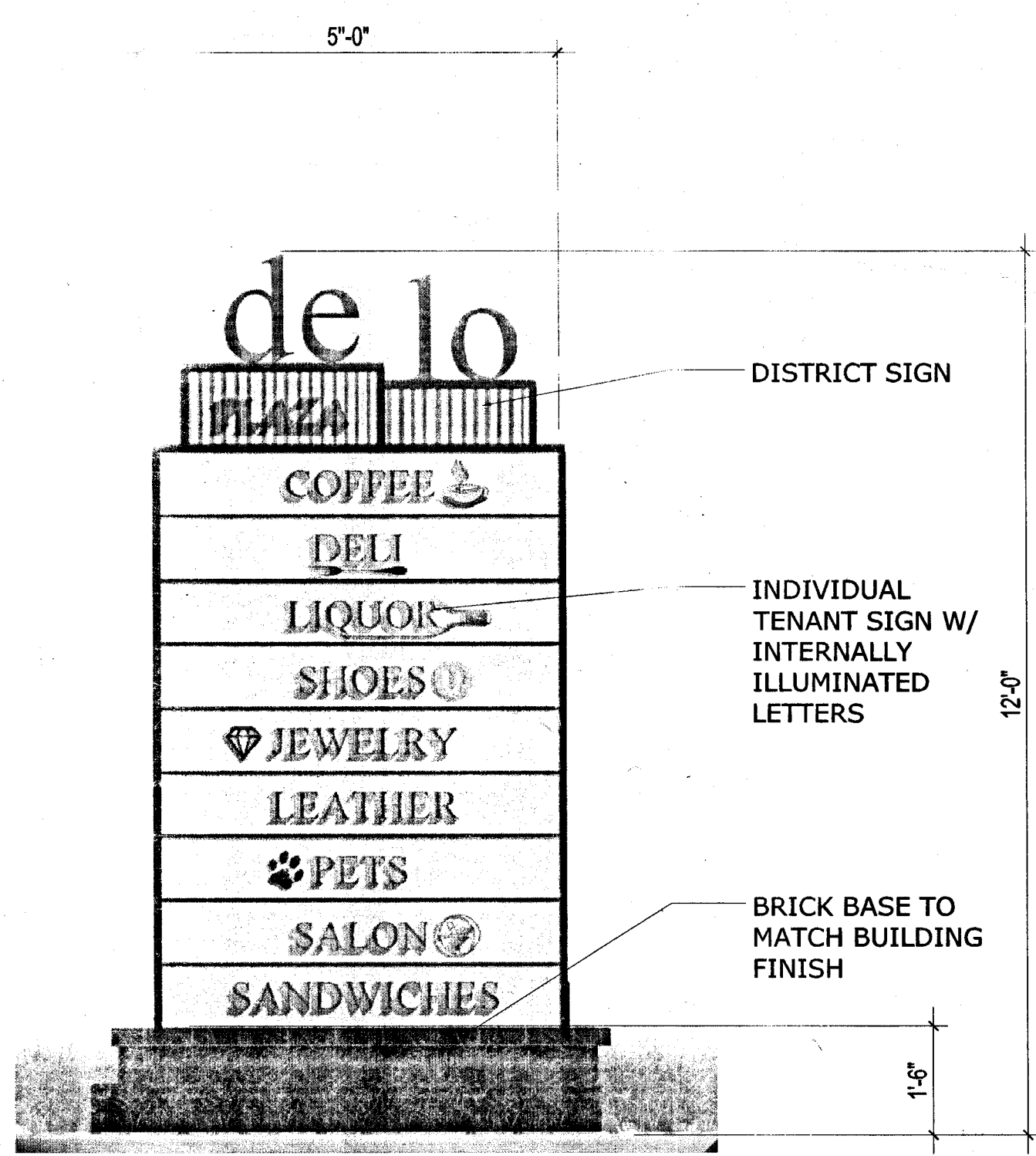
- ALL SIGNS, INCLUDING ANY MONUMENT SIGN, SHALL COMPLY WITH CHAPTER 7 OF THE CDDSG, AS WELL AS SECTION 17.24 OF THE LMC, INCLUDING A 10 FT. SETBACK FROM RIGHT-OF-WAY.
- ONE (1) PROJECT MONUMENT SIGN THAT CONTAINS THE NAME OF THE PROJECT AND NAMES OF INDIVIDUAL TENANTS SHALL BE PROVIDED.
- TWO (2) INDIVIDUAL MONUMENT SIGNS FOR FREE STANDING BUILDINGS SHALL BE PROVIDED.



4 INDIVIDUAL MONUMENT SIGN 60 SF MAX.
SCALE: 1/2"=1'-0"



1 SITE ELEMENTS DIAGRAM
SCALE: 1"=60'



3 PROJECT MONUMENT SIGN 60 SF MAX.
SCALE: 1/2"=1'-0"

Owner
TEBO Properties
3111 28th Street
Boulder, CO 80301
tel (303) 447-8326

Owner's Representative
RMCS, Inc.
21 South Sunset St.
Longmont, CO 80503
tel (720) 524-3620

Engineering
Park Engineering Consultants
420 21st Ave. Suite 101
Longmont, CO 80501
tel (303) 651-6626

Planning / LA
PWN Architects & Planners, Inc.
9250 E. Costilla Ave., Suite 620
Greenwood Village, CO 80112
tel (303) 649-9880

Landscape Architect
Grounded By Design, LLC
P.O. Box 1953
Wheat Ridge, CO 80034
tel (303) 872-7807

Lighting
RG Engineering Consultants, Inc
2555 Walnut St., Suite B
Denver, CO 80205
tel (303) 355-5534



Project:	LRC	Issue Date:	08.15.2014
Drawn By:	JL	Revisions:	11.18.2014 01.04.2016
			01.08.2015
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			07.14.2015