

LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT SUMMARY

TOTAL LAND AREA: NO CHANGES PROPOSED
BUILDING AREA: NO CHANGES PROPOSED
TOTAL LOT COVERAGE
PROPOSED CARPORTS: LOT 2: 456,263 S.F. (10.47 ACRES)
STORAGE TANK HEIGHT: 45.00 FEET
CARPORT CANOPY HEIGHT: 28.00 FEET
LOT 2, BUILDING C SETBACKS AFFECTED BY AMENDMENT:
REAR YARD ABUTTING A SIMILAR ZONE DISTRICT
ALLOWABLE: 15 FEET
PROPOSED: 70 FEET
LOT 2, BUILDING C PARKING:
EXISTING TO REMAIN:
STANDARD: 318 SPACES
HANDICAP: 9 SPACES
TOTAL: 327 SPACES
EXISTING PARKING TO BE COVERED BY SOLAR CARPORTS:
STANDARD: 93 SPACES
HANDICAP: 6 SPACES
TOTAL: 99 SPACES

SHEET INDEX

1 OF 9 COVER SHEET
2 OF 9 UTILITY PLAN
3 OF 9 GRADING PLAN
4 OF 9 BUILDING "C" FLOOR PLAN
5 OF 9 BUILDING "C" SOUTH ELEVATION
6 OF 9 BUILDING "C" WEST & EAST ELEVATIONS
7 OF 9 BUILDING "C" NORTH ELEVATION
8 OF 9 LANDSCAPE PLAN
9 OF 9 LANDSCAPE PLAN

LEGAL DESCRIPTION:

LOT 1, 2 & 3 OF THE LOUISVILLE CORPORATE CAMPUS AT CTC, REPLAT A,

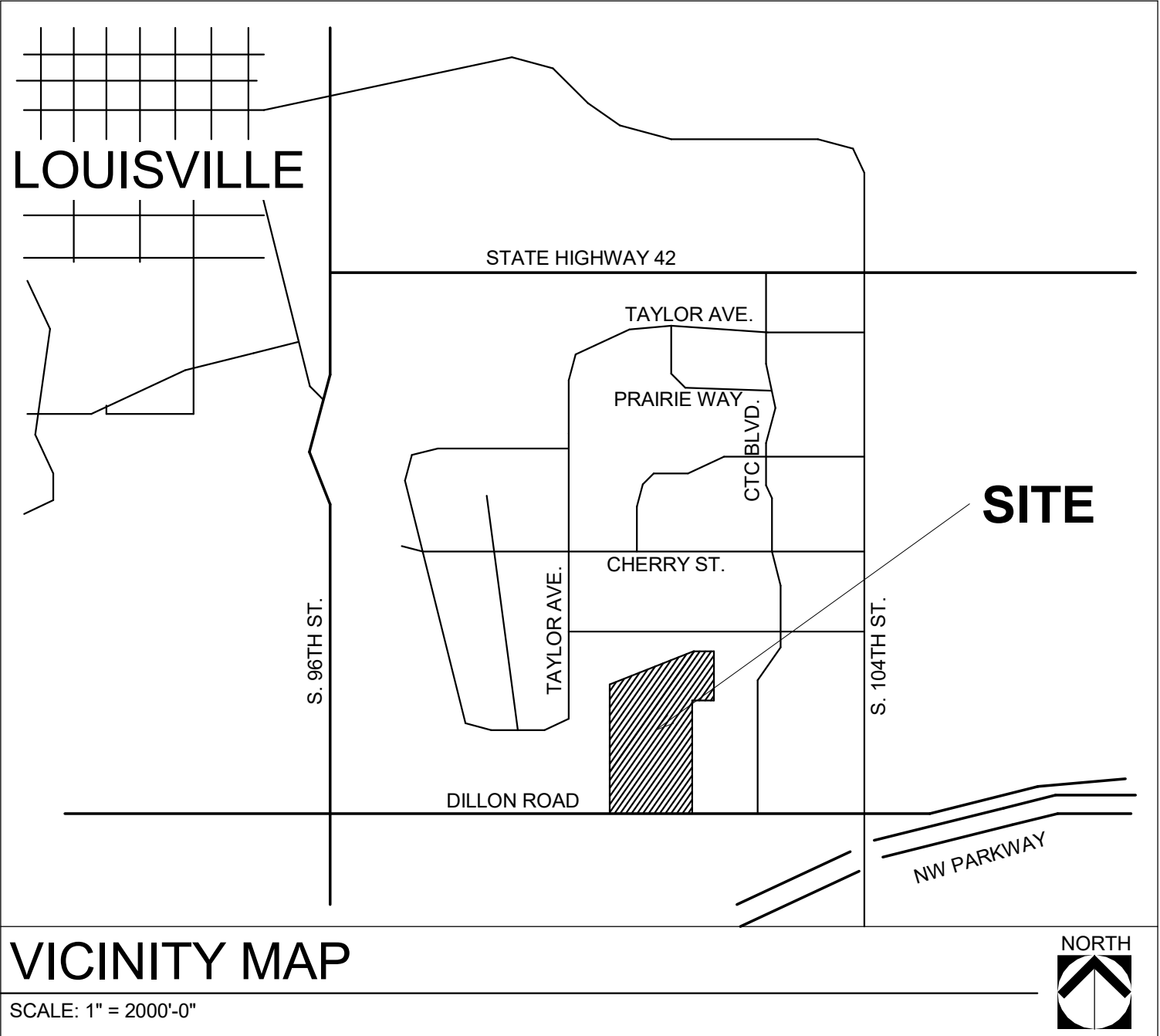
AMENDMENT PROJECT DESCRIPTION:

THIS AMENDMENT INCLUDES THE FOLLOWING CHANGES FROM THE APPROVED PUD:

- LOT 2 - CONSTRUCT PARKING SPACE SHADE/SOLAR SHELTERS.
- LOT 2 - EXPANDING EXISTING SCREENED EQUIPMENT YARDS.
- LOT 2 - INSTALLATION OF EXTERIOR 45 FOOT HEIGHT WHITE CYLINDRICAL STORAGE TANKS IN SCREENED EQUIPMENT YARDS.
- LOT 2 - UPDATE AND INSTALL NEW SIGNAGE FOR FULL BUILDING TENANT.

GENERAL NOTES

- THE PROPERTY IS ZONED I-INDUSTRIAL.
- ALL SETBACKS AND LAND USE REQUIREMENTS SHALL CONFORM TO THE CITY OF LOUISVILLE, COLORADO ZONING AND LAND USE REGULATIONS IN EFFECT AS OF THE DATE OF APPROVAL OF THIS PLANNED UNIT DEVELOPMENT BY THE CITY OF LOUISVILLE, COLORADO.
- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS DUE TO UTILITY MAINTENANCE.
- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO PAVEMENT SURFACES OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE ACTIVITIES OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.



OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS FINAL PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS FINAL PUD. WITNESS MY HAND AND SEAL THIS ____ DAY OF ____, 20__.

OWNER:

LOUISVILLE CORPORATE CAMPUS AT CTC, LLC

BY: BRUCE H. ETKIN, MANAGER DATE

NOTARY NAME (PRINT)

NOTARY SIGNATURE DATE

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES

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 COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. ____ SERIES ____

MAYOR CITY CLERK SEAL

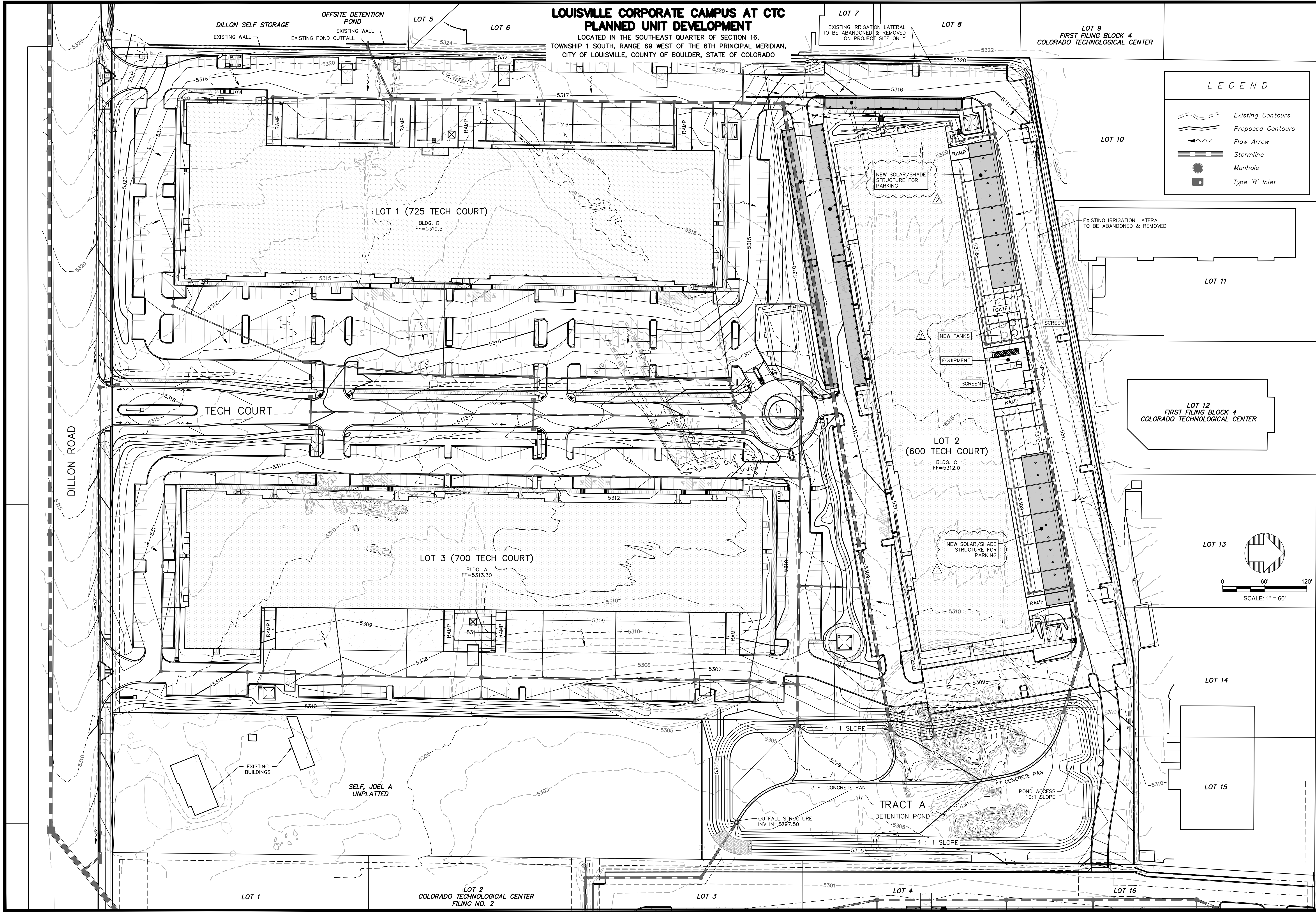
PUD	DATE APPROVED	NOTE
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #1	NOV. 17, 2015	THIS SITE BEING DEVELOPED UNDER THIS PUD
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #2	NOV. 17, 2015	THIS SITE IS NOT DEVELOPED UNDER THIS PUD
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #1, AMENDMENT #1	FEB. 18, 2019	MINOR CHANGES TO ARCHITECTURE, PARKING, LANDSCAPING AND SITE DESIGN
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #1, AMENDMENT #2	-----	BLDG C - PARKING SHADE/SOLAR STRUCT., EXPANSION OF EQUIP. YARD

DATE:
11.12.2024 P.U.D. AMEND.

ALTERNATIVE #1
COVER SHEET
SHEET 1 OF 9

LAST SAVED: 3/18/2025 12:01 PM

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SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG
CALL THE UTILITIES AND NOTIFICATION
CENTER OF COLORADO (800.442.2222)
811
GAS, ELECTRIC, TELEPHONE, CABLE AND
PANHANDEL EASTERN PIPELINE LOCATIONS

REVISIONS	
NO.	DESCRIPTION
1	ADD TREES, REMOVE BASKETBALL & VOLLEYBALL DETAILS
2	ADD SOLAR PANELS OVER PARKING & EQUIPMENT AT BACK OF BUILDING

LOUISVILLE CORPORATE CAMPUS AT CTC
ALTERNATIVE 1
PLANNED UNIT DEVELOPMENT
GRADING PLAN

Prepared for:
ETKIN JOHNSON

DRAWN BY:
TA

DESIGNED BY:
JJ

DRAWING NAME:
224215-GR-PUD

APPROVED BY:
JJ

JOB NUMBER:
2601-2

DATE:
02/18/19

SCALE:
1"=60'

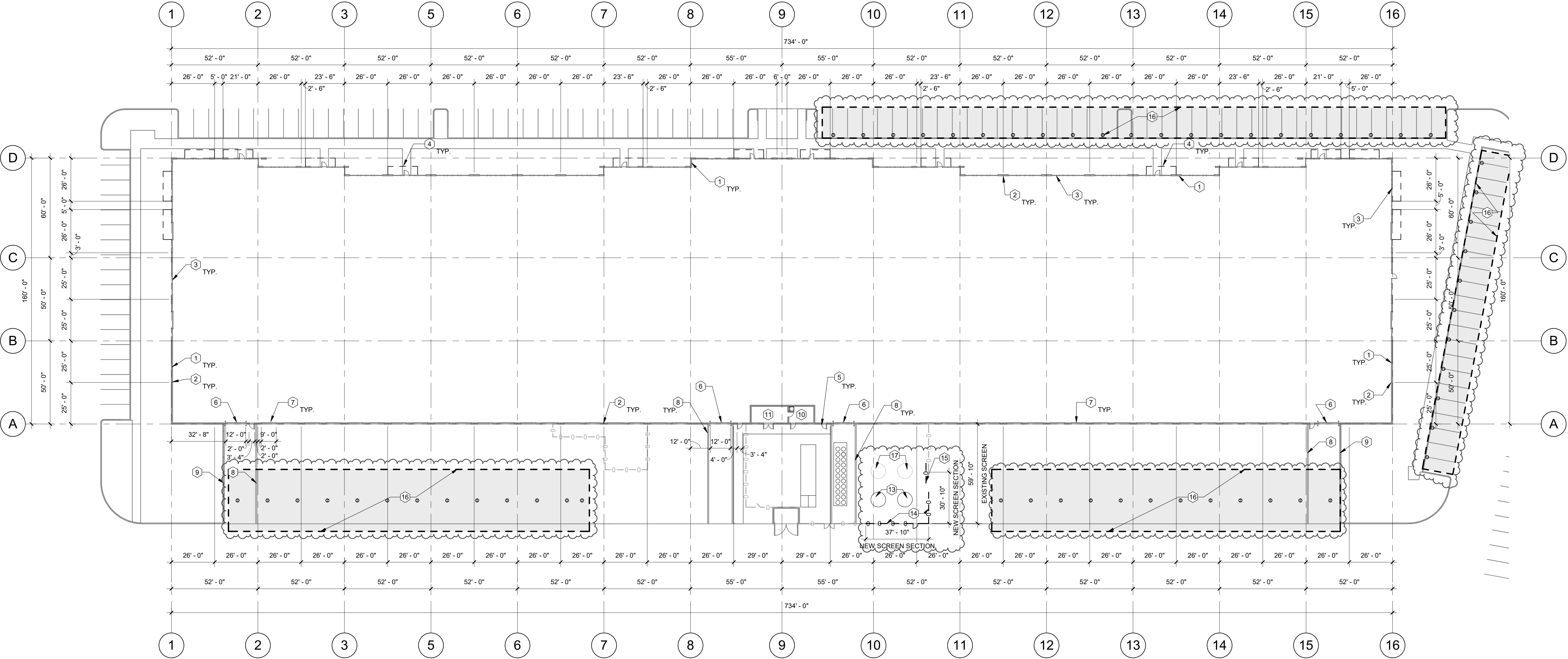
SHEET NO:
3 of 9

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
1255 S. Public Road, Suite 8
Lafayette, CO 80026
303.449.9103

LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1 BUILDING "C" FLOOR PLAN
SCALE: 1" = 30'-0"



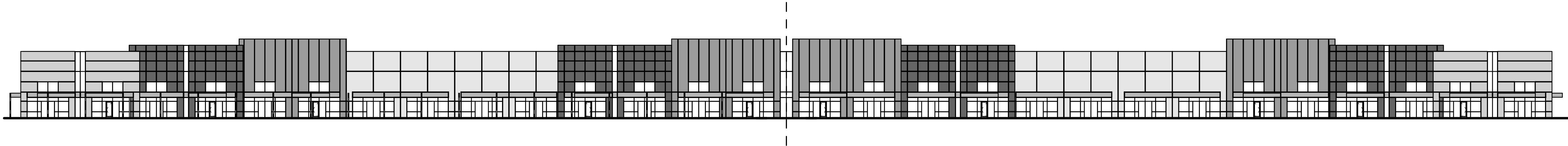
PLAN KEY NOTES:

1. CONCRETE TILT-UP PANEL, PAINTED.
2. CONCRETE TILT-UP PANEL JOINT.
3. ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING.
4. STEEL CANOPY ABOVE.
5. 3' WIDE x 7' HIGH MAN DOOR.
6. 12' WIDE x 14' HIGH DRIVE UP DOOR.
7. 9' WIDE x 10' HIGH DOCK DOOR.
8. RETAINING WALL, 42" HIGH ABOVE GRADE.
9. SCREEN WALL, MAXIMUM 14' HIGH ABOVE ADJACENT GRADE.
10. FIRE RISER ROOM.
11. ELECTRICAL ROOM.
12. STAIR CASE WITH GUARDRAIL AND HANDRAIL.
13. NEW 45H. CYLINDRICAL WHITE STORAGE TANKS.
14. EXPANDED EXISTING EQUIPMENT SCREEN WALLS.
15. NEW 12W SLIDING GATE.
16. NEW SOLAR/SHADE STRUCT. FOR EXISTING PARKING SPACES. SEE SHADE SECTIONS ON SHEET 6 OF 9.
17. EXISTING WHITE CYLINDRICAL TANKS TO REMAIN.

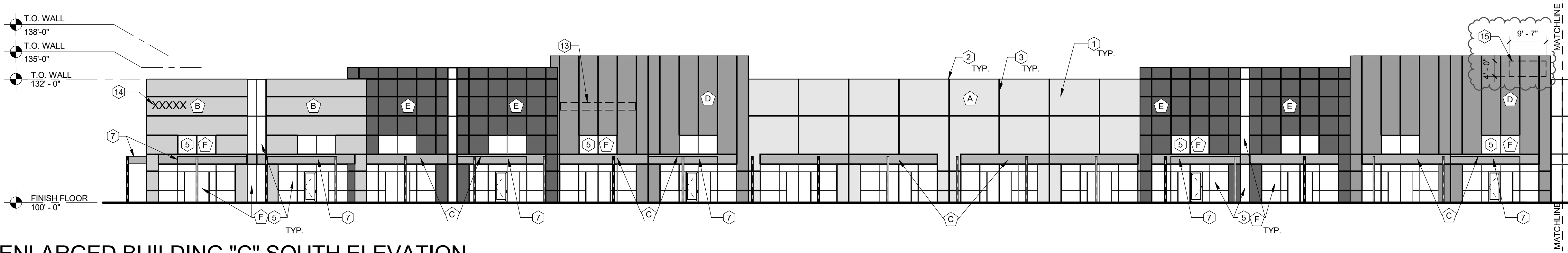
DATE:
11.22.2024 P.U.D. AMEND.

LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

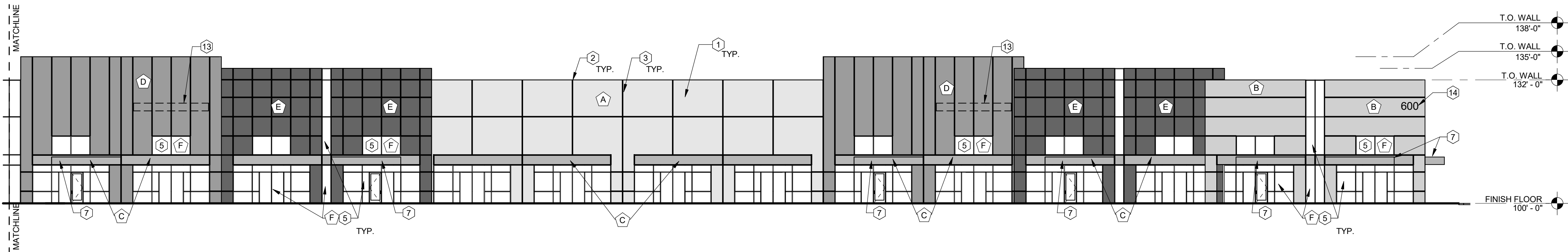
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1 OVERALL BUILDING "C" SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 PARTIAL ENLARGED BUILDING "C" SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 PARTIAL ENLARGED BUILDING "C" SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

X ELEVATION KEY NOTES:

1. CONCRETE TILT-UP PANEL WITH TEXTURED PAINT.
2. CONCRETE TILT-UP PANEL JOINT.
3. 3/4" V-REVEAL.
4. STAIR CASE WITH GUARDRAIL AND HANDRAIL.
5. ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW E GLAZING.
6. FINISH GRADE, SEE CIVIL DRAWINGS.
7. STEEL CANOPY, PAINTED.
8. 12' WIDE x 14' HIGH DRIVE UP DOOR.
9. 9' WIDE x 10' HIGH DOCK DOOR.
10. 3' WIDE x 7' HIGH MAN DOOR.
11. STEPPED RETAINING WALL, MAX. 3'-6" HIGH ABOVE ADJACENT GRADE.
12. STEPPED SCREEN WALL, MAX 10' HIGH ABOVE ADJACENT GRADE.
13. TENANT SIGNAGE, 2' W x 20' LONG (TOTAL OF FOUR LOCATIONS).
14. BUILDING ADDRESS SIGNAGE.
15. PROPOSED TENANT SIGNAGE, 9'-7"W x 4'-0"H., SIGN PERMIT WILL BE SEPARATE PERMIT SUBMITTAL.
16. NEW 45"H. WHITE CYLINDRICAL STORAGE TANKS (NITROGEN & ARGON), INSTALLED NEXT TO EXISTING TANKS TO REMAIN.
17. ENLARGE EXISTING EQUIPMENT SCREEN, MATCH EXISTING ALUMIN. PANELS MOUNTED TO GALV. STEEL POSTS.
18. EXISTING WHITE STORAGE TANKS TO REMAIN.

EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PAINT - FIELD	SHERWIN WILLIAMS SW6162/212-C1 "ANCIENT MARBLE"
B		PAINT - FIELD	SHERWIN WILLIAMS SW9164/237-C4 "ILLUSIVE GREEN"
C		PAINT - FIELD	SHERWIN WILLIAMS SW6236/222-C6 "GRAY HARBOR"
D		PAINT - FIELD	SHERWIN WILLIAMS SW6235/222-C5 "FOGGY DAY"
E		PAINT - FIELD	SHERWIN WILLIAMS SW6164/212-C3 "SVELT SAGE"
F		STOREFRONT WINDOWS	CLEAR ANODIZED ALUM. FRAMES PPG SOLARGRAY GLAZING

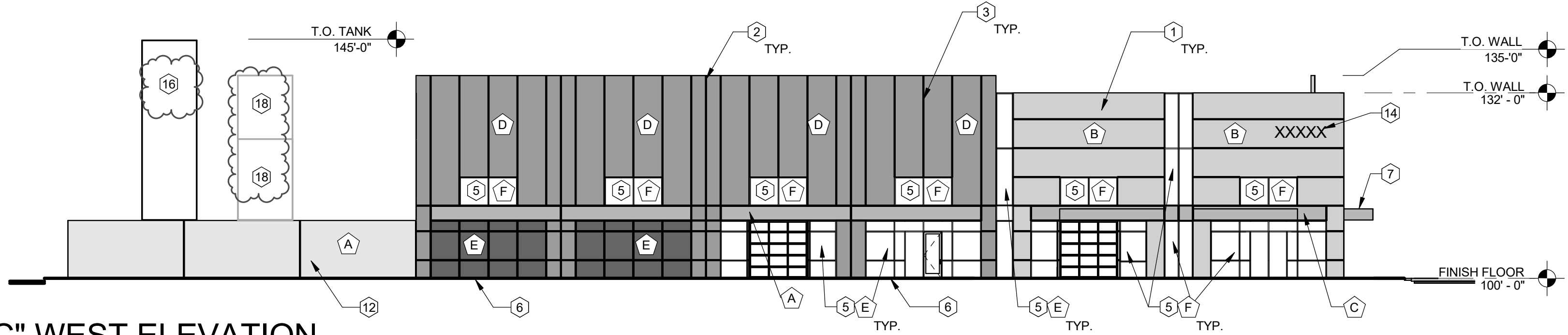
NOTE:
DOCK AND MAN DOOR COLORS TO MATCH ADJACENT WALL COLOR, UNLESS NOTED OTHERWISE.

DATE:
11.22.2024 P.U.D. AMEND.

ALTERNATIVE #1
BUILDING "C" SOUTH ELEVATION
SHEET 5 OF 9

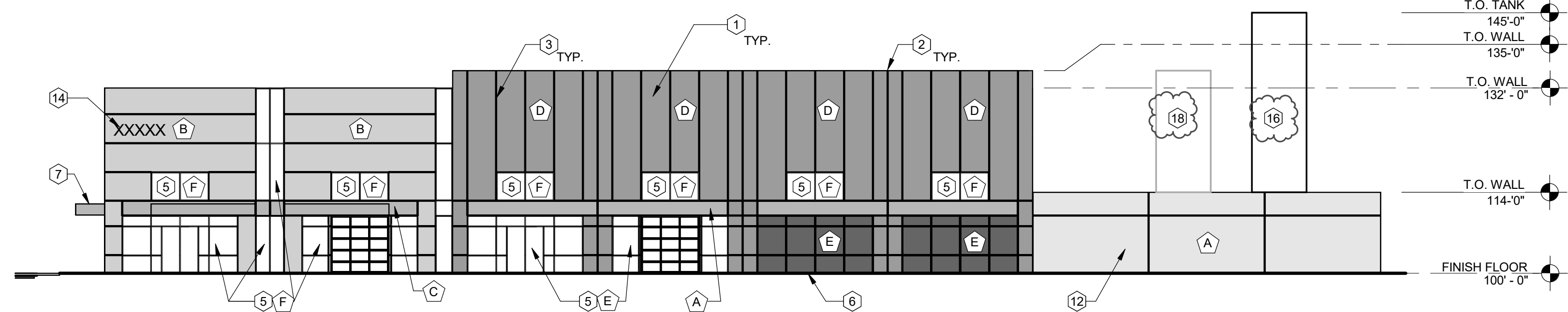
LOUISVILLE CORPORATE CAMPUS AT CTC
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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1 BUILDING "C" WEST ELEVATION

SCALE: 1/16" = 1'-0"



2 BUILDING "C" EAST ELEVATION

SCALE: 1/16" = 1'-0"

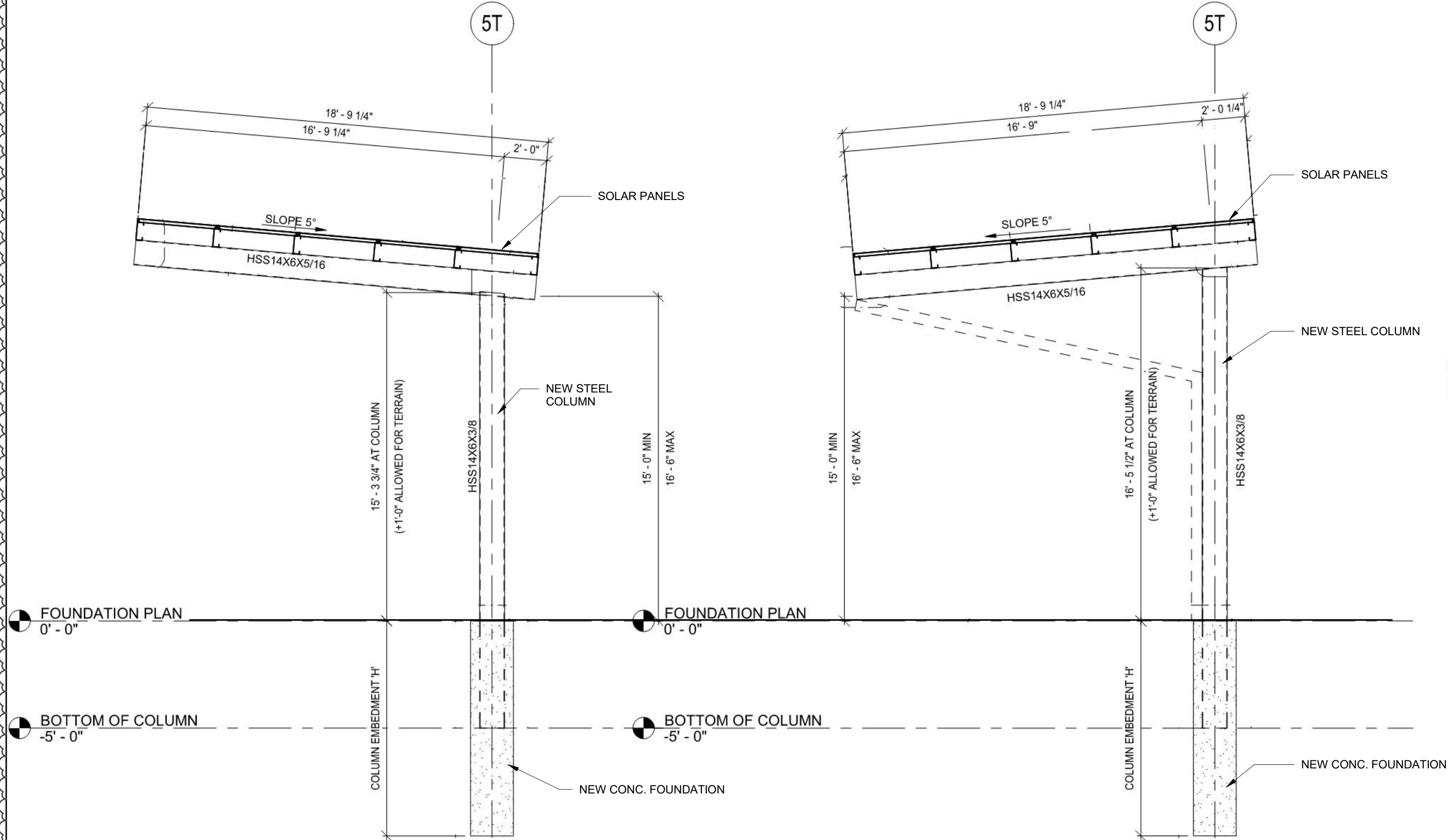
ELEVATION KEY NOTES:

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3. 3/4" V-REVEAL.
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5. ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW E GLAZING.
6. FINISH GRADE, SEE CIVIL DRAWINGS.
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EXTERIOR FINISH LEGEND

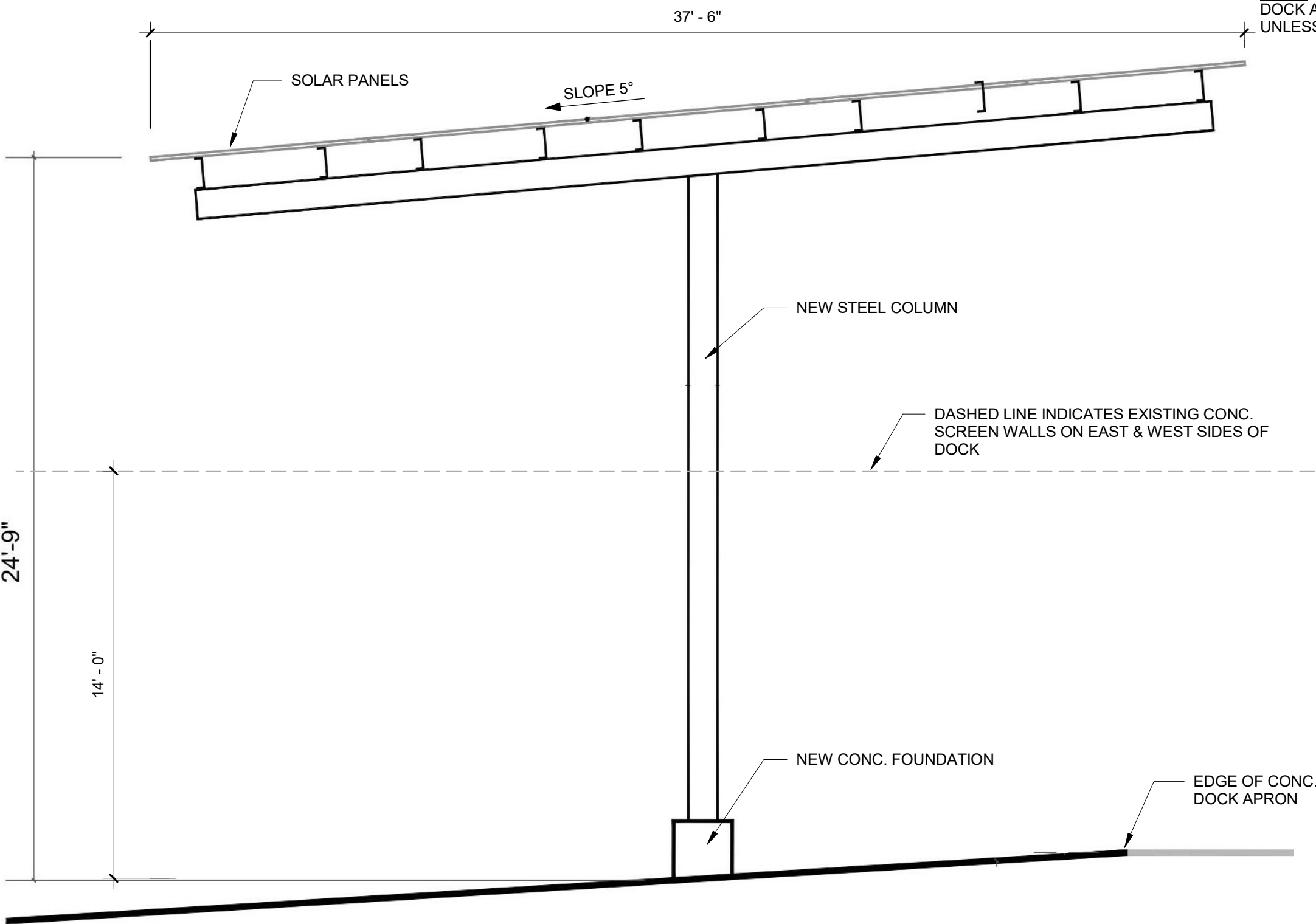
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E		PAINT - FIELD	SHERWIN WILLIAMS SW6164/212-C3 "SVELT SAGE"
F		STOREFRONT WINDOWS	CLEAR ANODIZED ALUM. FRAMES PPG SOLARGRAY GLAZING

NOTE:
DOCK AND MAN DOOR COLORS TO MATCH ADJACENT WALL COLOR, UNLESS NOTED OTHERWISE.



3 SOLAR/SHADE CARPORT @ PARKING LOT

SCALE: 1/4" = 1'-0"



4 SOLAR/SHADE CARPORT @ DOCK

SCALE: 1/4" = 1'-0"

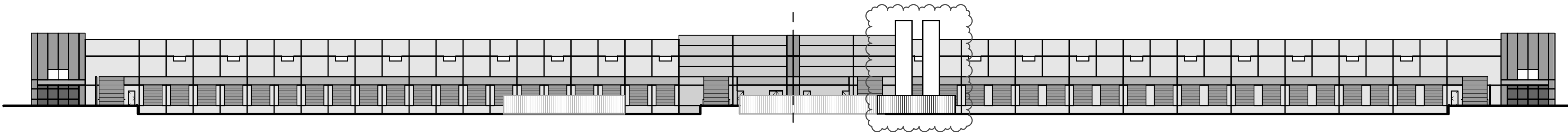
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ALTERNATIVE #1

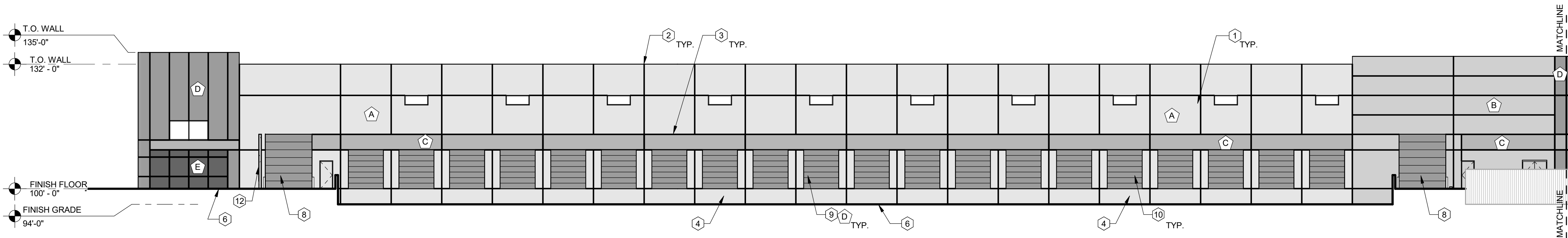
BUILDING "C" WEST AND EAST
ELEVATIONS
SHEET 6 OF 9

LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

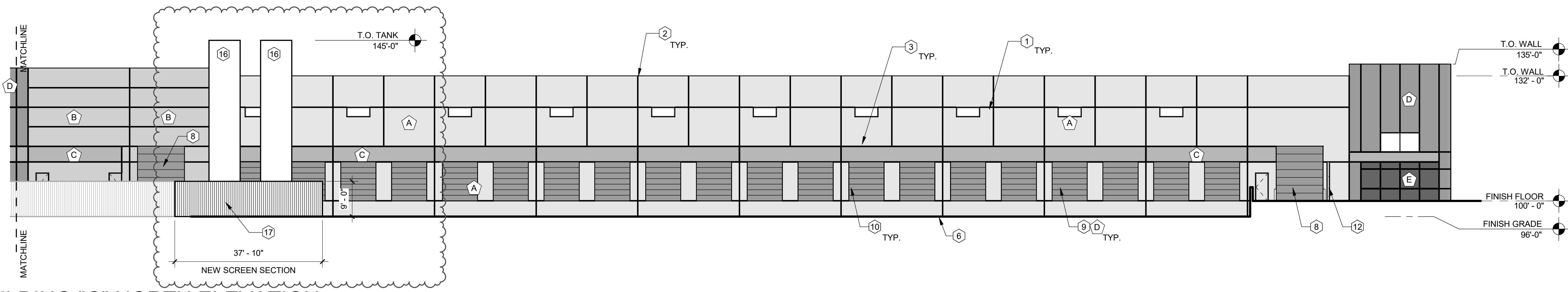
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TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1 OVERALL BUILDING "C" NORTH ELEVATION
SCALE: 1/32" = 1'-0"



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SCALE: 1/16" = 1'-0"



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- FINISH GRADE, SEE CIVIL DRAWINGS.
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F		STOREFRONT WINDOWS	CLEAR ANODIZED ALUM. FRAMES PPG SOLARGRAY GLAZING

NOTE:
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UNLESS NOTED OTHERWISE.

DATE:
11.22.2024 P.U.D. AMEND.

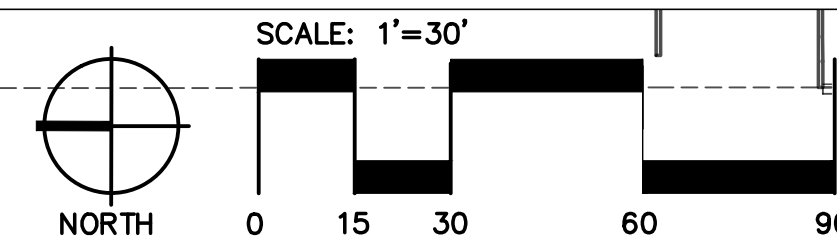
ALTERNATIVE #1
BUILDING "C" NORTH ELEVATION
SHEET 7 OF 9

 DECIDUOUS TREE
 EVERGREEN TREE
 DECIDUOUS SHRUB

 EVERGREEN SHRUBS
 ORNAMENTAL GRASS
 PERENNIALS
 EDGER

	SOD
	MULCH
	DRYLAND SEED
	DETENTION BOTTOM SEED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



SCALE VERIFICATION

BAR IS ONE INCH
ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)

811

GAS, ELECTRIC, TELEPHONE, CABLE AND
FIREHANDLE EASTERN PIPELINE LOCATIONS

[illegible]

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

LOUISVILLE CORPORATE CENTER AT CTC
ALTERNATIVE 1
PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

Prepared for:
ETKIN JOHNSON REAL ESTATE PARTNERS

DRAWN BY: RD	DESIGNED BY: RD	DRAWING NAME: 224215-1-Playout 1 rev	APPROVED BY: RD
JOB NUMBER: 2242.15			
DATE: 03/18/25			
SCALE: 1"=30'			
SHEET NO: 8 OF 9			

QTY	SYM	DESCRIPTION	AMENDMENT #2
22		RT REMOVE TREE. CUT TRUNK AT GROUND LEVEL AND GRIND STUMP	
22		NT NEW TREE. NEW TREE PROPOSED TO REPLACE REMOVED TREE. SEE SHEET 10 FOR PLANT MATERIAL SCHEDULE	



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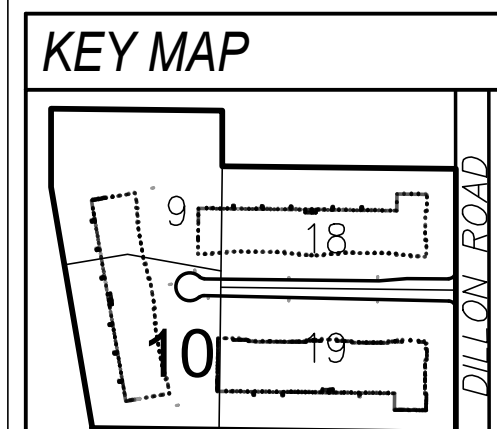
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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
ALTERNATIVE #1

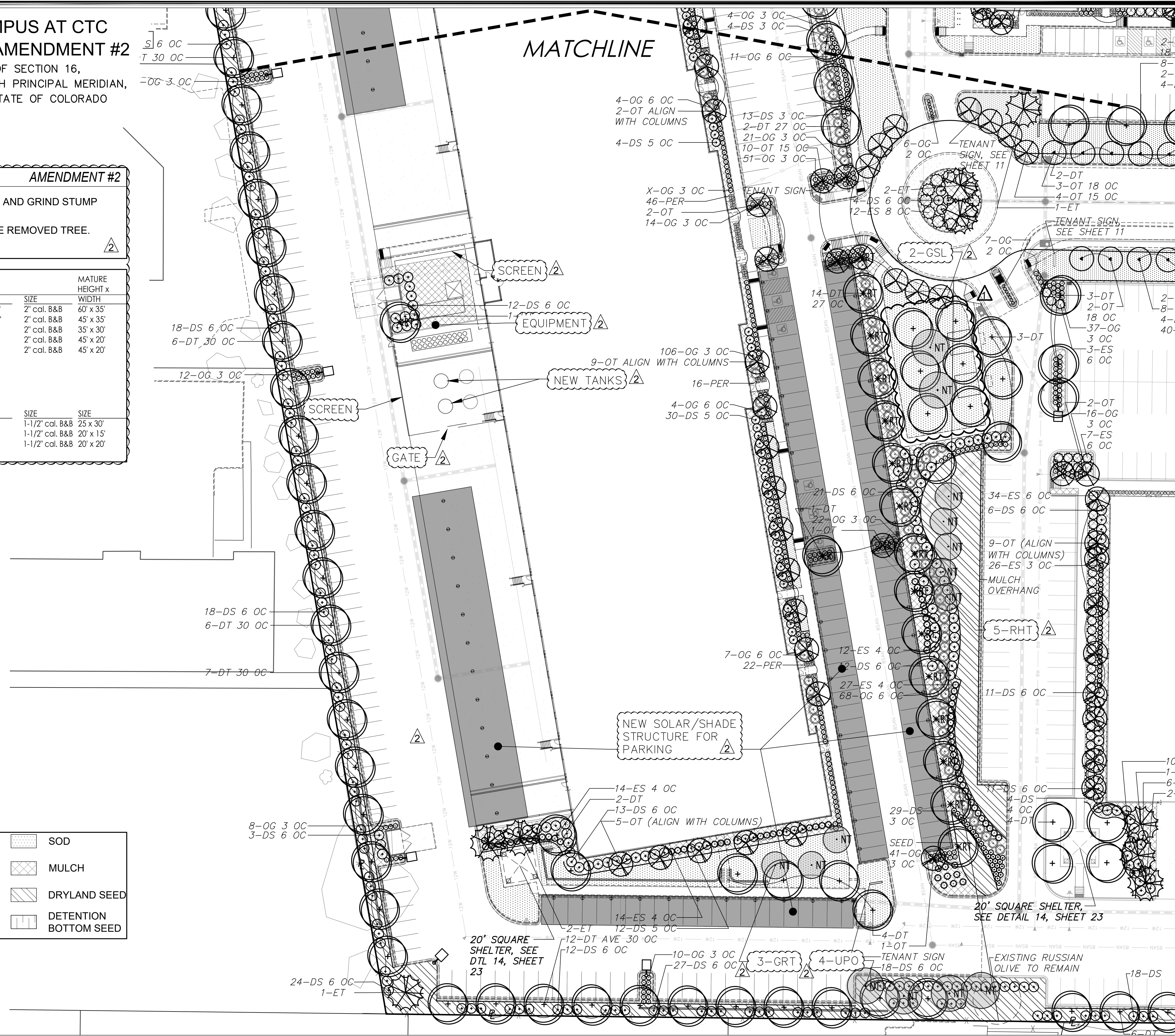
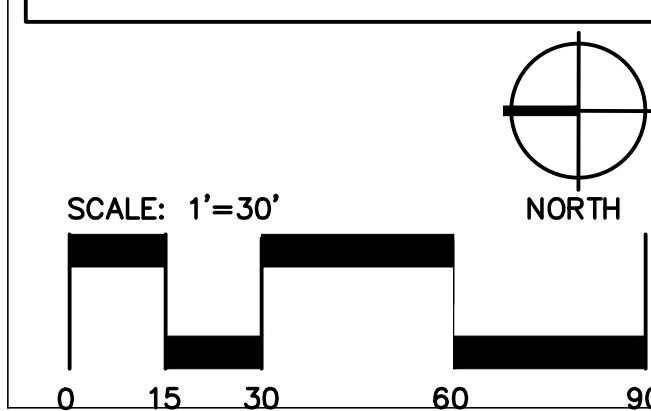
QTY	SYM	DESCRIPTION	AMENDMENT #2
22	⊗	RT REMOVE TREE. CUT TRUNK AT GROUND LEVEL AND GRIND STUMP	
22	⊙	NT NEW TREE. NEW TREE PROPOSED TO REPLACE REMOVED TREE.	

DECIDUOUS TREES				MATURE HEIGHT x	
SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WIDTH
AEL	1	ELM, ACCOLADE DAVID	<i>Ulmus japonica</i> x <i>wilsoniana</i> 'Morton'	2" cal. B&B	60' x 35'
DCT	3	COFFEE TREE, KENTUCKY DECAF	<i>Gymnocladus dioica</i> 'McKBranded'	2" cal. B&B	45' x 35'
GSL	2	LINDEN, GREENSPIRE	<i>Tilia cordata</i> 'Greenspire'	2" cal. B&B	35' x 30'
HCA	2	CATALPA, HEARTLAND	<i>Catalpa speciosa</i> 'Hiawatha 2'	2" cal. B&B	45' x 20'
UPO	4	OAK, BUR URBAN PINNACLE	<i>Quercus macrocarpa</i> 'JFS-KW3'	2" cal. B&B	45' x 20'

ORNAMENTAL TREES					
SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SIZE
GRT	3	RAINTREE, GOLDEN	<i>Koeleruteria paniculata</i>	1-1/2' cal. B&B	25 x 30'
RHT	5	HAWTHORN, RUSSIAN	<i>Crataegus ambigua</i>	1-1/2' cal. B&B	20' x 15'
SSC	2	CRABAPPLE, SPRING SNOW	<i>Malus 'Spring Snow'</i>	1-1/2' cal. B&B	20' x 20'
10					



LANDSCAPE LEGEND					
	DECIDUOUS TREE		EVERGREEN SHRUBS		SOD
	EVERGREEN TREE		ORNAMENTAL GRASS		MULCH
	DECIDUOUS SHRUBS		PERENNIALS		DRYLAND SEED
			EDGER		DETENTION BOTTOM SEED



HURST CIVIL ENGINEERING PLANNING SURVEYING		LOUISVILLE CORPORATE CENTER AT CTC ALTERNATIVE 1 LANDSCAPE PLAN		ETKIN JOHNSON REAL ESTATE PARTNERS	
DRAWN BY: RD		DESIGNED BY: RD		DRAWING NAME: 24215-Lapayou1 Rev 2	
JOB NUMBER: 2242.15		DATE: 03/18/25		APPROVED BY: RD	
SCALE: 1"=30'		Prepared for:			
303.449.9105					
HURST & ASSOCIATES, INC. 2500 Broadway, Suite 8 Boulder, CO 80304					
811					
CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 72 HOURS BEFORE YOU DIG					
GAS, ELECTRIC, TELEPHONE, CABLE AND FIREARMS EXISTING UTILITY LOCATIONS					
IF SCALE IS ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY					
BAR IS ONE INCH ON ORIGINAL DRAWING					
SCALE VERIFICATION					
REVISIONS					
NO.	DESCRIPTION	DATE	BY		
1	ADD TRESS: REMOVE BASKETBALL AND VOLLEYBALL DETAILS	04/05/19	RD		
2	ADD SOLAR PANELS TO PARKING LOT; REMOVE TRESS; ADD NEW TREES	11/15/24	RD		
###	###	###	###		
###	###	###	###		
###	###	###	###		
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