

ABBREVIATIONS	
LABEL	MEANING
APPROX	APPROXIMATE
BM	BENCHMARK
CONC	CONCRETE
DEMO	DEMOLISH
ELEC	ELECTRICAL
ELEV	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FO	FIBER OPTIC
GND	GROUND
HP	HIGH POINT
HYD	HYDRANT
H2O	WATER
LF	LINEAR FEET
LP	LOW POINT

MAX	MAXIMUM
MIN	MINIMUM
PED	PEDISTAL
RET	RETAINING
ROW	RIGHT-OF-WAY
SRVC	SERVICE
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TELE	TELEPHONE
TO	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TRANS	TRANSFORMER
TW	TOP OF WALL
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.C.	WITNESS CORNER
W.W.	WINDOW WELL

**LOT GRADING NOTES**

- EXISTING TOP BACK OF SIDEWALK ELEVATIONS BASED ON GIS DATA GATHERED BY PLS CORPORATION IN AUGUST 2022. ELEVATIONS IN NAVD 88 BASED ON NGS OPUS SOLUTION.
  - SITE BENCHMARK FOR GRADING DESIGN IS THE WITNESS CORNER, AN X STAMPED INTO THE SIDEWALK, AT THE NORTHEAST CORNER OF THE LOT. ELEVATION = 5441.92'.
- LOT GRADING BASED ON MASTER DRAINAGE PLAN BY HURST & ASSOCIATES, INC, DATED DECEMBER, 1989.
- CONTRACTOR TO CALL A SURVEYOR TO VERIFY VERTICAL AND HORIZONTAL POSITION OF FOUNDATION. A FOUNDATION HEIGHT AND SETBACK CERTIFICATION MUST BE SUBMITTED AND APPROVED BY THE LOUISVILLE DEPARTMENT OF PLANNING AND BUILDING SAFETY & ASHER ARCHITECTS + ENGINEERS PRIOR TO PLACING CONCRETE.
  - LOUISVILLE DEPARTMENT OF PLANNING AND BUILDING SAFETY  
building@louisville.gov, 303.335.4584
  - ASHER ARCHITECTS + ENGINEERS  
tj@asherarch.com, 970.532.9970
- GROUND ELEVATIONS ADJACENT TO THE EDGE OF THE DRIVEWAY, ON-SITE SIDEWALKS, STOOP, PATIO, AND BACK OF WALK WITHIN RIGHT-OF-WAY TO BE A MINIMUM OF 0.08' AND MAXIMUM OF 0.17' FROM FINISHED CONCRETE ELEVATION UNLESS OTHERWISE NOTED ON GRADING PLAN.
- GROUND ADJACENT TO BUILDING MUST BE A MINIMUM OF 0.50' BELOW THE TOP OF FOUNDATION.
- DIRECT DOWNSPOUTS AWAY FROM FOUNDATION AND TOWARDS SIDE LOT LINES OR FLOW LINE OF SWALE SHOWN ON THE GRADING PLAN. PIPED DOWNSPOUTS MUST VISIBLY DAYLIGHT WITHIN THE PROPERTY. DO NOT DISCHARGE DOWNSPOUT FLOWS UNDERGROUND.
- ANY CHANGES TO THE GRADING PLAN MUST BE APPROVED BY THE ENGINEER PRIOR MAKING THE CHANGE. FAILURE TO DO SO MAY RESULT IN DELAYS OR ADDITIONAL CHANGES DURING THE SITE CERTIFICATION INSPECTION AND REVIEW FOR FINAL APPROVALS REQUIRED FOR THE CERTIFICATE OF OCCUPANCY.
- THICKENED EDGE CONCRETE MUST EXTEND A MINIMUM OF 12" BELOW GRADE. PLACE (2) #4 REBAR IN THE BOTTOM OF THE THICKENED EDGE.
- COMPACT SITE FILL AND FOUNDATION BACKFILL PER GEOTECHNICAL REPORT BY EARTH ENGINEERING COMPANY, INC. PROJECT No. 22-01-101, DATED JULY 11, 2022.

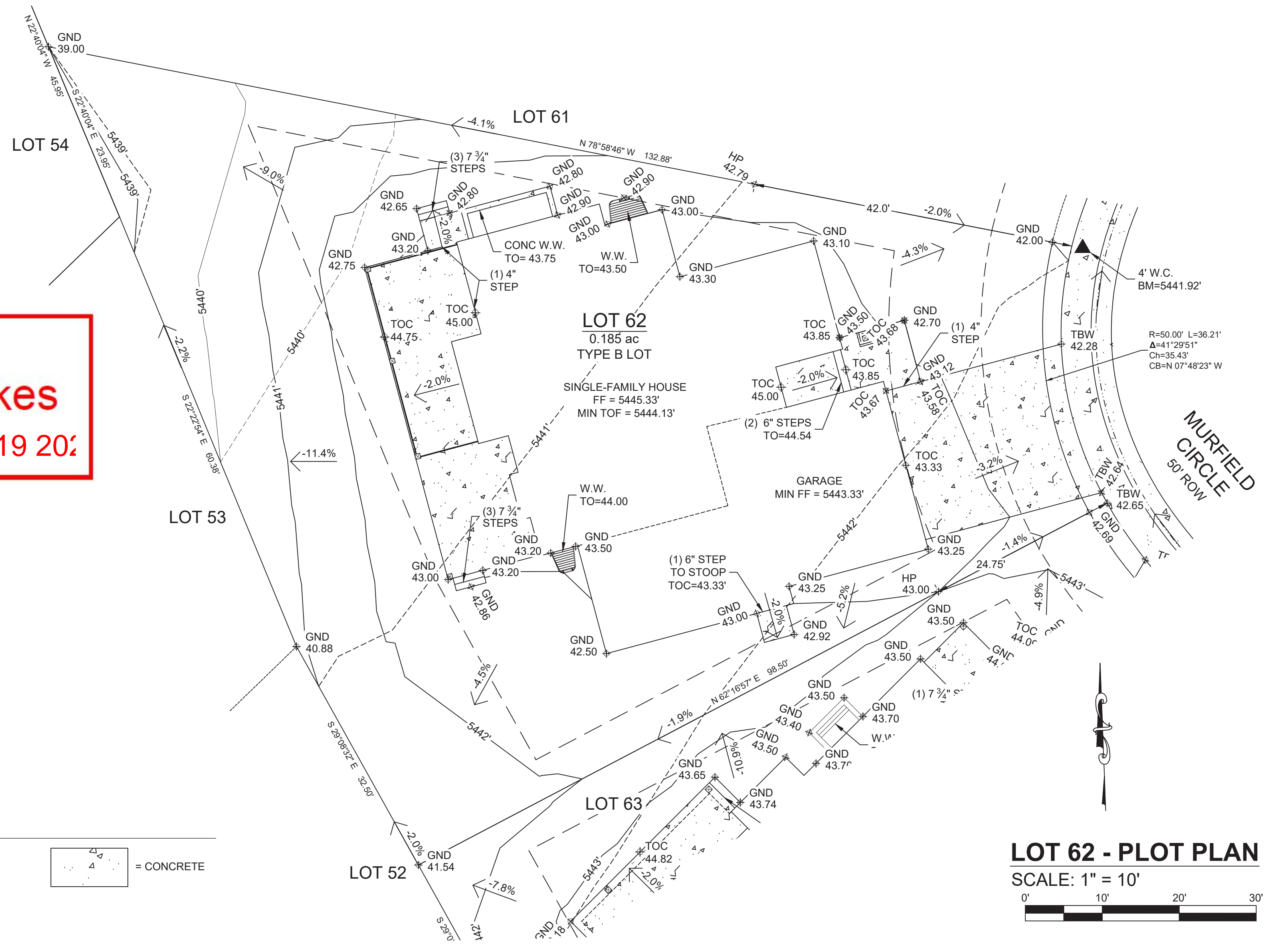


Rev: 12-2022  
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 e: David@AsherArch.com

**PW Approved  
 Cameron Fowlkes  
 2:33 pm, September 19 2022**



**LEGEND**

---	= PROPERTY LINE
---	= SETBACK
---	= EASEMENT
---	= FLOW LINE
---	= EXISTING MAJOR CONTOUR
---	= EXISTING MINOR CONTOUR
---	= PROPOSED MAJOR CONTOUR
---	= PROPOSED MINOR CONTOUR

□ = CONCRETE

**LOT 62 - PLOT PLAN**  
 SCALE: 1" = 10'

**MCKEE RESIDENCE**

**455 Muirfield Circle  
 Louisville, CO 80027**

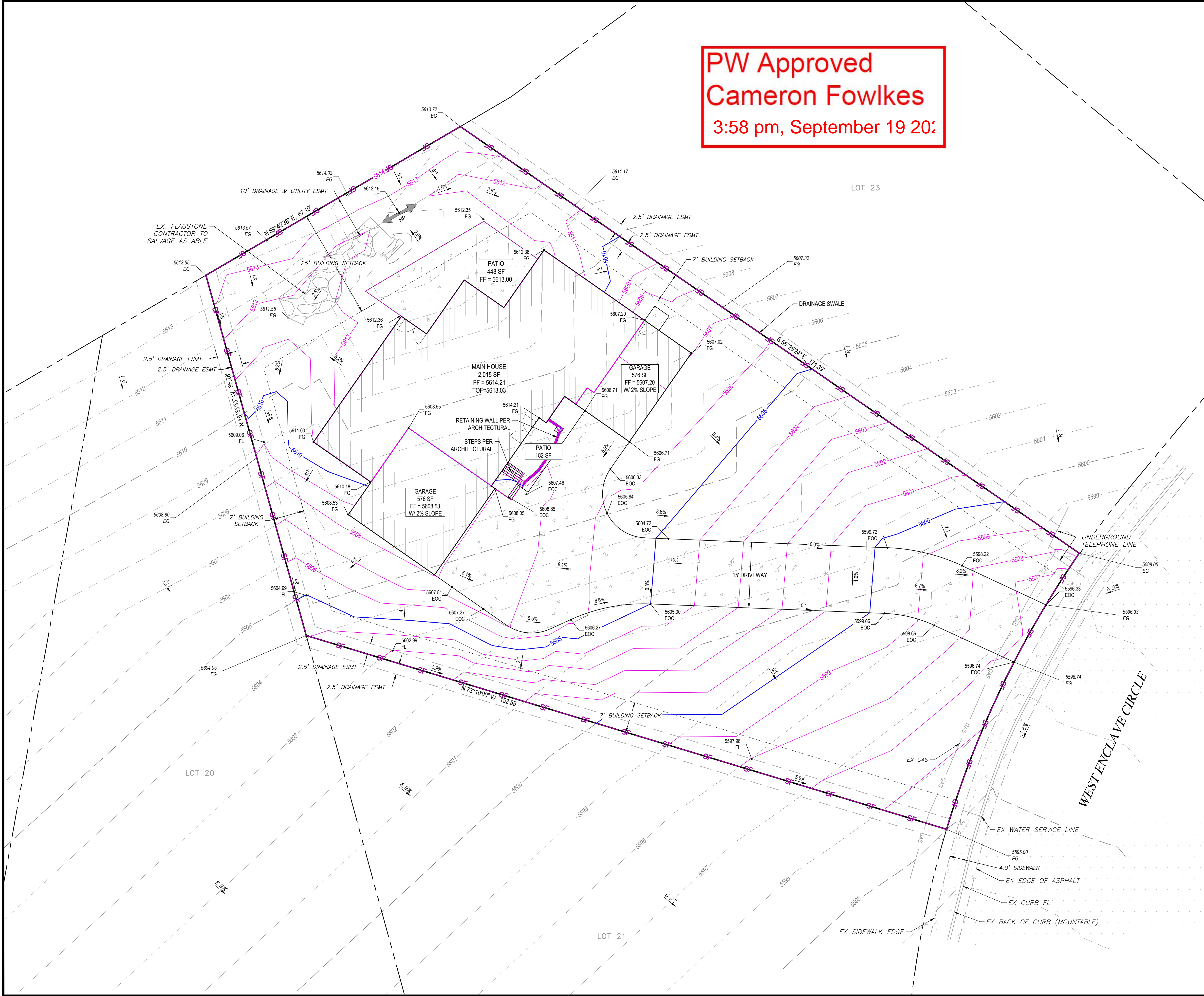
PROJECT INFORMATION:  
**PROJECT NUMBER 20-R26**  
 DOCUMENT DATE:  
 9/12/2022 1:00:00 PM  
 DOCUMENT PHASE:  
**FOR PERMIT -  
 ROUND 3**

DRAWN BY:	DATE:	
TJH	09/07/2022	
CHECKED BY:	DATE:	
TJH	09/09/2022	
REV#	DATE	REVISIONS
01	09/12/2022	REV COMMENTS

**GRADING  
 PLAN  
 A0.3**

DRAWING FILE: Z:\SHARED\305.001 ENCLAVE CIRCLE\3. ENGINEERING\DRAWINGS\305.001 SITE & GRADING PLAN.DWG  
 PLOT DATE: 9/7/2022 1:36 PM BY: LUCAS FLAX CTB: PG\_2017\_MONO-COLOR.CTB

PW Approved  
 Cameron Fowlkes  
 3:58 pm, September 19 2022



**PROJECT INFO**

**LEGAL DESCRIPTION**

LOT 22, BLOCK 1, A REPLAT OF THE ENCLAVE, COUNTY OF BOULDER, STATE OF COLORADO, CONTAINING 17,805 SQUARE FEET OR 0.409 ACRE, MORE OR LESS.

**ZONING**

THE ENCLAVED PLANNED UNIT DEVELOPMENT (PUD) AND THE CENTENNIAL VALLEY GENERAL DEVELOPMENT PLAN (GDP)

**PROJECT ADDRESS**

1127 W. ENCLAVE CIRCLE, LOUISVILLE, CO

**NOTES**

1. MINIMUM 6 INCHES OF FALL REQUIRED WITHIN THE FIRST 10 FEET FROM THE BUILDING.
2. LIMITS OF DISTURBANCE AREA IS ENCLOSED BY THE PROPERTY LINE AND SILT FENCE.
3. LIMITS OF DISTURBANCE AREA IS 11,809 SQUARE FEET PER CHECKLIST PARAMETERS

**SITE INFORMATION**

TOTAL AREA: 17,805 SF (0.409 AC)

**BENCHMARK INFORMATION**

CITY OF LOUISVILLE BENCHMARK NUMBER KK1549.  
 ELEVATION = 5459.62 (NAVD 88)

**PROJECT CONTACTS**

**OWNER:** JAY & CLAIRE STEPLETON  
 1127 W. ENCLAVE CIRCLE,  
 LOUISVILLE, CO 80027  
 (303) 829-4739 TEL

**DESIGNER:** C.G. HANSON DESIGN  
 1854 W. CHOKE CHERRY DRIVE  
 LOUISVILLE, CO 80027  
 (303) 829-4739 TEL  
 CONTACT: CATHY HANSON

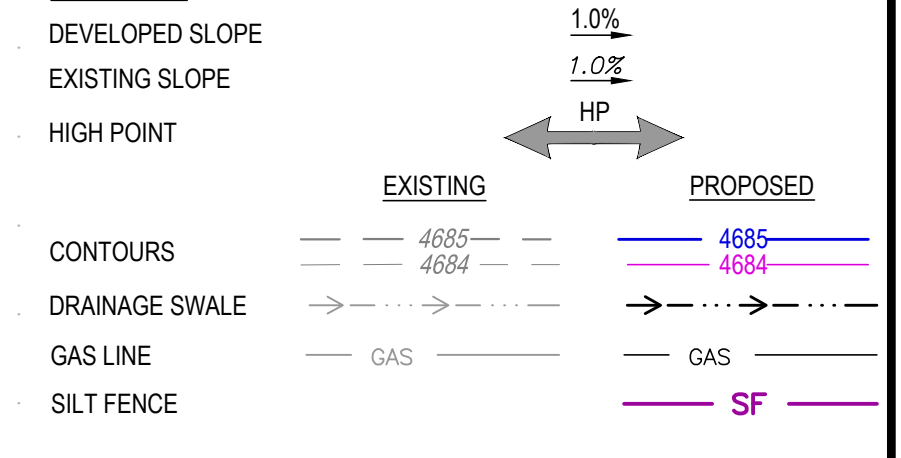
**PLANNING/ENGINEERING:**

PERMONTES GROUP, INC.  
 105 S. SUNSET ST., UNIT H  
 LONGMONT, CO 80501  
 (720) 684-4981 TEL  
 (720) 463-0689 FAX  
 CONTACT: MICKEY LEYBA

**SURVEYOR:**

EHRHART LAND SURVEYING, LLC  
 568 BRIGGS STREET  
 ERIE, CO 80516  
 (303) 828-3340 TEL  
 CONTACT: JOHN EHRHART

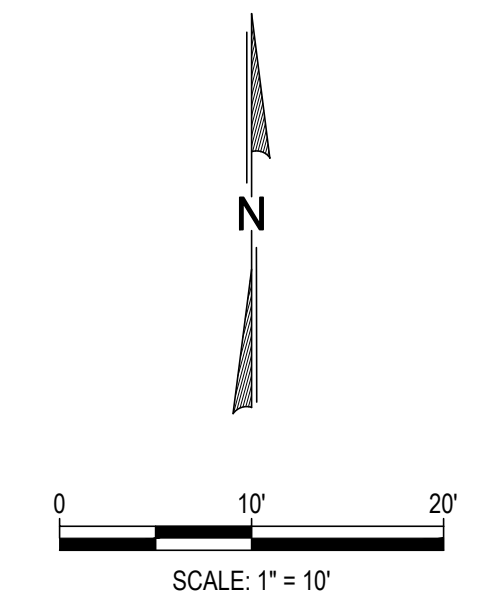
**LEGEND**



**ABBREVIATIONS:**

BW	BACK OF WALL	HP	HIGH POINT
EG	EXISTING GRADE	TW	TOP OF WALL
EOC	EDGE OF CONCRETE		
FG	FLOOR GRADE		
FL	FLOW LINE		
GB	GRADE BREAK		

<b>CALCULATION OF AVERAGE GRADE</b>	PROP.	EX.
LOWEST FINAL GRADE AT FOUNDATION CORNER:	5606.7	5606
HIGHEST FINAL GRADE AT FOUNDATION CORNER:	5614.2	5614
AVERAGE FINAL GRADE:	5610.45	5610
* NOTE: EX ELEVATIONS TAKEN FROM PREVIOUS APPROVED SITE PLAN, WITH DATUM ADJUSTED.		
<b>CALCULATION OF LOT COVERAGE</b>		
LOT AREA	= 17,805.40	
BUILDING FOOTPRINT	= 2,919.96	
% LOT COVERAGE	= 16.4%	



REV.	DATE	DESCRIPTION
1	9/8/22	CITY COMMENTS 1ST REVIEW



PREPARED FOR: C.G. HANSON DESIGN  
 SHEET TITLE: ENCLAVE CIRCLE SITE PLAN SITE & GRADING PLAN



DESIGNED BY:	LTF
DRAWN BY:	PGI
CHECKED BY:	ML/LTF
APPROVED BY:	LTF
PROJECT NO.:	305.001
DATE:	08/08/2022
SCALE:	AS SHOWN

C1

SHEET 1 OF 1