

GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION

THE EASTERLY 95.00 FEET OF LOTS 5 AND 6, AND THE EASTERLY 95.00 FEET OF THE SOUTH 1/2 OF LOT 4, EXCEPT THE NORTHERLY 12.00 FEET OF SAID EASTERLY 95.00 FEET OF THE SOUTH 1/2 OF LOT 4, BLOCK 3, TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE WESTERLY LINE OF BLOCK 3, TOWN OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, SAID LINE BEARING S00°04'09"E AND BEING MONUMENTED AS SHOWN HEREON.

BENCHMARK

BOULDER COUNTY BENCH MARK LL 16D 2-1/2" BRASS CAP NW CORNER OF STORM INLET AT SW CORNER OF MAIN STREET AND SPRUCE STREET. ELEV. = 5338.16 (NAVD88)

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

PROJECT DESCRIPTION

RENOVATE AND EXPAND EXISTING BUILDING TO ACCOMMODATE A NEW INDOOR VIRTUAL GOLF FACILITY WITH BAR AND LIGHT FOOD SERVICE. REMOVE EXISTING OUTDOOR GAS PUMPS AND CONSTRUCT NEW MINIATURE GOLF FACILITY.

PROJECT HISTORY

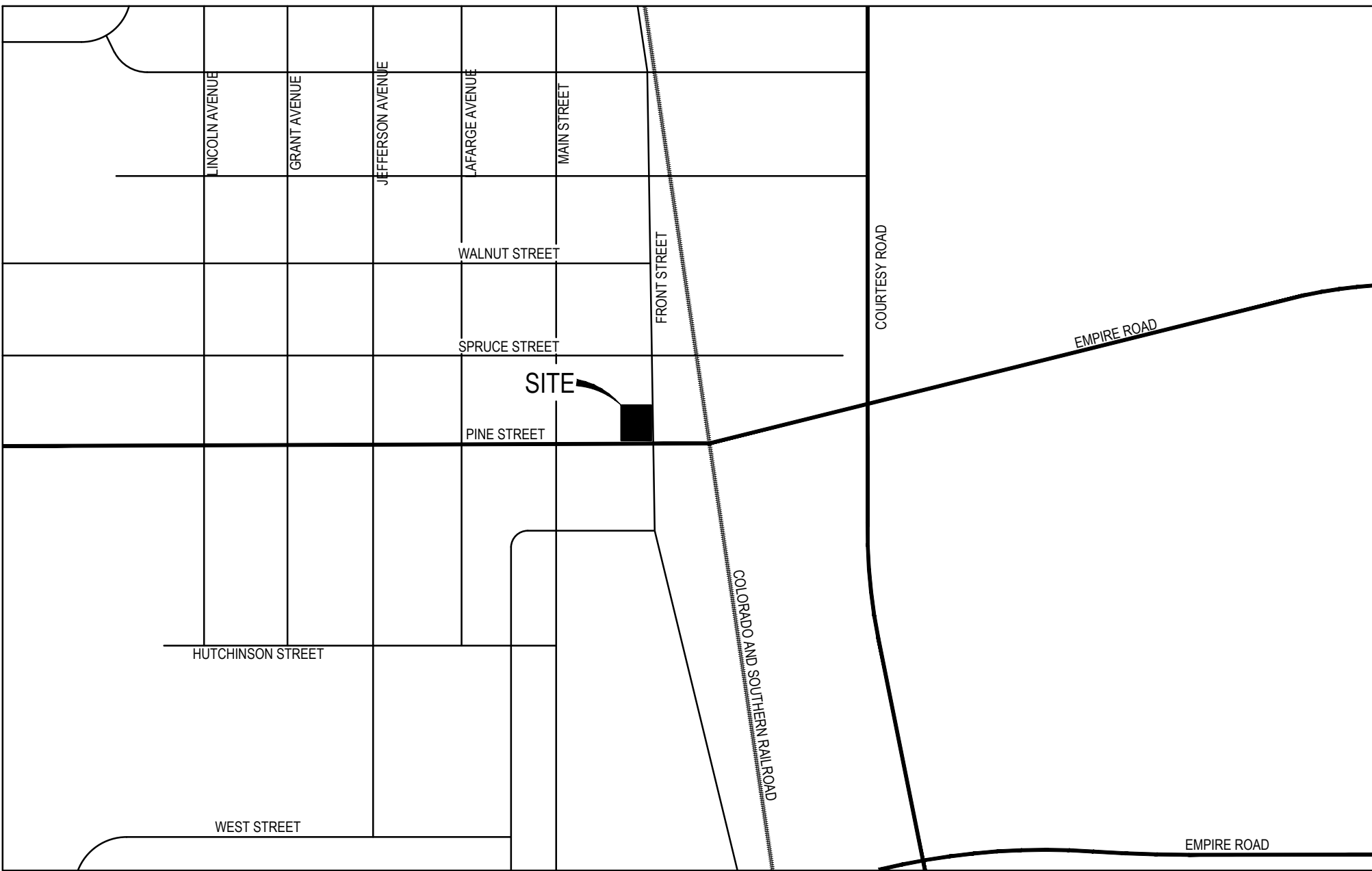
PREVIOUSLY APPROVED AS A GAS STATION UNDER GEORGE OIL CO SITE PLAN APPROVED OCTOBER 21, 1986.

NOTES

ALL LIGHTING ASSOCIATED WITH THE OUTDOOR EATING AND DRINKING USE SHALL BE DOWNCAST, SHIELDED, OR OF A BRIGHTNESS AND TEMPERATURE THAT DOES NOT CREATE A NUISANCE TO SURROUNDING PROPERTIES AND RIGHTS-OF-WAY.

- THE PROPOSED STRING LIGHTS AT 7W AND 2500K WILL MEET THE STANDARD.

AMPLIFIED MUSIC SHALL NOT BE USED BETWEEN THE HOURS OF 10:00PM AND 8:00AM



VICINITY MAP

SCALE: 1" = 500'

SITE DATA TABLE

SITE ZONING		
COMMERCIAL COMMUNITY (CC) GEORGE OIL SPECIAL REVIEW USE DOWNTOWN DESIGN STANDARDS AND GUIDELINES (DDSG)		
SITE AREA	AREA	PERCENT
GROSS SITE AREA	9,951 SF / 0.2284 AC	100.0%
BLDG. COVERAGE	2,608 SF	26.2%
SIDEWALKS AND PAVEMENT	5,354 SF	53.8%
LANDSCAPING	1,989 SF	20.0%
BUILDING STANDARDS		
	STANDARD	PROPOSED
BUILDING HEIGHT (MAX)	45'	24'
BUILDING COVERAGE F.A.R. (MAX)	N/A	0.259
FRONT BUILDING - SOUTH	N/A	48.5'
REAR BUILDING - NORTH	N/A	2.5'
SIDE BUILDING - EAST	N/A	16.3'
SIDE BUILDING - WEST	N/A	4.2'
PARKING		
	REQUIRED	PROVIDED
	EXISTING BUILDING 1,848 SF 1 SPACE PER 500 SF ADDITION AREA EXEMPT	
	1,848SF / 500 = 4 REQUIRED	FEE IN LIEU OF SPACES
	N/A	2 BIKE RACKS

ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315
LITTLETON, CO 80128
(303) 232-8088
CONTACT: JERRY W. DAVIDSON, P.E.
J.DAVIDSON@PERCEPTIONDESIGNGROUP.COM

LANDSCAPE ARCHITECT

SEVEN 29 DESIGN
5856 S. LOWELL BLVD, UNIT 3#260
LITTLETON, CO 80123
(303) 883-3278
CONTACT: CHRIS MARCH
CMARCH@SEVEN29DESIGN.COM

LIGHTING ENGINEER

BRIAN'S ELECTRIC LLC
1410 WEBSTER AVENUE
FORT COLLINS, CO 80524
(970) 443-9179
CONTACT: TERRY ENKE
TERRYBRIANSELECTRIC@GMAIL.COM

OWNER

947 PINE ST LLC
270 SAINT PAUL ST STE 200
DENVER, CO 80206-5133
720-540-8276
CONTACT: DANNY GRYZMALA
DGRYZMALA@A-1CHIPSEAL.COM

ARCHITECT

STUDIO DH ARCHITECTURE
1300 JACKSON STREET, SUITE 200
GOLDEN, CO 80401
303-458-9664
CONTACT: ROB DAVIS
ROB@STUDIO-DH.US

SURVEYOR

BOUNDARY BOYS LLC
P.O. BOX 2441
HARKER HEIGHTS, TX 76548
PHONE: 303-709-7899
BOUNDARYBOYS@REAGAN.COM

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD.
WITNESS MY / OUR HAND(S) SEAL(S) THIS _____ DAY OF _____, 20 _____

OWNER NAME AND SIGNATURE _____

NOTARY NAME _____

SEAL _____

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO.

CITY COUNCIL CERTIFICATE

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

BY _____
MAYOR

BY _____
CITY CLERK

ORDINANCE FROM RESOLUTION NO. _____, SERIES _____

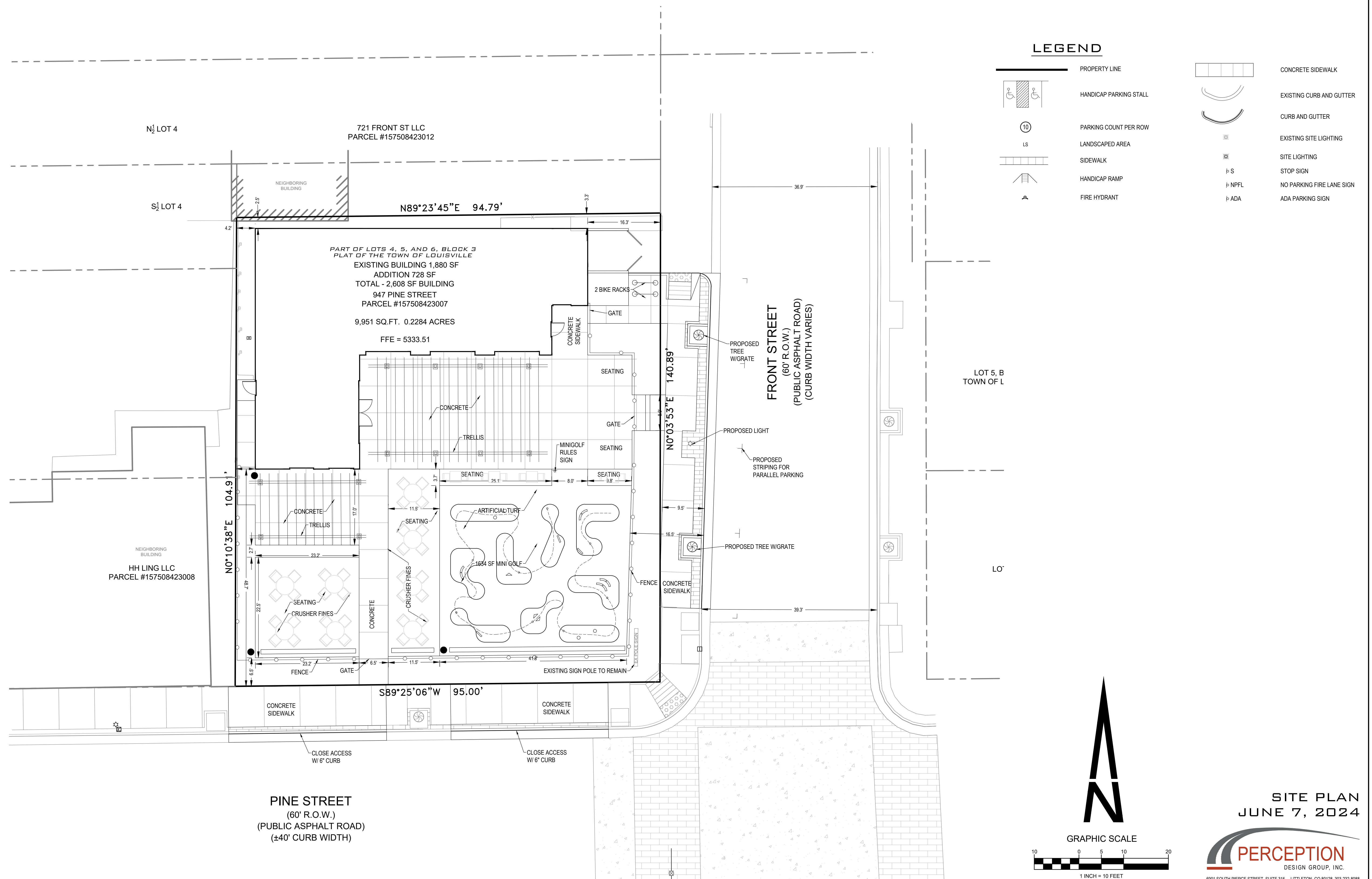
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COVER SHEET
MARCH 1, 2024

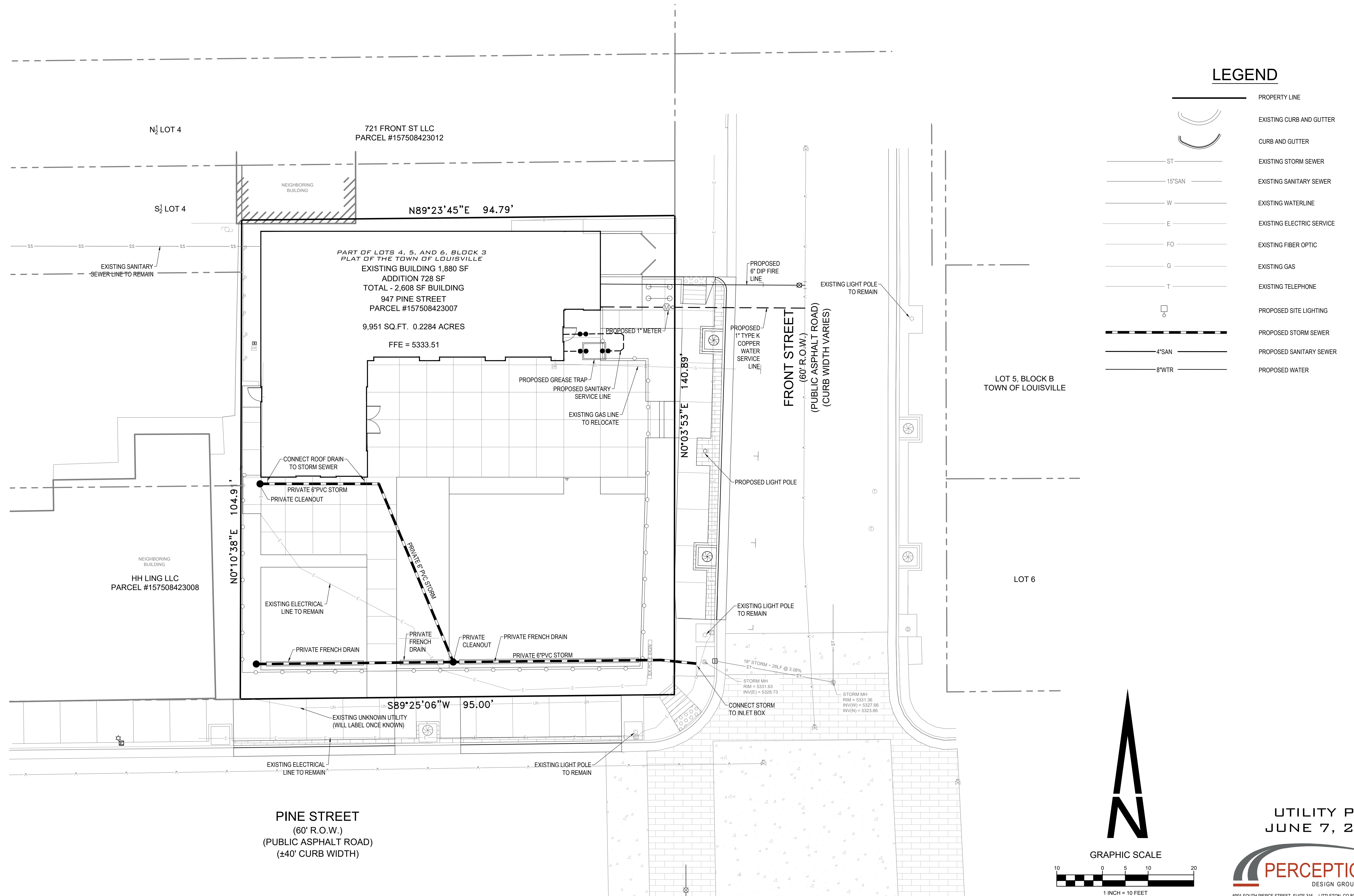


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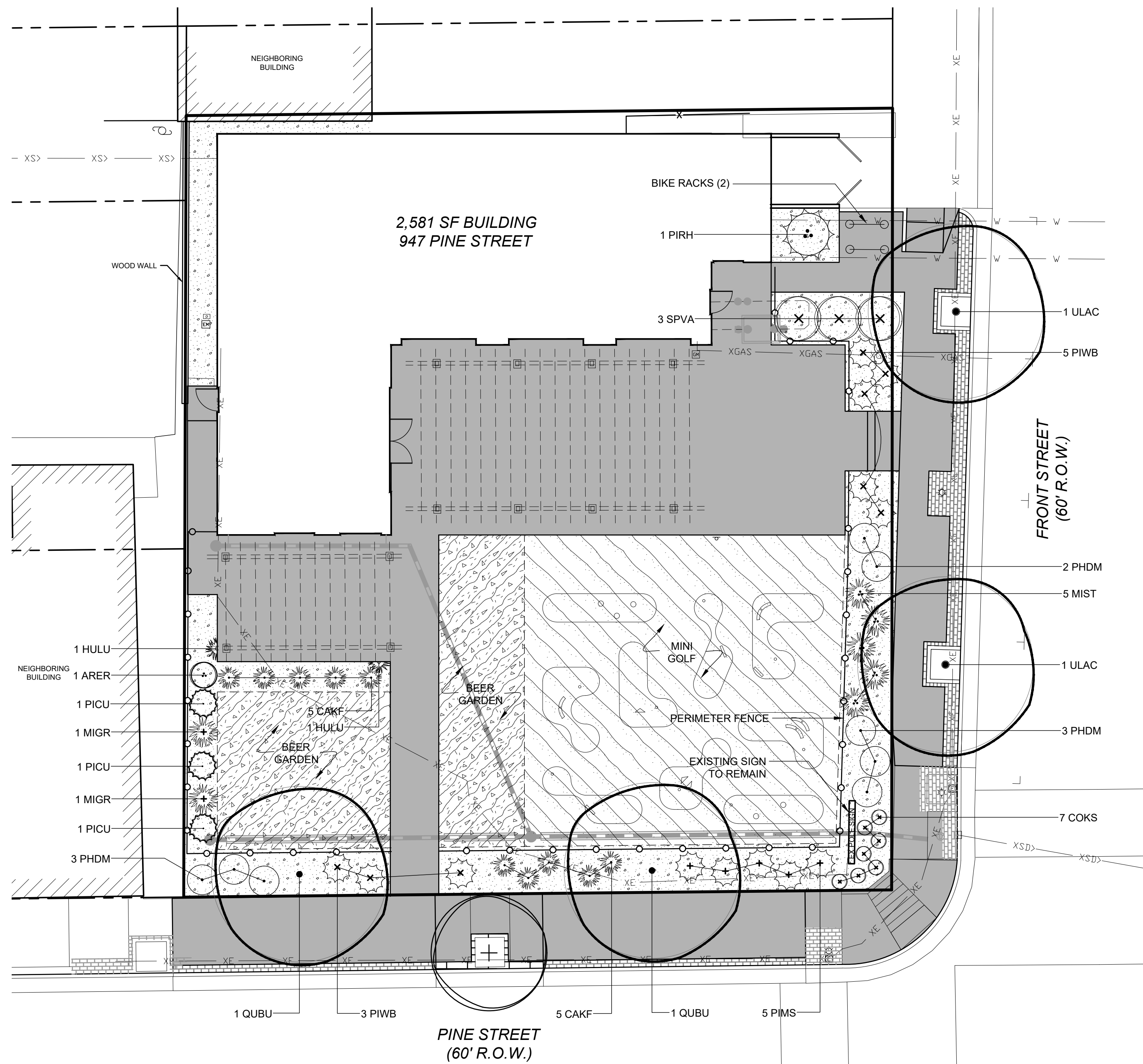


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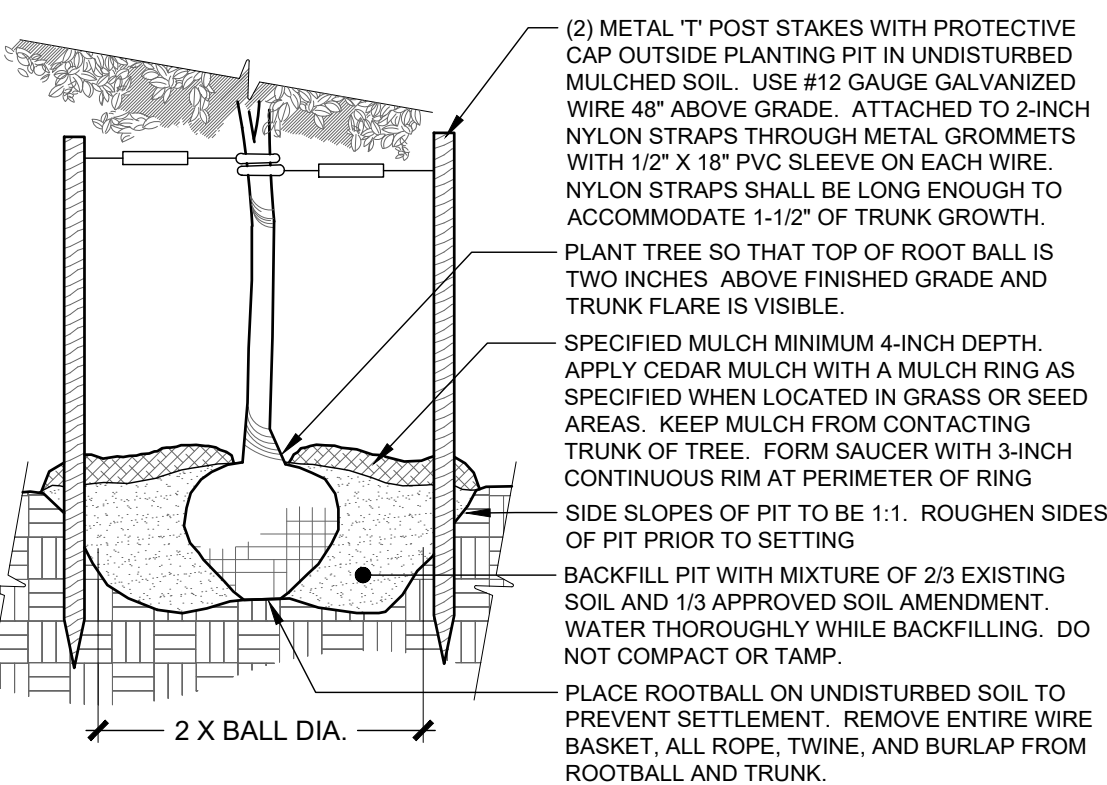
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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
QUBU	2	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	2"	CAL
ULAC	2	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2"	CAL
EVERGREEN TREES						
PICU	3	PICEA ABIES 'CUPRESSINA'	FASTIGIATE NORWAY SPRUCE	20 GAL		5'-6'
DECIDUOUS SHRUBS						
ARER	1	ARONIA ARBUTIFOLIA 'ERECTA'	UPRIGHT RED CHOKEBERRY	5 GAL		
COKS	7	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL		
PHDM	8	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	5 GAL		
SPVA	3	SPIRAEA X VANHOUTTEI	SPIREA VANHOUTTEI	5 GAL		
EVERGREEN SHRUBS						
PIRH	1	PICEA PUNGENS 'RH MONTGOMERY'	RH MONTGOMERY SPRUCE	5 GAL		
PIMS	5	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL		
PIWB	8	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE	5 GAL		
ORNAMENTAL GRASS						
CAKF	10	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		
MIGR	2	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL		
MIST	5	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	5 GAL		
VINES						
HULU	2	HUMULUS LUPULUS	COMMON HOP	5 GAL		

SIZE NOTE: ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.

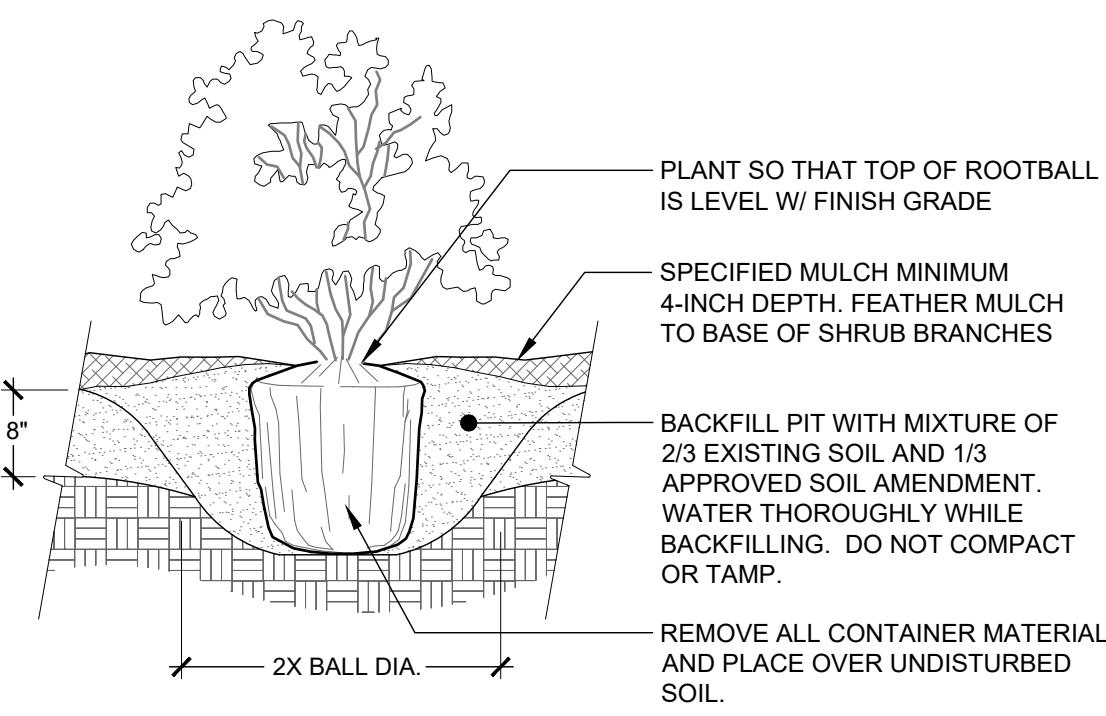


NOTES:
1. SET TRUNK PLUMB. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING. KEEP CROWN SHAPE TYPICAL OF SPECIES.
2. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
3. REFER TO PLANTING NOTES/SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

1 DECIDUOUS TREE PLANTING

NTS

329300-02

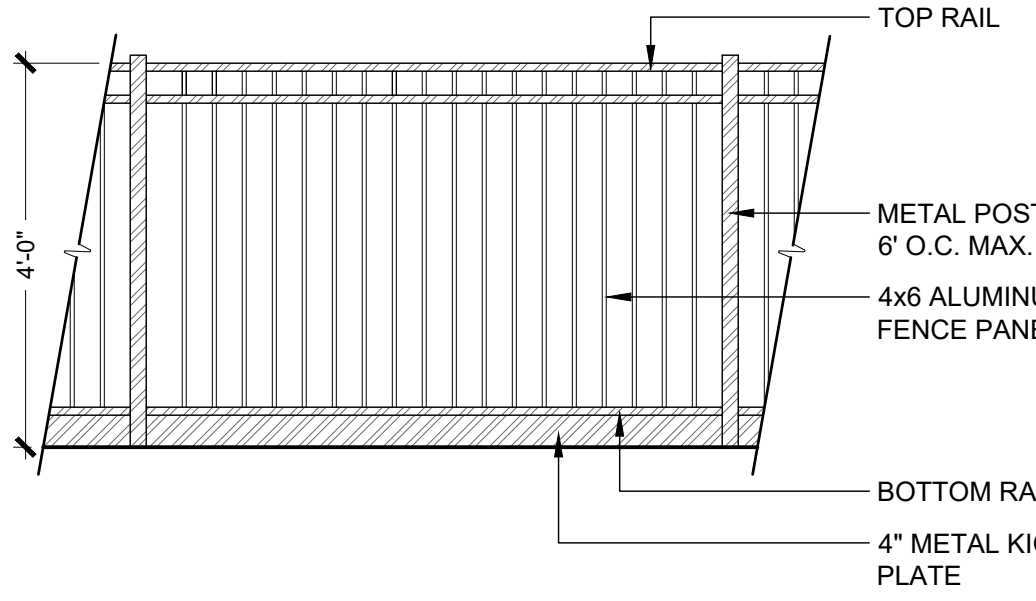


NOTES:
1. SET SHRUB PLUMB. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING. KEEP CROWN SHAPE TYPICAL OF SPECIES.
2. SET SHRUBS 1/2 MATURE WIDTH FROM EDGE OF WALK, CURB OR EDGING.
3. ENTIRE SHRUB BED AREA SHALL RECEIVE AMENDED SOIL.
4. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE.
5. REFER TO PLANTING NOTES/SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

2 SHRUB / ORNAMENTAL GRASS PLANTING

NTS

329300-05



NOTES:
1. ALL METAL TO BE POWDER COATED BLACK MATTE FINISH

3 PERIMETER FENCE

1/2" = 1'-0"

P-24006-01

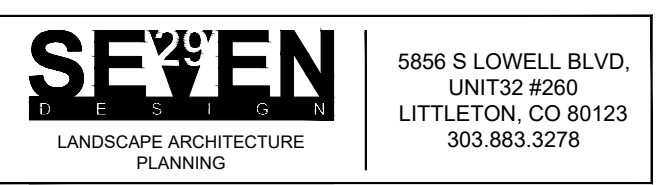
LANDSCAPE PLAN

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING DECIDUOUS TREE (TO REMAIN)		ORNAMENTAL GRASS		CONCRETE PAVING
	DECIDUOUS SHADE TREE		DECIDUOUS SHRUBS		ROCK MULCH
	EVERGREEN TREE		EVERGREEN SHRUBS		CRUSHER FINES
			VINES		SYNTHETIC TURF
					PERIMETER FENCE

NOTES

ANY CHANGES TO FENCE STYLE TO MEET ZONING CODE UNDER SEPARATE PERMIT



LANDSCAPE PLAN
JUNE 7, 2024



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CASE # PUXXXX-2024

MATERIAL LEGEND

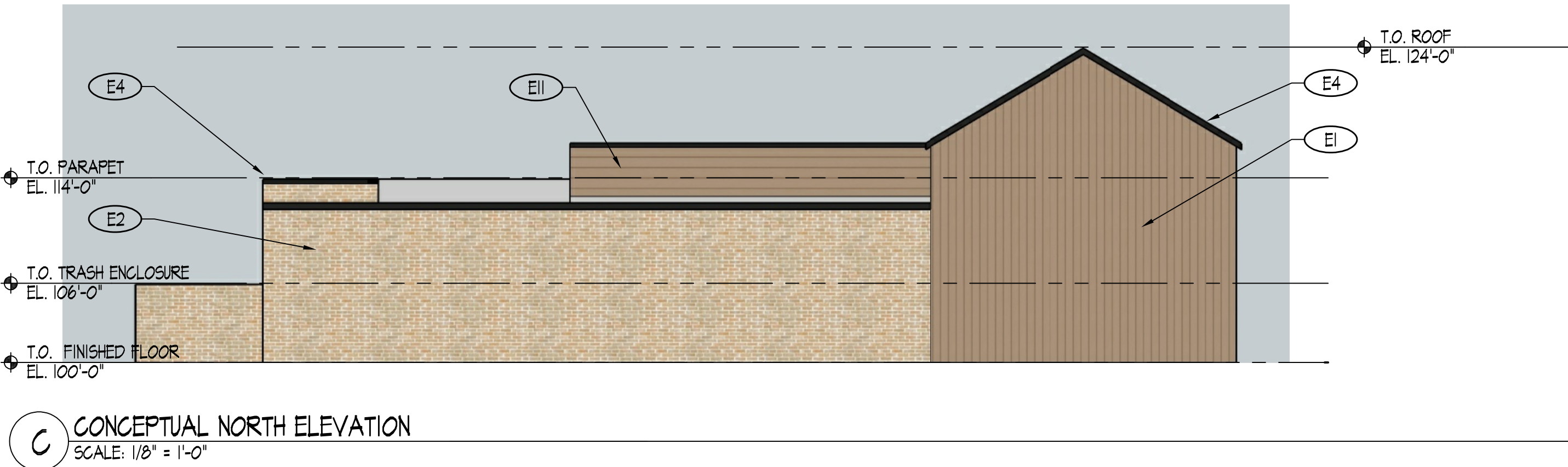
E1	VERTICAL WOOD SIDING w/ 6" EXPOSURE - PAINT SW 2821 COLONIAL REVIVAL STONE
E2	BRICK VENEER - SUMMIT #XXXX TO APPROXIMATE SW 2829 CLASSICAL WHITE
E3	STANDING SEAM ROOF - BERRIDGE BLACK
E4	PREFINISHED METAL FLASHING - BLACK TO MATCH ROOFING
E5	WOOD FRAMED TRELLIS PAINT - BLACK PAINTED
E6	ALUMINUM STOREFRONT BLACK w/ LOW-E GLASS
E7	EXTERIOR HOLLOW METAL DOOR COLOR - MATCH ADJ. MATL.
E8	CORRUGATED METAL INFILL PANEL ON STEEL FRAME COLOR - MATCH ADJ. MATL.
E9	SIGNAGE BY SEPARATE BUILDING PERMIT - NOT A PART OF THE PUD APPROVAL
E10	BRICK VENEER - SUMMIT #XXXX TO APPROXIMATE SW 6258 TRICON BLACK
E11	HORIZONTAL WOOD SIDING w/ 6" EXPOSURE - PAINT SW 2821 COLONIAL REVIVAL STONE



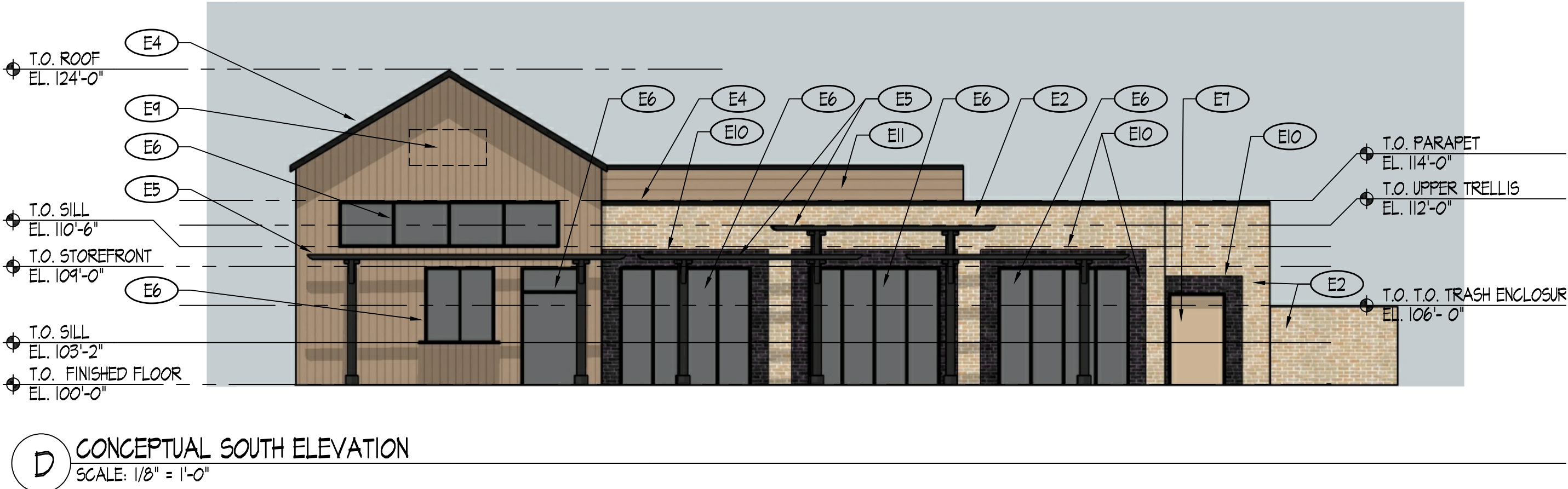
A CONCEPTUAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



B CONCEPTUAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



C CONCEPTUAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



D CONCEPTUAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS
JUNE 12, 2024

STUDIO DH
architecture

1300 JACKSON STREET, SUITE 200, GOLDEN, CO 80401 303-458-9900
WWW.STUDIO-DH.US

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COUNTY OF BOULDER, STATE OF COLORADO

LEGEND

721 FRONT ST LLC
PARCEL #157508423012

N₁ LOT 4

S₂ LOT 4

NEIGHBORING BUILDING

HH LING LLC
PARCEL #157508423008

NEIGHBORING BUILDING

721 FRONT ST LLC
PARCEL #157508423012

EXISTING BUILDING 1,880 SF
ADDITION 728 SF
TOTAL - 2,608 SF BUILDING
947 PINE STREET
PARCEL #157508423007

9,951 SQ.FT. 0.2284 ACRES
FFE = 5333.51

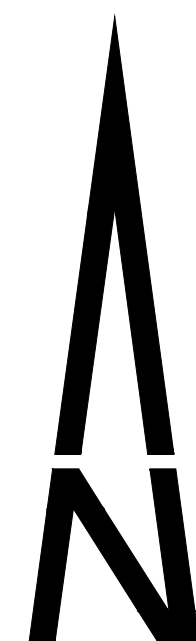
FRONT STREET
(60' R.O.W.)
(PUBLIC ASPHALT ROAD)
(CURB WIDTH VARIES)

LOT 5, BLOCK B
TOWN OF LOUISVILLE

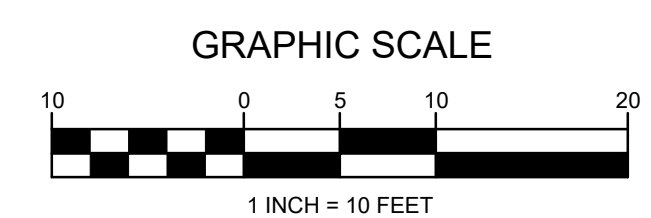
LOT 6

PINE STREET
(60' R.O.W.)
(PUBLIC ASPHALT ROAD)
(±40' CURB WIDTH)

10



PHOTOMETRIC PLAN
JUNE 7, 2024



PART OF LOTS 4, 5, AND 6, BLOCK 3
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TOTAL LENGTH: 330 feet
 SOCKET SIZE: C9 / E17 / intermediate base
 NUMBER OF SOCKETS: 264 sockets
 SOCKET SPACING: 15 inches
 GAUGE: 16AWG & SPT-2 wire
 CONNECTION: No plug or terminated end
 MAXIMUM RUN: 1200 watts (can use entire reel with these bulbs)
 MAX WATTAGE PER SOCKET: Up to 10 watt bulbs
 RATING: RoHS compliant / IP64 Rating
 Bulb Specs:

TYPE: LED G40 premium bulb (5 LEDs per bulb)
 QUANTITY: 275 included (264 for full reel + 11 free spare bulbs)
 SIZE: 1 5" diameter (2.25" high with base) with C9/E17/intermediate base
 MATERIAL: Glass
 WATTAGE: 0.6 watts each (use 2W for installation calculation purposes)
 DIMMABLE: No
 COLOR TEMPERATURE: 2500K (warm white is similar to regular incandescent bulbs)
 AVERAGE LIFE: 15,000 hours
 BRIGHTNESS: Equivalent to an 7W incandescent bulb

SOCKET SIZE: C9-Intermediate-E17
 CORD GRADE: Commercial
 SOCKET STYLE: Inline
 CORD COLOR: Black
 CORD LENGTH: 330 foot bulk reel
 SOCKET SPACING: 15 inches
 QTY OF LIGHTS/SOCKETS: 264
 BULB TYPE: LED
 BULB SHAPE: G40
 BULB COLOR: Warm White
 DIMMABLE: No
 BULB MATERIAL: Glass
 FLUG STYLE: No plug
 CORD RATING: RoHS compliant / IP64 Rating
 WIRE GAUGE: 16 AWG SPT-2 wire
 MAX WATTAGE PER SOCKET: 10W
 MAX RUN: 1200W
 BULB WATTAGE: 0.6W
 LED COLOR TEMPERATURE: 2500K

PHOTOMETRIC CUT SHEETS
JUNE 7, 2024

6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

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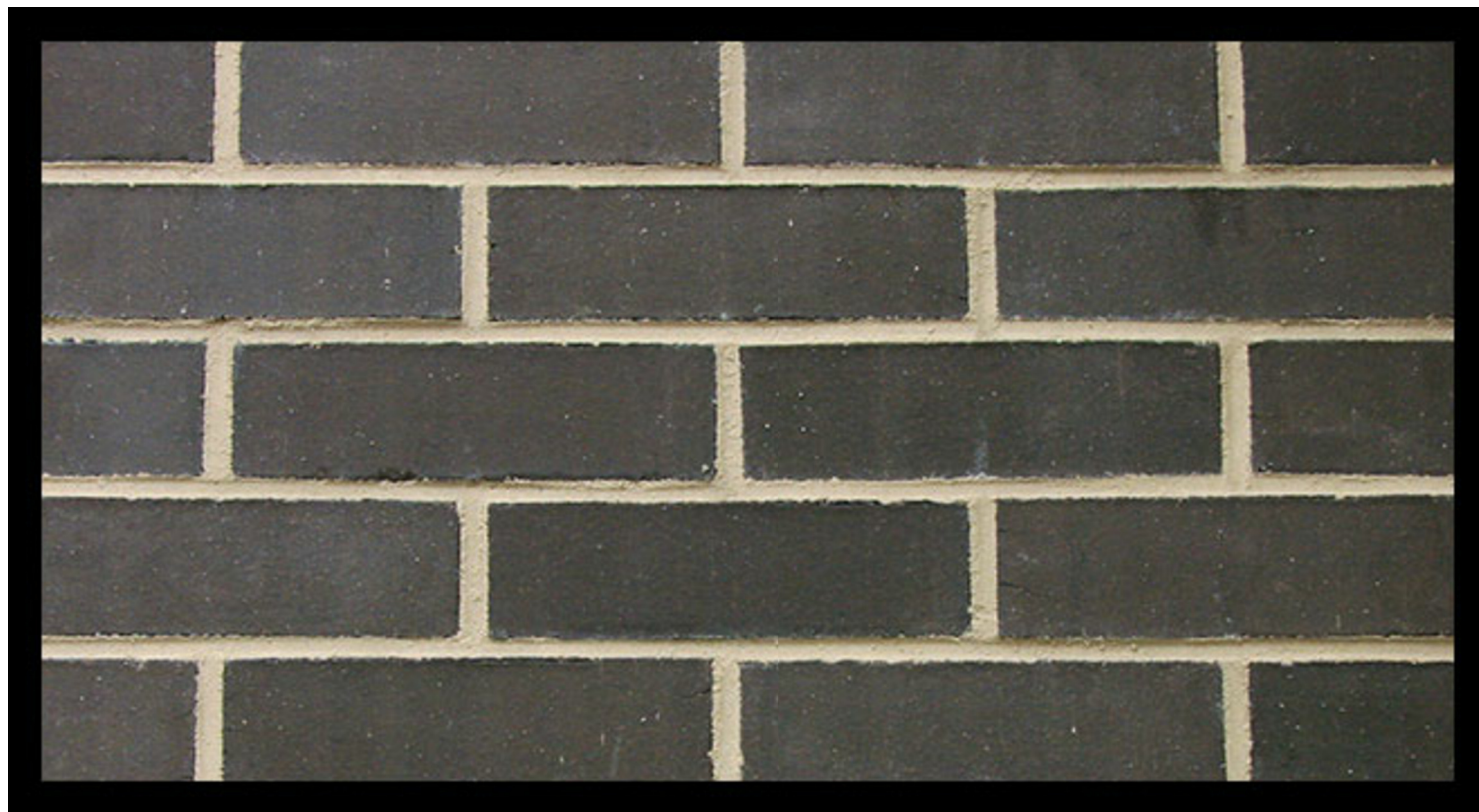
FIELD BRICK
SUMMIT - FOSSIL GRAY



ROOFING
BLACK STANDING SEAM



WOOD SIDING - SMOOTH,
6" EXPOSURE, SW2827
COLONIAL REVIVAL STONE



ACCENT BRICK
SUMMIT - ONYX



FLASHING/COPING
BLACK TO
MATCH ROOFING



GLASS
CLEAR LOW-E



ALUMINUM STOREFRONT
BLACK ANNODIZED

EXTERIOR MATERIALS
JUNE 12, 2024

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