

FINAL P.U.D. AMENDMENT

950 SPRUCE ST/725 FRONT ST

MIXED USE DEVELOPMENT

LOTS 1, 2, AND 3, EXCEPT THE SOUTH 3 FEET OF LOT 3, BLOCK 3
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



STREET VIEW FROM THE NORTHEAST

SIGNATURES

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

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

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

PLANNING COMMISSION CERTIFICATE

Approved this ____ day of _____, 20__ by the Planning Commission of the City of Louisville, Colorado.

Resolution No. _____ Series _____

VACINITY MAP



PROJECT DIRECTORY

OWNER

Split Mountain LLC
PO Box 1051
Boulder, CO 80306
Contact: Ryan Rudolph
email: ryan@splitmountain.com
phone: 303-443-2559

ARCHITECT/PLANNER

Harttront Associates, p.c.
950 Spruce Street, Suite 2A
Louisville, Colorado 80027
Contact: Erik Harttront, AIA
email: erik@hapcdesign.com
phone: 303-673-9304

CIVIL ENGINEER

i2 Consultants, Inc.
16911 Potts Place,
Mead, Colorado 80504
Contact: Troy Campbell, PE
email: troy@i2-consultants.com
phone: 970-217-9148

SHEET INDEX

SHEET	DESCRIPTION
ARCHITECTURAL	
A1	Cover Sheet, Project Data & Renderings
A2	Site, Landscape & Parking Plan Main Floor Plans
A3	Second and Third Floor Plans
A4	Elevations
A5	Site Photometric
A6	Special Review Use

SURVEY

Improvement Survey Plat

CIVIL

C-1	Utility Plan
C-2	Grading Plan
C-3	Drainage and Erosion Control Plan

REPLAT

EX-1	ROW Encroachments Exhibit
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PROJECT DATA

PROJECT LOCATION:	950 SPRUCE ST. LOUISVILLE, COLORADO		
LOT AREA:	20,571 SF		
ZONING:	CC - COMMERCIAL COMMUNITY		
OVERLAYS:	DOWNTOWN CORE AREA; CENTRAL BUSINESS DISTRICT		
APPLICABLE STANDARDS:	LOUISVILLE MUNICIPAL CODE DESIGN HANDBOOK FOR DOWNTOWN LOUISVILLE DOWNTOWN LOUISVILLE FRAMEWORK PLAN DOWNTOWN LOUISVILLE SIGN MANUAL		
PROPOSED USES:	ANY APPROVED USES INCLUDING RETAIL, RESTAURANT, PROFESSIONAL OFFICES, AND RESIDENTIAL		
LEGAL DESCRIPTION:	LOTS 1, 2, AND 3, EXCEPT THE SOUTH 3 FEET OF LOT 3, BLOCK 3 TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO		
PROJECT DESCRIPTION:	THE PROJECT SCOPE IS TO REDEVELOP THE EXISTING COMMERCIAL BUILDING AT 950 SPRUCE STREET WITH SECOND FLOOR RESIDENTIAL ABOVE THE EXISTING FIRST LEVEL COMMERCIAL SPACE AND TO DEVELOP A NEW 3-STORY 3-UNIT RESIDENTIAL TOWNHOUSE STYLE BUILDING AT 725 FRONT ST.		
ZONE DISTRICT:	CC- Commercial Community Downtown Louisville		
PROPERTY AREA:	20,571 sf		
725 FRONT ST.	TENANT AREA GARAGE		
RESIDENTIAL AREA:	Main Level:	1071 sf	1323 sf
	Second Level:	2370 sf	
	Third Level:	2370 sf	
TOTAL RESIDENTIAL:		5811 sf	1323 sf
DWELLING UNITS FOR PARKING:	3 DU @ 2/Unit = 6 Parking spaces		
950 SPRUCE ST.	TENANT AREA COMMON AREA/STORAGE		
COMMERCIAL:	Main Level:	5504 sf	1905 sf
RESIDENTIAL AREA:	Second Level:	5993 sf	1114 sf
(up to 5 total units)			
AREA FOR PARKING:	Main Level:	5504 sf	
COMMERCIAL PKG REQ'D:		5504-999 = (4505)/500 = 9 spaces	
RESIDENTIAL PKG REQ'D:	Second Level:*	5 DU @ 2/Unit = 10 Parking spaces	
TOTAL PARKING:	25 Parking spaces req'd / 25 Parking spaces provided		
TOTAL BIKE PARKING REQ'D:	3 spaces req'd / 4 provided		

*If the two units on the Second Level are Commercial areas and not Residential then the total Commercial tenant area will increase to 7985 sf and 2 additional parking spaces are required.

YARD & BULK REQUIREMENTS

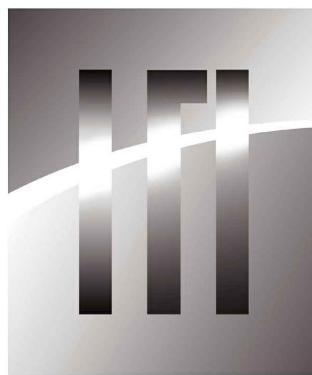
	REQUIRED	PROVIDED
MAXIMUM LOT WIDTH	N/A	N/A
MAXIMUM LOT COVERAGE	N/A	N/A
MINIMUM FRONT YARD	0'	0'
MINIMUM SIDE YARD	0'	0'
MINIMUM REAR YARD	20'	111'/84'
MAXIMUM BUILDING HEIGHT	45'	35'

FOOTNOTES PER LMC 17.12.040

- These requirements for the C-C district shall not be applicable in the Central Business District
- In the Commercial Core Area of Downtown, maximum building height for principal uses shall be 45' or as applicable in the Design Handbook for Downtown Louisville

PARKING NOTES:

- LMC 17.020.025 DESIGNATES PARKING STANDARDS FOR DOWNTOWN LOUISVILLE
 - REQUIRED: AFTER FIRST 999SF, PARKING SHALL BE PROVIDED AT A RATE OF 1 SPACE PER 500SF
- COMMON AREAS LISTED ON THE FLOOR AREA TABULATION CHART ARE THE AREAS EXCLUDED FROM REQUIRED PARKING CALCULATIONS UNDER LOUISVILLE MUNICIPAL CODE SECTION 17.020.025, WHICH ALLOWS EXCLUSION OF VENT SHAFTS, COURTS, UNINHABITABLE AREAS BELOW GROUND LEVEL OR IN ATTICS, OR AREAS WITHIN HALLWAYS, STAIRWAYS, ELEVATOR SHAFTS AND BATHROOMS." FURTHER, STORAGE & COMMON AREAS IN THE BASEMENT ARE INTENDED SOLELY FOR STORAGE, MECHANICAL EQUIPMENT, A FIRE ROOM & THE ELEVATOR SHAFT AND SHALL NOT COUNT TOWARDS REQUIRED PARKING. ANY MODIFICATIONS TO USE OF THE BASEMENT IS SUBJECT TO CITY REVIEW & APPROVAL AS AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AND REEVALUATION OF REQUIRED PARKING UNDER SECTION 17.020.025 OF THE LMC - PARKING STANDARDS DESIGNATED FOR DOWNTOWN LOUISVILLE OR AS HEREINAFTER AMENDED.
- THE CITY MAY VERIFY AND ADJUST THE TOTAL REQUIRED PARKING AT THE TIME OF BUILDING PERMIT FOR TENANT FINISH BASED ON THE REQUIREMENTS OF SECTION 17.020.025 OF THE LMC - PARKING STANDARDS DESIGNATED FOR DOWNTOWN LOUISVILLE OR AS HEREINAFTER AMENDED.



HARTRONFT ASSOCIATES
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

950 SPRUCE ST / 725 FRONT ST
MIXED USE DEVELOPMENT
SPLIT MOUNTAIN LLC
950 SPRUCE ST. & 725 FRONT ST., LOUISVILLE, CO

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ISSUE:

PUD - SRU

DATE:

02.01.21

DRAWN BY:

HAPC

REVIEWED BY:

HAPC

PROJECT #:

2054

REVISIONS:

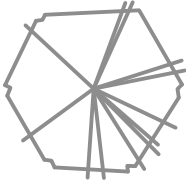
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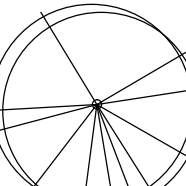
RIGHT OF WAY
ENCROACHMENT
SITE PLAN

A1

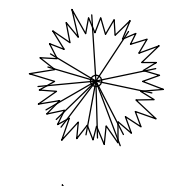
LANDSCAPE
LEGEND



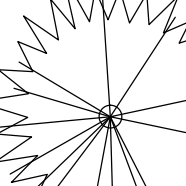
Existing
Deciduous Tree



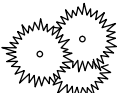
Deciduous Tree



Ornamental
Evergreen Tree

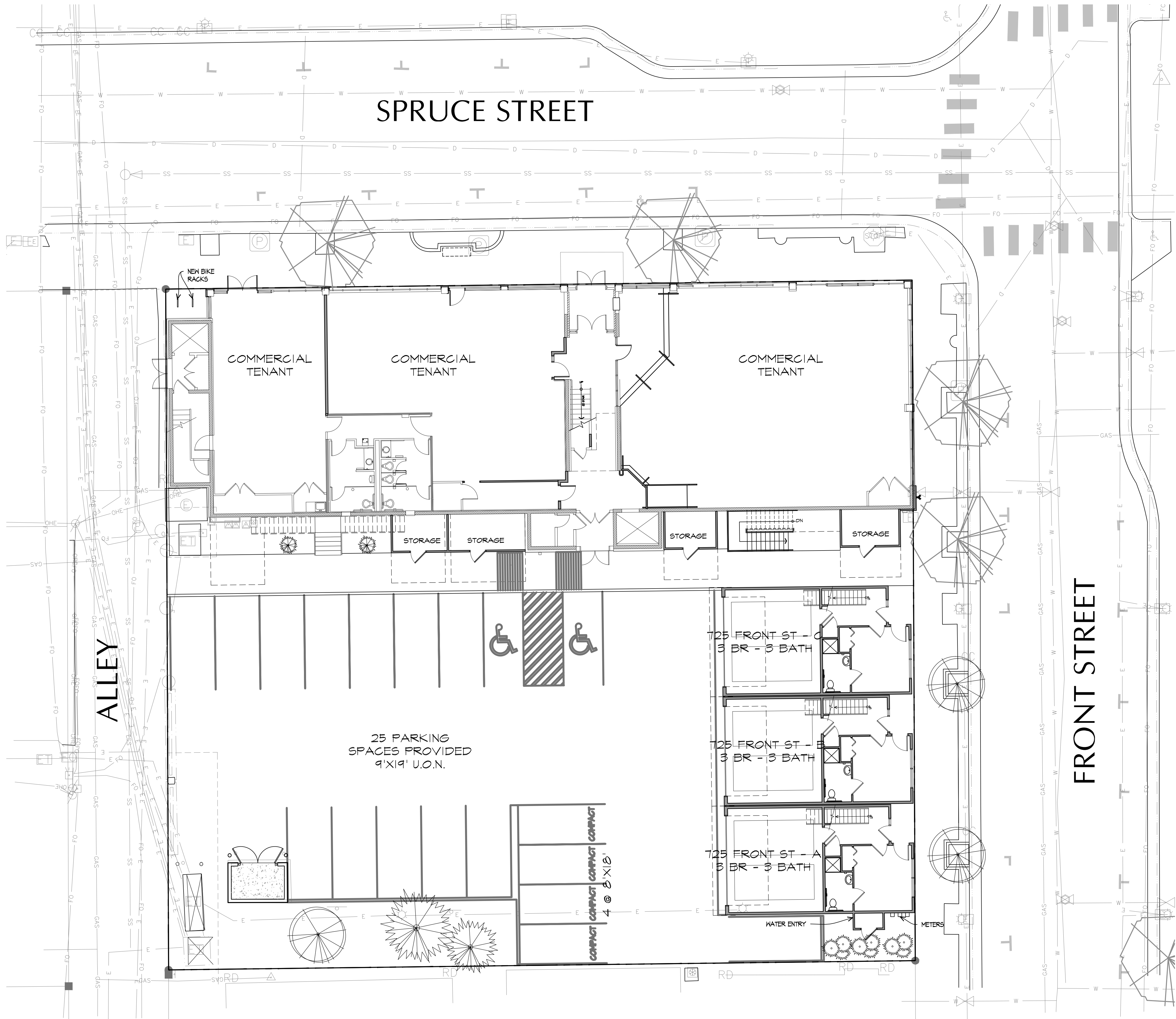


Evergreen Tree

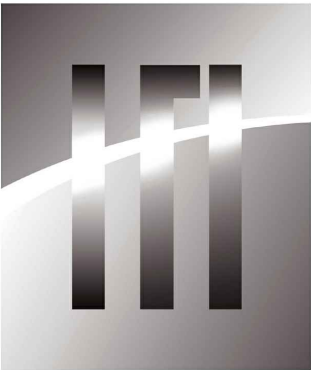


Coniferous Shrub
5 GAL.

- NOTES:
1. APPLICANT TO PROVIDE DETAILED LANDSCAPE & IRRIGATION DRAWINGS TO PUBLIC WORKS FOR REVIEW & APPROVAL DURING THE CIVIL PLAN REVIEW
 2. THE USE OF ROOT BARRIER IS REQUIRED FOR ALL TREES LESS THAN 5' FROM CURB OR WALK
 3. IRRIGATION SYSTEM SHALL NOT SPRAY ONTO PAVED SERVICES



1 ARCHITECTURAL SITE, LANDSCAPE, & PARKING PLAN
A2 1" = 10'-0"



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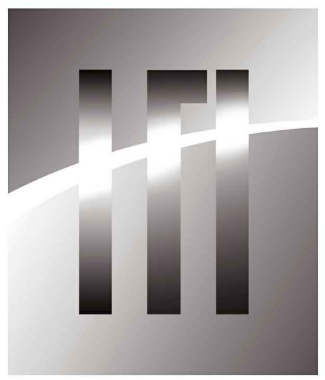
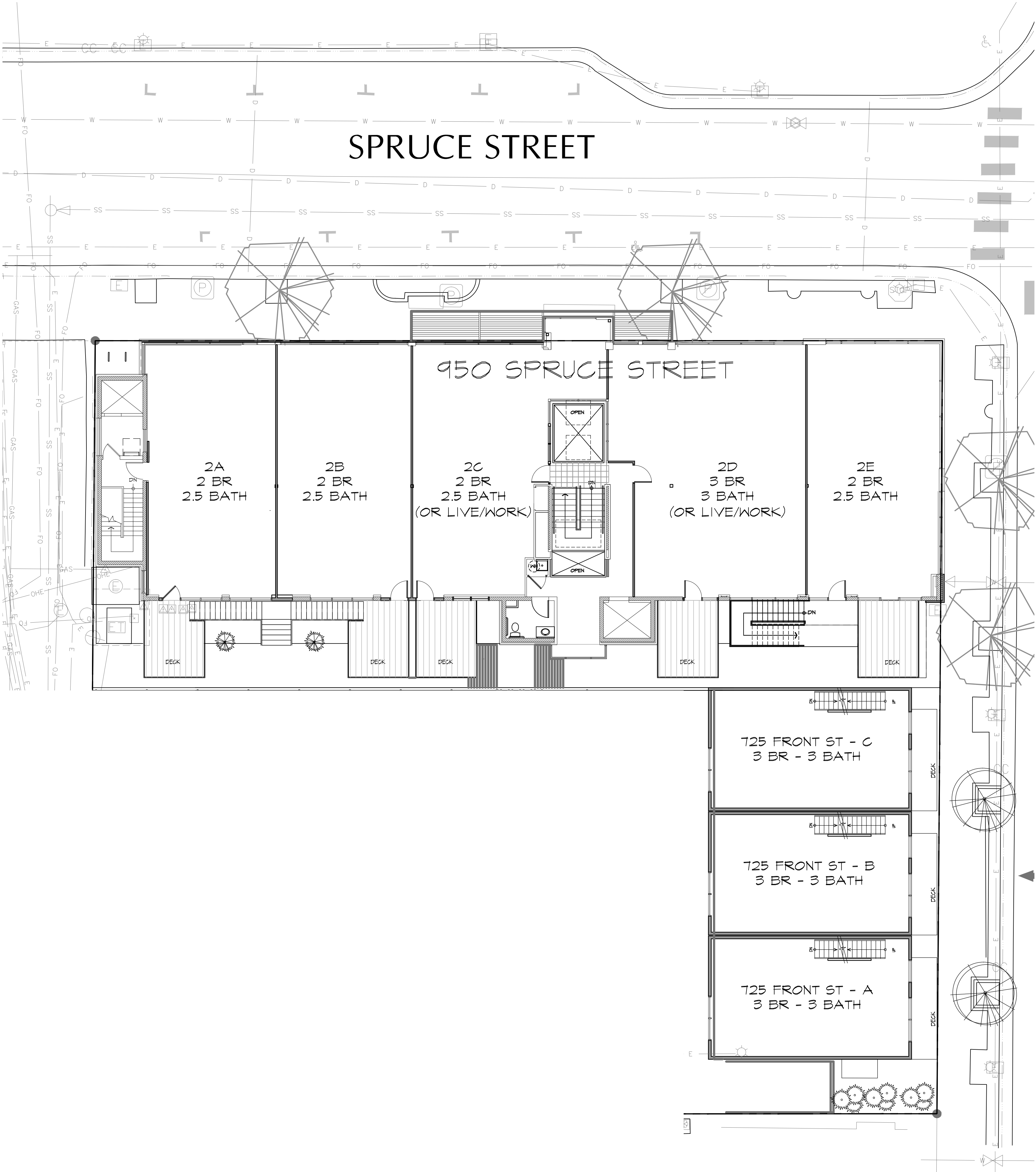
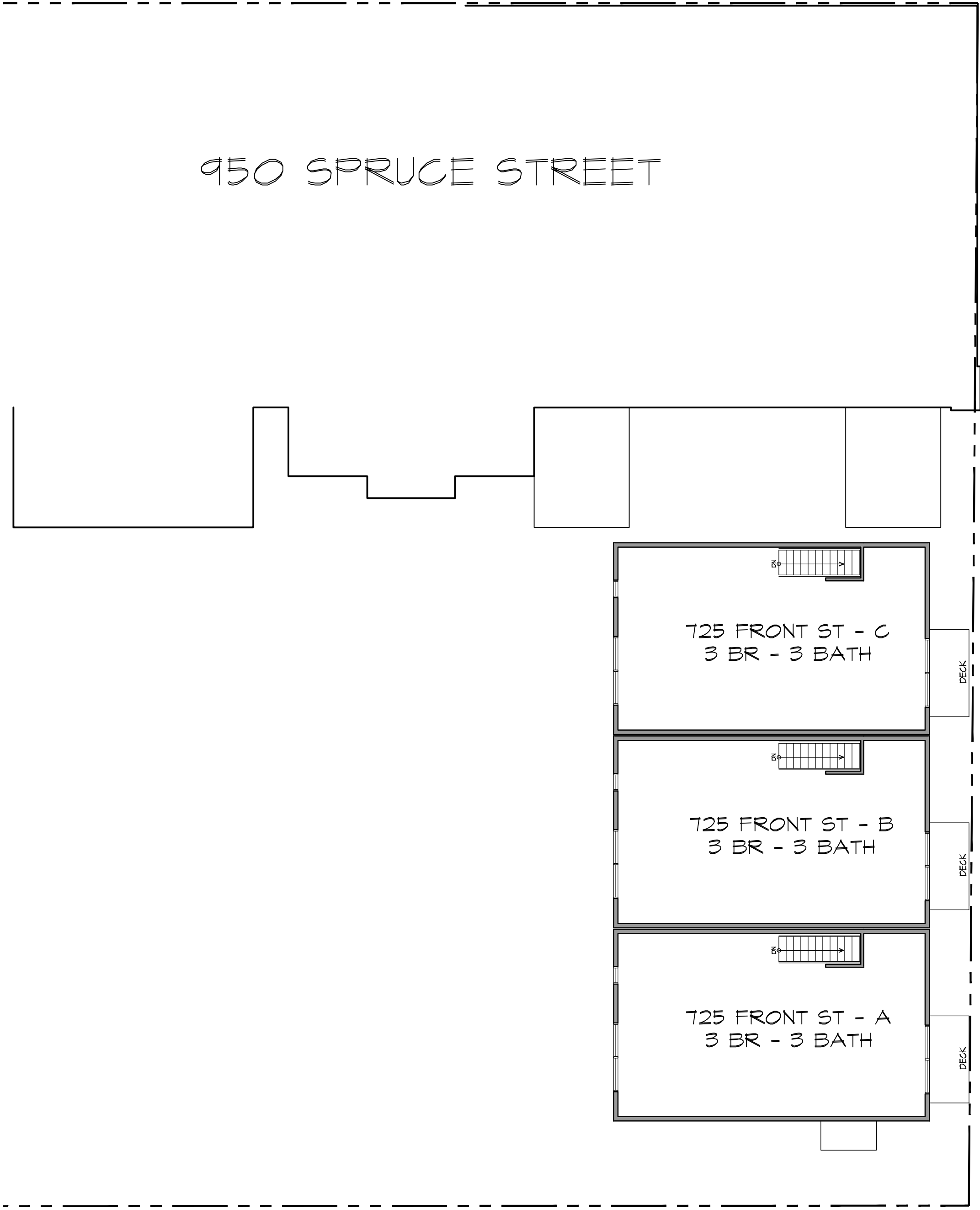
REVISIONS:

No.	Description	Date

DRAWING TITLE:

ARCHITECTURAL
SITE, LANDSCAPE, &
PARKING PLAN

A2



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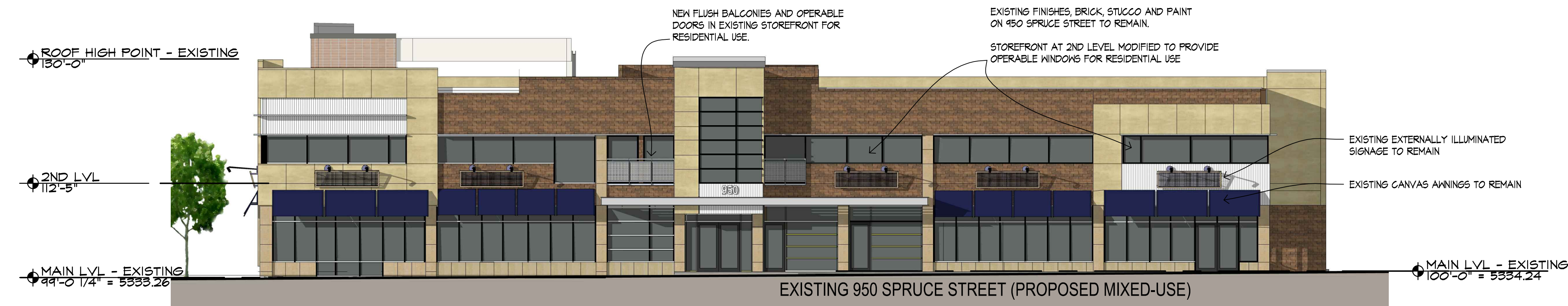
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No.	Description	Date

DRAWING TITLE:
SECOND AND THIRD FLOOR PLANS

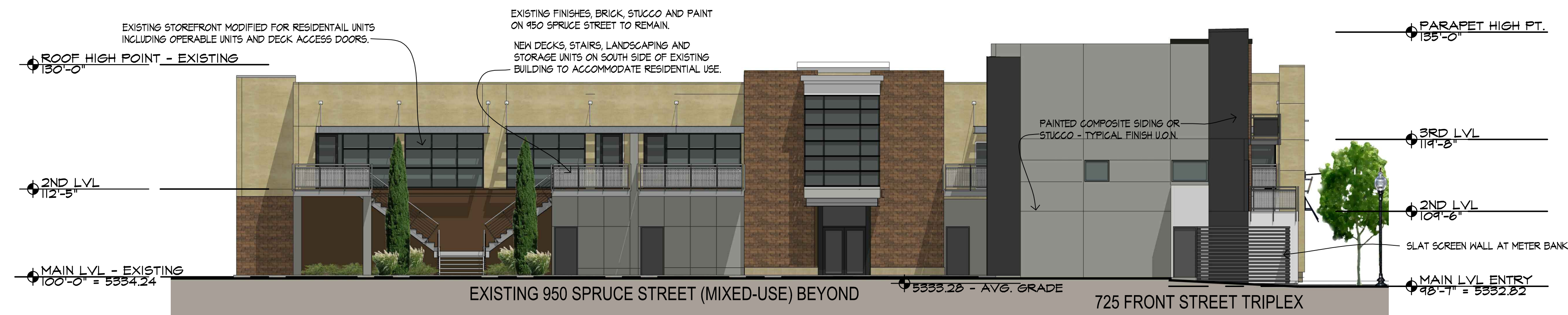
A3



D1
A4 NORTH ELEVATION – SPRUCE STREET
SCALE: 1" = 10'-0"



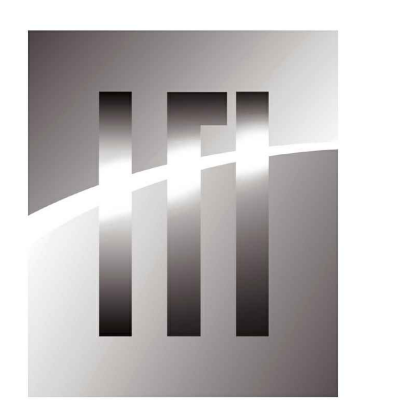
C1
A4 EAST ELEVATION – FRONT STREET
SCALE: 1" = 10'-0"



B1
A4 SOUTH ELEVATION – FROM ADJACENT PROPERTY
SCALE: 1" = 10'-0"



A1
A4 WEST ELEVATION – FROM ALLEY (VIA ARTISTA)
SCALE: 1" = 10'-0"



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HAPC
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REVISIONS:

No.	Description	Date

DRAWING TITLE:
BUILDING ELEVATIONS



SIGNATURES

OWNERSHIP SIGNATURE BLOCK
By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/hour hand(s) seal(s) this ____ day of _____, 20____.

Owner Name and Signature _____

Owner Name and Signature _____ (Notary Seal)

Notary Name (print) _____

Notary Signature _____

My Commission Expires _____

PLANNING COMMISSION CERTIFICATE
Approved this ____ day of _____, 20____ by the Planning Commission of the City of Louisville, Colorado.
Resolution No. _____, Series _____

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 _____

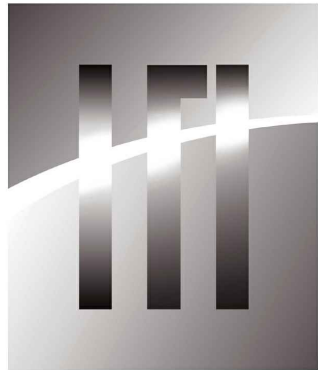
Deputy _____

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 _____

SPECIAL REVIEW USE
950 SPRUCE ST/725 FRONT ST
MIXED USE DEVELOPMENT
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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

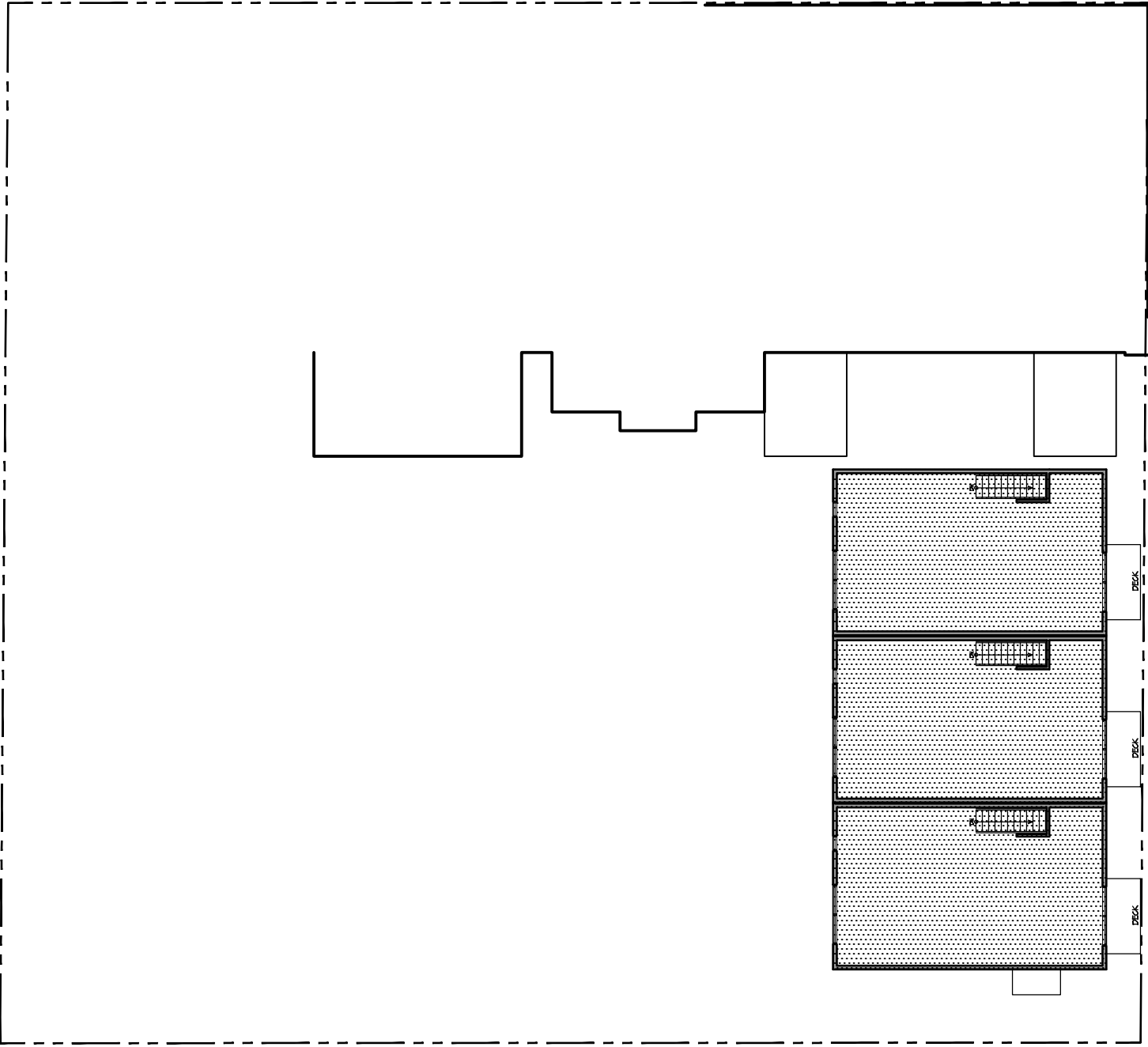


HARTTRONT
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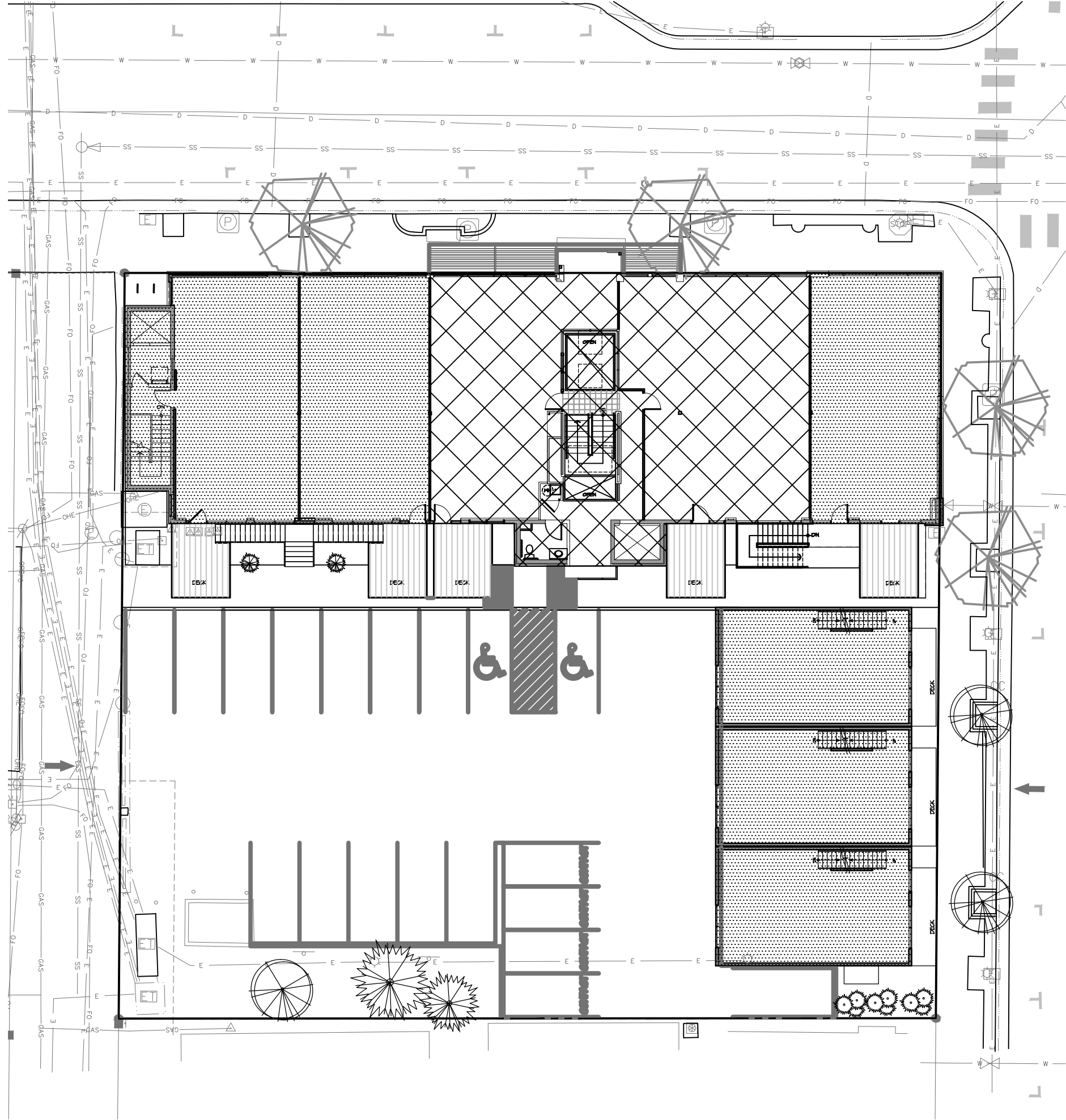
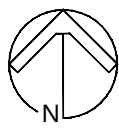
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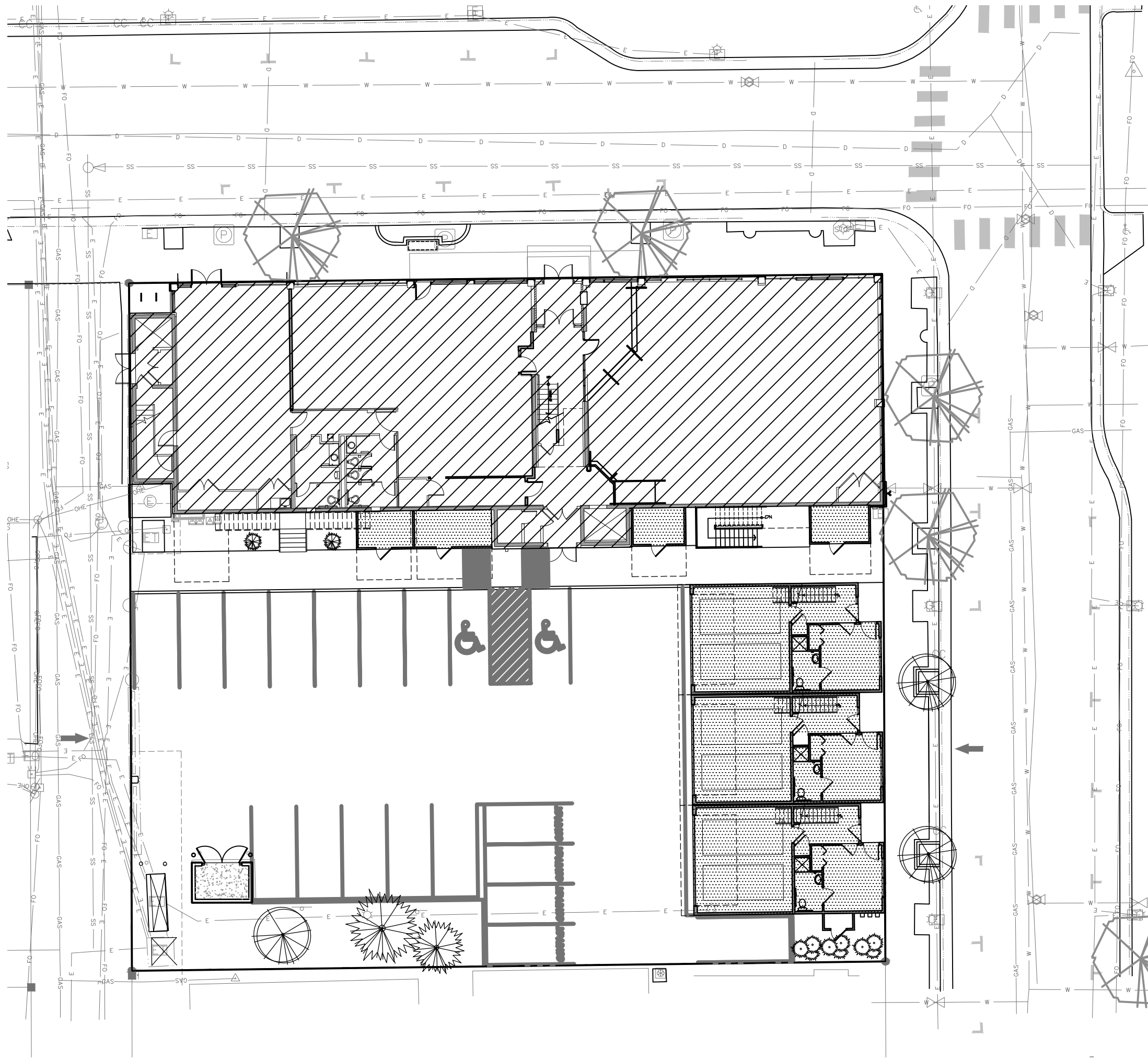
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MIXED USE DEVELOPMENT
SPLIT MOUNTAIN LLC
950 SPRUCE ST. & 725 FRONT ST., LOUISVILLE, CO



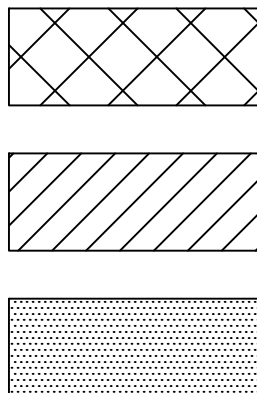
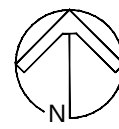
3
A5 SPECIAL REVIEW USE - THIRD LEVEL PLAN
1" = 20'-0"



2
A5 SPECIAL REVIEW USE - SECOND LEVEL PLAN
1" = 20'-0"



1
A5 SPECIAL REVIEW USE - MAIN LEVEL PLAN
1" = 20'-0"



- = PROPOSED RESIDENTIAL AND/OR COMMERCIAL
- = EXISTING COMMERCIAL TO REMAIN
- = PROPOSED RESIDENTIAL

950 SPRUCE ST. - SPECIAL REVIEW USE

NOTES:

- 1- EXISTING ZONING PERMITS MULTIFAMILY RESIDENTIAL USE IN THE CENTRAL BUSINESS DISTRICT WHEN AUTHORIZED THROUGH THE SPECIAL REVIEW USE PROCESS.

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REVIEWED BY:
HAPC
PROJECT #:
2054
REVISIONS:

No.	Description	Date

DRAWING TITLE:

SPECIAL REVIEW
USE PLANS

ALTA/NSPS LAND TITLE SURVEY
950 SPRUCE STREET, LOUISVILLE, CO
SITUATE IN THE SE QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

PROPERTY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section Eight (8), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.) being more particularly described as follows:

LOTS 1, 2 AND 3, EXCEPT THE SOUTH 3 FEET OF SAID LOT 3, BLOCK 3, TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

Said parcel contains 20,571 Square Feet or 0.472 Acres more or less by this survey.

SCHEDULE "B" EXCEPTIONS

9. Reservations and conditions pertaining to the coal and mineral rights, in or beneath said premises as reserved in deed recorded October 17, 1878 in Book 54 at Page 303. (NOT PLOTTABLE)
10. Effect of the Site Plat of Spruce Street Center recorded November 18, 1983 under Reception No. 588944. (NOT PLOTTABLE)
11. Easement and Right of Way conveyed to Public Service Company of Colorado by document recorded October 12, 1994 under Reception No. 1469878. (PLOTTED)
12. Easement and Right of Way conveyed to Public Service Company of Colorado by document recorded April 08, 2005 under Reception No. 2678802. (PLOTTED)
13. Any facts, rights, interests or claims which may exist or arise by reason of the following facts shown on ALTA/ACSM Land Title Survey dated August 23, 2004, last revised August 1, 2005 prepared by Geo Surv, job #104029.01 said document stored as our ESI 25841548 (NOT PLOTTABLE)
- a. A/C unit and roof drain attached to adjacent building to the south encroach onto subject property.
- b. Fence is not coincident with southerly lot line

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Lots 1, 2, 3 Except the South 3 feet of Lot 3, Block 3, Town of Louisville, monumented as shown on this drawing, as bearing North 00°14'23" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 137.01 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

SURVEYOR'S NOTES

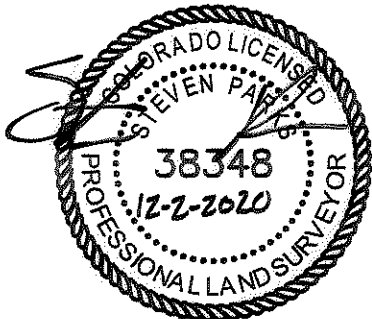
1. Property address: 950 Spruce Street, Louisville, CO
2. Parking spaces total 28, Disabled spaces 2, Regular spaces 26.
3. No observable evidence of earth moving work, building construction or building additions.
4. Topographic information shown based on ground survey, with 1' contour interval. Benchmark: NGS Benchmark Wanaka. Elevation 5323.76 (NAVD 88 Vertical Datum)
5. Underground utility marking shown were provided by Primo Utility Locating Services, LLC.

SURVEYOR'S CERTIFICATE

To: Split Mountain Commercial 4, LLC
Delta Holdings
Land Title Guarantee Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements of ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, and includes items 1, 2, 5, 7(a), 8, 9, 11, 13 and 16 of the Table "A" thereof. The field work was completed on November 30, 2020.

Date of Plat or Map: December 2, 2020.

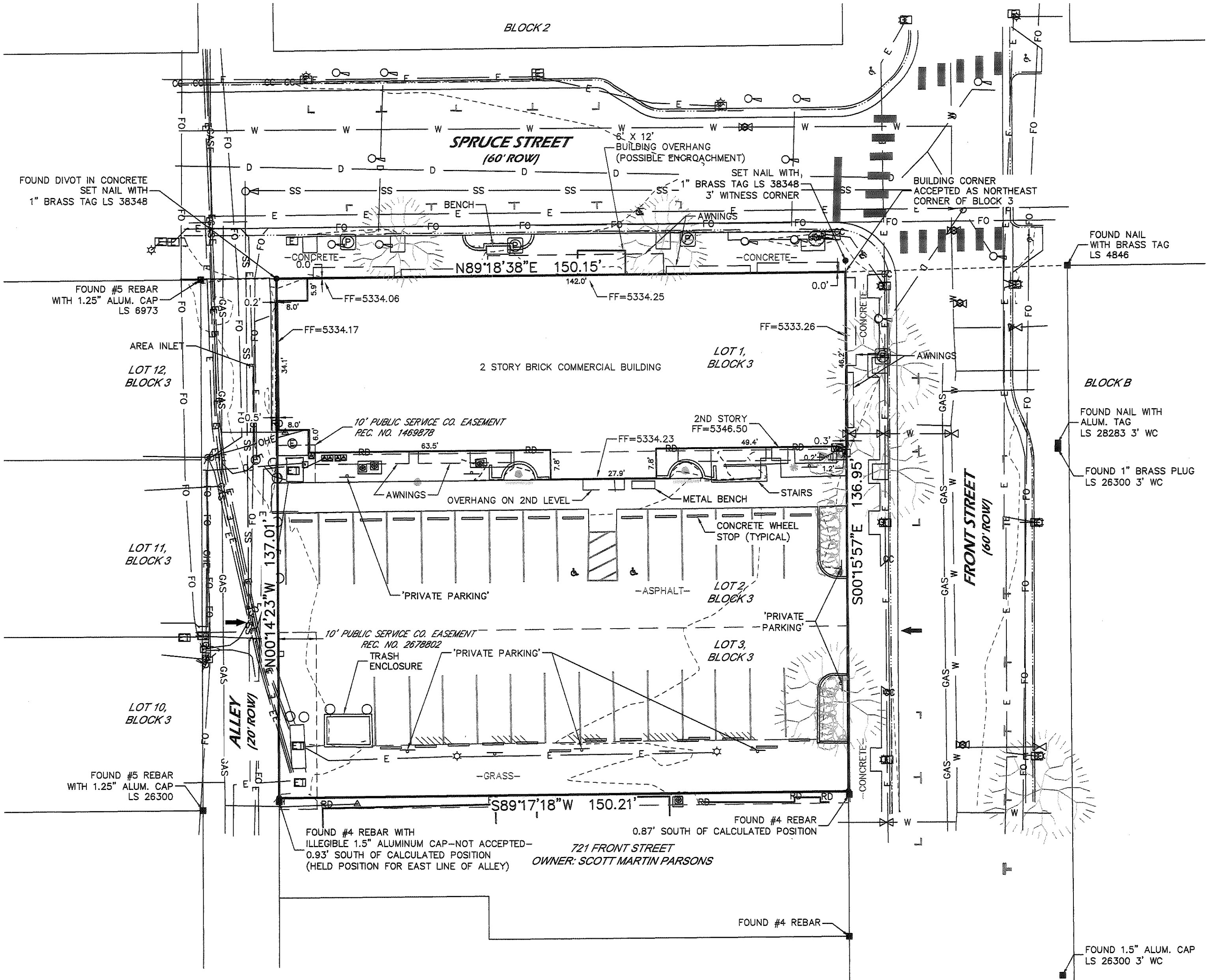


Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348
stevenp@majesticsurveying.com

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 70463186-4, dated 12-16-2015, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

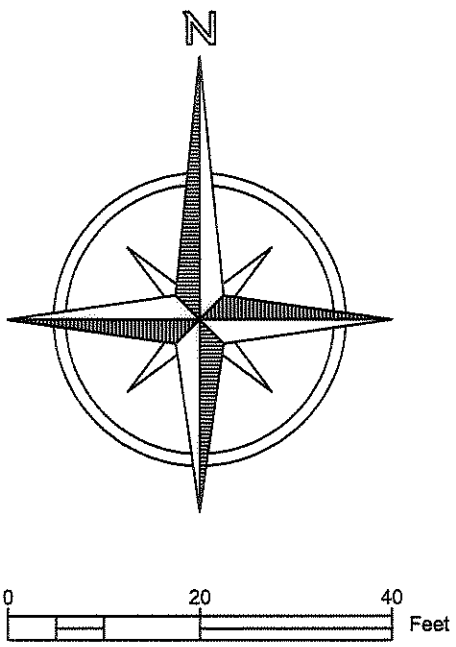
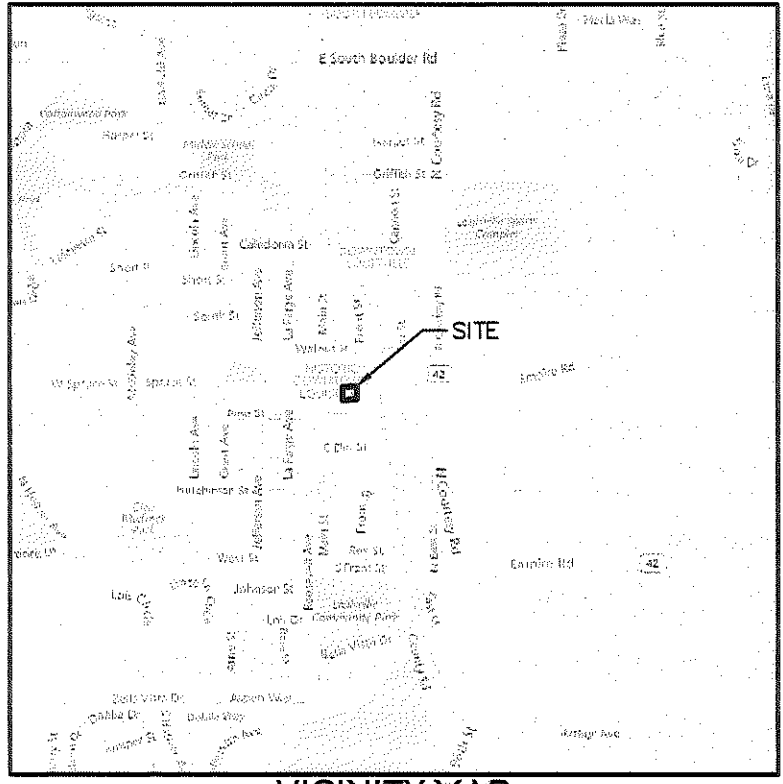
This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

This certificate does not extend to any unnamed parties or the successors and/or assigns of Split Mountain Commercial 4, LLC, Delta Holdings and Land Title Guarantee Company.

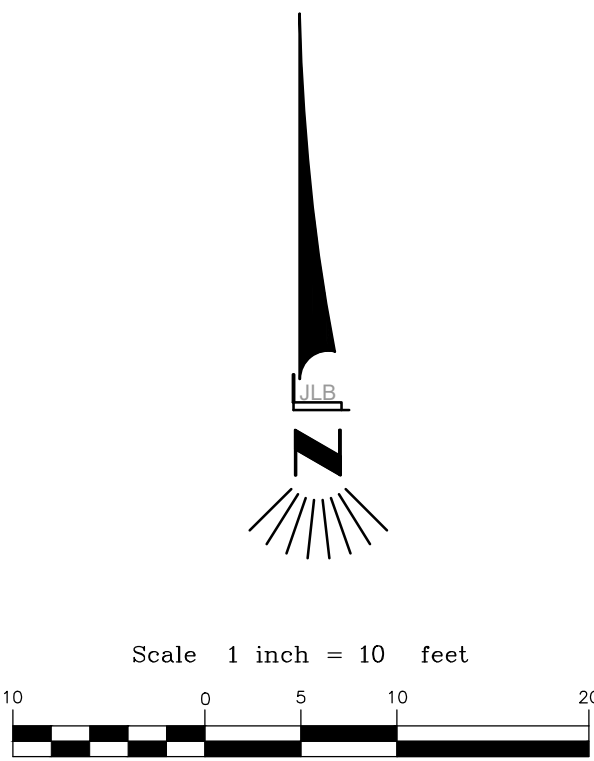
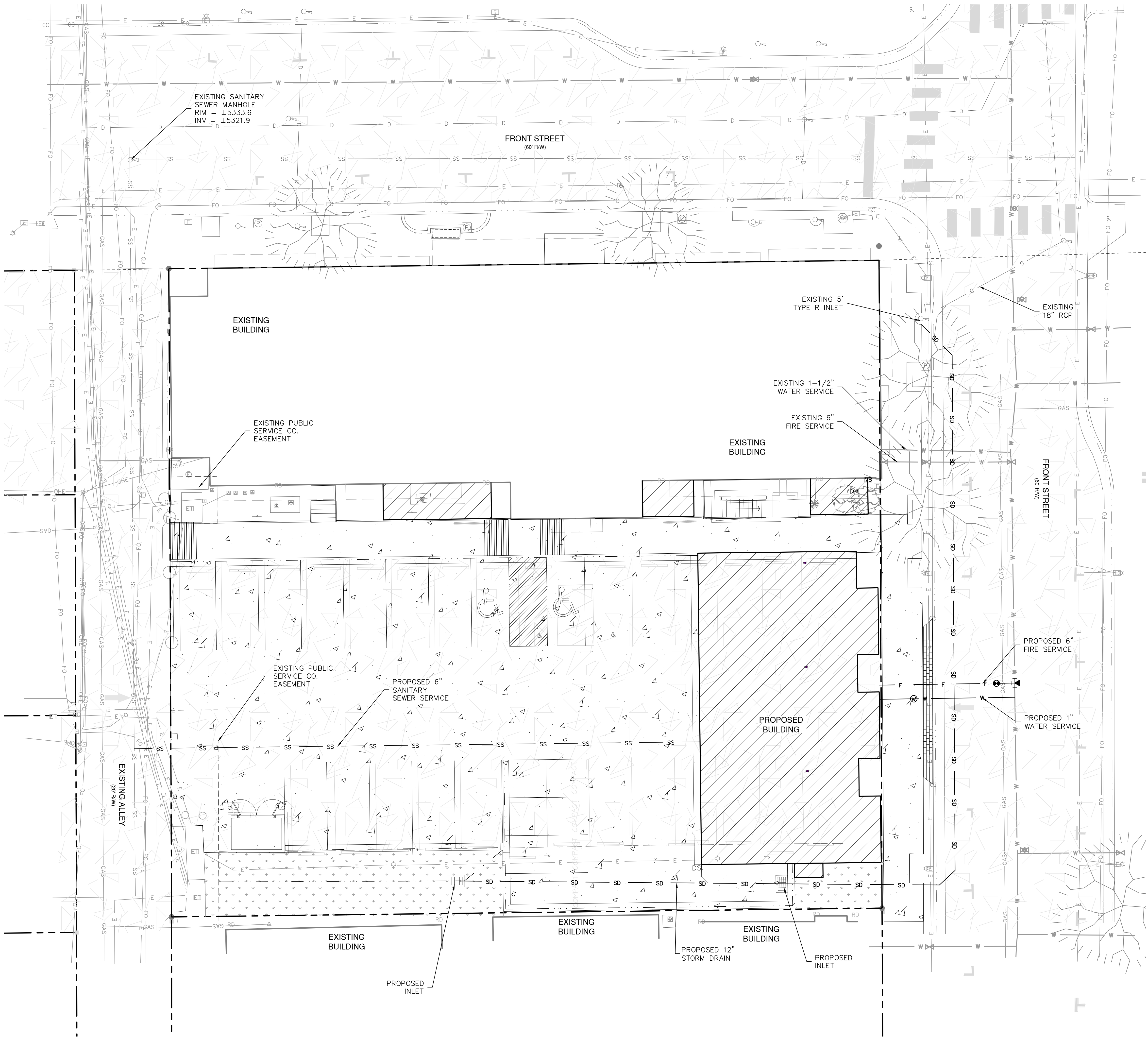


LEGEND

AC UNIT	DRAINAGE MANHOLE	BOUNDARY LINE
GAS METER	RD ROOF DRAIN	EASEMENT LINE
FIBER OPTIC VAULT	HANDICAP RAMP	MAJOR CONTOUR
TELEPHONE PEDESTAL	STEEL POST	MINOR CONTOUR
VALVE BOX	SIGN	DRAINAGE LINE
IRRIGATION VALVE	CC CURB CUT	OVERHEAD ELECTRIC LINE
SANITARY MANHOLE	DECIDUOUS TREE	ELECTRIC LOCATE
WATER VALVE NUT	SHRUB	FIBER OPTIC LOCATE
WATER VALVE	ACCESS POINT	FLOW LINE
POWER POLE	FOUND MONUMENT AS DESCRIBED	GAS LOCATE
ELECTRIC TRANSFORMER	CALCULATED POSITION	EDGE OF ASPHALT
LIGHT POLE	SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348	BIKE RACK
ELECTRIC MANHOLE		PIPE
ELECTRIC METER		SANITARY LINE
ELECTRIC VAULT		WATER LOCATE

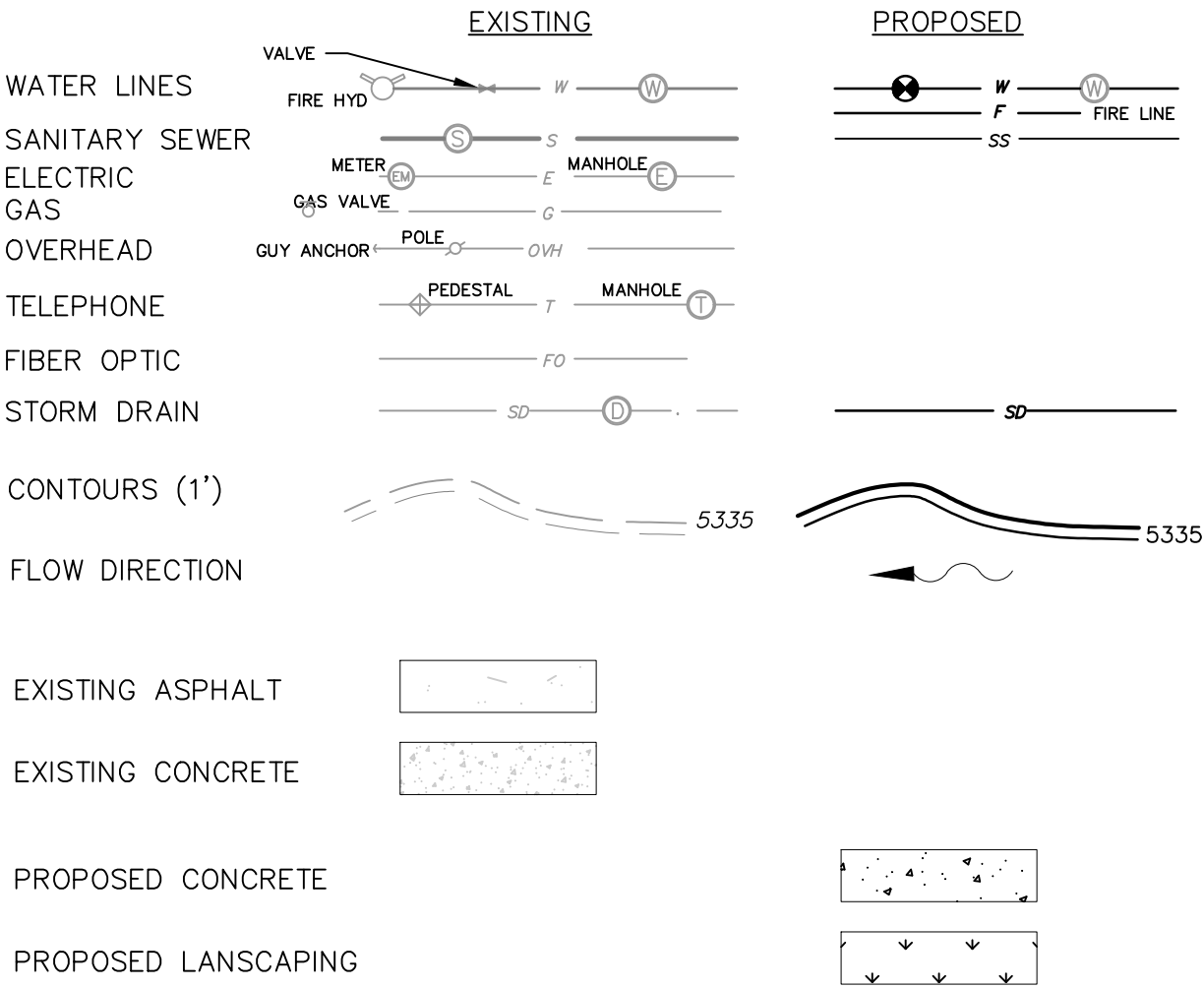


 MAJESTIC SURVEYING MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550	PROJECT NO: 2020358	NAME: 950 SPRUCE STREET	REVISIONS:	DATE:
	DATE: 12-2-2020	CLIENT: I2 CONSULTING		
	DRAWN BY: SIP	FILE NAME: 2020358ALTA		
	CHECKED BY: SIP	SCALE: 1" = 20'		
				1
				SHEET 1 OF 1



i2 Consultants, Inc.
16911 Potts Place
Mead, Colorado
970.217.9148

LEGEND OF SYMBOLS



NOTES

- 1. HORIZONTAL AND VERTICAL LOCATIONS FOR ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.

SURVEY NOTES

BASIS OF BEARINGS: ASSUMING THE WEST LINE OF LOTS 1,2 AND 3 EXCEPT THE SOUTH 3 FEET OF LOT 3, BLOCK 3, TOWN OF LOUISVILLE, AS BEARING NORTH 00°14'23" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 137.01 FEET AND WITH ALL OTHER BEARINGS RELATIVE THERETO.

TOPOGRAPHIC INFORMATION SHOWN BASED ON GROUND SURVEY, WITH 1' CONTOUR INTERVAL; BENCHMARK: NGS BENCHMARK WANAKA, ELEVATION 5323.76 (NAVD 88 VERTICAL DATUM)

PRELIMINARY
NOT FOR CONSTRUCTION
02/01/2021

950 SPRUCE ST.
MIXED USE DEVELOPMENT
SPLIT MOUNTAIN LLC
950 SPRUCE ST., LOUISVILLE, CO

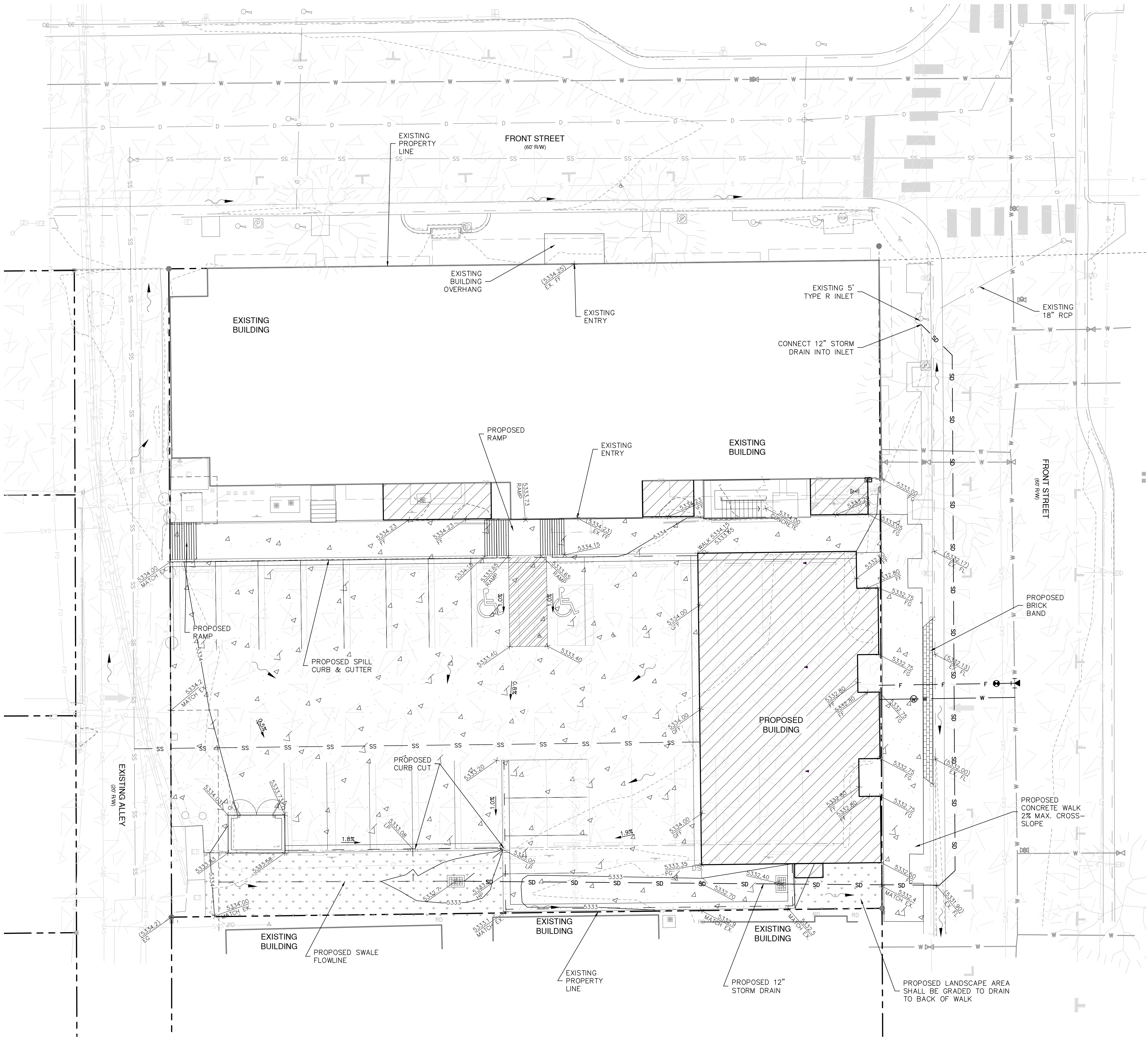
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TWC
REVIEWED BY:
TWC
PROJECT #:
1041-1
REVISIONS:

No.	Description	Date

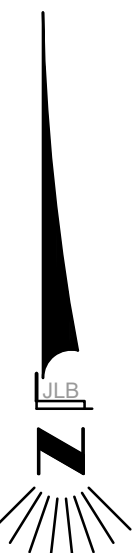
DRAWING TITLE:

UTILITY PLAN

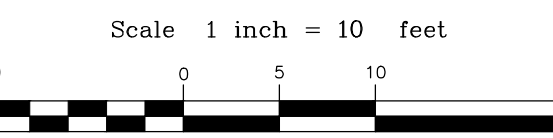




Know what's below.
Call before you dig.



Scale 1 inch = 10 feet



LEGEND OF SYMBOLS

EXISTING

PROPOSED

WATER LINES

SANITARY SEWER

ELECTRIC

GAS

OVERHEAD

TELEPHONE

FIBER OPTIC

STORM DRAIN

CONTOURS (1')

FLOW DIRECTION

EXISTING ASPHALT

EXISTING CONCRETE

PROPOSED CONCRETE

PROPOSED LANDSCAPING

DOWNSPOUT

RD

DS

NOTES

1. ACTUAL CONCRETE AND ASPHALT REMOVAL AREAS WILL BE BASED ON FIELD CONDITIONS AND IS SUBJECT TO CHANGE.

SURVEY NOTES

BASIS OF BEARINGS: ASSUMING THE WEST LINE OF LOTS 1,2 AND 3 EXCEPT THE SOUTH 3 FEET OF LOT 3, BLOCK 3, TOWN OF LOUISVILLE, AS BEARING NORTH 00°14'23" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 137.01 FEET AND WITH ALL OTHER BEARINGS RELATIVE THERETO.

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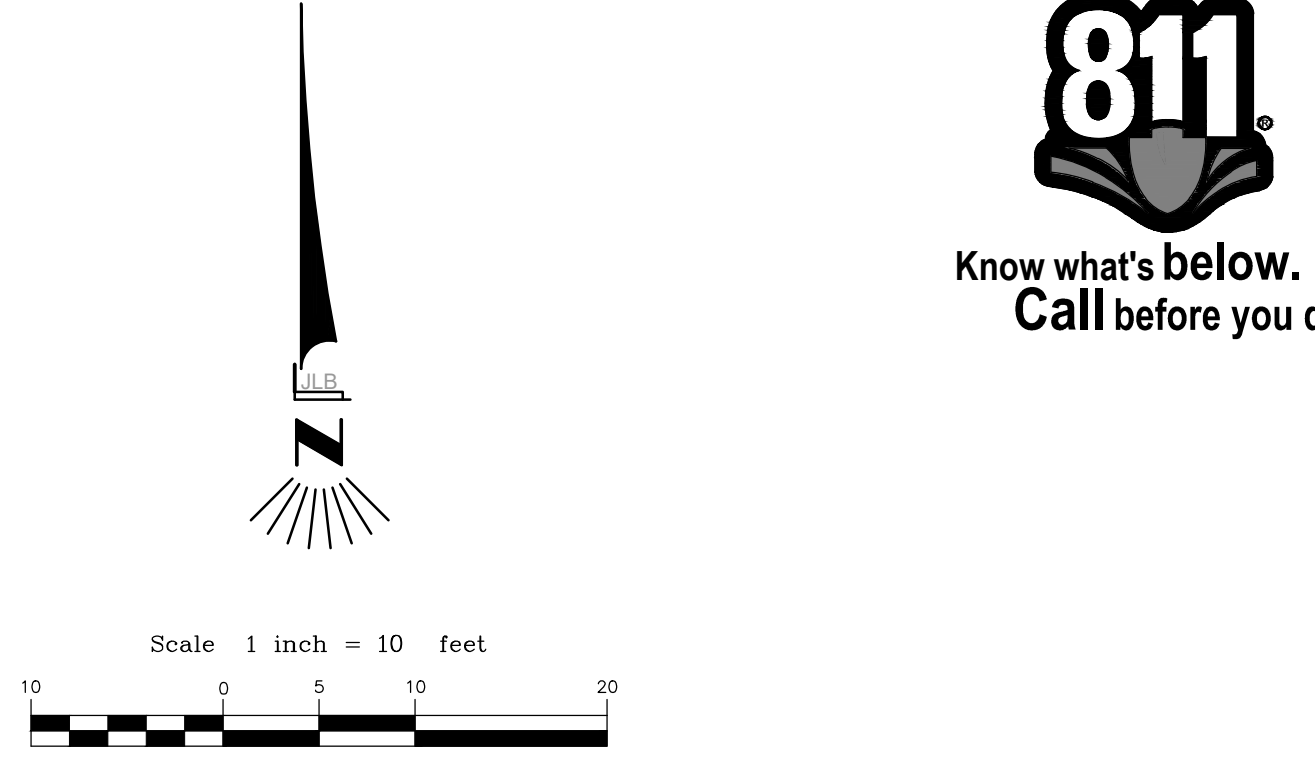
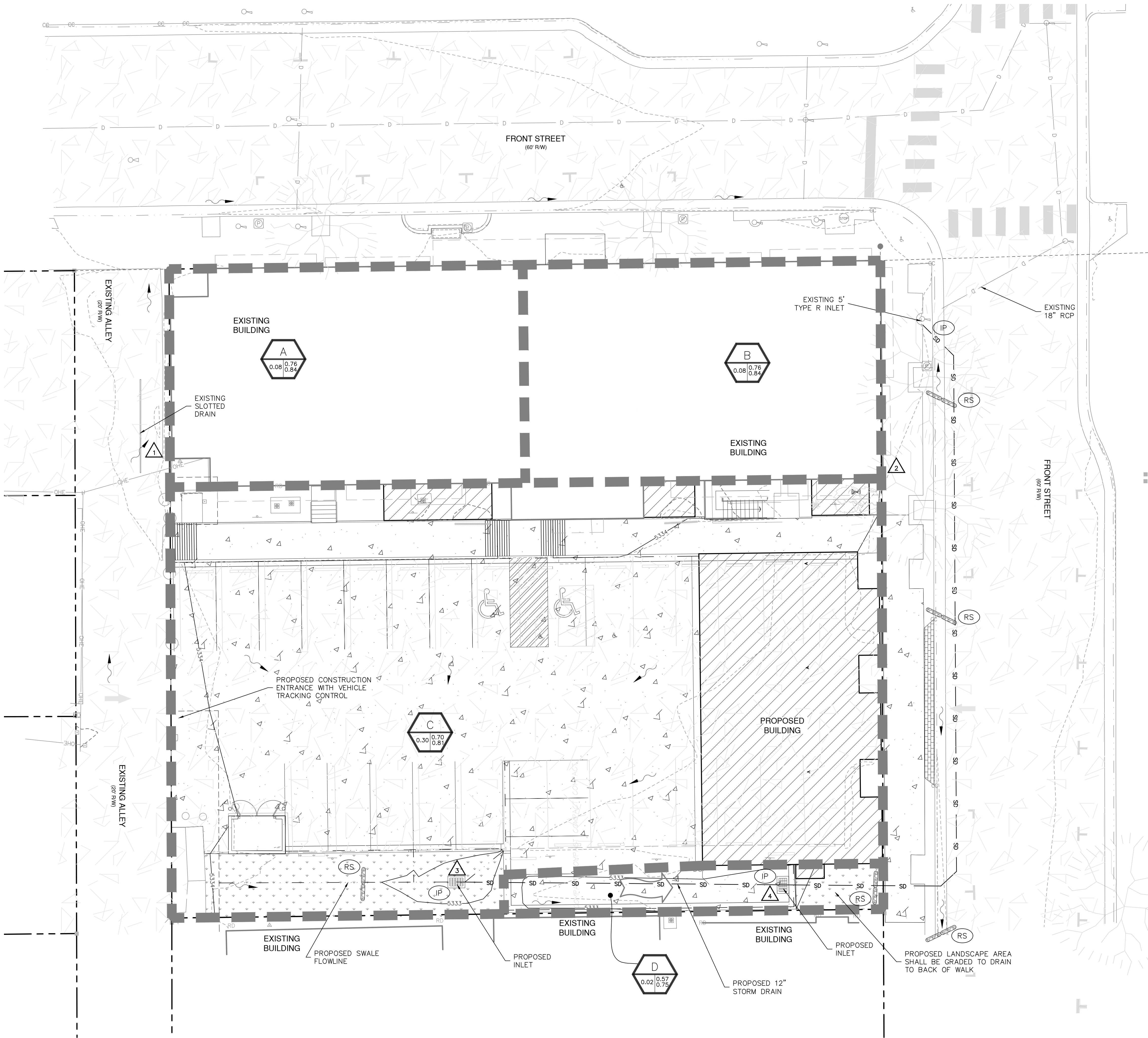
1041-1

REVISIONS:

No.	Description	Date

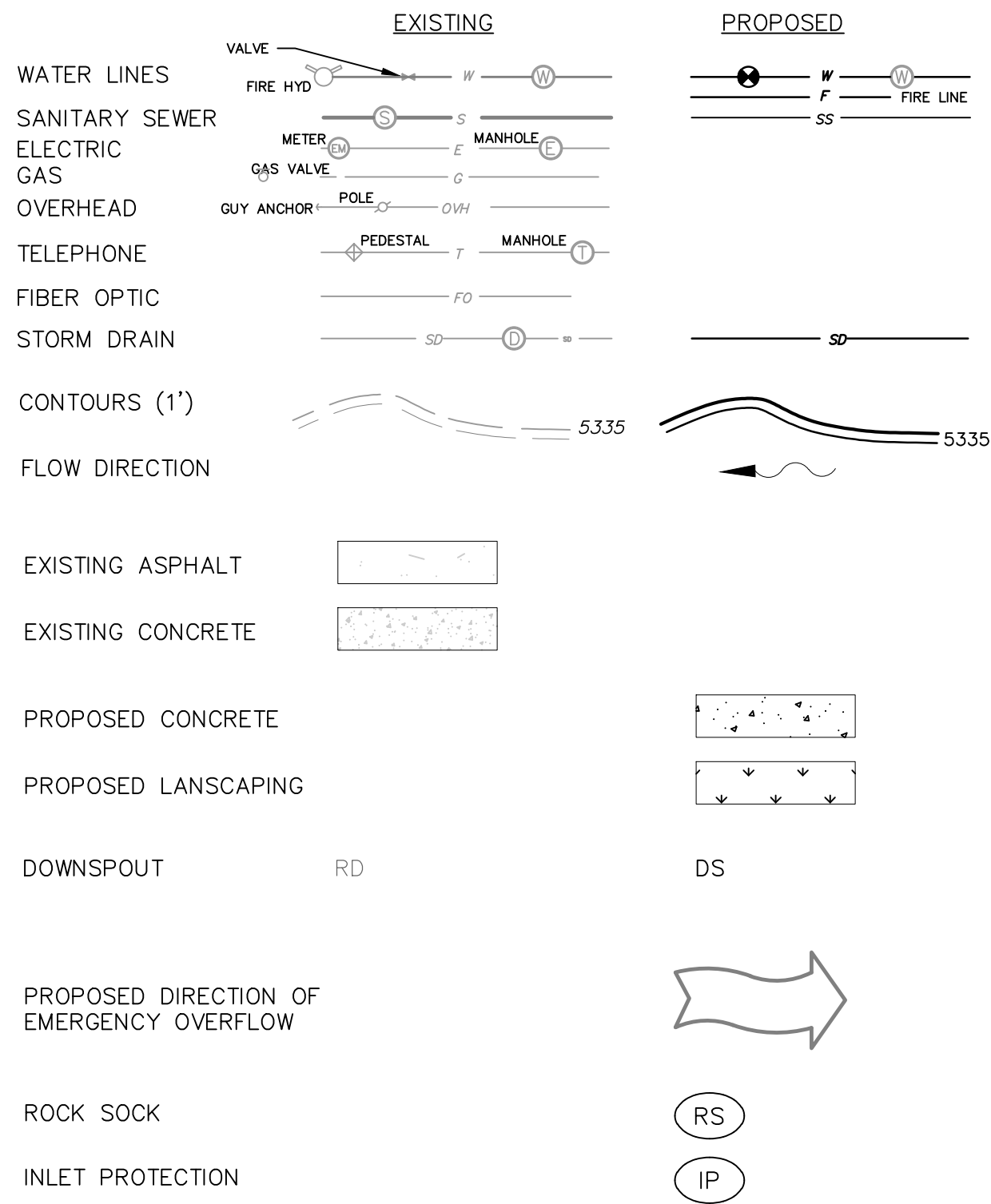
DRAWING TITLE:

GRADING PLAN



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Consultants,
Inc.
16911 Potts Place
Mead, Colorado
970.217.9148

LEGEND OF SYMBOLS



NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR, DURING AND AFTER COMPLETION OF CONSTRUCTION.
2. SITE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE UPDATED AS NECESSARY DURING CONSTRUCTION, AS WARRANTED BY SITE CONDITIONS. ROOF DRAINAGE FOR THE SOUTHWESTERN BUILDING SHALL BE RELEASED TO THE PARKING LOT. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.

SURVEY NOTES

BASIS OF BEARINGS: ASSUMING THE WEST LINE OF LOTS 1, 2 AND 3 EXCEPT THE SOUTH 3 FEET OF LOT 3, BLOCK 3, TOWN OF LOUISVILLE, AS BEARING NORTH 00°14'23" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 137.01 FEET AND WITH ALL OTHER BEARINGS RELATIVE THERETO.

TOPOGRAPHIC INFORMATION SHOWN BASED ON GROUND SURVEY, WITH 1' CONTOUR INTERVAL; BENCHMARK: NGS BENCHMARK WANAKA, ELEVATION 5323.76 (NAVD 88 VERTICAL DATUM)

PRELIMINARY
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02/01/2021

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No.	Description	Date

DRAWING TITLE:
DRAINAGE AND EROSION CONTROL PLAN

TOWN OF LOUISVILLE, REPLAT B
BEING A REPLAT OF LOTS 1, 2 AND A PORTION OF LOT 3, BLOCK 3, TOWN OF LOUISVILLE,
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all men by these presents, that the undersigned being the owner of a tract of land situate in the Southeast Quarter of Section Eight (8), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Louisville, Boulder County, State of Colorado, and being more particularly described as follows:

A parcel of land situate in the Southeast Quarter of Section Eight (8), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.) being more particularly described as follows:

LOTS 1, 2 AND 3, EXCEPT THE SOUTH 3 FEET OF SAID LOT 3, BLOCK 3, TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

Said parcel contains 20,571 Square Feet or 0.472 Acres more or less by this survey.

has laid out, subdivided and platted said land as per drawing hereon contained under the name and style of TOWN OF LOUISVILLE, REPLAT B, a subdivision of a part of the City of Louisville, County of Boulder, State of Colorado, and by these presents do hereby dedicate to the City of Louisville and the public, the ingress-egress and fire lane easements as shown on the accompanying plat for vehicular, pedestrian and emergency access, as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the City of Louisville and all municipally owned and/or franchised utilities and services those portions of said real property which are so designated as easements and right-of-ways for the construction, installation, operation, maintenance, repair and replacement for all services, including without limiting the generality of the foregoing, telephone and electric lines, works, poles and underground cables, gas pipelines, water pipelines, sanitary sewer lines, street lights, culverts, hydrants, drainage ditches and drains and all appurtenances thereto, it being expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, gas service lines, electrical service works and lines, storm sewers and drains, street lighting, grading and landscaping, curbs, gutters, street pavement, sidewalks and other such utilities and services shall be guaranteed and paid for by the subdivider or arrangements made by the subdivider thereof which are approved by the City of Louisville, Colorado, and such sums shall not be paid by the City of Louisville, Colorado, and that any item so constructed or installed when accepted by the City of Louisville, Colorado, shall become the sole property of said City of Louisville, Colorado, except private roadway curbs, gutter and pavement and items owned by municipally franchised utilities which when constructed or installed, shall remain the property of the owner and shall not become the property of the City of Louisville, Colorado.

BY: AS:

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by as this day of
, 20 .
Witness my Hand and Official Seal.

Notary Public
My commission expires: .

LIENHOLDERS

By: As:

Witness my hand and seal this day of , 20 .

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by as this day of
, 20 .
Witness my Hand and Official Seal.

Notary Public
My commission expires: .

CITY COUNCIL CERTIFICATE

Approved this day of , 20 by the City Council of the City of Louisville, Colorado.

Resolution No. , Series

Mayor Signature

City Clerk Signature

PLANNING COMMISSION CERTIFICATE

Approved this day of , 20 by the Planning Commission of the City of Louisville, Colorado.

Resolution No. , Series

Planning Commission

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
as
COUNTY OF BOULDER)
I certify that this instrument was filed in my office at o'clock .M., this day of , 20 , and is
recorded under Reception No. .

Deputy Recorder

Fees

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Lots 1, 2, 3 Except the South 3 feet of Lot 3, Block 3, Town of Louisville, monumented as shown on this drawing, as bearing North 00°14'23" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 137.01 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

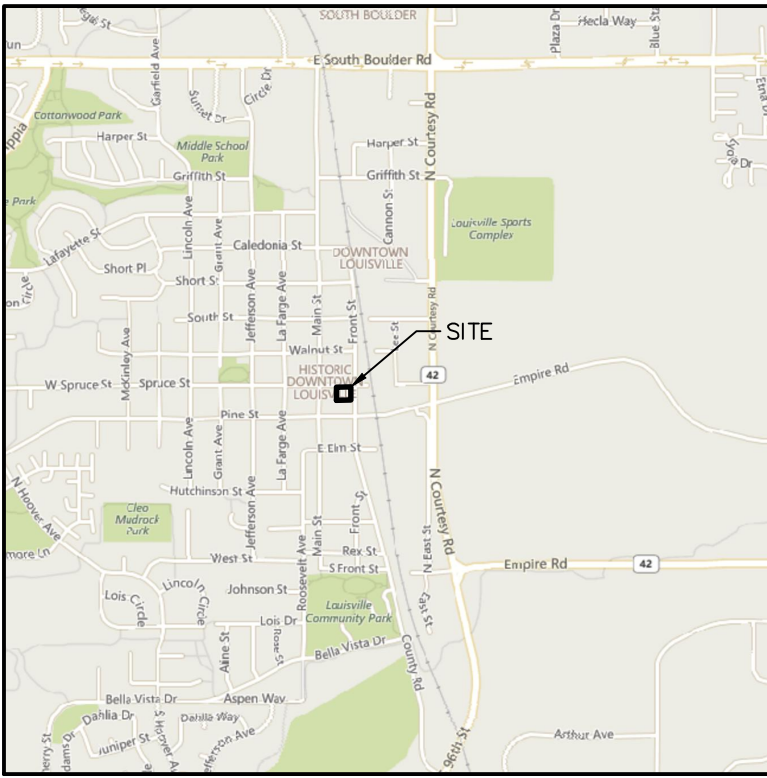
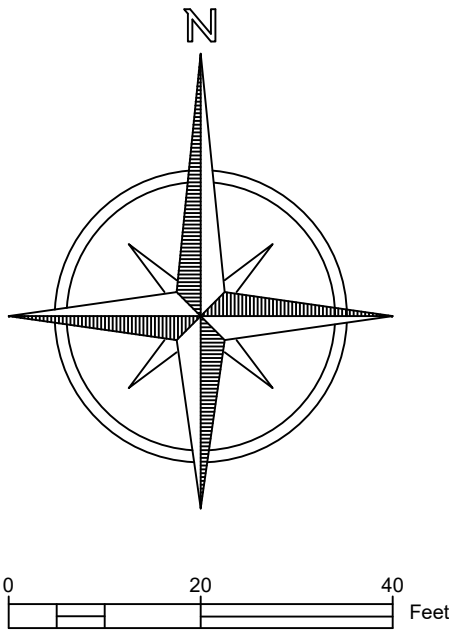
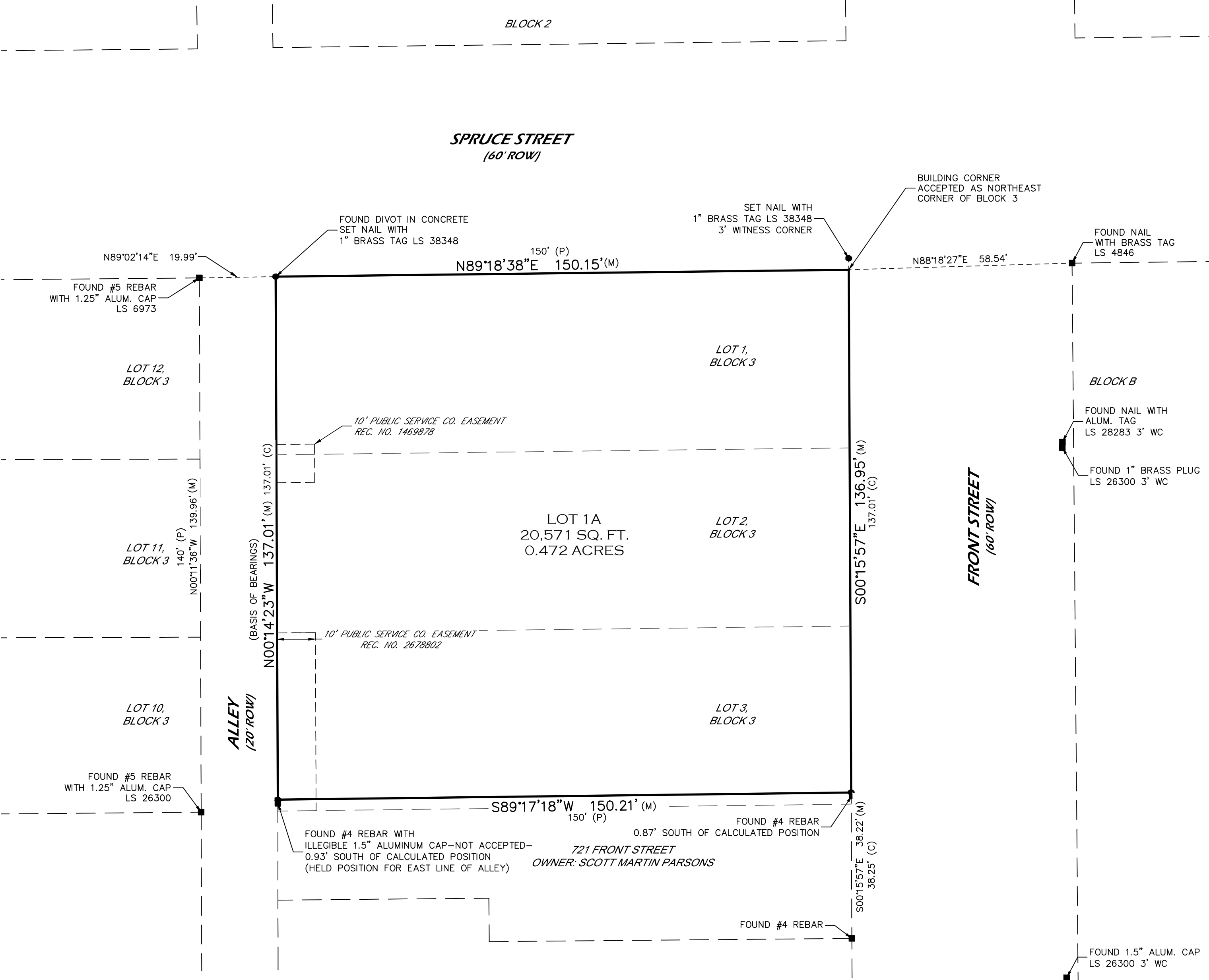
For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number RND70694045, dated October 23, 2020, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

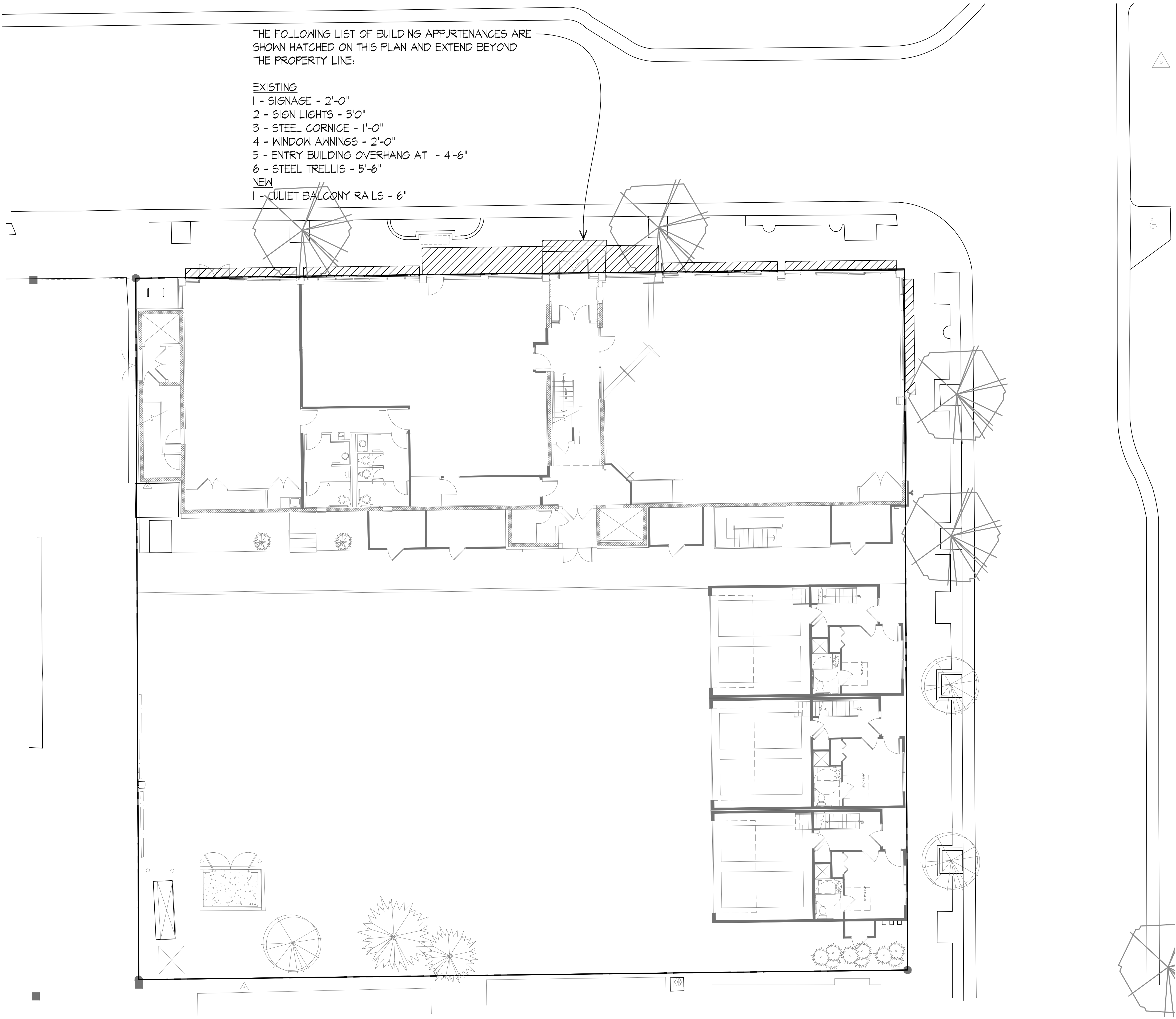
I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my direct responsibility, supervision and checking.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



PROJECT NO: 2020358	PROJECT NAME: 950 SPRUCE	REVISIONS:	DATE:	1 SHEET 1 OF 1
DATE: 1-21-2021	CLIENT: I2			
DRAWN BY: SIP	FILE NAME: 2020358			
CHECKED BY: SIP	SCALE: 1" = 20'			



950 SPRUCE STREET - EXHIBIT 1

LICENSE AGREEMENT FOR THE FOLLOWING PURPOSES:

A.) EXISTING WINDOW AWNINGS, ENTRY CANOPY, SIGNAGE, LIGHTS, BUILDING OVERHANG, STEEL TRELLIS, AND STEEL CORNICE ALONG NORTH AND EAST OF PROPERTY ENCR OACH INTO ROW.

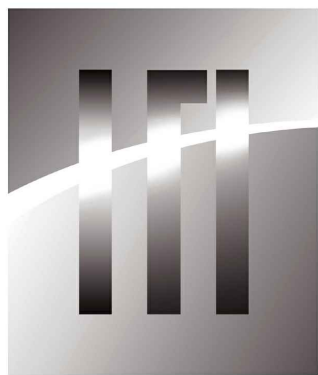
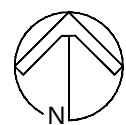
NOTE: ALL LICENSE AGREEMENTS ARE REVOCABLE BY THE CITY OF LOUISVILLE.

A1
EX1

RIGHT OF WAY ENCROACHMENTS SITE PLAN

1" = 10'-0"

FOR R.O.W LICENSE AGREEMENT



HARTRONFT
ASSOCIATES
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

950 SPRUCE ST / 725 FRONT ST

MIXED USE DEVELOPMENT

SPLIT MOUNTAIN LLC
950 SPRUCE ST. & 725 FRONT ST., LOUISVILLE, CO

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02.01.21

DRAWN BY:

HAPC

REVIEWED BY:

HAPC

PROJECT #:

2054

REVISIONS:

No.	Description	Date

DRAWING TITLE:

RIGHT OF WAY
ENCROACHMENT
SITE PLAN

EX-1