

J:\Project Folders\99-061.05\Planning\PU-1.dwg 03/30/2000 10:22:11 AM MST

LAND USE SUMMARY

ZONING	I
TOTAL NO. OF UNITS	1
BUILDING COVERAGE	23.8 %
PAVEMENT COVERAGE	45.1 %
LANDSCAPE COVERAGE	31.1 %
TOTAL LOT AREA	92,162 S.F.
F.A.R.	1 : 0.341
BUILDING HEIGHT	48'-0" (TO ROOF PEAK) 32'-0" (TO TYPICAL PARAPET)

BUILDING AREA:

LOWER LEVEL (FOOTPRINT)	21,300 S.F.
UPPER LEVEL	10130 S.F.
TOTAL	31,430 S.F.

PARKING

OVERALL BUILDING = 31,4300 S.F.

76.8% OFFICE	= 24,610 S.F. @ 4/1000 = 96.5 SPACES
23.2% R&D	= 6620 S.F. @ 2/1000 = 14.5 SPACES

TOTAL PROVIDED PARKING INCLUDING 5 HANDICAP = 111 SPACES

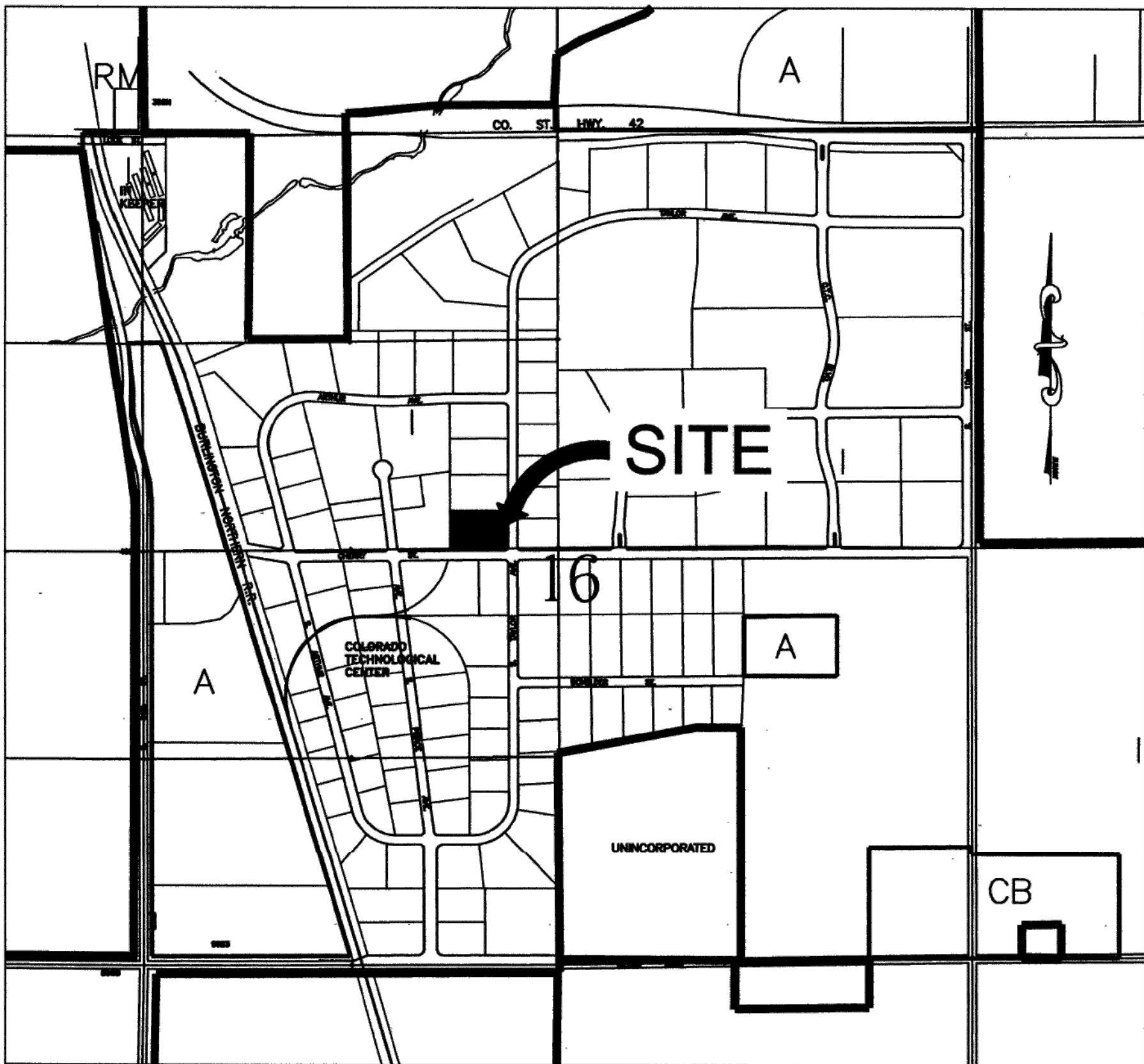
AVERAGE PARKING RATIO = 111/ 31,430 = 3.53 SPACES/ 1000 S.F.

NOTES

1. DEVELOPMENTS IN THE COLORADO TECHNOLOGICAL CENTER (CTC) ARE ON A SOLE SOURCE SUPPLY LINE FOR WATER. THOSE LOCATING IN THE PARK ARE SUBJECT TO INTERRUPTIONS OF SERVICE IN CASE OF EMERGENCY OR UNAVOIDABLE MAINTENANCE ACTIVITIES THAT AFFECT THE SOLE SOURCE FEED TO THE CTC.
2. DEVELOPMENTS IN THE CTC ARE ON A SOLE SOURCE SUPPLY LINE FOR WATER WHICH MAY, IN THE NEAR FUTURE, BE INADEQUATE TO MEET DEMAND DURING TIMES OF PEAK USAGE WITHIN THE CTC.
3. NO DECIDUOUS TREES SHALL BE PLANTED WITHIN FIVE (5) FEET OR CONIFEROUS TREES WITHIN TEN (10) FEET OF A PUBLIC UTILITY OR SIDEWALK.
4. THE PROPERTY OWNER SHALL REPLACE ALL EXISTING CURB AND GUTTER THAT HAS SETTLED OR IS OTHERWISE DAMAGED ADJACENT TO THE SITE.
5. TRENCHES WITHIN CHERRY STREET AND ARTHUR AVENUE WILL NEED TO BE FILLED WITH FLOWABLE FILL MATERIAL.
6. ALL CONNECTIONS TO THE EXISTING UTILITIES SHALL BE DONE IN A MANNER TO MINIMIZE DISRUPTIONS TO EXISTING USERS.
7. ROOFTOP MECHANICAL UNIT CRITERIA:
 - a. ROOFTOP MECHANICAL UNITS SHALL BE EFFECTIVELY SCREENED, SETBACK A MINIMUM OF 20- FEET FROM THE ADJACENT BUILDING WALL OR FULLY SCREENED WITH OTHER DESIGN OPTIONS SUCH AS ROOFTOP PARAPETS.
 - b. ALL RTUs THAT ARE NOT FULLY SCREENED BY THE BUILDING PARAPET OR OTHER APPROVED BUILDING ELEMENT SHALL BE PAINTED TO MATCH THE ADJACENT EXTERIOR BUILDING WALL.
 - c. RTUs THAT EXTEND ABOVE THE PARAPET AND ARE NOT ENTIRELY SELF-CONTAINED, 'CLEAN' BOX UNITS (AS DETERMINED BY STAFF), SHALL BE SCREENED TO THEIR FULL HEIGHT BY AN ARCHITECTURALLY INTEGRATED SCREENING MATERIAL TO BE SPECIFIED AND APPROVED ON THE PUD.
 - d. RTUs THAT EXTEND MORE THAN TWO FEET ABOVE THE PARAPET, REGARDLESS OF RTU DESIGN OR COLOR, MAY BE REQUIRED TO BE SCREENED, SUBJECT TO STAFF DETERMINATION BASED ON THE DESIGN OF THE UNIT AND THE POTENTIAL VISUAL EXPOSURE FROM ADJACENT STREETS AND PRIVATE PROPERTY.
8. ON AN INDIVIDUAL TENANT FINISH BASIS, WHEN OVERHEAD LOADING DOORS ARE REMOVED AND DEFERRED PARKING SPACES ARE MADE AVAILABLE, THOSE PARKING SPACES MAY BE APPLIED TOWARD THE REQUIRED PARKING OF THAT TENANT ONLY TO INCREASE THE AVERAGE PARKING RATIO FOR THAT SPACE.
9. GROUND SIGN LIGHTING IS LIMITED TO GROUND-MOUNTED, 100-WATT METAL HALIDE LIGHTING.
10. ALL WALL SIGNS SHALL COMPLY WITH BOTH THE STANDARDS AND GUIDELINES IN THE IDDSG, SUBJECT TO STAFF REVIEW AND APPROVAL THROUGH A BUILDING PERMIT APPLICATION.

LOT 13, BLOCK 8
COLORADO TECHNOLOGICAL CENTER, FIRST FILING
PLANNED UNIT DEVELOPMENT

LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



VICINITY MAP

INDEX OF SHEETS

PUD-1	TITLE SHEET (REVISED 4/14/2025)
PUD-2	PUD PLAN
PUD-2a	PUD PLAN ALTERNATE
PUD-2b	PUD PLAN (ADDED 4/14/2025)
PUD-3	GRADING & DRAINAGE PLAN
PUD-4	LANDSCAPE PLAN
PUD-4a	LANDSCAPE PLAN ALTERNATE
PUD-5	LANDSCAPE DETAILS
PUD-5a	LANDSCAPE DETAILS ALTERNATE
PUD-6	ELEVATIONS (REVISED 4/14/2025)
PUD-7	PHOTOMETRIC STUDY

THE SHEET INDEX LABELED IN RED WAS REVISED FROM EXISTING SHEET PUD-1 AND ARE PART OF THE PUD AMENDMENT DATED 4/14/2025. THIS SHEET AMENDED BY RVP ARCHITECTURE P.C.

LEGAL DESCRIPTION

A PART OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 13, BLOCK 8
COLORADO TECHNOLOGICAL CENTER, FIRST FILING

CONTAINING 92,162 SQUARE FEET, MORE OR LESS.

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL THIS 11TH DATE OF APRIL, 2000 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO 15 SERIES 2000

CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE

APPROVED THIS 2ND DATE OF MAY, 2000 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO 30 SERIES 2000

MAYOR CITY CLERK



CLERK AND RECORDER CERTIFICATE

COUNTY OF BOULDER)
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:33 O'CLOCK P.M. THIS 21st DAY OF January 2000 AND IS RECORDED IN PLAN FILE 166 F-4#45,46 FEE \$101.00 PAID \$101.00 47,48,49,50,51,52,53,54 FILM NO. RECEPTION NO. 283335

RECORDER DEPUTY

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD.

WITNESS OUR HANDS AND SEALS THIS 25TH DAY OF July 2000

DJRS PROPERTIES, LLC By [Signature] MANAGER
OWNER

[Signature]
NOTARY

Futura Engineering Inc.
Engineering Consultants and Surveyors
12741 E. Coley Ave., Suite 126
Englewood, Colorado 80111 - (303) 649-8282
FAX (303) 649-9499

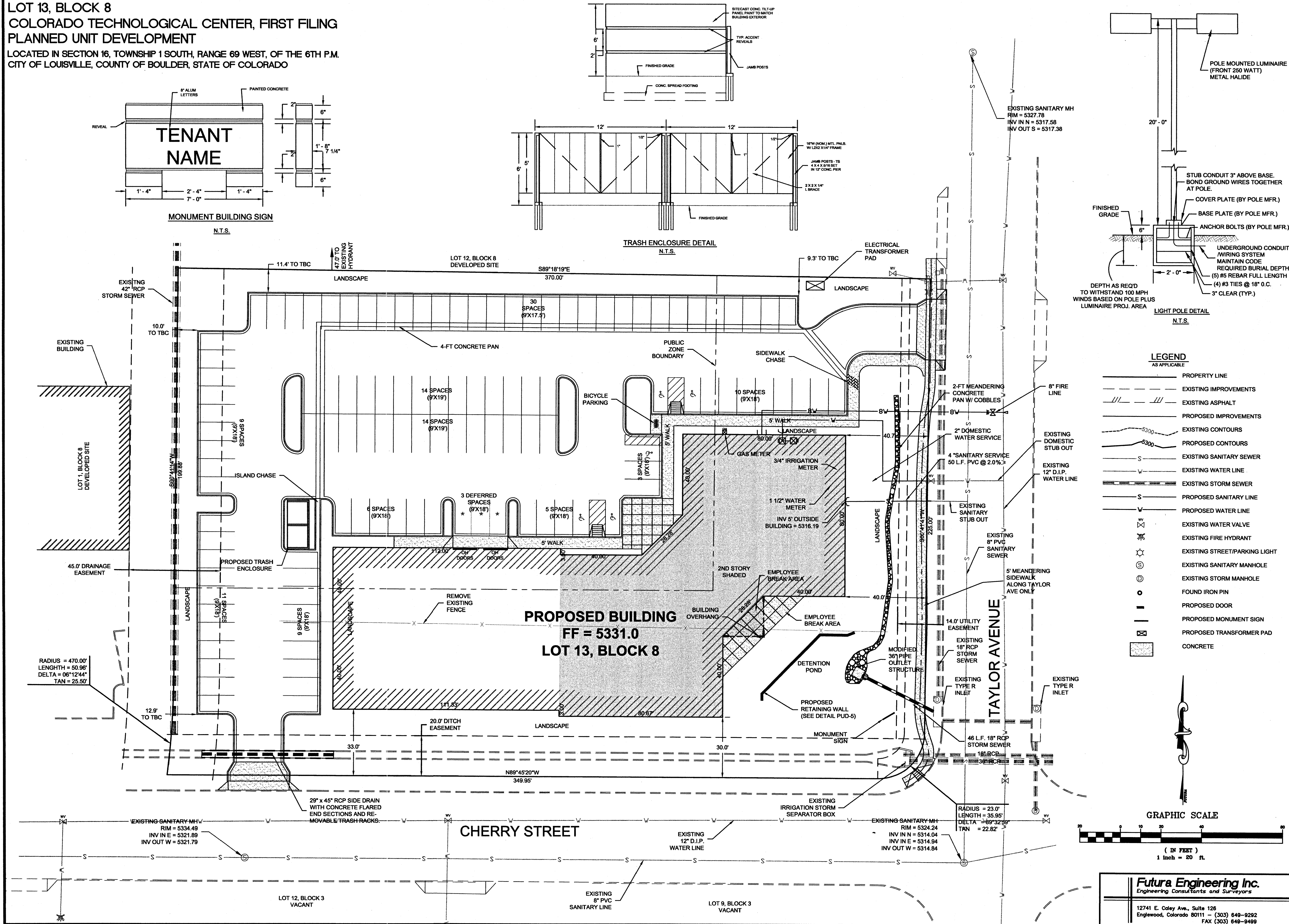
DP CONSTRUCTION, INC.
950 WADSWORTH SUITE 312 LAKEWOOD, CO 80216
PHONE (303) 274-1655 FAX (303) 274-1655

COLO. TECH. CENTER
LOT 13, BLOCK 8
CHERRY ST. AND ARTHUR AVE
LOUISVILLE, COLORADO

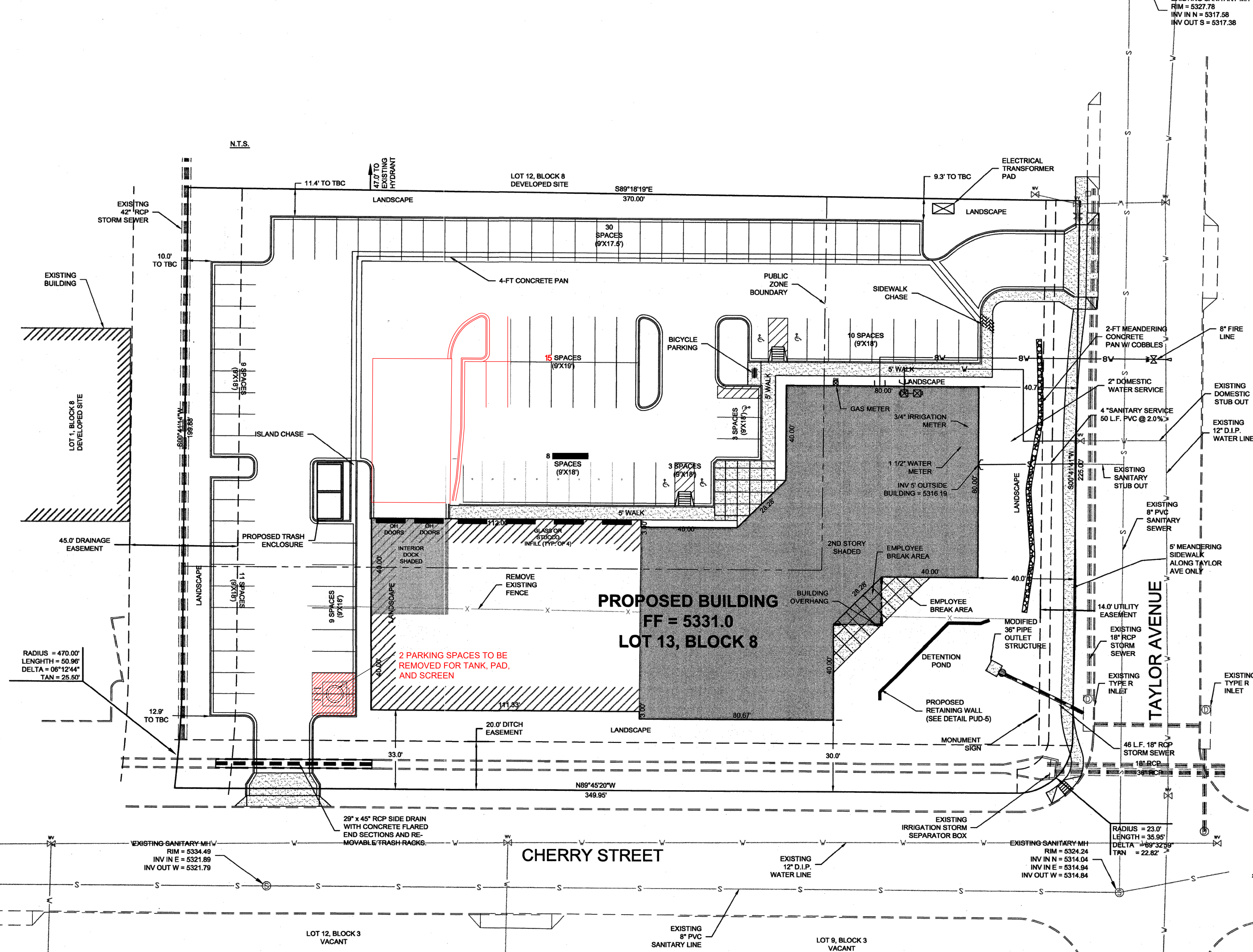
TITLE SHEET

Designed	JPC
Drawn	JPC
Checked	LED
Reviewed	DMP
Date	02/20/00
Project No.	99-06105
Drawing No.	PUD-1 1 of 10

PUD-2
2 of **10**



LOT 13, BLOCK 8
COLORADO TECHNOLOGICAL CENTER, FIRST FILING
PLANNED UNIT DEVELOPMENT
LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



- LEGEND**
AS APPLICABLE
- PROPERTY LINE
 - EXISTING IMPROVEMENTS
 - EXISTING ASPHALT
 - PROPOSED IMPROVEMENTS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING STORM SEWER
 - PROPOSED SANITARY LINE
 - PROPOSED WATER LINE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING STREET/PARKING LIGHT
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - FOUND IRON PIN
 - PROPOSED DOOR
 - PROPOSED MONUMENT SIGN
 - PROPOSED TRANSFORMER PAD
 - CONCRETE

LANDSCAPE COVERAGE

BUILDING COVERAGE	23.8%
PAVEMENT COVERAGE	45.1%
LANDSCAPE COVERAGE	31.1%

PARKING

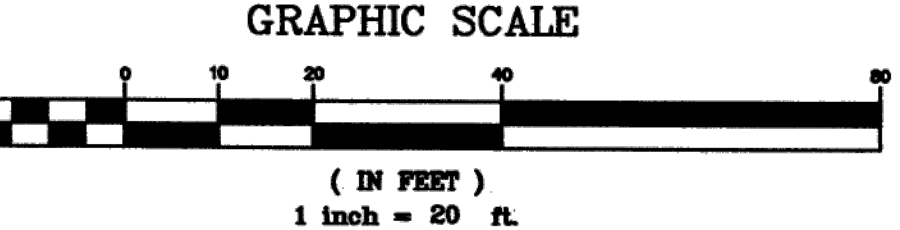
OVERALL BUILDING = 31,430 S.F.

59.0% OFFICE = 18544 S.F. @ 4/1000 = 74.2 SPACES
49.0% WAREHOUSE = 12886 S.F. @ 1/1000 = 12.8 SPACES

TOTAL PROVIDED PARKING INCLUDING 5 HANDICAP = 87 SPACES

AVERAGE PARKING RATIO = 87/ 31,430 = 2.77 SPACES/ 1000 S.F.

ITEMS IN RED WERE ADDED/AMENDED FROM EXISTING SHEET PUD-2a AND ARE PART OF THE PUD AMENDMENT DATED 4/14/2025. THIS SHEET WAS ADDED BY RVP ARCHITECTURE P.C.



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PHONE (303) 274-1886 FAX (303) 274-1885

**COLO. TECH. CENTER
LOT 13, BLOCK 8
CHERRY ST. AND TAYLOR AVE.
LOUISVILLE, COLORADO**

ALTERNATE PUD PLAN

Designed	JPC
Drawn	JPC
Checked	LED
Reviewed	DMP
Date	12/01/99
Project No.	99-06105
Drawing No.	PUD-2b 3 of 10

Lot 13, Block 8
CTC

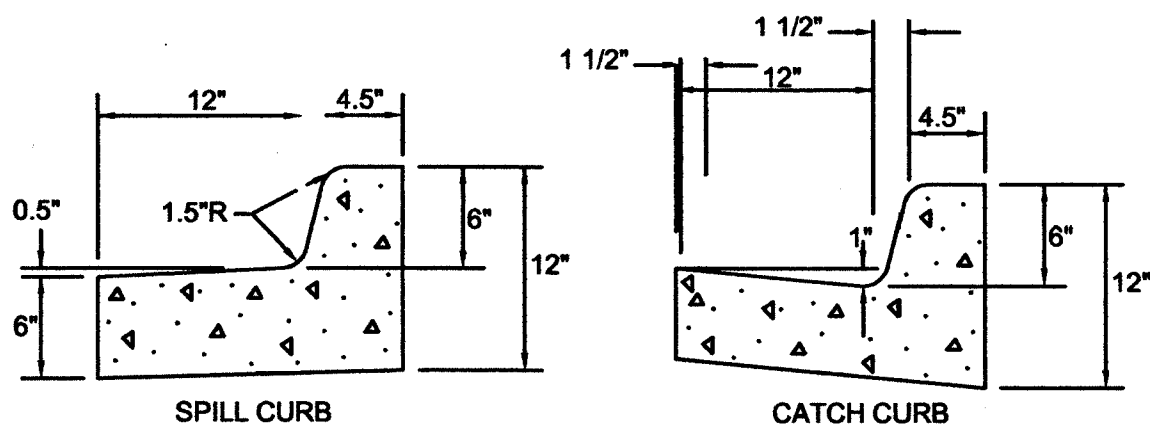
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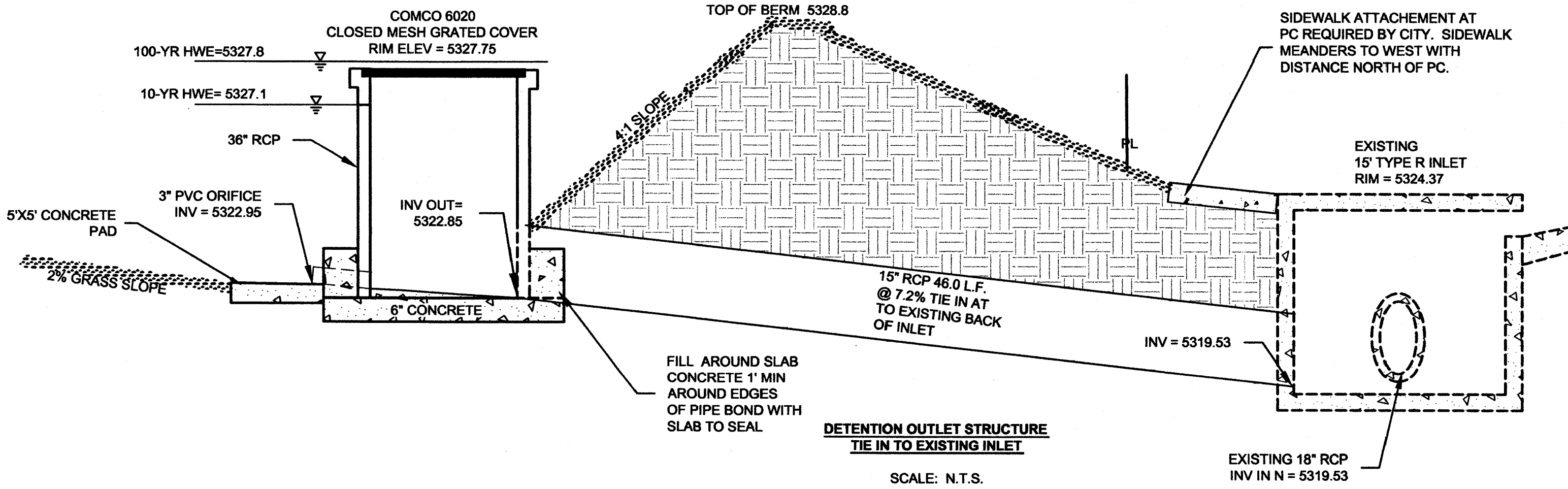
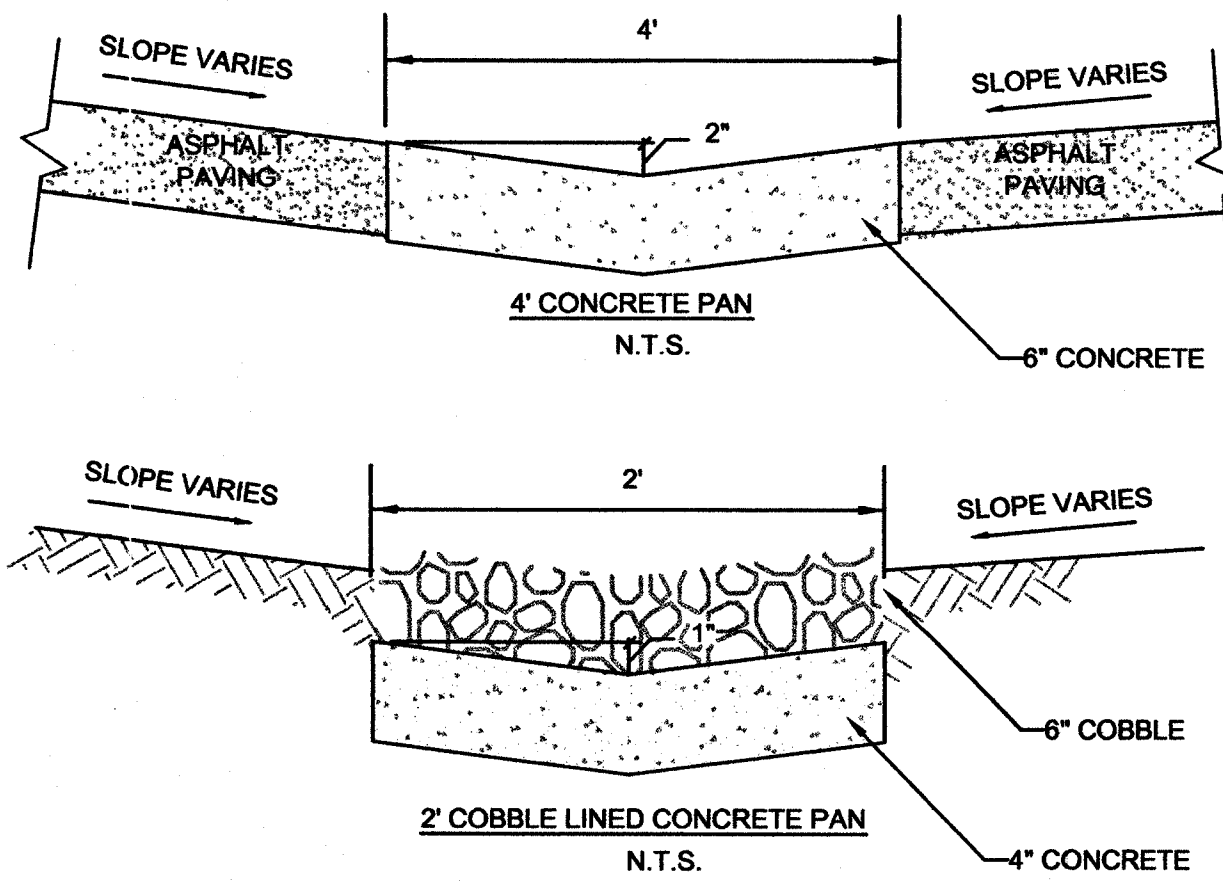
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LOT 13, BLOCK 8
COLORADO TECHNOLOGICAL CENTER, FIRST FILING
PLANNED UNIT DEVELOPMENT

LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



PRIVATE CURB + GUTTER DETAIL
N.T.S.



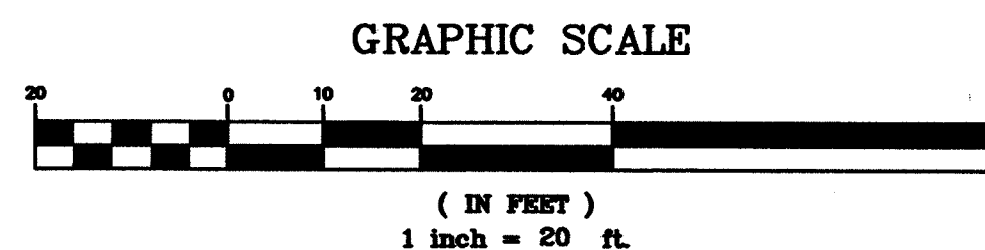
DETENTION OUTLET STRUCTURE
TIE IN TO EXISTING INLET
SCALE: N.T.S.

LEGEND
AS APPLICABLE

- PROPERTY LINE
- EXISTING IMPROVEMENTS
- EXISTING ASPHALT
- PROPOSED IMPROVEMENTS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STREET/PARKING LIGHT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- FOUND IRON PIN
- PROPOSED DOOR
- PROPOSED MONUMENT SIGN
- PROPOSED TRANSFORMER PAD
- CONCRETE

DRAINAGE
LEGEND

- DRAINAGE BOUNDARY
- DESIGN POINTS
- FLOW DIRECTION
- BASIN DESIGNATION / ACRES
- PROPOSED SLOPE
- SPILL CURB
- 100 YEAR WATER SURFACE ELEVATION



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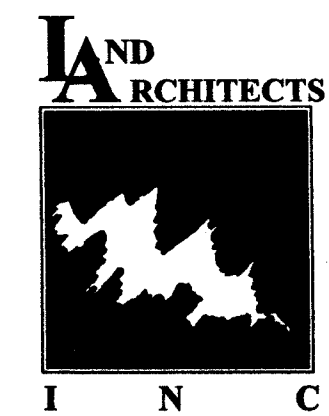
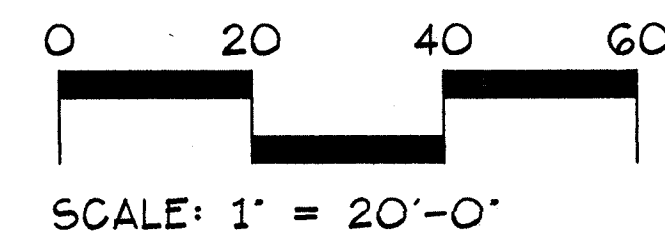
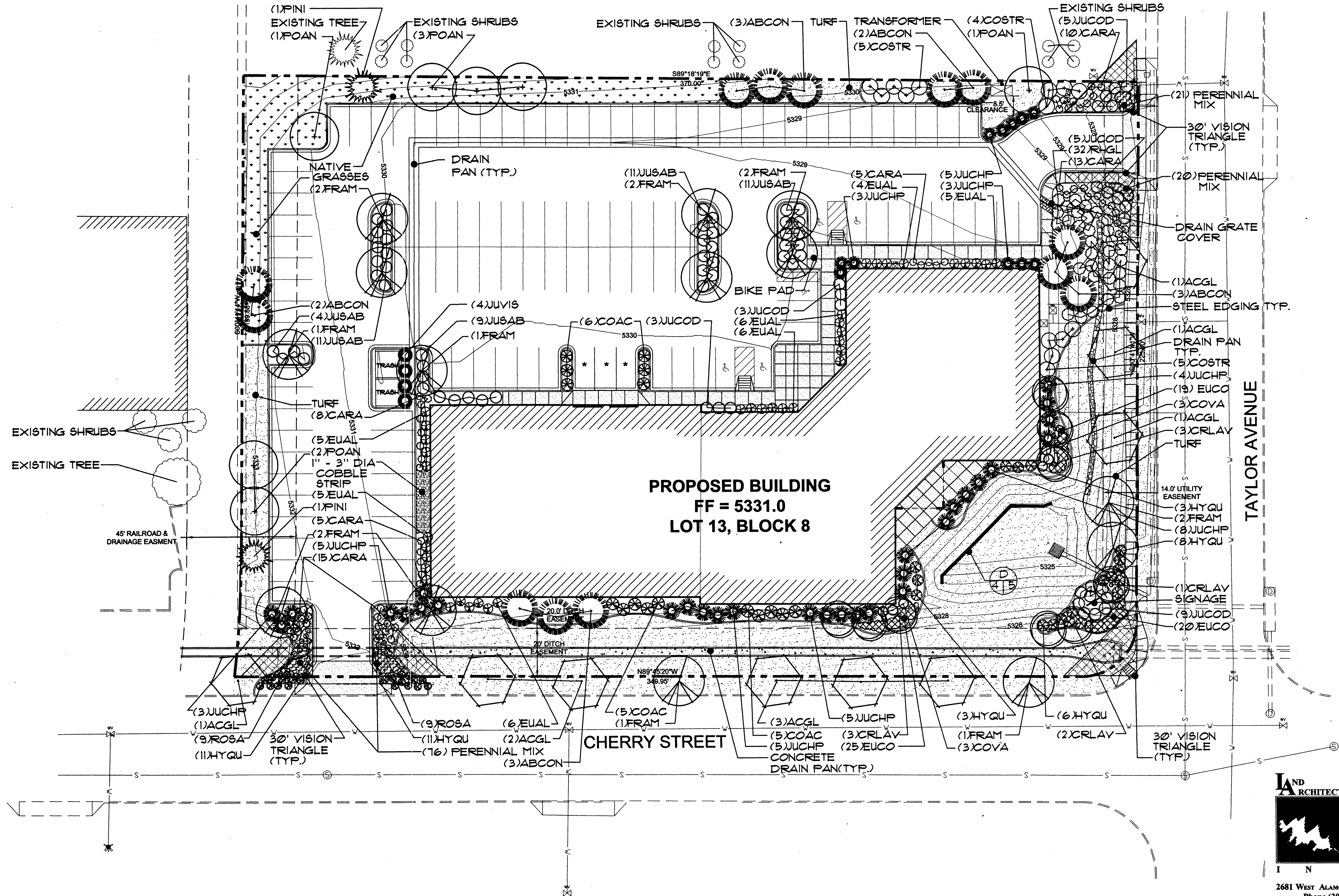
COLO. TECH. CENTER
LOT 13, BLOCK 8
CHERRY ST. AND TAYLOR AVE.
LOUISVILLE, COLORADO

GRADING AND DRAINAGE PLAN

Designed JPC
Drawn JPC
Checked LED
Reviewed DMP
Date 9/9/99
Project No. 99-06105
Drawing No.

PUD-3
4 of 10

LOT 13, BLOCK 8
COLORADO TECHNOLOGICAL CENTER, FIRST FILING
PLANNED UNIT DEVELOPMENT
LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



- Land Planning
- Urban Design
- Landscape Architecture
- Park Planning & Design

2681 WEST ALAMO AVENUE • LITTLETON, COLORADO 80120
Phone (303) 734-1777 • Fax (303) 734-1778

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COLO. TECH. CENTER
LOT 13, BLOCK 8
CHERRY ST. AND TAYLOR AVE.
LOUISVILLE, COLORADO

LANDSCAPE PLAN

Designed	JLWIV
Drawn	JLWIV
Checked	KP
Reviewed	DMP
Date	04/07/2000
Project No.	99-061.05
Drawing No.	PUD-4
	4 of 10

05/02/00	CITY COUNCIL SUBMITTAL
04/11/00	PLANNING COMMISSION SUBMITTAL
02/22/00	INITIAL PUD SUBMITTAL
DATE	REVISION/SUBMISSION

LANDSCAPE PLAN ALTERNATE

PUD-4a
4a of 10

LAND ARCHITECTS



I N C

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Engineering Consultants and Surveyors

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FAX (303) 649-9499

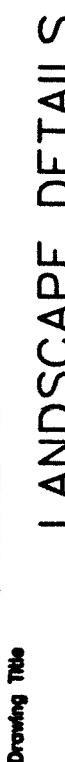


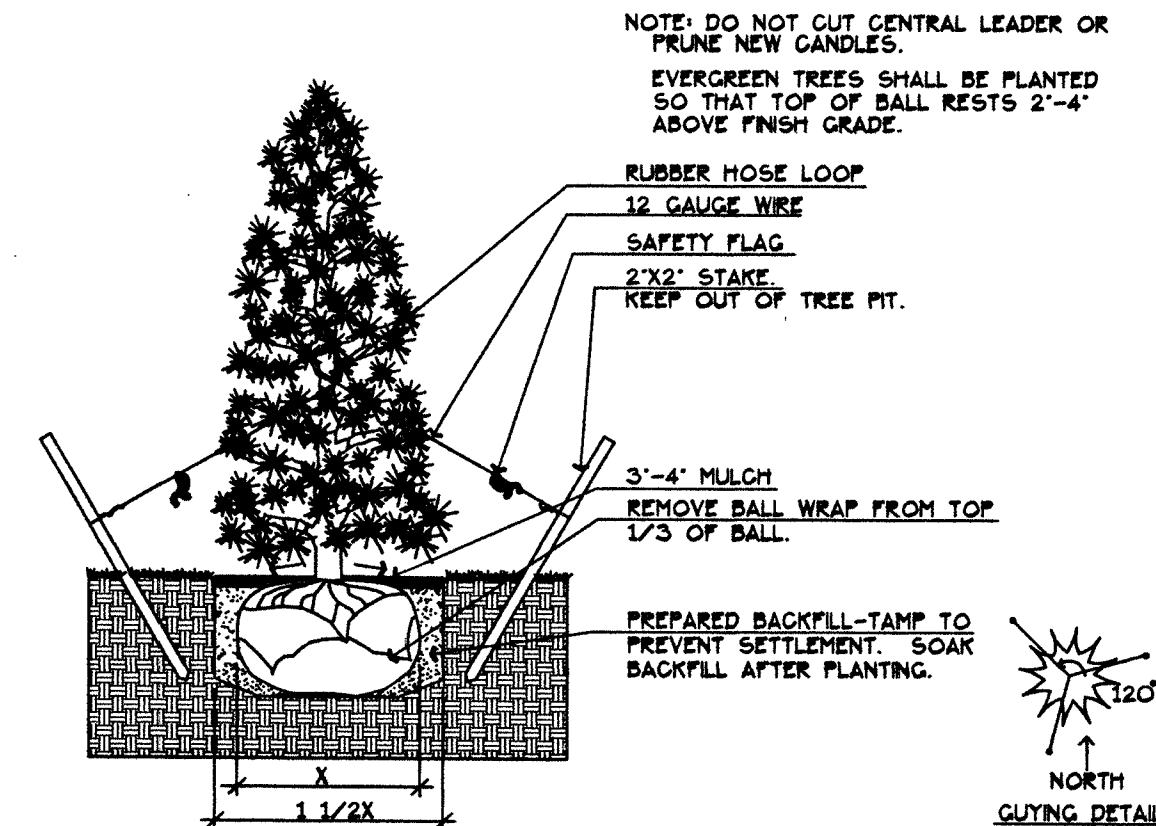
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SCALE: 1" = 20'-0"

DRAWING NUMBER

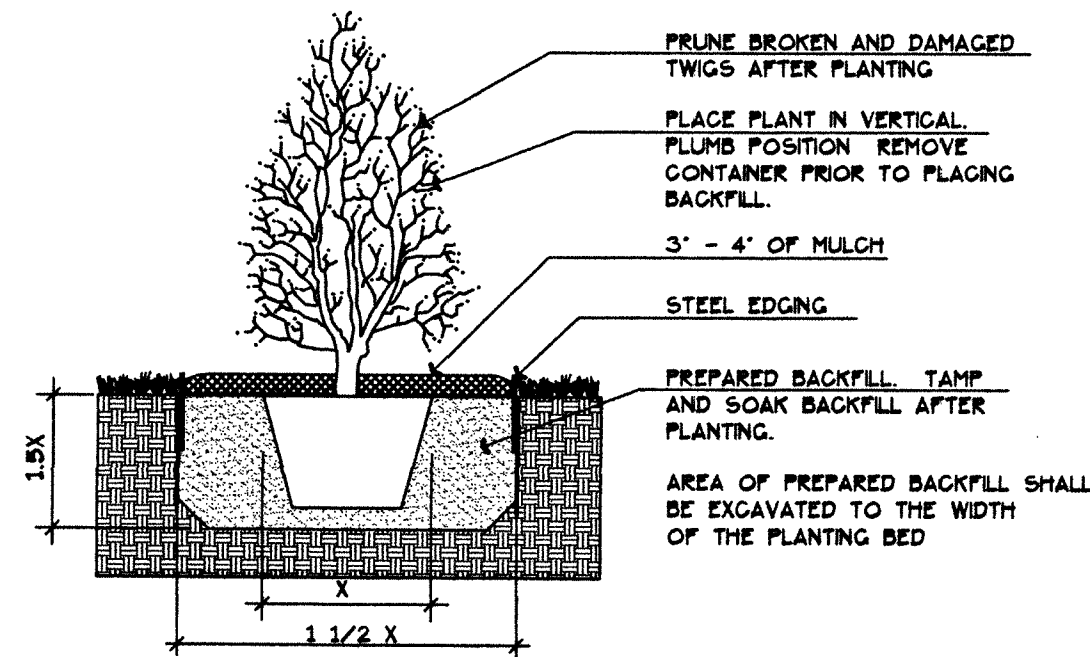
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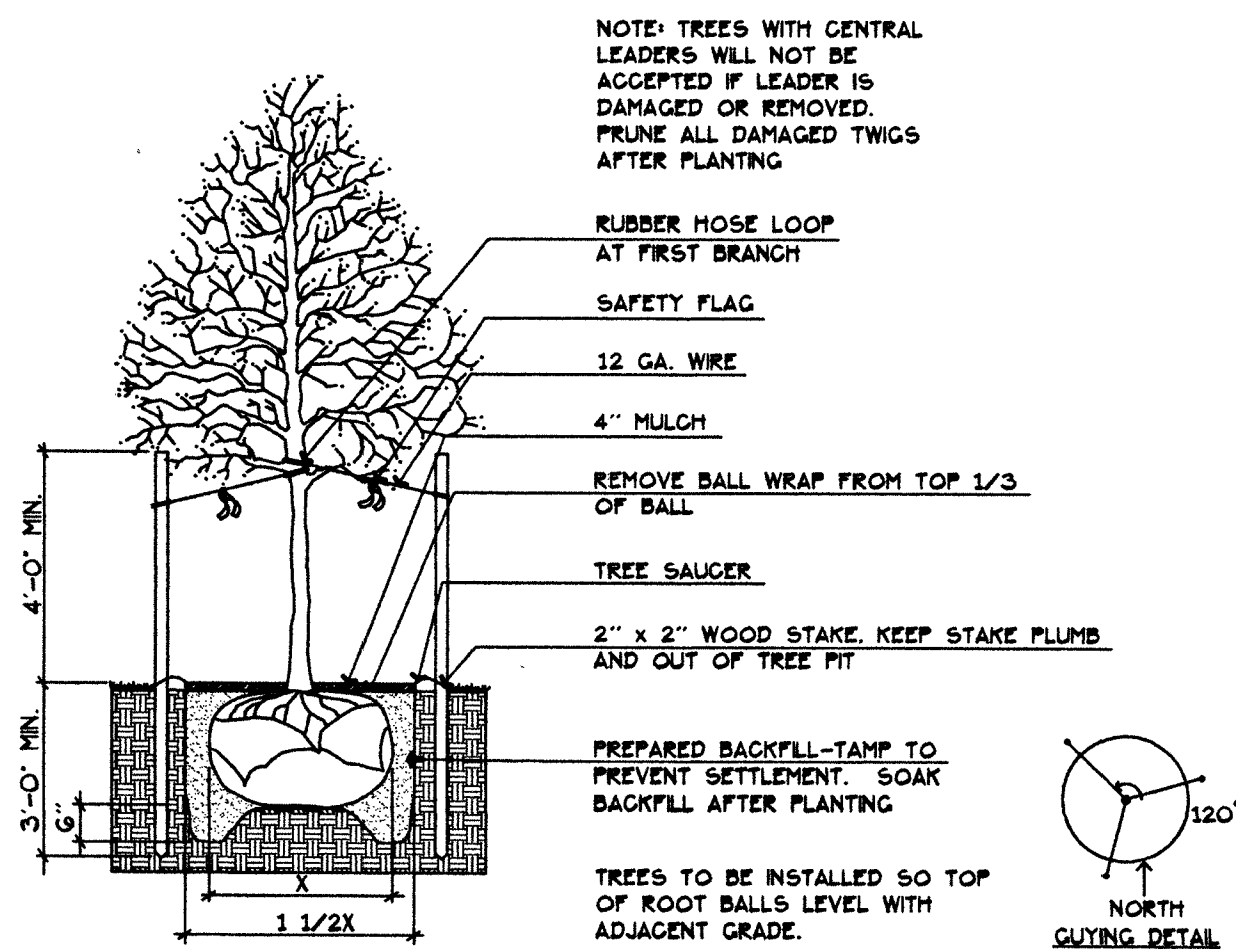
D 1 5 EVERGREEN PLANTING AND STAKING

N. T. S.



D 2 5 SHRUB PLANTING

N. T. S.

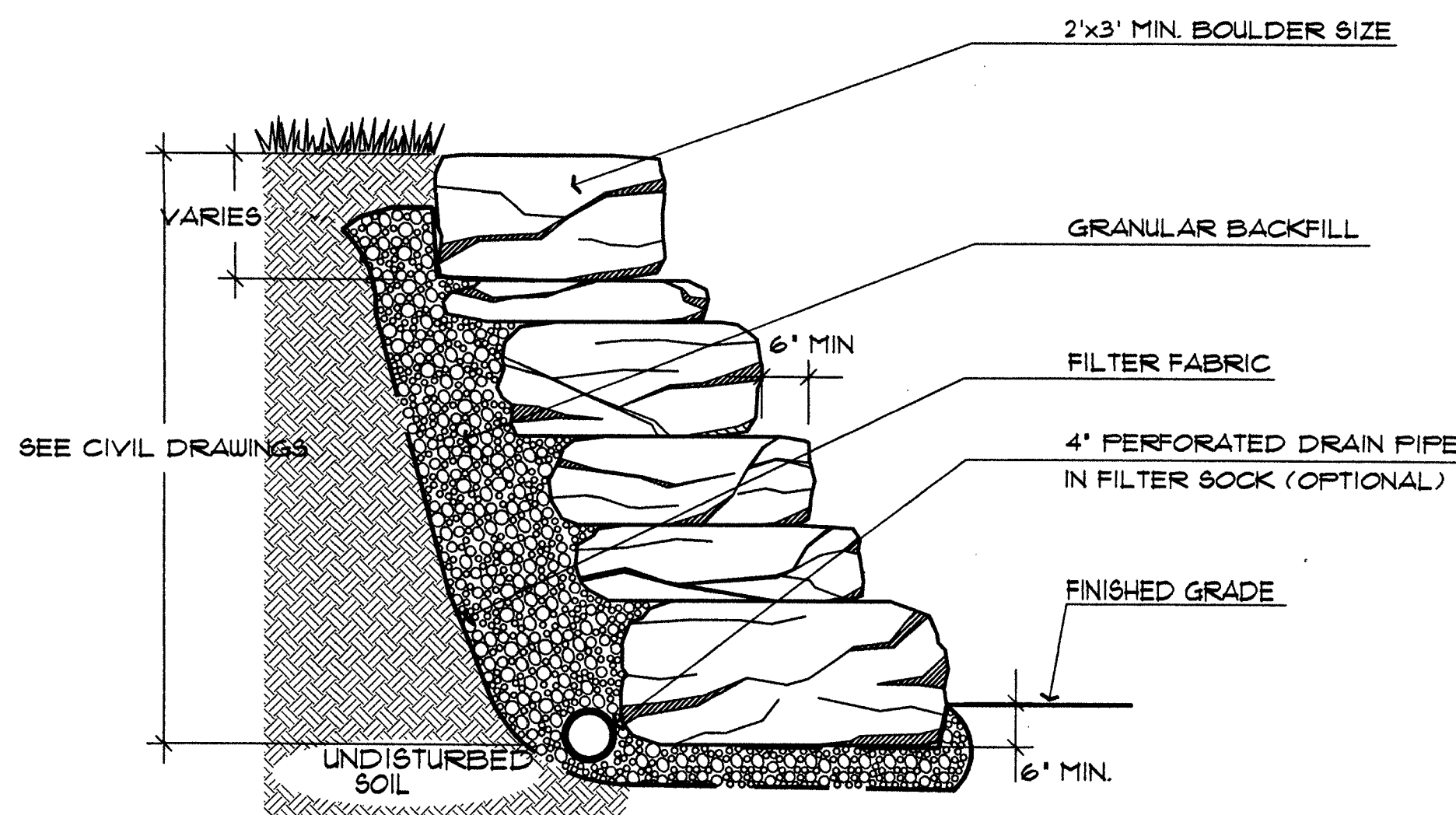


D 3 5 DECIDUOUS TREE PLANTING AND STAKING

N. T. S.

PLANTING NOTES

- ALL TOP SOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCK PILED PRIOR TO CONSTRUCTION. FOLLOWING ROUGH GRADING, TOP SOIL SHALL BE REDISTRIBUTED IN LANDSCAPE AREAS INCLUDING PUBLIC-RIGHT-OF-WAY. TOP SOIL SHALL BE FREE OF ALL DEBRIS.
- ALL TOP SOIL SHALL BE AMENDED WITH COMPOST AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL USING TILLER OR RIPPER TEETH EQUIPMENT.
- ALL SHRUB BED AREAS SHALL BE EDGED WITH STEEL EDGING. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES. ALL EDGING SHALL BE FASTENED WITH A MINIMUM OF 4 PINS/10FT SECTION.
- ALL SHRUB BED AREAS SHALL BE MULCHED WITH ASPEN MULCH OR 1'-3" DIA. COBBLE (WHERE SPECIFIED) TO A MINIMUM DEPTH OF 3-INCHES.
- ALL TREES PLANTED IN LAWN AREAS SHALL HAVE A 3-FOOT DIAMETER MULCH RING. MULCH SHALL CONSIST OF A 3-INCH DEPTH OF ASPEN MULCH OR EQUAL.
- ALL TURF GRASS, TREES, SHRUBS, + FLOWERS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM USING SPRINKLER AND DRIP EMITTERS AS REQUIRED TO ADEQUATELY SUPPLEMENT MOISTURE REQUIREMENTS.
- ALL PLANTING PITS SHALL BE 1.5 - 2 TIMES THE WIDTH OF THE PLANT ROOT BALL WITH SCARIFIED WALLS. THE BACKFILL SOIL SHALL CONSIST OF A MINIMUM OF 1/3 FEAT MOSS OR OTHER ORGANIC MATTER HOMOGENEOUSLY MIXED INTO BACKFILL ALONG WITH OSMOCOTE 14-14-14 FERTILIZER AT A RATE PER MANUFACTURER'S RECOMMENDATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE CITY OF LOUISVILLE AND THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE STAKED WITH NEW 6-FT GREEN STEEL 'T' POSTS AND GUYED WITH #12 GALVANIZED WIRE THROUGH CANVAS TREE STRAPS FOR A MINIMUM OF 1 YEAR. THE CONTRACTOR MAY SUBSTITUTE 'T' POSTS WITH 'DUCK BILL' GUYING SYSTEM. ALL GUY WIRES SHALL BE FLAGGED WITH FLORESCENT TAPE 12-18 INCHES LONG FOR SAFETY.
- ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 24 MONTH PERIOD AFTER FINAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12 MONTHS. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER RECOMMENDED THE CONTRACTOR TEST SOILS TO ENSURE NO CONTAMINATION IS PRESENT. VERIFY STATIC WATER PRESSURE FOR IRRIGATION SYSTEM REQUIREMENTS, AND REVIEW PLANS FOR CONFLICTS. ANY AND ALL CONFLICTS WITHOUT EXCEPTION, SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL AT A MINIMUM, BE IN ACCORDANCE WITH THE INDUSTRY STANDARDS SET FORTH IN THE HANDBOOK FOR LANDSCAPE CONTRACTORS PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- ALL WIRE BASKETS, CONTAINERS, AND ROPE SHALL BE REMOVED FROM THE ROOT BALL PRIOR TO PLANTING. BURLAP SHALL BE PULLED DOWN FROM AROUND THE TOP OF THE ROOT BALL AND TUCKED DOWN INTO THE PLANTING PIT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- DECIDUOUS TREES SHALL NOT BE PLANTED CLOSER THAN 5-FEET TO PUBLIC UTILITIES AND PUBLIC SIDEWALKS + CONIFEROUS TREES NO CLOSER THAN 10-FEET TO PUBLIC UTILITIES AND PUBLIC SIDEWALKS OR PUBLIC IMPROVEMENTS (E.G. SIDEWALKS, CURB, AND GUTTER).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF DIRT AND DEBRIS SPILLED ON TO ANY PAVED SURFACES OR PUBLIC ROW.
- PRIOR TO SEEDING OR SODDING THE CONTRACTOR SHALL RAKE SMOOTH OR OTHERWISE LOOSEN THE SURFACE TO OBTAIN A SMOOTH FRABLE SURFACE FREE OF EARTH CLODS, LUMPS, AND DEPRESSIONS. LOOSE STONES HAVING A DIMENSION GREATER THAN 1/2-INCH AND DEBRIS BROUGHT TO THE SURFACE DURING CULTIVATION SHALL BE REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR OFF-SITE.
- ALL SEED SHALL BE APPLIED WITH HYDROMULCH PROCESS. HYDROMULCH AND SEED MIX SHALL BE APPLIED UNIFORMLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUPPLEMENTAL IRRIGATION, REPAIR OF EROSION AREAS AND MAINTENANCE OF SEED AREAS FOR ONE GROWING SEASON OR UNTIL ESTABLISHED.
- PRIOR TO PLANTING ANY PLANT MATERIALS, THE CONTRACTOR SHALL FIELD LOCATE THE PLACEMENT OF ALL PLANT MATERIALS USING WOODEN STAKES. FIELD LOCATED PLANT LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS. APPROVAL OF PLANT LOCATIONS DOES NOT RELEASE THE CONTRACTOR FROM LIABILITY OF DAMAGE OR INJURY TO UTILITIES, STRUCTURES, OR PERSONS ON SITE.
- THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.
- L.A. INC. HAS NOT BEEN RETAINED TO PROVIDE CONSTRUCTION DOCUMENTS OR PROVIDE CONSTRUCTION OBSERVATION SERVICES AND THEREFORE CAN NOT BE RESPONSIBLE FOR FINAL OUTCOME OF CONSTRUCTION.
- OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL HANDICAP ACCESSABILITY AND MEETING ALL A.D.A. REQUIREMENTS.



D 4 5 DRY-STACKED BOULDER RETAINING WALL

RE: ENGINEER PLANS AND SPECIFICATIONS FOR WALL REQUIREMENTS N. T. S.

LOT 13, BLOCK 8 COLORADO TECHNOLOGICAL CENTER, FIRST FILING PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M. CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PLANT SCHEDULE

SYMBOL	CODE NAME	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
DECIDUOUS TREES:					
	ACGL	ACER FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2.5'-CAL	9
	CRLAV	BETULA PLATYPHYLLA 'WHITESPIRE'	JAPANESE WHITESPIRE BIRCH	2.0'-CAL	9
	FRAM	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	2.5'-CAL	14
	POAN	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2.5'-CAL	7
					TOTAL DECIDUOUS TREES: 39
EVERGREEN TREES:					
	ABCON	ABIES CONCOLOR	WHITE FIR	6'	13
	PINI	PINUS NIGRA	AUSTRIAN PINE	6'	2
*25% OF EVERGREEN TREES TO BE 8' HEIGHT				TOTAL EVERGREEN TREES: 15	
DECIDUOUS SHRUBS:					
	CARA	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	5-GAL	56
	COAC	RIBES ALPINUM	ALPINE CURRANT	5-GAL	7
	COSTR	CORNUS SERICEA 'BAILEY'	RED-TWIG DOGWOOD	5-GAL	14
	GOVA	COTONEASTER APICULATA	CRANBERRY COTONEASTER	5-GAL	6
	EUAL	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	5-GAL	37
	HYQU	HYPERICUM 'HIDCOTE'	ST. JOHN'S WORT	5-GAL	42
	RHGL	RHUS AROMATICA 'GROW-LOW'	GROW LOW SUMAC	5-GAL	32
	ROSA	ROSA 'MEIPSIDUE'	FIRE MEIDLAND ROSE	5-GAL	18
					TOTAL DECIDUOUS SHRUBS: 212
EVERGREEN SHRUBS:					
	JUCHP	JUNIPERUS COMMUNIS DEPRESSA 'EFFUSA'	EFFUSA JUNIPER	5-GAL	41
	JUSAB	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5-GAL	41
	JUCOD	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5-GAL	25
					TOTAL EVERGREEN SHRUBS: 107
PERENNIALS/GROUND COVER:					
	PERENNIAL MIX	ECHINACEA PURPUREA 'SPRINGBROOK CRIMSON STAR'	RED CONEFLOWER	MAX. HT. 24"	
		ASTER ALPINUS VAR.	ALPINE ASTER VAR.	15"	
		HEMEOCALLIS 'STELLA D'ORO'	GOLD DAYLILY	14"	
		GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	30"	
		EVEN MIX; PLANT 18" O.C. (PLANT IN DRIFTS OF LIKE SPECIES)			4" POTS 117
	EUCO (PLANT 24"	EUONYMUS COLORATUS O.C.)	PURPLE LEAF WINTERCREEPER	4" POTS	64
					TOTAL PERENNIALS/GROUND COVER: 181

TURF GRASS NOTES

ALL TURF AREAS SHALL CONSIST OF A TURF TYPE TALL FESCUE/KENTUCKY BLUE GRASS BLEND SOD THAT IS LOCALLY GROWN.

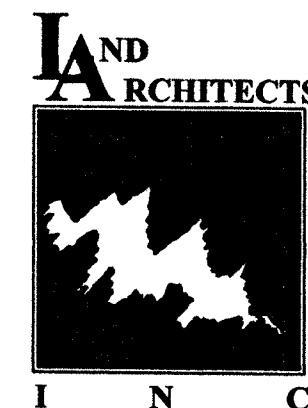
NATIVE GRASS NOTES

ALL NATIVE SEED AREAS SHALL BE SEEDS AT A RATE OF 40LBS PER ACRE USING THE FOLLOWING MIXTURE:

CRESTED WHEATGRASS	25%
SLENDER WHEATGRASS	15%
HARD FESCUE	15%
BLUE GRAMA	10%
ANNUAL RYE GRASS	15%
SIDEGRASS GRAMA	20%

DEVELOPMENT SUMMARY

	SQ. FT.	ACRES	PERCENT
TOTAL BUILDING AREA:	23,087	0.53	23.8%
TOTAL LANDSCAPE AREA:	31,363	0.72	32.1%
TOTAL ROAD/PARKING AND SIDEWALK AREA:	43,125	0.99	44.1%
TOTAL SITE AREA:	97,575	2.24	100.0%



- Land Planning
- Urban Design
- Landscape Architecture
- Park Planning & Design

2681 WEST ALAMO AVENUE • LITTLETON, COLORADO 80120
Phone (303) 734-1777 • Fax (303) 734-1778

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LOT 13, BLOCK 8
CHERRY ST. AND TAYLOR AVE.
LOUISVILLE, COLORADO

DRAWING THE LANDSCAPE DETAILS ALTERNATE

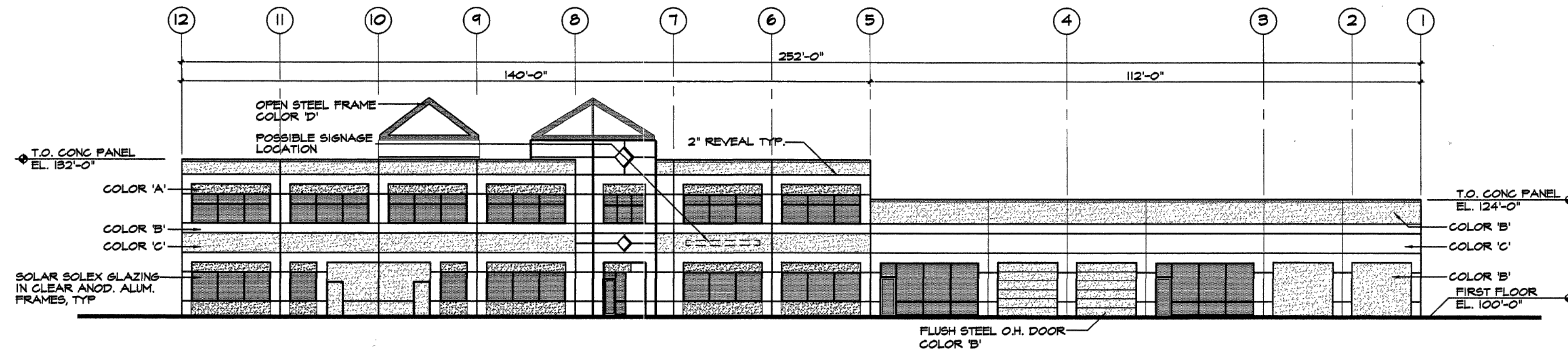
Designed	JLWIV
Drawn	JLWIV
Checked	KP
Reviewed	DMP
Date	04/07/2000
Project No.	99-061.05
Sheet No.	PUD-5a 5a of 10

LOT 13, BLOCK 8 COLORADO TECHNOLOGICAL CENTER, FIRST FILING PLANNED UNIT DEVELOPMENT

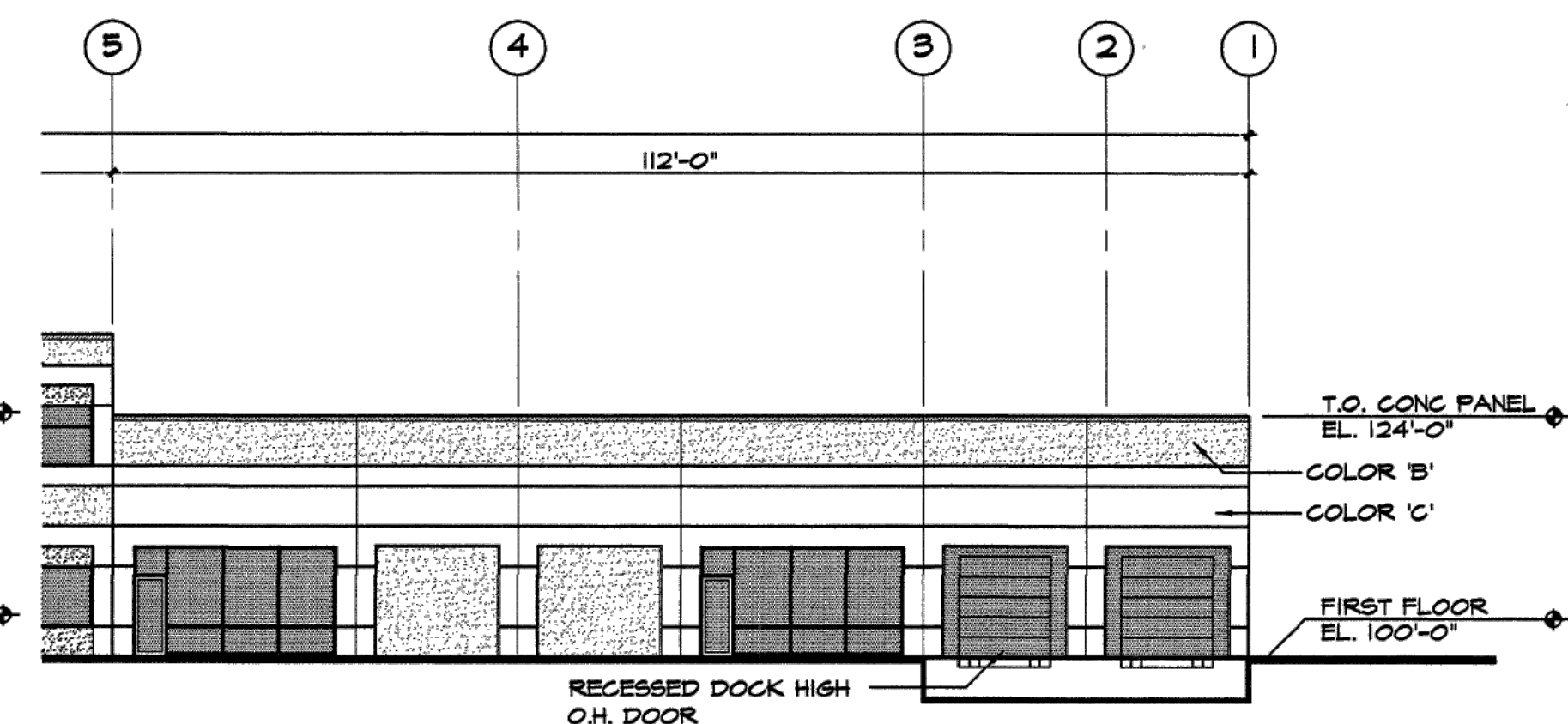
LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

COLOR SCHEME:

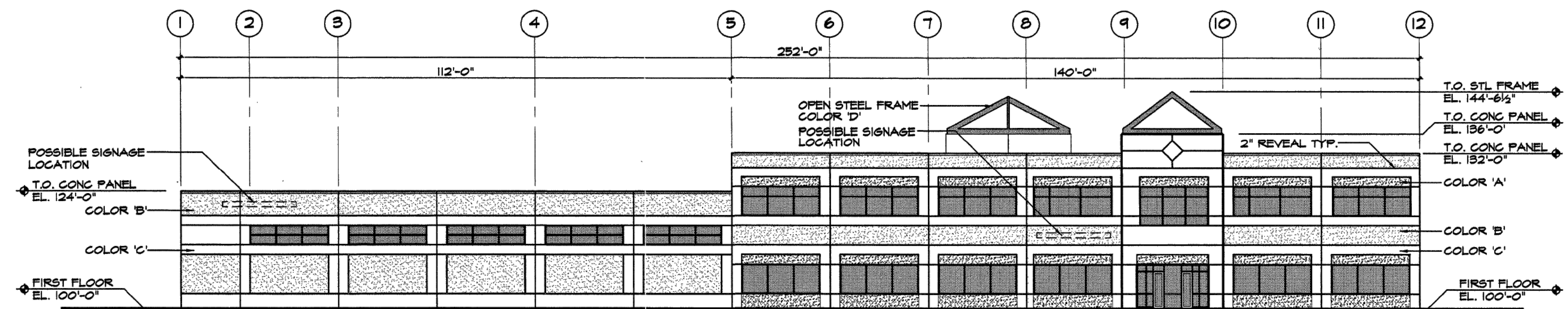
ALL COLORS ARE PITTSBURG PAINTS
COLOR 'A' - 4605 BROWNSTONE
COLOR 'B' - 3607 BEECHNUT
COLOR 'C' - 2607 DEAUVILLE
COLOR 'D' - 7426 DARK FOREST



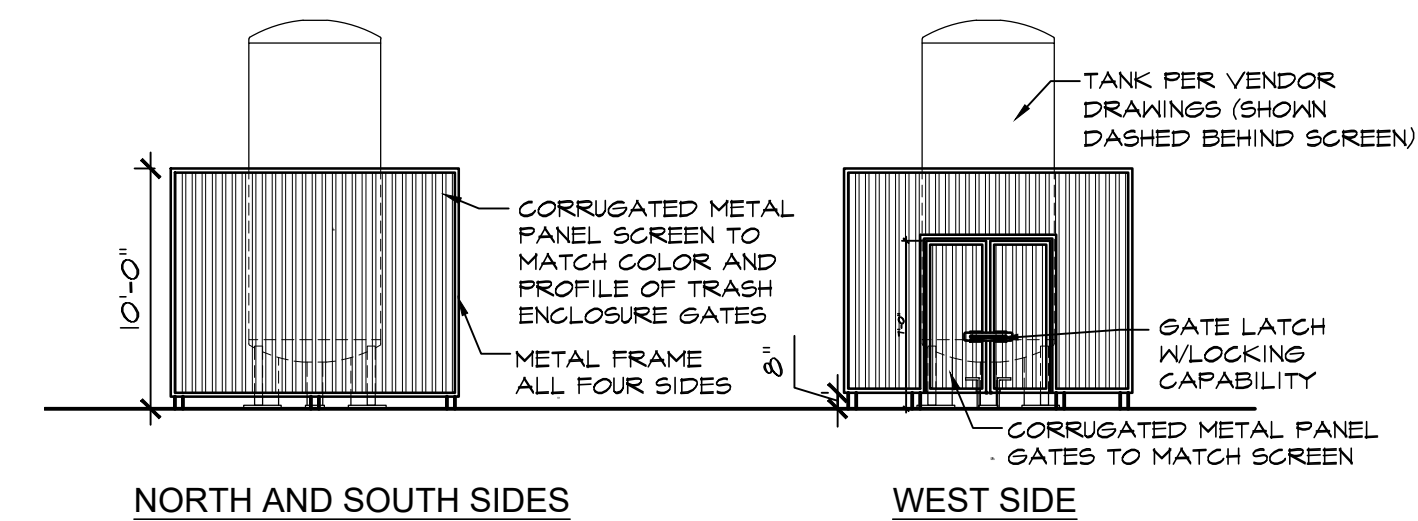
1 NORTH ELEVATION
PUD6 1/16" = 1'-0"
CADFILE: 9902ELEV.DWG



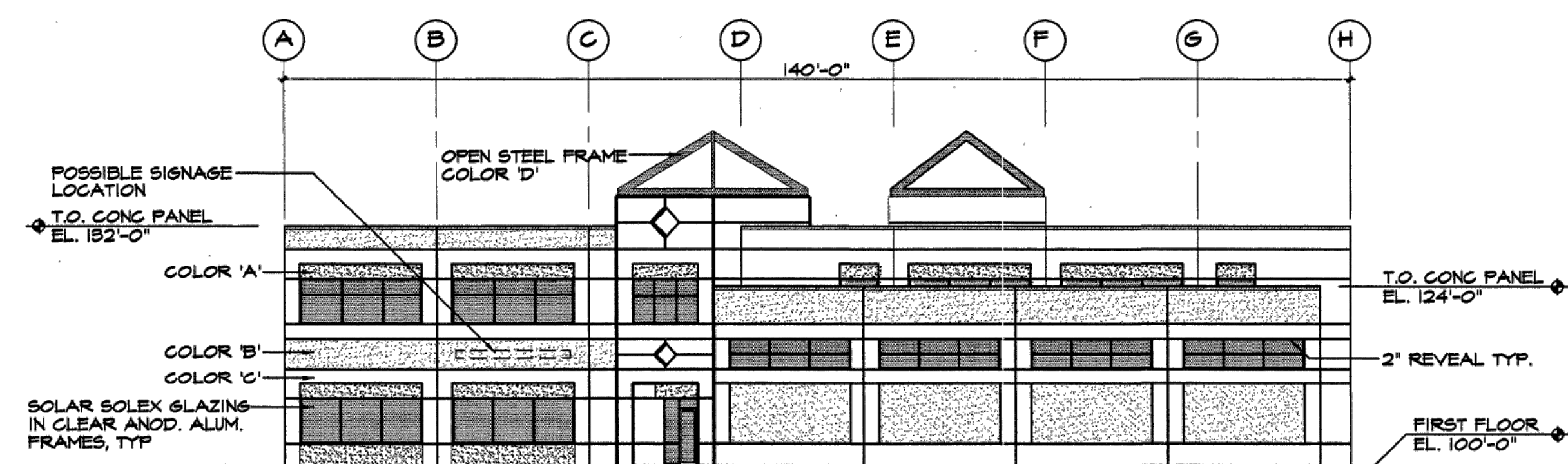
1-1 ALT. NORTH ELEVATION
PUD6 1/16" = 1'-0"
CADFILE: 9902ELEV.DWG



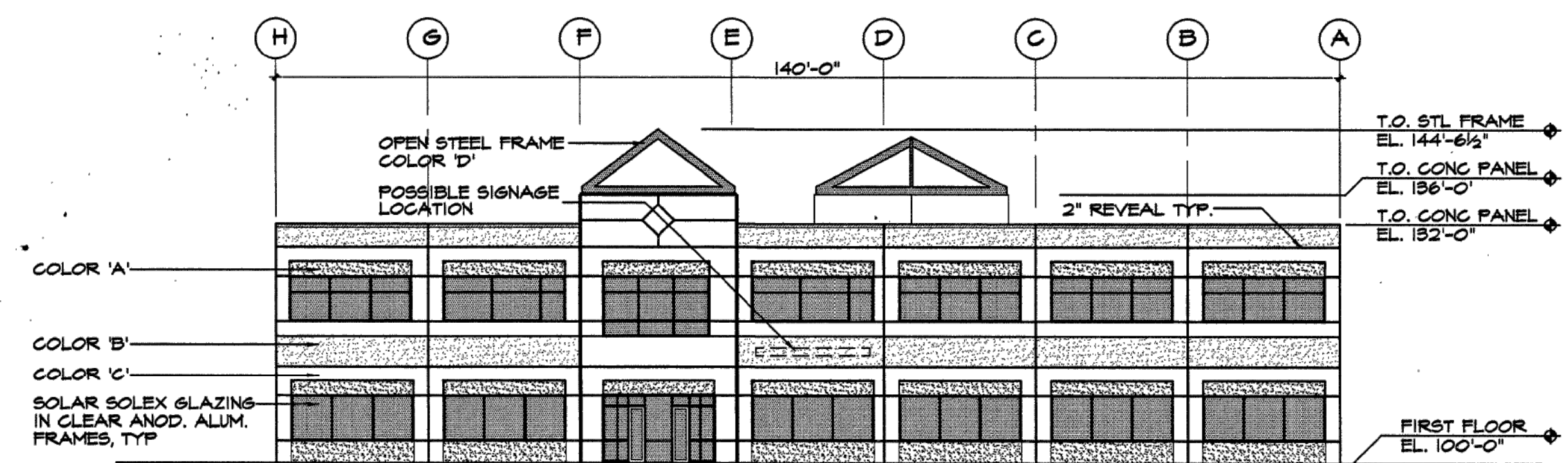
2 SOUTH ELEVATION
PUD6 1/16" = 1'-0"
CADFILE: 9902ELEV.DWG



5 NEW LN2 TANK ELEVATIONS
PUD6 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
PUD6 1/16" = 1'-0"
CADFILE: 9902ELEV.DWG



3 EAST ELEVATION
PUD6 1/16" = 1'-0"
CADFILE: 9902ELEV.DWG

NEW TANK ELEVATIONS LABELED IN RED WERE ADDED TO EXISTING SHEET PUD-6 AND ARE PART OF THE PUD AMENDMENT DATED 4/14/2025. THIS SHEET AMENDED BY RVP ARCHITECTURE P.C.

DP CONSTRUCTION, INC.
950 WADSWORTH BLVD, SUITE 312, LAKEWOOD, CO 80215
PHONE (303) 274-1635 FAX (303) 274-1635

COLO. TECH. CENTER
LOTS 13, BLOCK 8
CHERRY STREET + TAYLOR AVENUE
LOUISVILLE, COLORADO

ELEVATIONS

Designed	DO
Drawn	CK
Checked	DP
Reviewed	DP
Date	11-22-1998
Project No.	99-061.05
Drawing No.	PUD-6

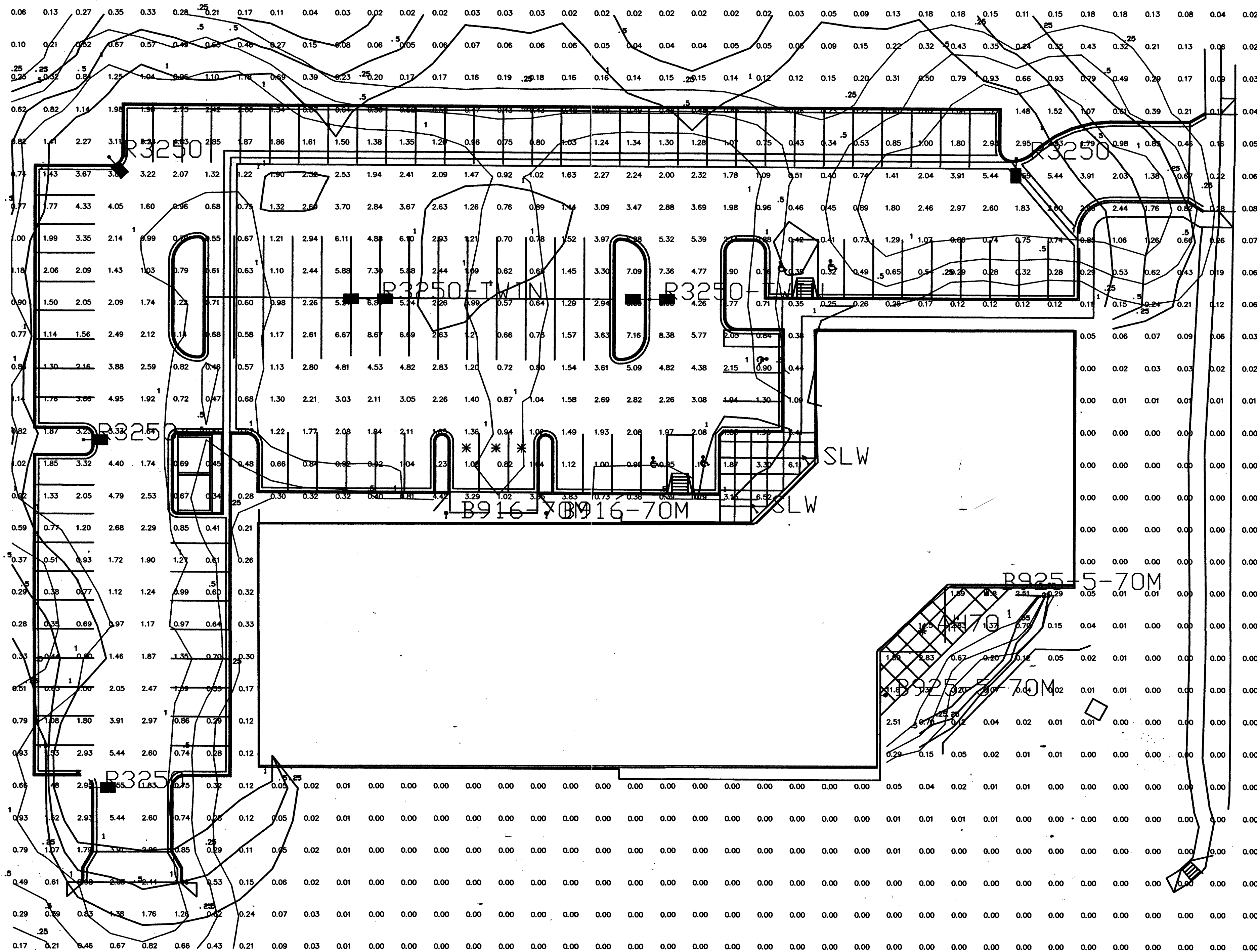
Lot 13, Block 8
CTC

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

LOT 13, BLOCK 8
COLORADO TECHNOLOGICAL CENTER, FIRST FILING
PLANNED UNIT DEVELOPMENT
LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LUMINAIRE : R3250
KSP1-250W-23
CAD SYMBOL : SRD1.SYM
CAD SYMBOL SIZE : 3
FILENAME : C:\AGIS\PAK\WROD\94080302.IES
LUMENS : 20000
LLF : .72
SPIN : 0
IESNA91
[TEST] TEST NO. 1194080302
[MANUFACT] Lithonia Lighting - Lithonia Downlighting
[LUMEN] KSP1 250W R3
[LUMINAIRE] ARM MOUNTED PREMIUM CUT-OFF FIXTURE W/SEGMENTED OPTICS
[LAMP] SYL 10250102312
[OTHER] Version 7/1/97 - 12 00 00
TILT-NONE
LAMPS : 1 LUMENS/LAMP = 20000 PHOTOMETRIC TYPE = 1 WATTS = 310
LUMINOUS DIMENSIONS (FEET) : WIDTH = 1 LENGTH = 1 HEIGHT = 0
FACTORS : MULTIPLIER = 1 BALLAST = 1 BALLAST-LAMP = 1
NUMBER OF VERTICAL ANGLES = 29 0 TO 90 DEGREES
NUMBER OF HORIZONTAL ANGLES = 21 0 TO 180 DEGREES
LUMINAIRE : AH70
Gothan ah 70m 6ar
CAD SYMBOL : INLT1.SYM
CAD SYMBOL SIZE : 2
FILENAME : C:\AGIS\PAK\WROD\88093004.IES
LUMENS : 5000
LLF : .72
SPIN : 0
IESNA91
[TEST] 2188093004
[MANUFACT] Lithonia Lighting - Lithonia Downlighting
[LUMEN] AH 70M 6AR
[LUMINAIRE] 6" MH OPEN REFL. DOWNLIGHT
[LAMP] 5000 LM LAMP
[OTHER] Version 7/1/97 - 12 00 00
TILT-INCLUDE
LAMP TO LUMINAIRE GEOMETRY : 1
NUMBER OF TILT FACTORS : 7
ANGLES = 0 15 30 45 60 75 90
FACTORS : 1 .95 .94 .9 .88 .87 .94
LUMINOUS DIMENSIONS (FEET) : WIDTH = 1 LENGTH = 1 HEIGHT = 0
FACTORS : MULTIPLIER = 1 BALLAST = 1 BALLAST-LAMP = 1
NUMBER OF VERTICAL ANGLES = 11 0 TO 90 DEGREES
NUMBER OF HORIZONTAL ANGLES = 1 0 TO 0 DEGREES
LUMINAIRE : R3250-TWIN
LITHONIA KSF 250W R3 TWIN
>>> THIS LUMINAIRE IS A GROUP <<<
GROUP IS COMPOSED OF THE FOLLOWING
LABEL : R3250
LOCATION RELATIVE TO GROUP LOCATION
X = 0 Y = 0 Z = 0
TILT = 0
LUMINAIRE : R3250
LOCATION RELATIVE TO GROUP LOCATION
X = 0 Y = 0 Z = 0
ORIENTATION = 180
TILT = 0
LUMINAIRE : SLW
CAD SYMBOL : ARROW.SYM
CAD SYMBOL SIZE : 1
FILENAME : C:\PHOTO\POULSEN\PLUS99-1\PLUS99\SLW665.IES
LUMENS : 8500
LLF : .72
SPIN : 0
IESNA91
[TEST] HT43069
[MANUFACT] Lithonia Lighting - Lithonia Downlighting
[LUMEN] DEVIO 100M
[LUMINAIRE] GOTHAN 10" MH CYLINDERS-VET
[LAMP] 9500 LM LAMP
[OTHER] Version 10/1/96 - 12 00 00
TILT-NONE
LAMPS : 1 LUMENS/LAMP = 9500 PHOTOMETRIC TYPE = 1 WATTS = 128
LUMINOUS DIMENSIONS (FEET) : WIDTH = .65 LENGTH = 0 HEIGHT = 0
FACTORS : MULTIPLIER = 1 BALLAST = 1 BALLAST-LAMP = 1
NUMBER OF VERTICAL ANGLES = 36 0 TO 180 DEGREES
NUMBER OF HORIZONTAL ANGLES = 33 0 TO 360 DEGREES
LUMINAIRE : B916-70M
DEVINE B916-70MH CYLINDER UP/DOWNLIGHT
CAD SYMBOL : SRD3.SYM
CAD SYMBOL SIZE : 1
FILENAME : C:\AGIS\PAK\WROD\43069.IES
LUMENS : 5600
LLF : .72
SPIN : 0
IESNA91
[TEST] HT43069
[MANUFACT] Lithonia Lighting - Lithonia Downlighting
[LUMEN] DEVIO 100M
[LUMINAIRE] GOTHAN 10" MH CYLINDERS-VET
[LAMP] 9500 LM LAMP
[OTHER] Version 10/1/96 - 12 00 00
TILT-NONE
LAMPS : 1 LUMENS/LAMP = 9500 PHOTOMETRIC TYPE = 1 WATTS = 128
LUMINOUS DIMENSIONS (FEET) : WIDTH = .65 LENGTH = 0 HEIGHT = 0
FACTORS : MULTIPLIER = 1 BALLAST = 1 BALLAST-LAMP = 1
NUMBER OF VERTICAL ANGLES = 11 0 TO 90 DEGREES
NUMBER OF HORIZONTAL ANGLES = 1 0 TO 0 DEGREES

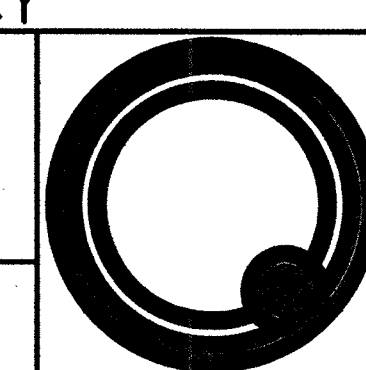
PLANE : A
POINT SPACING LEFT-TO-RIGHT = 10 ft
POINT SPACING TOP-TO-BOTTOM = 10 ft
LOWER LEFTHAND CORNER OF PLANE:
X = 4630 Y = 4730 Z = 0
UPPER RIGHTHAND CORNER OF PLANE:
X = 5010 Y = 5020 Z = 0
LIGHT METER IS NORMAL TO PLANE
AVERAGE Fc = 1.02
MAXIMUM Fc = 14.5
MINIMUM Fc = 0
AVERAGE/MINIMUM = 0
MAXIMUM/MINIMUM = 0
TOTAL NUMBER OF POINTS = 954
OBSTRUCTIVE SHAPE : BUILD
HEIGHT = 20
TRANSMITTANCE = 0
REFERENCE POINT:
X = 4706 Y = 4787 Z = 0

LUMINAIRE LOCATION SUMMARY											
COORDINATES IN FEET											
LUMINAIRE LABEL	X-COORD	Y-COORD	Z-COORD	ORIENT	TILT	AIMING COORDINATES					
						X Y Z					
1 R3250	4940	4976	20	270	0	4940 4976 0					
2 R3250	4660	4976	20	311	0	4660 4976 0					
3 R3250-TWIN	4867	4932	20	0	0	4867 4932 0					
4 R3250	4654	4780	20	0	0	4654 4780 0					
5 SLW	4866	4866	10	126	0	4866 4866 0					
6 AH70	4869	4869	12	0	0	4869 4869 0					
7 R3250	4652	4888	20	0	0	4652 4888 0					
8 R3250-TWIN	4740	4932	20	0	0	4740 4932 0					
9 B916-70M	4764	4864	10	90	0	4764 4864 0					
10 B916-70M	4795	4864	10	90	0	4795 4864 0					
11 SLW	4876	4881	10	126	0	4876 4881 0					
12 B925-5-70M	4898	4809	12	0	0	4898 4809 0					
13 B925-5-70M	4931	4842	12	270	0	4931 4842 0					
R3250 TOTAL NUMBER OF LOCATIONS = 4											
AH70 TOTAL NUMBER OF LOCATIONS = 1											
R3250-TWIN TOTAL NUMBER OF LOCATIONS = 2											
SLW TOTAL NUMBER OF LOCATIONS = 2											
B925-5-70M TOTAL NUMBER OF LOCATIONS = 2											
B916-70M TOTAL NUMBER OF LOCATIONS = 2											
AVERAGE TILTED LAMP CORRECTION FACTOR APPLIED = 1											

NOTE: CALCULATIONS ARE FOR COMPARATIVE USE ONLY.
ACCURACY OF LIGHT LEVELS IS DEPENDANT ON
MULTIPLE VARIABLES WHICH ARE DEFINED IN THIS
CALCULATION. DEVIATION FROM THESE VARIABLES
WILL ALTER LIGHT LEVELS.
PHOTOMETRIC CLARIFICATION
Spin is the + or - angular rotation of the luminaire optical assembly
+ being a counter-clockwise and - being a clockwise rotation.
Orientation (ORIENT) refers to the counter-clockwise rotation of the
luminaire from zero degrees, zero being east (see diagram below).
Tilt is the + or - angular displacement of the luminaire along its
zero degree photometric plane
Tilted Lamp Correction Factor - is the Average value of all fixtures
to which the Tilt Factor Applies

Luminaire schedule & description summary				
Luminaire label	quantity	description	Lumens	LLF
R3250	4	KSP1-250W-23	20000	.72
AH70	1	Gothan ah 70m 6ar	5000	.72
R3250-TWIN	2	LITHONIA KSF 250W R3 TWIN	40000	.72
SLW	2	DEVINE B925-5-70MH CYLINDER UP/DOWNLIGHT	8500	.72
B925-5-70M	2	DEVINE B916-70MH CYLINDER DOWNLIGHT	5600	.72
B916-70M	2	DEVINE B916-70MH CYLINDER DOWNLIGHT	5600	.72
Total	13			

THE LIGHTING AGENCY
project
LOT 13 BLOCK 8
SITE LIGHTING PLAN
LITH 250W @20' 175@26'
client
ROY JACKSON
date
02-17-2000
scale
1" = 20'
file name
C:\AGIS\PAK\WROD\LOT13.AGI



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COLO. TECH. CENTER
LOT 13, BLOCK 8
CHERRY ST. AND ARTHUR AVE.
LOUISVILLE, COLORADO

PHOTOMETRIC STUDY
Designed JPC
Drawn JPC
Checked LED
Reviewed DMP
Date 02/20/00
Project No. 99-06105
Drawing No. PUD-7
10 of 10

DP CONSTRUCTION, INC.
950 WADSWORTH SUITE 312 LAKEWOOD, CO 80215
PHONE (303) 274-1655 FAX (303) 274-1655