

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

**DESIGN
PRACTICE_INC**
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1: ALL COMMON AREAS, LOTLOTS, DRIVES, SIDEWALKS, LANDSCAPING, AND OTHER COMMON IMPROVEMENTS WITHIN THE SUBDIVISION SHALL BE PROVIDED AS SHOWN ON THIS PUD BY THE DEVELOPER, AND SUCH IMPROVEMENTS SHALL BE MAINTAINED IN PERPETUITY BY THE HOA FOR THE SUBDIVISION.

2: THE HOA SHALL BE RESPONSIBLE FOR REPAIRS TO SURFACE IMPROVEMENTS WITHIN THE EXCLUSIVE UTILITY EASEMENTS DAMAGED BY THE CITY OPERATION/ MAINTENANCE/ REPAIR/ REPLACEMENT OF CITY FACILITIES

	AREA (SF)	AREA (ACRES)
GROSS SITE AREA	156,458 SF	3.60
PRIVATE STREETS	25,295 SF	0.58
NET SITE AREA	131,376 SF	3.02
BUILDING COVERAGE	52,904 SF	1.20
HARDSCAPE AREA	48,374 SF	1.11
SUBTOTAL (IMPERVIOUS)	101,278 SF	2.31
LANDSCAPE AREA	49,146 SF	1.14
DETENTION AREA	6,247 SF	0.14

	CODE SECTION	REQUIREMENT	PROPOSED CONDITION
01	16.16.040 - BLOCKS SUBSECTION B.	BLOCKS SHALL BE AT LEAST 400 FEET IN LENGTH	193 FEET BETWEEN PRIVATE STREET ENTRANCES
02	16.16.050 - LOTS SUBSECTION C.	THE MAXIMUM DEPTH OF ALL RESIDENTIAL LOTS SHALL NOT EXCEED 2 1/2 TIMES THE WIDTH THEREOF.	TOWNHOME UNIT LOTS EXCEED THE RATIO
03	16.16.050 - LOTS SUBSECTION D.	THE MINIMUM LOT FRONTAGE, AS MEASURED ALONG THE FRONT LOT LINES SHALL BE 50 FEET.	ALL LOT WIDTHS WITHIN THE PROJECT ARE LESS THAN 50 FEET IN WIDTH
04	17.12.040 - YARD AND BULK REQUIREMENTS ITEM 1 - MIN LOT AREA	MINIMUM LOT AREA SINGLE FAMILY - 7,000 SF	LOT AREAS RANGE FROM 3174 SF - 3726 SF
05	17.12.040 - YARD AND BULK REQUIREMENTS ITEM 3 - MIN LOT AREA PER D.U.	MINIMUM LOT AREA PER D.U. (TOWNHOMES)- 3,500 SF	TOWNHOME LOTS RANGE FROM 2456 SF - 1805 SF (INTERNAL UNITS)
06	17.12.040 - YARD AND BULK REQUIREMENTS ITEM 4 - MAX LOT COVERAGE	MAXIMUM LOT COVERAGE - 35%	ON THE INDIVIDUAL LOTS, ALL UNITS EXCEED THE 35% ALLOWABLE LOT COVERAGE. OVERALL BUILDING COVERAGE FOR THE SITE IS < 35%
07	17.12.040 - YARD AND BULK REQUIREMENTS ITEM 5 - FRONT SETBACK	FRONT YARD SETBACK - 25 FEET	ALL UNITS ARE CLOSER THAN 25' AT THE FRONT YARD SETBACK RANGE: 8'-0" TO 11'-9 1/2"
08	17.12.040 - YARD AND BULK REQUIREMENTS ITEM 7 - SIDE INTERIOR SETBACK	SIDE INTERIOR SETBACK - 7 FEET SINGLE FAMILY LOTS	SINGLE FAMILY UNITS ARE DESIGNED WITH A 5' SIDE SETBACK.
09	17.12.040 - YARD AND BULK REQUIREMENTS ITEM 7 - SIDE INTERIOR SETBACK	SIDE INTERIOR SETBACK - 7 FEET TOWNHOME LOTS	ATTACHED TOWNHOME UNITS WITH SHARED WALL HAVE 0' SETBACK AT SHARED WALL CONDITION RANGE: 0'-0" TO 6'-4 7/8"
10	17.12.040 - YARD AND BULK REQUIREMENTS ITEM 8 - REAR SETBACK	REAR SETBACK - 25 FEET	SINGLE FAMILY UNITS REAR SETBACKS RANGE: 5'-1 7/8" TO 27'-7"
11	17.12.040 - YARD AND BULK REQUIREMENTS ITEM 9 - MAX HEIGHT	MAXIMUM HEIGHT - 35 FEET	TOWNHOME UNITS EXCEED THE 35' MAXIMUM HEIGHT (SEE HEIGHT WAIVER TABLE)

LOT #	WAIVER REQUEST	LOT #	WAIVER REQUEST	LOT #	WAIVER REQUEST
16	3'-5 3/4"	23	3'-2 3/4"	30	3'-7 3/8"
17	0'-8 5/8"	24	0'-5 5/8"	31	0'-10 1/8"
18	0'-8 5/8"	25	0'-5 5/8"	32	0'-10 1/8"
19	3'-5 3/4"	26	3'-2 3/4"	33	3'-7 3/8"
20	2'-11 1/2"	27	4'-0 1/8"	34	4'-0 1/8"
21	0'-2 3/8"	28	1'-3"	35	1'-3"
22	2'-11 1/2"	29	4'-0 1/8"	36	4'-0 1/8"

NO.	SHEET TITLE	NO.	SHEET TITLE
1	COVER SHEET	9	SITE PHOTOMETRIC PLAN
2	DEVELOPMENT PLAN	10	ILLUMINNAIRE CUT SHEETS
3	UTILITY CONNECTION PLAN	11	TH TYPE 1 ELEVATIONS
4	GRADING AND DRAINAGE PLAN	12	TH TYPE 1 ELEVATIONS
5	LANDSCAPE PLAN - NORTH	13	TH TYPE 2 ELEVATIONS
6	LANDSCAPE PLAN - SOUTH	14	TH TYPE 2 ELEVATIONS
7	LANDSCAPE NOTES & DETAILS	15	SFR TYPE 1 ELEVATIONS
8	LIGHTING COVER & DETAILS	16	SFR TYPE 2 ELEVATIONS

SCALE.	DATE. MAR 29 2024
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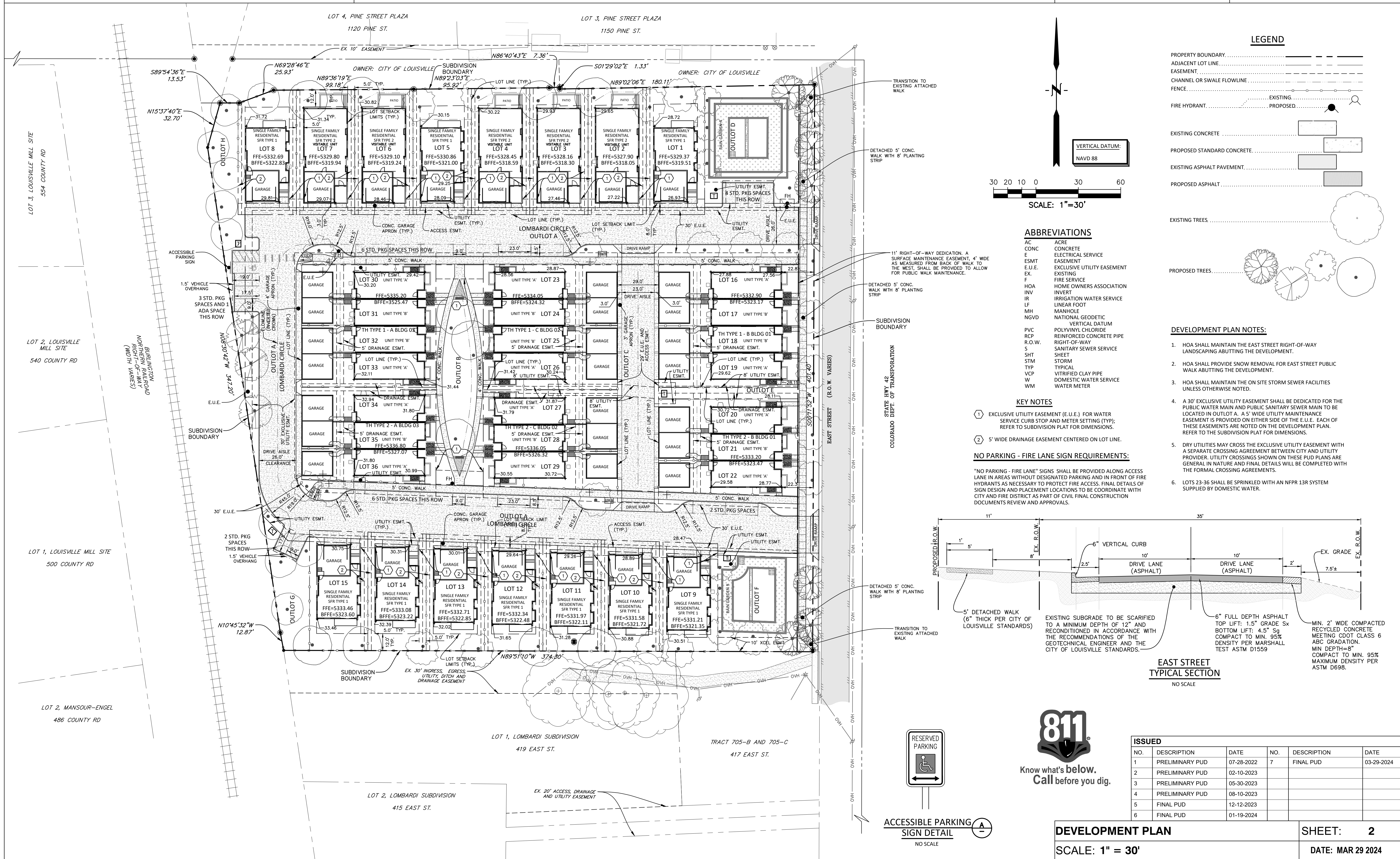
EAST ST VILLAGE

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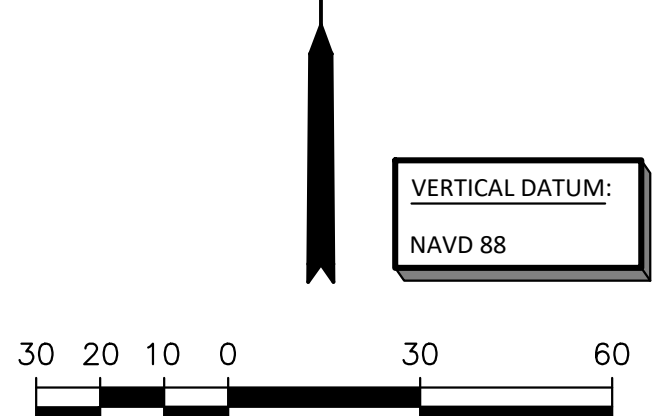
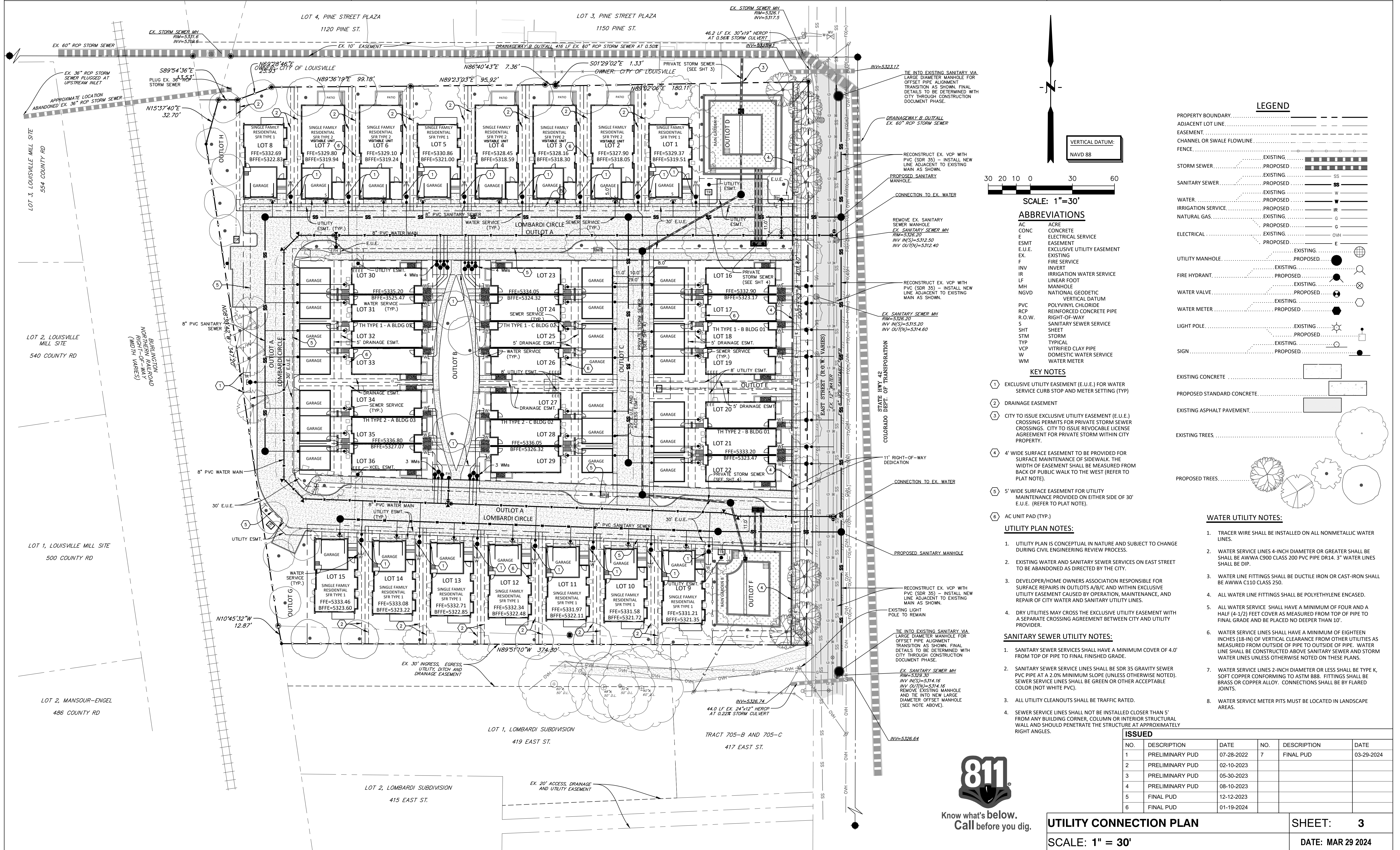
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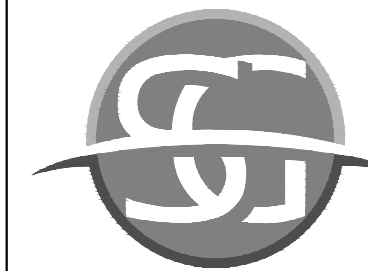
ABBREVIATIONS	
AC	ACRE
CONC	CONCRETE
E	ELECTRICAL SERVICE
ESMT	EASEMENT
E.U.E.	EXCLUSIVE UTILITY EASEMENT
EX	EXISTING
F	FIRE SERVICE
INV	INVERT
IR	IRRIGATION WATER SERVICE
LF	LINEAR FOOT
MH	MANHOLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
S	SANITARY SEWER SERVICE
SHT	SHEET
STM	STORM
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
W	WATER
WM	WATER METER

- ### KEY NOTES
- EXCLUSIVE UTILITY EASEMENT (E.U.E.) FOR WATER SERVICE CURB STOP AND METER SETTING (TYP)
 - DRAINAGE EASEMENT
 - CITY TO ISSUE EXCLUSIVE UTILITY EASEMENT (E.U.E.) CROSSING PERMITS FOR PRIVATE STORM SEWER CROSSINGS. CITY TO ISSUE REVOCABLE LICENSE AGREEMENT FOR PRIVATE STORM WITHIN CITY PROPERTY.
 - 4' WIDE SURFACE EASEMENT TO BE PROVIDED FOR SURFACE MAINTENANCE OF SIDEWALK. THE WIDTH OF EASEMENT SHALL BE MEASURED FROM BACK OF PUBLIC WALK TO THE WEST (REFER TO PLAT NOTE).
 - 5' WIDE SURFACE EASEMENT FOR UTILITY MAINTENANCE PROVIDED ON EITHER SIDE OF 30' E.U.E. (REFER TO PLAT NOTE).
 - AC UTILITY PAD (TYP.)
- ### UTILITY PLAN NOTES:
- UTILITY PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE DURING CIVIL ENGINEERING REVIEW PROCESS.
 - EXISTING WATER AND SANITARY SEWER SERVICES ON EAST STREET TO BE ABANDONED AS DIRECTED BY THE CITY.
 - DEVELOPER/HOME OWNERS ASSOCIATION RESPONSIBLE FOR SURFACE REPAIRS IN OUTLOTS A/B/C AND WITHIN EXCLUSIVE UTILITY EASEMENT CAUSED BY OPERATION, MAINTENANCE, AND REPAIR OF CITY WATER AND SANITARY UTILITY LINES.
 - DRY UTILITIES MAY CROSS THE EXCLUSIVE UTILITY EASEMENT WITH A SEPARATE CROSSING AGREEMENT BETWEEN CITY AND UTILITY PROVIDER.
- ### SANITARY SEWER UTILITY NOTES:
- SANITARY SEWER SERVICES SHALL HAVE A MINIMUM COVER OF 4'-0" FROM TOP OF PIPE TO FINAL FINISHED GRADE.
 - SANITARY SEWER SERVICE LINES SHALL BE SDR 35 GRVITY SEWER PVC PIPE AT A 2.0% MINIMUM SLOPE (UNLESS OTHERWISE NOTED). SEWER SERVICE LINES SHALL BE GREEN OR OTHER ACCEPTABLE COLOR (NOT WHITE PVC).
 - ALL UTILITY CLEANOUTS SHALL BE TRAFFIC RATED.
 - SEWER SERVICE LINES SHALL NOT BE INSTALLED CLOSER THAN 5' FROM ANY BUILDING CORNER, COLUMN OR INTERIOR STRUCTURAL WALL AND SHOULD PENETRATE THE STRUCTURE AT APPROXIMATELY RIGHT ANGLES.
- ### WATER UTILITY NOTES:
- TRACER WIRE SHALL BE INSTALLED ON ALL NONMETALLIC WATER LINES.
 - WATER SERVICE LINES 4-INCH DIAMETER OR GREATER SHALL BE SHALL BE AWWA C900 CLASS 200 PVC PIPE DR14. 3" WATER LINES SHALL BE DIP.
 - WATER LINE FITTINGS SHALL BE DUCTILE IRON OR CAST-IRON SHALL BE AWWA C110 CLASS 250.
 - ALL WATER LINE FITTINGS SHALL BE POLYETHYLENE ENCASED.
 - ALL WATER SERVICE SHALL HAVE A MINIMUM OF FOUR AND A HALF (4-1/2) FEET COVER AS MEASURED FROM TOP OF PIPE TO FINAL GRADE AND BE PLACED NO DEEPER THAN 10'.
 - WATER SERVICE LINES SHALL HAVE A MINIMUM OF EIGHTEEN INCHES (18-IN) OF VERTICAL CLEARANCE FROM OTHER UTILITIES AS MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE. WATER LINE SHALL BE CONSTRUCTED ABOVE SANITARY SEWER AND STORM WATER LINES UNLESS OTHERWISE NOTED ON THESE PLANS.
 - WATER SERVICE LINES 2-INCH DIAMETER OR LESS SHALL BE TYPE K, SOFT COPPER CONFORMING TO ASTM B88. FITTINGS SHALL BE BRASS OR COPPER ALLOY. CONNECTIONS SHALL BE BY FLARED JOINTS.
 - WATER SERVICE METER PITS MUST BE LOCATED IN LANDSCAPE AREAS.

ISSUED					
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Show EX contours

LEGEND

PROPERTY BOUNDARY	
ADJACENT LOT LINE	
EASEMENT	
CHANNEL OR SWALE FLOWLINE	
FENCE	
STORM SEWER	
MAJOR CONTOUR	
MINOR CONTOUR	
SPOT ELEVATION	
ELECTRICAL (OVERHEAD)	
UTILITY MANHOLE	
FIRE HYDRANT	
LIGHT POLE	
SIGN	
STORM STRUCTURE DESIGNATOR	
EXISTING CONCRETE	
PROPOSED STANDARD CONCRETE	
EXISTING ASPHALT PAVEMENT	
EXISTING TREES	

KEY NOTES

- CONCRETE DRIVE RAMP
- REINFORCED CONCRETE PAVEMENT
- CURB (NO GUTTER) WITH 6" REVEAL
- DRAINAGE EASEMENT
- CULVERT OR SIDEWALK CHASE

PLAN NOTES

- REFER TO SHEET 3 FOR UNDERGROUND UTILITY LOCATIONS. THIS PLAN IS LIMITED TO SURFACE IMPROVEMENTS, ASSOCIATED GRADING AND UNDERGROUND STORM SEWER PIPING.
- THIS PLAN SHEET PRESENTS DRAINAGE EASEMENTS FOR EVALUATION OF SURFACE IMPROVEMENTS, ASSOCIATED GRADING AND UNDERGROUND STORM SEWER PIPE. REFER TO SHEETS 2 AND 3 FOR ALL OTHER EASEMENTS.

GRADING NOTES

- ALL SPOT ELEVATIONS ARE TO FLOWLINE OF CURB AND GUTTER, TOP OF PAVING OR FINISHED GRADE LANDSCAPE AREA UNLESS OTHERWISE NOTED.
- ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
- ADD 5300 TO ALL PROPOSED SPOT ELEVATIONS TO REACH PROJECT VERTICAL DATUM.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROVIDE FOR ADEQUATE DRAINAGE THROUGH THE SITE DURING THE PROCESS OF EXCAVATION, GRADING AND EMBANKMENT. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
- LANDSCAPE SLOPES SHALL BE 2% OR GREATER AND SHALL NOT EXCEED 4:1 (H:V) UNLESS OTHERWISE NOTED ON THESE PLANS AND APPROVED BY THE CITY INSPECTOR/ENGINEER.
- MATCH EXISTING GRADES AT LIMITS OF CONSTRUCTION.

RAIN GARDEN NOTES

- RAIN GARDENS A AND B ARE COMBINATION RAIN GARDEN AND DETENTION PONDS.
- INLETS COLLECT STORM DRAINAGE FROM THE PRIVATE DRIVES AND DISCHARGES THE DRAINAGE INTO THE RAIN GARDEN LEVEL OF THE DETENTION POND. ONCE THE WATER QUALITY CAPTURE VOLUME IS EXCEED, THE RAIN GARDENS SPILL INTO THE CENTRAL LOWER LEVEL OF THE DETENTION POND. REFER TO THE STORM DRAINAGE REPORT FOR ADDITIONAL DISCUSSION OF THE DRAINAGE PATTERNS FOR THIS PROJECT.
- RAIN GARDEN B FLOWS TO RAIN GARDEN A BY PRIVATE STORM SEWER.
- METAL ACCESS STAIRS ARE PROVIDED FOR ACCESS INTO EACH RAIN GARDEN AND DETENTION POND LEVELS. MAINTENANCE ACTIVITIES SHALL BE PERFORMED BY HAND (RAKING, SHOVELING, PLANT CARE, ETC.) VIA THESE METAL ACCESS STAIRS.
- RAIN GARDEN B OUTER PERIMETER WALL EXCEEDS 30". LANDSCAPING AND/OR HANDRAIL WILL BE PROVIDED FOR FALL PROTECTION.



Know what's below.
Call before you dig.

GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

SHEET: 4

DATE: MAR 29 2024

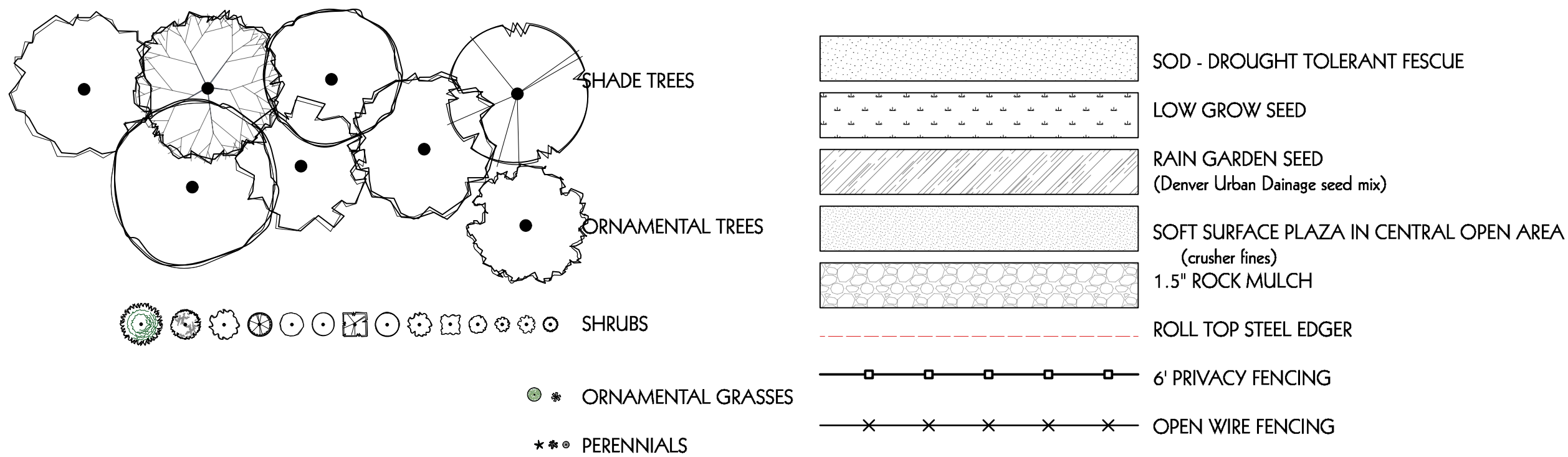
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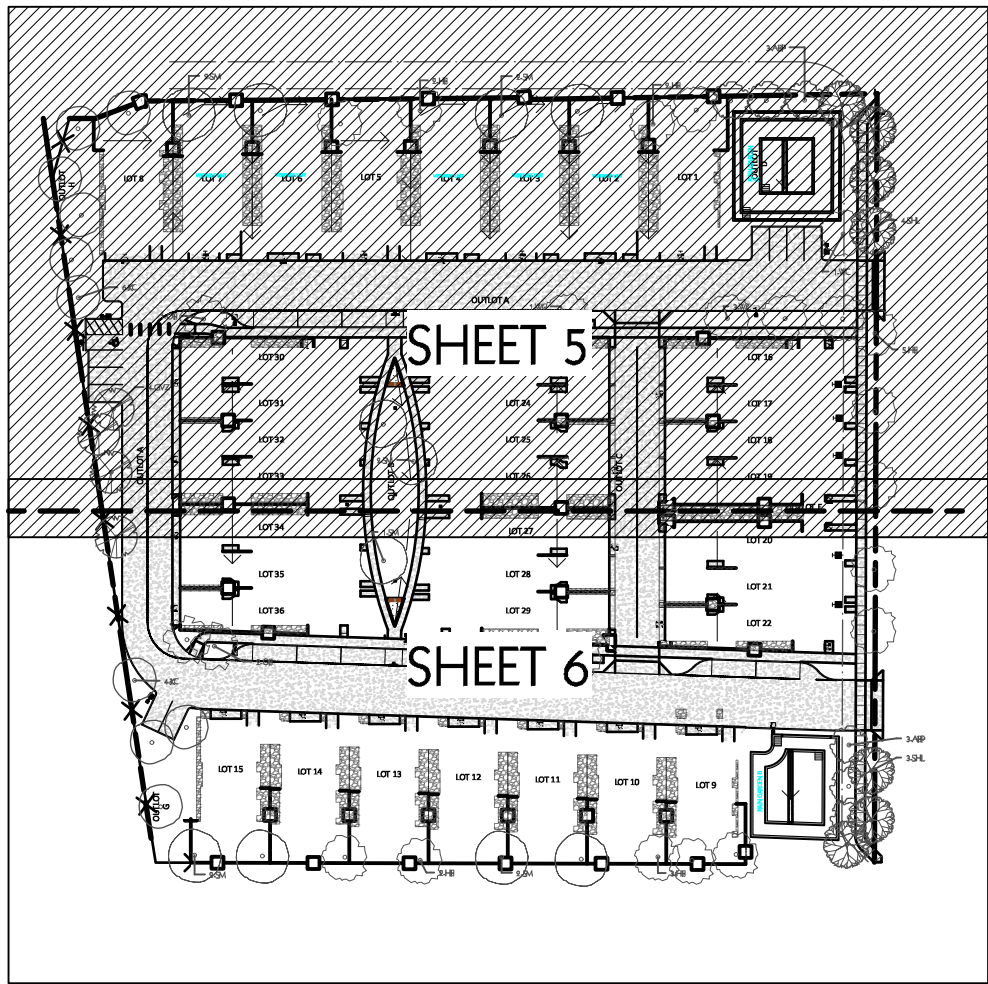


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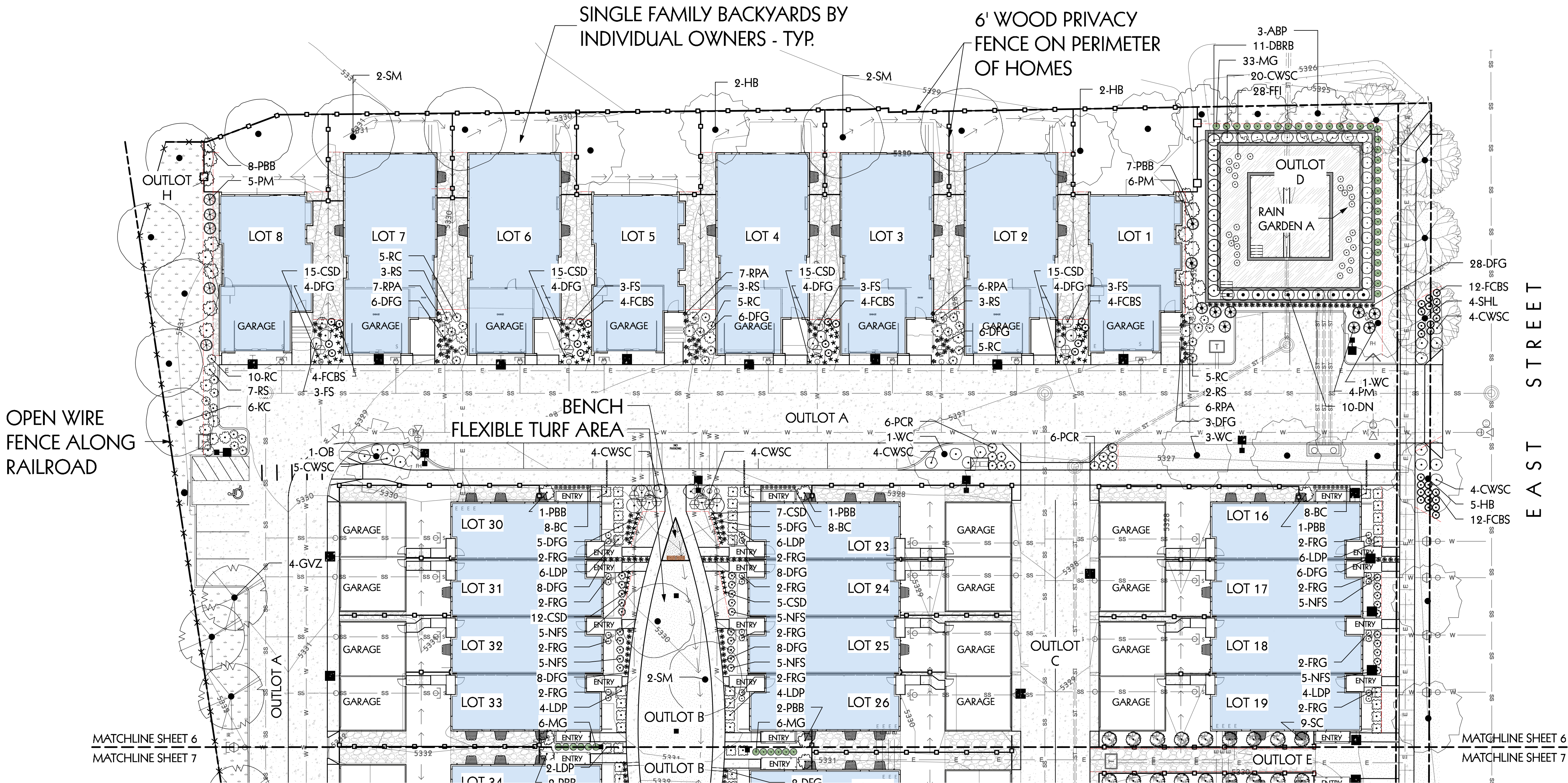
LANDSCAPE REQUIREMENTS: 5/22/23	
TOTAL LOT SIZE:	156,669
TOTAL AREA COVERED BY BUILDING, PARKING LOT OR PATIO	118,592
TOTAL LANDSCAPE AREA: (21%)	31,753
TOTAL HARDSCAPE AREA:	6,324
PROPOSED	
TOTAL NUMBER OF STREET TREES (all deciduous)	10
TOTAL NUMBER OF STREET SHRUBS	64
TOTAL NUMBER OF PERIMETER TREES	40
TOTAL NUMBER OF PERIMETER SHRUBS	50
TOTAL NUMBER OF PARKING LOT TREES	5
TOTAL NUMBER OF PARKING LOT SHRUBS	47



KEY MAP

GENERAL NOTES:

- IRRIGATION SYSTEM OPERATION IN ROW REQUIRES PUBLIC WORKS INSPECTION AND APPROVAL PRIOR TO CONSTRUCTION ACCEPTANCE. NO OVERSPRAY ONTO PAVED SURFACES.
- STREET TREES SHALL BE CENTERED WITHIN THE TREE LAWN. IN AREAS IRRIGATION IN THE TREE LAWNS SHALL BE SUBSURFACE IN ALL AREAS. IRRIGATION IN THE TREE LAWNS SHALL BE ON A CENTRAL SYSTEM CONTROLLED BY THE HOA.



LANDSCAPE PLAN - NORTH

SCALE: 1"=20'-0"

LANDSCAPE PLAN - NORTH

SCALE: 1"=20'-0"

SHEET: 5

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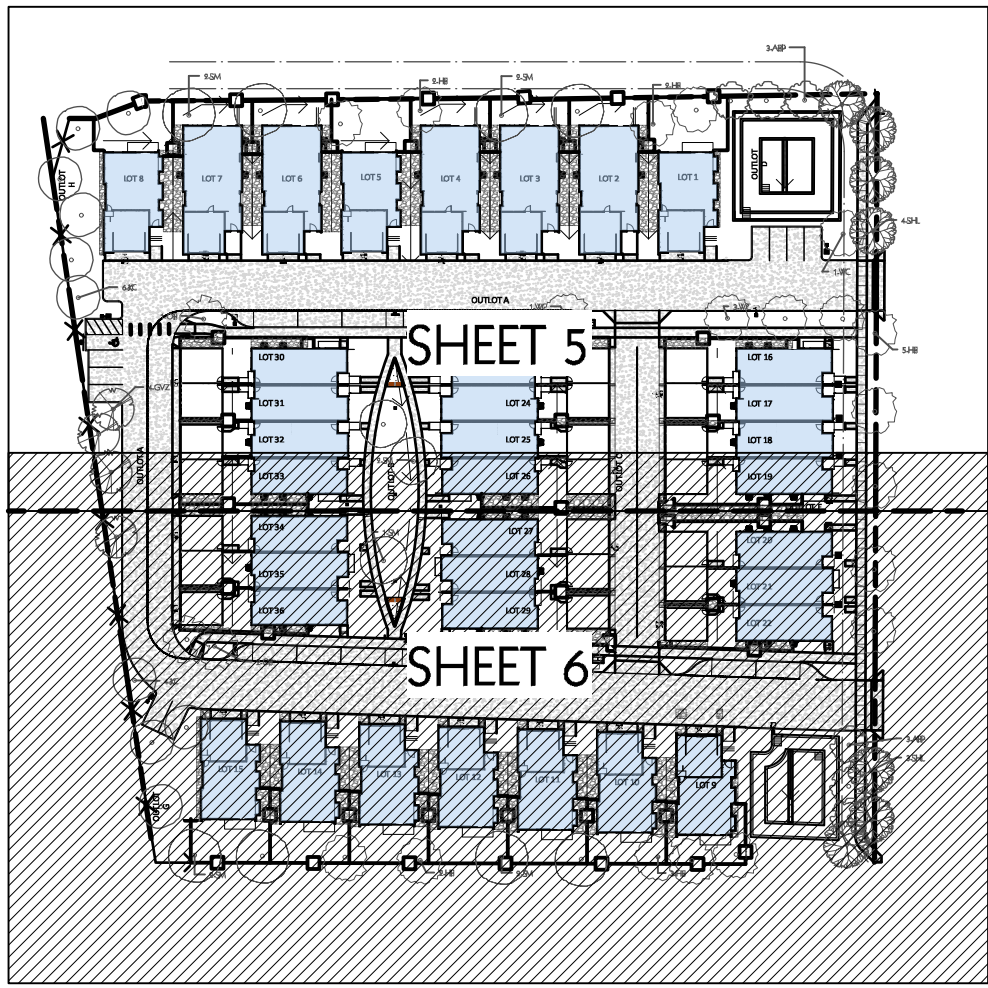
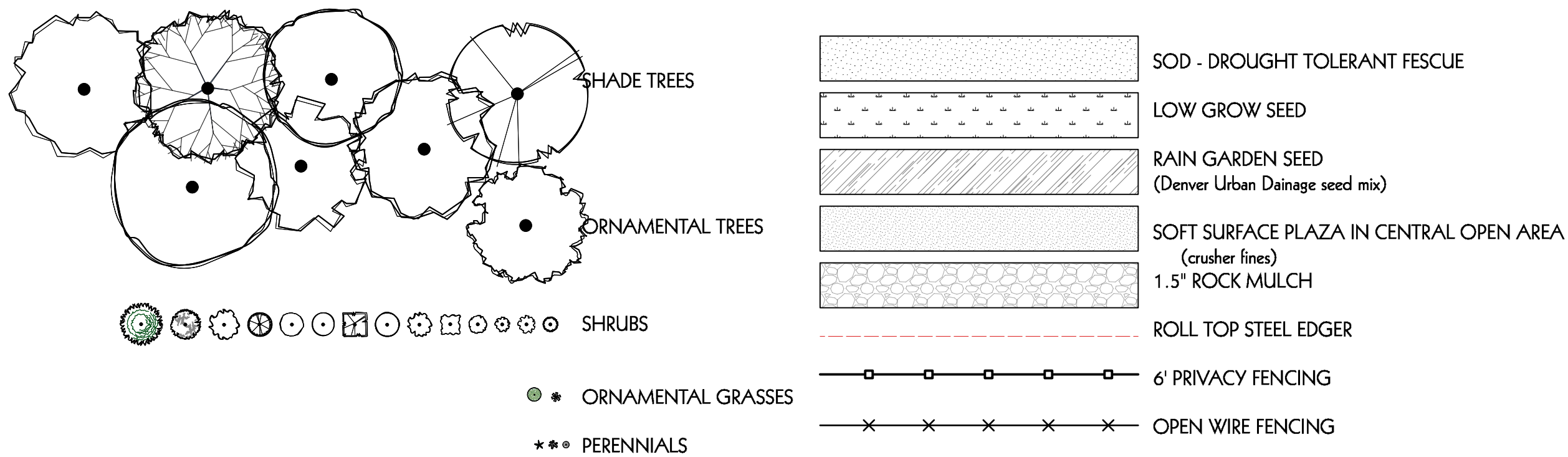
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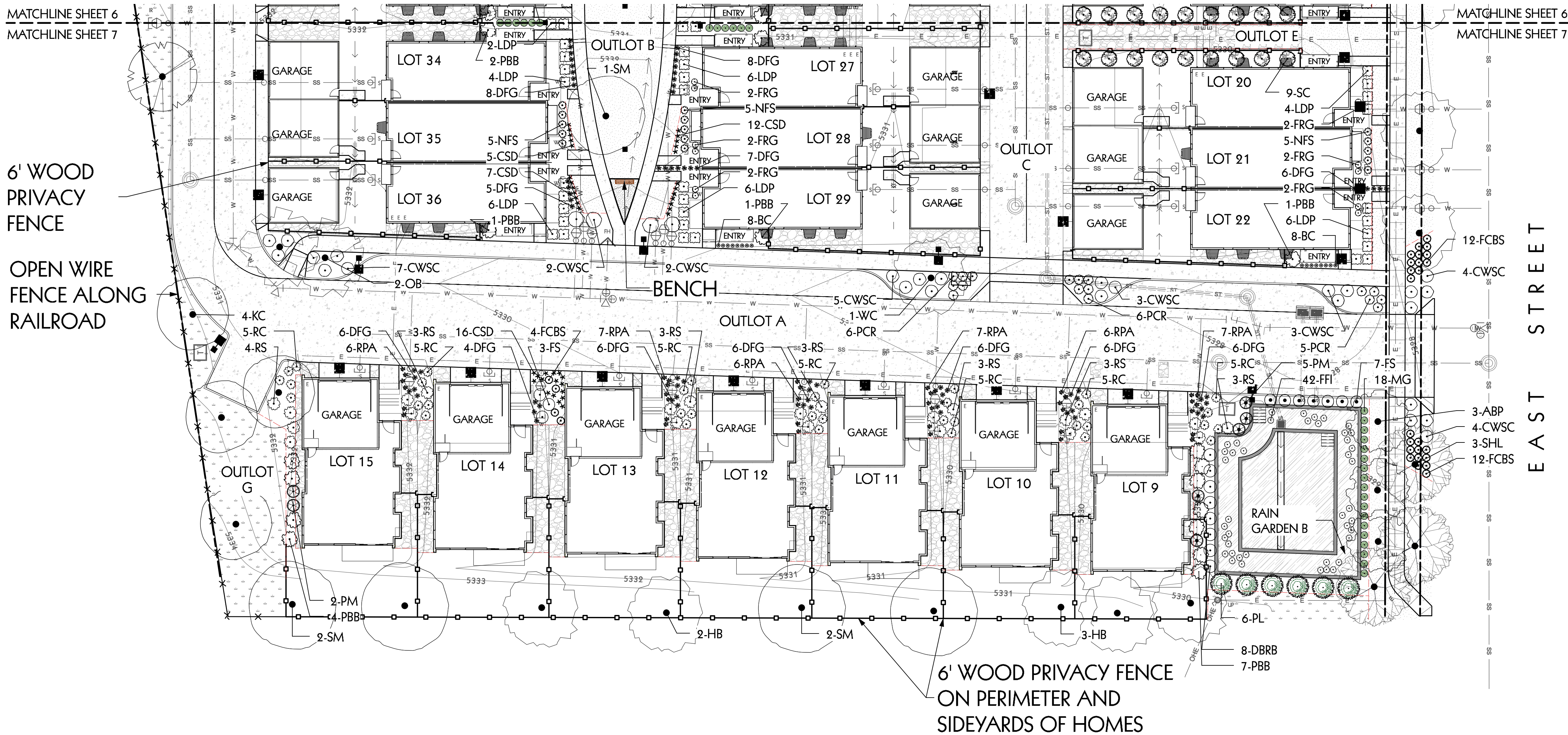
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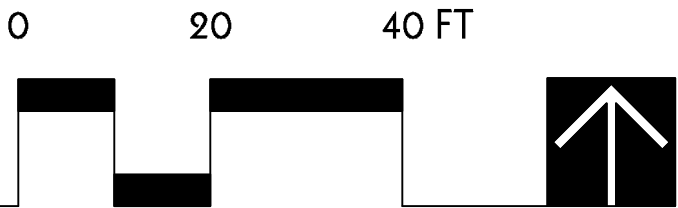
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LANDSCAPE PLAN - SOUTH



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LANDSCAPE PLAN - SOUTH

SCALE: 1"=20'-0"

SHEET: 6

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PLANT SCHEDULE - 5/22/23					
ABBREV.	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY	MATURE HT.
CANOPY TREES:					
GVZ	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" cal.	4	50'
HB	Celtis occidentalis 'Chicagoland'	Western Chicagoland Hackberry	2.5" cal.	14	55'
KC	Gymnodadus dioicis	Kentucky Coffeetree	2.5" cal.	10	55'
OB	Aesculus glabra	Ohio Buckeye	2.5" cal.	3	35'
SHL	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2.5" cal.	7	45'
SM	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5" cal.	11	45'
WC	Catalpa speciosa	Northern Catalpa	2.5" cal.	6	50'
TOTAL			55		
ORNAMENTAL TREES:					
ABP	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	6' ht. Clump	6	25'
TOTAL			6		
SHRUBS:					
CWSC	Prunus besseyi Pawnee Buttes	Creeping Western Sand Cherry	5 gal.	75	2'
DBRB	Ericameria nauseosus nauseosus	Dwarf Blue Rabbitbrush	5 gal.	19	3'
DN	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal.	10	4'
FCBS	Caeryopteris x clandonensis 'First Choice'	First Choice Blue Spirea	5 gal.	68	2.5'
FFI	Amorpha nana	Fragrant False Indigo	5 gal.	70	3'
FS	Spiraea x bumalda 'Froebelii'	Froebel Spirea	5 gal.	22	3.5'
LDP	Ligustrum vulgare 'Lodense'	Lodense Privet	5 gal.	64	3'
NFS	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	5 gal.	45	2.5'
PBB	Buddleja davidii nanhoensis 'Pettie Plum'	Compact Purple Butterfly Bush	5 gal.	36	5'
PCR	Rosa x 'Meipotal'	Carefree Delight™ Shrub Rose	5 gal.	29	3'
PL	Syringa x josiflexa 'Royalty'	Royalty Lilac	5 gal.	6	8'
PM	Arctostaphylos x coloradoensis Panchito	Panchito Manzanita	5 gal.	22	2'
RC	Cotoneaster horizontalis	Rock Cotoneaster	5 gal.	65	2.5'
RS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	5 gal.	40	
SC	Cotoneaster divaricatus	Spreading Cotoneaster	5 gal.	18	5'
TOTAL			589		
PERENNIALS, ORNAMENTAL GRASSES, VINES:					
BC	Geranium sanguineum	Bloody Cranesbill	1 gal.	40	18"
CSD	Leucanthemum x superbum 'Silver Princess'	Compact Shasta Daisy	1 gal.	124	18"
DFG	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	187	2'
FRG	Calamagrostis x acutiflora 'Karl Foerster'	Foerster Feather Reed Grass	1 gal.	36	18"
JMG	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	1 gal.	63	4'
TOTAL			450		

PLANT NOTES:

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- TREES SHALL NOT BE PLANTED CLOSER 7 FEET TO ANY SEWER OR WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH XCEL ENERGY COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. APPLICANT SHALL ADD ROOT BARRIER ADJACENT TO BACK OF PUBLIC WALK WHEN TREES ARE PLANTED WITHIN 5' OF WALK OR CURB.
- ALL SHRUBS SHALL BE PLANTED NO LESS THAN 2' FROM ANY SIDEWALK OR CURB.
- GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
- DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL SHRUB AND PERENNIAL BEDS AREAS SHALL BE MULCHED WITH A 4" LAYER OF WOOD BARK MULCH. TREE BEDS PLANTED IN CRUSHER FINES AT FRONT ENTRY. NO FABRIC TO BE INSTALLED IN ANY OF THE BEDS. INSTALL 3" DEPTH OF 1.5" MOUNTAIN MIX GRANITE NEXT TO BUILDING FOUNDATIONS - NO FABRIC REQUIRED.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FIVE (5) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA IN ALL TURF AND SHRUB BEDS.
- SOD TO BE DROUGHT TOLERANT FESCUE.
- ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE. PLANTS WITH LIKE WATER REQUIREMENTS ARE SHOWN TOGETHER IN ORDER TO HAVE AN EFFICIENT USE OF WATER.
- CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
- REFER TO THE CITY OF LOUISVILLE DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS, INCLUDING TREE PROTECTION STANDARDS. THE DEVELOPER WILL MAKE EVERY EFFORT POSSIBLE TO PROTECT TREES WITHIN THE SITE USING THE SAME STANDARDS.
- ALL PRIVATE & COMMON OR PUBLIC LANDSCAPING SHOWN SHALL BE PROVIDED BY DEVELOPER. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING LANDSCAPING IN THE FRONT AND SIDES OF THE FEE SIMPLE LOTS, IN THE COMMON AREAS WHERE LANDSCAPING IS INDICATED ON THIS PLAN AS WELL AS THE ROW LANDSCAPE ALONG EAST STREET. THE HOA WILL ALSO BE RESPONSIBLE FOR SNOW REMOVAL OF PUBLIC WALK ALONG EAST STREET. MAINTENANCE REQUIREMENTS OF THE HOA MAY NOT BE TRANSFERRED OR ASSIGNED WITHOUT CITY COUNCIL APPROVAL OF A PUD AMENDMENT.

Native Seed Mix

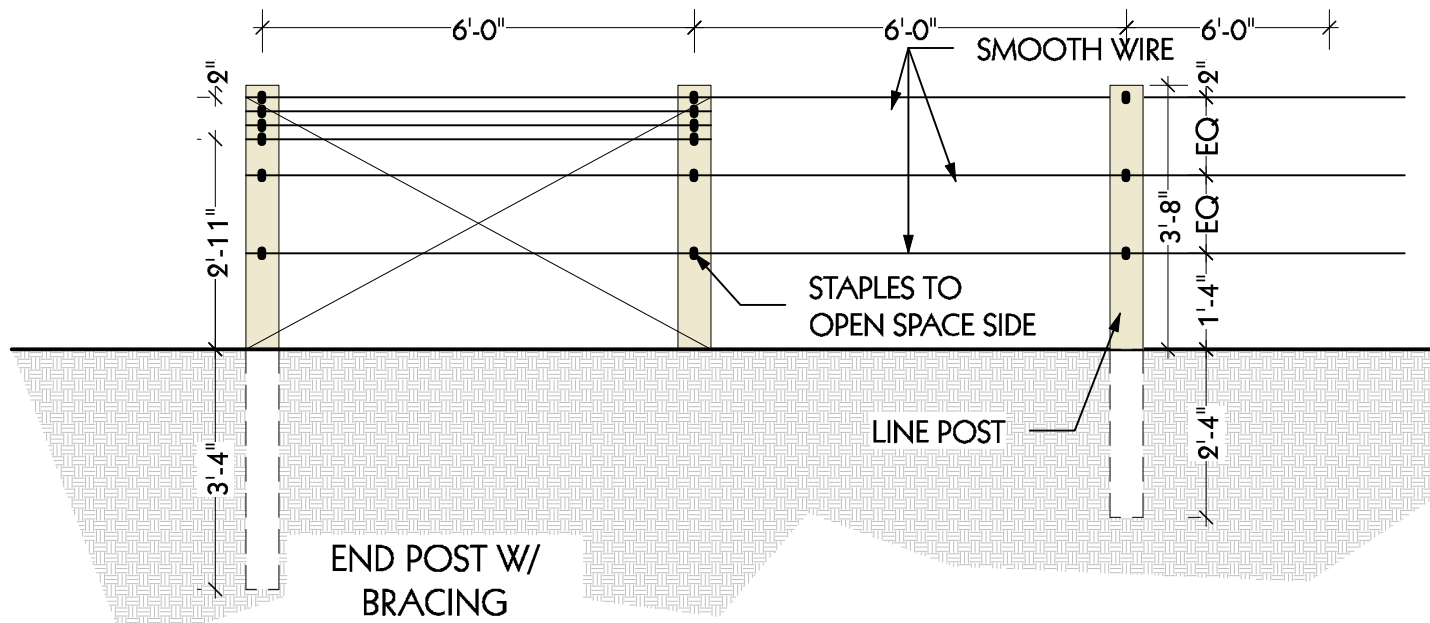
Common Name	Scientific Name	Lb/ac (PLS)*
Western wheatgrass	Pascopyrum smithii	3.5
Slender wheatgrass	Elymus trachycaulus	4
Sideoats grama	Bouteloua curtipendula	3
Blue grama	Bouteloua gracilis	1
Little bluestem	Schizachyrium scoparium	2
Needle and thread grass	Hesperostipa comata	2
Sand dropseed	Sporobolus cryptandrus	0.02
Total		15.52

* Please note that the pounds per acre are in PLS (Pure Live Seed) and must be ordered that way.

* This mix is based on 75 seeds/ square foot and is only calculated for one acre. This mix is based on the contractor using a drill seed application. Contractor is responsible for calculating the appropriate seed amounts to purchase. Mix should be doubled if hand applied.

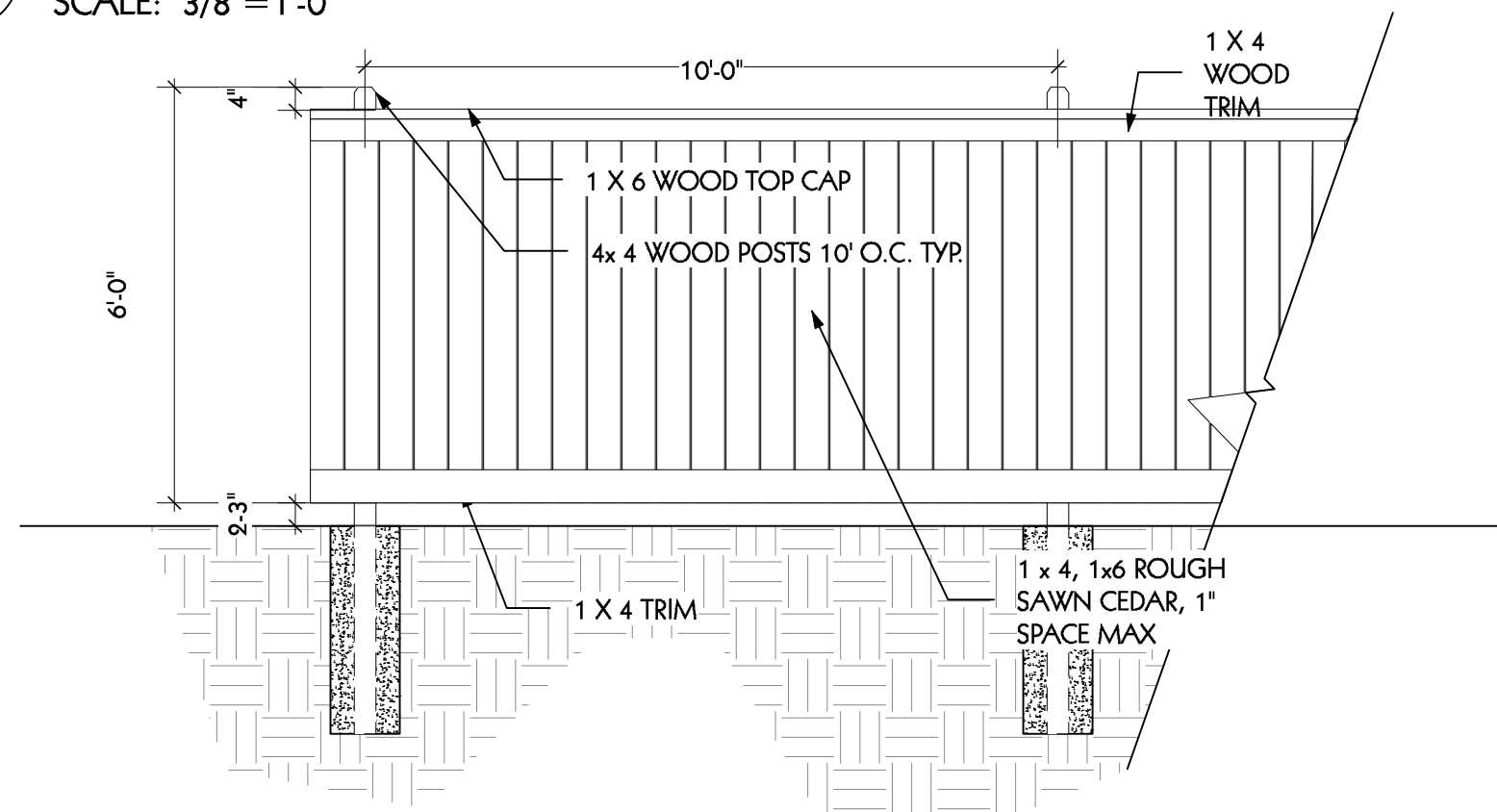
RAIN GARDEN SEED MIX:

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
Prairie sandreed	Calamovilfa longifolia	25%	6 LBS.
Indian ricegrass	Oryzopsis hymenoides	20%	6 LBS.
Sand dropseed	Sporobolus cryptandrus	15%	6 LBS.
Western wheatgrass	Pascopyrum smithii	10%	6 LBS.
Blanket flower	Gaillardia aristata	5%	1 LBS.
Prairie coneflower	Ratibida columnifera	5%	1 LBS.
Purple prairie clover	Dalea purpurea Purple	5%	1 LBS.
White yarrow	Achillea lanulosa	5%	1 LBS.
Golden columbine	Aquilegia caerulea	5%	1 LBS.
Sulphur flower	Eriogonum umbellatum	5%	1 LBS.
TOTAL		100%	30 LBS



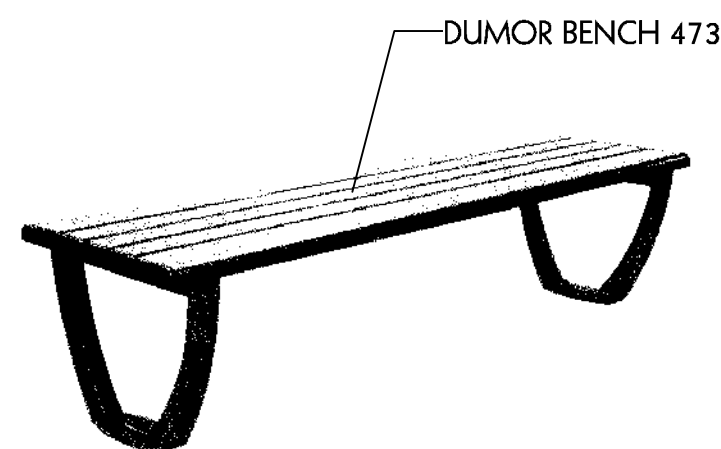
OPEN WIRE FENCING

SCALE: 3/8"=1'-0"

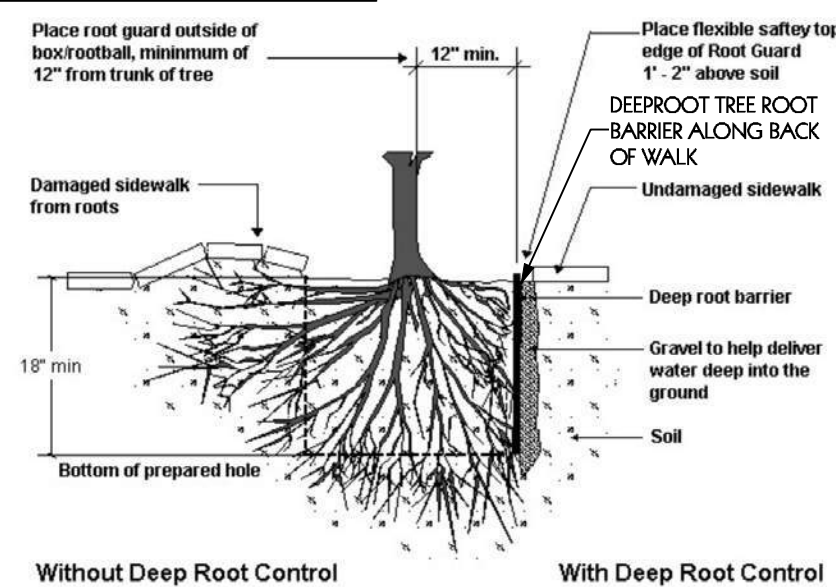


CEDAR PRIVACY FENCING

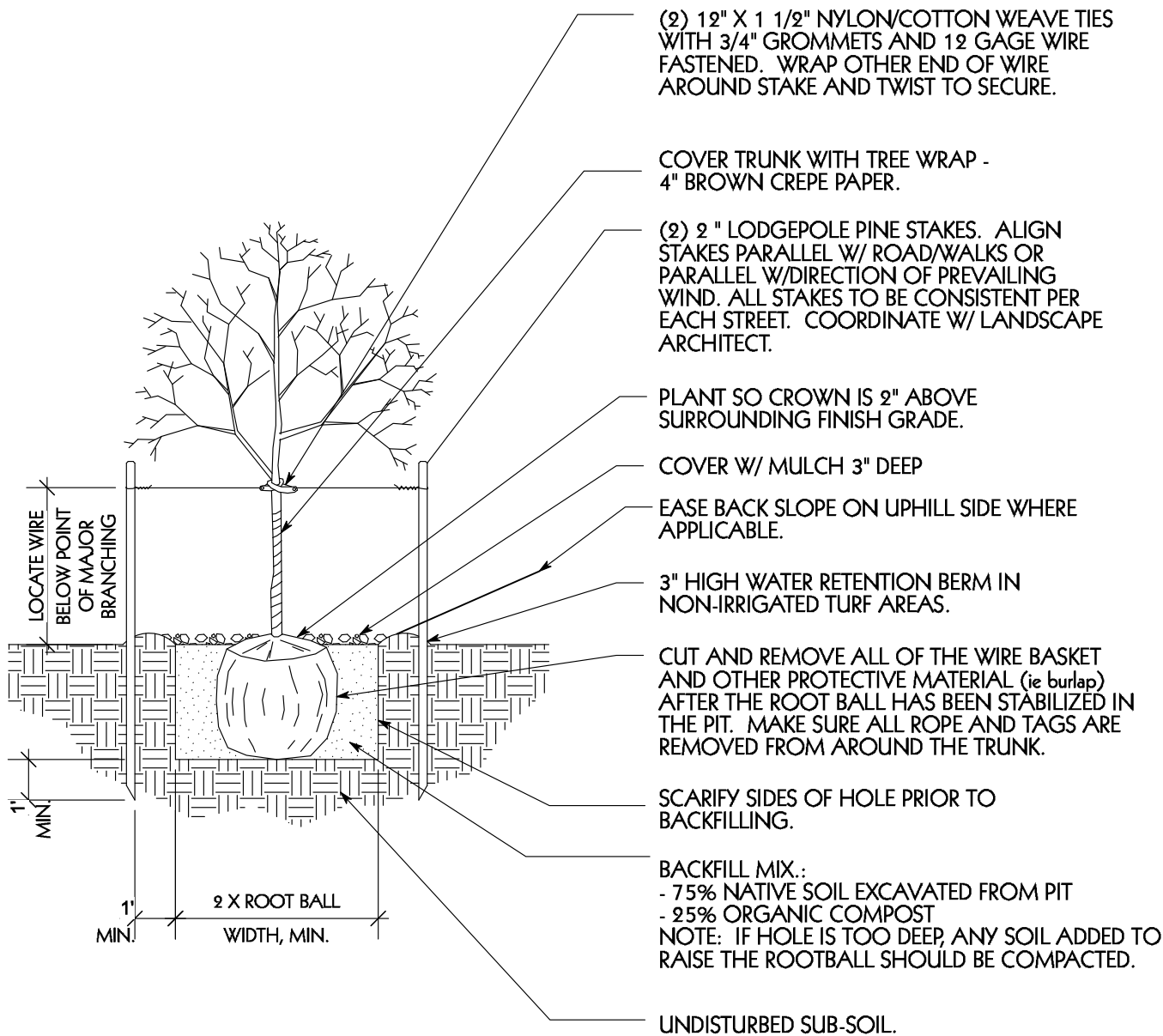
SCALE: 3/8"=1'-0"



BENCH

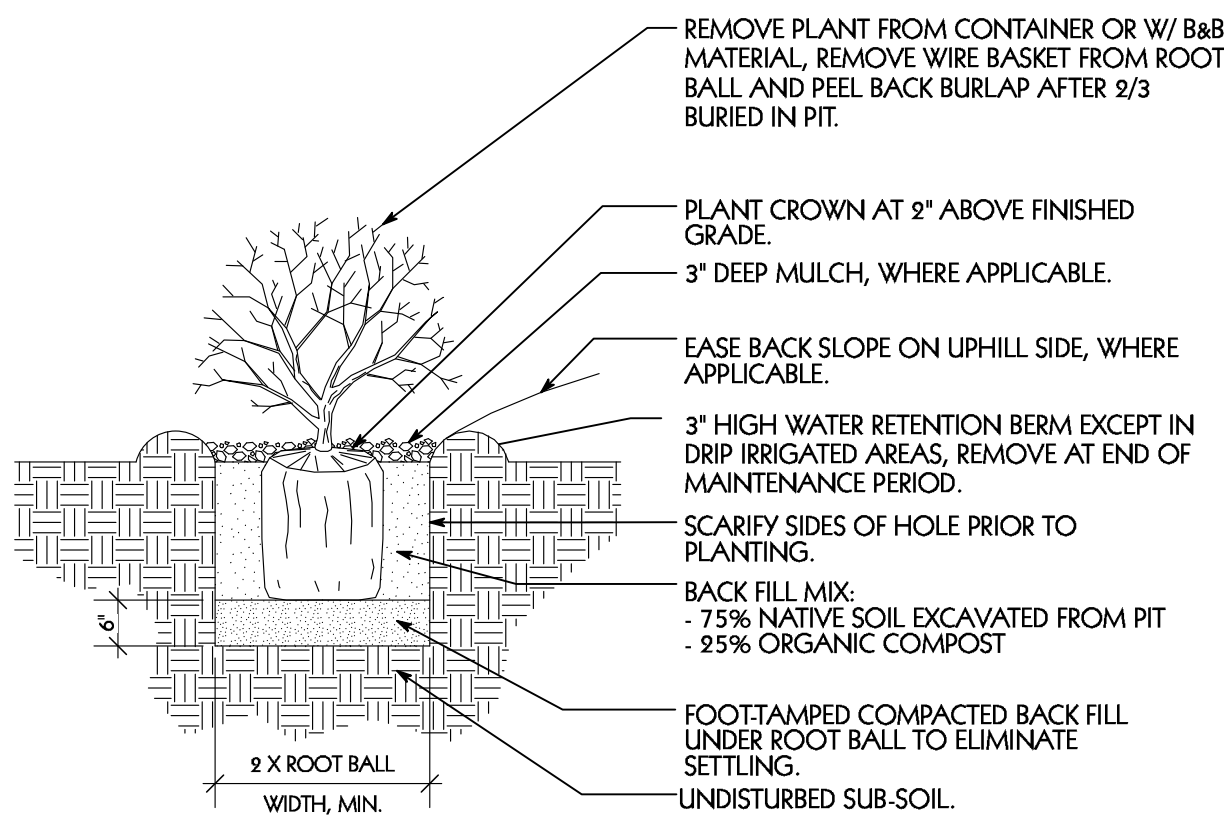


TREE ROOT BARRIER



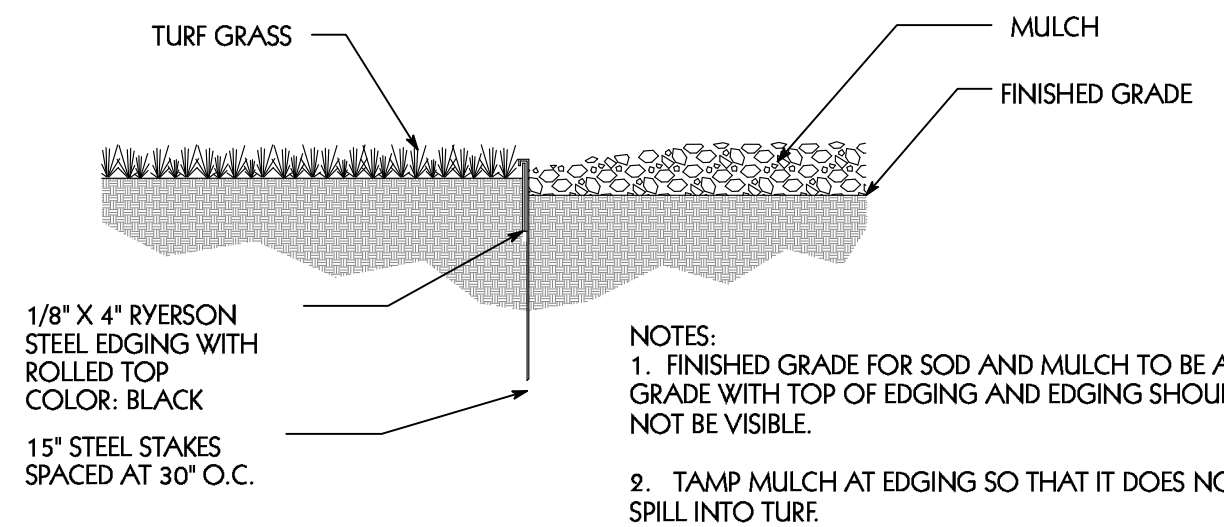
DECIDUOUS TREE PLANTING & STAKING

SCALE: NTS



TYPICAL SHRUB PLANTING

SCALE: NTS



EDGING

SCALE: NTS

ISSUED

NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD	03-29-2024
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

LANDSCAPE NOTES & DETAILS

SCALE: 1'=20'-0"

SHEET: 7

DATE: MAR 29, 2024

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

**DESIGN
PRACTICE INC**
2842 W 44th
Denver CO 80211
www.designpracticedenver.com
info@designpracticedenver.com
PHONE_303 561 3000

[illegible]

3 TYPE "CC" POLE BASE DETAIL
SCALE: N.T.S.

"LIGHTING LOCATIONS
WITHIN THE CITY OF
LOUISVILLE EXCLUSIVE
UTILITY EASEMENT
SHALL BE APPROVED BY
THE CITY. EUE
CROSSING PERMIT
REQUIRED. "

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD	03-29-2024
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

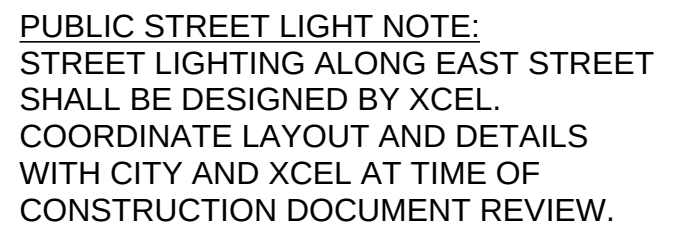
LIGHTING COVER SHEET AND DETAILS	SHEET:	8
SCALE: N.T.S.	DATE:	MAR 29, 2024



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

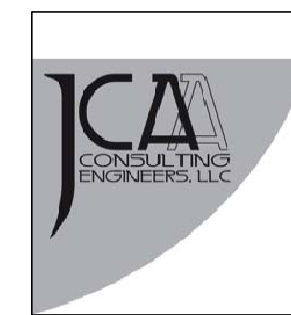
**DESIGN
PRACTICE_INC**
2842 W 44th
Denver CO 80211
www.designpracticedenver.com
info@designpracticedenver.com
PHONE_303 561 3000



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
drive fire lane		2.6 fc	5.8 fc	1.0 fc	5.8:1	2.6:1
east entries		6.4 fc	20.7 fc	2.6 fc	8.0:1	3.2:1
garage lane		3.3 fc	7.5 fc	1.3 fc	5.8:1	2.5:1
parking2		0.9 fc	1.4 fc	0.6 fc	2.3:1	1.5:1
parking4		2.0 fc	3.0 fc	1.2 fc	2.5:1	1.7:1
parking5		1.8 fc	2.5 fc	1.1 fc	2.3:1	1.6:1
parking6		2.6 fc	3.2 fc	1.8 fc	1.8:1	1.4:1
parking 1		1.5 fc	1.9 fc	1.2 fc	1.6:1	1.3:1
parking 3		2.6 fc	3.2 fc	1.8 fc	1.8:1	1.4:1
plaza		2.9 fc	6.5 fc	1.0 fc	6.5:1	2.9:1
sidewalk1		2.1 fc	3.1 fc	1.3 fc	2.4:1	1.6:1
sidewalk2		1.7 fc	5.7 fc	1.0 fc	5.7:1	1.7:1
sidewalk3		1.8 fc	1.8 fc	1.7 fc	1.1:1	1.1:1
sidewalk4		2.4 fc	3.2 fc	1.7 fc	1.9:1	1.4:1

1 SITE PHOTOMETRIC PLAN

SCALE: 1"=30'-0"



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303 985 3260



ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD	03-29-2024
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

PHOTOMETRIC SITE PLAN

SCALE:

SHEET: 9

DATE: MAR 29, 2024

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

**DESIGN
PRACTICE INC**
2842 W 44th
Denver CO 80211
www.designpracticedenver.com
info@designpracticedenver.com
PHONE 303 561 3000

Radean Arm Mount LED Area Luminaire

Crating Number	
Notes	
Typ	

Specifications

EPA: 0.73 ft
(0.05 m)²

Length: 24" (61 cm)

L2 30" (60.96 cm)

Width: 24" (61 cm)

Height: 4" (10.2 cm)

Weight: 29 lbs
(13.15 kg)

Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED					
Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 1,000 Lumens	27K 2700K	SYM Symmetric type V	MVOLT 277 ¹	19K Square pole mounting (includes adapter)
	BD 1,000 Lumens	30K 3000K	AA Asymmetric type V	120 ¹ 347	WBA Round pole mounting
	P1 11,000 Lumens	40K 4000K	BD Backlighting type I	240 ¹ 480	WBA Nail bracket
	AA, AA-BD 16,000 Lumens	50K 5000K		240 ¹	

Control system	Other options	Finish options
Shipped installed HAZAR Light Haz 120-2 enabled ¹ PE Batten (photo) ¹ FAD Field adjustable output ¹	SI Single face ¹ RF Double face ¹ LRO Left oriented optics ¹ RO Right oriented optics ¹	Shipped separately RAL Reverse light ¹ AA, BB 240 ¹
		2000 Black bronze 0000 Black 0010 Natural aluminum 0020 White

Accessories
Options are priced separately.

RODS Rodless (fixed) fixed to white

ROD1 Rodless (fixed) fixed to RCP (gray) finish

ROD2 Rodless (fixed) fixed to RCP (gray) finish

ROD3 Rodless (fixed) fixed to RCP (gray) finish

ROD4 Rodless (fixed) fixed to RCP (gray) finish

ROD5 Rodless (fixed) fixed to RCP (gray) finish

ROD6 Rodless (fixed) fixed to RCP (gray) finish

ROD7 Rodless (fixed) fixed to RCP (gray) finish

ROD8 Rodless (fixed) fixed to RCP (gray) finish

ROD9 Rodless (fixed) fixed to RCP (gray) finish

ROD10 Rodless (fixed) fixed to RCP (gray) finish

ROD11 Rodless (fixed) fixed to RCP (gray) finish

ROD12 Rodless (fixed) fixed to RCP (gray) finish

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ROD79 Rodless (fixed) fixed to RCP (gray) finish

ROD80 Rodless (fixed) fixed to RCP (gray) finish

ROD81 Rodless (fixed) fixed to RCP (gray) finish

ROD82 Rodless (fixed) fixed to RCP (gray) finish

ROD83 Rodless (fixed) fixed to RCP (gray) finish

ROD84 Rodless (fixed) fixed to RCP (gray) finish

ROD85 Rodless (fixed) fixed to RCP (gray) finish

ROD86 Rodless (fixed) fixed to RCP (gray) finish

ROD87 Rodless (fixed) fixed to RCP (gray) finish

ROD88 Rodless (fixed) fixed to RCP (gray) finish

ROD89 Rodless (fixed) fixed to RCP (gray) finish

ROD90 Rodless (fixed) fixed to RCP (gray) finish

ROD91 Rodless (fixed) fixed to RCP (gray) finish

ROD92 Rodless (fixed) fixed to RCP (gray) finish

ROD93 Rodless (fixed) fixed to RCP (gray) finish

ROD94 Rodless (fixed) fixed to RCP (gray) finish

ROD95 Rodless (fixed) fixed to RCP (gray) finish

ROD96 Rodless (fixed) fixed to RCP (gray) finish

ROD97 Rodless (fixed) fixed to RCP (gray) finish

ROD98 Rodless (fixed) fixed to RCP (gray) finish

ROD99 Rodless (fixed) fixed to RCP (gray) finish

ROD100 Rodless (fixed) fixed to RCP (gray) finish

NOTES

- 2700K and 3000K may require extended lead times.
- ROD101 driver supports any low voltage (below 120-277V) 50/60 Hz, Single Phase 0-10V dimming, 120-277V 3-wire output. See RCP (gray) page 100-101 for more information.



Radean Post Top LED Area Luminaire

Catalog Number
 Finish
 Type







Specifications

EPA: 1.02 ft²
(0.105 m²)

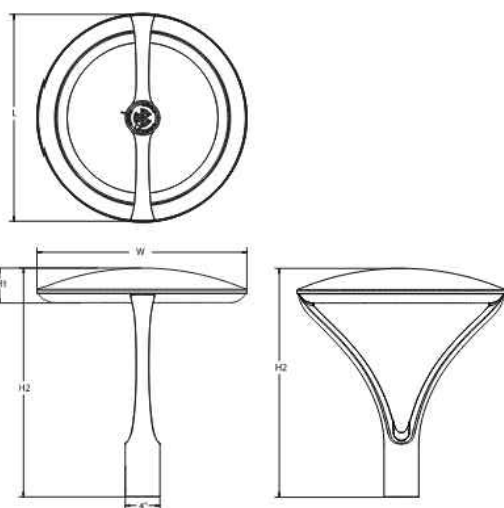
Length: 24"
(61cm)

Width: 24"
(61cm)

H1 Luminaire Height: 4"
(10.16cm)

H2 Luminaire Height: 62"
(158.42cm)

Weight: 38lbs
(17.24kg)



Introduction

The architecturally inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms reflect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual context to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Ordering Information

RADPDT		EXAMPLE: RADPT LED P3 30K SYM MVOLT P4 PE DNAXD			
Seller	Performance package	Color temperature	Distribution	Voltage	Mounting system
RADPDT	P1 3,000 Lumens 4,000 Lumens P2 6,000 Lumens P3 10,000 Lumens P4 15,000 Lumens	27K 2700K 30K 3000K 40K 4000K 50K 5000K	Sym Symmetric type Asym Asymmetric type PRTR Projector type III	MVOLT 277V 120 120V 240 240V	PLC Slips into a 4" CD round metal post MAVOLT Slips onto a 1/8" diameter round (1" full mounting post) RA0725 Slips onto a 2 7/8" diameter round (1" full mounting post)

Control options	Other options	Shipped installed	Finish
Shipped installed NTR20 eLectro 2.0 enabled ¹ PE Pedestrian friendly ¹ FAO Field adjustable support ¹	SF Single face ¹ DB Double face ¹ R50 Round optics ¹	Shipped installed H5 Housecode shield ¹	DRBK Dark bronze DRBK Black DNAL Natural aluminum DNWHT White DRBK Dark bronze DRBK Black DNAL Natural aluminum DNWHT White



COMMERCIAL OUTDOOR

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One Lithonia Way • Cary, Georgia 30012 • Phone 1-800-755-5376 (US) • www.lithonia.com

PHOTO: JEFFREY M. HARRIS

PHOTO: JEFFREY M. HARRIS



WDGE LED

Architectural Wall Sconce

Precision Reflective Optic

Color Rendering Index	90
Beam Angle	30°
Life	50,000 hours
Temp	30°C



DLC E17



DLC E18



UL E18



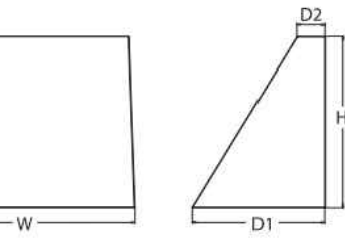
ETL E18



BAA

Specifications

Depth (D1): 7"
 Depth (D2): 1 1/2"
 Height: 9"
 Height: 11 5/8"
 Weight: 13.5 lbs
 (without optional)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accessible shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE® with industry leading precision reflective optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE becomes the ideal wall-mounted lighting solution for pedestrian safety applications in any environment.

WDGE LED Family Overview

Luminaire	Optic	Standard, 18° x 3°	Cold-DM, 30° x 3°	Sensor	Approximate Lumens (Output, ETC®)								
					P1	P2	P3	P4	P5	P6	P7	P8	P9
WDGE1 LED	Visual Comfort	4W				750	1,200	2,000	—	—	—	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standard / night	—	1,200	2,000	3,000	4,500	6,000	—	—	—
WDGE2 LED	Precision Reflective	10W	10W	Standard / night	700	1,200	2,000	3,200	4,200	—	—	—	—
WDGE3 LED	Precision Reflective	15W	10W	Standard / night	—	7,500	8,500	10,000	12,000	—	—	—	—
WDGE4 LED	Precision Reflective	—	—	Standard / night	—	12,000	16,000	18,000	20,000	22,000	25,000	—	—

Ordering Information

Series	Package	Color Temperature	CR	Distribution	Voltage	Mounting
D1 D2 D3 D4	211	21K	2500K	2100K	115	Must be 1" x 1 1/2" square mounting block 1" x 1 1/2" square mounting block 1" x 1 1/2" square mounting block 1" x 1 1/2" square mounting block
	P1	21K	4000K	2100K	120V	
	P2	21K	4000K	2100K	120V	
	P3	21K	4000K	2100K	120V	
D5 D6	211	21K	2500K	2100K	115	Must be 1" x 1 1/2" square mounting block 1" x 1 1/2" square mounting block 1" x 1 1/2" square mounting block 1" x 1 1/2" square mounting block
	P1	21K	4000K	2100K	120V	
D7 D8	211	21K	2500K	2100K	115	Must be 1" x 1 1/2" square mounting block 1" x 1 1/2" square mounting block 1" x 1 1/2" square mounting block 1" x 1 1/2" square mounting block
	P1	21K	4000K	2100K	120V	

Shipped separately

AWB Surface-mounted wall span
AWB Surface-mounted wall span, left and right arm only. (See chart for 1/2" per foot bin available.)

Options

ETN08 Emergency battery backup. Certified in CA. 20 MAx300 (1000, 2° x 10°)

ETN09 Emergency battery backup. Certified in CA. 20 MAx300 (1000, 2° x 10°)

PE2 Photo, Batten Type

PE3 10' down-rope with pulley system. (See chart for use with all optional sensors, accessories.)

BCE Battery-backed alarm (BB08). Total of twenty pieces.

BAI Bottom Activation Control

Standard Sensor-Controls

PR1 18" (457mm) motion sensor with 15° mounting height. Intended for use on switched controls with external dusk to dawn switching.

PR2 18" (457mm) motion sensor with 15° mounting height. Intended for use on switched controls without dusk to dawn switching.

PRETCN 18" (457mm) motion sensor with 15° mounting height with photo-eye programmed for dusk to dawn operation.

PRETSCV 18" (457mm) motion sensor with 15° mounting height with photo-eye programmed for dusk to dawn operation.

Networked Sensor-Controls

NETWRD PR1 48" (1219mm) wireless with 14" (355mm) mounting sensor with 15° mounting height.

NETWRD PR2 48" (1219mm) wireless with 14" (355mm) mounting sensor with 15° mounting height.

See page 9 for networked accessory.

Access

DB02 Dark bronze

DB03 Dark bronze

DB04 Natural aluminum

DB05 White

DB06 Carbon

DB07 Forward dark bronze

DB08 Forward dark bronze

DB09 Forward white

DB10 Natural natural aluminum

DB11 Natural white

DB12 Natural white



COMMERCIAL OUTDOOR

One Lithonia Way • Cary, Georgia 30012 • Phone 1-800-755-5178 • www.lithonia.com

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WDGE LED
 W-110715

RADBE BOLLARD

LED Site Luminaire

Catalog Number
 Status
 Type

Specifications

Diameter: $\varnothing = 25"$
 (203.84mm)

Height: $H = 41.5"$ Standard
 (105.41cm)

Weight: 200lb
 (90.70kg)

Introduction

The RADBE Bollard LED is an award winning, energy-saving, long-life bollard designed to perform the way a bollard should.

The RADBE Bollard LED lighting construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

17.75(457)

Ordering Information

RADBE LED		EXAMPLE: RADBE P4 30K SYM MBTLS BCCDNATXD DBLX									
Series	Performance Package	Color temperature	Distribution	Voltage	Control system	Bollard Top mounted					
WELLT	P1	2700 K	GO	120V	MBTLS	Slipped installed	Slip Top	Tall Top			
GC	FF	3000 K	FF	120V	FE	1" Polycarbonate, clear lens type	ST02WWD	Slip top, painted to match shaft	Tall top painted to match shaft		
	FF	4800 K	FF	240V	DWG	4" UV Durable acrylic lens (not included)	ST02WWD	Slip top, white	TT02BBD		
	FF	4800 K	FF	277V	ETWEN	Energy Saving, battery back-up (not included)	ST02WWD	Slip top, black	TT02BBD		
	FF	5000 K	5000 K	480	ETWEN	Energy Saving, battery back-up (not included)	ST02WWD	Slip top, dark bronze	TT02BBD		
					ISO	Field adjustable remote	ST02BBD	Slip top, dark bronze	TT02BBD		
					PR	Manual remote 5-to-100'	ST02WWD	Slip top, natural aluminum brushed	TT02WWD		
							ST02WWD	Slip top, natural aluminum brushed	TT02WWD		
							ST02WWD	Slip top, white brushed	TT02WWD		

Bollard Colors (continued)

Bollard Colors (continued)	Flat Colors	Other options	Finish request
Deep Green		8244* 3" steel height	5000D Dark bronze
BCCWDD Deep crown, painted to match shaft	BCF Flat crown, painted to match shaft	8800* 3" steel height	7000D Black
BCCWWD Deep crown, white	BCCBBD Flat crown, black brushed	8800* 3" steel height	8000D Natural aluminum
BCCWBD Deep crown, black	BCCWBD Flat crown, black	LIBL Without anodizing	9000D Silver
BCCBWD Deep crown, black brushed	BCC90WTD Flat crown, dark bronze brushed		9000D Silver
BCCBTD Deep crown, dark bronze brushed	BCC90BBD Flat crown, dark bronze		9000D Silver
BCCBWD Deep crown, black brushed	BCC90BBD Flat crown, natural aluminum brushed		9000D Silver
BCCWTD Deep crown, natural aluminum brushed	BCC90WTD Flat crown, natural aluminum brushed		9000D Silver
BCCWTD Deep crown, natural aluminum	BCC90WTD Flat crown, white brushed		9000D Silver
BCCWBD Deep crown, white brushed	BCC90WTD Flat crown, white		9000D Silver

Accessories

Accessories	Ordering information
RABR4S Anchor bolt (4)	PR RADBE 200' (57.91m) 4" Base with all 4 top caps
RABMR 400SD 4" Reinforced anchor bolt covers (4)	ETWEN Emergency top anvil

NOTES

- PR only available in 5' and 10' distribution.
- ASTM for only two fluorescent pendant down in higher crown crown is generally available on the 374-4" standard product.
- PR not available with 2000 K or 5000 K.
- ETWEN and PR only available with B7S.
- ETWEN and PR only available in flat height. Not available with H24 or H30.
- PR not available with ETWEN.
- ETWEN is available with 30V or 40V.
- Architectural and custom colors available. Additional lead times and cost may apply.
- 4" height is standard. 100, 150 and 180 inch have larger versions.

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RA03-13

Rev. 03/2012

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
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4	PRELIMINARY PUD	08-10-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

SCALE: N.T.S.

DATE: MAR 29, 2024



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

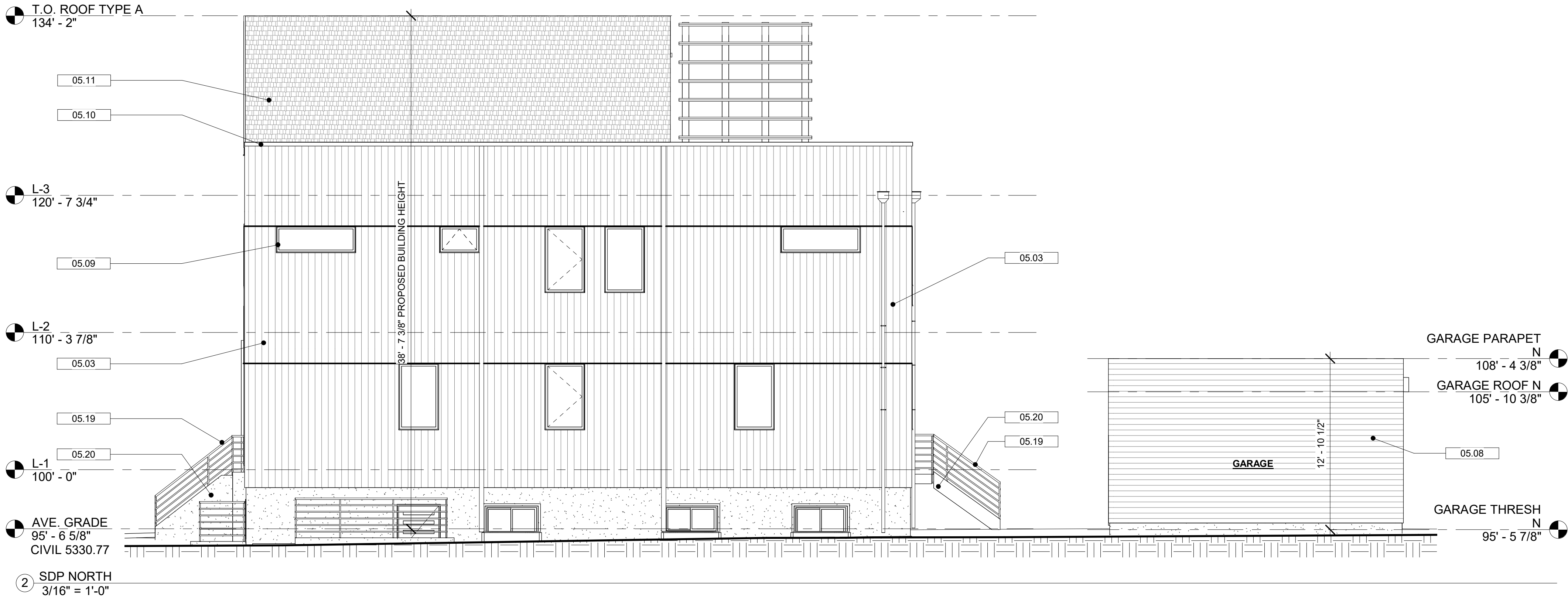
EAST ST VILLAGE

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE_INC
2842 W 44th
Denver CO 80211
www.designpracticedenver.com
info@designpracticedenver.com
PHONE_303 961 3000

TH TYPE 1 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 15 FOR ADDITIONAL
MATERIAL PALETTES OF THE TH TYPE 1
BUILDINGS.

PUD ELEVATION KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORZ - IRONSTONE
05.03	VESTA 5" STEEL PLANK SIDING - VERT - WHITE
05.07	5" SHIPLAP CEDAR SIDING - NATURAL STAIN
05.08	HARDIPLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FLASHING OVER 1X4 FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.14	CEMENTITIOUS RAISED WALL DETAIL PTD- CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAIR W/CONCRETE TREADS - BLACK
05.21	SKYLIGHT
05.26	VESTA DRIP CAP STARTER FLASHING - WHITE
05.27	VESTA DRIP CAP OVER UTILITY TRIM REVEAL - WHITE



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5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

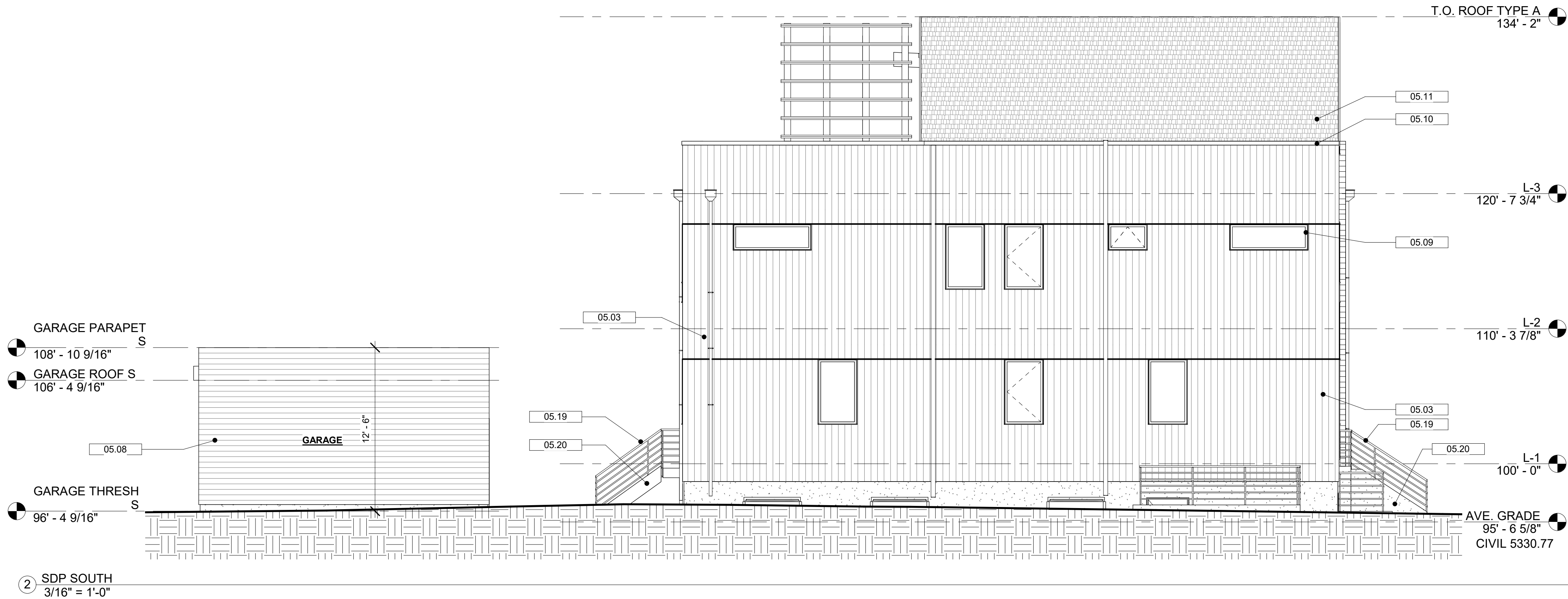
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05.03	VESTA 5" STEEL PLANK SIDING - VERT - WHITE
05.07	5" SHIPLAP CEDAR SIDING - NATURAL STAIN
05.08	HARDIPLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FLASHING OVER 1X4 FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.14	CEMENTITIOUS RAISED WALL DETAIL PTD- CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAIR W/CONCRETE TREADS - BLACK
05.21	SKYLIGHT
05.26	VESTA DRIP CAP STARTER FLASHING - WHITE
05.27	VESTA DRIP CAP OVER UTILITY TRIM REVEAL - WHITE



① SDP WEST
3/16" = 1'-0"

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6	FINAL PUD	01-19-2024			

TH TYPE 1 - ELEVATIONS

SCALE:

SHEET: 12

DATE: MAR 29 2024

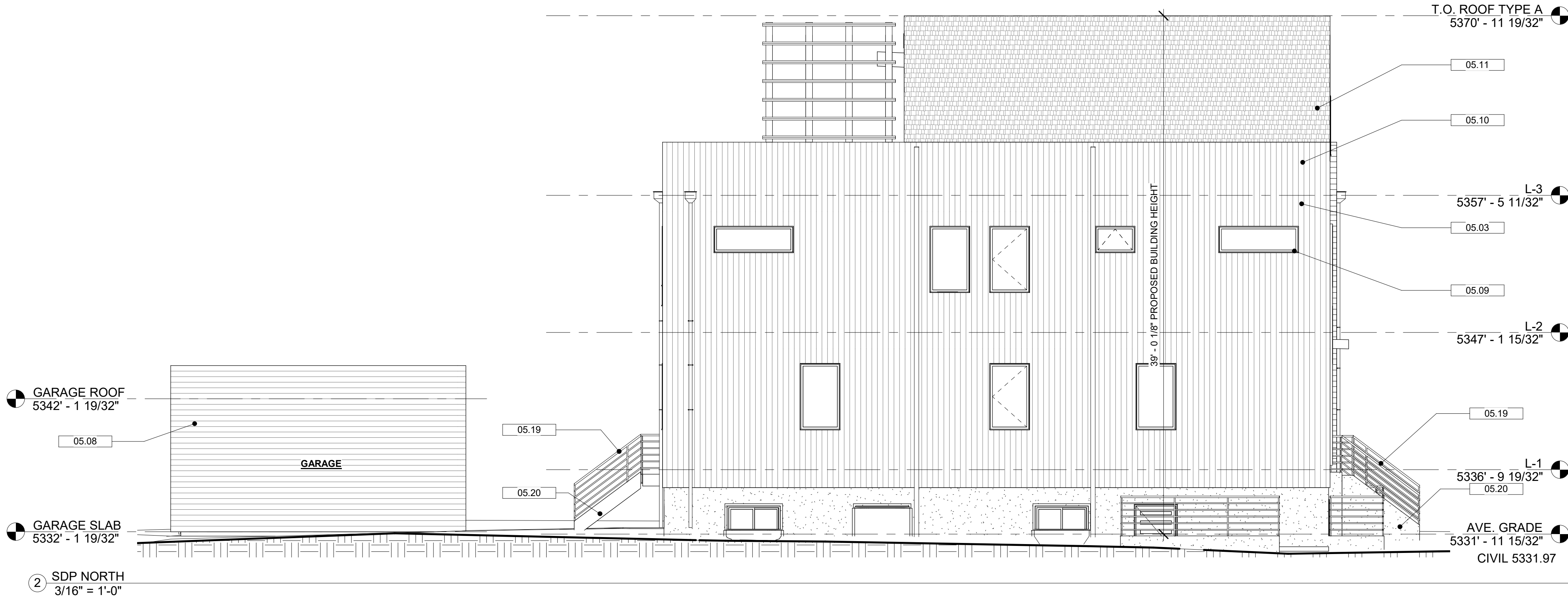
EAST ST VILLAGE

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TH TYPE 2 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 15 FOR ADDITIONAL
MATERIAL PALETTES OF THE TH TYPE 1
BUILDINGS.

PUD ELEVATION KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORZ - IRONSTONE
05.03	VESTA 5" STEEL PLANK SIDING - VERT - WHITE
05.07	5" SHIPLAP CEDAR SIDING - NATURAL STAIN
05.08	HARDPLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FLASHING OVER 1X4 FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAIR W/CONCRETE TREADS - BLACK
05.21	SKYLIGHT
05.25	RAISED WINDOW ACCENT - BLACK



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6	FINAL PUD	01-19-2024			

TH TYPE 2 - ELEVATIONS

SCALE:

SHEET: 13

DATE: MAR 29 2024

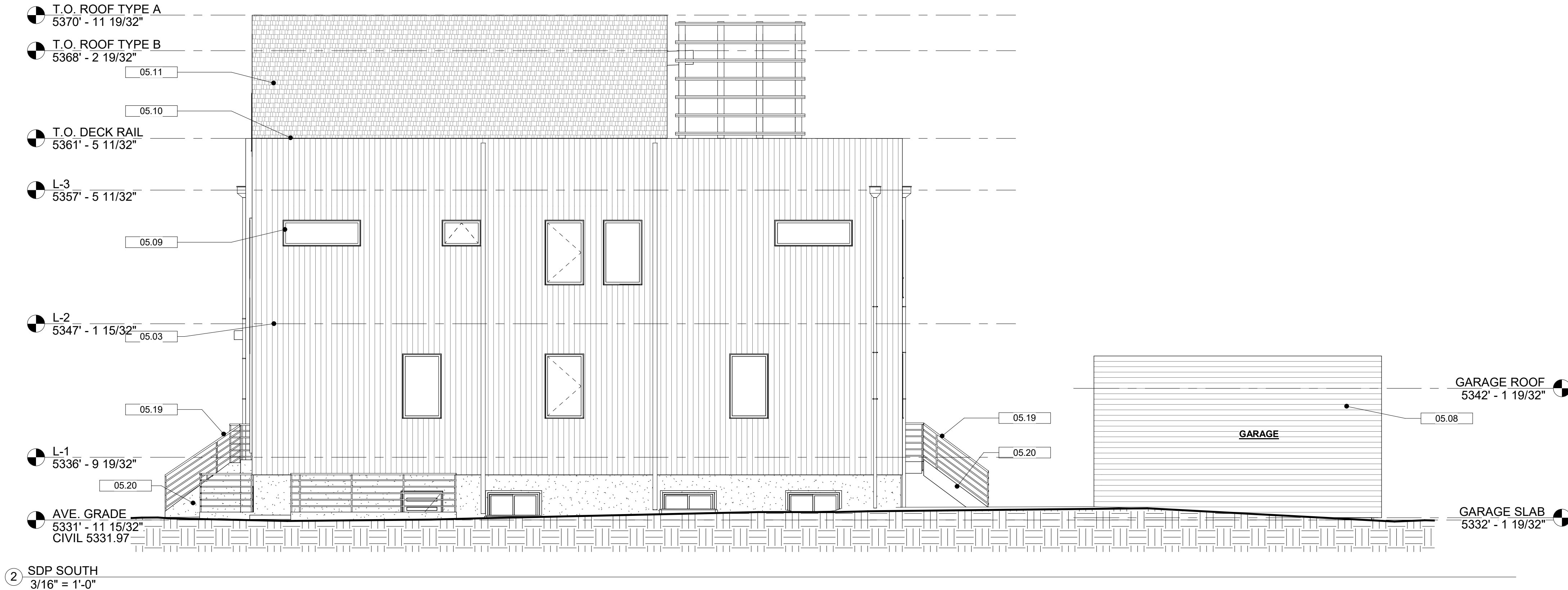
EAST ST VILLAGE

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TH TYPE 1 MATERIAL PALETTE 'A'
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MATERIAL PALETTES OF THE TH TYPE 1
BUILDINGS.

PUD ELEVATION KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORZ - IRONSTONE
05.03	VESTA 5" STEEL PLANK SIDING - VERT - WHITE
05.07	5" SHIPLAP CEDAR SIDING - NATURAL STAIN
05.08	HARDIPLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FLASHING OVER 1X4 FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAIR W/CONCRETE TREADS - BLACK
05.21	SKYLIGHT



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TH TYPE 2 - ELEVATIONS

SCALE:

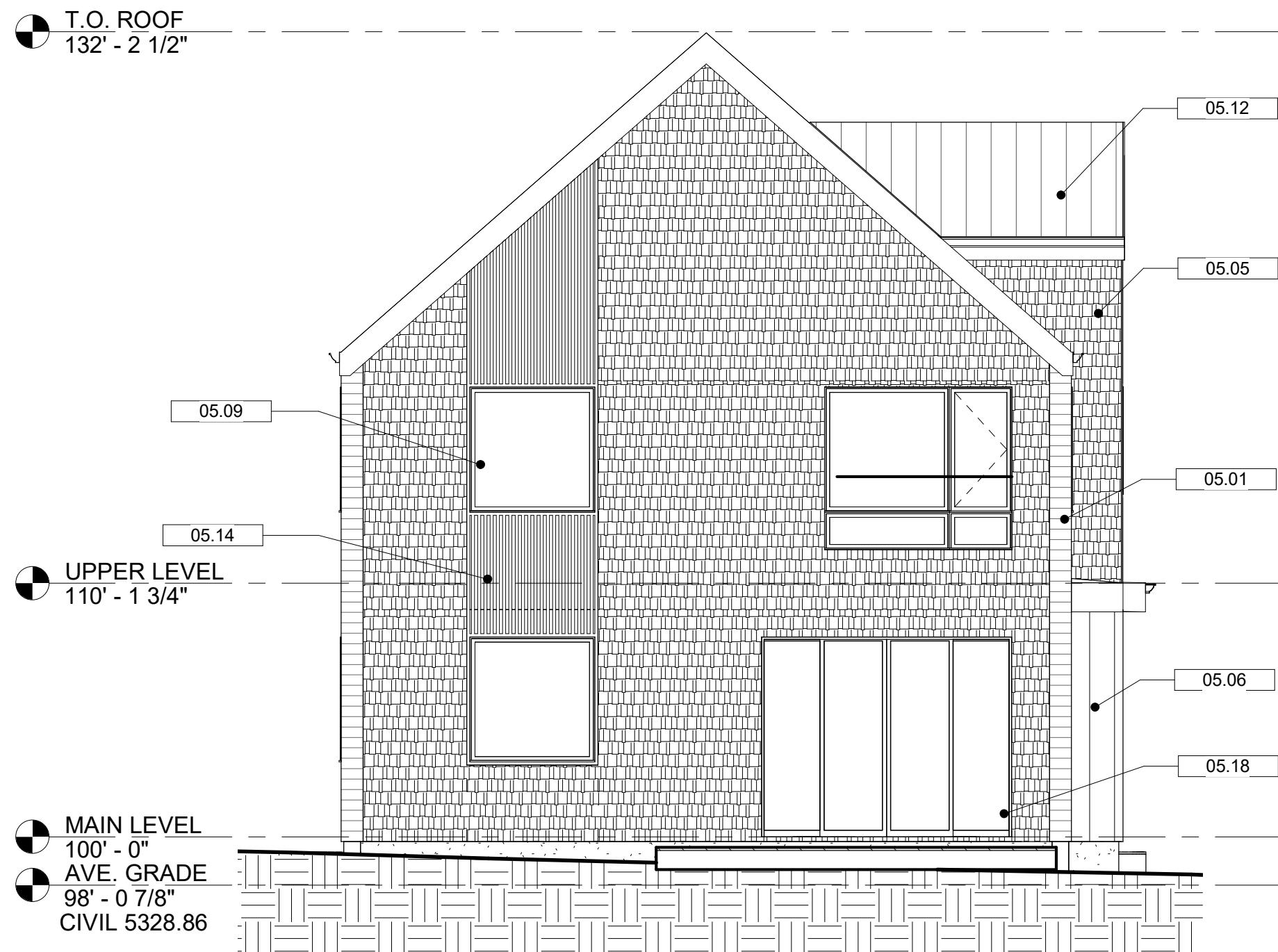
SHEET: 14

DATE: MAR 29 2024

EAST ST VILLAGE

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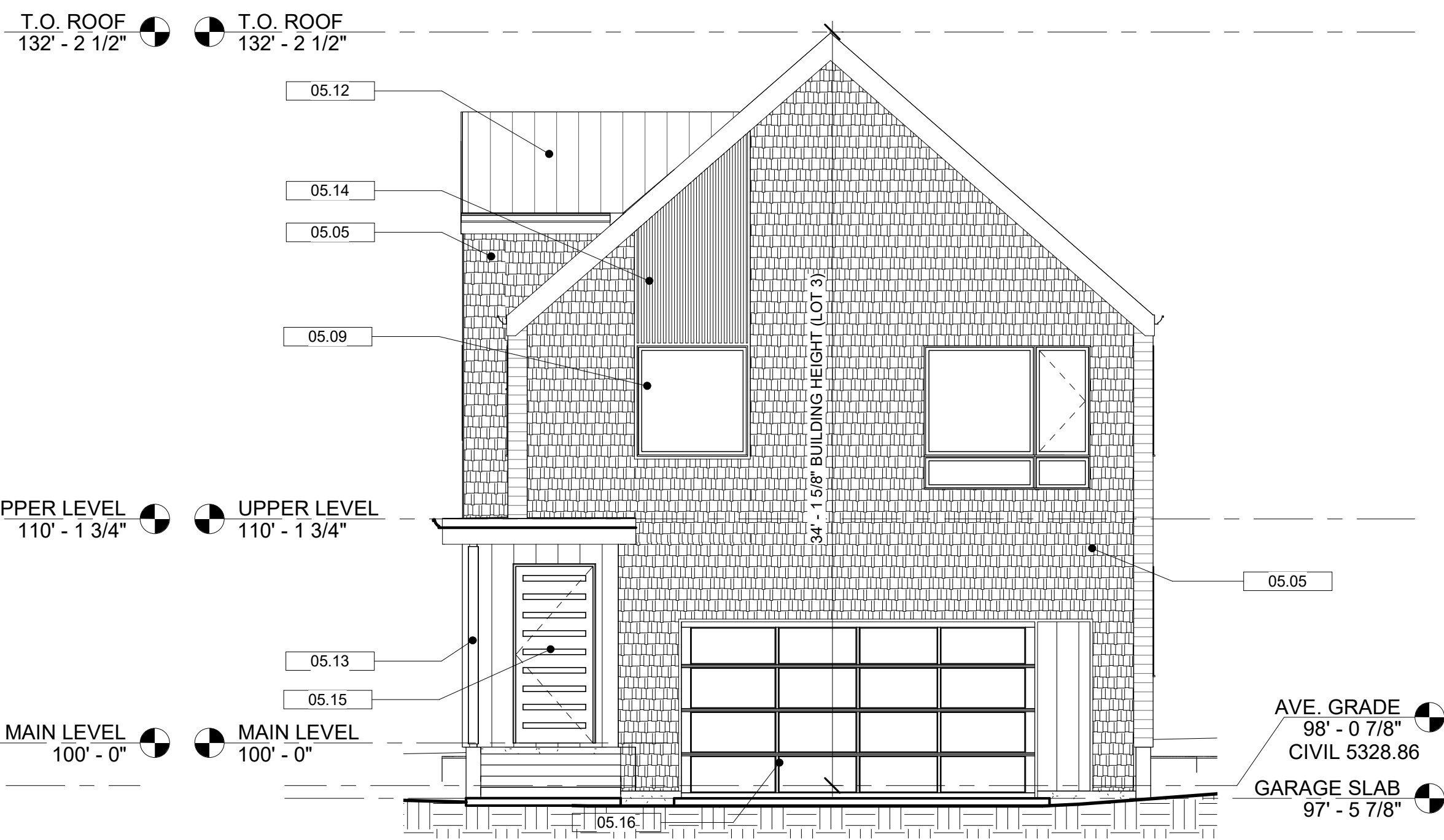
④ SDP - SOUTH ELEVATION
3/16" = 1'-0"



③ SDP - EAST ELEVATION
3/16" = 1'-0"



② SDP - WEST ELEVATION
3/16" = 1'-0"



① SDP - NORTH ELEVATION
3/16" = 1'-0"

SFR TYPE 1 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 14 FOR ADDITIONAL
MATERIAL PALETTES OF THE SFR TYPE 1
UNITS.

PUD MATERIALS	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORZ - IRONSTONE
05.05	CEMENTITIOUS SHINGLE SIDING - BM 188
05.06	12" SANDING SEAM METAL SIDING - CHARCOAL
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FLASHING OVER 1X4 FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.12	12" STANDING SEAM METAL ROOFING - CHARCOAL
05.13	PTD WOOD SCREEN ENTRY SCREEN - CHARCOAL
05.14	CEMENTITIOUS RAISED WALL DETAIL PTD- CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.16	GLAZED OVERHEAD GARAGE DOOR - BLACK
05.18	COMPOSITE SLIDING DOOR - BLACK

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SFR TYPE 1 - ELEVATIONS

SCALE:

SHEET: 15

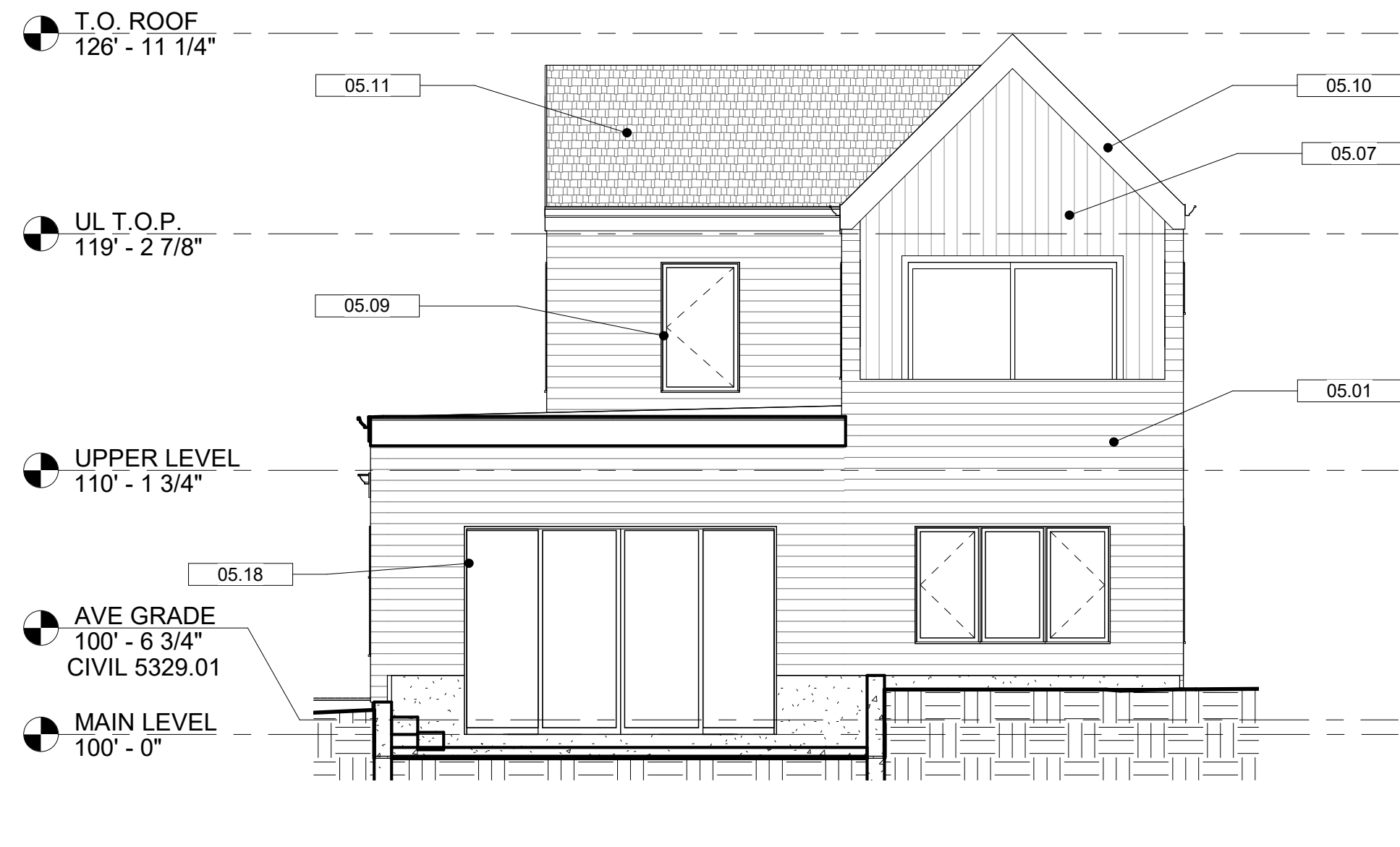
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PUD KEYNOTES	
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05.07	5" SHIPLAP CEDAR SIDING - NATURAL STAIN
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05.13	PTD WOOD SCREEN ENTRY SCREEN - CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.16	GLAZED OVERHEAD GARAGE DOOR - BLACK
05.18	COMPOSITE SLIDING DOOR - BLACK



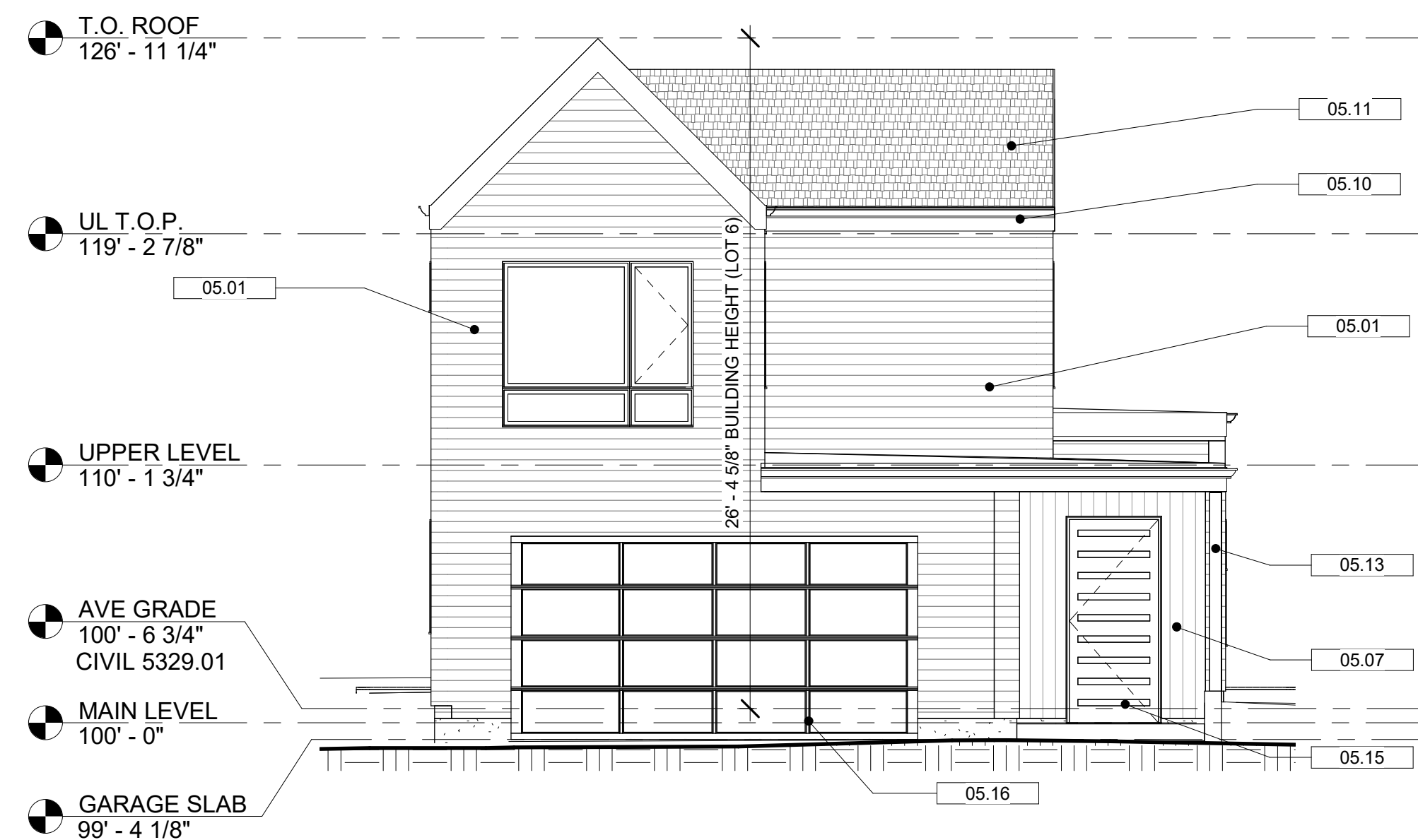
4 SDP - NORTH ELEVATION (REFERENCE LOT 4)
3/16" = 1'-0"



3 SDP - WEST ELEVATION (REFERENCE LOT 4)
3/16" = 1'-0"



② SDP - EAST ELEVATION (REFERENCE LOT 4)
3/16" = 1'-0"



1 SDP - SOUTH ELEVATION (REFERENCE LOT 4)
3/16" = 1'-0"

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6	FINAL PUD	01-19-2024			

SFR TYPE 2 - ELEVATIONS

SCALE:

SHEET: 16

DATE: MAR 29 2024