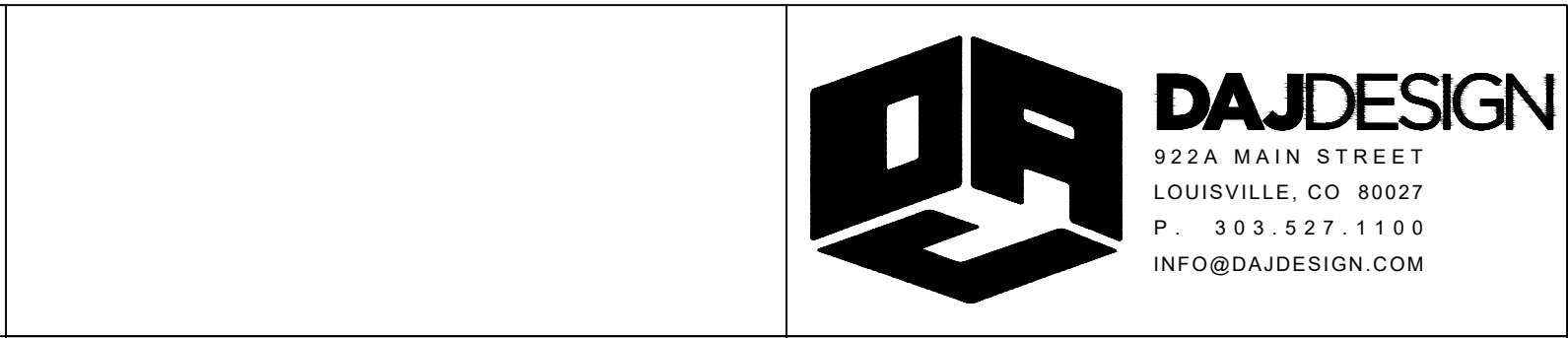


	THE RAILYARD AT LOUISVILLE PUD SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
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OWNERSHIP SIGNATURE BLOCK:

THE UNDERSIGNED AS THE OWNER OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF ITSELF, AND ITS HEIRS, SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.

TRAVIS RYAN RAMOS AND LAURA LEIGH

SIGNED BEFORE ME ON _____ DAY OF _____, 20 _____

SEAL:

NOTARY SIGNATURE

TITLE OF OFFICE _____

MY COMMISSION EXPIRES _____

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20__ BY THE
DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF LOUISVILLE, COLORADO.

BY _____
DIRECTOR OF COMMUNITY DEVELOPMENT

PROJECT DESCRIPTION:

RELOCATION AND ADDITION TO ORIGINAL HISTORIC RESIDENTIAL STRUCTURE TO ALLOW FOR LIVE-WORK USE.

- WAIVER REQUESTS:**
1. MUDDSG SECTION 1 STREET AND BLOCK DESIGN: DOES NOT APPLY TO THIS PROPERTY OR DEVELOPMENT.
 2. MUDDSG SECTION 8.3 BUILDING SETBACK: REQUEST TO ALLOW 5'-0" REAR SETBACK. A 20'-0" DRAINAGE EASEMENT EXISTS BETWEEN SITE AND R-M ZONED LOT TO THE NORTH PROVIDING A PERMANENT BUFFER BETWEEN LOTS.
 3. MUDDSG 9.3 GROUND FLOOR FACADES: DESIRE FOR A LANDMARK DESIGNATION AIMS TO PRESERVE FRONT STREET-FACING ELEVATION OF BUILDING RESULTING IN WINDOW AND DOOR AREA OF 20% OF FACADE INSTEAD OF 35%.
 4. MUNICIPAL CODE 17.14 BUILDING HEIGHT: BOTH BUILDINGS ARE HISTORIC ONE-STORY STRUCTURES. A HISTORIC LANDMARK DESIGNATION WOULD NOT ALLOW EITHER STRUCTURE TO BE ALTERED TO TWO-STORY STRUCTURES.
 5. MUNICIPAL CODE 17.14 MINIMUM BUILDING COVERAGE OF 40%: REQUEST TO APPROVE BUILDING COVERAGE OF THE HISTORIC STRUCTURES AND NEW DECK ADDITIONS AMOUNTING TO 23.5%.
 6. MUNICIPAL CODE 17.14 MINIMUM LOT WIDTH OF 40FT: PROPERTY BOUNDARY IS IRREGULARLY SHAPED.

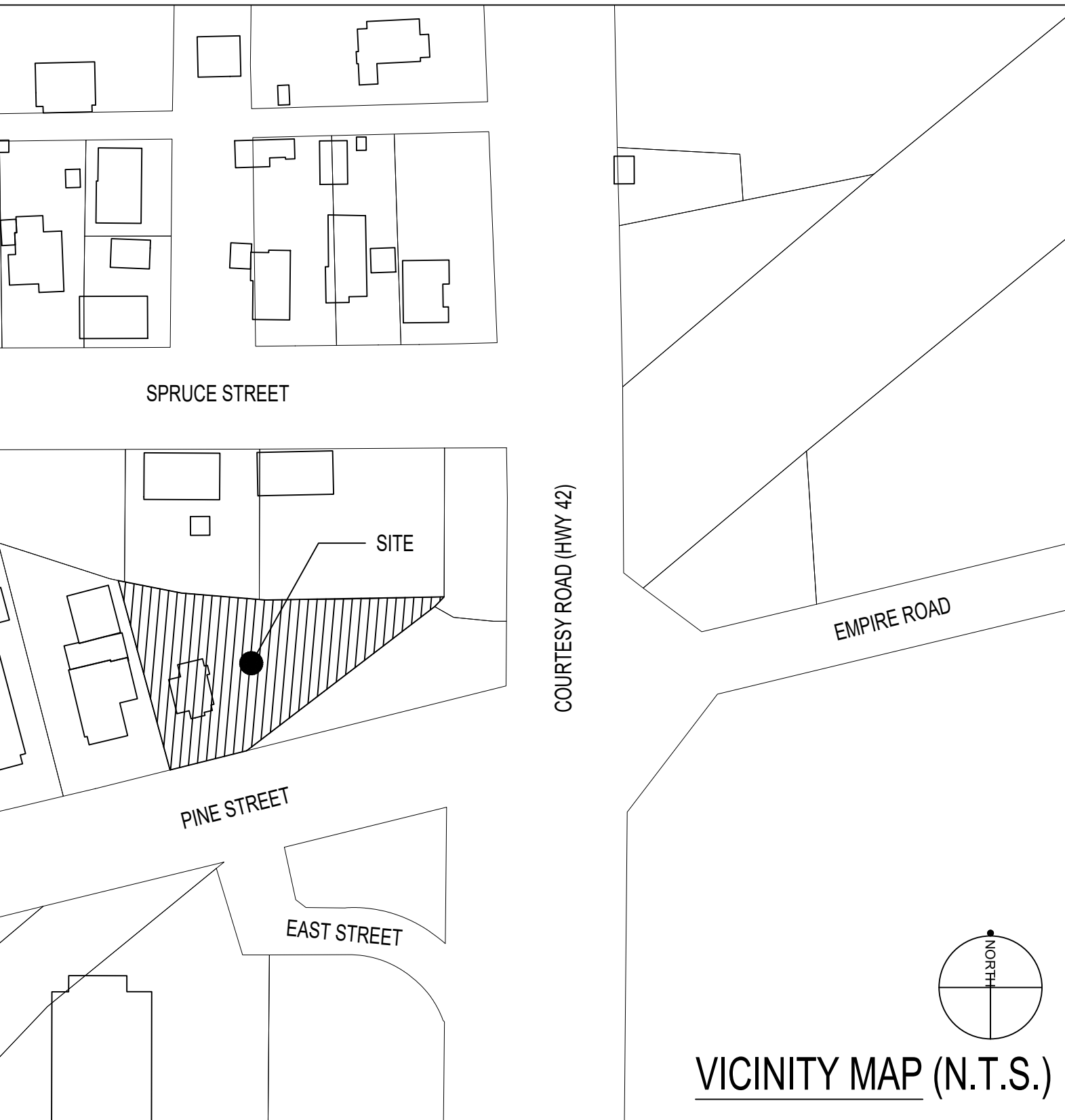
6. MUNICIPAL CODE 17.14 MINIMUM LOT WIDTH OF 40 FT. PROPERTY BOUNDARY IS IRREGULARLY SHAPED.

6. MUNICIPAL CODE 17.14 MINIMUM LOT WIDTH OF 40 FT. PROPERTY BOUNDARY IS IRREGULARLY SHAPED.

PROJECT HISTORY LIST

PUD APPLICATION	10.30.2024
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- GENERAL NOTES:**
1. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
 2. PROPERTY OWNER SHALL REPLACE EXISTING CURB AND GUTTER THAT HAS SETTLED OR IS OTHERWISE DAMAGED ADJACENT THE SITE.



	▼	mailto:m@xxxxxxxxxx.com

PROJECT DATA	SITE DATA TABLE
OWNER INFO: TRAVIS RYAN RAMOS AND LAURA LEIGH	TOTAL SITE AREA: 10,150.94 SF

		REQUIRED	PROPOSED
OWNER CONTACT:	TRAVIS RAMOS		
	T.720.382.8727	4,060 SF	2,382 SF
	RAMOSFAMILY@THELOUISVILLE CABOOSE.COM	(40% MAX.)	(23.5%)
			2,428 SF
			(24%)

ZONING:	CURRENT:COMMERCIAL	HARDSCAPE:	1,187 SF (11.7%)
	COMMUNITY (CC) ZONE DISTRICT	LANDSCAPE:	3,459 SF (34.1%)
	PROPOSED: MU-R		1,015 SF (10% MIN.)

APPROVED CODES:	LOUISVILLE MUNICIPAL CODE; MIXED USE DEVELOPMENT DESIGN STANDARDS AND GUIDELINES	HISTORIC RAIL CARS: 668 SF (6.6%)	
		BUILDING HEIGHT	MAXIMUM PROPOSED
		HIGHEST GRADE ELEV.	NA 5325.96'

LOWEST GRADE ELEV.:	NA	5323.0'
MAY BUILDING HT.:	25' 0"	17' 6"

PROJECT TEAM		LOWEST GRADE ELEV.:	NA	5323.0'	
		MAX. BUILDING HT.:	35'-0"	17'-6"	
ARCHITECT:	DAJ DESIGN 922A MAIN STREET LOUISVILLE, CO 80027 T.303.527.1100	BUILDING AREAS		MAXIMUM	PROPOSED
		BASEMENT:		NA	1,974 SF
		MAIN LEVEL:			
		GROSS AREA (A)		NA	524 SF

CIVIL ENGINEER:	GROSS AREA (B)	NA	1,015 SF
	TOTAL MAIN GROSS	NA	1,500 SF

MEP ENGINEER:	AREA (A+B):	NA	1,539 SF
	BASEMENT + TOTAL		3,513 SF
	MAIN GROSS AREA		
	BUILDING SETBACKS	MINIMUM	PROPOSED
	FRONT	10.0'	20.7 (10.0)'

	PARKING CHAIRS REQUIRED 330005

			PARKING STANDARDS	REQUIRED	PROPOSED
SHEET INDEX			STANDARD SPACES:	2	3
			EV PARKING INSTALL:	1	1
			TOTAL PARKING:	3	4
1 OF 5 COVER SHEET			BICYCLE PARKING	REQUIRED	PROPOSED
2 OF 5 EXISTING PLAN			1 PER 10 AUTO SPACES	1	1
3 OF 5 PUD DEVELOPMENT PLAN					
4 OF 5 MASTER GRADING PLAN					
5 OF 5 MASTER UTILITY PLAN					

	REQUIRED	PROPOSED
PARKING STANDARDS		
STANDARD SPACES:	2	3
EV PARKING INSTALL:	1	1
TOTAL PARKING:	3	4

BICYCLE PARKING	REQUIRED	PROPOSED
1 PER 10 AUTO SPACES	1	1

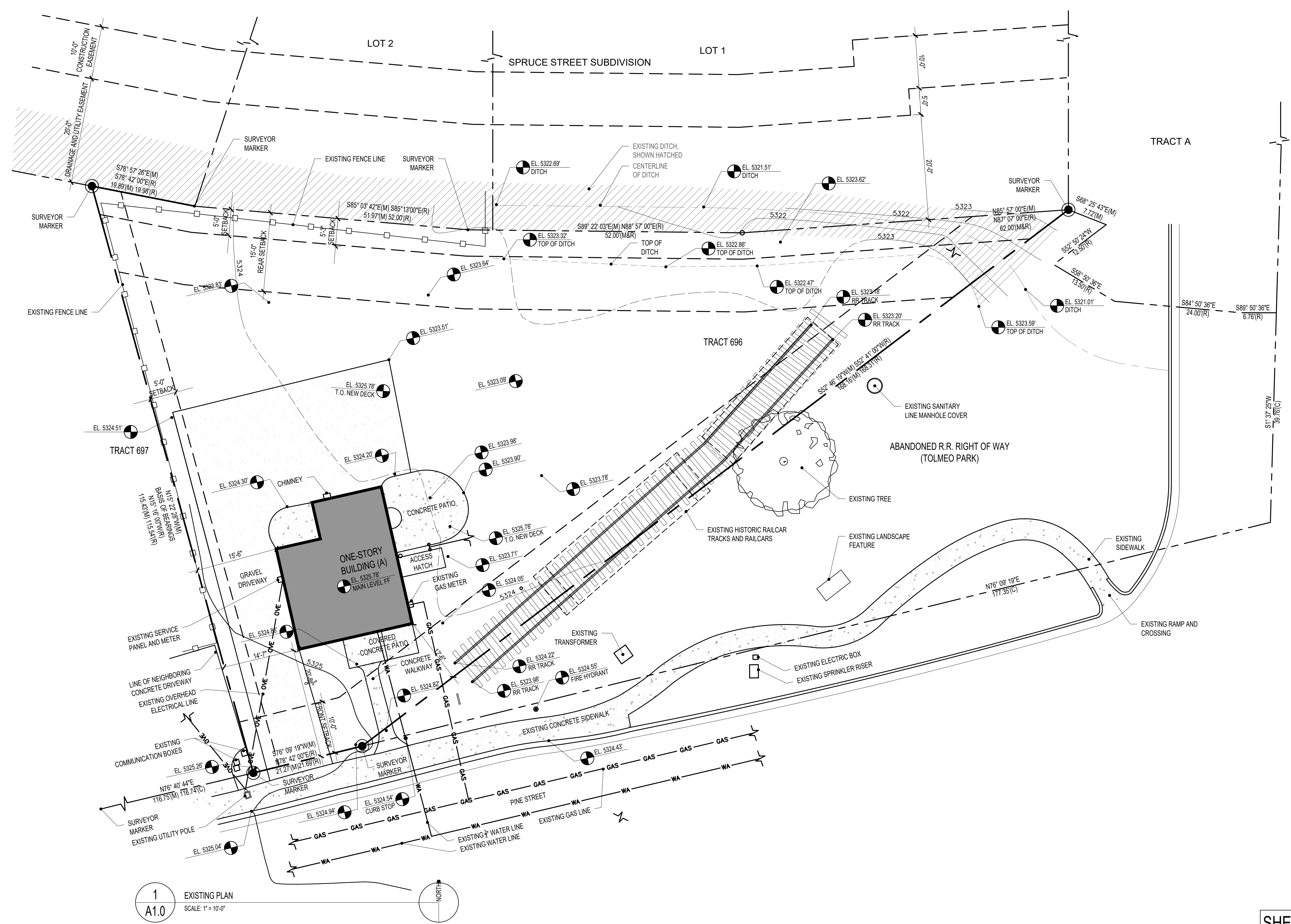
SHEET NAME:	SHEET 1 OF 5
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SHEET 1 OF 5

THE RAILYARD AT LOUISVILLE PUD
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



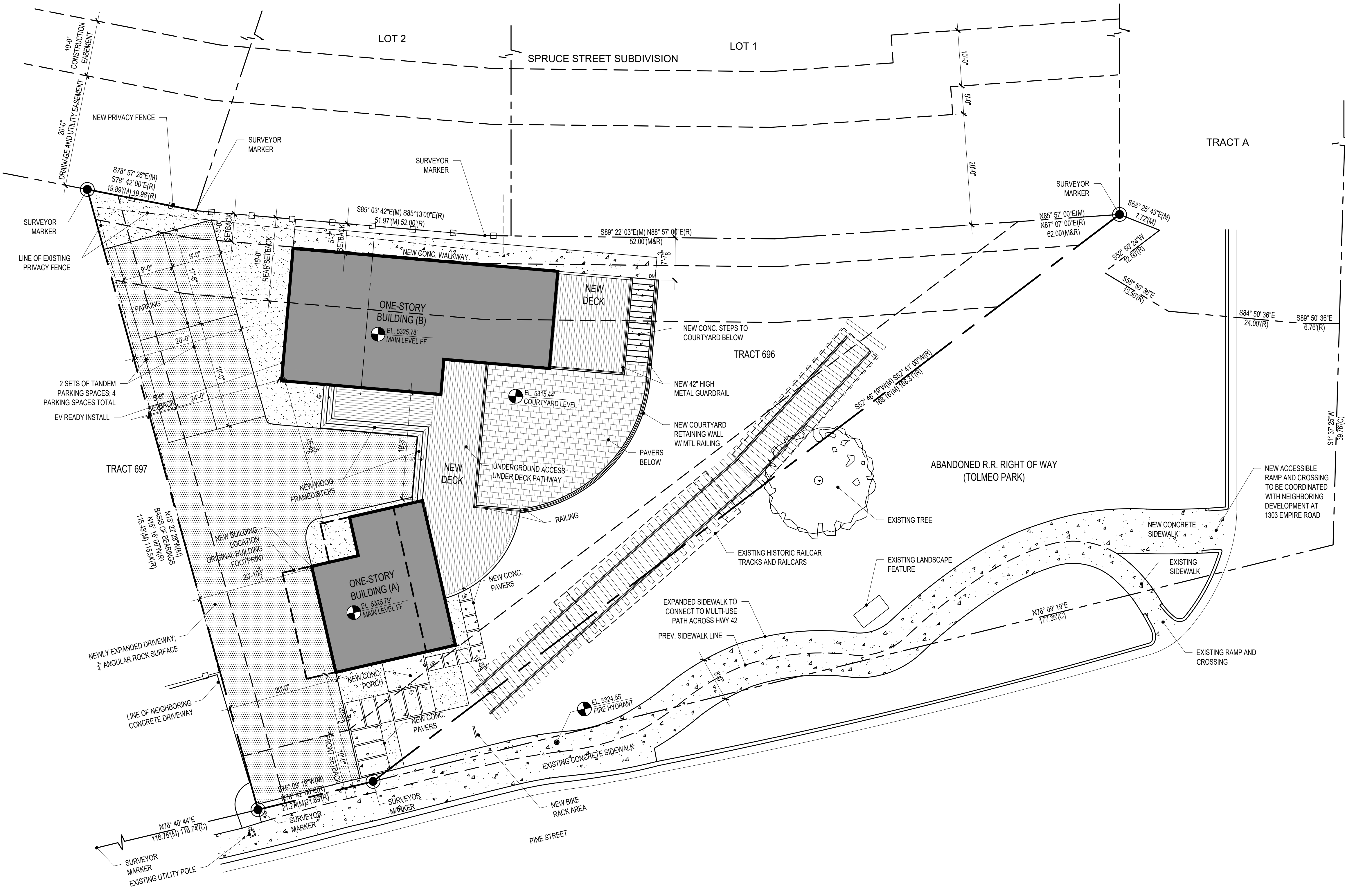
BUILDING ENVELOPE	—————
OVERHEAD BUILDING ENVELOPE	-----
PROPERTY LINE	-----
PROPERTY CORNER	●
SETBACK	-----
MAJOR CONTOUR	-----
MINOR CONTOUR	-----
PREV. MAJOR CONTOUR	-----
PREV. MINOR CONTOUR	-----
SANITARY LINE	— SA —
OVERHEAD ELECTRIC	— OVE — OVE —
UNDERGROUND ELECTRIC	— UGE —
GAS LINE	— GAS — GAS —
WATER LINE	— WA —
FENCE	-----
BELOW GRADE PERFORATED PIPE	-----
HOSE BIB - NON-FREEZE, BACKFLOW PREVENTER	⊥



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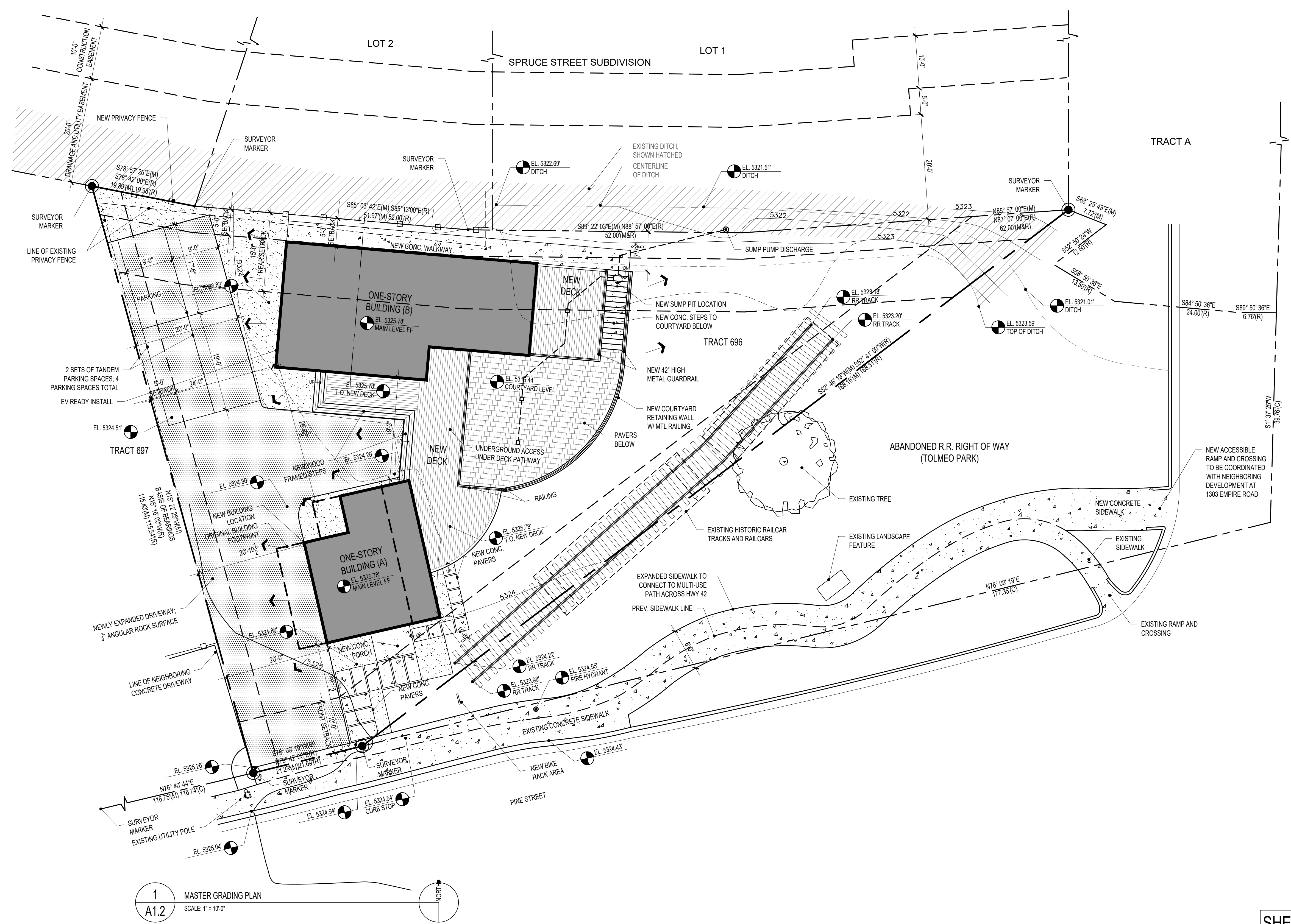
BUILDING ENVELOPE	—————
OVERHEAD BUILDING ENVELOPE	-----
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BUILDING ENVELOPE	—————
OVERHEAD BUILDING ENVELOPE	-----
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WATER LINE	— WA —
FENCE	-----
BELOW GRADE PERFORATED PIPE	-----
HOSE BIB - NON-FREEZE, BACKFLOW PREVENTER	⦿



1
A1.2 MASTER GRADING PLAN
SCALE: 1" = 10'-0"

DAJDESIGN
 922A MAIN STREET
 LOUISVILLE, CO 80027
 P. 303.527.1100
 INFO@DAJDESIGN.COM

