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BRANDING
BUILDING MEASUREMENT

March 20, 2024

Matt Post
Senior Planner
City of Louisville
749 Main Street
Louisville, Colorado 80027

Dear Mr. Post,

Please reference sheet 1 of 13 where it is indicated that the total landscaped area is 25.7% of the total lot size. We believe this is an accurate representation of the current landscaped portion of the site based on our calculations, the original PUD Amendment in 1996 showing 25.7% (see exhibit 01), and the Lowe's Hom Improvement PUD Amendment in 2001 also showing 25.7% (see exhibit 02).

Exhibit 01:

LAND USE DATA SUMMARY

	Use	Land Area (AC)	Building Coverage (SF / %)	Landscape Area (SF / %)	Parking (spaces)	Proposed User	Building Height (max.)
LOT 1	?	1.59	?	17,315/25 (min)	?	?	?
LOT 2	?	1.11	?	12,088/25 (min)	?	?	?
LOT 3	Restaurant	1.46	6,237 / 9.8 Δ	19,130/30.3 Δ	97	Firegrill	25'-0" Δ
LOT 4	Restaurant	1.62	5,997 / 8.3	23,958/33.9	115	Chili's	22'-0"
LOT 5	Retail	13.50	140,141/23.8	150,992/25.7	547	Eagle Hardware	33'-4"
LOT 6	?	1.44	?	15,681/25.0 (min)		?	?
Right-of way	Road	1.46	N/A	N/A	N/A	N/A	N/A
TOTAL		22.18	183,793/20.4 Δ	239,164/26.5 Δ			

Exhibit 02:

LAND USE DATA SUMMARY

	USE	LAND AREA (AC)	BUILDING COVERAGE (SF / %)	LANDSCAPE AREA (SF / %)	PARKING SPACES	PROPOSED USER	BUILDING HEIGHT (MAX)
LOT 5	RETAIL	13.50	140,141 / 23.8	150,992 / 25.7	483	LOWE'S HARDWARE	33'-4"

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It is our opinion that the landscape coverage percentage has always been 25.7%+/- and no alterations have been made. This project is not proposing any reductions in the total landscape coverage and wishes to maintain the 25.7% coverage as the original PUD Amendment had approved.

I am available by phone or email should you wish to discuss further. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Mike Grose".

Mike Grose
Project Manager
Ware Malcomb
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303.681.5312