



THE ROSE & RAVEN

LOT 1, LOUISVILLE NORTH 7 TH FILING REPLAT B
 FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE
 511 E. SOUTH BOULDER ROAD
 THE ROSE AND RAVEN

04.02.2020

09.24.2020 RE-SUBMITTAL

SHEET # NO.	SHEET NAME
1	PUD 1.0 COVER SHEET
2	PUD 2.0 DEVELOPMENT PLAN
3	PUD 3.0 TENANT SPACE
4	PUD 4.0 PARKING PLAN
5	PUD 5.0 EXTERIOR ELEVATIONS
6	PUD 6.0 EXTERIOR PERSPECTIVES
7	PUD 7.0 PHOTOMETRICS
8	PUD 8.0 LUMINAIRE SCHEDULE AND CUT SHEETS
9	PUD 9.0 GRADING AND DRAINAGE PLAN
10	PUD 10 OVERALL UTILITY PLAN
11	PUD 11 LANDSCAPE NOTES
12	PUD 12 OVERALL LANDSCAPE PLAN
13	PUD 13 LANDSCAPE PLAN ENLARGEMENT
14	PUD 14 LANDSCAPE PLAN ENLARGEMENT
15	PUD 15 LANDSCAPE DETAILS
16	PUD 16 LANDSCAPE DETAILS

SCOPE OF WORK

THIS NEW 2 STORY BUILDING AT 511 E. SOUTH BOULDER ROAD REPLACES THE EXISTING BANK BUILDING. THE NEW PROPOSED USE OF THE GROUND FLOOR CONSISTS OF A VINTNERS RESTAURANT / CIDERY AND TAVERN / FOOD HALL, WITH AN EXTERIOR FOOD TRUCK PARK WITH AN ENHANCED OUTDOOR SEATING AND PEDESTRIAN AREA ALONG SOUTH AND WEST PROPERTY. THE TAVERN / FOOD HALL WILL HAVE 3 TENANT KITCHENS AND 1 FOOD RETAIL SPACE.
 PROPOSED BUSINESS HOURS: THE VINTNERS RESTAURANT OPEN AT 7am TO Noon, 7 DAYS A WEEK. THE TAVERN / FOOD HALL / OUTDOOR SEATING OPEN AT 11am TO 10pm, SUNDAY TO THURSDAY. THE TAVERN / FOOD HALL / OUTDOOR SEATING OPEN AT 11am TO MIDNIGHT, FRIDAY AND SATURDAY.
 PROPOSED HOURS OF OUTDOOR AMPLIFIED MUSIC: 11am TO 9pm, 7 DAYS A WEEK.

PROPERTY INFORMATION

LOT AREA: 33,559 SF / 0.77 ACRES
 LEGAL DESCRIPTION: LOT 1, LOUISVILLE NORTH 7TH FILING REPLAT B

FLOODPLAIN: ZONE X FLOODPLAIN

WAIVERS	
STANDARD	ALTERNATIVE
FRONT YARD SETBACK ON E. SOUTH BOULDER ROAD = 30'-0"	-REQUEST A WAIVER FOR SETBACK DISTANCE OF 17'-6" TO ALLOW FOR A ROOF OVERHANG TO PROVIDE SHADE FOR A PEDESTRIAN-FRIENDLY SEATING AREA ALONG THE SOUTHWEST CORNER OF THE BUILDING. THIS WAIVER ALSO REQUESTS THE SETBACK DISTANCE OF 27'-6" FOR THE BUILDING FOOT PRINT TO ALLOW FOR EXISTING VEHICULAR CIRCULATION, LOADING ZONE, AND TRASH SERVICES ALONG THE NORTH PROPERTY LINE.
OPEN SPACE = 30%	-REQUEST A WAIVER FOR A REDUCTION OF OPEN SPACE TO 28%. THE PROPOSED DEVELOPMENT INCREASES AND ENHANCES PEDESTRIAN ORIENTED AND LANDSCAPE SPACES. THE SIDEWALK, R.O.W. BOULEVARD AND STREET TREES WILL BE UPGRADED TO CURRENT STANDARDS. ON-SITE STORMWATER DRAINAGE QUANTITIES WILL BE REDUCED AND QUALITY BE IMPROVED. HOWEVER, WITH THE SITE BEING SURROUNDED ON ALL FOUR SIDES WITH EASEMENTS, VEHICULAR CIRCULATION, AND INCREASED ROW FOR RELOCATED AND WIDENED SIDEWALK, THEY POSSESS A HARDSHIP FOR USABLE BUILDING AREA.
LANDSCAPE ISLANDS = 6' MIN	-REQUEST A WAIVER FOR A REDUCTION OF LANDSCAPE ISLAND WIDTH IN NORTH-WEST CORNER TO 3.9FT. THIS WOULD ALLOW THE THREE PARKING SPACES AND A PEDESTRIAN WALK WITH A 2FT WIDE PLANTED LANDSCAPE SCREEN FROM THE LOADING ZONE.
SPECIAL REVIEW USE ITEMS	
EXTERIOR EATING AND DRINKING AREAS PER MOBILE FOOD COURT AND SECOND STORY, PER SOUTH BOULDER ROAD SMALL AREA PLAN	

PUD & SRU INFORMATION:

EXISTING AND PROPOSED ZONE: CC

BUILDING SETBACKS:	MIN.	PROVIDED:
SOUTH PROPERTY LINE:	30'	17'-6" *REQUIRES WAIVER
EAST PROPERTY LINE:	10'	51'-3"
NORTH PROPERTY LINE:	10'	20'
WEST PROPERTY LINE:	10'	77'

LOT SIZE:	33,559 sf
BUILDING FOOTPRINT:	10,240 sf
BUILDING AREA:	14,000 sf
BUILDING HEIGHT:	35 ft MAX, ELEVATOR OVERRUN: 42'-0"
LOT COVERAGE:	30%

PUD-C: OPEN SPACE REQUIRED 30% = 10,067sf
 PROPOSED: 28% *REQUIRES WAIVER

PARKING (FOR ADDITIONAL PARKING DATA, SEE SHEET PUD 4.0 PARKING PLAN):
 EXISTING SHARED: 74 SPACES (**COVENANT PARKING AGREEMENT REC # 03288500)
 ON-SITE: 8 SPACES
TOTAL: 82 STALLS
NEW LOADING

NEW BICYCLE PARKING: 10 REQUIRED.
 NEW BICYCLE PARKING: 14 PROVIDED

PARKING SETBACKS:	MIN.	PROVIDED:
SOUTH PROPERTY LINE:	25'	72'-2"
EAST PROPERTY LINE:	10'	36'-7"
NORTH PROPERTY LINE:	10'	16'-9"
WEST PROPERTY LINE:	10'	25'-5"

MAINTENANCE WITHIN RIGHT OF WAY: SNOW REMOVAL FROM WALK AND LANDSCAPE MAINTENANCE IS PROVIDED BY THE ADJACENT PROPERTY OWNER.

VICINITY MAP (NTS)



PLANNING COMMISSION CERTIFICATE
 Approved this ___ day of _____, 20___ by the Planning Commissioner 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 _____
 _____ (City Seal)
 Mayor Signature

 City Clerk Signature

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 (print) _____ (Notary Seal)

 Notary Signature

 My Commission Expires _____

CLERK AND RECORDER CERTIFICATE
(COUNTY OF BOULDER, STATE OF COLORADO)
 I hereby certify that this instrument was filed in my office at _____ o'clock, _____ M., this ___ day of _____, 20___, and is recorded in Plan File _____.
 Fee _____ paid.
 _____ Film No.
 _____ Reception.

 Clerk & Recorder

 Deputy

PROJECT CONTACTS

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THE ROSE & RAVEN

511 E. SOUTH BOULDER ROAD
 LOUISVILLE, CO

This document contains proprietary information belonging to Caddis, or its affiliated companies and shall be used only for the purpose for which it was supplied with the prior written consent of Caddis pc.

Full Size: 0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12"
 Date: 09.23.2020

Project: 2001

Archive: _____

Plot Date: 9/24/2020 5:17:59 PM

Revisions:

Rev# Date Description

PUD + SRU

COVER SHEET

PUD 1.0

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Full Size: 0' 1" 2"
Date: 08.18.2020

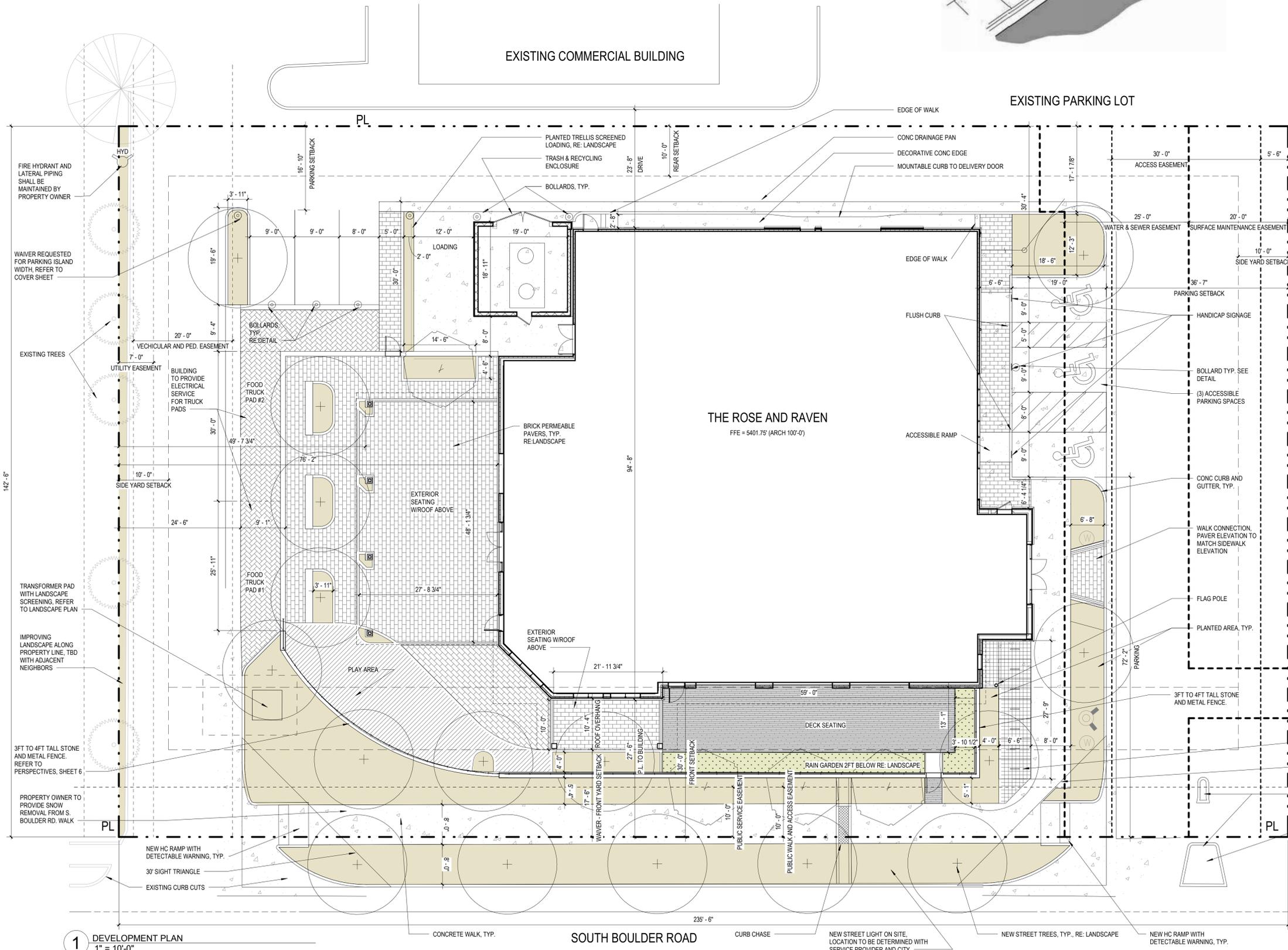
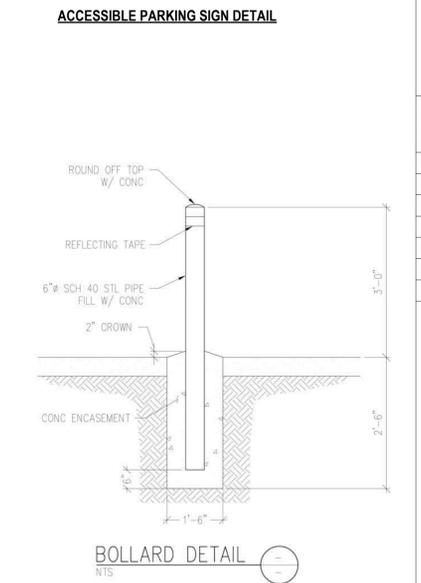
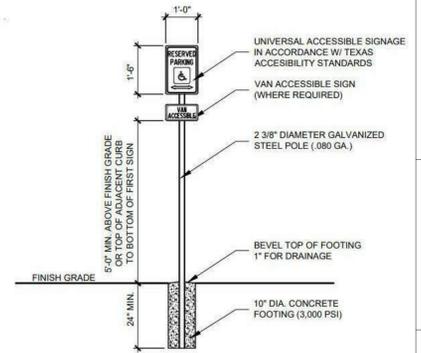
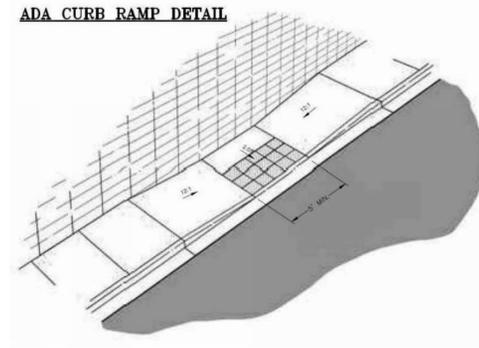
Project: 2001

Archive:

Plot Date: 9/16/2020 5:36:29 PM

Revisions:

Rev# Date Description



1 DEVELOPMENT PLAN
1" = 10'-0"

PUD + SRU

DEVELOPMENT PLAN

PUD 2.0

**THE ROSE &
RAVEN**

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LOUISVILLE, CO

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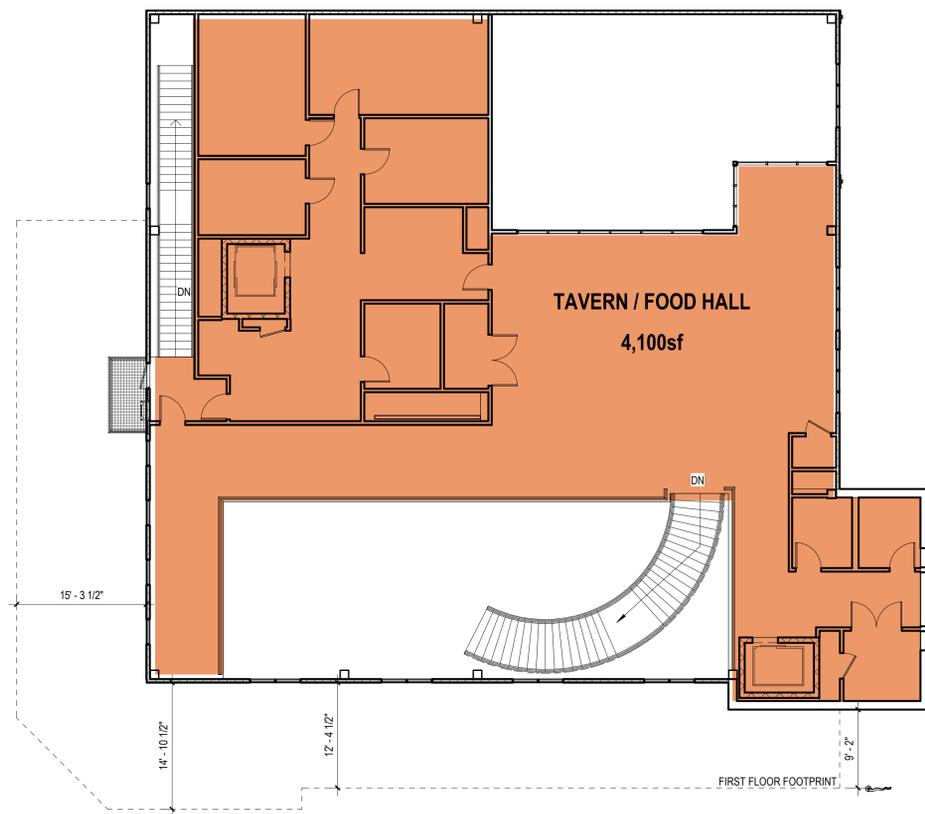
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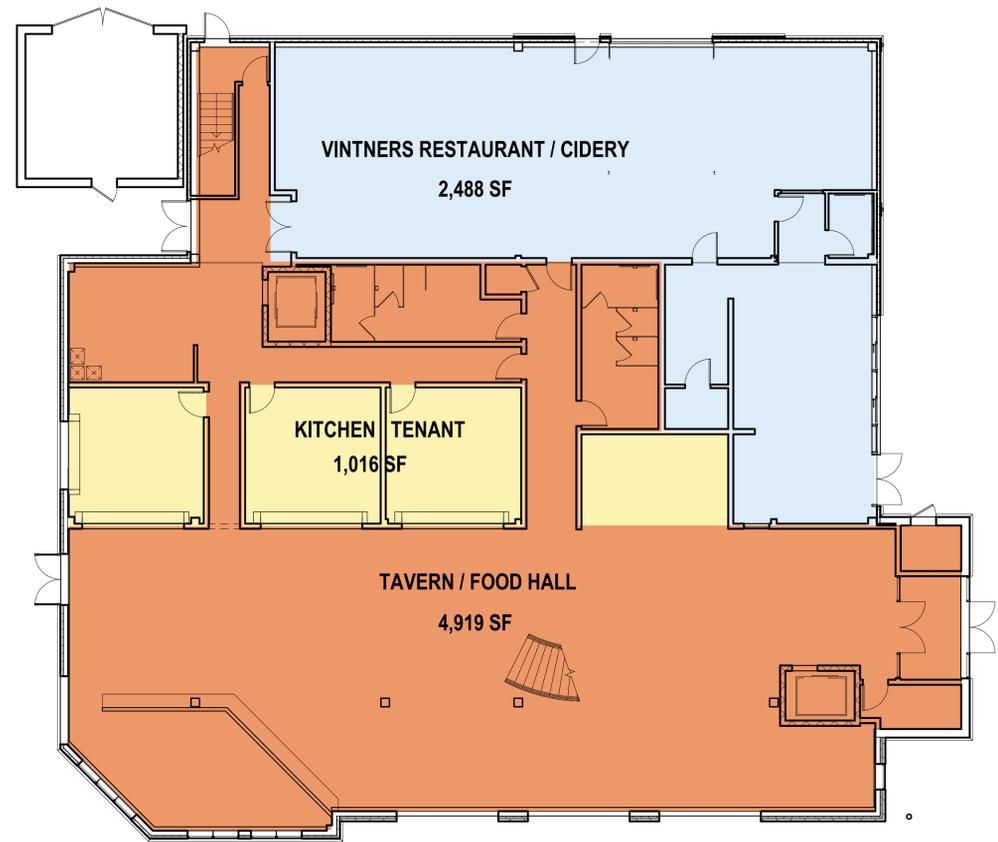
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Revisions:

Rev#	Date	Description



2 LEVEL 2 Tenant Space
1" = 10'-0"



1 LEVEL 1 Tenant Space
1" = 10'-0"

PUD + SRU

TENANT SPACE

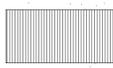
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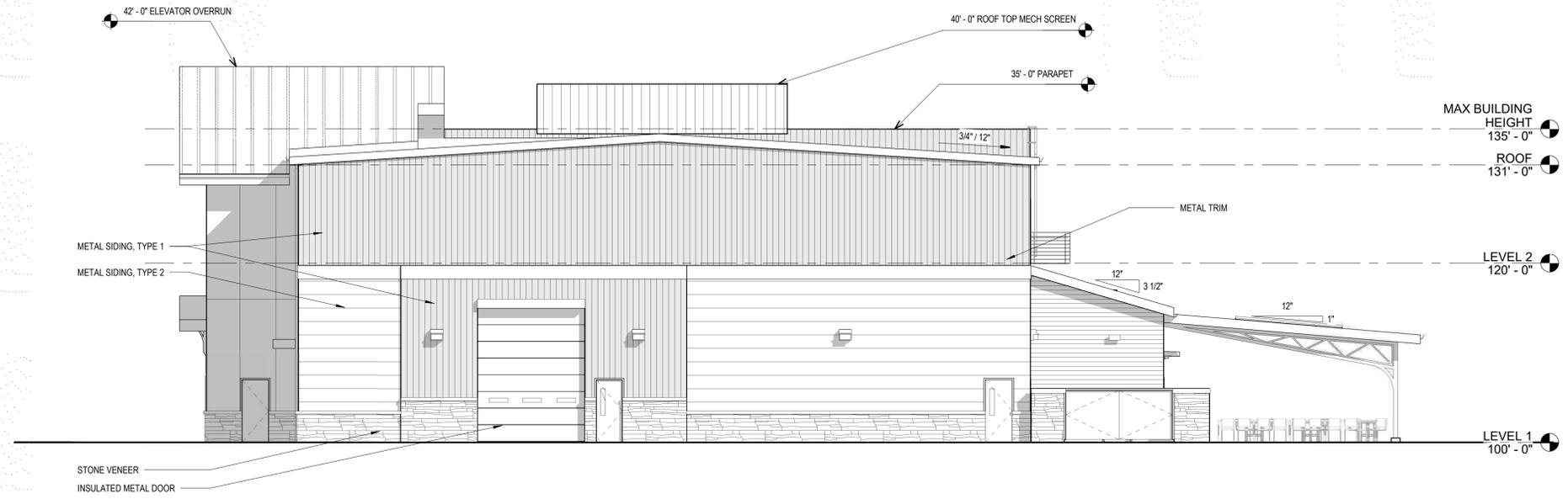


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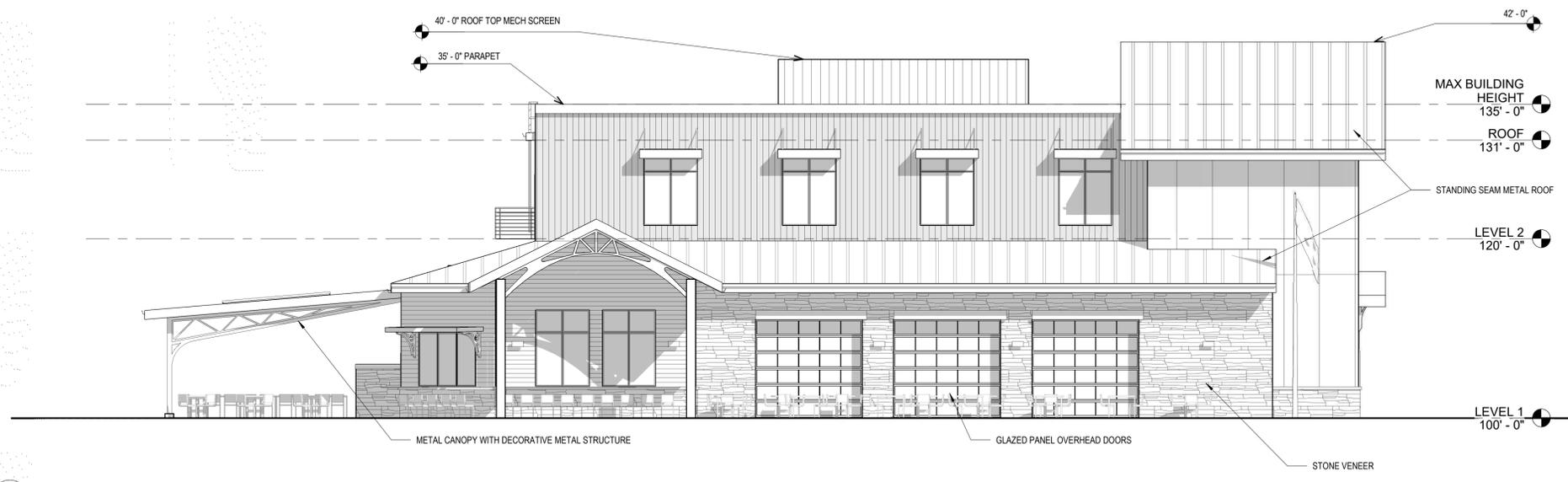
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LOUISVILLE, CO

ELEVATION LEGEND

-  DRY STACK STONE VENEER
-  SINGLE SKIN METAL PANEL
- TYPE 1 : Metspan Designer
Series 16 Fluted Panel (OR EQ.)
-  SINGLE SKIN METAL PANEL
- TYPE 2 : ShadowRib (OR EQ.)
-  CEMENTITIOUS PANEL
-  CEMENTITIOUS SIDING



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

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PUD + SRU

EXTERIOR ELEVATIONS

PUD 5.0

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Revisions:

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SOUTH-WEST PERSPECTIVE - OUTDOOR PATIO



SOUTH-EAST PERSPECTIVE - FRONT ENTRY



NORTH-WEST PERSPECTIVE - OUTDOOR PATIO AND LOADING



NORTH-EAST PERSPECTIVE - ACCESSIBLE PARKING

PUD + SRU

EXTERIOR PERSPECTIVES

PUD 6.0

WAC LIGHTING

5" Round Ceiling and Wall Mount

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
FM-05RN 5"	930 3000K - 90 935 3500K - 90	12W 12W	1050 1050	BZ Bronze NI Nickel WT White

Example: FM-05RN-930-BZ

DESCRIPTION

Ultra-slim flush mount that uses edge-lit technology and a translucent diffuser for uniform illumination without shadows or hotspots.

FEATURES

- Multiple LED array for uniform illumination
- Suitable for outdoor and coastal regions
- Driver installed within the Junction Box, driver dimension: 2.25" Dia x 1" Deep
- 5 year warranty

SPECIFICATIONS

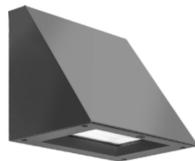
Construction: Injection molded UV rated plastic with translucent diffuser for outdoor application
Power: 12W
Input: 120-277 VAC, 50/60Hz
Dimming: TRIAC, 100-5%, ELV: 100-5%
Light Source: Integrated LED
Lens: Translucent acrylic diffuser
Mounting: Installs over a 3", 4" or 3/0-4/0 hybrid junction box. Can be mounted on ceiling or wall in all orientations
Finish: Enamel Coated White, Enamel Coated Nickel, Enamel Coated Bronze
Operating Temp: -40°F to 122°F (-40°C to 50°C)
Standards: ETL, cETL, Wet Location Listed, Energy Star 2.0, Title 24 JAS-2016 Compliant, ADA



FINISHES



LINE DRAWING



WEDGE LED Architectural Wall Sconce



Category Number	Notes	Type
WW		

Hit the Tab key or mouse over the page to see all interactive elements.

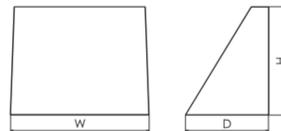
Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear 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 WEDGE family provides additional energy savings and code compliance.

WEDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth: 7"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)



WEDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE2 LED P3 40K 80CRI VF MVOLT DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WEDGE2 LED	P1*	P15W	27K 2700K	80CRI	VF	Visual comfort forward throw
	P2*	P25W	30K 3000K	90CRI	VF	Visual comfort forward throw
	P3*	P35W	35K 3500K	90CRI	VW	Visual comfort wide
	P4*	P45W	40K 4000K	90CRI	VW	Visual comfort wide
	P5*	P55W	50K 5000K	90CRI	VW	Visual comfort wide

Options	Finish
E4WH Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD Dark bronze
E10WH Emergency battery backup, CEC compliant (10W, 0°C min)	DBLXD Black
E20WC Emergency battery backup, CEC compliant (18W, -20°C min)	DNAXD Natural aluminum
PE* Photocell, Bottom Type	DHAXD White
DS* Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DSXSD Sandstone
DMG* 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DOBXSD Textured dark bronze
BCE Bottom conduit entry for premium back box (PB8W). Total of 4 entry points.	DBLXSD Textured black
	DNATXD Textured natural aluminum
	DWHXSD Textured white
	DSSTXD Textured sandstone

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (3738) • www.lithonia.com WEDGE2 LED Rev. 01/07/20

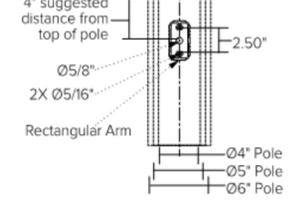
KEY	LAMP	DESCRIPTION	CEILING (DEPTH)	MANUFACTURER/#	VOLT
AA3	55W 5492 LUMEN 3000K LED	POLE MOUNTED LIGHT W/ TYPE 3 DISTRIBUTION	POLE MOUNT	BEACON / VPS-24L-55-3K7-3-UNV-A-XX	120
AA4	55W 5521 LUMEN 3000K LED	POLE MOUNTED LIGHT W/ TYPE 4 DISTRIBUTION	POLE MOUNT	BEACON / VPS-24L-55-3K7-4-UNV-A-XX	120
AA5Q	55W 5508 LUMEN 3000K LED	POLE MOUNTED LIGHT W/ TYPE 5QM DISTRIBUTION	POLE MOUNT	BEACON / VPS-24L-55-3K7-5QM-UNV-A-XX	120
AA5W	55W 5508 LUMEN 3000K LED	POLE MOUNTED LIGHT W/ TYPE 5W DISTRIBUTION	POLE MOUNT	BEACON / VPS-24L-55-3K7-5W-UNV-A-XX	120
DD	12W 1050 LUMEN 3000K LED	CANOPY FIXTURE	SURFACE	WAC LIGHTING / FM-05RN-930-XX	120
WWF	12W 1200 LUMEN 3000K LED	WALL SCONCE W/ FORWARD THROW	WALL MOUNT	LITHONIA / WEDGE2 LED P1 30K 80CRI VF MVOLT	120
WWV	12W 1200 LUMEN 3000K LED	WALL SCONCE W/ WIDE THROW	WALL MOUNT	LITHONIA / WEDGE2 LED P1 30K 80CRI VW MVOLT	120

NOTES: *NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
 *VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING
 *REFER TO PHOTOMETRIC PLANS FOR MOUNTING HEIGHTS OF ALL FIXTURES



RECTANGULAR ARM (A)

Compatible with Pole drill pattern B3



DATE	LOCATION	TYPE	PROJECT

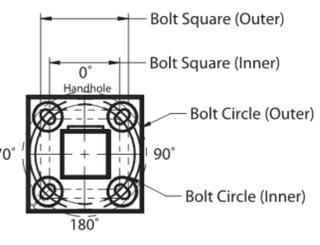
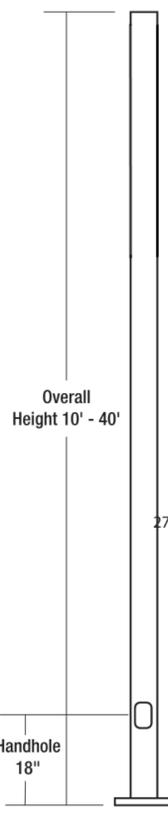
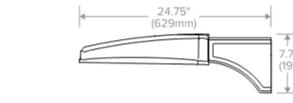
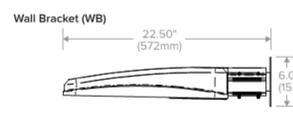
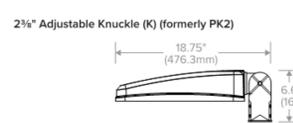
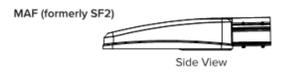
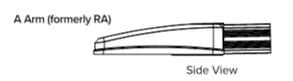
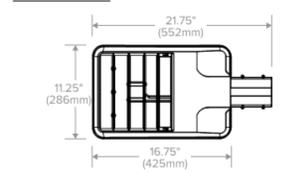
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RELATED PRODUCTS

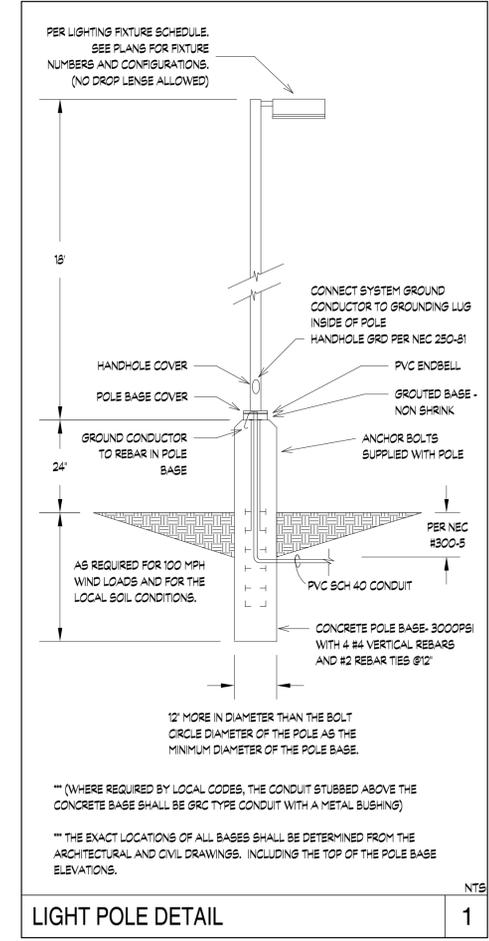
Viper Large

DIMENSIONS



Statistics

Description	Symbol	Avg	Max	Min
Parking East	+	1.8 fc	5.8 fc	0.9 fc
Parking North	+	2.2 fc	3.3 fc	0.7 fc
Patio	+	4.6 fc	11.0 fc	0.1 fc
Site	+	1.8 fc	11.0 fc	0.0 fc



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THE ROSE & RAVEN
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Project: 20001
Archive:
Plot Date: 8/28/2020 11:44:44 AM
Revisions:

Rev#	Date	Description

PDU + SRU

LUMINAIRE SCHEDULE AND CUT SHEETS

PUD 8.0
8 of 16



THE ROSE & RAVEN

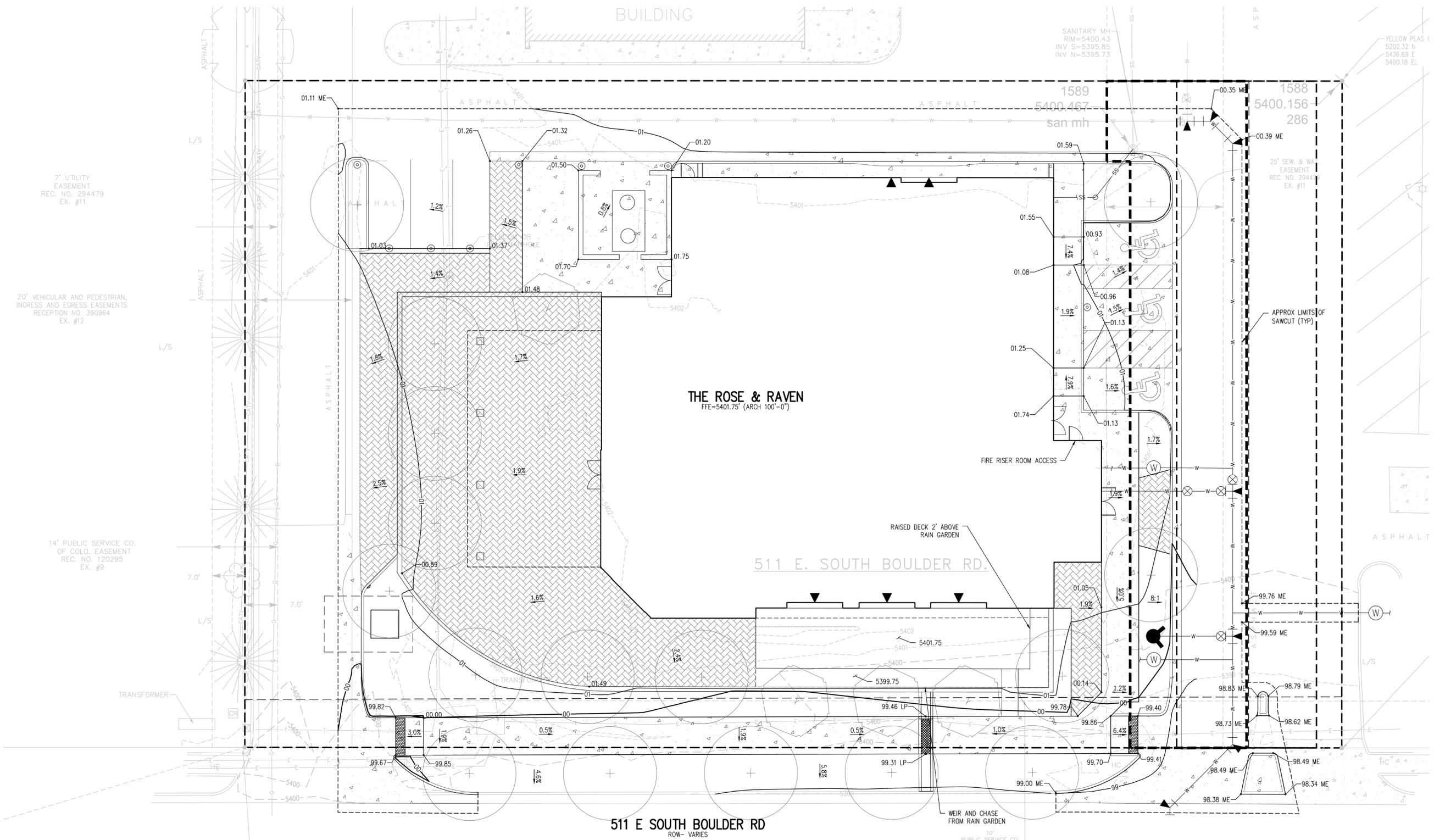
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LOUISVILLE, CO



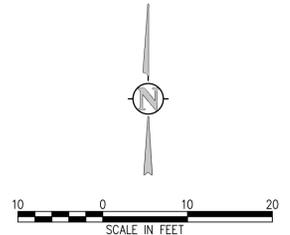
JVA, Inc. 1512 Larimer Street, Suite 710
Denver, CO 80202 303.444.1951
www.jvajva.com
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Rev# Date Description



- GRADING AND DRAINAGE NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
 2. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
 3. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
 4. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
 5. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL, BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)



7' UTILITY EASEMENT
REC. NO. 294479
EX. #11

20' VEHICULAR AND PEDESTRIAN,
INGRESS AND EGRESS EASEMENTS
RECEPTION NO. 390964
EX. #12

14' PUBLIC SERVICE CO.
OF COLO. EASEMENT
REC. NO. 120295
EX. #9

1.5" ALUM CAP
5059.90 N
5201.16 E
5400.40 EL

10' PUBLIC SERVICE CO.
EASEMENT
REC. NO. 294479
EX. #11

d:\3241c\Drawings\3241c-01-CR-00.dwg, 9/16/2020 - 11:31 AM, BPP

PUD + SRU

GRADING AND DRAINAGE PLAN

PUD 9.0

THE ROSE & RAVEN

511 E. SOUTH BOULDER ROAD
LOUISVILLE, CO



JVA, Inc. 1512 Larimer Street, Suite 710
Denver, CO 80202 303.444.1951
www.jvava.com
Boulder • Fort Collins • Winter Park
Greenwood Springs • Denver

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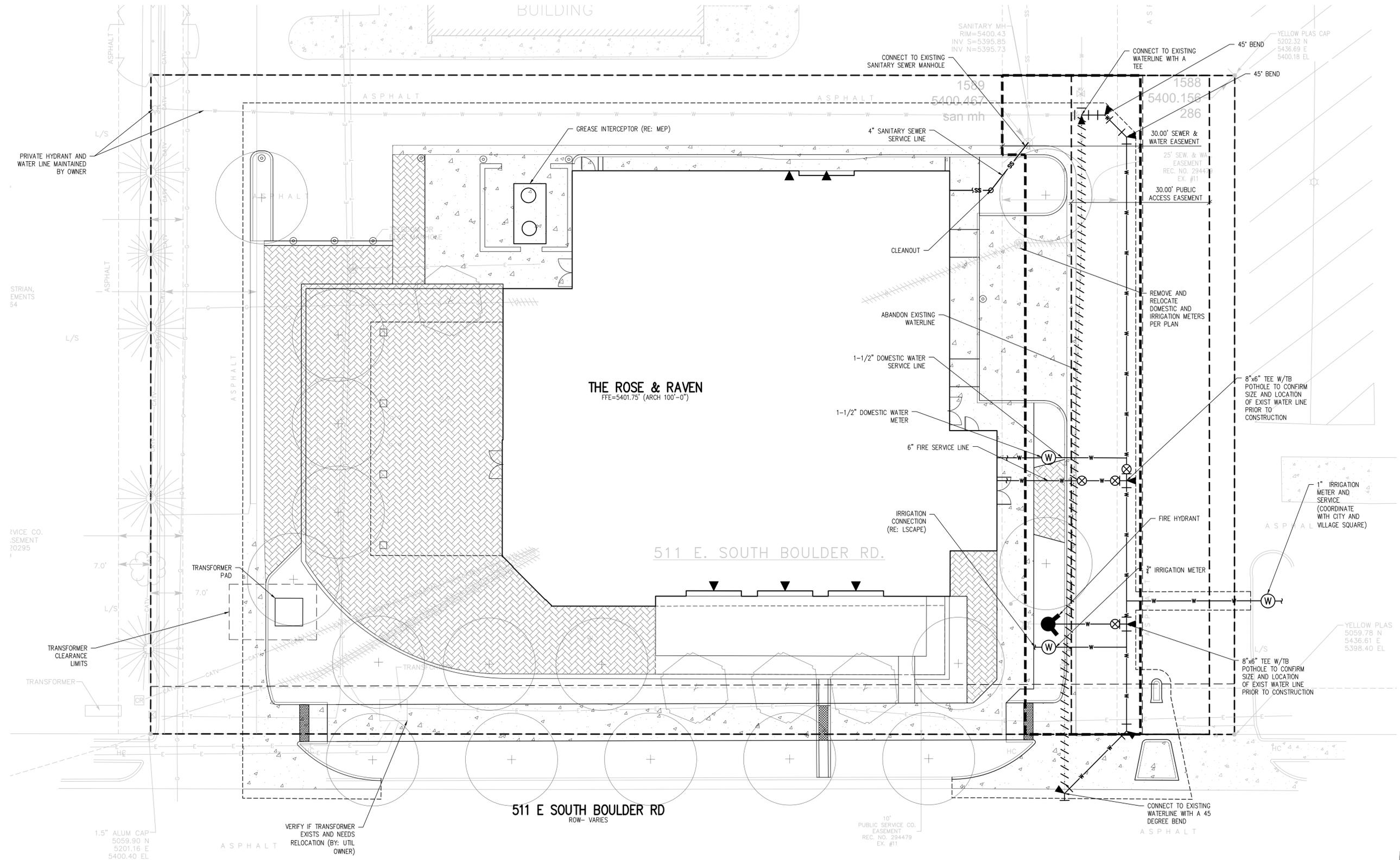
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Date: 06.09.2020

Project: 2001

Archive:
Plot Date:

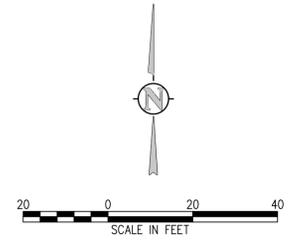
Revisions: 09.16.2020

Rev#	Date	Description



UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. ALL DRY UTILITY AND ELECTRIC SERVICES ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
3. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
4. UTILITY PLAN IS CONCEPTUAL AND REVISIONS WILL OCCUR DURING CIVIL ENGINEERING PLAN REVIEW.



PUD + SRU

OVERALL UTILITY PLAN

PUD 10.0
10 of 16

LANDSCAPE DESIGN STATEMENT

THIS LANDSCAPE PLAN IS DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE LOUISVILLE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (CDDSG) WITH RESPECT TO LANDSCAPE STANDARDS, PLANT SELECTION, LANDSCAPE AREA, AND WATER CONSERVATION.

WATERWISE LANDSCAPING BEST PRACTICES ARE UTILIZED THROUGHOUT THE PROPOSED LANDSCAPE, INCLUDING NATIVE AND ADAPTED PLANTS, SOIL AMENDMENTS, HYDROZONING, EFFICIENT IRRIGATION PRACTICES, MULCHING, AND CONSIDERATION OF MAINTENANCE REQUIREMENTS.

ALL PROPOSED PLANTINGS WILL BE WATERED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM DESIGNED FOR EFFICIENCY (EXCEPT THE RAIN GARDEN SEEDING AREA WHICH IS DESIGNED TO REQUIRE NO SUPPLEMENTAL IRRIGATION AFTER ESTABLISHMENT).

PLANT LEGEND

DECIDUOUS SHADE TREES

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE	
						HEIGHT	SPREAD
CE OC	4	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL.	L-M	50'-60'	40'-50'
GL TR	5	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL.	M	30'-60'	30'-60'
GYM DCF	2	GYMNOCLADUS DIOICUS 'MCKBRANCHED' PPAF	DECAF KENTUCKY COFFEETREE	2" CAL.	M	50'	40'
QU MU	3	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL.	M	40'	40'
ULM ACC	2	ULMUS X 'MORTON'	ACCOLADE ELM	2" CAL.	M	50'	30'
TOTAL	16						

DECIDUOUS ORNAMENTAL TREES

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE	
						HEIGHT	SPREAD
AC GRH	1	ACER GRANDIDENTATUM 'HIPZAM'	HIGHLAND PARK BIGTOOTH MAPLE	2" CAL.	L-M	25'-35'	18'-25'
KO PA	3	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL.	M	20'-30'	20'-30'
TOTAL	4						

DECIDUOUS SHRUBS

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE	
						HEIGHT	SPREAD
CH MI	3	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5 CONT.	L	3'-5'	3'-6'
CHR DWB	9	CHRYSOETHAMNUS NAUSEOSUS VAR. NAUSEOSUS	DWARF BLUE RABBITBRUSH	#5 CONT.	L	2'-3'	2'-3'
DRV KOR	7	DIERVILLA RIVULARIS 'G2X88544'	KODIAK ORANGE HONEYSUCKLE	#5 CONT.	L-M	3'-4'	3'-4'
HOL DUM	6	HOLODISCUS DUMOSUS	ROCK SPIREA	#5 CONT.	L	4'-6'	4'-6'
PF FA	9	POTENTILLA FRUTICOSA 'FARGO'	DAKOTA SUNSPOT POTENTILLA	#5 CONT.	L	3'	3'
PR PB	10	PRUNUS BESSEY 'PAWNEE BUTTES'	CREEPING WESTERN SANDCHERRY	#5 CONT.	L	18"	4'-6'
RH AR	13	RHUS AROMATICA 'GROW-LOW'	GRO-LOW SUMAC	#5 CONT.	L-M	2'-3'	6'-8'
RH TR	8	RHUS TRILOBATA	THREE-LEAF SUMAC	#5 CONT.	L	3'-6'	3'-6'
ROS GLA	6	ROSA GLAUCA	REDLEAF ROSE	#5 CONT.	L-M	6'	4'-6'
VIB MIN	2	VIBURNUM BUREJAETICUM 'P017S'	MINI MAN DWARF VIBURNUM	#5 CONT.	L-M	4'-6'	4'-6'
TOTAL	73						

EVERGREEN SHRUBS

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE	
						HEIGHT	SPREAD
PI BT	8	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	#5 CONT.	L-M	6'-8'	5'-6'
TOTAL	8						

ORNAMENTAL GRASSES

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE	
						HEIGHT	SPREAD
AND WIN	7	ANDROPOGON GERARDII 'WINDWALKER'	WINDWALKER BIG BLUESTEM	#1 CONT.	L	4'-6'	24"-36"
BA BG	83	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	#1 CONT.	L	30"	30"
PA HE	34	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	#1 CONT.	L	3'-4'	12"-18"
SCH SCO	21	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	UPRIGHT LITTLE BLUESTEM	#1 CONT.	L	36"-48"	15"-18"
SOR THI	17	SORGHASTRUM NUTANS 'THIN MAN'	THIN MAN INDIAN GRASS	#1 CONT.	L	4'-6'	24"-30"
SPO HET	54	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.	L	24"-30"	24"-36"
TOTAL	216						

VINES

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE	
						HEIGHT	SPREAD
PAR QUI	85	PARTHENOISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#1 CONT.	L	20'-30'	36"
TOTAL	85						

PERENNIALS

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE	
						HEIGHT	SPREAD
ACH MSH	2	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.	L	18"-24"	18"-24"
CER PLU	4	CERATOSTIGMA PLUMBAGNIOIDES	LEADWORT / PLUMBAGO	#1 CONT.	L-M	8"-12"	12"-24"
ERI SPE	5	ERIGERON SPECIOSUS	SHOWY DAISY (SHOWY FLEABANE)	#1 CONT.	L	18"-24"	18"-24"
LIA KOB	13	LIATRIS SPICATA 'KOBOLD'	KOBOLD GAYFEATHER	#1 CONT.	L	18"-24"	12"-18"
RUD GOL	13	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.	L-M	30"-36"	18"-24"
TAN CIN	25	TANACETUM CINERARIIFOLIUM	DALMATIAN DAISY	#1 CONT.	L	15"-20"	18"-24"
TOTAL	62						

PLANT LEGEND NOTES

- ALL TREES B&B.
- UTILITY LOCATIONS ARE SHOWN ON THE PLANS FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL UTILITY LOCATIONS.

LANDSCAPE SHEET INDEX

PUD 11	LANDSCAPE NOTES
PUD 12	OVERALL LANDSCAPE PLAN
PUD 13	LANDSCAPE PLAN ENLARGEMENT
PUD 14	LANDSCAPE PLAN ENLARGEMENT
PUD 15	LANDSCAPE DETAILS
PUD 16	LANDSCAPE DETAILS

RAIN GARDEN SEED MIX

RAIN GARDEN SEED MIX SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

COMMON NAME	SCIENTIFIC NAME	LBS/PLS/ACRE
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
WHITE PRAIRIE CLOVER	DALEA CANDIDA	0.65
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
BLUE FLAX	LINUM LEWISII	0.83
MEXICAN HAT	RATIBIDA COLUMNIFERA	0.20
PRAIRIE ASTER	MACHAERANTHERA TANACETIFOLIA	0.49
BLACK-EYED SUSAN	RUDBECKIA HIRTA	0.14
INDIAN RICEGRASS	ACNATHERUM HYMENOIDES	1.13
SIDEQATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.25
INLAND SALTGRASS	DISTICHLIS STRICTA	0.35
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS SSP. LANCEOLATUS	1.36
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	1.61
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0.70
TOTAL SEEDING RATE FOR RAIN GARDEN SEED MIX		14.14 LBS/PLS/ACRE

RAIN GARDEN SEEDING NOTES:

- PLS = PURE LIVE SEED
- SEEDING RATE IS FOR DRILL SEEDING; SEEDING RATE TO BE DOUBLED FOR HAND BROADCASTING.
- ALL MATERIALS FURNISHED SHALL BE FREE OF COLORADO STATE NOXIOUS WEEDS.
- PROVIDE RAIN GARDEN PLANTING MEDIUM PER CIVIL ENGINEER'S RAIN GARDEN DESIGN CRITERIA.
- NATIVE SEEDING TO BE PERFORMED USING A DRILL SEEDER WHEREVER FEASIBLE. AREAS INACCESSIBLE TO A DRILL SEEDER TO BE HAND BROADCASTED.
- SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY.
- AFTER SEEDING, THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR JUTE MESH.
- TEMPORARY IRRIGATION MAY BE USED FOR ESTABLISHMENT OF RAIN GARDEN SEED MIX. NO IRRIGATION IS REQUIRED AFTER ESTABLISHMENT FOR SPECIES INCLUDED IN MIX.

STANDARDS AND GUIDELINES:

- THE PROPERTY OWNER SHALL REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE, AND QUANTITY OF PLANT MATERIAL AS ORIGINALLY INSTALLED.
- AVOID REPLACING PLANT MATERIALS DURING THE DRY WINTER MONTHS BETWEEN DECEMBER AND FEBRUARY AND IN MID-SUMMER.
- CONTACT THE PLANNING DIVISION FOR SPECIFIC TIME REQUIREMENTS FOR LANDSCAPE MATERIAL REPLACEMENT.
- LANDSCAPE MATERIALS LOCATED IN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

SOUTH BOULDER ROAD STREET FRONTAGE:

TREE REQUIREMENTS

1 TREE PER 40 LINEAL FEET OF PUBLIC STREET FRONTAGE BETWEEN THE SIDEWALK AND CURB IN A MINIMUM 8-FOOT WIDTH STRIP (CDDSG 5.1.E.2.a)	
LENGTH OF TREE PLANTING STRIP	151 LF
TREES REQUIRED	4
TREES PROVIDED (SPACED AT 1 TREE PER 30 LINEAL FEET)	5

SOUTH BOULDER ROAD STREET FRONTAGE:

SHRUB REQUIREMENTS

1 SHRUB PER 5 LINEAL FEET OF PUBLIC STREET FRONTAGE BETWEEN THE SIDEWALK AND CURB IN A MINIMUM 8-FOOT WIDTH STRIP (CDDSG 5.1.E.2.a)	
LENGTH OF TREE PLANTING STRIP	151 LF
SHRUBS REQUIRED	30
SHRUBS PROVIDED	17
ORNAMENTAL GRASSES PROVIDED	106
ORNAMENTAL GRASS CREDITS AT 1:5 RATIO	21
TOTAL SHRUB PLANTING CREDITS	38

SOUTH BOULDER ROAD LANDSCAPE BUFFER:

TREE REQUIREMENTS

1 TREE PER 40 LINEAL FEET OF PUBLIC STREET FRONTAGE WITHIN 10 FEET OUTSIDE THE SIDEWALK, INTERNAL TO THE DEVELOPMENT (CDDSG 5.1.E.2.b)	
PUBLIC STREET FRONTAGE	236 LF
TREES REQUIRED	6
TREES PROVIDED	7

SOUTH BOULDER ROAD LANDSCAPE BUFFER:

SHRUB REQUIREMENTS

1 SHRUB PER 5 LINEAL FEET OF PUBLIC STREET FRONTAGE WITHIN 10 FEET OUTSIDE THE SIDEWALK, INTERNAL TO THE DEVELOPMENT (CDDSG 5.1.E.2.c)	
PUBLIC STREET FRONTAGE	236 LF
SHRUBS REQUIRED	47
SHRUBS PROVIDED	39
ORNAMENTAL GRASSES PROVIDED	41
ORNAMENTAL GRASS CREDITS AT 1:5 RATIO	8
TOTAL SHRUB PLANTING CREDITS	47

LANDSCAPE NOTES:

- EXISTING TREES:** NO EXISTING TREES TO REMAIN WITHIN THE SITE OR RIGHT OF WAY.
- PLANT MATERIAL:** REQUIRED PLANT MATERIAL SHALL BE GROWN IN A NURSERY IN ACORDANCE WITH PROPER HORTICULTURAL PRACTICE. PLANTS SHALL BE HEALTHY, WELL-BRANCHED, VIGOROUS STOCK WITH A GROWTH HABIT NORMAL TO THE SPECIES AND VARIETY, AND FREE OF DISEASES, INSECTS, AND INJURIES.
- MULCH (FOR MULCHED PLANTING BEDS):** 3" DEPTH RIVER ROCK, 2-1/2" SIZE, BUFF COLOR
- INSTALL WEED BARRIER FABRIC** AT ALL MULCHED PLANTING BEDS CONFORMING TO THE FOLLOWING: NONWOVEN GEOTEXTILE FILTER FABRIC: POLYPROPYLENE OR POLYESTER FABRIC, 3 OZ./SQ. YD. MINIMUM, COMPOSED OF FIBERS FORMED INTO A STABLE NETWORK SO THAT FIBERS RETAIN THEIR RELATIVE POSITION. FABRIC SHALL BE INERT TO BIOLOGICAL DEGRADATION AND RESIST NATURALLY ENCOUNTERED CHEMICALS, ALKALIS, AND ACIDS.
- TREE STAKES:** TWO INCH (2") DIAMETER BY SIX FOOT (6') LENGTH ROUND WOODEN POSTS OR SIX FOOT (6') LONG, HEAVY-DUTY T-BAR STEEL POSTS WITH WHITE TOPS
- TREE GUYS:** 1/2" STRAP-X (FLAT SYNTHETIC WEBBING MATERIAL) OR 1/2" CENTRAL BAG POLYESTER STRAPPING WITH 17 GAUGE GALVANIZED STEEL WIRE
- SOIL AMENDMENT** TO BE TYPE I COMPOST, TYP. PROVIDE BIO-COMP BY A-1 ORGANICS OR APPROVED EQUAL: FINELY SHREDDED, FREE OF PLANTS, ROOTS, STICKS, STONES, LUMPS, AND NOXIOUS WEEDS. THE MATERIAL SHALL CONTAIN A MINIMUM OF 30% ORGANIC MATTER AND SHALL HAVE A pH RANGE OF 4.5 TO 7.5, AND A SALT CONTENT NOT MORE THAN 3 MMHOS/CM AND MEET THE CLASS I REQUIREMENTS.
- SOIL AMENDMENT AT PLANTING BEDS:** 4 CUBIC YARDS PER 1,000 SQUARE FEET TILLED THOROUGHLY TO A MINIMUM DEPTH OF 6"-9".
- UTILITIES:** NO TREES SHALL BE PLANTED WITHIN 10' OF A WATER OR SEWER LINE. NO TREES SHALL BE PLANTED WITHIN A 10' RADIUS AROUND FIRE HYDRANTS.
- DRY UTILITIES:** ALL EXISTING DRY UTILITIES SHALL BE FIELD LOCATED BEFORE ANY DIGGING OR TREE LOCATION STAKING TAKES PLACE. DO NOT PLANT A TREE WITHIN 4' OF ANY EXISTING DRY UTILITY WITHOUT VERIFYING THE DEPTH OF THE UTILITY.
- IRRIGATION SYSTEM OPERATION IN RIGHT OF WAY** SHALL BE INSPECTED AND APPROVED BY PUBLIC WORKS PRIOR TO CONSTRUCTION ACCEPTANCE. ADJUST SPRAY PATTERN TO IRRIGATE LANDSCAPE, NOT OVERTHROW ONTO PAVED SURFACES.
- PRECONSTRUCTION CONFERENCE WITH IRRIGATION CONTRACTOR** REQUIRED BY PUBLIC WORKS.
- TREE ROOT BARRIERS** SHALL BE USED AT ALL LOCATIONS WHERE TREES ARE PLANTED 5' OR CLOSER TO PUBLIC WALKS OR CURBS.

THE ROSE & RAVEN

511 E. SOUTH
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Revisions:

Rev# Date Description

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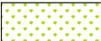
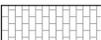
LANDSCAPE NOTES

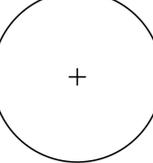
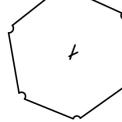
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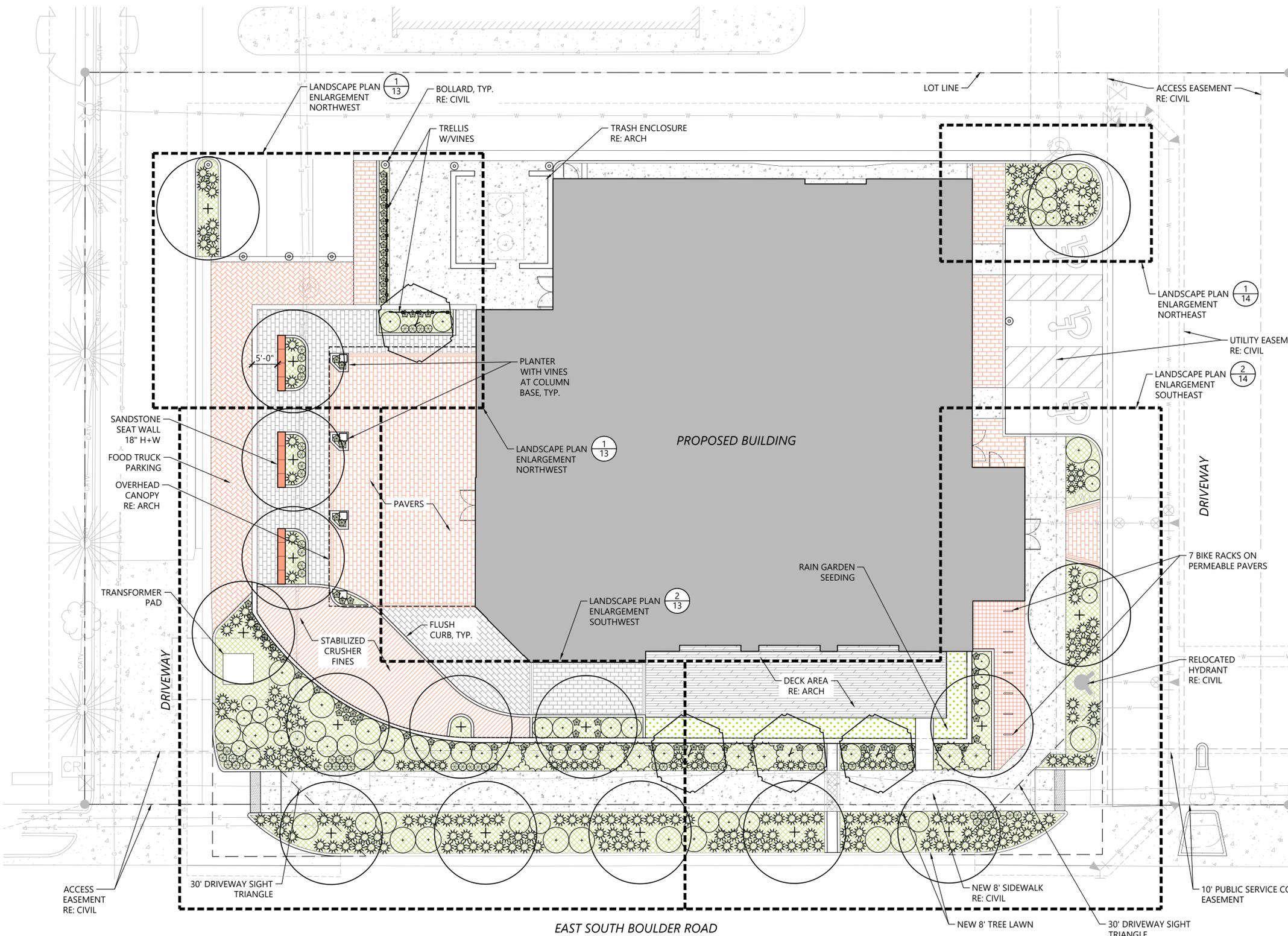
NOTES

1. SEE SHEETS 13-14 FOR DETAILED PLANTING INFORMATION

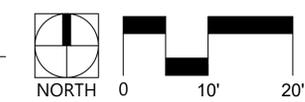
LEGEND

-  CONCRETE FLATWORK
RE: CIVIL
-  MULCHED LANDSCAPE
BED
-  RAIN GARDEN
SEEDING
-  STABILIZED CRUSHER
FINES
-  PAVERS - TYPE 1
-  PAVERS - TYPE 2
-  PAVERS - TYPE 3
-  PERMEABLE PAVERS
-  DECK
RE: ARCH

-  PROPOSED DECIDUOUS
SHADE TREE
-  PROPOSED DECIDUOUS
ORNAMENTAL TREE
-  SHRUB
-  ORNAMENTAL GRASS
- PERENNIAL
- CLIMBING VINE
-  EXISTING DECIDUOUS
TREE
-  EXISTING EVERGREEN
TREE



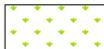
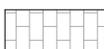
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Scale: 1" = 10'

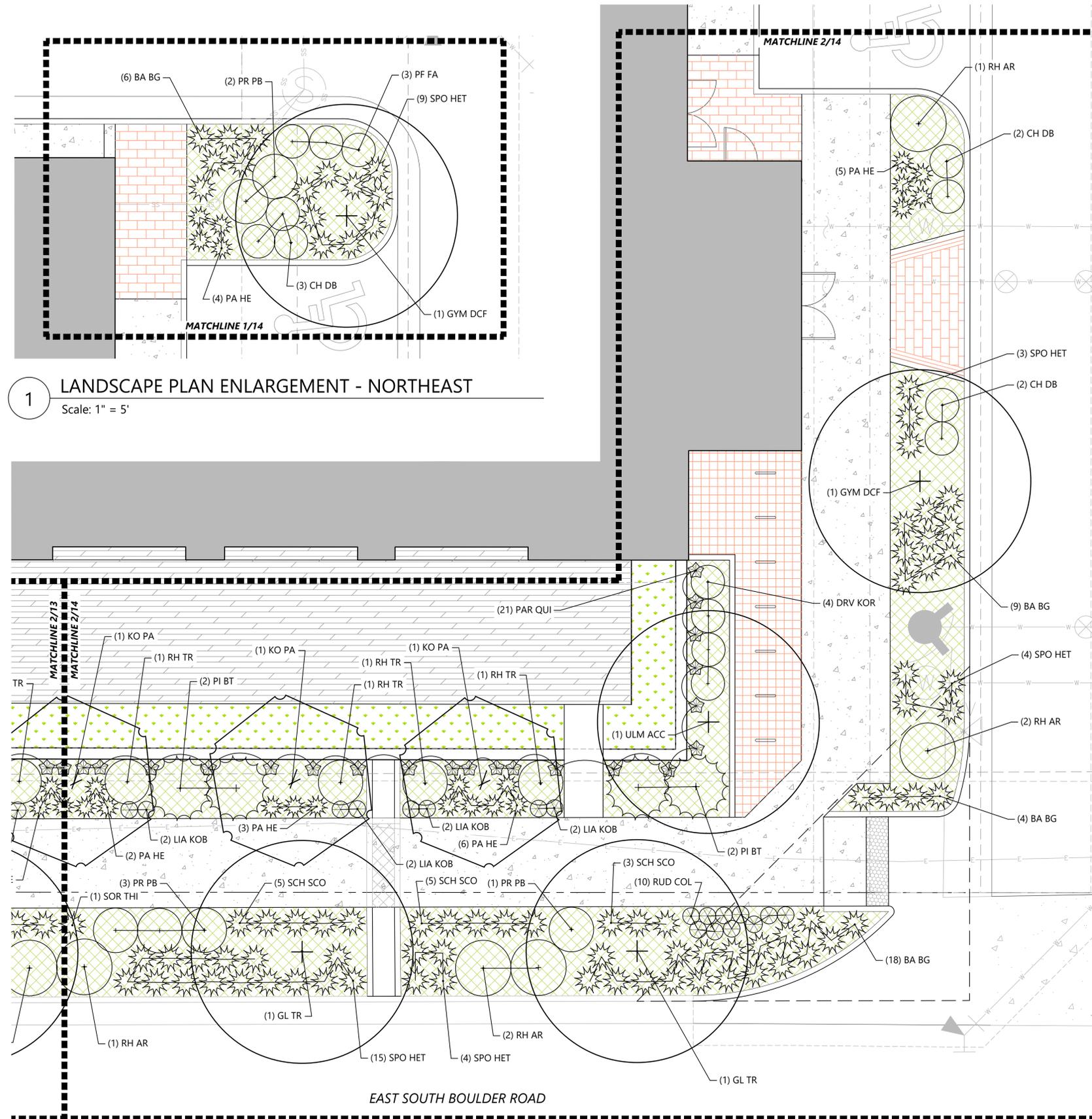


NOTES

- SEE SHEET 11 FOR PLANT LEGEND.

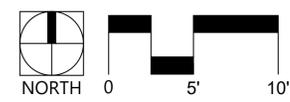
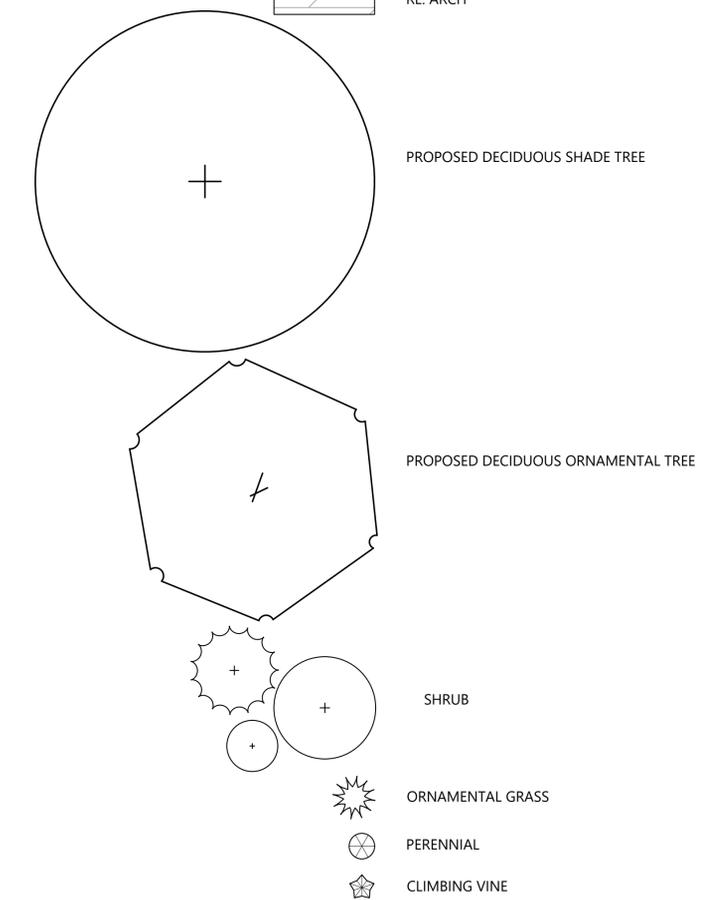
LEGEND

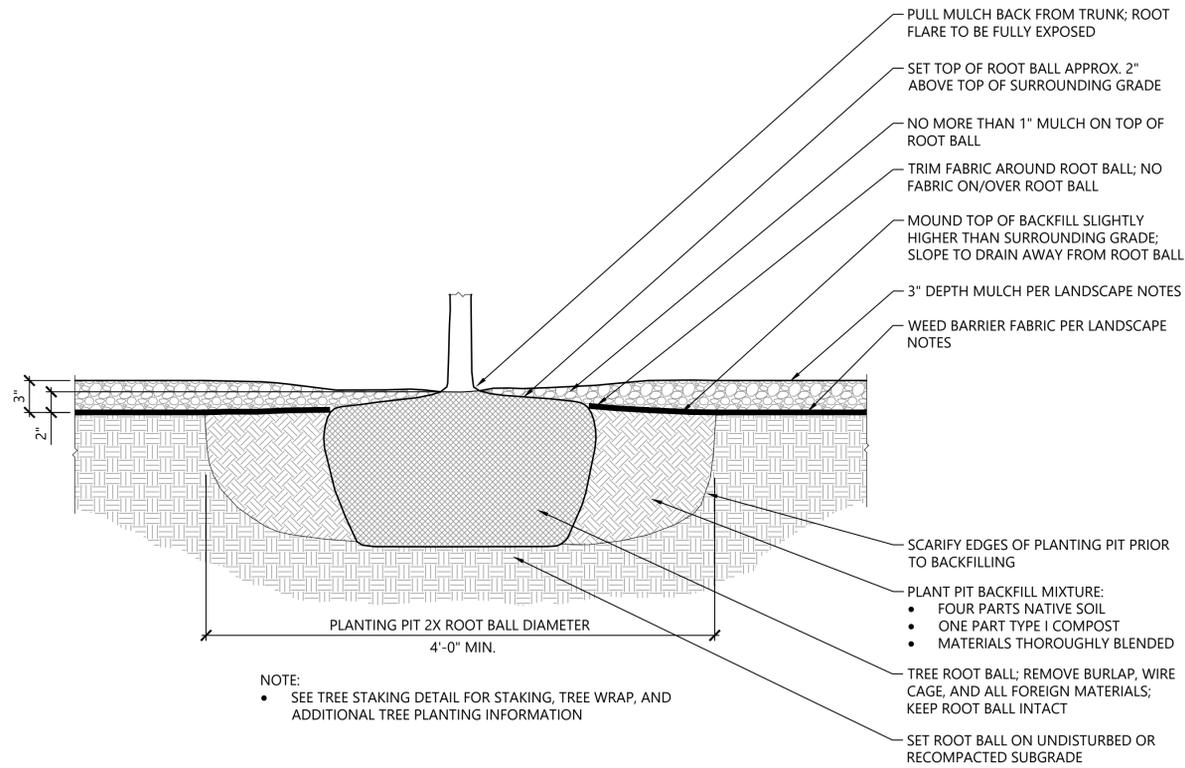
-  CONCRETE FLATWORK RE: CIVIL
-  MULCHED LANDSCAPE BED
-  RAIN GARDEN SEEDING
-  STABILIZED CRUSHER FINES
-  PAVERS - TYPE 1
-  PAVERS - TYPE 2
-  PAVERS - TYPE 3
-  PERMEABLE PAVERS
-  DECK
RE: ARCH



1 LANDSCAPE PLAN ENLARGEMENT - NORTHEAST
Scale: 1" = 5'

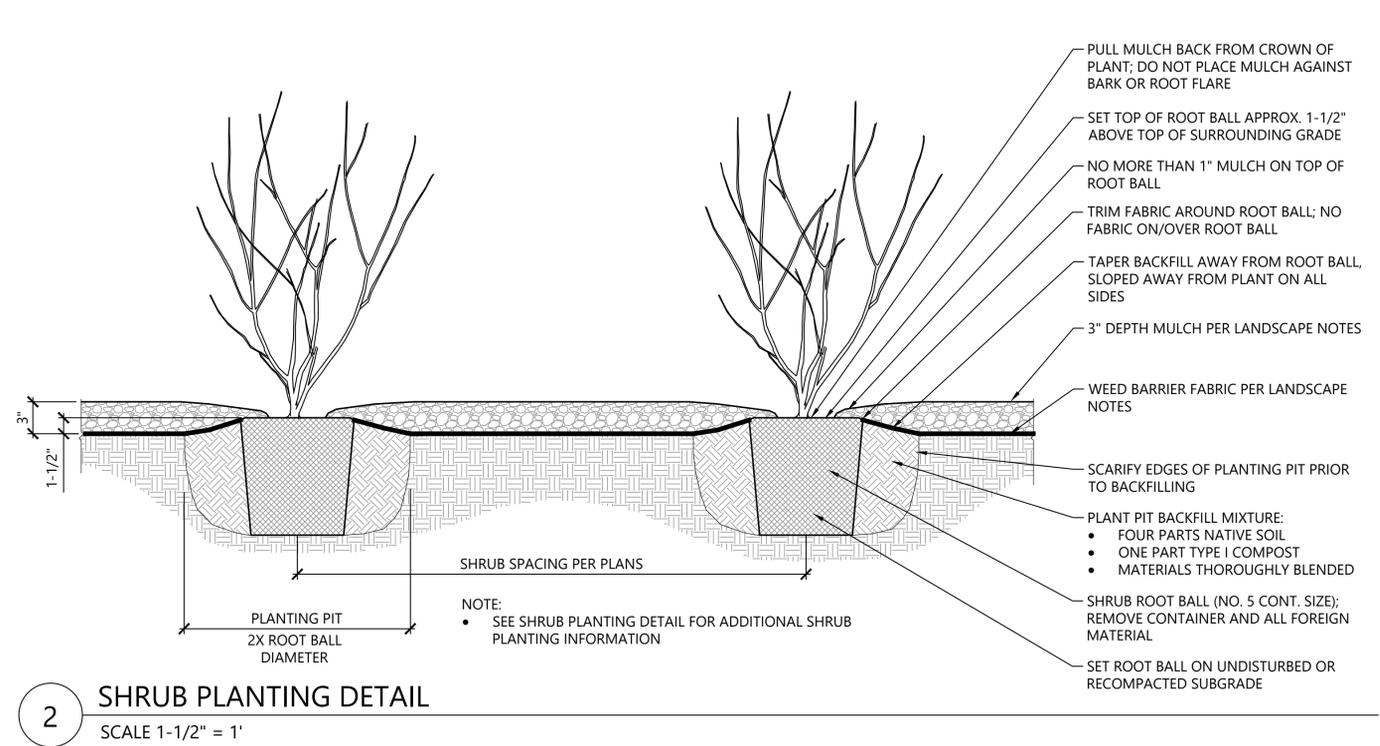
2 LANDSCAPE PLAN ENLARGEMENT - SOUTHEAST
Scale: 1" = 5'





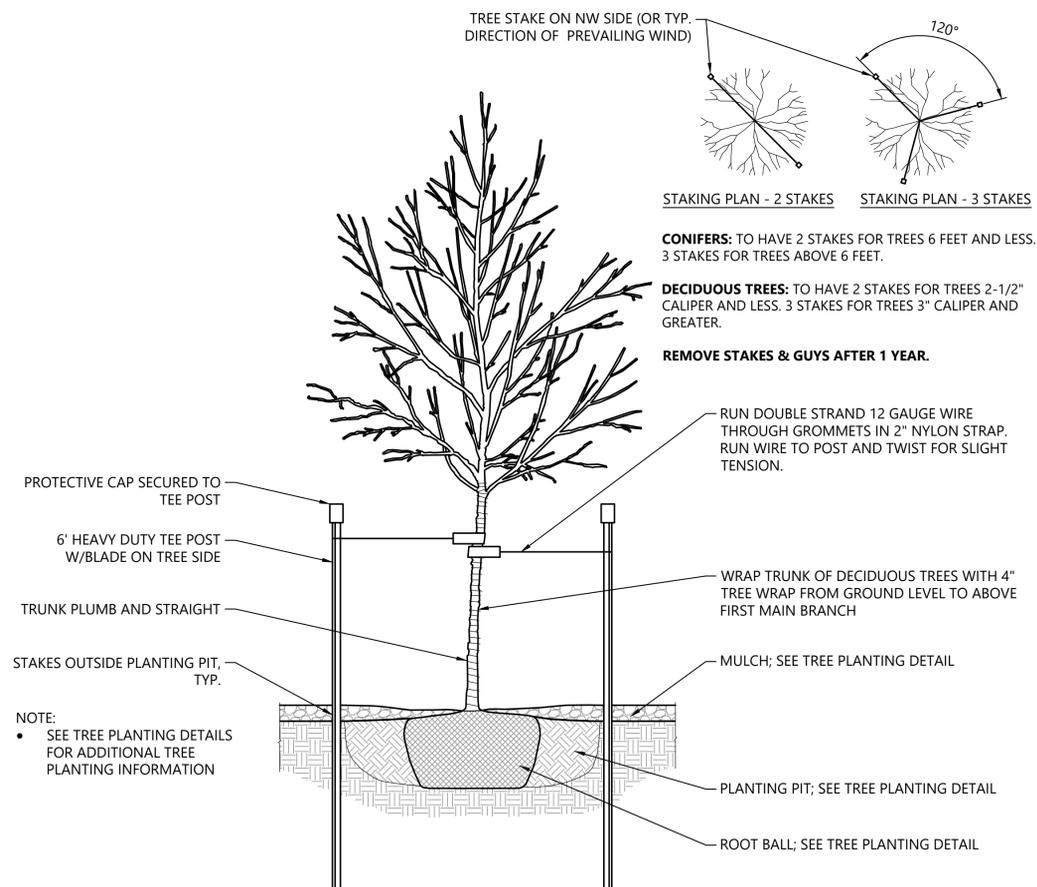
1 TREE PLANTING IN MULCHED PLANTING BEDS

SCALE 1-1/2" = 1'



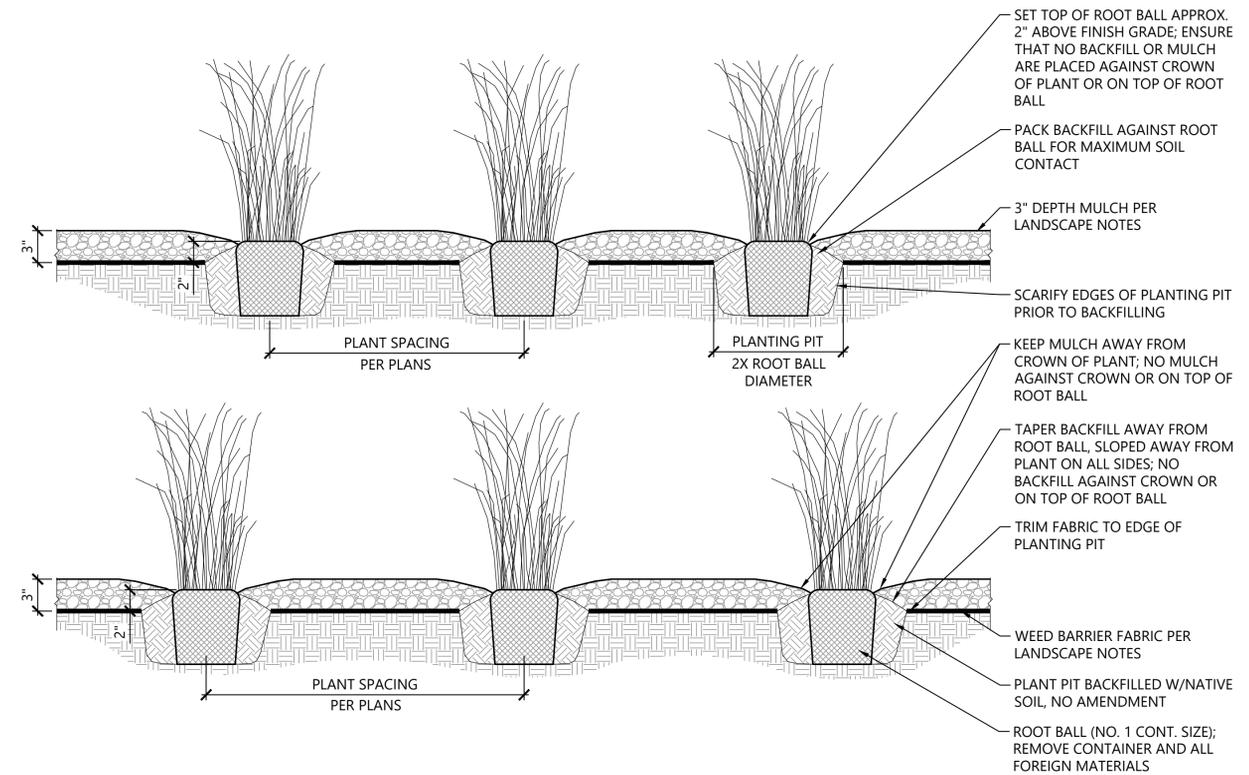
2 SHRUB PLANTING DETAIL

SCALE 1-1/2" = 1'



3 TREE STAKING DETAIL

SCALE 3/4" = 1'



4 ORNAMENTAL GRASS / PERENNIAL PLANTING DETAIL

SCALE 1-1/2" = 1'



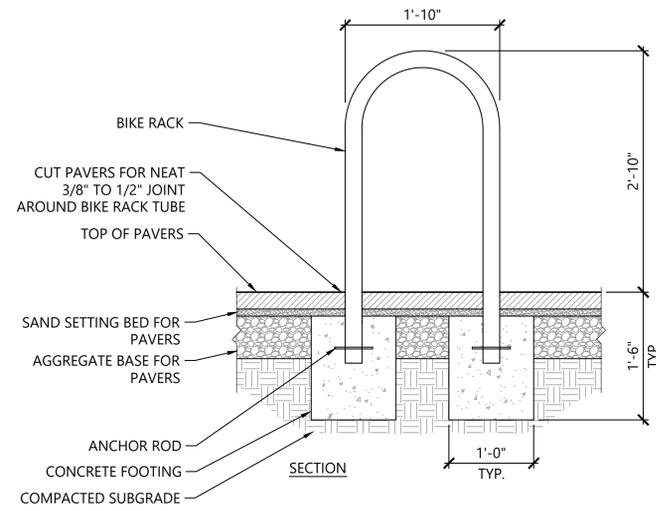
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Call before you dig.

THE ROSE & RAVEN

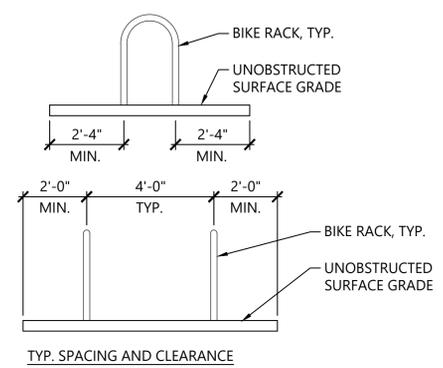
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LOUISVILLE, CO



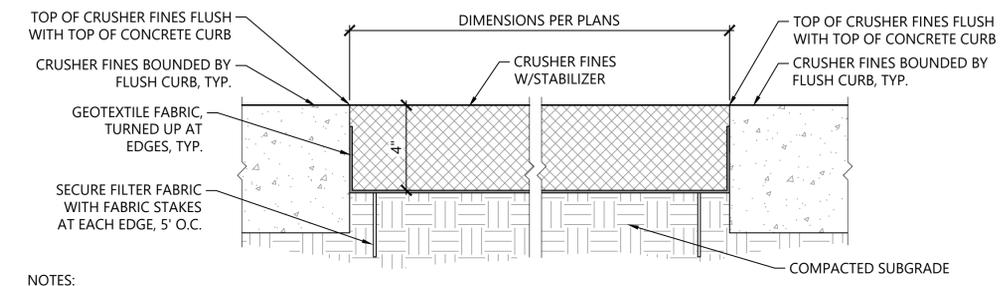
1466 N. FRANKLIN CT.
LOUISVILLE, CO 80027
(303) 500-1058
bill@topelandscape.com



1 BIKE RACK DETAIL
NOT TO SCALE



- NOTES:
1. PRODUCT: U238-IG
 2. DESCRIPTION: 'U' BIKE RACK 2 BIKE, IN GROUND MOUNT
 3. FINISH: POWDER COAT
 4. COLOR: GUNMETAL
 5. MFR: MADRAX DIVISION GRABER MANUFACTURING, INC. (800) 448-7931, WWW.MADRAX.COM
 6. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



- NOTES:
1. EXCAVATED AREA TO BE COMPACTED USING A DOUBLE-DRUM VIBRATORY ROLLER.
 2. WHILE WET, THE SURFACE SHALL BE COMPACTED DOWN TO THE FINAL GRADE WITH THE VIBRATORY ROLLER.
 3. INSTALL STABILIZED CRUSHER FINES OVER GEOTEXTILE FABRIC IN 4" DEEP TRENCH.
 4. CRUSHER FINES TO BE COMPACTED UNTIL MATERIAL IS FIRMLY LOCKED TOGETHER. MATERIALS SHALL BE A MIN. OF 4" DEEP AFTER COMPACTION.
 5. CRUSHER FINES CROSS SLOPE SHALL BE 2% W/ NO DEPRESSIONS TO COLLECT WATER.
 6. STABILIZED CRUSHER FINES PRODUCT TO BE "RED STABILIZER CART PATH: 3/8" SCREENED RED CRUSHER FINES WITH STABILIZER" BY G&S SOLUTIONS (GOLFANDSPORTSOLUTIONS.COM)
 7. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR STORAGE AND INSTALLATION.

2 STABILIZED CRUSHER FINES
NOT TO SCALE

UB 18-2 TECH SHEET

This 18" high by 24" wide barrier is for linear, surround, and root pruning applications. It is suitable for use on sidewalks, paths, and patios, as well as other tree planting situations.

UB 18-2	SPECIFICATIONS + FEATURES
	<p>USES Redirect tree roots down and away from hardscapes.</p> <p>MATERIALS High-quality 75% reprocessed recycled injection molded co-polymer polypropylene. Manufactured in ISO 9001/2008 registered factories.</p> <p>SIZES & PACKAGING Each panel is 18" (46 cm) x 24" (61 cm) 26 Panels (62 linear feet / 1.6 m) per carton, 20 cartons per pallet, approximately 43 lbs. (19.5 kg) per carton</p> <p>FEATURES</p> <ul style="list-style-type: none"> • 90° ribs redirect root growth down and away from hardscapes • Instant assembly: panels slide together with a zipper joiner system • Patented double top edge for strength, safety, appearance and root overgrowth protection • Added UV inhibitors prevent breakdown from sun exposure • Rounded edges for safety in handling • Made in the USA
APPLICATIONS	
	<p>LINEAR Provide maximum hardscape protection while utilizing all available rooting space for improved tree health by placing guides in a straight line directly along the hardscape to be protected.</p>
	<p>SURROUND Protect hardscapes that surround a planting on all four sides. Plan to line the perimeter of the planting area with the panels—this provides the maximum available uncompacted soil volume for immediate root growth.</p>
	<p>ROOT PRUNING Root pruning can help save existing trees and prevent future damage to paving. Disruptive roots are clearly cut and removed, linear Root Barrier is then installed. There are limitations to root pruning and an ISA Certified Arborist should be consulted.</p>
<p>HOW TO SPECIFY:</p> <ol style="list-style-type: none"> 1. Determine linear, surround, root pruning or specialty application. 2. Pick appropriate barrier depth for application and site. 3. Calculate number of panels required. 4. For details on these or any other installation instructions, please refer to our Specification and Installation Manual, or visit www.deeproot.com. 	
<p>ZIPPER JOINING SYSTEM Each panel has a built-in zipper joiner along one edge, making assembly of the panels in the field quick and easy.</p> <p>DOUBLE TOP EDGE Patented double top edge adds strength, safety, and root overgrowth protection.</p>	

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- NOTES:
1. TREE ROOT BARRIER TO BE INSTALLED FOR ALL TREES WITHIN 5 FEET OF PUBLIC WALKS, CURBS, OR STREETS.
 2. TREE ROOT BARRIER TO BE MODEL UB18-2 BY DEEPROOT OR APPROVED EQUAL.
 3. INSTALLATION TO BE PER MFR'S RECOMMENDATIONS.

3 TREE ROOT BARRIER
NOT TO SCALE

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Full Size: 0"	1"	2"
Date: 08.18.2020		
Project: 2001		
Archive:		
Plot Date:		
Revisions:		
Rev#	Date	Description

PUD + SRU

LANDSCAPE DETAILS

PUD 16

