

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



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.

SIGNED BEFORE ME ON _____ DAY OF _____, 20____

NOTARY SIGNATURE

SEAL:

MY COMMISSION EXPIRES _____

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

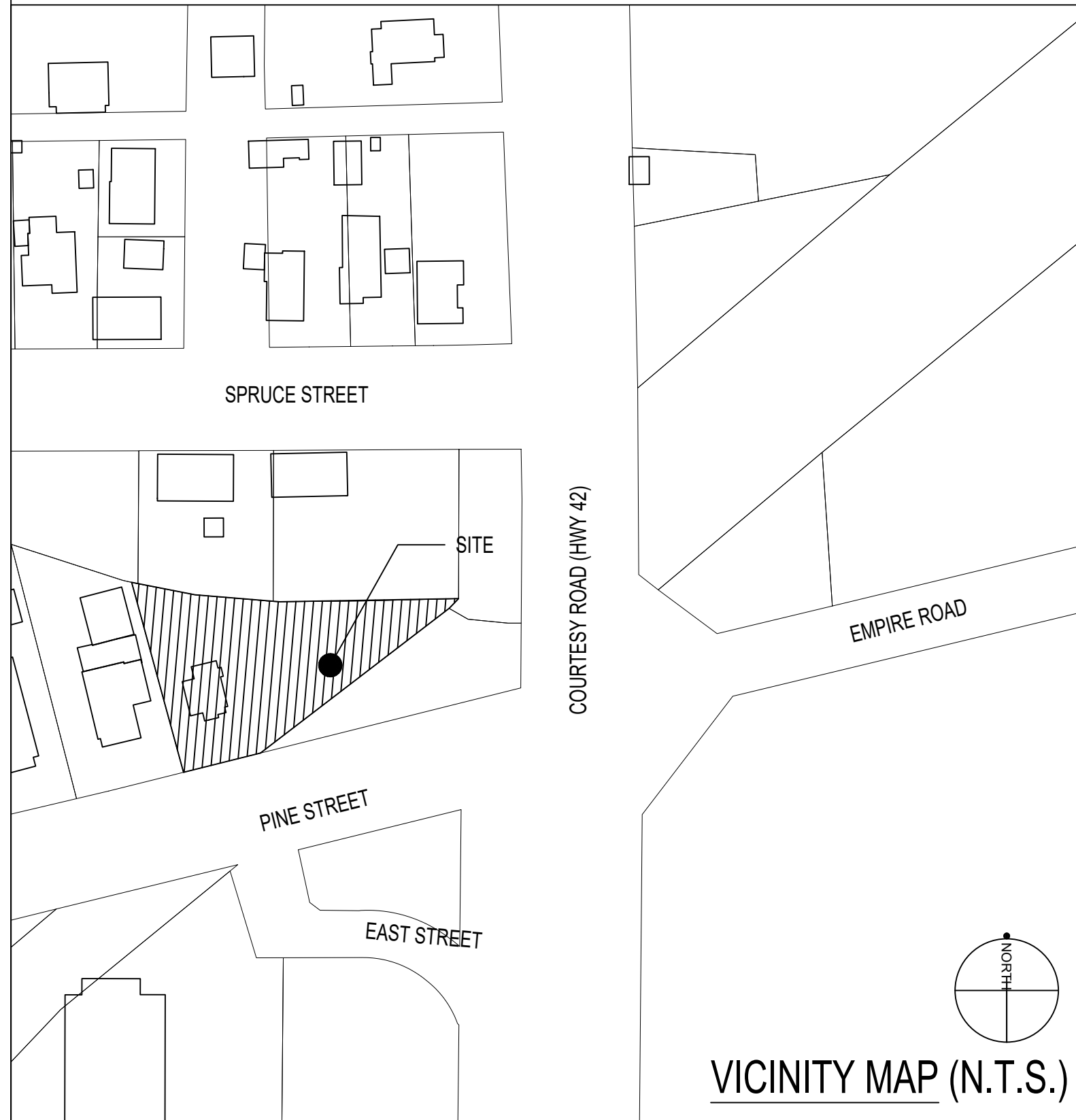
BY _____
DIRECTOR OF COMMUNITY DEVELOPMENT

RELOCATION AND ADDITION TO ORIGINAL HISTORIC STRUCTURE TO ALLOW FOR LIVE-WORK USE. THE EXISTING HISTORIC STRUCTURE IS TO BE REUSED AS THE COMMERCIAL COMPONENT OF THE LIVE-WORK USE. A NEW ADDITION WILL BE ADDED TO THE REAR OF THE HISTORIC STRUCTURE. THE NEW ADDITION IS A RELOCATED HISTORIC ONE-LEVEL BUILDING AND WILL APPEAR DETACHED FROM THE ORIGINAL STRUCTURE, BUT WILL BE CONNECTED THROUGH A SUBTERRANEAN BASEMENT COMBINING BOTH BUILDINGS INTO ONE. THE NEW ADDITION AND BASEMENT SPACE WILL CONTAIN THE RESIDENTIAL COMPONENT OF THE LIVE-WORK USE.

1. MUNICIPAL CODE 17.14 MINIMUM LOT WIDTH OF 40FT: PROPERTY BOUNDARY IS IRREGULARLY SHAPED.
2. MUNICIPAL CODE 17.14 FRONT SETBACK: HISTORIC STRUCTURE IS NON-CONFORMING WITH FRONT SETBACK.
3. MUNICIPAL CODE 17.14 REAR SETBACK: NEW ADDITION REQUIRES A REDUCED REAR YARD SETBACK; 20' DRAINAGE EASEMENT DIRECTLY NORTH OF PROPERTY ALLOWS FOR SIMILAR BUILDING SETBACK REQUIREMENTS.

PUD APPLICATION 10.30.2024

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.



APPROVED
CODES: LOUISVILLE MUNICIPAL CODE;
MIXED USE DEVELOPMENT DESIGN
STANDARDS AND GUIDELINES

CIVIL ENGINEER: THE SANITAS GROUP
901 FRONT ST, STE 350
LOUISVILLE, CO 80027
720-346-1656

1	OF	9	COVER SHEET
2	OF	9	EXISTING SITE PLAN
3	OF	9	SITE DEVELOPMENT PLAN
4	OF	9	GRADING PLAN
5	OF	9	EXISTING CONDITIONS DRAINAGE PLAN
6	OF	9	PROPOSED CONDITIONS DRAINAGE PLAN
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9	OF	9	PHOTOMETRIC PLAN

(+3 BEDROOM RES. UNIT)

COVER SHEET

AUGUST 12, 2025

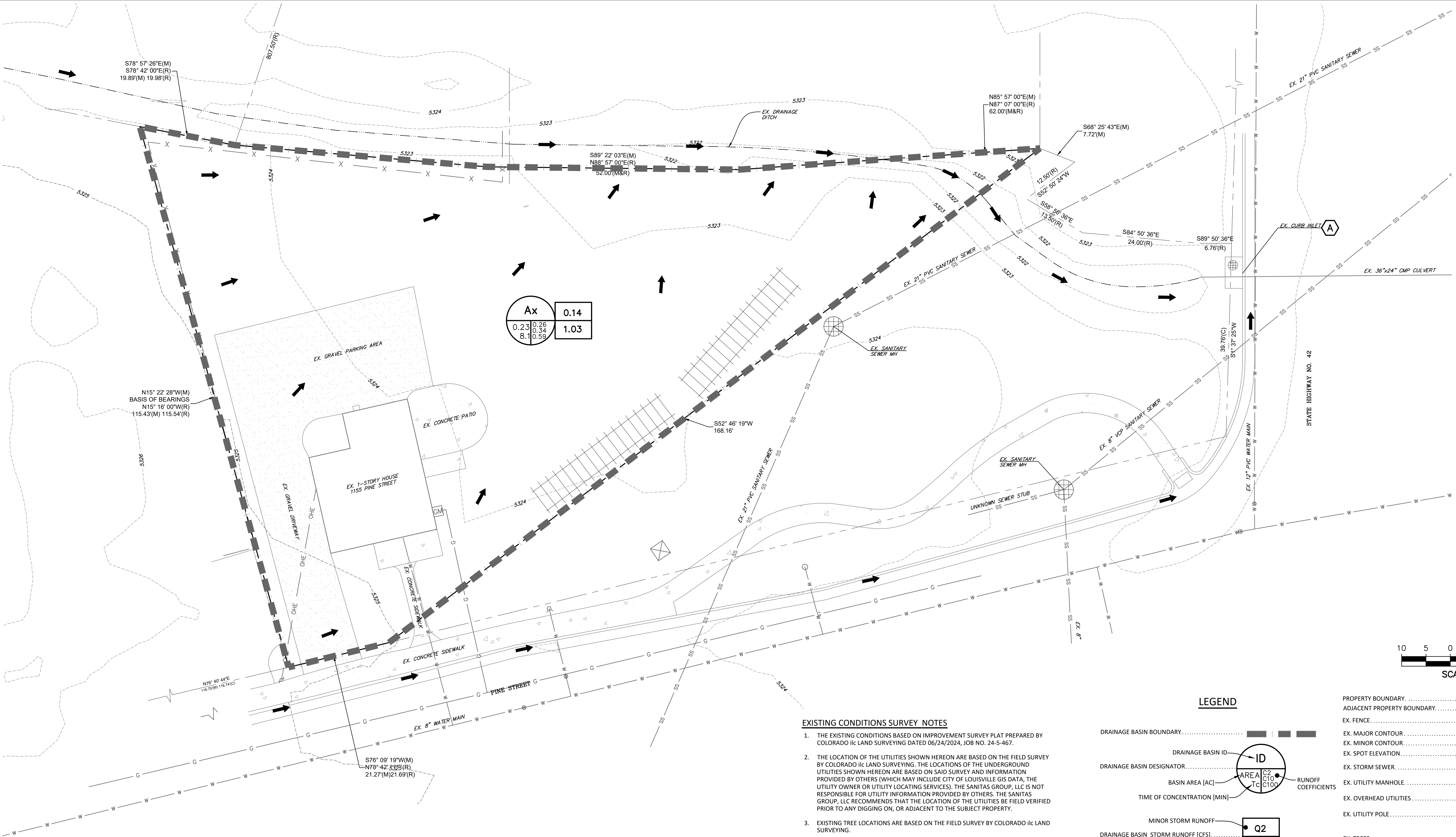
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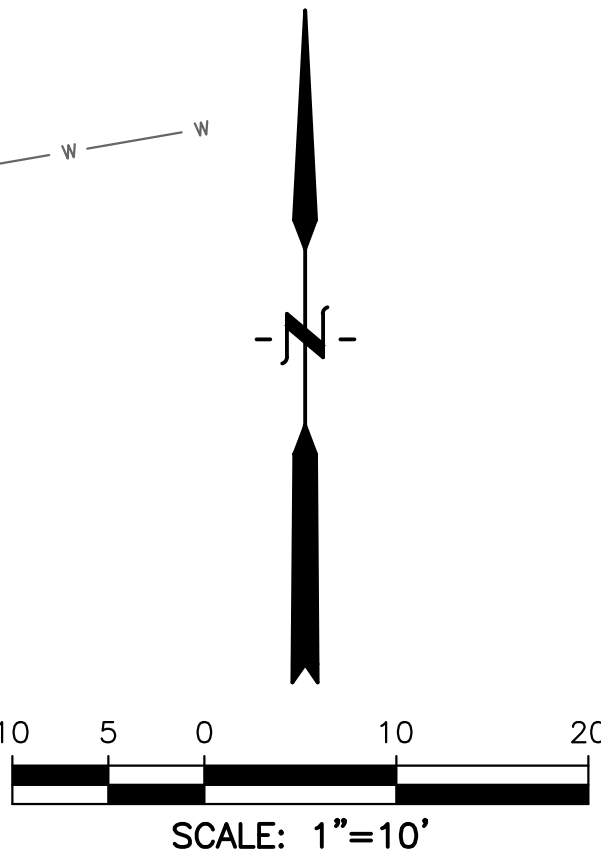
The
Sanitas
Group
901 FRONT ST, SUITE 350
LOUISVILLE, CO 80027
303.481.2710



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



Ax	0.14
0.23	0.26
8.1	0.58
1.03	



EXISTING CONDITIONS SURVEY NOTES

1. THE EXISTING CONDITIONS BASED ON IMPROVEMENT SURVEY PLAT PREPARED BY COLORADO IIC LAND SURVEYING DATED 06/24/2024, JOB NO. 24-5-467.
2. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY COLORADO IIC LAND SURVEYING. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE CITY OF LOUISVILLE GIS DATA, THE UTILITY OWNER OR UTILITY LOCATING SERVICES). THE SANITAS GROUP, LLC IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. THE SANITAS GROUP, LLC RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
3. EXISTING TREE LOCATIONS ARE BASED ON THE FIELD SURVEY BY COLORADO IIC LAND SURVEYING.
4. BASIS OF BEARINGS: A BEARING OF NORTH 15°22'28\"/>
5. THE SUBJECT PROPERTY CONTAINS A GROSS AREA OF 10,221 SQUARE FEET (0.23 ACRES), MORE OR LESS.

FLOOD PLAIN NOTES

1. ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 08013C0582K DATED AUGUST 15, 2019, THE SUBJECT PROPERTY IS OUTSIDE OF THE 100-YEAR REGULATORY FLOODPLAIN.

LEGEND

DRAINAGE BASIN BOUNDARY.....	—————
DRAINAGE BASIN ID.....	—————
DRAINAGE BASIN DESIGNATOR.....	—————
BASIN AREA [AC].....	—————
TIME OF CONCENTRATION [MIN].....	—————
MINOR STORM RUNOFF.....	—————
DRAINAGE BASIN STORM RUNOFF [CFS].....	—————
MAJOR STORM RUNOFF.....	—————
STORM WATER FLOW DIRECTION.....	—————
DESIGN POINT.....	—————
EXISTING STORM STRUCTURE DESIGNATOR.....	—————
PROPERTY BOUNDARY.....	—————
ADJACENT PROPERTY BOUNDARY.....	—————
EX. FENCE.....	—————
EX. MAJOR CONTOUR.....	—————
EX. MINOR CONTOUR.....	—————
EX. SPOT ELEVATION.....	—————
EX. STORM SEWER.....	—————
EX. UTILITY MANHOLE.....	—————
EX. OVERHEAD UTILITIES.....	—————
EX. UTILITY POLE.....	—————
EX. TREES.....	—————
EX. ASPHALT PAVEMENT.....	—————
EX. CONCRETE.....	—————
EX. GRAVEL.....	—————

EXISTING CONDITIONS DRAINAGE PLAN

SCALE: 1" = 10'

SHEET: **DR-1**

DATE: 19 MAY 2025

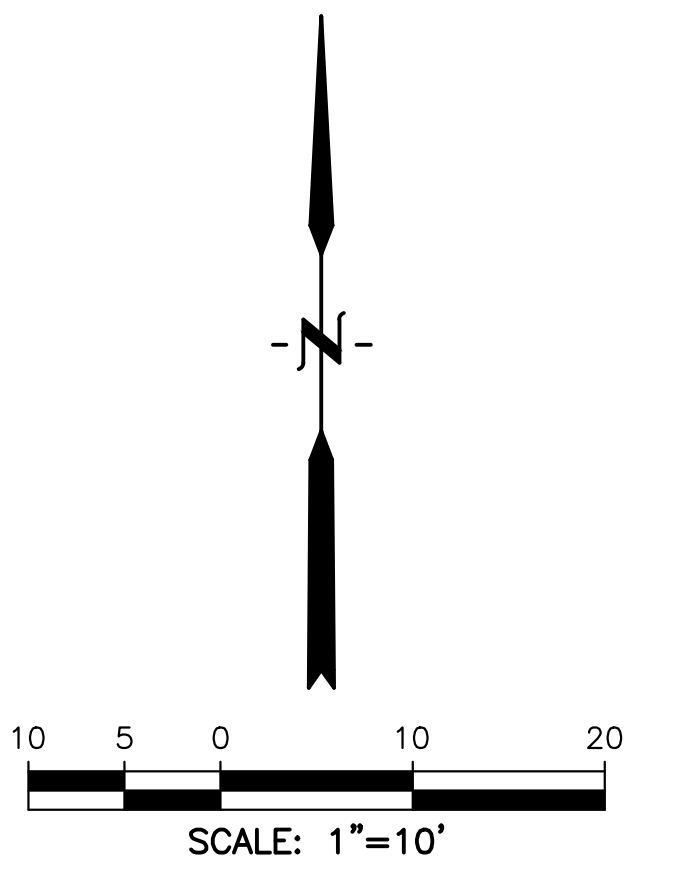
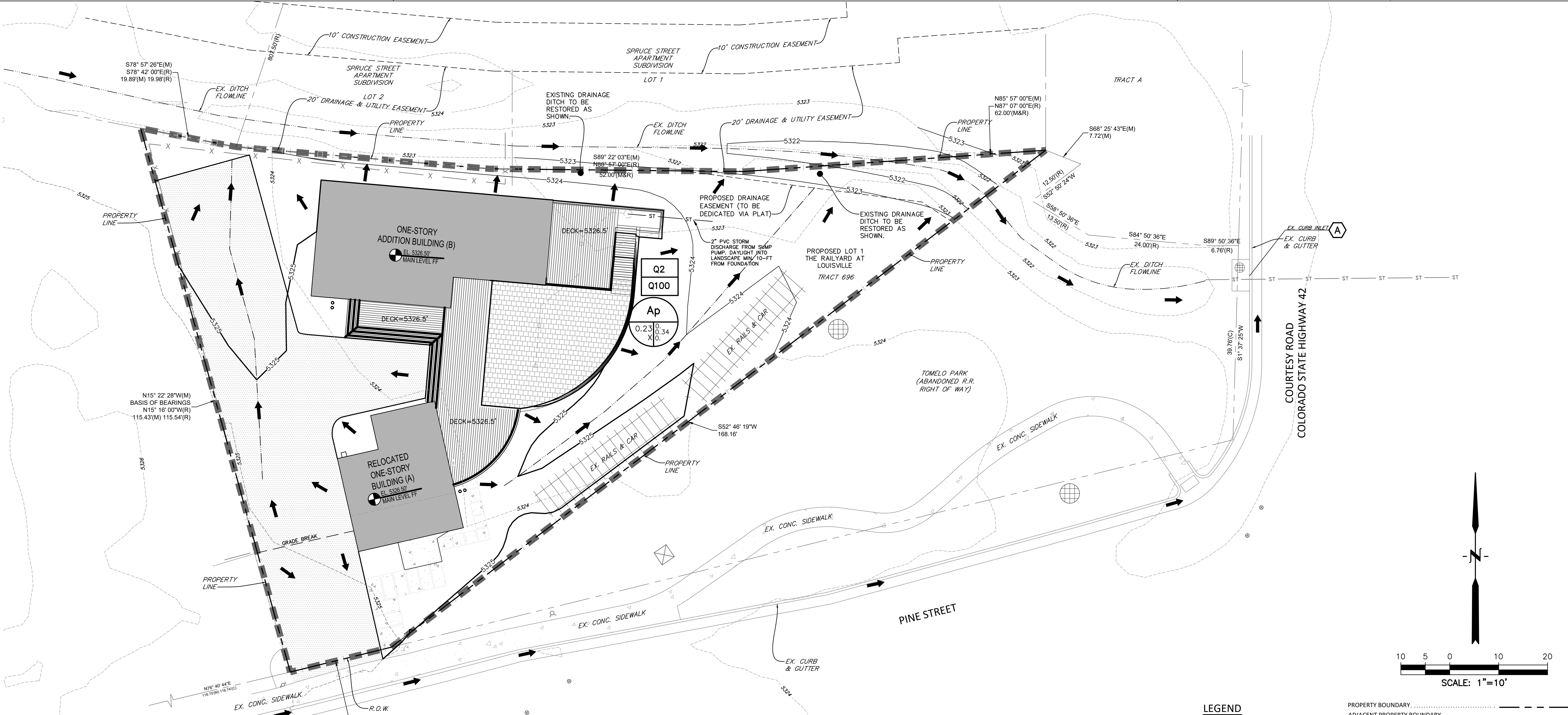
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3. EXISTING TREE LOCATIONS ARE BASED ON THE FIELD SURVEY BY COLORADO IIC LAND SURVEYING.
4. BASIS OF BEARINGS: A BEARING OF NORTH 15°22'28" WEST ALONG THE WEST LINE OF THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY CONTAINS A GROSS AREA OF 10,221 SQUARE FEET (0.23 ACRES), MORE OR LESS.

FLOOD PLAIN NOTES

1. ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 08013C0582K DATED AUGUST 15, 2019, THE SUBJECT PROPERTY IS OUTSIDE OF THE 100-YEAR REGULATORY FLOODPLAIN.

LEGEND

DRAINAGE BASIN BOUNDARY.....	— — — — —	PROPERTY BOUNDARY.....	— — — — —
DRAINAGE BASIN ID.....	— ID —	ADJACENT PROPERTY BOUNDARY.....	— — — — —
DRAINAGE BASIN DESIGNATOR.....	— Q2 —	EX. FENCE.....	— x — x — x —
BASIN AREA [AC].....	— AREA C2 C10 C100 —	EX. MAJOR CONTOUR.....	— 5325 —
TIME OF CONCENTRATION [MIN].....	— Tc —	EX. MINOR CONTOUR.....	— 5323 —
MINOR STORM RUNOFF.....	— Q2 —	EX. SPOT ELEVATION.....	— 22.62 —
DRAINAGE BASIN STORM RUNOFF [CFS].....	— Q100 —	EX. STORM SEWER.....	— — — — —
MAJOR STORM RUNOFF.....	— Q100 —	EX. UTILITY MANHOLE.....	— — — — —
STORM WATER FLOW DIRECTION.....	— — — — —	EX. OVERHEAD UTILITIES.....	— — — — —
DESIGN POINT.....	— — — — —	EX. UTILITY POLE.....	— — — — —
EXISTING STORM STRUCTURE DESIGNATOR.....	— — — — —	EX. TREES.....	— — — — —
		EX. ASPHALT PAVEMENT.....	— — — — —
		EX. CONCRETE.....	— — — — —
		EX. GRAVEL.....	— — — — —

PROPOSED CONDITIONS DRAINAGE PLAN

SCALE: 1" = 30'

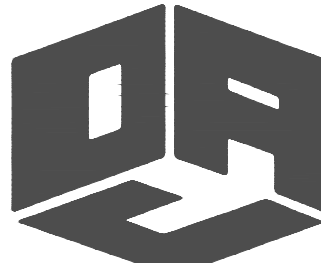
SHEET: **DR-2**

DATE: 19 MAY 2025

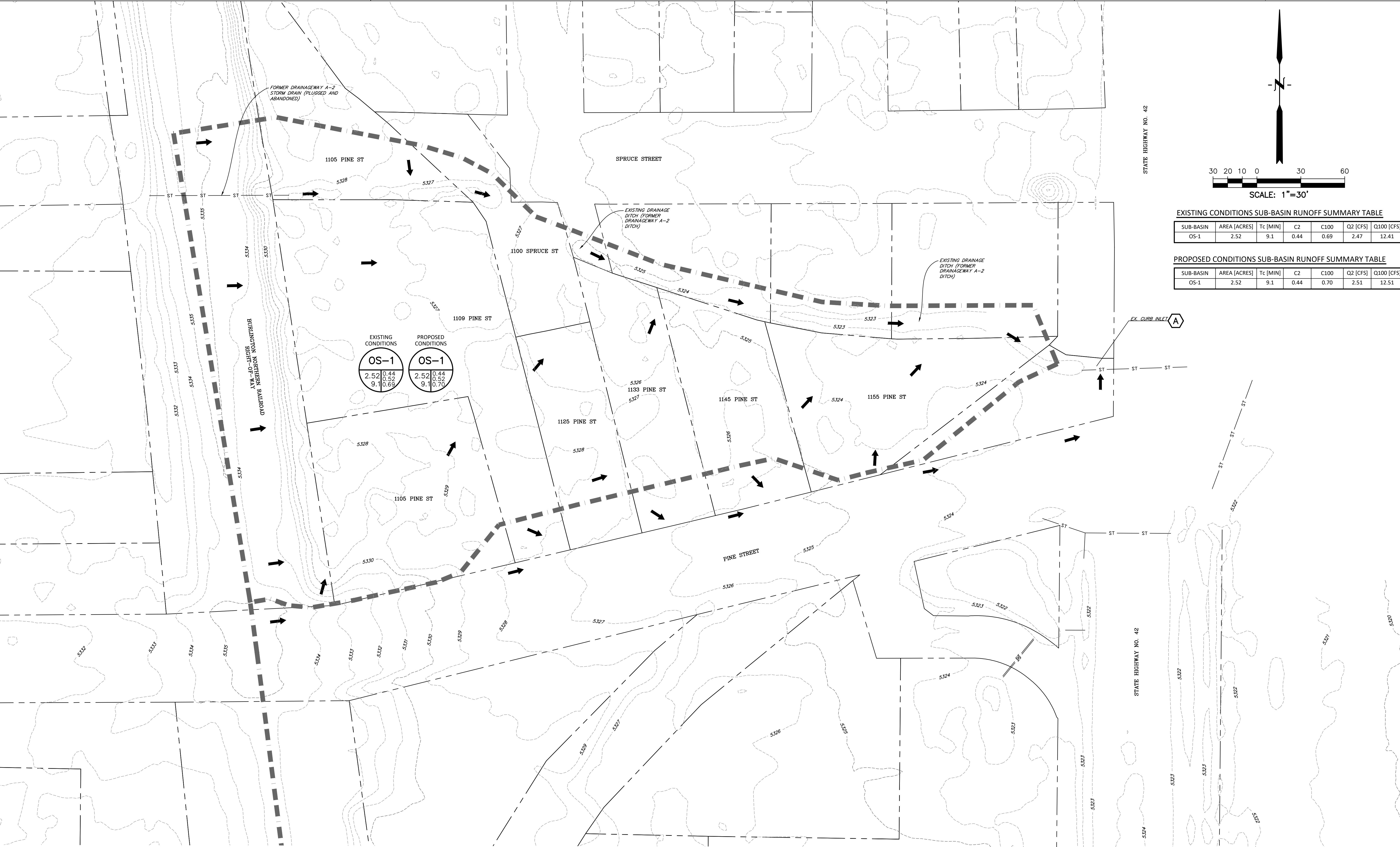
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EXISTING CONDITIONS SUB-BASIN RUNOFF SUMMARY TABLE

SUB-BASIN	AREA [ACRES]	Tc [MIN]	C2	C100	Q2 [CFS]	Q100 [CFS]
OS-1	2.52	9.1	0.44	0.69	2.47	12.41

PROPOSED CONDITIONS SUB-BASIN RUNOFF SUMMARY TABLE

SUB-BASIN	AREA [ACRES]	Tc [MIN]	C2	C100	Q2 [CFS]	Q100 [CFS]
OS-1	2.52	9.1	0.44	0.70	2.51	12.51

OFFSITE CONDITIONS DRAINAGE PLAN

SCALE: 1" = 30'

SHEET: DR-3

DATE: 19 MAY 2025

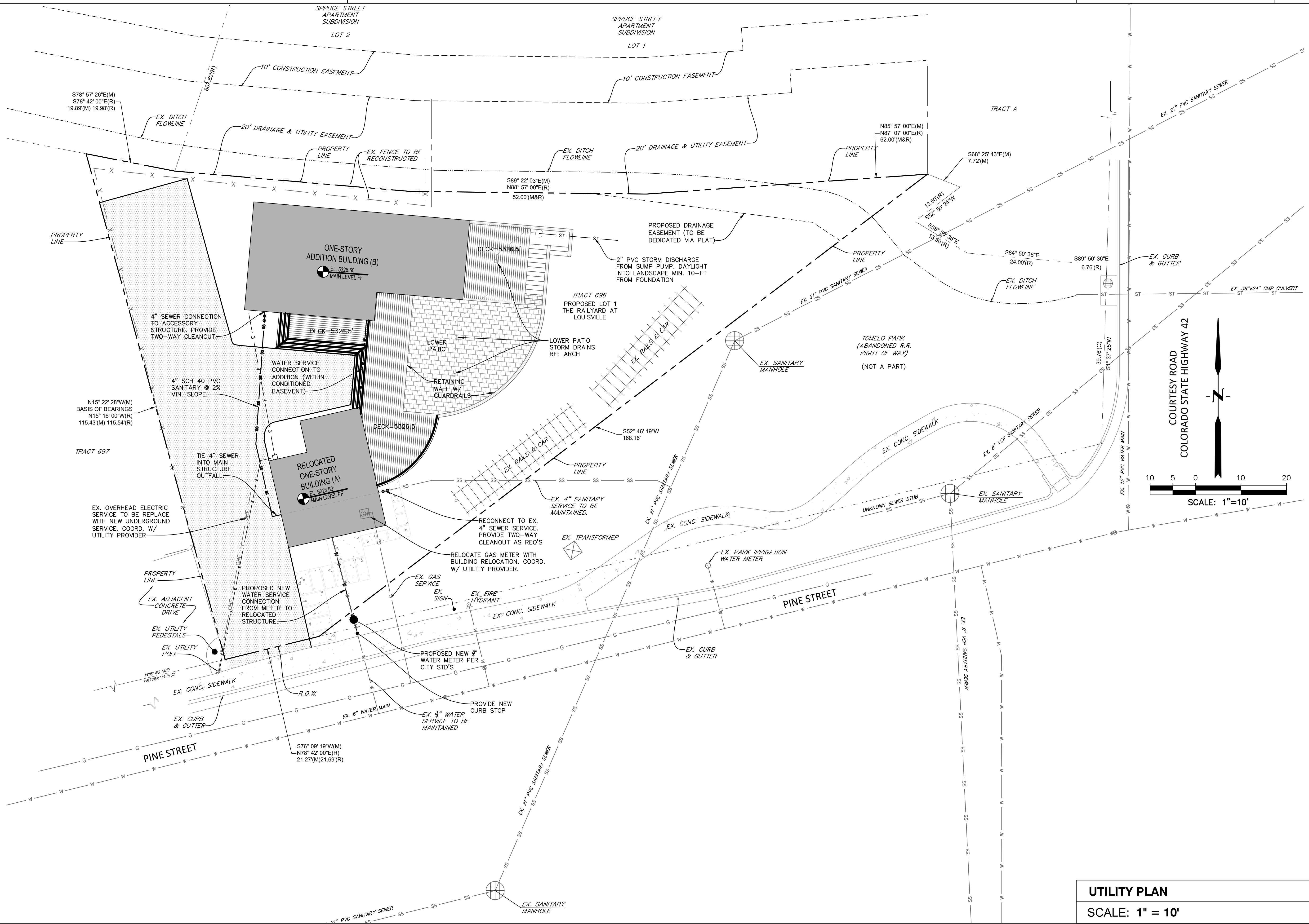
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UTILITY PLAN

SCALE: 1" = 10'

SHEET: **C2**

DATE: 19 MAY 2025

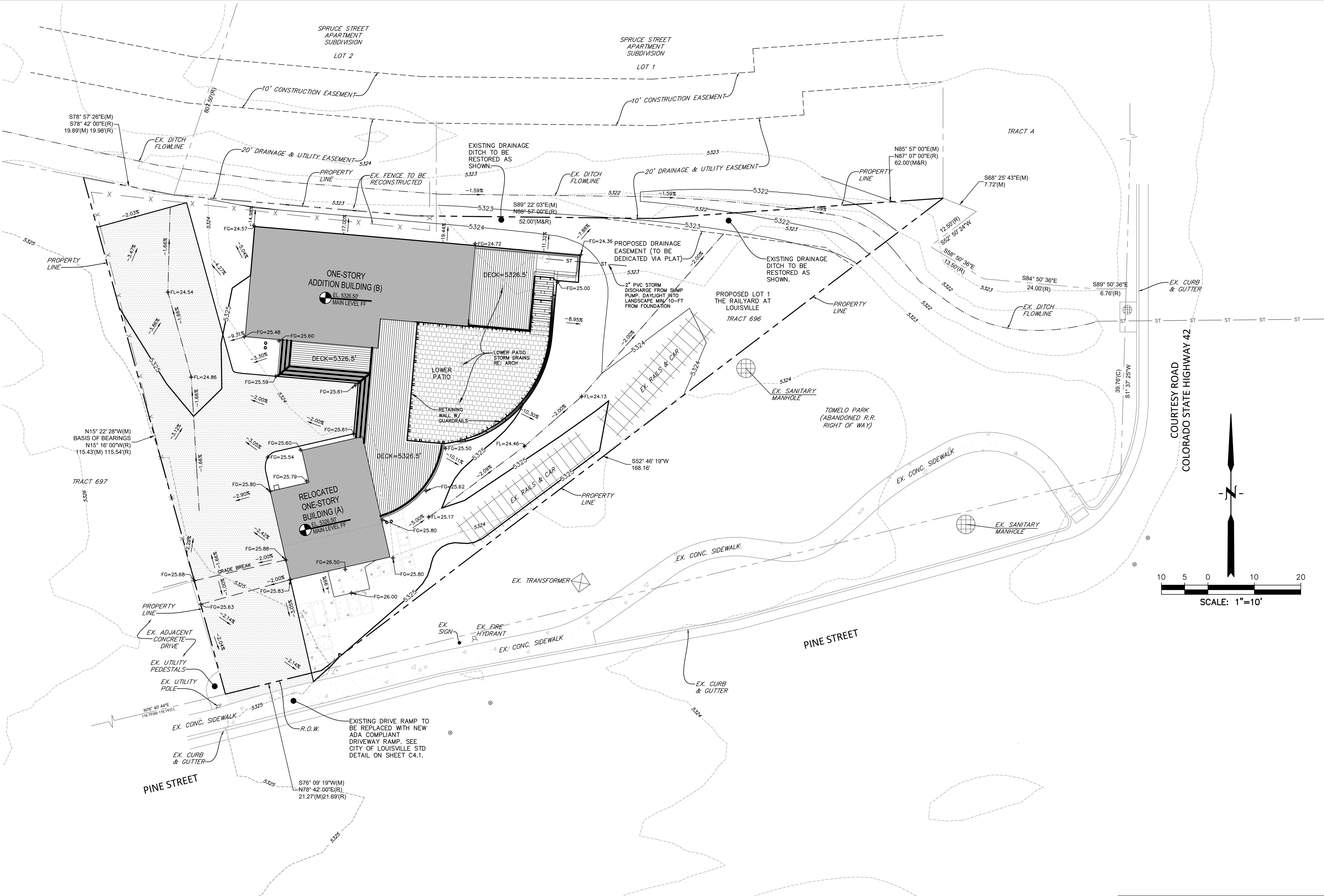
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GRADING PLAN

SCALE: 1" = 10'

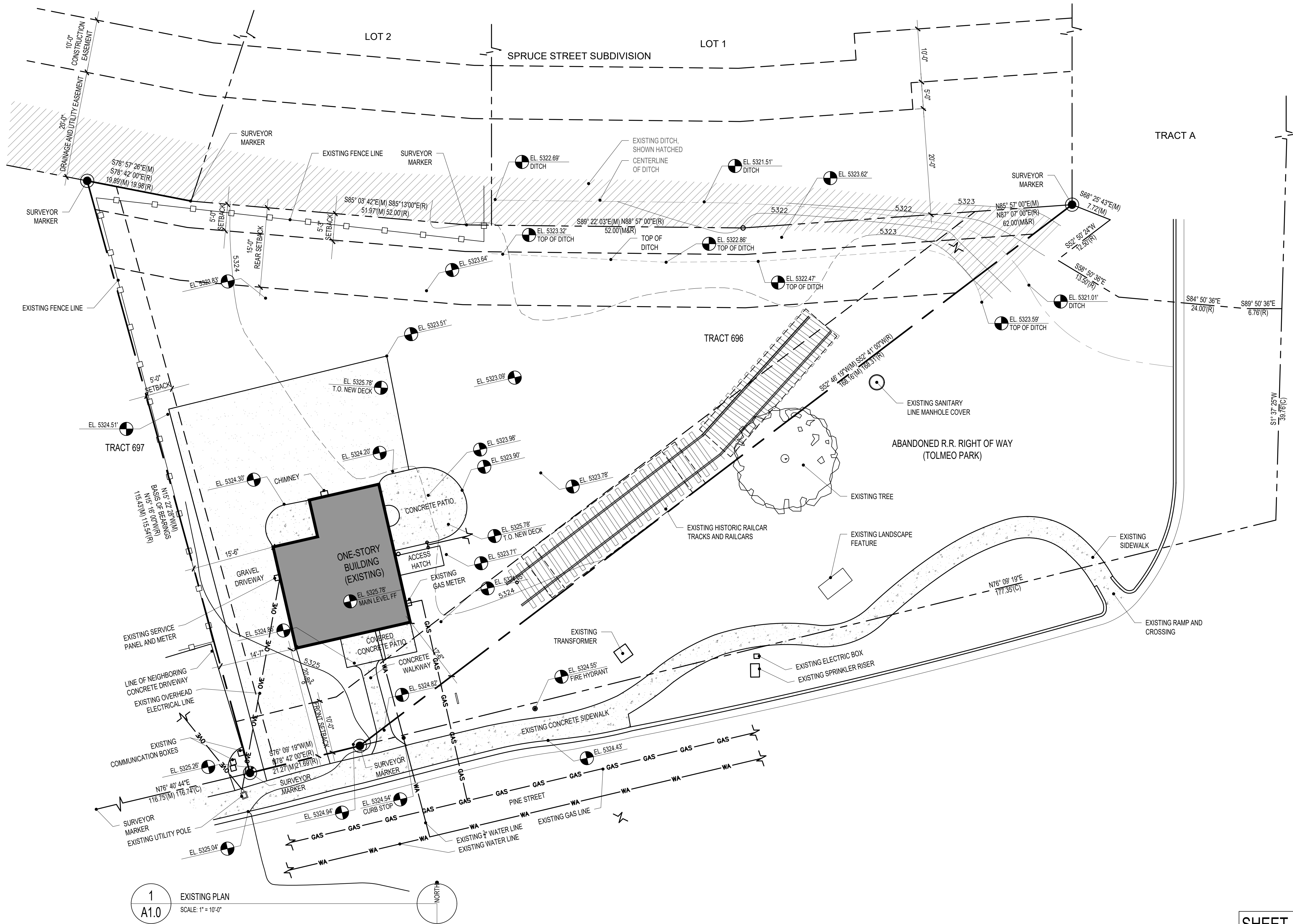
SHEET: C1

DATE: 19 MAY 2025

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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	-----
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	—

