LOT 1, COLORADO TECHNOLOGICAL CENTER FILING NO. 2 REPLAT D PUD, 1ST AMENDMENT

CASE #: PUPL–XXXX–2026

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

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20___ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO
RESOLUTION NO. _____, SERIES _____

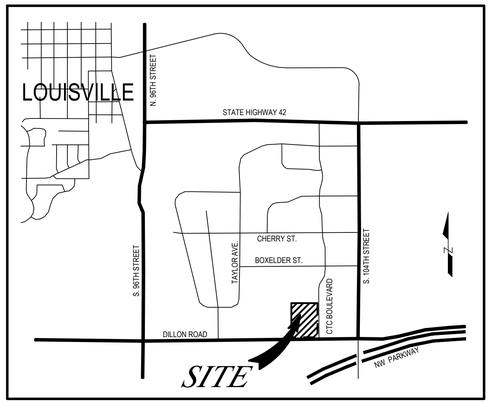
_____ DAY OF _____, A.D. 20___.

BY: _____
CHAIRPERSON

CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____, SERIES _____

_____ _____
MAYOR ATTEST: CITY CLERK



VICINITY MAP (NTS)

SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. GRADING & DRAINAGE PLAN
4. UTILITY PLAN
5. BUILDING ELEVATIONS
6. BUILDING ELEVATIONS
7. LANDSCAPE PLAN "A"
8. PHOTOMETRIC PLAN
9. PHOTOMETRIC SCHEDULES
10. MECHANICAL YARD PLAN, SECTIONS & AXON
11. PROJECT SIGHT LINES

ARCHITECT:
CPG ARCHITECTS
One Dock Street
Stamford, CT 06902
P: 203 967 3456
Contact: Joe Montalbano

CIVIL ENGINEER/LANDSCAPE:
HURST & ASSOCIATES
1265 S. Public Rd, Suite B
Lafayette, CO 80026
P: 303 449 9105
Contact: Ryan Hurst

PROJECT REPRESENTATIVE:
Lilly Oncology
600 Tech Ct
Louisville, CO 80027
P: 303 309 1526
Contact: Tony Pilkington

OWENERSHIP:
EXETER 769 CTC LAND LLC
Five Radnor Corporate Center
100 Matsonford Rd, Suite 250
Wayne, PA 19087
P: 708 341 9821
Contact: Andrew Greybar

OWNER SIGNATURE BLOCK:

BY SIGNING THIS PUD AMENDMENT, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD AMENDMENT. WITNESS OUR HANDS SEALS THIS _____ DAY OF _____, 20___

EXETER 769 CTC LAND LLC,

A DELAWARE LIMITED LIABILITY COMPANY

BY: EXETER OPERATING PARTNERSHIP V, L.P.,
A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER

BY: EXETER OPERATING PARTNERSHIP V GP LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER

BY EXETER INDUSTRIAL REIT V LLC,
DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: _____

NAME: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20___

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____.

_____
NOTARY PUBLIC

CLERK AND RECOREDER CERTIFICATE:

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 NO.

_____
CLERK RECORDER

_____
DEPUTY

SITE DATE SUMMARY CHART

ITEM	SQUARE FOOTAGE		% OF GROSS SITE	% OF GROSS SITE
GROSS SITE AREA:	317,117 (7.28 ACRES)		100%	
–BUILDING FOOTPRINT –PARKING/ROADS –WALKWAYS	95,047 SF 125,441 SF 5,801 SF		30% 39.6% 1.8%	
HARDSCAPE TOTAL	226,289 SF		71.4%	
LANDSCAPE REQUIREMENTS:				
LANDSCAPE TOTAL	90,828 SF		28.6%	
ITEM	**DESCRIPTION**			
BUILDING SIZE: 2 STORY –NET GROUND FLOOR –MEZZANINE/SECOND FLOOR TOTAL	94,757 SF N/A 94,757 SF			
ALLOWABLE MAXIMUM BUILDING HEIGHT (PER CITY OF LOUISVILLE IDDSG) PROPOSED MAX BUILDING HEIGHT	40 FT 39'–9.5"			
PARKING.	REQUIRED		PROVIDED	
–INITIAL SPACES (2 SPACES/1000 SF) –ADA ACCESSIBLE PARKING –BIKE PARKING (1 SPACE/20 REQUIRED PARKING SPACES	190 6 10		190 7 16	
–RIVIAN (UNIT A) (44,922 SF/500(WAREHOUSE USE)=90 OCCUPANTS X 2/3 –LILLY (UNIT B) RESEARCH LABORATORY=43,480 SF/1000=43.5X2 –OFFICE SPACE=28,603 SF/1000=28.6X4 TOTAL REQUIRED PARKING SPACES = 268	60 87 115		7 ADA 106 RIVIAN FENCED PARKING SPACES 170 STANDARD SPACES 21 PROPOSED PARKING SPACES TOTAL PARKING SPACES = 304	
ZONING: INDUSTRIAL (I)				
SETBACKS (PRINCIPLE BUILDING):	REQUIRED	PROPOSED	SETBACKS (PARKING)	REQUIRED	PROPOSED
–FRONT (CTC BLVD) –REAR (SAME ZONING) –REAR (AGRICULTURAL) –SIDE (NORTH) –SIDE (SOUTH – DILLION RD.)	30 FT 15 FT 25 FT 10 FT 60 FT	116.5 FT 156.8 FT 90.6 FT 105.4 FT	–FRONT (CTC BLVD) –REAR (SAME ZONING) –REAR (AGRICULTURAL) –SIDE (NORTH) –SIDE (SOUTH – DILLION RD.)	20 FT 10 FT 10 FT 10 FT 30 FT	35.0 FT 25.2 FT 25.2 FT 20.0 FT 55.4 FT

LEGAL DESCRIPTION:

THE COMBINATION OF LOT 1 AND LOT 2, COLORADO TECHNOLOGICAL CENTER FILING NO. 2 LOCATED IN THE SOUTHEAST ONE–QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

DESCRIPTION OF DEVELOPMENT:

THE PROPOSED PROJECT IS AN AMENDMENT TO THE EXISTING PUD FOR AN INDUSTRIAL OFFICE/WAREHOUSE BUILDING TO BE DESIGNED AND CONSTRUCTED AT 769 CTC BOULEVARD. THE PROPOSED DESIGN WILL MAKE THE PROJECT CURRENT WITH REGARDS TO ZONING AND MARKET STANDARDS. THE PROJECT WILL CONSIST OF ONSITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- SITE IMPROVEMENTS SUCH AS LANDSCAPING, ASPHALT PARKING LOT, CURB/GUTTER, SITE CONCRETE, LOADING DOCKS, AND DETENTION POND (AS REQUIRED BY CODE)
- CONCRETE TILT PANEL BUILDING ENCLOSURE, CAST IN PLACE FOUNDATIONS AND SLAB ON GRADE, STRUCTURAL STEEL BEAMS, COLUMNS, JOIST, DECKING, AND ROOFING SYSTEM
- THE BUILDING IS BEING DESIGNED TO ACCOMMODATE UP TO 4 TENANTS INCLUDING BUILDING ENTRY AND ENHANCEMENTS TO ACCOMMODATE SUCH.

811 72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)

NO.	REVISIONS	DATE
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LOT 1, COLORADO TECHNOLOGICAL CENTER
FILING NO. 2 REPLAT D PUD 1ST AMENDMENT

COVER SHEET

PREPARED FOR: LILLY

JOB NUMBER: 2629-3
DRAWN BY: RH
DESIGNED BY: RH
DATE: 10/20/2026
SCALE: N/A
SHEET NO: 1 OF 11

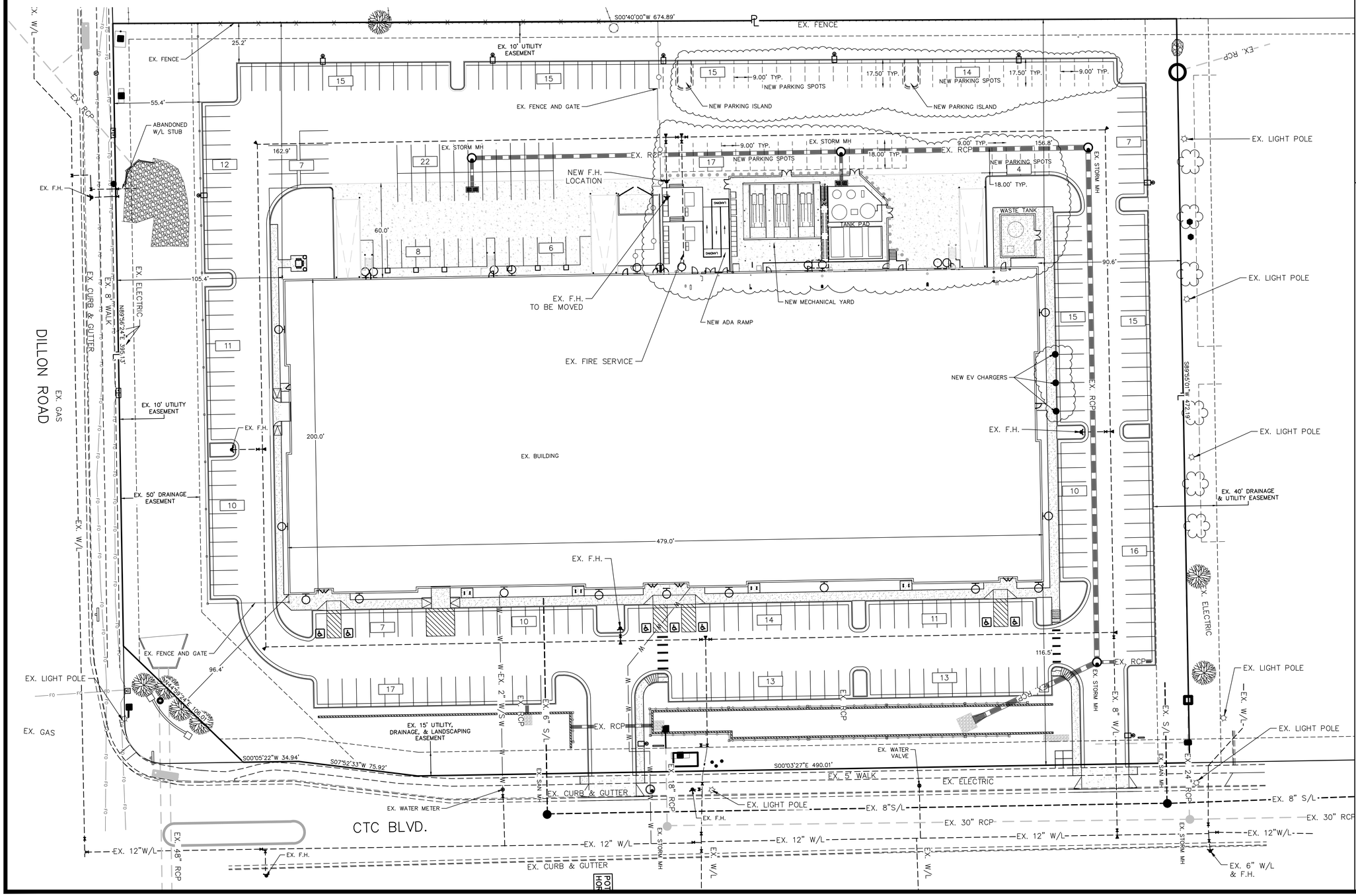
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LOT 1, COLORADO TECHNOLOGICAL CENTER FILING NO. 2 REPLAT D PUD, 1ST AMENDMENT

CASE #: PUPL–XXXX–2026

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



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

REVISIONS

NO.	DATE
---	---

NOT FOR CONSTRUCTION

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

LOT 1, COLORADO TECHNOLOGICAL CENTER
FILING NO. 2 REPLAT D PUD 1ST AMENDMENT

SITE PLAN

PREPARED FOR:
LILLY

JOB NUMBER:	2629-3
DRAWN BY:	RH
DESIGNED BY:	RH
DATE:	10/20/2026
SCALE:	1"=30'
SHEET NO:	2 OF 11

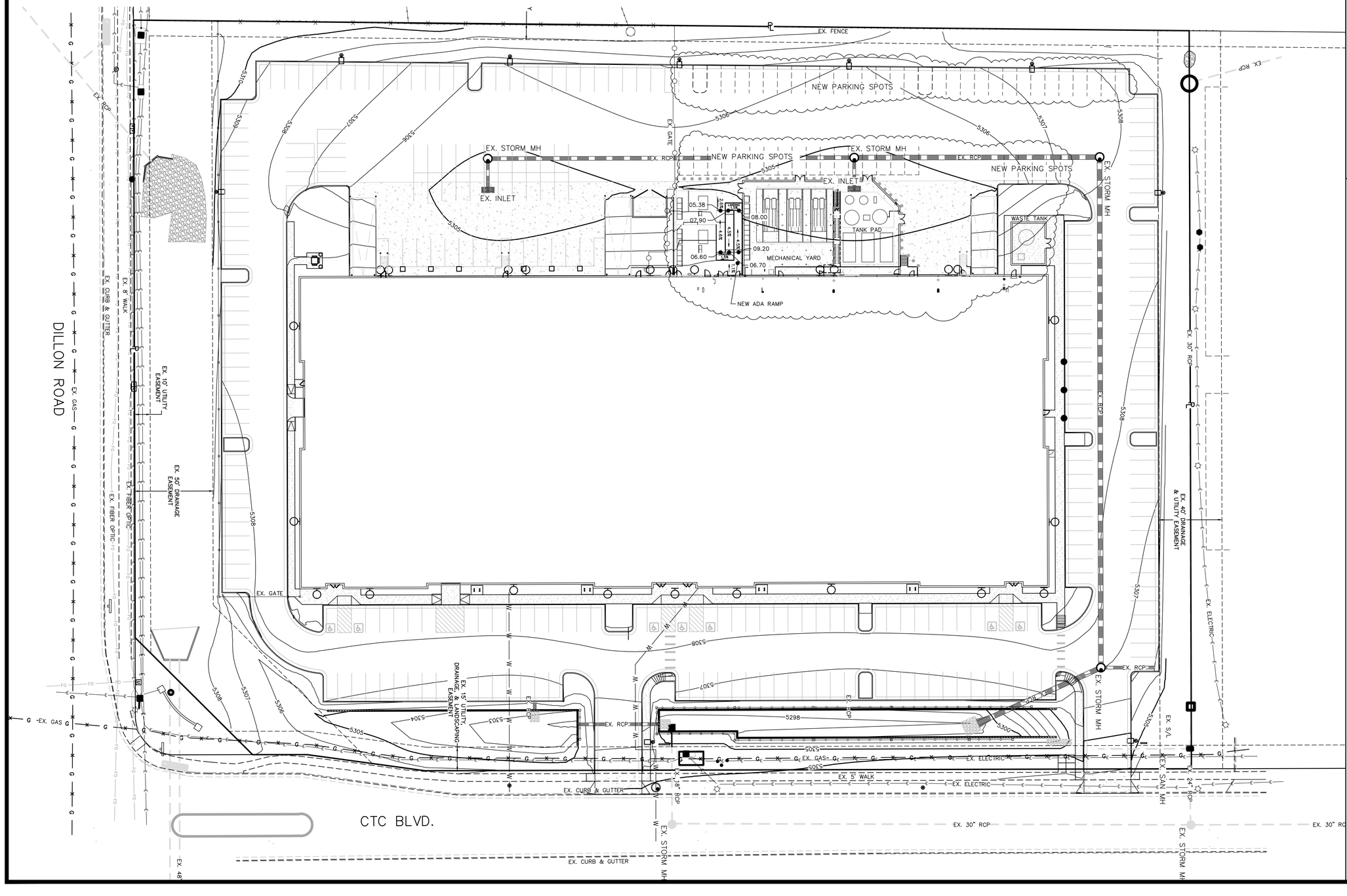
0 30' 60'
SCALE: 1" = 30'

LAST SAVED: 10/2/2026 9:50 AM
G:\26293\PUD\26293--SITE.dwg

LOT 1, COLORADO TECHNOLOGICAL CENTER FILING NO. 2 REPLAT D PUD, 1ST AMENDMENT

CASE #: PUPL–XXXX–2026

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



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- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

0 30' 60'
SCALE: 1" = 30'

811 — 72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)

NO.	REVISIONS	DATE

NOT FOR CONSTRUCTION

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

LOT 1, COLORADO TECHNOLOGICAL CENTER
FILING NO. 2 REPLAT D PUD 1ST AMENDMENT

GRADING PLAN

PREPARED FOR:
LILLY

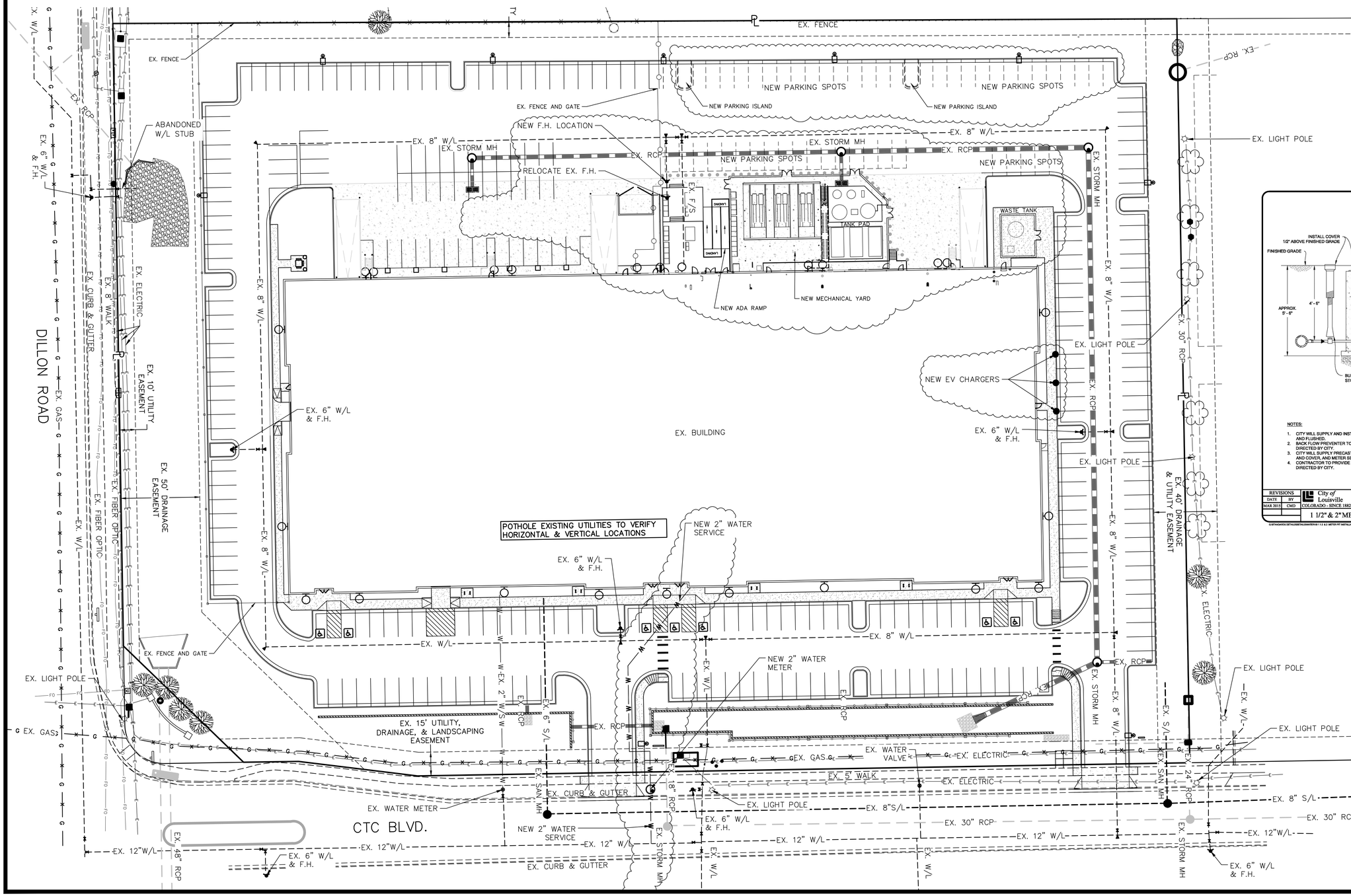
JOB NUMBER:	2629-3
DRAWN BY:	RH
DESIGNED BY:	RH
DATE:	10/20/2026
SCALE:	1"=30'
SHEET NO:	3 OF 11

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LOT 1, COLORADO TECHNOLOGICAL CENTER FILING NO. 2 REPLAT D PUD, 1ST AMENDMENT

CASE #: PUPL–XXXX–2026

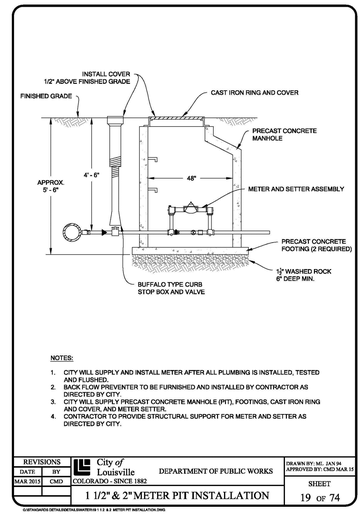
LOCATED IN THE SOUTHEAST ONE–QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



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- Proposed Contours
- Street Light
- HC — Install Handicap Ramp

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811



NOTES:

1. CITY WILL SUPPLY AND INSTALL METER AFTER ALL PLUMBING IS INSTALLED, TESTED AND FLUSHED.
2. BACK FLOW PREVENTER TO BE FURNISHED AND INSTALLED BY CONTRACTOR AS DIRECTED BY CITY.
3. CITY WILL SUPPLY PRECAST CONCRETE MANHOLE (PIT), FOOTINGS, CAST IRON RING AND COVER, AND METER SETTER.
4. CONTRACTOR TO PROVIDE STRUCTURAL SUPPORT FOR METER AND SETTER AS DIRECTED BY CITY.

REVISIONS		City of Louisville COLORADO - SINCE 1882	DEPARTMENT OF PUBLIC WORKS	DRAWN BY: MG JAN 04
DATE	BY			APPROVED BY: CMD MAR 15
MAR 2015	CMD			SHEET
		1 1/2" & 2" METER PIT INSTALLATION		19 OF 74

G:\DETAILS\WATER DETAILS\WATER\S-11.2 & 3 METER PIT INSTALLATION DWG

NOTES:

1. WATER SERVICE TO HAVE A MINIMUM COVER OF 4.5 FEET.
2. COPPER TUBING TYPE "K" (SOFT DRAWN) SHALL BE USED.
3. For taps larger than 2", Ductile iron may be used upon written approval of the Engineer.
4. Only flared fittings permitted, no compression or sweated joints allowed.
5. Curb stops shall be buffalo type and installed within 12" behind the sidewalk or curb.
6. A ten (10) foot pigtail shall be installed into the property from the curb stop. 321.2 CROSSING SIDEWALK OR CURB EXISTING OR PROPOSED In no instance, shall a trench extend beneath an existing sidewalk or curb. The pipe must be bored or jacked, or tunneled through the earth under the curb or sidewalk.
7. The contractor will be responsible for setting concrete footings and setting of the meter pit per the standard detail.
8. A locking meter setter with locking by-pass shall be supplied by the contractor.
9. Buffalo type curb stop boxes are required.
10. A check valve is required.

0 30' 60'

SCALE: 1" = 30'

REVISIONS

NO.	DATE

NOT FOR CONSTRUCTION

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
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LOT 1, COLORADO TECHNOLOGICAL CENTER FILING NO. 2 REPLAT D PUD 1ST AMENDMENT

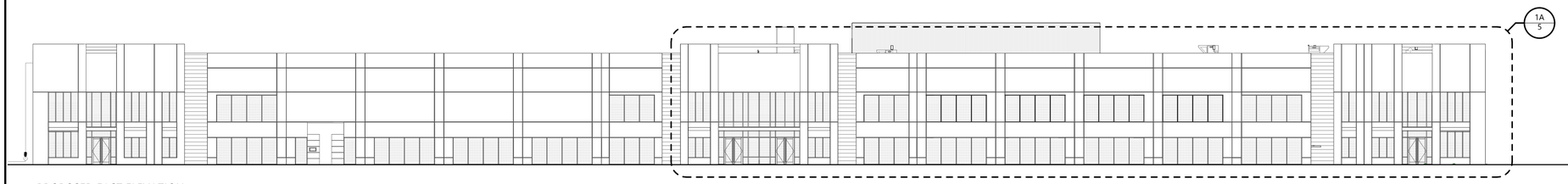
UTILITY PLAN

PREPARED FOR: LILLY

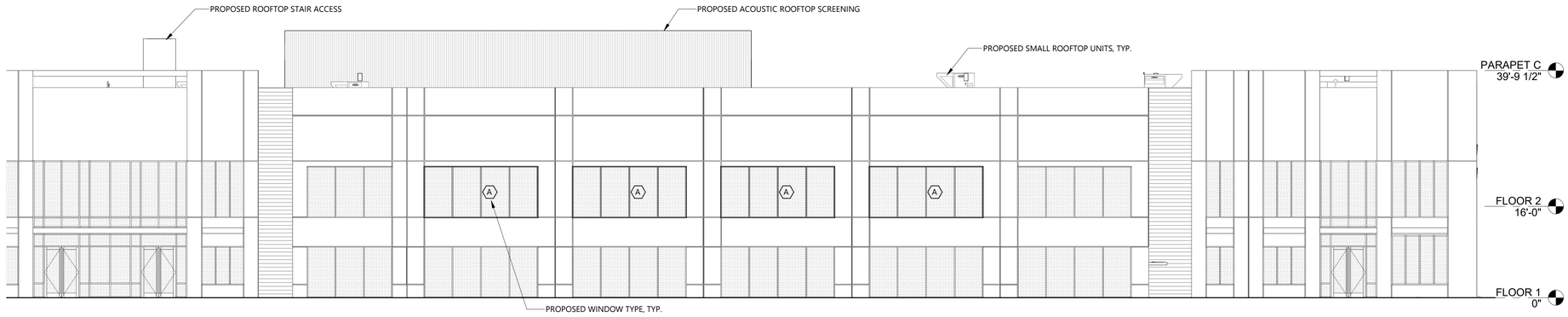
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DRAWN BY:	RH
DESIGNED BY:	RH
DATE:	10/20/2026
SCALE:	1"=30'
SHEET NO:	4 OF 11

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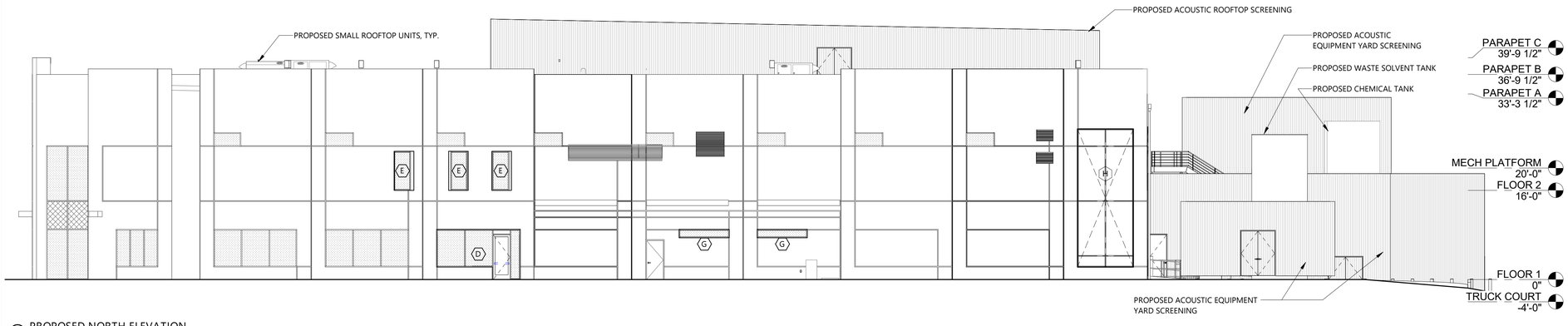
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1 PROPOSED EAST ELEVATION
SCALE: 1" = 20'-0"



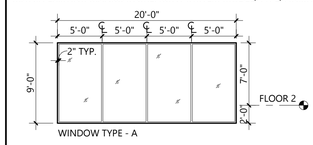
1A PROPOSED EAST ELEVATION - NORTH HALF
SCALE: 3/32" = 1'-0"



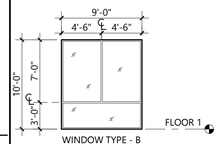
2 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

STOREFRONT WINDOW/DOOR TYPES

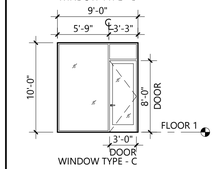
MATCH EXISTING MANKO STOREFRONT SYSTEM MODEL, TYPE, FINISHES & HARDWARE



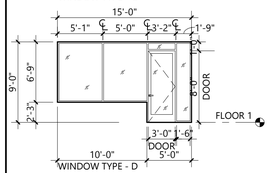
WINDOW TYPE - A



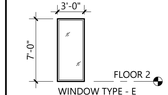
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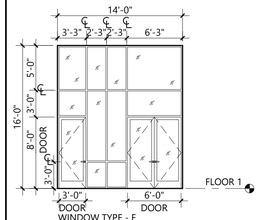
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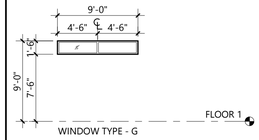
WINDOW TYPE - D



WINDOW TYPE - E



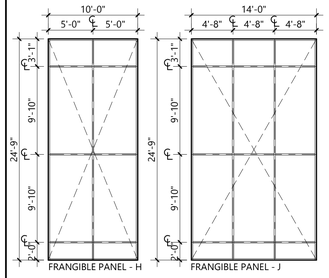
WINDOW TYPE - F



WINDOW TYPE - G

EXPLOSION VENTING - FRANGIBLE PANELS

KALWALL EXPLOSION VENT PANEL



FRANGIBLE PANEL - H FRANGIBLE PANEL - J

MECHANICAL LOUVERS

PAINTED TO MATCH EXISTING EXTERIOR FINISH

811
72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)

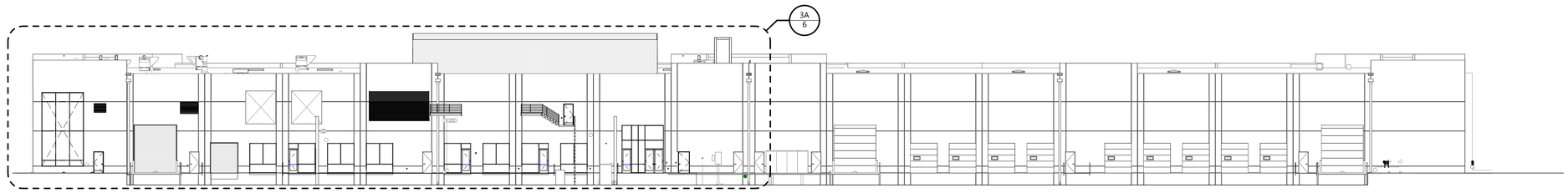
NO.	REVISIONS	DATE

LOT 1, COLORADO TECHNOLOGICAL CENTER
FILING NO. 2 REPLAT D PUD 1ST AMENDMENT
EXTERIOR EAST & NORTH ELEVATIONS

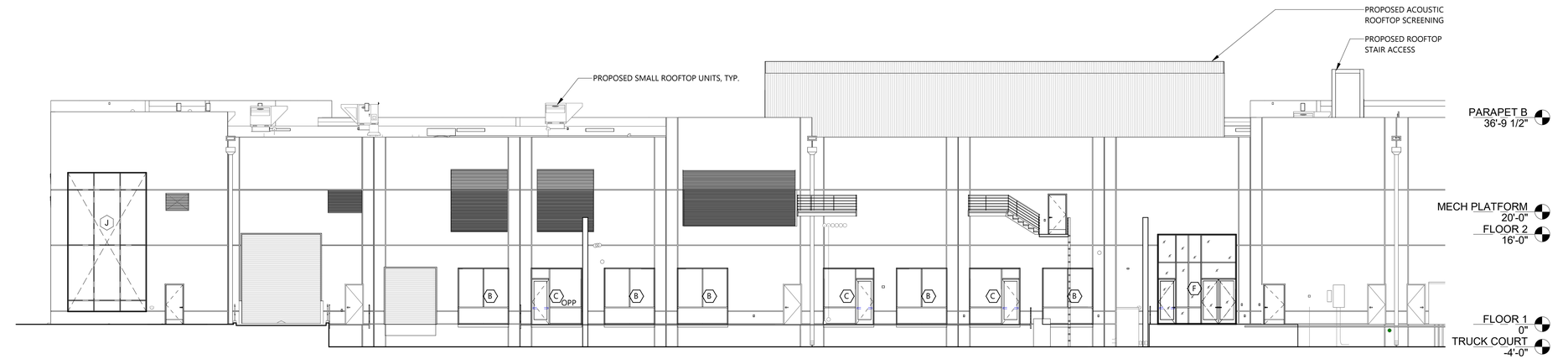
PREPARED FOR:
LILLY

CPG Project Number: 25085
DRAWN BY: BR
CHECKED BY: JM
DATE: 10/20/2026
SCALE: As indicated
SHEET NO: 5 OF 11

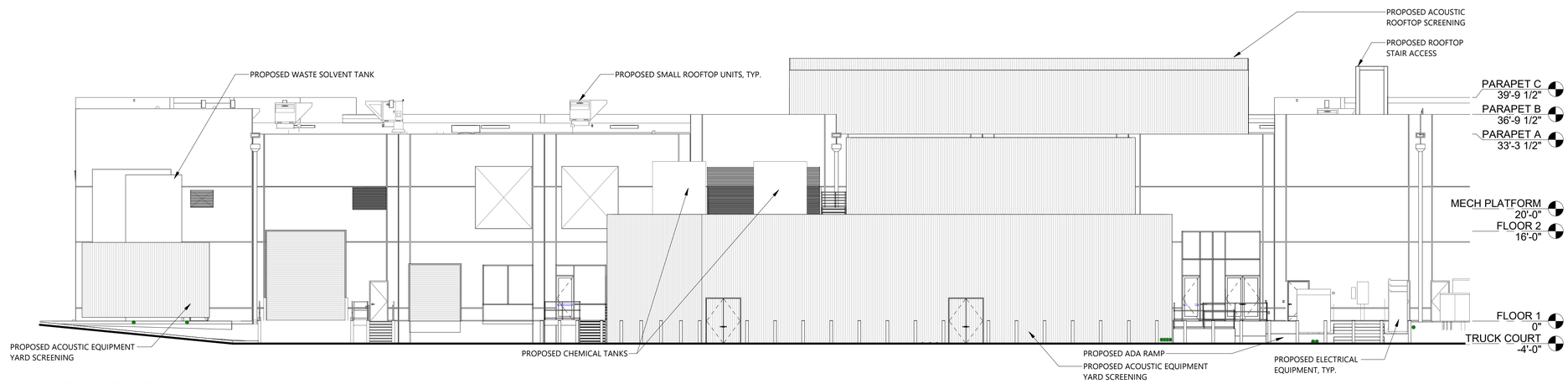
10/19/2026 12:44:54 PM



3 PROPOSED WEST ELEVATION
SCALE: 1" = 20'-0"



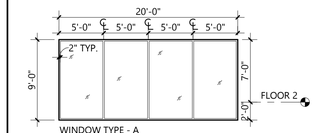
3A PROPOSED WEST ELEVATION - NORTH HALF
SCALE: 3/32" = 1'-0"



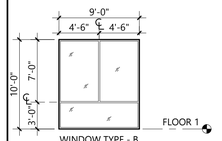
3B PROPOSED WEST ELEVATION - MECHANICAL YARD
SCALE: 3/32" = 1'-0"

STOREFRONT WINDOW/DOOR TYPES

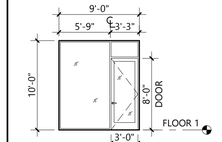
MATCH EXISTING MANKO STOREFRONT SYSTEM MODEL, TYPE, FINISHES & HARDWARE



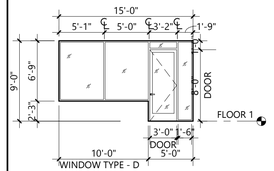
WINDOW TYPE - A



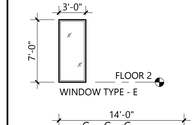
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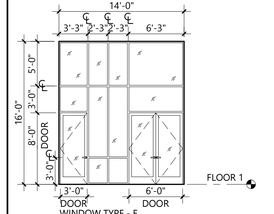
WINDOW TYPE - C



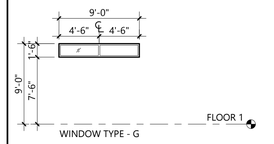
WINDOW TYPE - D



WINDOW TYPE - E



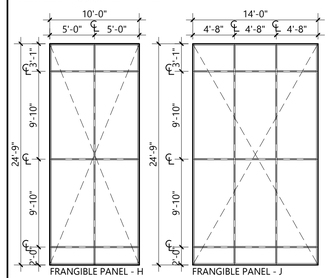
WINDOW TYPE - F



WINDOW TYPE - G

EXPLOSION VENTING - FRANGIBLE PANELS

KALWALL EXPLOSION VENT PANEL



FRANGIBLE PANEL - H

FRANGIBLE PANEL - J

MECHANICAL LOUVERS

PAINTED TO MATCH EXISTING EXTERIOR FINISH

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CENTER OF COLORADO (U.N.C.C.)

NO.	REVISIONS	DATE

LOT 1, COLORADO TECHNOLOGICAL CENTER
FILING NO. 2 REPLAT D PUD 1ST AMENDMENT
EXTERIOR WEST ELEVATIONS

PREPARED FOR:
LILLY

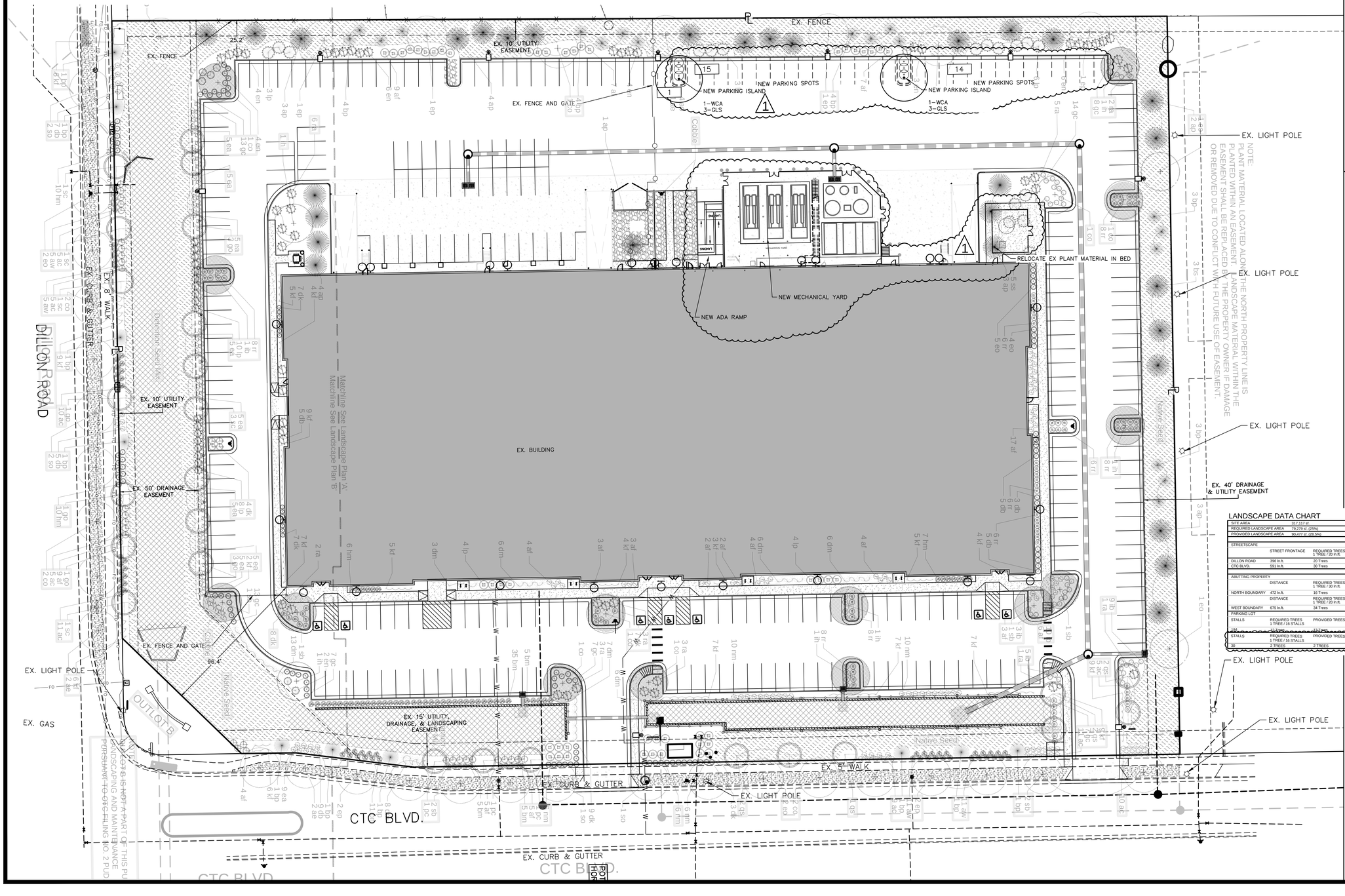
CPG Project Number: 25085
DRAWN BY: BR
CHECKED BY: JM
DATE: 10/20/2026
SCALE: As indicated
SHEET NO: 6 OF 11

10/19/2026 12:44:57 PM

LOT 1, COLORADO TECHNOLOGICAL CENTER FILING NO. 2 REPLAT D PUD, 1ST AMENDMENT

CASE #: PUPL–XXXX–2026

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



NOTE:
PLANT MATERIAL LOCATED ALONG THE NORTH PROPERTY LINE IS PLANTED WITHIN AN EASEMENT. LANDSCAPE MATERIAL WITHIN THE EASEMENT SHALL BE REPLACED BY THE PROPERTY OWNER IF DAMAGE OR REMOVED DUE TO CONFLICT WITH FUTURE USE OF EASEMENT.

LANDSCAPE DATA CHART

SITE AREA	317,117 sf.				
REQUIRED LANDSCAPE AREA	79,279 sf. (25%)				
PROVIDED LANDSCAPE AREA	90,477 sf. (28.5%)				
STREETSCAPE					
	STREET FRONTAGE	REQUIRED TREES 1 TREE / 20 lin.ft.	PROVIDED TREES	REQUIRED SHRUBS 6 SHRUBS / REQ. TREE	PROVIDED SHRUBS
DILLON ROAD	396 lin.ft.	20 Trees	23 Trees	120 Shrubs	143 Shrubs
CTC BLVD.	591 lin.ft.	30 Trees	30 Trees	180 Shrubs	181 Shrubs
ABUTTING PROPERTY					
	DISTANCE	REQUIRED TREES 1 TREE / 30 lin.ft.	PROVIDED TREES		
NORTH BOUNDARY	472 lin.ft.	16 Trees	16 Trees		
	DISTANCE	REQUIRED TREES 1 TREE / 20 lin.ft.	PROVIDED TREES		
WEST BOUNDARY	675 lin.ft.	34 Trees	34 Trees		
PARKING LOT					
STALLS	REQUIRED TREES 1 TREE / 35 STALLS	PROVIDED TREES			
134	4 TREES	4 TREES			
STALLS	REQUIRED TREES 1 TREE / 35 STALLS	PROVIDED TREES			
92	2 TREES	2 TREES			

1

0 30' 60'
SCALE: 1" = 30'

LEGEND

Proposed Tree

WCA
Western Catalpa
Catalpa Speciosa

Total: Two
Size: 2" caliper B&B

Proposed Shrub

GLS
Gro–Low Sumac
Rhus aromatica 'Gro–Low'

Total: Six
Size: 5 gallon

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NO.	REVISIONS	DATE
1	ADD PARKING SPACES, ISLANDS, LANDSCAPE W/ ISLANDS, AND REVISE ES PLANT LOCATIONS AS NEEDED	10/10/25

NOT FOR CONSTRUCTION

HURST
CIVIL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
SURVEYING
HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

LOT 1, COLORADO TECHNOLOGICAL CENTER
FILING NO. 2 REPLAT D PUD 1ST AMENDMENT

LANDSCAPE PLAN

PREPARED FOR:
LILLY

JOB NUMBER:	2629-3
DRAWN BY:	RD
DESIGNED BY:	RD
DATE:	10/20/2026
SCALE:	1"=30'
SHEET NO:	7 OF 11

LAST SAVED: 9/25/2026 12:29 PM
C:\Users\Rhonda\Documents\projects\769 CTC Blvd\PUD\26293–LP.dwg

GENERAL NOTES

A. REFER TO SHEET E-0.01 FOR GENERAL INFORMATION/LEGENDS.
B. REFER TO AND COORDINATE WITH ARCHITECTURAL PLANS, ELEVATIONS, AND DETAILS FOR EXACT LOCATIONS OF ALL WIRING DEVICES.
C. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT OF RECEPTACLES WITH 'TV' OR 'MON' INDICATION. COORDINATE MOUNTING HEIGHTS WITH WALL BRACKET.
D. PROVIDE BLANK FACE (FACELESS) GFCI DEVICE IN ACCESSIBLE LOCATION FOR RECEPTACLES WITHIN 6 FEET OF A SINK AND DIRECTLY BEHIND EQUIPMENT. LABEL PER DEVICE INDICATED ON DRAWINGS. REFER TO DETAIL 6/E-7.02 FOR ADDITIONAL INFORMATION.
E. SQUARE RECEPTACLES SHALL BE CONTROLLED VIA THE ROOM OCCUPANCY SENSOR AND SHALL BE MARKED PER NEC 406.3(F). REFER TO SHEET E-001 FOR ADDITIONAL INFORMATION.
F. POWER DEVICES DENOTED BY LETTERS ARE INDICATIVE OF SOURCE OF POWER AS FOLLOWS. REFER TO DEMARCATION LINES FOR DESIGNATED PANEL, UNO:
   a. 'E' - EMERGENCY POWER
   b. 'S' - STANDBY POWER
   c. 'U' - UPS POWER
   d. 'N' - NORMAL POWER
G. COORDINATE EXACT INSTALLATION LOCATION OF ALL NEW DISCONNECT SWITCHES IN THE FIELD WITH ASSOCIATED EQUIPMENT CONTRACTOR AND EQUIPMENT MANUFACTURER TO ENSURE NEC REQUIRED CLEARANCE AND PROPER EQUIPMENT OPERATION.

(#) LEGEND NOTES

1 LIGHT FIXTURES ARE PROVIDED WITH BACK LIGHT CONTROL/ HOUSE SIDE SHIELD TO PREVENT LIGHT TRESPASS TO ADJACENT PROPERTIES.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exterior Stairs	+	11.8 fc	23.9 fc	5.4 fc	4.4:1	2.2:1
Mech. Yard	+	5.6 fc	17.5 fc	1.6 fc	10.9:1	3.5:1
Parking	+	2.2 fc	14.6 fc	0.2 fc	73.0:1	11.0:1
Sidewalk	+	3.5 fc	7.0 fc	0.6 fc	11.7:1	5.8:1
Site	+	1.5 fc	14.0 fc	0.0 fc	N/A	N/A



1 SITE PLAN - LIGHTING
1" = 30'-0"

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REVISIONS

NO.	DATE

LOT 1, COLORADO TECHNOLOGICAL CENTER
FILING NO. 2 REPLAT D PUD 1ST AMENDMENT

SITE PLAN - LIGHTING

PREPARED FOR: LILLY

CPG Project Number: 25085
DRAWN BY: AO
CHECKED BY: JY
DATE: 10/20/2026
SCALE: As indicated
SHEET NO: 8 OF 11

10/19/2026 9:03:05 AM

LUMINAIRE FIXTURE SCHEDULE- SITE PUD

PHYSICAL DESCRIPTION								ELECTRICAL SPECIFICATIONS					MANUFACTURER INFORMATION		
Type	WSP Description	WSP Housing	WSP Mounting	WSP Color Temp.	Lamp	WSP Lumens	CRI	WSP Hours	Apparent Power (W)	WSP Units	WSP Driver/ Power Supply	Voltage	WSP Manufacturer	WSP Catalog Number	WSP Remarks
EA1 (EX)	EXISITING TO REMAIN LED AREA POLE FIXTURE TYPE IV MEDIUM DISTRIBUTION HOUSE SIDE SHIELD	DIE-CAST ALUMINIUM	POLE MOUNTED - 21'-0"	3000	LED	5,543 LM	90	10,000	140	EACH	LED DRIVER	277 V	LITHONIA	DSX2LED-P1-30K-T4M-MVOLT-DBLXD	EXISITNG TO REMAIN.
EA2 (EW)	EXISITING TO REMAIN LED AREA POLE FIXTURE BACK LIGHT CONTROL	DIE-CAST ALUMINIUM	POLE MOUNTED - 21'-0"	3000	LED	5,543 LM	90	10,000	140	EACH	LED DRIVER	277 V	LITHONIA	DSX2LED-P1-30K-BLC-MVOLT-DBLXD	EXISITNG TO REMAIN.
EA3 (EX)	EXISITING TO REMAIN LED AREA POLE FIXTURE LEFT CORNER CUTOFF	DIE-CAST ALUMINIUM	POLE MOUNTED - 21'-0"	3000	LED	5,543 LM	90	10,000	140	EACH	LED DRIVER	277 V	LITHONIA	DSX2LED-P1-30K-LCCO-MVOLT-DBLXD	EXISITNG TO REMAIN.
EW1 (EX)	EXISTING TO REMAIN LED WALL PACK. TYPE IV MEDIUM DISTRIBUTION	METAL	SURFACE - WALL	3000	LED	17221	90	50000	140	EACH	INTEGRAL 0-10V DIMMER	277 V	LITHONIA	DSX2LED-P1-30K-T4M-MVOLT-DBLXD	EXISITNG TO REMAIN.
EW2EM (EX)	EXISTING TO REMAIN LED WALL PACK. VISUAL COMFORT WIDE EMERGENCY BATTERY BACK UP	METAL	SURFACE - WALL	3000	LED	1548	90	50000	12	EACH	INTEGRAL 0-10V DIMMER	277 V	LITHIONA	WST-LED-P1-30K-VW-MVOLT-E7WC-DDBXD	EXISITNG TO REMAIN.
F21	LED WALL PACK, FIXTURE TO MATCH BUILDING STANDARD WITH HIGHER LUMEN OUTPUT. WITH EMERGENCY BATTERY BACKUP POWER AS NEEDED.	METAL	SURFACE	3000	LED	3000	90	50000	25	EACH	INTEGRAL LED DRIVER	277 V	LITHONIA	WST-LED-P2-40K-VW-MVOLT-E7WC-DDBXD	
F22	SURFACE MOUNTED LED LINEAR FIXTURE. 24" LENGTH. GENERAL OPTIC. WITH EMERGENCY BATTERY BACKUP POWER AS NEEDED.	METAL	SURFACE	3000	LED	2500	80	50000	18	EACH	INTEGRAL 0-10V DIMMER	277 V	LITHONIA	CLX-L24-2500LM-HEF-FDL-MVOLT-GZ10-30K-80-E10W	

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CENTER OF COLORADO (U.N.C.C.)

NO.	REVISIONS	DATE

LOT 1, COLORADO TECHNOLOGICAL CENTER
FILING NO. 2 REPLAT D PUD 1ST AMENDMENT
SITE PHOTOMETRIC SCHEDULES

PREPARED FOR:
LILLY

CPG Project Number: 25085
DRAWN BY: AO
CHECKED BY: JY
DATE: 10/20/2026
SCALE:
SHEET NO: 9 OF 11

10/19/2026 9:03:06 AM

EA1 (EX), EA2 (EX), EA3 (EX), EW1 (EX)



D-Series Size 2
LED Area Luminaire

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

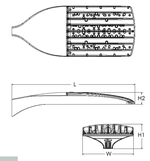
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



Design Select options indicated by this color background.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[2]	Distribution		Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10[3] P13[3] P11[3] P14[3] P12[3]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[4] T4M Type IV medium T4LG Type IV low glare[4] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[5] BLC4 Type IV backlight control[5] LCCO Left corner cutoff[5] RCCO Right corner cutoff[5]		MVOLT (120V-277V)[6,7] HVOLT (347V-480V)[7,8] XVOLT (277V – 480V)[7,9] 120 [9,10] 208 [9,10] 240 [9,10] 277 [9,10] 347 [9,10] 480 [9,10]	**Shipped included** SPA Square pole mounting (RB drilling) RPA Round pole mounting (RB drilling) SPAS Square pole mounting #5 drilling[4] RPAS Round pole mounting #5 drilling[4] SPABN Square narrow pole mounting #6 drilling WBA Wall bracket[11] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Shipped separately		Finish (required)	
Shipped installed		**Shipped installed**		EGSR External Glare Shield (reversible, field install required, matches housing finish)		DDBXD Dark Bronze	
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[12,13,14,15]		SPD20KV 20KV surge protection		BSDB Bird Spikes (field install required)		DBLXD Black	
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[13,14,15]		HS Houseside shield (black finish standard)[22]				DNAXD Natural Aluminum	
PER NEMA twist-lock receptacle only (controls ordered separate)[16]		L90 Left rotated optics[1]				DWHXD White	
PERS Five-pin receptacle only (controls ordered separate)[16,17]		R90 Right rotated optics[1]				DDBTXD Textured dark bronze	
PER7 Seven-pin receptacle only (controls ordered separate)[16,17]		CCE Coastal Construction[23]				DBLBXD Textured black	
FAO Field adjustable output[13,15]		HA 50°C ambient operation[24]				DNATXD Textured natural aluminum	
BL30 Bi-level switched dimming, 30%[16,17]		BAA Buy American Act and/or Build America Buy America Qualified				DWHGXD Textured white	
BL50 Bi-level switched dimming, 50%[16,17]		SF Single fuse (120, 277, 347V)[24]					
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]		DF Double fuse (208, 240, 480V)[24]					
DS Dual switching[16,18,21]		3G Vibration rated for 3G[27]					

EW2 (EX), F21



WST LED
Architectural Wall Sconce

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

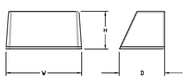
Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Specifications

Luminaire

Height:	8-1/2" (21.59 cm)
Width:	17" (43.18 cm)
Depth:	10-3/16" (25.9 cm)
Weight:	20 lbs (9.1 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage		Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT[1] 120[1] 208[1] 240[1]	277[1] 347[1] 480[1]	**Shipped included** (blank) Surface mounting bracket PBBW Premium surface-mounted back box[4,6] **Shipped separately** BBW Surface-mounted back box[1]

Options			Finish (required)	
NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights[1,6,7]		E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 7W)[1,10]	DDBXD Dark bronze	
NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights[1,6,7]		E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS[1,11]	DBLXD Black	
PE Photoelectric cell, button type[8]			DNAXD Natural aluminum	
PER NEMA twist-lock receptacle only (controls ordered separate)[9]		E20WC Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS[1,11]	DWHXD White	
PER5 Five-wire receptacle only (controls ordered separate)[9]			DSSXD Sandstone	
PER7 Seven-wire receptacle only (controls ordered separate)[9]		LCE Left side conduit entry[10]	DDBTXD Textured dark bronze	
PIR Motion/Ambient Light Sensor, 8-15' mounting height[6,9]		RCE Right side conduit entry[10]	DBLBXD Textured black	
PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[6,9]		BAA Buy American(a) Act Compliant	DNATXD Textured natural aluminum	
PIRH 180° motion/ambient light sensor, 15-30' mounting height[6,9]		**Shipped separately**	DWHGXD Textured white	
PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[6,9]		RBPW Retrofit back plate[3]	DSSTXD Textured sandstone	
SF Single fuse (120, 277, 347V)[1]		VG Vandal guard[10]		
DF Double fuse (208, 240, 480V)[1]		WG Wire guard[10]		
DS Dual switching[10]				
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[11]				

See Accessories and Notes on next page.

F22

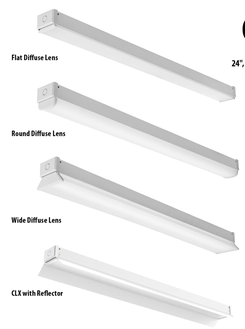
LITHONIA LIGHTING®

Catalog Number
Notes
Type

LED Linear

CLX

24", 36", 48" and 96" Lengths



FEATURES & SPECIFICATIONS

INTENDED USE — The CLX is a linear lighting solution that is available in multiple lengths, lumen packages and distributions. Designed for versatility, the CLX can address virtually any indoor lighting need. The CLX is also offered in standard and high efficacy configurations and capable of being continuous row mounted (bracket included) or installed as a stand-alone fixture. Ideal for uplight and downlight in commercial, retail, manufacturing, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for Acrylic Polycarbonate Compatibility table for suitable uses.

CONSTRUCTION — Channel and cover are formed from code-gauge cold-rolled steel. Housing and lens endcaps are injection molded plastic to provide a more architectural look and feel. The endcaps come standard with a 7/8" knock out for continuous mounting but can be ordered without.

Finish: Paint options include high-gloss, baked white polyester (WH), galvanized (GALV), matte black (MB) and smoke gray (SMGY). Five-stage iron phosphate pre-treatment ensures superior paint adhesion and rust resistance.

OPTICS — Offered with acrylic lens and less lens configurations. Provides a choice of optical distributions including, wide, narrow, and aisle.

Models with wide diffuse lens provide up to 12% uplight. Please check the IES file for specific uplight value.

ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications. (See PLR_ ordering information on page 9.) Electronic LED driver is multi-volt input and 0-10V dimming standard (see Operational Data on page 6 for actual wattage consumption). This fixture is designed to withstand a maximum line surge of 2.5kV at 0.75kA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided. Color Variation within 3-step MacAdam ellipse (350CM).

L70>100,000 hours at 25°C.

LEDs provide nominal 80 CRI or 90 CRI at 3000 K, 3500 K, 4000 K, or 5000 K.

Lumen output up to 2,500 lumens per foot.

INSTALLATION — Fixture may be ceiling or wall mounted (with or without THCLX hanger or angle mounted with CLEANGRKT), pendant or stem mounted with appropriate mounting options.

WARNING — Removing the lens and opening the fixture during installation exposes the LEDs, putting them at risk for damage.

If you plan to surface mount the fixture, we recommend using the THCLX. This eliminates the need to open the fixture.

If you plan to continuous row mount, we recommend using the PLR wiring harness option. This eliminates the need to open the fixture.

Damage to the LEDs caused during installation will not be covered under the warranty.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -4°F (-20°C) and 104°F (40°C). Optional High Ambient (HA) ranging to 122°F (50°C) available on certain lumen packages (See ambient temperature chart for additional information).

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-america.px for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

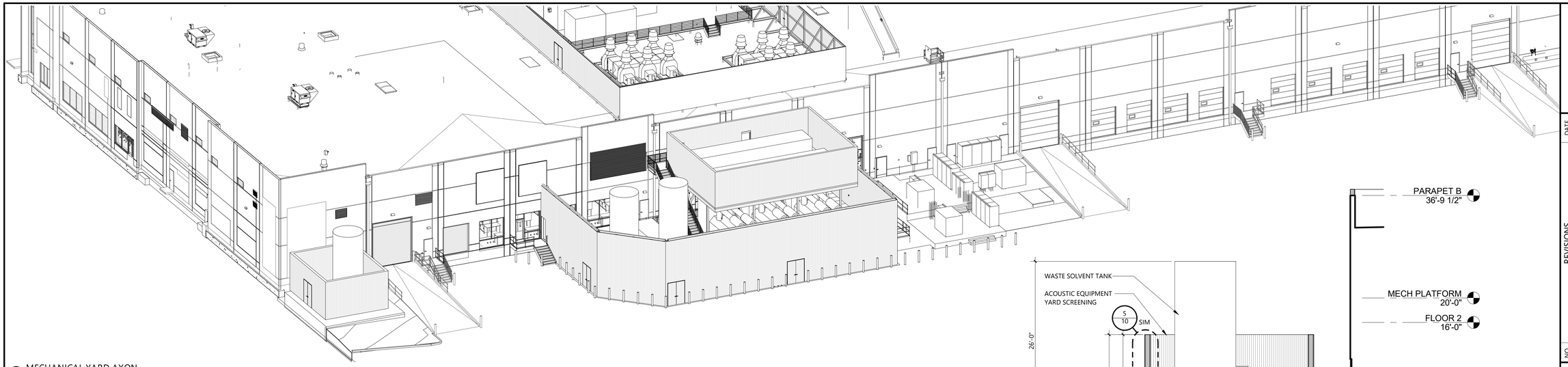
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Stock configurations are offered for shorter lead times:

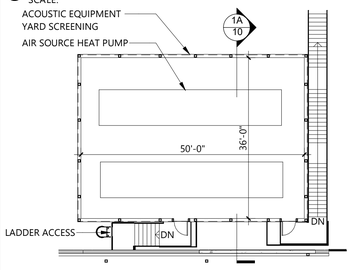
Stock Part Number	UPC
CLX L48 3000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525816
CLX L48 3000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525885
CLX L48 5000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525939
CLX L48 5000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525908
CLX L96 6000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525861
CLX L96 6000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525915
CLX L96 10000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525922
CLX L96 10000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525830
CLX L48 3000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525960
CLX L48 3000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525892
CLX L48 5000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525854
CLX L48 5000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525946
CLX L96 6000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525878
CLX L96 6000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525823
CLX L96 10000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525953
CLX L96 10000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525847

Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products.
All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity, and color temperature tolerance around standard CIE chromaticity coordinates.
To learn more about Acuity A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

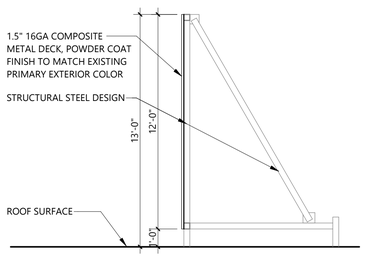
design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details



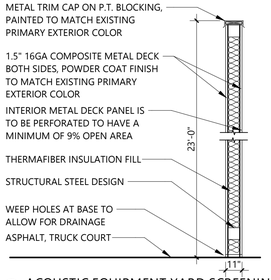
3 MECHANICAL YARD AXON
SCALE:



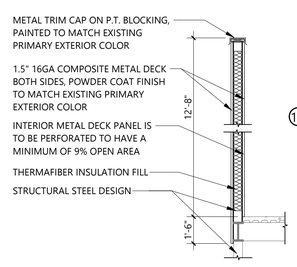
2 MECHANICAL PLATFORM PLAN
SCALE: 1/16" = 1'-0"



4 ACOUSTIC ROOFTOP SCREENING
SCALE: 1/4" = 1'-0"

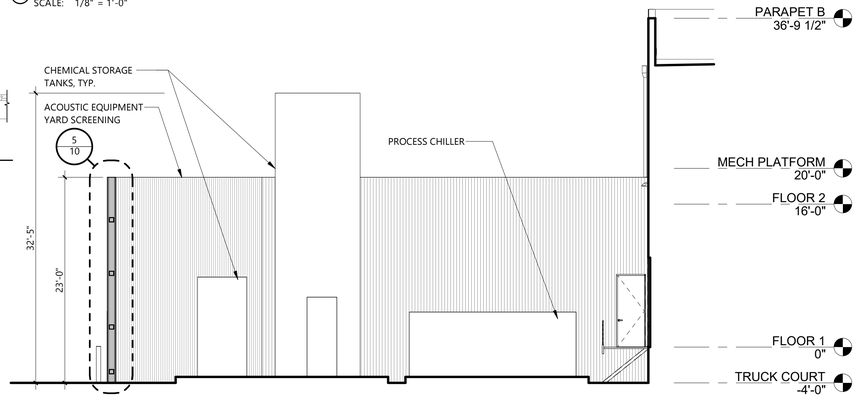


5 ACOUSTIC EQUIPMENT YARD SCREENING
SCALE: 1/4" = 1'-0"

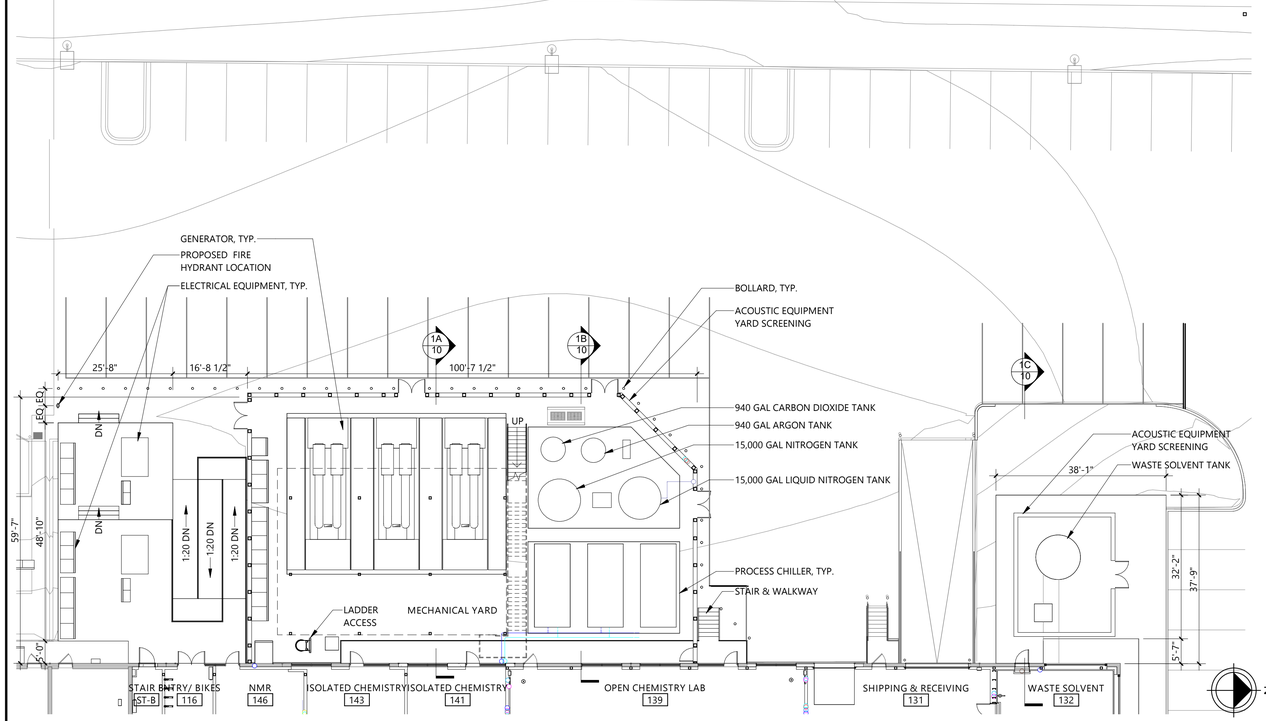


6 ACOUSTIC RAISED PLATFORM SCREENING
SCALE: 1/4" = 1'-0"

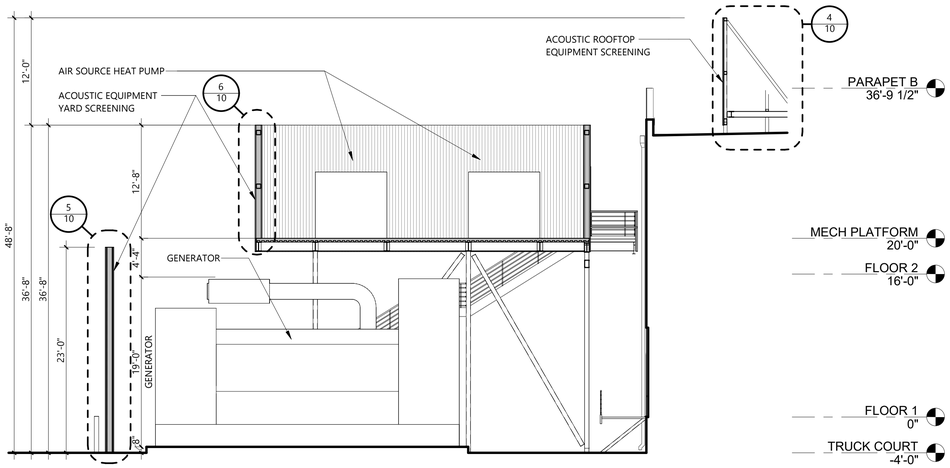
1C SECTION THROUGH WASTETANK PAD
SCALE: 1/8" = 1'-0"



1B SECTION THROUGH TANK PAD
SCALE: 1/8" = 1'-0"



1 FLOOR 1 - MECHANICAL YARD PLAN
SCALE: 1/16" = 1'-0"



1A SECTION THROUGH RAISED PLATFORM
SCALE: 1/8" = 1'-0"

811
72 HOURS BEFORE YOU DIG, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)

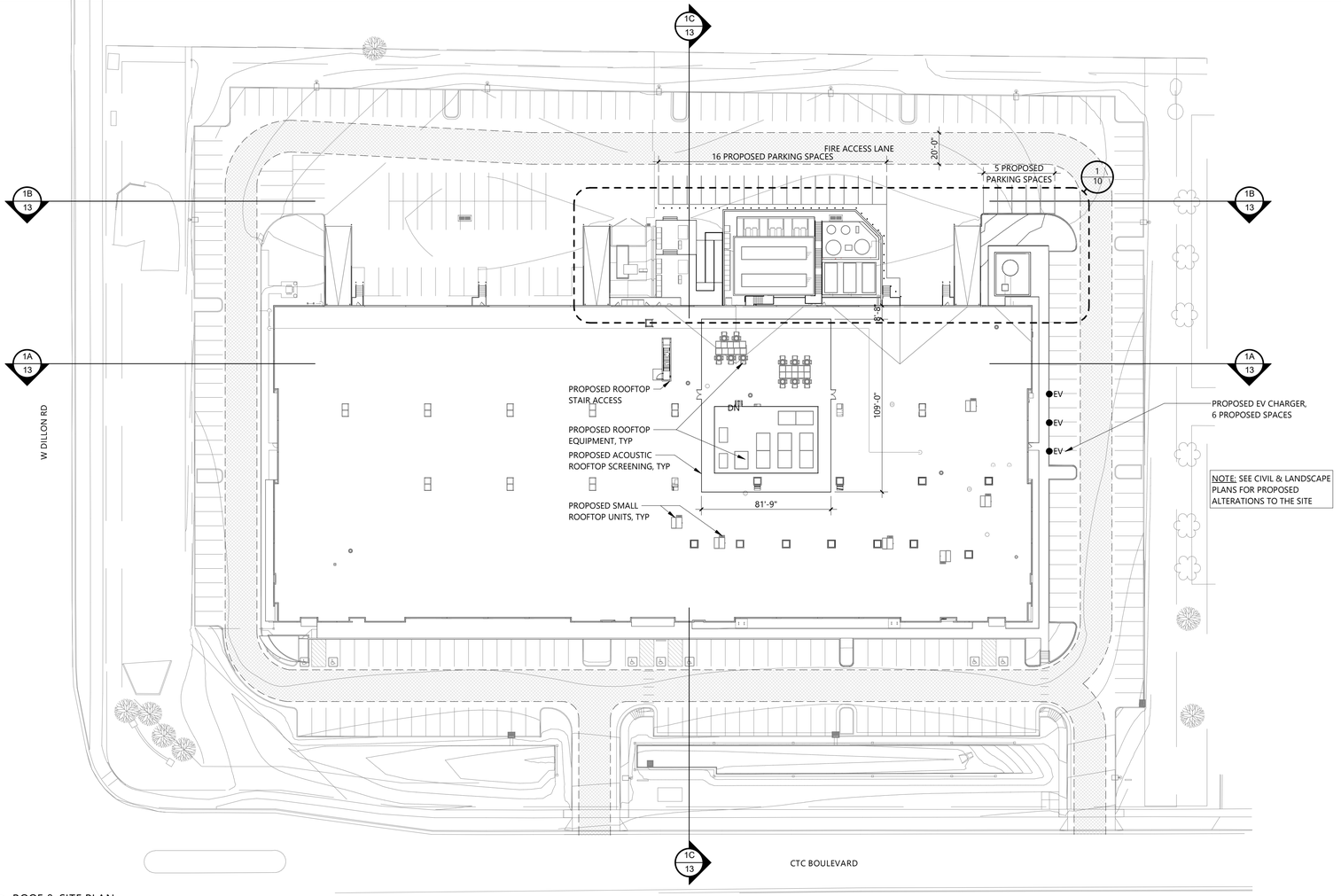
NO.	REVISIONS	DATE

LOT 1, COLORADO TECHNOLOGICAL CENTER
FILING NO. 2 REPLAT D PUD 1ST AMENDMENT
MECHANICAL YARD PLAN, SECTIONS & AXON

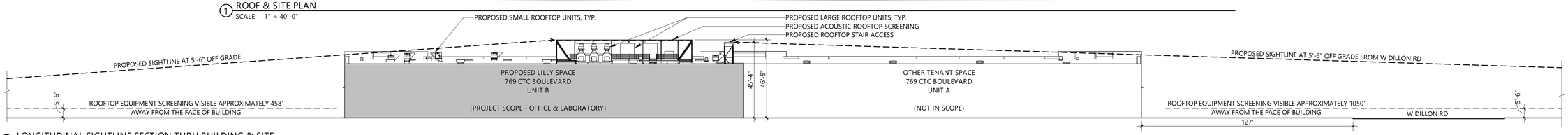
PREPARED FOR: LILLY

CPG Project Number:	25085
DRAWN BY:	BR
CHECKED BY:	JM
DATE:	10/20/2026
SCALE:	As indicated
SHEET NO:	10 OF 11

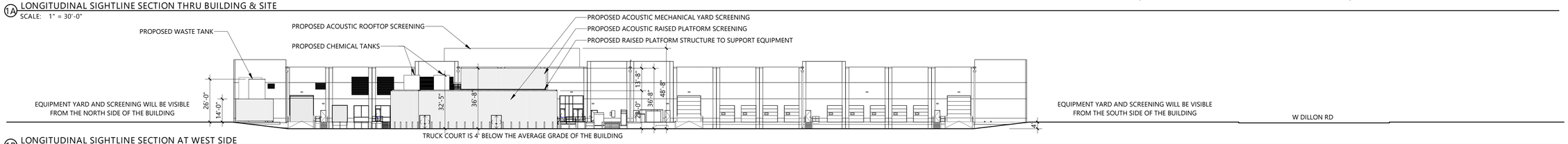
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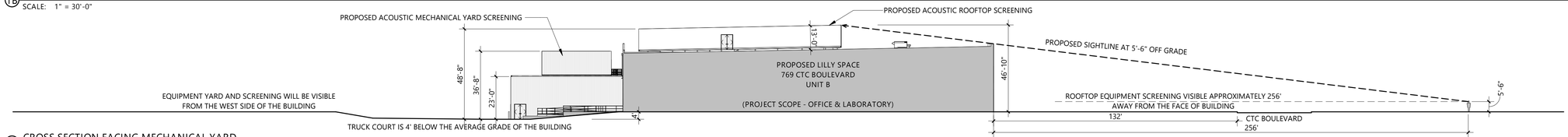
1 ROOF & SITE PLAN
SCALE: 1" = 40'-0"



1A LONGITUDINAL SIGHTLINE SECTION THRU BUILDING & SITE
SCALE: 1" = 30'-0"



1B LONGITUDINAL SIGHTLINE SECTION AT WEST SIDE
SCALE: 1" = 30'-0"



1C CROSS SECTION FACING MECHANICAL YARD
SCALE: 1" = 30'-0"

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
811

NO.	REVISIONS	DATE

LOT 1, COLORADO TECHNOLOGICAL CENTER
FILING NO. 2 REPLAT D PUD 1ST AMENDMENT

SITEPLAN & PROJECT SIGHTLINES

PREPARED FOR:
LILLY

CPG Project Number:	25085
DRAWN BY:	BR
CHECKED BY:	JM
DATE:	10/20/2026
SCALE:	As indicated
SHEET NO:	11 OF 11

10/19/2026 12:45:18 PM