

ITEM: PUD-000477-2023 – 745 S Pierce Ave

PLANNER: Matt Post, Senior Planner

REPRESENTATIVE: dcb Construction Company

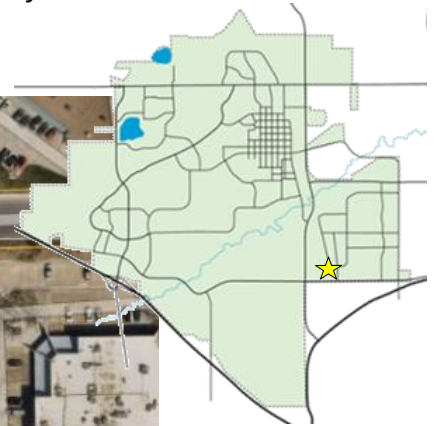
EXISTING ZONING: I - Industrial

LOCATION: 745 South Pierce Avenue

TOTAL SITE AREA: 2.168 Acres

REQUEST: Approval of Resolution No. 6, Series 2024, recommending approval of a Planned Unit Development to allow construction of a 32,367 small storage facility and associated site improvements.

VICINITY MAP:



SUMMARY:

The applicant and owner, Dom Kickbush, requests approval of a final Planned Unit Development (PUD) to allow construction of a 32,367 square-foot small storage use with associated site improvements. The proposed development will include a three-story, climate-controlled self-storage facility with accompanying landscaping, parking, lighting, and required grading and utilities.

BACKGROUND:

The subject property is a vacant, 2.16 acre lot located in the Colorado Technology Center (CTC). The land is zoned Industrial (I) and development is governed primarily by the Industrial Development Design Standards and Guidelines (IDDSG). The lot fronts South Pierce Avenue on the east and is bounded on the north and south sides by existing commercial structures. The BNSF railway bounds the lot on the west. The city approved the Colorado Technological Center First Filing plat for the property in 1979.

PUD PROPOSAL:

The application proposes a 32,367 square-foot, three-story building with a prominent corner entrance on the south-east side of the building that addresses the primary street frontage of South Pierce Avenue. A second, service-oriented customer loading entrance is proposed on the south side of the building. One shared access point is provided on the south side of the site providing access to the parking and loading areas on the east and south sides of the building. Required water quality and detention is located on east side of the site between the building and the street.

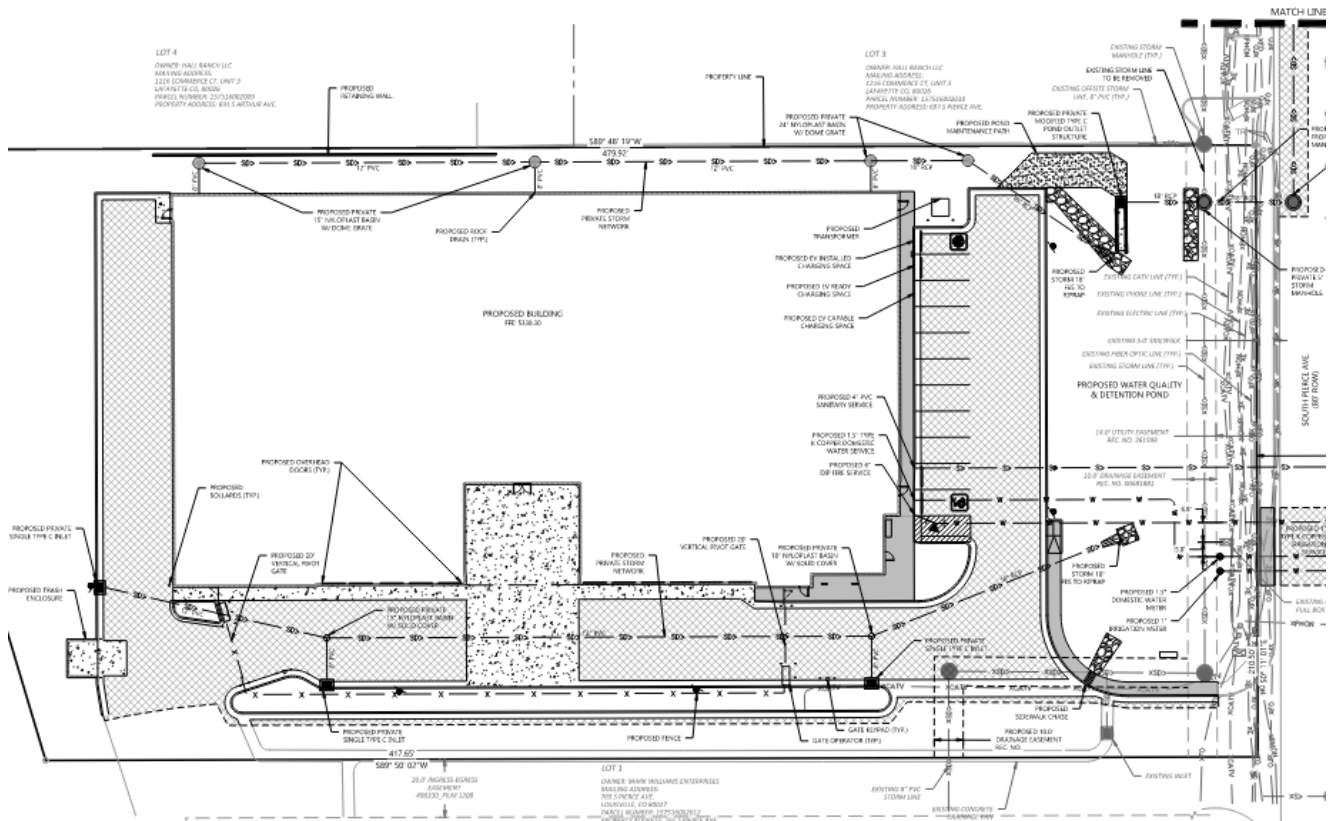


Figure 1: Overall layout of structure, parking, drive aisles, detention pond, walkways

The proposed shared access point on the southside of the site is encouraged in the IDDSG and will be maintained via a private, ingress-egress easement on the site to the south. The parking lots include two-way drive aisles accessing the 90 degree parking on the east side of the building and the customer loading area to the south. To meet the requirements of the Louisville Fire Protection District, an access lane and hammerhead turn-around are provided at the west end of the site. A trash enclosure is located at the southwest corner of the site.

The site and use are generally auto oriented, so pedestrian paths and a plaza space are provided adjacent to the building and at the building entrance as required by the IDDSG, while an internal pedestrian path connects the site to the existing attached sidewalk on S Pierce Avenue.

The proposal includes eleven vehicle parking spaces and three vehicle loading spaces, which is below the required amount for a warehouse and office use in the industrial zone district. A parking reduction request has been made by the applicant based on the parking needs of nondwelling users (see below for further analysis). The applicant asserts that, based on the nature of the use, the current parking layout will adequately serve the guests and employees at the facility. The proposed number of spaces is in-line with other storage facilities in the region. Electric Vehicle Charging Infrastructure requirements are satisfied with one fully functioning charging stations, an electric vehicle ready space and an electric vehicle capable space.

30 percent of the site is landscaped, which exceeds the 25 percent required by the IDDSG. A waiver has been requested from Sec. 5.2.A.1 of the IDDSG which requires a 10-foot wide landscape buffer on the north property line with trees planted every 30 linear feet for half the depth of lot. A storm drain is proposed in the area which will preclude the planting of trees (see below for further analysis). The required buffer trees are proposed elsewhere on site for a total of 39 trees. A total of 148 low-water shrubs and grasses are proposed along with native grass areas and a small section of turf adjacent to the detention facility.

The building will be constructed of masonry, stucco, and architectural metal panels with varying, massing, textures, and colors. Architectural trellises have been provided on the primary façade to enhance visual appeal of the building and compliment the prominent corner entrance to the leasing office. The south elevation includes a recessed customer loading entrance and direct storage unit access for commercial customers. The building will be designed to accommodate between 530 and 640 storage units, pending final interior designs. The elevations include variations in the parapet height and articulation in the building façade, which when combined with the variation in materials, create architectural interest and appropriate design for the Industrial zone district. The color palette will consist of neutral tan shades with accents of cedar red.

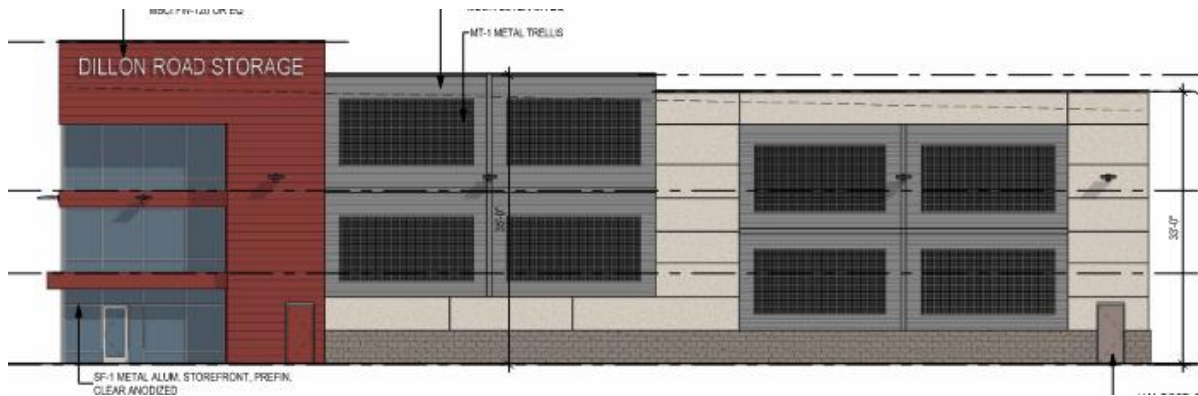


Figure 2: East elevation

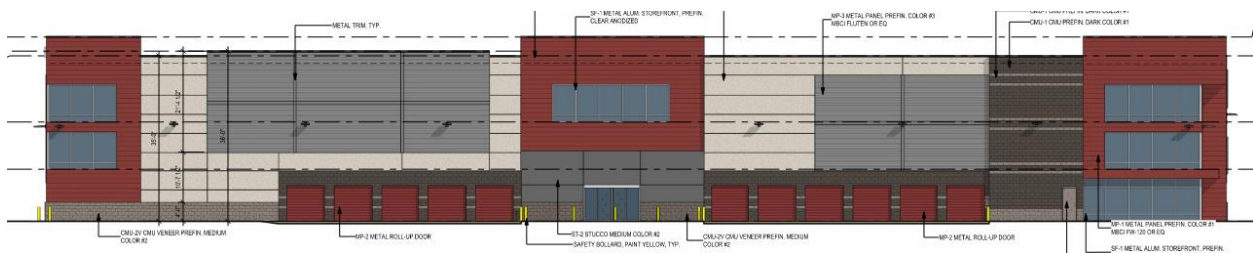


Figure 3: South Elevation

ANALYSIS:

Planned Unit Development

The PUD is subject to the IDDSG and the review criteria in Section 17.28.120 of the Louisville Municipal Code (LMC).

IDDSG Analysis

IDDSG: 1. Site Planning

This application complies with these standards, including all minimum setbacks and building and site orientation standards. Site coverage meets the minimum requirements for landscape area with 30% coverage. The proposal includes a new pedestrian connection to S Pierce Avenue and a pedestrian paths through the site where appropriate. The trash enclosure is located to the rear of the site to minimize visibility from street view. The proposal meets the site standards for site grading and drainage in the IDDSG.

IDDSG: 2. Vehicular Circulation and Parking

Access is accommodated by a shared drive from S Pierce Avenue. Shared drives are encouraged pursuant to Sec. 2.1.1.H of the IDDSG to reduce access points to the public right-of-way thereby reducing vehicle conflict. The drive aisles and overall sight circulation patterns were designed for ease of vehicular entry and exit and will accommodate access for fire and service needs on the property. The parking lot meets

all design requirements, though a parking reduction has been requested to more appropriately align with the reality of parking needs for the use.

IDDSG: 3. Pedestrian and Bicycle Circulation

The applicant proposes a new pedestrian connection and bicycle parking consistent with the standards of the IDDSG. Bicycle parking is located on the west side of the building north of the main entrance. A new pedestrian connection to S Pierce Avenue provides access to the existing attached sidewalk.

IDDSG: 4. Architectural Design

The building layout includes a main, storefront-style entry with primary orientation toward S Pierce Avenue. The primary service entry is on the south-side of the building and recessed into the building façade. The building incorporates architectural features to reduce the apparent massing of the building including roofline variation, color variation, building articulation, canopies, and multi-story storefront system. The materials and color palette of the building satisfy the standards required by the IDDSG.

IDDSG: 5. Landscape Design

Streetscape plantings along S Pierce Avenue meet the minimum 1 tree per 20 linear feet ratio with appropriate species and includes more shrubs than required. The applicant has requested a waiver from the requirement that 1 tree per 30 linear feet be planted between adjacent land with the same zoning on the north side of the site – the required trees are planted on the west side of the site. The west perimeter meets the required 1 tree per 30 linear feet ratio and includes 24 trees as opposed to the seven required. The rest of the site is landscaped with low-water shrubs, perennials, and grasses with very little turf used only in the detention area.

IDDSG: 6. Fences and Walls

The application includes a retaining wall associated with the grading and drainage along the north lot line. The retaining wall on the north side is approximately 24 inches high. A cast iron, decorative fence is proposed on the south side of the site providing secured access to the customer loading area.

IDDSG: 8. Exterior Site Lighting

The application includes wall mounted, and pole mounted LED lights. All fixtures are full cut-off, with warm light temperatures.

Compliance with 17.28.120

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

Waiver Compliance with 17.28.110

Section 17.28.110 of the Louisville Municipal Code sets forth the PUD waiver process and criteria. The application includes the following waiver requests:

- Section 5.2.A.1 of the IDDSG requires a 10-foot wide landscape buffer between properties within the same district. Within the buffer area, one tree for every 30 linear feet shall be planted for half the depth of the lot, in addition to shrubs and/or ground cover. A proposed storm drain will directly interfere with the required tree plantings. The applicant has requested relief from planting trees in this area and has instead provided the required trees on the west side of the site.

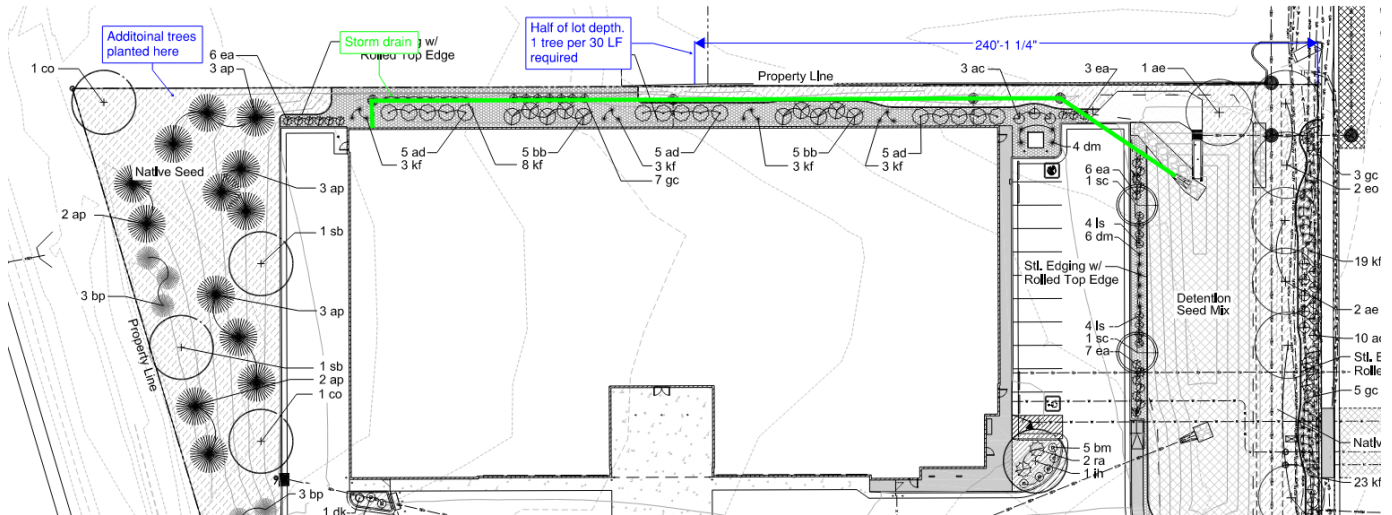


Figure 4: Landscape plan depicting storm drain location, half of lot depth, and tree relocation.

The narrow configuration of the site, the shared access point on the south, and the requirement for on-site detention and water quality present a unique design challenge. The applicant's proposal has accommodated the above-mentioned design requirements and addressed site constraints by including the storm drain in the north, side interior setback area. Relocating the required buffer trees to the west side of site allows the site to retain the benefits of landscaping and tree canopy. The property to the north is also zoned Industrial (I) with an existing warehouse use. Staff find the waiver request to be reasonable and consistent with the intent of buffer standards, which are typically intended to provide a barrier between incompatible uses.

- Section 4.11.c of the Louisville Sign Code allows for a maximum of two wall signs – one on a primary street frontage and one on a secondary street frontage. The site has one primary frontage and as such, is only eligible for one wall sign on the primary frontage (east elevation). The west elevation of the site is highly visible from Dillon Rd and adjacent to railroad property, though the property does not directly abut the City's right-of-way. The applicant has proposed a wall sign on the west elevation within the size thresholds allowed for a secondary frontage wall sign.

Staff find this request to be consistent with the intent and limitations presented in the sign code.

PUBLIC COMMENTS: As of publication of this report, staff has not received comments from the public.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 6, Series 2024 of the PUD for Dillon Road Storage at 745 S Pierce Avenue with the following condition:

- The applicant shall establish and record a shared access easement with the property to south concurrent with the proposed shared access point prior to building permit application. Record of the recorded easement shall be provided to the City.

ATTACHMENTS:

1. Resolution No. 6, Series 2024
2. Application Materials
3. PUD

APPENDIX: PUD Criteria Analysis – 745 S PIERCE AVENUE PUD

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The use is appropriate for the area and permitted in the Industrial zone district. The site design is consistent with the context of the surrounding area.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation. The applicant has provided a shared access point with the property to the south, which is encouraged in the IDDSG.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is zoned Industrial; residential uses are not allowed.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	The property is zoned Industrial; residential uses are not allowed.

Criteria 17.28.120 (A)	Finding	Narrative
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The PUD complies with site planning provisions in the IDDSG, assuring appropriate privacy of neighboring properties.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD complies with pedestrian and bicycle requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	The PUD complies with site planning and building height requirements in the IDDSG, ensuring an appropriate bulk for buildings and relationship to other developments in the CTC.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant	The PUD complies with the architectural design and site planning requirements in the IDDSG. The design incorporates adequate articulation, building materials, and site configuration.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG, ensuring adequate screening between similar uses and compatible landscaping for the CTC, with approval of the requested tree waiver.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Compliant	The PUD complies with all applicable development design standards and guidelines.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	The property was annexed into the City of Louisville in 1976.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and it meets their requirements. Other key utility providers are available to serve the development.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant	The PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines.
2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.	Compliant	The property is neither located in a floodplain nor are there any bodies of water in the area.
3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.	Compliant	There is no known subsidence on the property.
4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.	Compliant	The PUD is appropriate for the context of the existing conditions of the property.
5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.	Compliant	The PUD complies with site planning requirements in the IDDSG, ensuring proper building placement, vistas, and access to open space.

Criteria 17.28.120 (B)	Finding	Narrative
6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.	Compliant	The PUD complies with requirements in the IDDSG.
7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.	Compliant	The PUD complies with requirements in the IDDSG, ensuring properly designed landscaping adjacent to public streets.
8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.	Compliant	The PUD complies with bicycle and pedestrian requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The PUD proposes water use consistent with expectations for the CTC development. Plant material has been grouped into similar water-requirement irrigation zones.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Compliant, with condition	The PUD complies with landscape requirements in the IDDSG. The PUD does not comply with portion of the IDDSG that requires trees along the north side of the structure. The relocation of the trees to the west side of the site makes up for the lack of tree plantings in this area.

Criteria 17.28.120 (B)	Finding	Narrative
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.	Compliant	The PUD complies with the requirements of the IDDSG and includes adequate landscaping and buffering from adjacent streets and properties of the same or similar uses.
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	The PUD provides a structure oriented towards the south with an unshaded roof so that solar energy may be utilized in the future.
13. The overall PUD shall provide a variety of housing types.	Not applicable	The property is zoned Industrial; residential uses are not allowed.
14. Neighborhoods within a PUD shall provide a range of housing size.	Not applicable	The property is zoned Industrial; residential uses are not allowed.
15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.	Compliant	The PUD proposes architecture that is compatible in design with the contours of the site, with surrounding buildings, and neighborhoods.

**RESOLUTION NO. XX
SERIES 2024**

**A RESOLUTION RECOMMENDING APPROVAL OF A PLANNED UNIT
DEVELOPMENT TO ALLOW CONSTRUCTION OF A 32,367 SF SMALL STORAGE
BUILDING LOCATED AT 745 SOUTH PIERCE AVENUE.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a final planned unit development to allow construction of a 32,367 sf industrial building located at 745 South Pierce Avenue; Lot 2, Block 1, Colorado Technological Center Filing 1; and

WHEREAS, City staff has reviewed the information submitted and found that, with the two requested waivers, the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on June 13, 2024 where evidence and testimony were entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a final planned unit development to allow construction of a 32,367 sf small storage building at 745 South Pierce Avenue

PASSED AND ADOPTED this 13th day of June, 2024.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Jeffrey Moline, Secretary
Planning Commission

ELECTRONIC LAND USE HEARING REQUEST

CASE NO. _____

APPLICANT INFORMATION

Firm: dcb Construction Company, Inc.
Contact: Jana Hutkova or Mark Delgado
Address: 909 E 62nd Ave
Denver, CO 80216
Mailing Address: same as above
Telephone: 303.287.5525
Fax: _____
Email: jhutkova@dcb1.com and mdelgado@dcb1.com

OWNER INFORMATION

Firm: _____
Contact: Dom Kickbush
Address: 9942 Grove Pl
Westminster, CO 80031
Mailing Address: 9942 Grove Pl
Westminster, CO 80031
Telephone: 303.883.9586
Fax: _____
Email: domkickbush@comcast.net

REPRESENTATIVE INFORMATION

Firm: dcb Construction Company, Inc.
Contact: Jana Hutkova or Mark Delgado
Address: 909 E 62nd Ave
Denver, CO 80216
Mailing Address: same as above
Telephone: 303.287.5525
Fax: _____
Email: jhutkova@dcb1.com and mdelgado@dcb1.com

PROPERTY INFORMATION

Common Address: 745 S Pierce Ave
Legal Description: Lot 2 Bk 1
Subdivision Colorado Technological Center 1
Area: 87,569 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: dcb Construction Company, Inc. - Jana Hutkova
Print: Dom Kickbush 8-10-23
Owner: Dom Kickbush
Print: _____
Representative: Jana Hutkova
Print: J Hutkova

CITY STAFF USE ONLY

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



PROJECT NARRATIVE

PUD Application for Dillon Rd Storage

DATE: August 24, 2023

APPLICANT INFO: Applicant/ Owner: Dom Kickbush

Architect/ Applicant representative:
dcb Construction Company, Inc.

Contact: Jana Hutkova & Mark Delgado

LOCATION: Colorado Technological Center, Filing 1
Lot 2, Block 1, Colorado Technological Center, First Filing
Address - 745 S Pierce Ave
Louisville, CO 80027

EXISTING ZONE
DISTRICT: Industrial

PROPOSED USE: Class A Climate Controlled Self-Storage Facility

The Applicant, Dom Kickbush, is pleased to submit the following application for a proposed "Class A" 3-story climate-controlled self-storage facility located on the subject 2.16-acre lot near the intersection of Dillon Rd and S Pierce Ave. The overall square footage of the facility is anticipated to be between 98,279 square feet with a building footprint of 32,367 square feet.

Market analysis points to a shortage of self-storage space in the surrounding 3-mile study area with occupancy rates well exceeding 90%. The proposed project will differentiate itself from the competition by focusing on an upscale interior climate-controlled product in contrast to typical single story drive-up units. Based on these market conditions the proposed facility will provide a much-needed amenity for both residents and nearby businesses at a location that appears to be an ideal fit in the industrial park.

The facility will include a small on-site leasing office storefront on the ground floor facing east toward S Pierce Ave. A manager/caretaker residence is not proposed on the property. The proposed parking is more than adequate for self-storage needs. Office hours are anticipated from 8am to 5:30pm with extended hours offered to customers using a security keypad to access the facility between 6am to 9pm. It's anticipated the total number of units will be between 530 and 640 units, pending the final interior design.

Most of the storage units will be accessed from the interior of the building at the centrally located customer loading area at the south side of the building. The proposed loading area is recessed into the building and covered to provide customers protection from inclement weather and a visual screening from the right-of-way. A small portion of south units will be accessible



from the exterior of the building at ground level to meet an important customer demand for small business users. An elevator bank will be provided adjacent to the customer loading area for easy customer access to storage units located on the upper floors of the facility.

The facility has been designed with a high priority on customer security and safety in mind. The facility will be monitored by interior and exterior video surveillance to reduce vandalism and loitering opportunities. Security video footage will be available in the leasing office during operation hours as well as offsite during off hours. Security is further heightened by controlled keypad access at the main entrances of the facility. The south area to be fenced.

Vehicular access is proposed at the existing shared ingress-egress easement located on the southern edge of the property. The proposed onsite circulation provides clear delineation between the proposed self-storage operations and adjacent southern property so that both sites can operate without in harmony. The traffic enters the site through one gate and can exit through another thus mitigating the impact of two vehicles trying to use the same access gate.

The proposed architecture for the building will incorporate high quality materials such as masonry, stucco, and architectural metal panels with varying, massing, textures and colors creating a visually appealing building, highly contrary to the traditional appearance and stigma of self-storage facilities. The building will be a type IIB construction. The maximum building height is proposed to be 37'.

No adverse noise is expected beyond that of motor vehicles. No odor will be produced from this use. No dust will be generated from this use.

Traffic impacts at self-storage facilities are historically low. Based on the statistics from the attached Self Storage Almanac excerpt the anticipated number of vehicles entering the facility per day is 25. The Applicant operates 3 facilities in the mountain region and can provide additional backup regarding vehicle trips if needed.

In closing, the Applicant is committed to delivering a high-quality product that will result in a positive impact to surrounding properties while offering a much-needed use to the immediate residents, businesses as well as the surrounding community.

Please do not hesitate to contact us with any questions.

A handwritten signature in black ink, appearing to read "Mark Delgado". The signature is stylized with large, bold letters and a prominent flourish at the end.

Mark Delgado, AIA
dcb Constructoin Company, Inc.

Property Owner Authorization

Property Owner:

Dom Kickbush
9942 Grove Pl
Westminster, CO 80031

Existing Parcel # & Address:

157516002011 – 745 S Pierce Ave

Project Name:

Dillon Rd Storage

The undersigned, registered property owner of the above noted properties, do hereby authorize:

dcb Construction Company, Inc.

to act on my behalf and take all actions necessary for submitting Development Plan for
Dillon Rd Storage

Dom Kickbush
Authorized Property Owner's Printed Name

domkickbush@comcast.net
Phone or E-Mail:

Dom
Authorized Property Owner's Signature

8-10-23
Date:

COLORADO TECH CENTER OWNERS ASSOCIATION
c/o Management Specialists, LLC (MSI)
11002 Benton Street
Westminster, Colorado 80020

October 25, 2022

Dom Kickbush
c/o Mark Delgado
DCB Construction Company, Inc
909 East 62nd Ave
Denver, CO 80216

Re: 745 S Pierce [Building Site]

Dear Mr.Kickbush:

The Board of Directors of the Colorado Tech Center Owners Association is in receipt of your proposal to develop the Building Site located at 745 S Pierce Ave as a self-storage facility containing 640 self-storage units of differing sizes. Section 2.2 of the Declaration of Protective Covenants dated September 20, 1979, provides:

2.2. Permitted Uses. Building Sites shall be utilized only for engineering, research facilities, laboratories, light industrial uses, offices, distribution and warehousing, and such other uses allowed under local zoning ordinances which Declarant, or its designee, shall permit it its sole discretion.

Based on the description of the project submitted to the Board, a copy of which is enclosed with this letter and made part of the Board's decision, the Board (as successor to and designee of the Declarant) has determined that it shall permit the use of this specific Building Site for a self-storage facility as described in the enclosure to this letter.

Please note that this determination affects the proposed use only; the Building Site shall still be required to conform to all development requirements contained in the Declaration of Protective Covenants, as amended, and to the City of Louisville Municipal Code. All necessary approvals shall be obtained prior to commencing construction. Thank you for submitting your project description for Board consideration.

Very truly yours,

COLORADO TECH CENTER OWNERS ASSOCIATION

Board of Directors

Enclosure (Project Description)



Steve Koonce <steve@sskoonce.com>

Dillon Rd Self Storage Concept Proposal w/ Narrative and Site Design

Mark Delgado <mdelgado@dcb1.com>

Tue, Sep 27, 2022 at 10:34 AM

To: "steve@sskoonce.com" <steve@sskoonce.com>

Cc: Curtis Hain <chain@msihoa.com>, "deepika@holistictherapiesinc.com" <deepika@holistictherapiesinc.com>, "ivyl@bhpropertymanagement.com" <ivyl@bhpropertymanagement.com>, Dom Kickbush <domkickbush@comcast.net>

Steve,

My name is Mark Delgado, I am the architect/design-builder working with Dom Kickbush who is looking to purchase subject property (circled below). On behalf of the applicant, Dom Kickbush, we are pleased to submit the attached concept package for the proposed Class A climate controlled storage facility at Lot 2, Block 1, near the intersection of Dillon Rd and S Pierce Ave (circled below). Our goal is to get a determination on use before we take next steps in the application.

Enclosed we have included a project narrative with Q&A responses, 2 site options, architectural sample photos, self storage almanac for traffic/parking info, and the survey. We have also included examples of work dcb has done with this product type.

We look forward to the board's feedback and taking next steps with the application. If there is anything else you need please do not hesitate to ask.



PROJECT NARRATIVE

Concept Phase Application

DATE: September 27, 2022

APPLICANT INFO: Owner: Charles Ogsbury
Applicant: Dom Kickbush

Architect: dcb Construction Company, Inc.
Contact: Gary DeBartolo & Mark Delgado

LOCATION: Colorado Technological Center, Filing 1
Lot 2, Block 1, Colorado Technological Center, First Filing
Intersection - Dillon Rd and S Pierce Ave
Louisville, CO 80027

EXISTING ZONE
DISTRICT: Industrial

PROPOSED USE: Class A Climate Controlled Self-Storage Facility

Dear CTC Board Members,

The Applicant, Dom Kickbush, is pleased to submit the following concept layout and sample project imagery for a proposed "Class A" 3-story climate controlled self storage facility located on the subject 2.16 acre lot near the intersection of Dillon Rd and S Pierce Ave. The overall square footage of the facility is anticipated between 80,000 and 100,000 square feet with a building footprint between 27,000-33,000 square feet. The total rentable area is anticipated between 58,000 and 71,000 square feet (note: rentable area consists of only the area of the storage units less corridors and circulation). Dom Kickbush is currently under contract to purchase the subject property from the current owner, Charles Ogsbury.

Market analysis points to a shortage of self storage space in the surrounding 3 mile study area with occupancy rates well exceeding 90%. The proposed project will differentiate from the competition by focusing on an upscale interior climate controlled product in contrast to typical single story drive-up units. Based on these market conditions the proposed facility will provide a much needed amenity for both residents and nearby business at a location that appears to be an ideal fit in the industrial park.

There are two site options under consideration by the Applicant and both options are attached for reference – the primary difference between the two options is the access drive on the north side of the building. Option 1 proposes an access drive around the perimeter of the building and Option 2 eliminates the access drive on the north and extends the building footprint into this area. Both options have been developed in consideration of required setbacks and local fire



department requirements and it's understood that the fire department will need to review and approve the final site layout.

The facility will include an on-site leasing office storefront on the ground floor facing east toward S Pierce Ave. A manager/caretaker residence is not proposed on the property. The proposed parking is more than adequate for self storage needs and the final design will meet minimum city standards. An excerpt from the Self Storage Almanac is attached to demonstrate typical self storage parking requirements for the mountain region.

The majority of the storage units will be accessed from the interior of the building at the centrally located customer loading area at the south side of the building. The proposed loading area is recessed into the building and covered to provide customers protection from inclement weather and a visual screening from the right-of-way. A small portion of units will be accessible from the exterior of the building at ground level to meet an important customer demand for small business users. An elevator bank will be provided adjacent to the customer loading area for easy customer access to storage units located on the upper floors of the facility.

The facility has been designed with a high priority on customer security and safety in mind. The facility will be monitored by interior and exterior video surveillance to reduce vandalism and loitering opportunities. Security video footage will be available in the leasing office during operation hours as well as offsite during off hours. Security is further heightened by controlled key pad access at the main entrances of the facility.

Vehicular access is proposed at the existing shared ingress-egress easement located on the southern edge of the property. The proposed onsite circulation provides clear delineation between the proposed self storage operations and adjacent southern property so that both sites can operate without in harmony.

The proposed architecture for the building will incorporate high quality materials such as masonry and architectural metal panels with varying, massing, textures and colors creating a visually appealing building, highly contrary to the traditional appearance and stigma of self-storage facilities. The Applicant has included a sample architecture inspiration sheet featuring recent projects that have been completed or under construction.

Traffic impacts at self storage facilities are historically low. Based on the statistics from the attached Self Storage Almanac excerpt the anticipated number of vehicles entering the facility per day is 25. The Applicant operates 3 facilities in the mountain region and can provide additional backup regarding vehicle trips if needed.

Additional Questions and Answers Regarding Project Impacts:

(a) Traffic;

RESPONSE: The entrance to the property has been designed to accommodate the anticipated traffic and should not have any impact on the street traffic around the site. The use is also a very low traffic use with a total 20-25 vehicles cars entering the site for a whole day. The traffic enters the site through one gate and can exit through another thus mitigating the impact of two vehicles trying to use the same access gate.



(b) Activity levels;

RESPONSE: The activity level of the site is very low. Customers only access the site when they need to get to their belongings being stored. Estimated 25 customers access their unit on a daily basis.

(c) Light;

RESPONSE: The site lighting that is being utilized is cut off down lights which provide adequate light levels for security of the site while shielding the light from effecting the neighboring properties

(d) Noise;

RESPONSE: No adverse noise is expected beyond that of motor vehicles.

(e) Odor;

RESPONSE: No odor will be produced from this use

(f) Building type, style and scale;

RESPONSE: The building will be a type IIB construction with exterior materials consisting of textured masonry, glass storefront, architectural metals. The building height is approximately 35-40ft, well below the allowable building height allowed.

(f) Number of units;

RESPONSE: It's anticipated the total number of units will be between 530 and 640 units, pending the final design.

(g) Hours of operation;

RESPONSE: Office hours are anticipated from 8am to 5:30pm with extended hours offered to customers using a security keypad to access the facility between 6am to 9pm.

(h) Dust; and

RESPONSE: No dust will be generated from this use. During construction efforts will be made to keep the dust generated to a minimum.

In closing, the Applicant is committed to delivering a high quality product that will result in a positive impact to surrounding properties while offering a much needed use to the immediate residents, businesses as well as the surrounding community. We look forward to discussion the proposal further in whatever capacity seen fit.

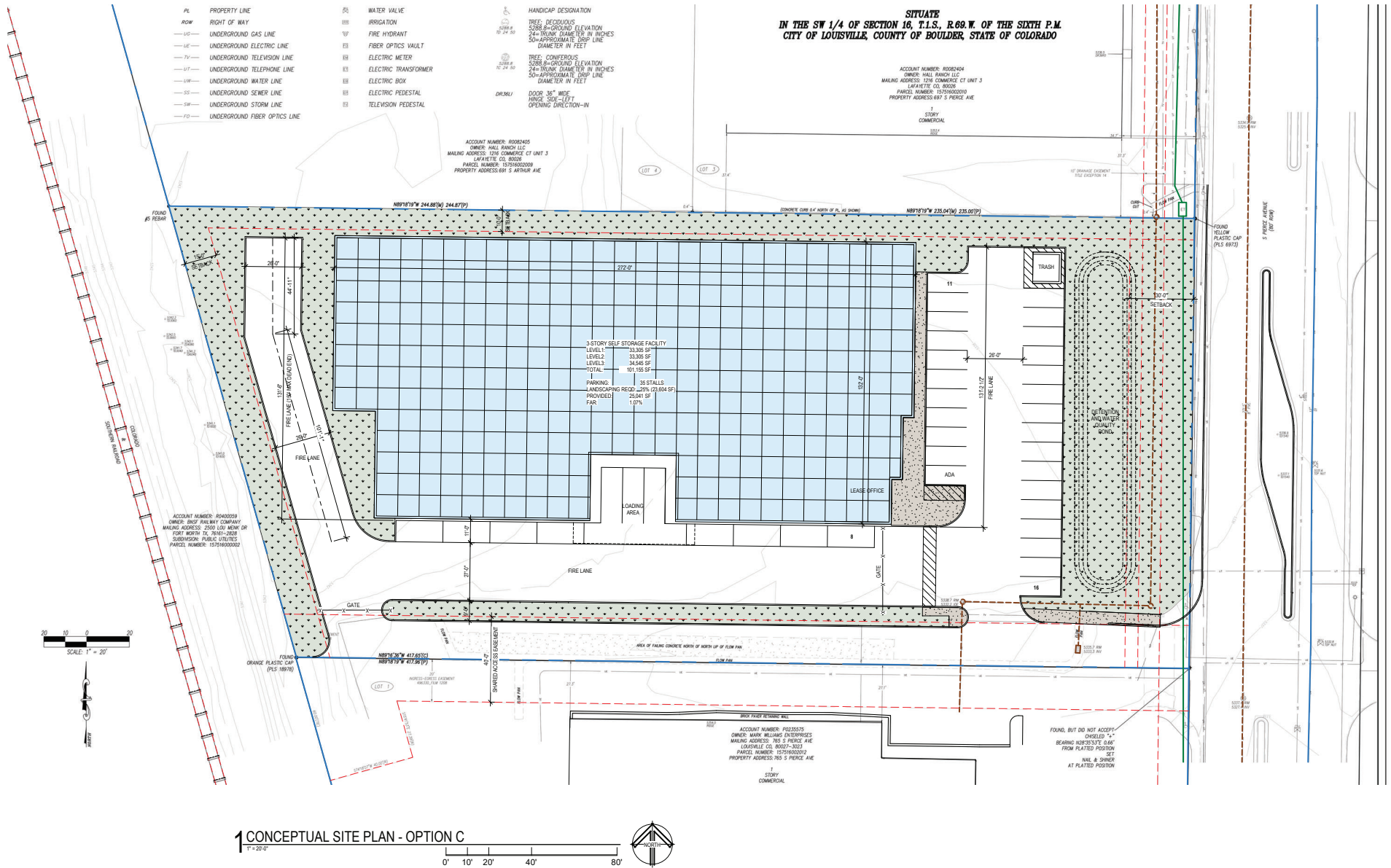
We thank you for your time and look forward taking next steps with this application. Please do not hesitate to contact us with any questions.



MLDHL

Mark Delgado, AIA
dcb Constructoin Company, Inc.

909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com





SAMPLE STORAGE FACILITIES

Applicant Information:

Project No.: 22-312

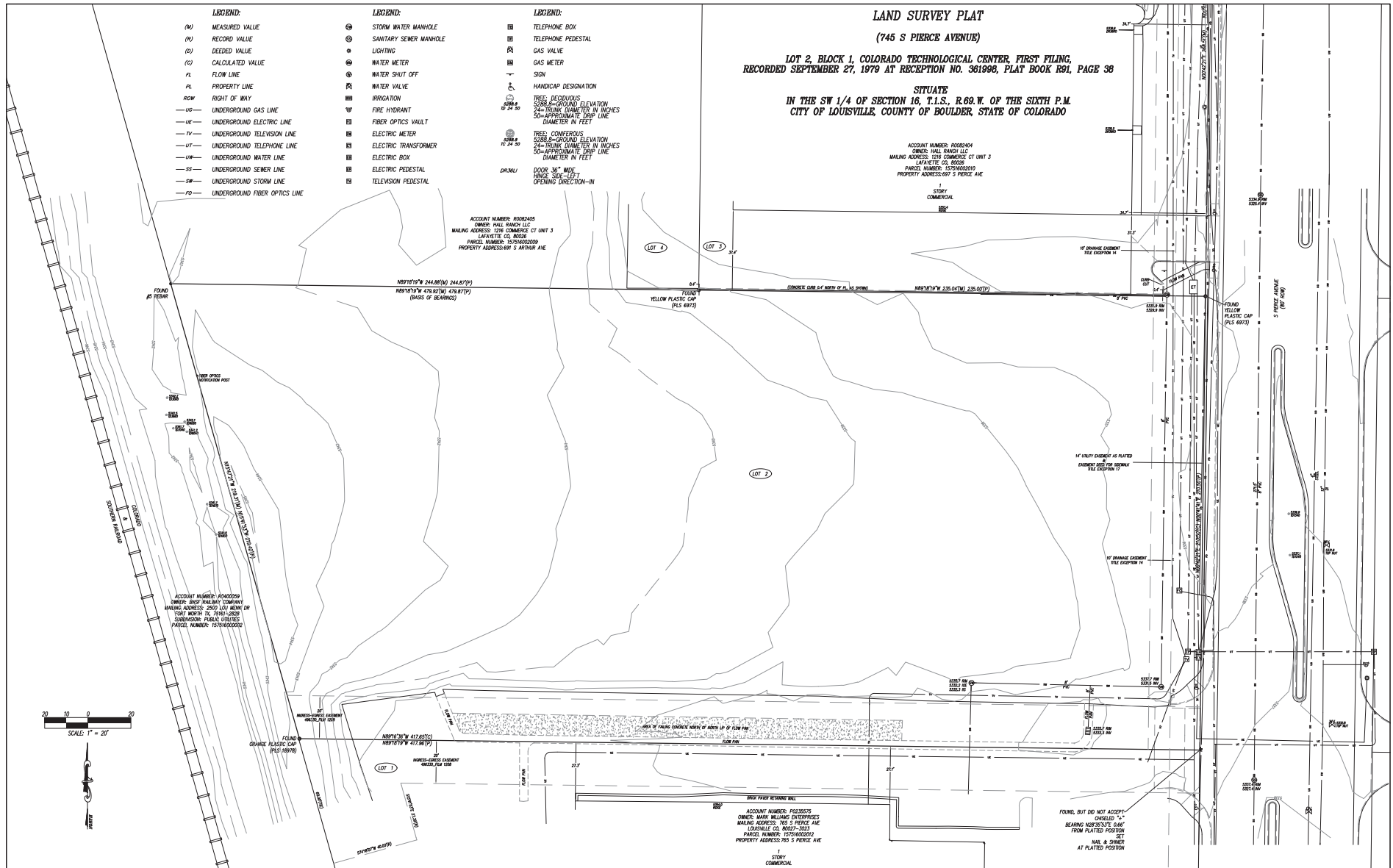
Project Information:

Design-Build Contractor:

Sheet Number: 5

DILLON RD STORAGE
Louisville, Colorado
September 23, 2022

dcb construction company, inc.
909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com



TRISTATE SURVEYING, INC.
Bradley D. Peterson, PLS

						Bradley D. Peterson, PLS	
DRIVING BY:	BOP	DATE:	12 DEC 19				
CHECKED BY:	JLT	ISSUING NO.:	201969_LSP				
USE NO.:	201969	SHEET	1 OF 2	NO.	DATE	DESCRIPTION	BY
7371 S DELAWARE STREET 303-896-1672							
LITTLETON CO 80120-4230 brad@crislaenrwyng.com							

LAND SURVEY PLAT
(745 S PIERCE AVENUE)

LOT 2, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
RECORDED SEPTEMBER 27, 1979 AT RECEPTION NO. 361998, PLAT BOOK R91, PAGE 38

SITUATE
IN THE SW 1/4 OF SECTION 16, T.1S., R.69 W. OF THE SIXTH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

NOTES:

- 1) DATE OF SURVEY: 10 DECEMBER 2019.
- 2) AREA: 94,419 SQ. FT., +/-.
- 3) BASIS OF BEARINGS: THE PLATTED BEARING OF N89°18'59"W FOR THE NORTH LINE OF LOT 2, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING, MONUMENTED AT THE WEST END BY A FOUND #5 REBAR & AT THE EAST END BY A FOUND YELLOW PLASTIC CAP, PLS 6973, AS SHOWN HEREON.
- 4) LINEAL UNITS: U.S. SURVEY FEET. PURSUANT TO 38-52-10(2) C.R.S. THE CONVERSION FACTOR IS: ONE METER EQUALS .3937/1.000 FEET.
- 5) BASIS OF ELEVATIONS: A PUBLISHED NAVD83 ELEVATION OF 5206.02 FEET FOR THE NGS BENCHMARK Q 413, BEING AN ENCASED DEEP ROD FOUND AS DESCRIBED ON THE DATA SHEET, NOT SHOWN.
- 6) CONTOUR INTERVAL: 1 FOOT.

RECORD TITLE INFORMATION:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TRISTATE SURVEYING, INC. THE INFORMATION OF RECORD SHOWN HEREON WAS OBTAINED FROM THE MUNICIPALITY OF JURISDICTION WHERE THE SUBJECT PROPERTY IS SITUATE & A 22 AUGUST 2018 COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE POLICY, POLICY NO.: 00-754859-B-0306-1-B-H0404557. THE DISPOSITION OF THE ITEMS IN SCHEDULE B EXCEPTS ARE AS FOLLOWS:

- 1) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 2) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ALL TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, A LIEN BUT NOT YET DUE OR PAYABLE.
- 3) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: COVENANTS, CONDITIONS AND/OR RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH ON THE RECORDED PLAT OF COLORADO TECHNOLOGICAL CENTER, FIRST FILING.
- 4) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: RESTRICTIONS IMPOSED BY THE ORDINANCE, RECORDED MARCH 12, 1976 ON FILM NO. 917 AT RECEPTION NO. 00708670 PERTAINING TO ANNEXATION TO THE CITY OF LOUISVILLE.
- 5) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: THE EFFECT OF COLORADO TECHNOLOGICAL CENTER, FIRST FILING, PLANNED UNIT DEVELOPMENT RECORDED SEPTEMBER 27, 1979 ON FILM NO. 1084 AT RECEPTION NO. 00361998.
- 6) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE DECLARATION, RECORDED OCTOBER 24, 1979 ON FILM 1089 AT RECEPTION NO. 00367003. SUPPLEMENT TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS BY AN INSTRUMENT RECORDED NOVEMBER 23, 1984 ON FILM 1330 AT RECEPTION NO. 00368274 AND RECORDED SEPTEMBER 24, 1985 ON FILM 1374 AT RECEPTION NO. 00744541, SUPPLEMENT TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS BY AN INSTRUMENT DATED SEPTEMBER 30, 1985 ON FILM 1375 AT RECEPTION NO. 00776370. WAIVER OF RIGHT OF REPURCHASE RECORDED NOVEMBER 19, 1985 ON FILM 1381 AT RECEPTION NO. 00726865 AND RE-RECORDED JANUARY 6, 1989 ON FILM 1511 AT RECEPTION NO. 00896655. ASSIGNMENT OF DEBTOR'S RIGHTS AND DUTIES RECORDED NOVEMBER 19, 1985 ON FILM 1382 AT RECEPTION NO. 00726865 AND RE-RECORDED JANUARY 6, 1989 ON FILM 1511 AT RECEPTION NO. 00896654.
- 7) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SUBDIVISION AGREEMENT AND ADDENDUM TO AGREEMENT BY AND BETWEEN M.D.C. CORPORATION, FIRST NATIONAL BANK OF DENVER AND CITY OF LOUISVILLE RECORDED NOVEMBER 24, 1979 ON FILM 1089 AT RECEPTION NO. 00367004.
- 8) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ANNEXATION AND ZONING AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE AND M.D.C. DEVELOPMENT CORPORATION, BOULDER COUNTY LAND VENTURE AND THE COLORADO & SOUTHERN RAILWAY COMPANY RECORDED JANUARY 3, 1980 ON FILM 1098 AT RECEPTION NO. 00374141.
- 9) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ANY ASSESSMENT OR LIEN OF COLORADO TECH CENTER METROPOLITAN DISTRICT, AS DISCLOSED BY THE INSTRUMENT RECORDED JULY 19, 1983 ON FILM 1282 AT RECEPTION NO. 00562750.
- 10) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ALL WATER AND WATER RIGHTS LOCATED ON, UNDER OR APPURTENANT TO THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, ALL SUBTERRANEAN WATER, AS RESERVED BY M.D.C. CORPORATION T/A/A MIZEL DEVELOPMENT CORPORATION N/A/A M.D.C. HOLDINGS INC., IN DEEDS RECORDED NOVEMBER 19, 1985 ON FILM 1382 AT RECEPTION NO. 00726862 AND 00726863.
- 11) AFFECTS THE PROPERTY & PLOTTED HEREON: COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE DEED RECORDED NOVEMBER 19, 1985 ON FILM 1382 AT RECEPTION NO. 00726862.
- 12) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER, ON OR UNDER THE LAND.
- 13) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ANY AND ALL EXISTING LEASES OR TENANCES.
- 14) AFFECTS THE PROPERTY & PLOTTED HEREON: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERE TO AS SET FORTH IN A DOCUMENT, IN FAVOR OF M.D.C. CORPORATION PURSUANT TO RECORDED EASEMENT RECORDED DATE: APRIL 10, 2005 RECORDED NO.: 681881.
- 15) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE AS SET FORTH BELOW, RECORDED DATE: APRIL 25, 2002 RECORDED NO.: 228098.
- 16) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT DEED AS SET FORTH BELOW, RECORDED DATE: APRIL 19, 2008 RECORDED NO.: 229703-2013.
- 17) AFFECTS THE PROPERTY & PLOTTED HEREON: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT DEED AS SET FORTH BELOW, RECORDED DATE: APRIL 25, 2002 RECORDED NO.: 228098-2002.

RESTRICTIONS:

DIGITAL DISCLAIMER: TRISTATE SURVEYING, INC. MAKES NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED FOR DIGITAL RENDERINGS.

NOTICE 13-80-105(V)(A) C.R.S.: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

UNDERGROUND UTILITIES: TRISTATE SURVEYING, INC. MAKES NO REPRESENTATION REGARDING UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD LOCATIONS PROVIDED BY UNDERGROUND ACTUALING SOLUTIONS OR THEIR REPRESENTATIVES. STANDARD UTILITY NOTIFICATION PROTOCOL SHOULD BE ADHERED TO PRIOR TO CONSTRUCTION OR EXCAVATION.

SURVEYOR'S STATEMENT:

I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS "LAND SURVEY PLAT" WAS PREPARED BY ME AND IN ACCORDANCE WITH 38-51-102(2) C.R.S. AND THAT ON THE DATE OF SURVEY AS FURTHER STATED, IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

BRADLEY D. PETERSON, P.L.S. NO. 28660
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.

DATE

DRAWN BY: BOP
CHECKED BY: JLT
DATE: 201969
SHEET: 2 OF 2

DATE: 12 DEC 19
DRAWING NO.: 201969-1.SP

TRISTATE SURVEYING, INC.			
Bradley D. Peterson, PLS			
TOTAL \$ DELAYED PAYMENT			
333-988-9876			
info@tristatesurveying.com			

LEGEND:

- (M) MEASURED VALUE
- (R) RECORD VALUE
- (D) DEEDED VALUE
- (C) CALCULATED VALUE
- FL FLOW LINE
- PL PROPERTY LINE
- ROW RIGHT OF WAY
- UG UNDERGROUND GAS LINE
- UE UNDERGROUND ELECTRIC LINE
- TV UNDERGROUND TELEVISION LINE
- UT UNDERGROUND TELEPHONE LINE
- UW UNDERGROUND WATER LINE
- SS UNDERGROUND SEWER LINE
- US UNDERGROUND STORM LINE
- FO UNDERGROUND FIBER OPTICS LINE
- SM STORM WATER MANHOLE
- SS SANITARY SEWER MANHOLE
- L LIGHTING
- WM WATER METER
- WS WATER SHUT OFF
- WV WATER VALVE
- IR IRRIGATION
- WH FIRE HYDRANT
- FW FIBER OPTICS VAULT
- EM ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- EB ELECTRIC BOX
- EP ELECTRIC PEDESTAL
- TE TELEVISION PEDESTAL
- TP TELEPHONE PEDESTAL
- GV GAS VALVE
- GM GAS METER
- S SIGN
- HC HANDICAP DESIGNATION
- TH THREE DECIDUOUS TREES 308.6#-GROUND ELEVATION 24" TRUNK DIAMETER IN INCHES 30-APPROXIMATE TOP LINE DIAMETER IN FEET
- TH THREE CONIFEROUS TREES 308.6#-GROUND ELEVATION 24" TRUNK DIAMETER IN INCHES 30-APPROXIMATE TOP LINE DIAMETER IN FEET
- DOOR 36" WIDE HINGE 308.6#-LEFT OPENING DIRECTION-IN

ACCOUNT NUMBER: R006404
OWNER: HALL RANCH LLC
MAILING ADDRESS: 1256 COMMERCE ST UNIT 3
LAFFETTE CO, MO 64503
PARCEL NUMBER: 2570000000
PROPERTY ADDRESS: 745 S PIERCE AVE

DEPOSITING CERTIFICATE:

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON
THIS ____ DAY OF _____, 2020.

8 • Site Information

a target customer segment. Other features may be mandated by local or municipal rules and regulations. Items such as landscaping and setbacks are often determined by zoning rules or ordinances. Cities may have mandates surrounding the number of parking spaces at self-storage facilities as well. (See Table 8.1)

TABLE 8.1	AVERAGE NUMBER OF PARKING SPACES AT FACILITY OFFICE	
	REGION	Average Number
	Division	
	NORTH CENTRAL	8.4
	East North Central	9.3
	West North Central	6.9
	NORTHEAST	10.6
	Middle Atlantic	12.1
	New England	7.9
	SOUTH CENTRAL	10.5
	East South Central	8.3
	West South Central	10.7
	SOUTHEAST	12.7
	South Atlantic	12.7
	WEST	8.2
	Mountain	8.1
	Pacific	8.3
	NATIONAL	9.8
	Number of Units	
	1 to 99	14.3
	100 to 299	8.1
	300 to 499	8.7
	500 to 999	10.3
	1,000 or more	9.7
	Rentable Sq. Footage	
	Less than 25,000	12.4
	25,000 to 49,999	7.6
	50,000 to 74,999	7.1
	75,000 to 99,999	11.4
	100,000 or more	12.0
	Market Area	
	Urban	10.2
	Suburban	9.6
	Rural	9.4
	Year Facility Built	
	Prior to 1981	10.5
	1981 to 1985	7.4
	1986 to 1990	9.0
	1991 to 1995	10.5
	1996 to 2000	9.4
	2001 to 2005	9.4
	2006 or after	10.5

Nationally, the average number of parking spots at self-storage locations in 2012 totaled 9.8 per store. Storage facility parking spaces were most abundant in the Southeastern region of the U.S., where sites averaged 12.7 parking spaces at each self-storage property.

TABLE 8.2	TRAFFIC FLOW	
	REGION	Average Number of Vehicles Entering the Facility Daily
	Division	
	NORTH CENTRAL	22.5
	East North Central	24.6
	West North Central	19.1
	NORTHEAST	17.0
	Middle Atlantic	17.8
	New England	15.7
	SOUTH CENTRAL	19.1
	East South Central	13.7
	West South Central	19.9
	SOUTHEAST	27.2
	South Atlantic	27.2
	WEST	20.8
	Mountain	19.2
	Pacific	22.4
	NATIONAL	21.0
	Number of Units	
	1 to 99	14.3
	100 to 299	15.3
	300 to 499	20.8
	500 to 999	25.0
	1,000 or more	35.4
	Rentable Sq. Footage	
	Less than 25,000	15.2
	25,000 to 49,999	18.2
	50,000 to 74,999	19.7
	75,000 to 99,999	26.9
	100,000 or more	35.5
	Market Area	
	Urban	22.6
	Suburban	21.8
	Rural	15.2
	Year Facility Built	
	Prior to 1981	20.7
	1981 to 1985	19.4
	1986 to 1990	20.9
	1991 to 1995	23.1
	1996 to 2000	20.0
	2001 to 2005	21.2
	2006 or after	20.9

Parking is harder to come by at self-storage stores in the West. Within this region, self-storage facilities in the Pacific averaged 8.3 parking spaces and offered 8.1 parking spots at facilities in the Mountain states.

Intuitively, it would be easy to assume that the largest self-storage facilities also have the most parking spaces; however, the numbers say otherwise. Self-storage properties with less than 100 storage units—the smallest facility size analyzed—posted the highest number of parking spaces of the category, averaging 14.3 spaces. Likewise, self-storage stores with the least rentable square footage of the category also averaged the highest number of parking spaces, offering a total of 12.4 parking spots at self-storage stores measuring less than 25,000 square feet.

The population of the area surrounding the self-storage facility seemed to impact the number of parking spaces included at the property. This year, rural sites averaged the fewest parking spaces, with 9.4 spots per storage facility. Suburban storage stores fell in the middle of the range, averaging 9.6 parking spaces at each property. Urban sites boasted the highest average number of parking spots for the category at 10.2 per storage store—a number approximately nine percent higher than the parking space average posted by rural storage businesses.

Low Traffic Business

Self-storage facilities do not bring an excessive amount of additional traffic to the neighborhoods they serve. Unlike big box stores or fast food restaurants, which generate traffic day and night, self-storage facilities see many fewer customers on a daily basis than do most other



SELF STORAGE

- Design-Build
- General Contractors
- Denver, Colorado
- www.dcb1.com



- **Advantage Self Storage**; Arvada, CO - 96,000 s.f. 3 Story climate controlled main building with 4 separate buildings for drive-up storage - General Contractor
- **Buffalo Mountain Self Storage Phase 1 / Phase 2 (Under Construction)**; Silverthorne, CO - 76,000 s.f. 3-story Pre-engineered building with an architectural metal panel system. Design-Build
- **Buffalo Run Self Storage**; Commerce City, CO - 102,000 s.f. Climate controlled 3-story facility with 1000 storage units and block / stucco exterior finish. Design-Build
- **Carlson Storage - Kipling**; Littleton, CO - 110,000 s.f. 3-story climate-controlled structure and 2 single story drive up unit storage buildings. Masonry / architectural metal panel exterior. Design-Build
- **Carlson Storage - Marshall Street**; Wheat Ridge, CO - 75,000 s.f. Main building partial climate controlled with 2 story office / residential space. 8 single story drive up buildings. Design-build
- **ExtraSpace**; Castle Rock, CO - 32,000 s.f. 2-story climate controlled and drive up storage facility on site with existing drive up buildings. Design-Build
- **ExtraSpace**; Loveland, CO - 98,000 s.f. Main building 2-story climate controlled with architectural metal panels / masonry / stucco and 2 single story drive-up buildings. Design-Build
- **Ficco Self Storage**; Wheat Ridge, CO - 81,000 s.f. Main building 2-story climate controlled with architectural metal panels / masonry and 3 single story drive-up buildings. Design-Build
- **Glacier Park Self Storage (Under Construction)**; Frederick, CO - 80,000 s.f. 3-story climate-controlled structure. Masonry / Stucco / Architectural metal panel exterior. Design-Build
- **Green Valley Ranch Expansion**; Denver, CO - 19,000 s.f. New climate controlled building on the site of existing drive-up exterior storage facility. Design-Build
- **Greenbox #1**; Denver, CO - 66,000 s.f. 4-story energy efficient climate controlled building constructed with recycled materials earning a LEED certification. General Contractor
- **Greenbox #2**; Denver, CO - 135,000 s.f. renovation and addition. Existing precast concrete building converted to a 1000 unit climate controlled solar powered building. 90-foot tower addition with architectural metal panels. General Contractor



Buffalo Run Self Storage Commerce City, CO



Carlson Storage - Kipling Littleton, CO



ExtraSpace Storage Loveland, CO



Ficco Self Storage Wheat Ridge, CO



Greenbox #1 Denver, CO

SELF STORAGE PROJECTS

- **Greenbox #3**; Denver, CO - 81,000 s.f. remodel of an existing building transformed into a 434 unit storage facility. General Contractor
- **Guardian Self Storage**; Superior, CO - 101,000 s.f. 2-story climate controlled main building and 3 drive-up buildings. Masonry / metal panel exterior facade. General Contractor
- **HAT Holdings Self Storage**; Aurora, CO - 74,000 s.f. 2-story climate controlled facility with drive up units. Masonry / stucco exterior finish. Design-Build
- **Hilltop (County Line) Self Storage**; Littleton, CO - 81,000 s.f. 3-story building with basement. Climate controlled building with masonry / architectural metal panel exterior facade. Design-Build
- **Monaco Self Storage Phase I & II**; Denver, CO - 99,000 3-story climate-controlled structure and 6 single story drive up unit storage buildings. Masonry / architectural metal panel exterior. Design-Build
- **Monaco Self Storage Phase III**; Denver, CO - 16,000 s.f. climate controlled 1-story building addition and 9,000 s.f. drive up building. Masonry / metal stud structure with metal panel exterior finish. Design-Build
- **Rino Self Storage**; Denver, CO - 108,000 s.f. 3-story climate controlled building. Pre-engineered structure with masonry / architectural metal panel exterior. Design-Build
- **StorQuest Colfax**; Lakewood, CO - 109,000 s.f. 3-story with basement climate controlled building. A portion of the first floor is leasable tenant space. Masonry / architectural metal panels. Design-Build
- **StorQuest DTC**; Greenwood Village, CO - 115,000 s.f. 3-story w/ basement climate controlled building. Masonry and architectural metal panel accents. Design-Build
- **StorQuest Evans**; Denver, CO - 93,000 s.f. Demolition, addition, and remodel of existing masonry building. Stucco / masonry exterior finish. Design-Build
- **StorQuest Kalamath**; Denver, CO - 86,000 s.f. climate controlled space and 7,000 s.f. of covered parking. 3-story building and basement with exterior masonry / architectural panels. Design-Build
- **StorQuest La Mesa**; La Mesa, CA - 110,000 s.f. 3-story climate controlled building with leasing office. Masonry / architectural metal panels / stucco exterior finish. Design-Build



Greenbox #2 Denver, CO



Hilltop (County Line) Self Storage Littleton, CO



Monaco Self Storage Denver, CO



Rino Self Storage Denver, CO



StorQuest DTC Greenwood Village, CO

- **StorQuest Oakland;** Oakland, CA - 109,000 s.f. 7-story refinish of building exterior and canopy addition. Design-Build
- **StorQuest Peoria;** Aurora, CO - 77,000 s.f. 3-story climate controlled building with covered parking and drop off. Pre-engineered structure with masonry / stucco exterior. Design-Build
- **StorQuest Phoenix;** Phoenix, AZ - 123,000 s.f. 3-story climate controlled building with leasing office and partial covered parking. Masonry / architectural metal panel exterior facade. Design-Build
- **StorQuest Portland;** Portland, OR - 100,000 s.f. 3-story with basement climate controlled building with covered loading and parking areas. Pre-engineered metal building with masonry and architectural metal panels. Design-Build
- **StorQuest Washington Street;** Denver, CO - 118,000 s.f. 3-story building with basement, climate controlled with covered loading dock. Pre-engineered metal building with masonry and architectural metal panels. Design-Build
- **Storage Zone;** Warrensville Heights, OH - 60,000 s.f. climate controlled pre-engineered metal building with metal exterior panels. Supply-erect PEMB
- **Telluride Storage (Under Construction);** Telluride, CO - 55,000 s.f. 2-story building with basement climate controlled building with drive up units and covered loading area, Pre-engineered metal building with masonry and architectural metal panels. Design-Build
- **Trinity Storage;** Arvada, CO - 110,000 s.f. 3-story building climate controlled building with drive up units and covered loading area, Pre-engineered metal building with masonry and architectural metal panels. Design-Build



DILLON RD STORAGE

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 DESCRIPTION

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

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.

SITE DATA TABLE

PROJECT DATA			
JURISDICTION	CITY OF LOUISVILLE		
PARCEL #	15751602011		
(E) ZONING	I - ZONING (INDUSTRIAL)		
PROPOSED BUILDING AREA	GROUND LEVEL: 32,367 SF SECOND LEVEL: 32,367 SF THIRD LEVEL: 32,545 SF TOTAL: 98,279 GFA		
PROPOSED USE	CLIMATE CONTROLLED SELF STORAGE		
DEVELOPMENT STANDARDS			
	REQUIRED	EXISTING	PROPOSED
TOTAL SITE AREA		94,430.31 SF ± 2.168 AC	94,430.31 SF ± 2.168 AC
SITE COVERAGE			
BUILDING		0%	34.3% (32,367 SF)
PARKING		0%	5% (4,768 SF)
DRIVEWAY		9.3% (8,737 SF)	35.3% (28,628 SF)
TOTAL	MAX +75%	0%	69.6% (65,741 SF)
OPEN SPACE			
LANDSCAPE AREA	25%	50.7% (45,693.31 SF)	30.4% (28,716.31 SF)
HARDSCAPE AREA		9.3% (8,737 SF)	35.3% (33,347 SF)
TOTAL		100% (94,430.31 SF)	65.7% (62,063.31 SF)
BUILDING HEIGHT	BUILDING 1: 40' (50' ARCH PROJECTION ONLY)		3-STORIES/ 37'
BUILDING SETBACK			
EAST - FRONT TO PUBLIC	37'		122.7'
WEST - REAR	15'		61.7'
NORTH - INTERIOR SIDE	15'		15.0'
SOUTH - INTERIOR SIDE	15'		58.5'
PARKING SPACES			
STANDARD (FX19)	STORAGE 2 SPACES PER 3 EMP. OFFICE 1 SPACE/300 1 SPECIALS ROOM		10 (FX19)
ACCESSIBLE	1		1
EV INSTALLED	5%		1
EV READY	10%		1
EV CAPABLE	10%		1
BICYCLE	1 PER 20 CARS, MIN 1		4 SPACES/ 2 BICYCLE RACKS
PARKING SETBACKS			
EAST - FRONT TO PUBLIC	20'		72.8'
WEST - REAR	15'		NA
NORTH - INTERIOR SIDE	15'		15.0'
SOUTH - INTERIOR SIDE	15'		NA

Electric Vehicle Supply Equipment (EVSE) Installed Space: A designated parking space with dedicated electric vehicle supply equipment capable of supplying a minimum 40-amp, dedicated circuit rated at 208/240 Volt from a building electrical panelboard.

Electric Vehicle Capable Space: A designated parking space that is provided with conduit sized and rated for a minimum 40-amp, 208/240 Volt dedicated branch circuit and shall be no less than 1" in size. Conduit must be continuous from the future or existing electrical panelboard or switchboard location(s) and end at a junction box or receptacle located within close proximity of the parking space. The electrical panel serving the parking space shall have sufficient capacity and physical space for a dual-pole, 40-amp breaker. The conduit shall be sealed at the junction or outlet box that is capped off, with the conduit sealed and the cap labeled as "For future electric vehicle charging."

Electric Vehicle Ready Space: A designated parking space that is provided with a dedicated branch circuit with wiring capable of supporting a minimum 40-ampere, 208/240 Volt circuit that terminates at a receptacle, plug, junction box, or an installed electric vehicle supply equipment within close proximity of the parking space. There shall be adequate reserved space in an electrical panelboard or switchboard to meet the electric vehicle requirements.

SIGNATURE BLOCKS

NOTARY PUBLIC BLOCK

STATE OF _____

COUNTY OF _____

SIGNED BEFORE ME ON _____, 2023

BY _____ (NAME (S) OF INDIVIDUAL (S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

OWNERSHIP SIGNATURE

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 HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.

(FULL NAME OF ENTITY OR CORPORATION, AS APPLICABLE)

WITNESS MY OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 2023.

BY: _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____, BY THE
PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

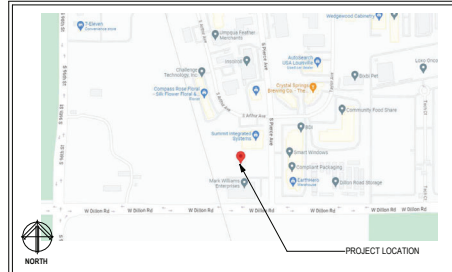
APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY OF COUNCIL OF THE CITY
OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

MAYOR _____ CITY CLERK _____

SEAL

VICINITY MAP



SHEET INDEX

1	OF	11	COVER SHEET
2	OF	11	SITE PLAN
3	OF	11	BUILDING ELEVATIONS
4	OF	11	BUILDING ELEVATIONS
5	OF	11	GRADING PLAN
6	OF	11	UTILITY PLAN
7	OF	11	LANDSCAPE PLAN
8	OF	11	LANDSCAPE DETAILS
9	OF	11	SITE DETAILS
10	OF	11	PHOTOMETRIC PLAN
11	OF	11	LIGHTING CUT SHEETS

PROJECT TEAM

ARCHITECT:
DCB CONSTRUCTION COMPANY, INC.
909 EAST 62ND AVENUE
DENVER, CO 80216
PH: 303-287-5525
CONTACT: STEPHANIE FERNANDEZ

LANDSCAPE ARCHITECT:
STACKLOT
5639 S CURTICE ST
LITTLETON, CO 80120
PH: 303-808-4523
CONTACT: STEVE WIEENS

CIVIL ENGINEER:
PROOFOWL CONSULTING ENGINEERS
600 GRANT ST, SUITE 210
DENVER, CO 80203
PH: 303-525-9709
CONTACT: MATT ADAMS & WILLA PATTERSON

ELECTRICAL DESIGN-BUILD CONTRACTOR:
OVEN & ASSOCIATES, INC
735 S XENON CT, #201
LAKEWOOD, CO 80228
PH: 303-716-1270
CONTACT: BRETT BOLESKI & RYAN WELLS

REQUESTS

- PARKING REDUCTION REQUEST - PURSUANT TO SEC. 17.20.080 OF THE LMC BASED ON THE PARKING NEEDS OF NONDWELLING USERS.
- PUD WAIVER REQUEST - WALL SIGNAGE - WEST ELEVATION
- TREE WAIVER REQUEST - STORM LINE IS PRESENT ON NORTH SIDE OF SITE; 8 TREES AND 27 SHRUBS RELOCATED WITHIN THE BUFFER TO MEET REQUIREMENT.

dcbb construction company, inc.
909 East 62nd Avenue | Denver, Colorado 80216
303.287.5525 | Fax 303.287.3897 | www.dcbci.com

COVER SHEET

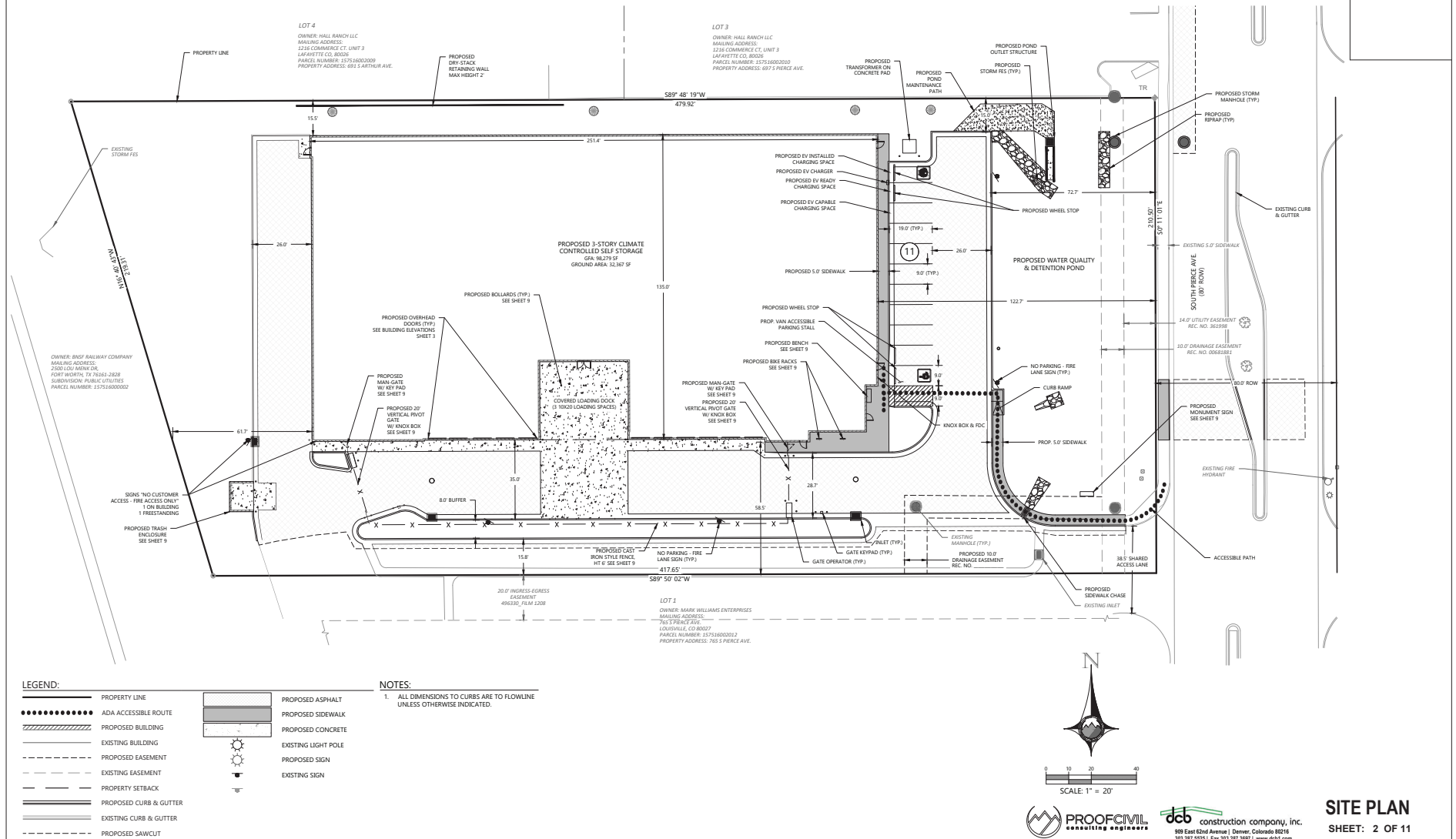
SHEET: 1 OF 11

DILLON RD STORAGE

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-000477-2023

Date	Submission / Revision
08/18/2023	1st PUD Submittal
12/04/2023	2nd PUD Submittal
02/13/2024	3rd PUD Submittal
04/03/2024	4th PUD Submittal

Project History List

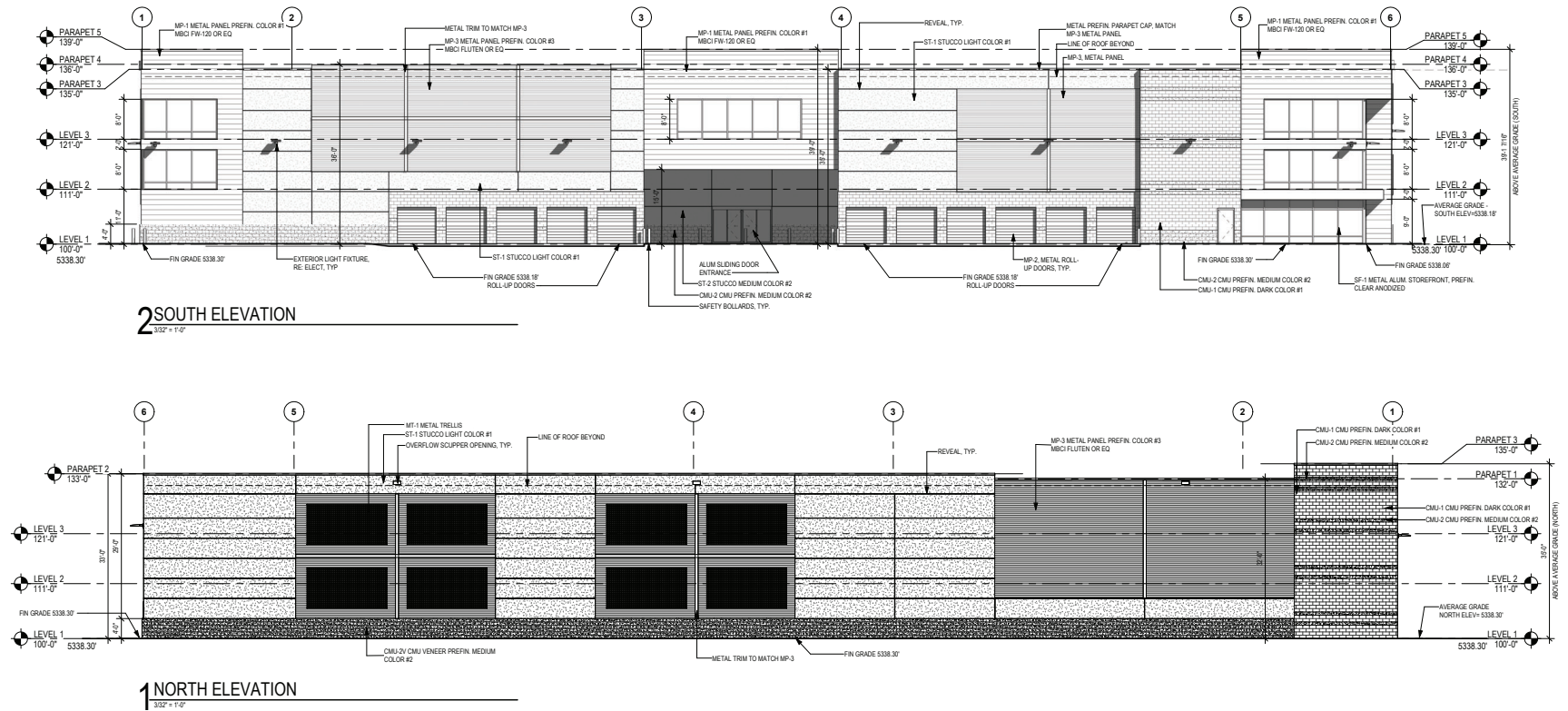


745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-00477-2023

Date	Submission / Revision
08/18/2023	1st PUD Submittal
12/04/2023	2nd PUD Submittal
02/13/2024	3rd PUD Submittal
04/03/2024	4th PUD Submittal

Project History List

EXTERIOR FINISH AND COLOR SCHEDULE					
MARK	DESCRIPTION/SIZE	MFR	MATERIAL/MODEL NUMBER	COLOR	NOTES
CM#1	CONCRETE MASONRY UNIT (SIZE PER STRUCT & ARCH DWGS)	DASILEITE OR EQ	CONCRETE	601	
CM#2	CONCRETE MASONRY UNIT (SIZE PER STRUCT & ARCH DWGS)	DASILEITE OR EQ	GRIND FACE	601	
CM#3	CONCRETE MASONRY UNIT (SEMI)	DASILEITE OR EQ	SPIT FACE	601	PER CM MATCH#2 CLOSE AS POSSIBLE
MP#1	METAL PANEL INSTALLED HORIZONTALLY	MIDCO OR EQ	DESIGNER SERIES FR 100-2	COLORAL RED	
MP#2	PREFINISHED DOOR	JANUS OR EQ	PREFINISHED STANDARD COLORS	CEASAR RED	
MP#3	METAL PANEL INSTALLED VERTICALLY	MIDCO OR EQ	ARTISAN SERIES 72 PANEL	SLATE GRAY	
SP#1	SQUARE ALUMINUM DECORATIVE TRIMMER - WALL MOUNTED	WINDOR OR EQ	ALUMINUM, DINGEE MATCH WITH FRAME	ALUMINUM	
SP#1	ALUMINUM STOREFRONT TRIMMER	KMEIER OR EQ	ALUMINUM ANODIZED	DARK BRONZE	
GL#1	STOREFRONT GLAZING (AS FEATURE WINDOWS)	DRYVIT OR GLASS OR EQ	UNGLAZED, LOW E	T.B.D.	
ST#1	3" CROWN TRIM	ORVIVO OR EQ	UNGLAZED COLOR 10 MATCH DERRIN WILLIAMS	10 MATCH DERRIN WILLIAMS	
ST#2	3" CROWN TRIM	ORVIVO OR EQ	UNGLAZED COLOR 10 MATCH DERRIN WILLIAMS	10 MATCH DERRIN WILLIAMS	
ST#3	3" CROWN TRIM	ORVIVO OR EQ	UNGLAZED COLOR 10 MATCH DERRIN WILLIAMS	10 MATCH DERRIN WILLIAMS	



EXTERIOR ELEVATIONS

SHEET: 3 OF 11

DILLON RD STORAGE

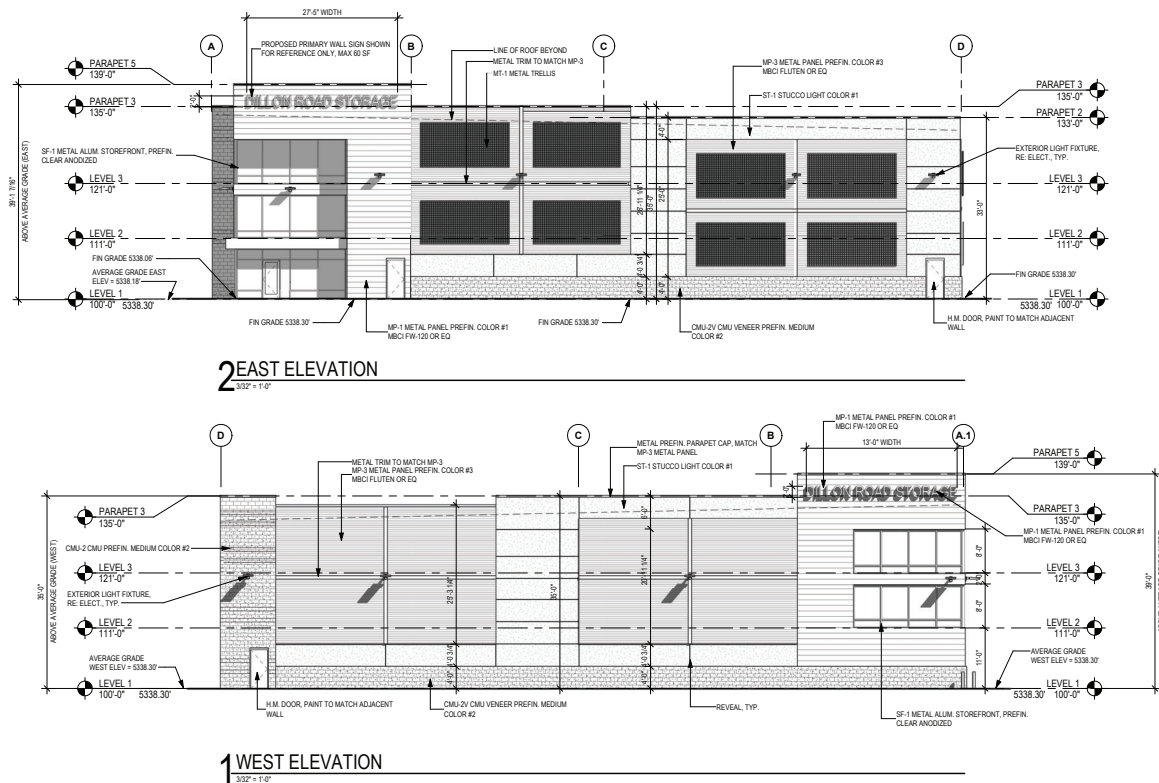
745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-00477-2023

Date	Submission / Revision
08/18/2023	1st PUD Submittal
12/04/2023	2nd PUD Submittal
02/13/2024	3rd PUD Submittal
04/03/2024	4th PUD Submittal

Project History List

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
CMU-1	CONCRETE MASONRY UNIT (SIZE PER STRUCT & ARCH DWGS)	BASALITE OR EQ	GROUND FACE	808
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 100-3	COLOMIAL RED
MP-2	PREFINISHED OVN DOOR	JANUS OR EQ	PREFINISHED STANDARD COLORS	CEDAR RED
MP-3	METAL PANEL, INSTALLED HORIZONTALLY	MBCI OR EQ	ARTISAN SERIES, J-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	KANNEKEE OR EQ	ALUMINUM ANODIZED	CHAR IRONCLAY
ST-1	STOREFRONT GLAZING (AT FEATURE WINDOWS)	VITRO ARCH GLASS OR EQ	INSULATED LOWE	T&B
ST-1	3-COAT STUCCO	DRYVIT OR EQ	INTEGRATED COLOR TO MATCH SHERWIN WILLIAMS	SW 7028 AGREEABLE GRAY
ST-2	3-COAT STUCCO	DRYVIT OR EQ	INTEGRATED COLOR TO MATCH SHERWIN WILLIAMS	SW 7017 DORIAN GRAY



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-000477-2023

Date	Submission / Revision
08/18/2023	1st PUD Submittal
12/04/2023	2nd PUD Submittal
02/13/2024	3rd PUD Submittal
04/03/2024	4th PUD Submittal

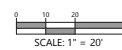
--	--



	PROPERTY LINE		PROPOSED STORM LINE
	PROPOSED BUILDING		EXISTING STORM LINE
	EXISTING BUILDING		PROPOSED SAWCUT
	PROPOSED EASEMENT		PROPOSED STORM INLET
	EXISTING EASEMENT		EXISTING STORM INLET
	PROPERTY SETBACK		FLOW DIRECTION
	PROPOSED 5' CONTOUR		PROPOSED SPOT GRADE
	PROPOSED 1' CONTOUR		EXISTING SPOT GRADE
	EXISTING 5' CONTOUR		SLOPE AND DIRECTION
	EXISTING 1' CONTOUR		

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.

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.



909 East 62nd Avenue | Denver, Colorado 80216
303.287.5525 | Fax 303.287.3697 | www.dcb1.com

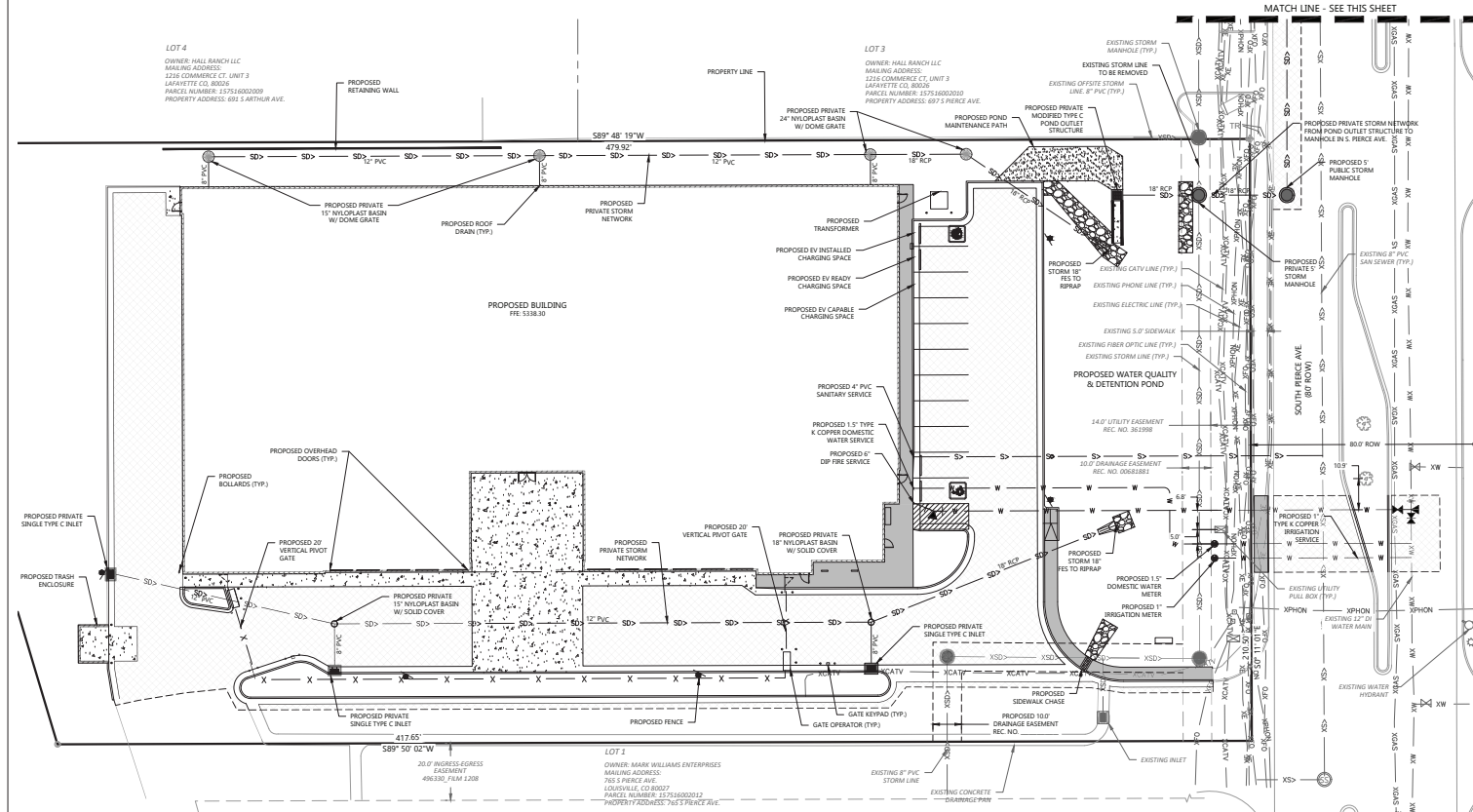
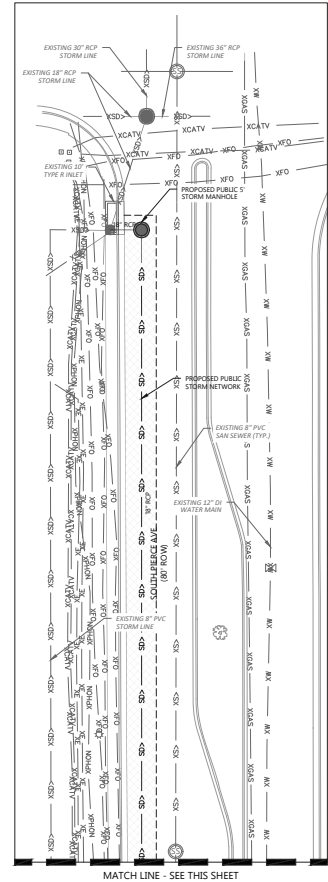
SHEET: 5 OF 11

DILLON RD STORAGE

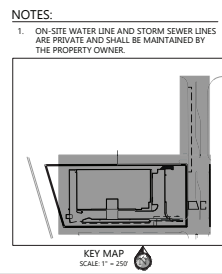
745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-000477-2023

Date	Submission / Revision
08/18/2023	1st PUD Submission
12/04/2023	2nd PUD Submission
02/13/2024	3rd PUD Submission
04/03/2024	4th PUD Submission

Project History List

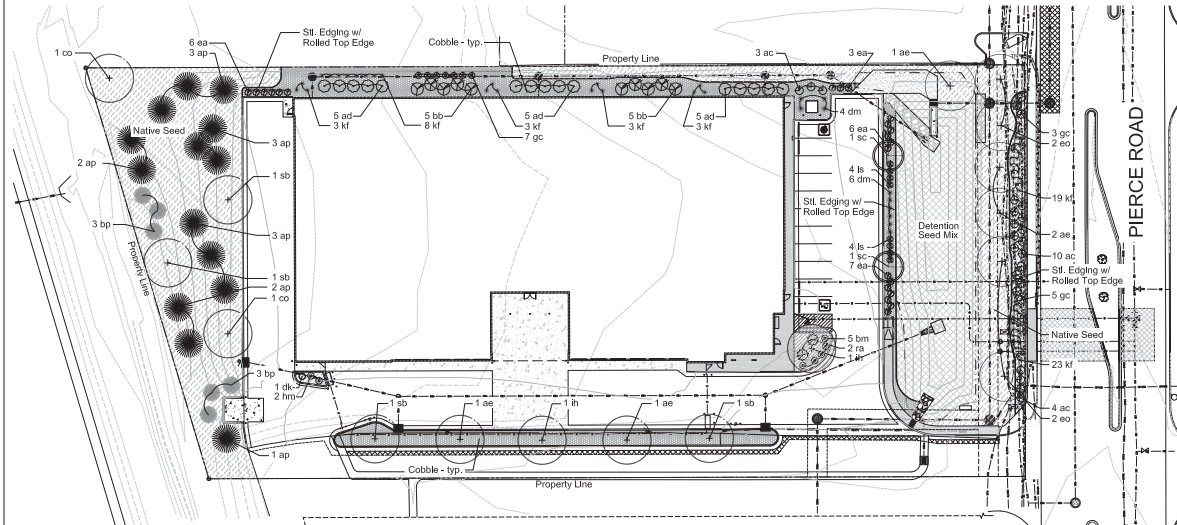


LEGEND:	
—	PROPERTY LINE
▨	PROPOSED BUILDING
▤	EXISTING BUILDING
- - -	PROPOSED EASEMENT
- - -	EXISTING EASEMENT
- - -	PROPERTY SETBACK
▬	PROPOSED STORM LINE
▬	EXISTING STORM LINE
▬	PROPOSED INLET
▬	EXISTING INLET
▬	PROPOSED WATER LINE
▬	EXISTING WATER LINE
▬	PROPOSED HYDRANT & VALVE
▬	EXISTING HYDRANT & VALVE
▬	PROPOSED SAN SEWER LINE
▬	EXISTING SAN SEWER LINE
▬	EXISTING ELECTRICAL LINE
▬	EXIST. OVERHEAD ELEC. LINE
▬	EXISTING TELECOMM LINE
▬	EXISTING GAS LINE
▬	EXISTING IRRIGATION LINE
▬	EXISTING FIBER OPTIC LINE
☀	PROPOSED LIGHT POLE
☀	EXISTING LIGHT POLE



DILLON RD STORAGE

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-000477-2023



LANDSCAPE PLAN

GENERAL PLANTING NOTES:

- 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.
- 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.
- 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.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 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).
- 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.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- 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.
- 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.
- 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.
- 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 MANUFACTURERS RECOMMENDATIONS. MANUFACTURE KODIAK STEEL OR EQUAL.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE ARCHITECT A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 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.
- PLACE FOUR INCHES OF MULCH IN ALL PLANT BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND SHRUB 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- 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.
- 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.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUND COVER.
- 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.

LANDSCAPE LEGEND:

Ground Covers - Native Seed

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

Ground Covers - Detention Seed Mix

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOULELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBS.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDE OATS GRAMA	BOULELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NAELLA VIRIDULA	10%	3.3 LBS.

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

Shredded Hardwood Mulch

2"-3" Unpolished River Rock - Cobble

STEEL EDGING

PLANT MATERIAL SCHEDULE

QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	COND.	WATER NEEDS
☐ DECIDUOUS TREES					
4	sb	SENSATION BOX ELDER <i>Acer negundo 'Sensation'</i>	2 1/2" CAL. SINGLE TRUNK	B & B	LOW
5	ae	ACCOLADE ELM <i>Ulmus 'Mortor' Accolade'</i>	2 1/2" CAL. SINGLE TRUNK	B & B	MEDIUM
2	th	IMPERIAL HONEYLOCUST <i>Gleditsia triacanthos 'Imperial'</i>	2 1/2" CAL. SINGLE TRUNK	B & B	LOW - MEDIUM
2	oo	CHINKAPIN OAK <i>Quercus muhlenbergii</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 sp. 'Spring Snow'</i>	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 'emerald arrow'</i>	6' HT.	B & B	LOW - MEDIUM
☐ SHRUBS					
2	ra	GROW LOW FRAGRANT SUMAC <i>Rhus aromatica 'Sno Low'</i>	5 GAL.	CONT.	ULTRA LOW
1	dk	DAKOTA SUNSPOT POTENTILLA <i>Potentilla fruticosa 'Fargo'</i>	5 GAL.	CONT.	LOW
15	gc	GREEN MOUND ALPINE CURRANT <i>Ribes alpinum 'Green Mound'</i>	5 GAL.	CONT.	LOW
22	ea	BURNING BUSH 'Dwarf Nana' <i>Eurocyathus alata 'Dwarf Nana'</i>	5 GAL.	CONT.	MEDIUM
5	bm	BLUE MIST SPIREA <i>Caryophyllus x glaucocarpa 'Frost Checker'</i>	5 GAL.	CONT.	LOW
17	ac	RISES ALPINE <i>Alpine currant</i>	5 GAL.	CONT.	LOW
2	hm	ST. JOHN'S WORT <i>Hypericum perforatum 'Sunburst'</i>	5 GAL.	CONT.	MODERATE
10	bb	BEAUTY BUSH <i>Kolkwitzia amabilis</i>	5 GAL.	CONT.	LOW
☐ ORNAMENTAL GRASSES					
64	kf	KARL FOERSTER FEATHER REED <i>Calamagrostis arctifolia 'Karl Foerster'</i>	2 GAL.	CONT.	LOW
10	dm	DWARF MAIDEN GRASS <i>Miscanthus sinensis 'Yaku Shime'</i>	2 GAL.	CONT.	LOW

STACKlot
10000 10TH AVENUE, SUITE 100, DENVER, CO 80202
303.733.1000
WWW.STACKLOT.COM

dc construction company, inc.
900 East 62nd Avenue | Denver, Colorado 80216
303.287.5555 | Fax 303.287.3887 | www.dcc.com

LANDSCAPE PLAN

SHEET: 7 OF 11

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-000477-2023

Project History List

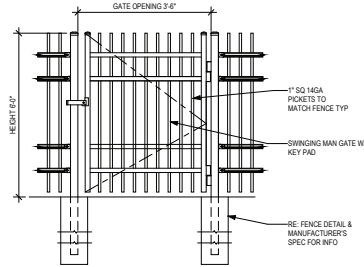
These plans are an instrument of service and are the property of DCB Construction Company, Inc. and may not be duplicated, disclosed, or reproduced without the written consent of DCB Construction Company, Inc. Copyrights and Infringements will be enforced and prosecuted. © 2023

DILLON RD STORAGE

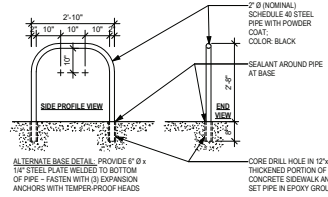
745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-00477-2023

Date	Submission / Revision
08/18/2023	1st PUD Submission
12/04/2023	2nd PUD Submission
02/13/2024	3rd PUD Submission
04/03/2024	4th PUD Submission

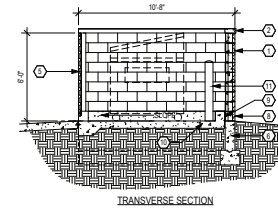
Project History List



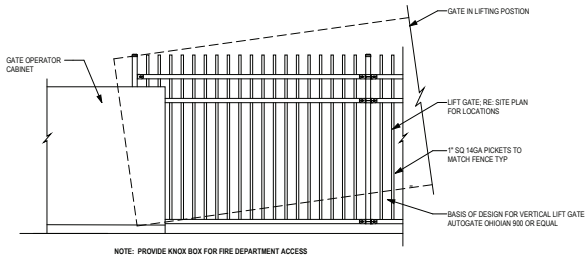
9 FENCE MAN GATE
1/2" = 1'-0"



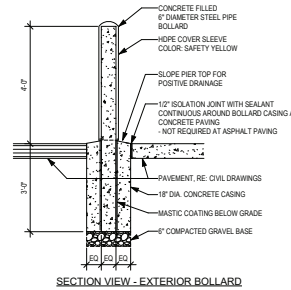
6 BIKE RACK DETAIL
1/2" = 1'-0"



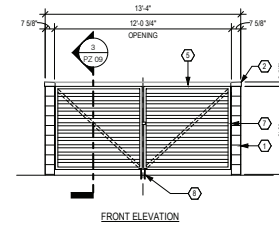
3 TRASH ENCLOSURE SECTION
1/4" = 1'-0"



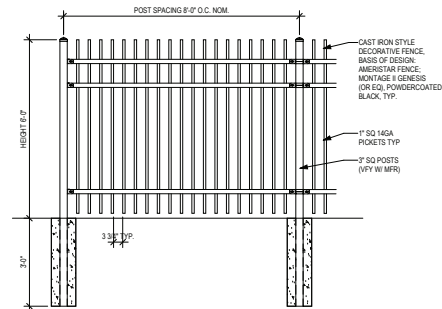
8 VERTICAL LIFT GATE DETAIL
1/2" = 1'-0"



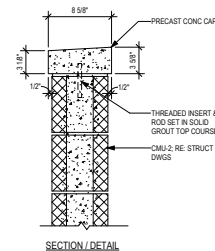
5 SAFETY BOLLARD
1/2" = 1'-0"



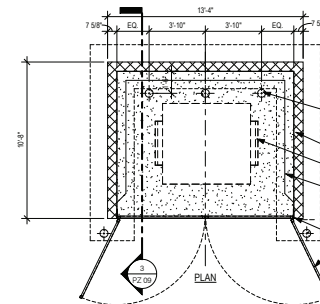
2 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



7 TYP. FENCE DETAIL
1/2" = 1'-0"



4 TRASH ENCLOSURE WALL DETAIL
1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

TRASH ENCLOSURE KEYNOTES

- CMU-2 8" W/ 11" Ø, COLOR: RE. EXTERIOR FINISH & COLOR
- ACID WASHED PRECAST CONCRETE CAP
- DUMPSTER BY OTHERS
- STEEL PLATE AT END OF CMU WALL
- 16 GA. 1.5" HSB-36 METAL B DECKING WITH HSS 2x2x1/8" FRAME, WITH STL PLATE BRACE 3X14" WELDED TO BACK SIDE OF STL FRAME, PREFINISHED OR PAINT TO MATCH MP-1 COLONIAL RED
- CONCRETE FOUNDATION WITH DAMP-PROOFING, RE. STRUCT DWGS
- (3) HEAVY DUTY HINGES AT EACH DOOR W/ LATCH & CAME BOLT, WELD HINGES TO PLATE
- (3) 3/4" DIA. DROP LOOKS W/ 1" SLEEVES SET IN CONCRETE
- INTEGRAL CONCRETE CURB W/ SLAB, RE. STRUCT DRAWINGS
- CONCRETE SLAB, RE. STRUCT DWGS
- 6" STEEL PIPE BOLLARD, RE. DETAIL 5
- 1/2" EXPANSION JT MATERIAL W/ SEALANT

dc construction company, inc.
909 East 62nd Avenue | Denver, Colorado 80216
303.297.9255 | Fax 303.297.9897 | www.dcb.com

SITE DETAILS
SHEET: 9 OF 11

This drawing is the property of dcb construction company, inc. and shall remain the property of dcb construction company, inc. It is to be used only for the project and site shown on this drawing. It is not to be reproduced or used for any other project without the written consent of dcb construction company, inc.

DILLON RD STORAGE

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

LUMINAIRE SCHEDULE

REMARKS:

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

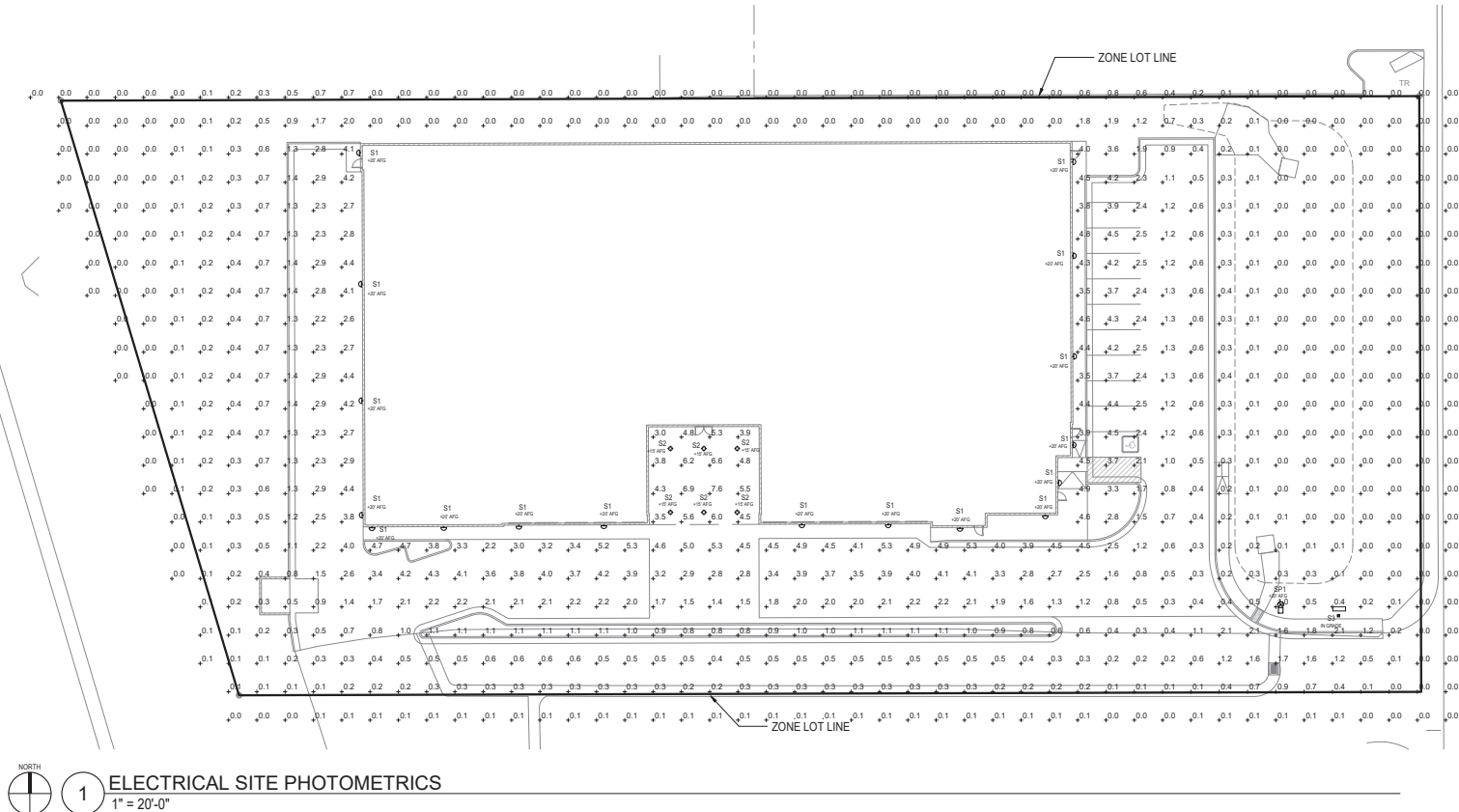
TAG	MOUNTING	DESCRIPTION	MANUFACTURER	MODEL	VOLT	QTY	WATTS	LAMP			REMARKS
								SOURCE	TEMP	LUMENS	
S1	SURFACE	WALL PACK	COOPER LIGHTING	AUC544W	120 V	1	44 W	LED	3000K	4800 LM	
S2	SURFACE	CANOPY LIGHT	McGRAW EDISON	TT-01-430-U-MQ	120 V	1	28 W	LED	3000K	2847 LM	
S3	GRADE	FLOODLIGHT	LUMARK	100SS W BL	120 V	1	8 W	LED	3000K	860 LM	
SP1	POLE 20'	POLE LIGHT	STREETWORKS	GLAN-SA18-130-U-T2-82	120 V	1	33 W	LED	3000K	4854 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 CUTOFF-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"

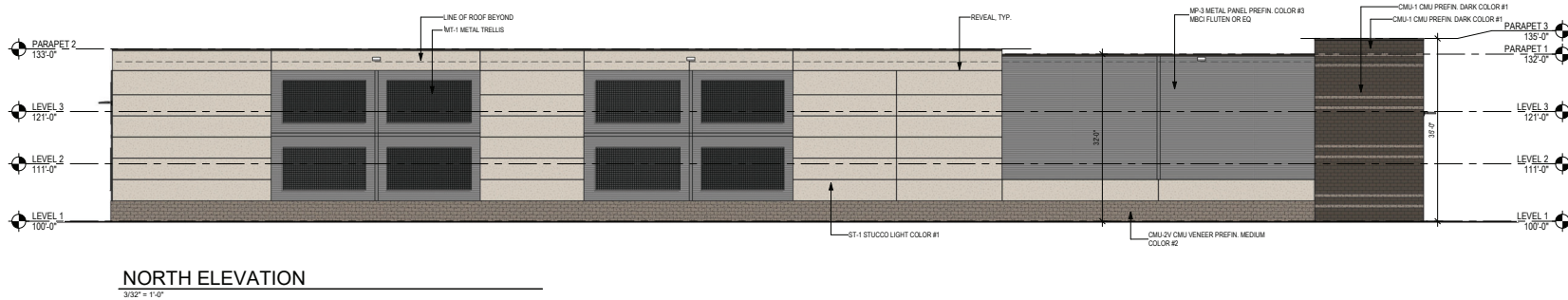
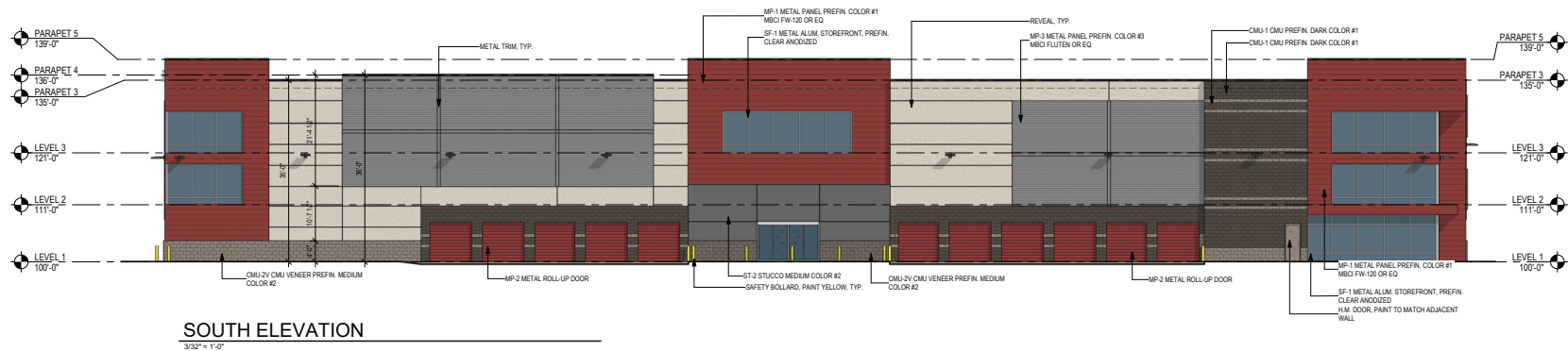
FGIVEN
& ASSOCIATES INC.
MECHANICAL, ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 23095

**ELECTRICAL SITE
PHOTOMETRICS**

dc construction company, inc.
988 East 62nd Avenue | Denver, Colorado 80216
303.287.5525 | Fax 303.287.3887 | www.dcc.com

SHEET: 10 OF 11

This drawing was prepared by the engineer of record and is the property of FGIVEN & ASSOCIATES INC. It is to be used only for the project and site identified on the title block. It is not to be reproduced, copied, or used for any other project without the written consent of FGIVEN & ASSOCIATES INC.



Applicant Information:

Project No.: 22-312

Project Information:

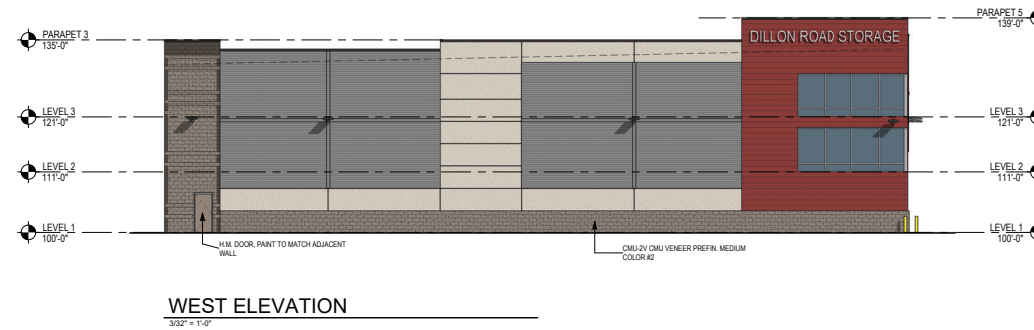
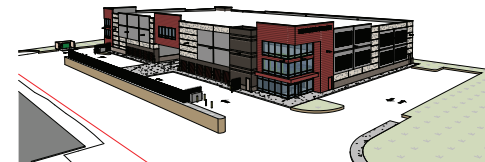
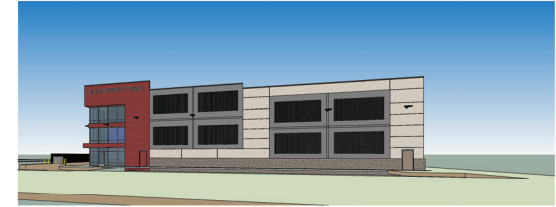
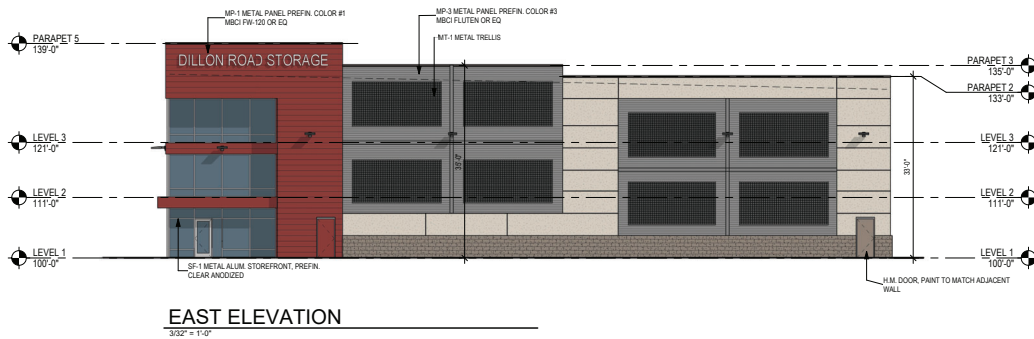
Design-Build Contractor:

Sheet Number: A

DILLON ROAD STORAGE

CTC STORAGE
745 S PIERCE AVE
LOUISVILLE, CO

dcb construction company, inc.
909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com



Applicant Information:

Project No.: 22-312

Project Information:

Design-Build Contractor:

Sheet Number: B

DILLON ROAD STORAGE

CTC STORAGE
745 S PIERCE AVE
LOUISVILLE, CO

dcb construction company, inc.
909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com