

Board of Adjustment

Agenda

July 17, 2024

City Hall, 2nd Floor Council Chambers

749 Main Street

6:30 PM

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to + 1 346 248 7799
Webinar ID # 810 7350 9524, Passcode: 969190
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/boa

The Board will take public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at Planning@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – None
5. Public Comments on Items Not on the Agenda
 - a) **836 Rex Street – Variance Request** – A variance requests for a 1.5-foot side setback to a street where 15 feet is required for a second-story garage addition.
VAR-000478-2024 – Public Hearing
 - Applicant/Owner: Judy Herlihy
 - Case Manager: Amelia Brackett

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

- ✓ Open Public Hearing
- ✓ Opening Statement by Chair
- ✓ Public Notice and Application Certification
- ✓ Disclosures
- ✓ Staff Presentation and Questions of staff
- ✓ Applicant Presentation and Questions of applicant
- ✓ Public Comment
- ✓ Applicant discussion of public comment, if any
- ✓ Closing statement by staff and applicant and Final questions by board
- ✓ Close public hearing
- ✓ Board discussion
- ✓ Board action

- b) **Coal Creek Golf Course Golf Cart Path – Floodplain Development Permit** – Request for a Floodplain Development Permit to allow construction of a concrete golf cart path located in the 100-year floodplain
FLP-000514-2024 – Public Hearing
- Applicant/Owner: Coal Creek Golf Course/City of Louisville
 - Case Manager: Rob Zuccaro
 - ✓ Open Public Hearing
 - ✓ Opening Statement by Chair
 - ✓ Public Notice and Application Certification
 - ✓ Disclosures
 - ✓ Staff Presentation and Questions of staff
 - ✓ Applicant Presentation and Questions of applicant
 - ✓ Public Comment
 - ✓ Applicant discussion of public comment, if any
 - ✓ Closing statement by staff and applicant and Final questions by board
 - ✓ Close public hearing
 - ✓ Board discussion
 - ✓ Board action
6. Staff Comments
7. Board Comments
8. Items Tentatively Scheduled for August Meeting (None)
9. Adjourn

**CITY OF LOUISVILLE
BOARD OF ADJUSTMENT
STAFF REPORT**
July 17, 2024

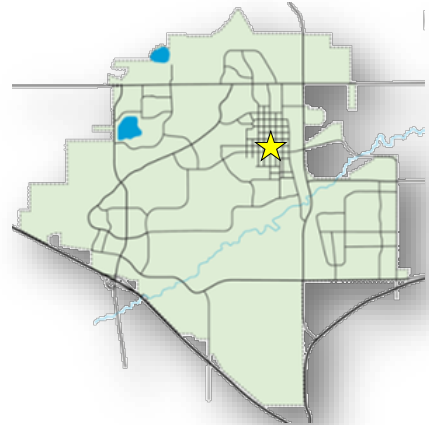
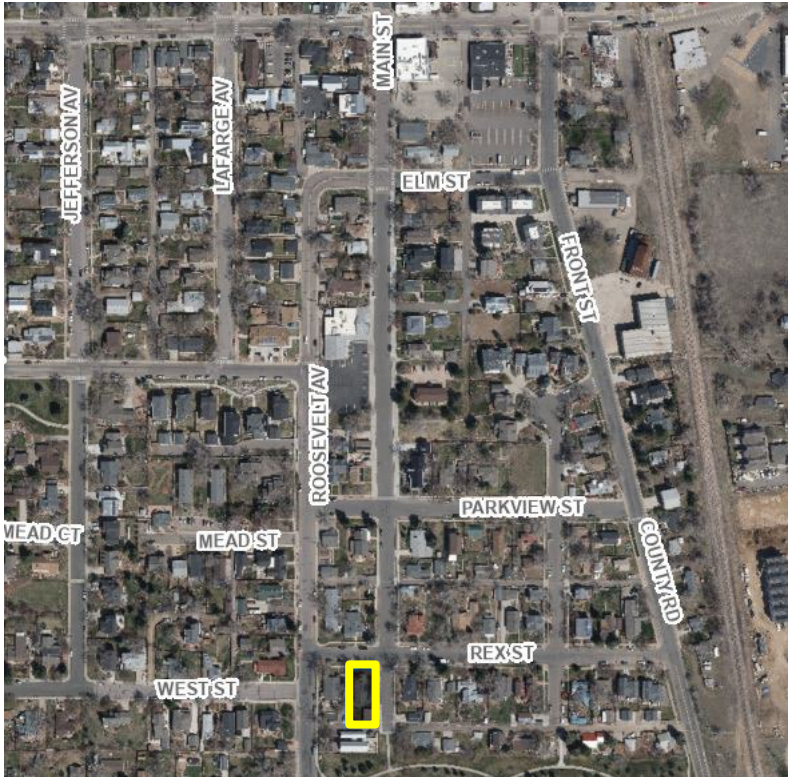
OWNER/APPLICANT: Judy Herlihy
819 Sunlight Way
Superior, CO 80027

STAFF PLANNER: Amelia Brackett, Senior Planner

LOCATION: 836 Rex Street
Lots 3-4 Block 7 Murphy Place

ZONING: Residential Medium Density (R-M)
Old Town Overlay

REQUEST: **Case #VAR-0478-2023** – Request for a variance for a 1.5-foot side setback to a street where 15 feet is required for a second-story garage addition.



SUMMARY:

The applicant requests approval of a variance from the Old Town Overlay side-to-street setbacks to allow construction of a second-story addition over an existing garage.

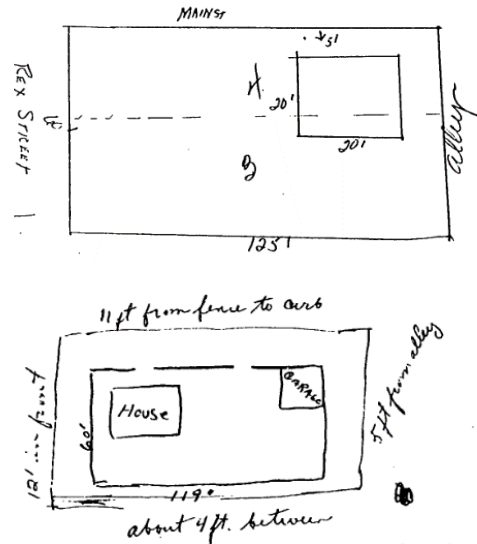
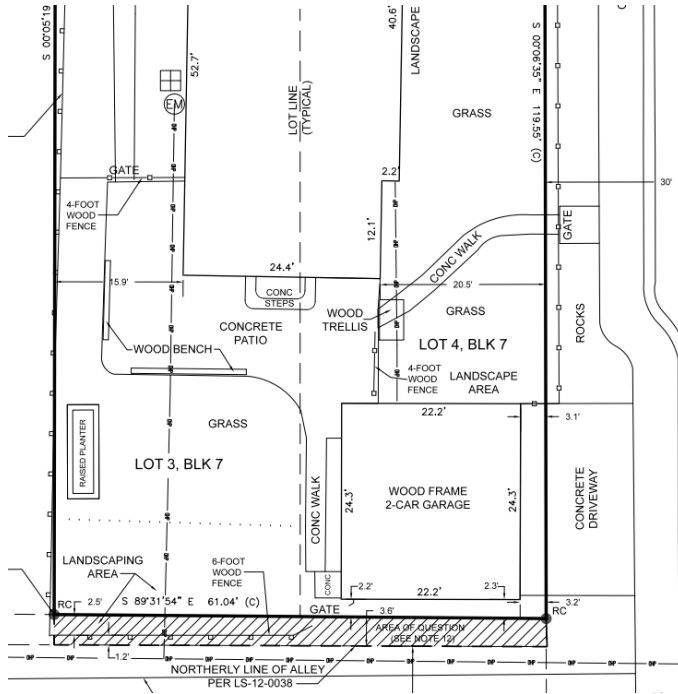
BACKGROUND:

The Board of Adjustment (BOA) reviewed and approved this request in September 2023. The applicant applied for a permit application after the 6-month approval window for variances. If no permit is applied for within 6 months of a variance approval, the request must go back through the BOA for approval.

The owner of the subject property applied for a building permit for a second-story garage addition in January 2023. The City denied the permit because the proposal expanded an existing non-conformity by adding a second story to an existing garage with a 3.1-foot setback, plus a deck encroachment that resulted in an overall 1.5-foot setback from the property line. The Louisville Municipal Code (LMC) Section 17.36 that governs Nonconforming Uses precludes expansion on nonconforming structures with the following language:

...A nonconforming structure or use may be continued and maintained in reasonable repair but shall not be structurally altered, extended, or expanded.

The subject property is located on a corner lot abutting an alley in the Murphy Place subdivision, platted in 1907. The Old Town Overlay and the Residential Medium Density Zone District (R-M) govern zoning for the property. The primary structure, which is not part of the variance request, was built circa 1932. The age of the garage is difficult to determine. There was a 16x12 wood-and-dirt detached garage on the property as far back as 1960, according to the 1960 Assessor's Card. The building permit record shows a garage added or expanded in 1967 with hand-drawn site plans (not to scale) that show a 20x20 garage in the southeast corner of the lot. The survey submitted for the 2023 building permit application shows a 24.3x22.2-foot garage in the southeast corner of the lot. Given this information, despite the slight difference in size, it is likely that the current garage was built in the 1960s or before.



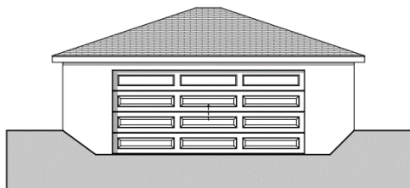
2023 survey showing current garage in southeast corner of lot (left) and 1967 site plans for “move in garage” permit (right).

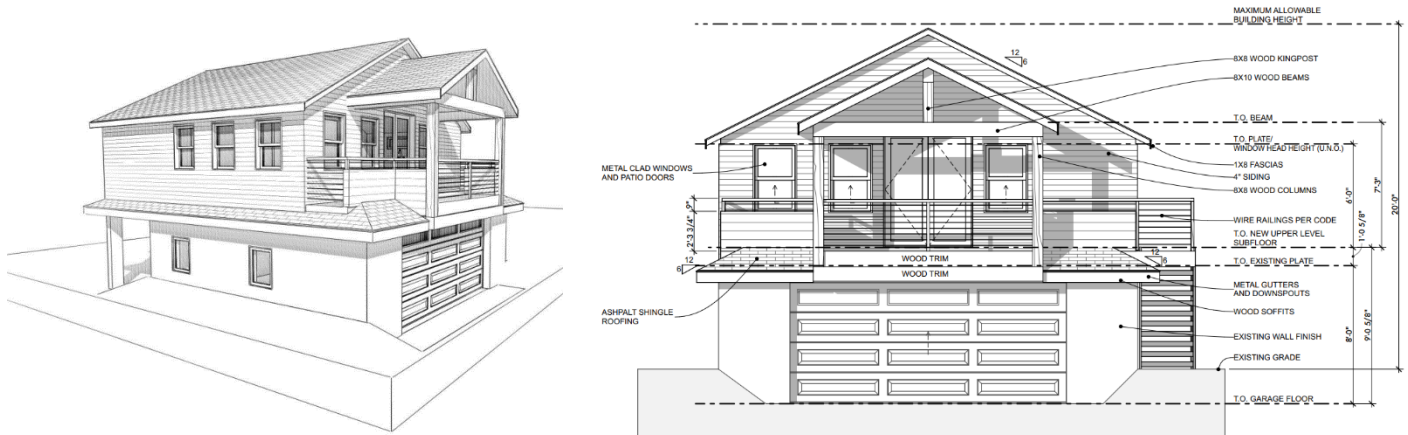
In the Old Town Overlay, LMC Section 17.12.050, setbacks are based on lot width. The subject property has a lot width of approximately 61.04 feet at the rear and 60.63 feet at the front. Therefore, the relevant setbacks from the property line for the detached garage are as follows:

- Street Side Yard Setback: 15 feet
- Rear Yard Setback: 0 feet

PROPOSAL:

The requested variance would allow a second-story addition on the existing garage and a setback from the property line abutting Main Street of 1.5 feet.





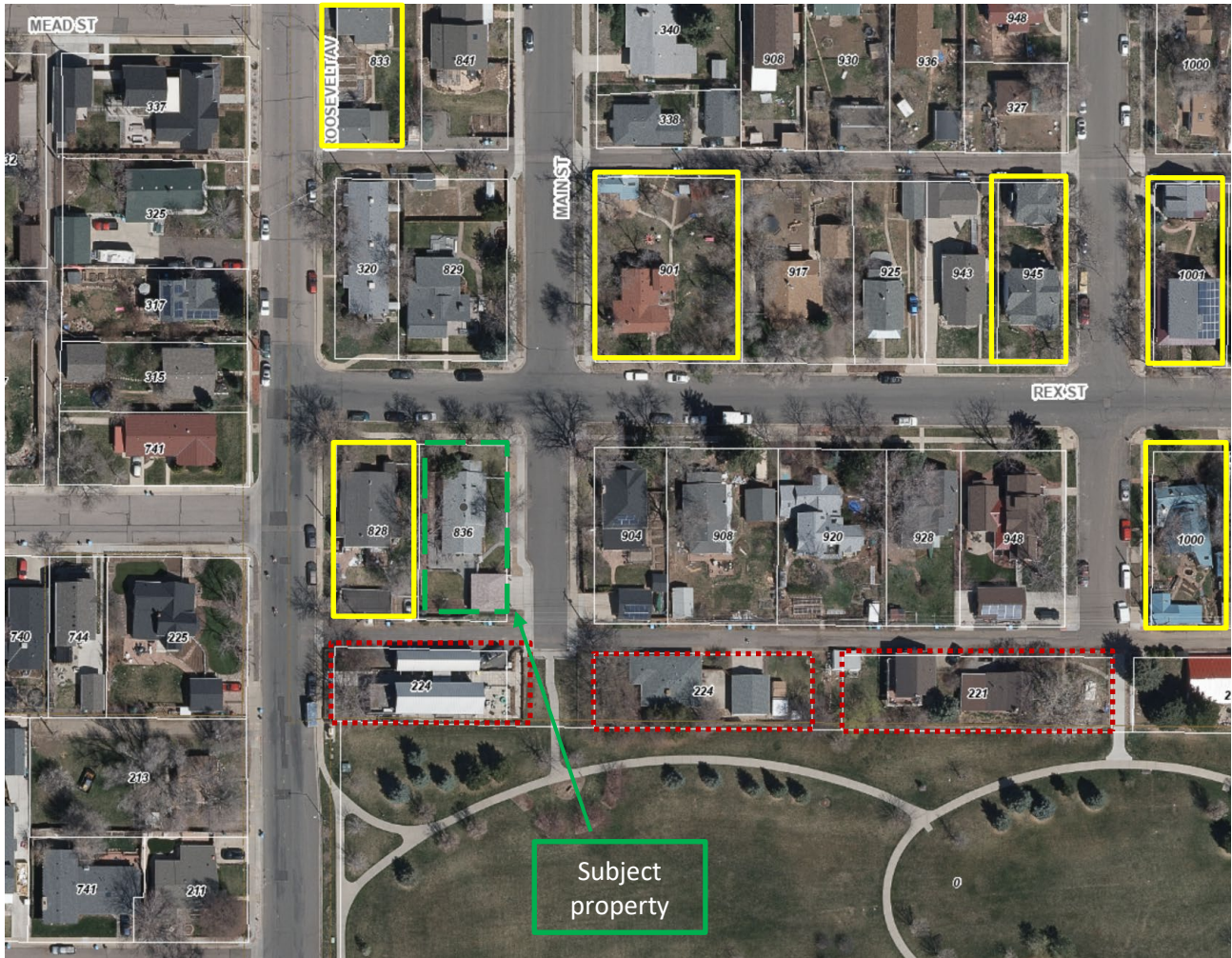
Existing elevation (top left) with proposed street-facing elevations and renderings (bottom).

REVIEW CRITERIA:

The Board of Adjustment has authority to grant or deny a variance request based on the review criteria found in LMC Sec. 17.48.110. The following are staff’s analysis of the criteria with recommended findings on each. In reviewing an application, the Board must find that all six variance criteria have been met.

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property.*

The subject property has an existing garage from the 1960s or earlier that was placed closer to Main Street than current zoning allows. There are a number of these types of properties in the surrounding area: corner lots with alley access that have older, street-facing garages that do not meet setbacks. However, the affected property has a unique jog in the street to the east of the garage that creates the effect of the garage being farther from the street than the other properties with similar garage placements. **Staff finds the proposal meets this criterion.**



The properties outlined in yellow are corner lots with alley access that have street-facing garages that do not meet required setbacks. The properties dotted in red have garages that are subject to alley-adjacent setbacks only. The subject property is dashed in green.

2. That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.

The existence of the jog in the street is not present on other similar properties. **Staff finds the proposal meets this criterion.**

3. That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of Title 17 of the Louisville Municipal Code.

Second-story additions on garages are a common development in Old Town. To build a second-story addition that met setbacks, the applicant would have to cantilever the addition to the west or east or construct a separate accessory structure. Alternatively, the existing garage would have to be demolished and replaced farther into the lot. These options would increase the lot coverage, decrease the usable backyard space, and/or require the destruction of an existing building. In addition, the existing garage is far enough into the

setback that starting the development of the addition 15 feet back would still require greater cantilevering or result in a smaller addition than would otherwise be possible by maximizing the existing garage footprint. Staff finds that the location of the existing garage prevents the reasonable development of a second-story garage addition without a variance. **Staff finds the proposal meets this criterion.**

4. *That such unnecessary hardship has not been created by the applicant.*

The existing nonconforming setback dates from the 1960s or earlier and is not the result of any actions by the applicant. **Staff finds the proposal meets this criterion.**

5. *That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.*

The neighborhood includes a number of garages with near-zero setbacks from streets and alleys, including a two-story garage immediately to the south of the subject property. In addition, the street layout in this part of Old Town is such that major streets, such as Main Street and Front Street, dead-end into Community Park and the East-West alley abutting the south of the subject property operates as a throughway for pedestrians, cyclists, and drivers along Community Park. This street layout results in a neighborhood character wherein streets and alleys share similar uses and feelings, unlike other areas of Old Town where the differentiation between the setback-to-the-street and the alley-setback distances help mitigate the impact of accessory structures on streets versus alleys. In addition, the strip of Main Street immediately adjacent to the subject property has an inward jog that results in a deeper-appearing setback for the existing garage. **Staff finds the proposal meets this criterion.**



Aerial showing jog and narrowing on Main Street.



Streetview of neighborhood showing street and alley layout.

6. *That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions of Title 17 of the Louisville Municipal Code that is in question.*

The applicant is proposing to build a deck that further encroaches into the setback, instead of requesting a variance that meets the existing garage setback of 3.1 feet. In order to meet this criterion, staff finds that the proposal would need to be redesigned to meet the existing 3.1-foot setback of the garage. However, the BOA previously found that the application met this criterion given that the foundation of the garage would remain in the same location as existing. **Staff finds the proposal has met this criterion.**

PUBLIC COMMENTS:

Over a dozen public comments that were received during the initial variance request are attached.

No additional comments have been received as of this report.

STAFF RECOMMENDATION:

Staff recommends approval of the variance.

BOARD ACTION:

The Board may approve (with or without condition or modification), deny, or continue the application to a future meeting for additional consideration. The Board may also request additional information if they feel it is needed for their proper consideration of the variance application. In approving an application, the Board must find that all six variance criteria, insofar as applicable, have been met. The Board should adopt specific findings for each review criterion in support of any motion.

ATTACHMENTS:

1. Application Materials
2. Public Comments from 2023

To Whom it May Concern:

My name is Judy Herlihy and I am the homeowner and resident of 836 Rex St., the small bungalow and separate garage on the corner of Rex and Main.

I am requesting a variance and permit approval for guest quarters I have been trying to build, for over 3 years, above my garage.

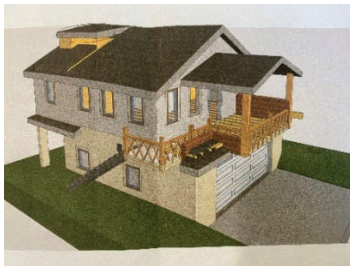
As a single senior, my home is great for me but cannot accommodate visiting family or guests. I have had to use a pull-out sofa in my tiny office, which takes up the entire room, when unfolded. I also hope to use the proposed guest space for a caretaker, if needed in my future (I am 82).

3 Years ago, I hired a builder for this project. After too many delays that he attributed to hold-ups with my permit, I took charge and discovered the permit had never been requested. I paid him 40k for the architectural plans, "permits" and foundation work. He is no longer responding to me. I am hurt and frustrated, but would like to move on with this project that I continue to have so much hope for.

I am requesting that I be allowed to proceed, by keeping the 2nd floor addition within the footprint of the existing garage, except for the back side, into my yard. If I were to comply with the 15' offset on the Main St. side, I would have to slide the entire addition, further into my backyard/garden. The size and footprint of the entire structure would be greatly and unnecessarily increased. It just doesn't seem to make sense, both visually and architecturally.

The proposed front wall, on the Main St. side, is already set back from the existing garage footprint, to allow for the small front porch (for neighborly interaction). I am happy to reduce or remove this porch so it does not protrude over the existing garage footprint.

I believe my garage has unique and unusual physical circumstances. My home and garden are alongside the popular pedestrian thoroughway/entrance to Community Park. Several visitors per day stop at my fence to visit and see my garden (my pre-retirement profession was horticulture). The let-down happens when they see, not only my old, unmatching garage, but the numerous messy powerlines and towering modern black box house behind it. I believe my proposed addition would so beautifully cover this and improve the Old Town charm and aesthetic experience for the entrance to the park.



My neighbors have all been rooting for me and are happy to chime in with their full support. Thank you so much for your consideration of this project. It would mean so much to me.

Sincerely,

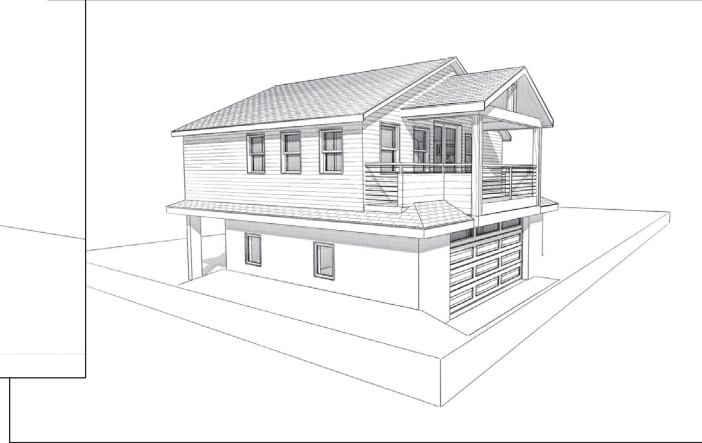
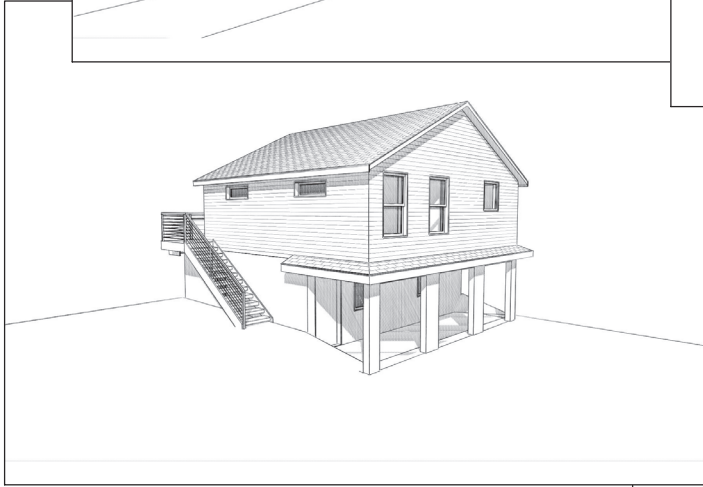
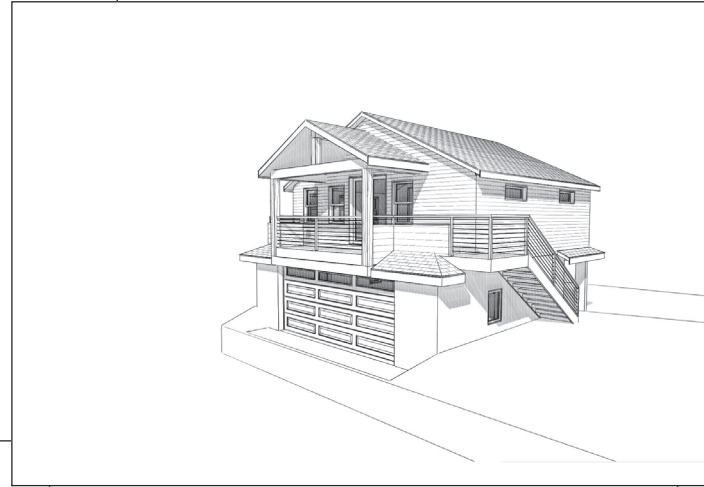
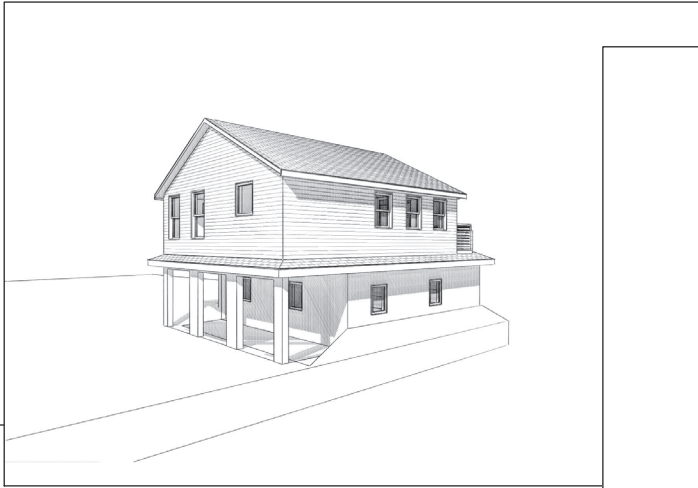
Judy Herlihy

Herlihy Residence

836 Rex Street, Louisville, CO 80027

SHEET INDEX	
A-1	COVER SHEET
A-2	SURVEY
A-3	SITE PLAN
A-4	EXISTING FLOOR AND ROOF PLANS, EXISTING ELEVATIONS
A-5	PROPOSED FLOOR PLANS AND ROOF PLAN
A-6	PROPOSED ELEVATIONS AND BUILDING SECTIONS
EMP-1	ELECTRICAL, HVAC, PLUMBING PLANS

Review comments sent
02/03/2023



OWNER / SITE: **Herlihy Residence**
836 Rex Street, Louisville, CO 80027

BUILDER:

COVER SHEET

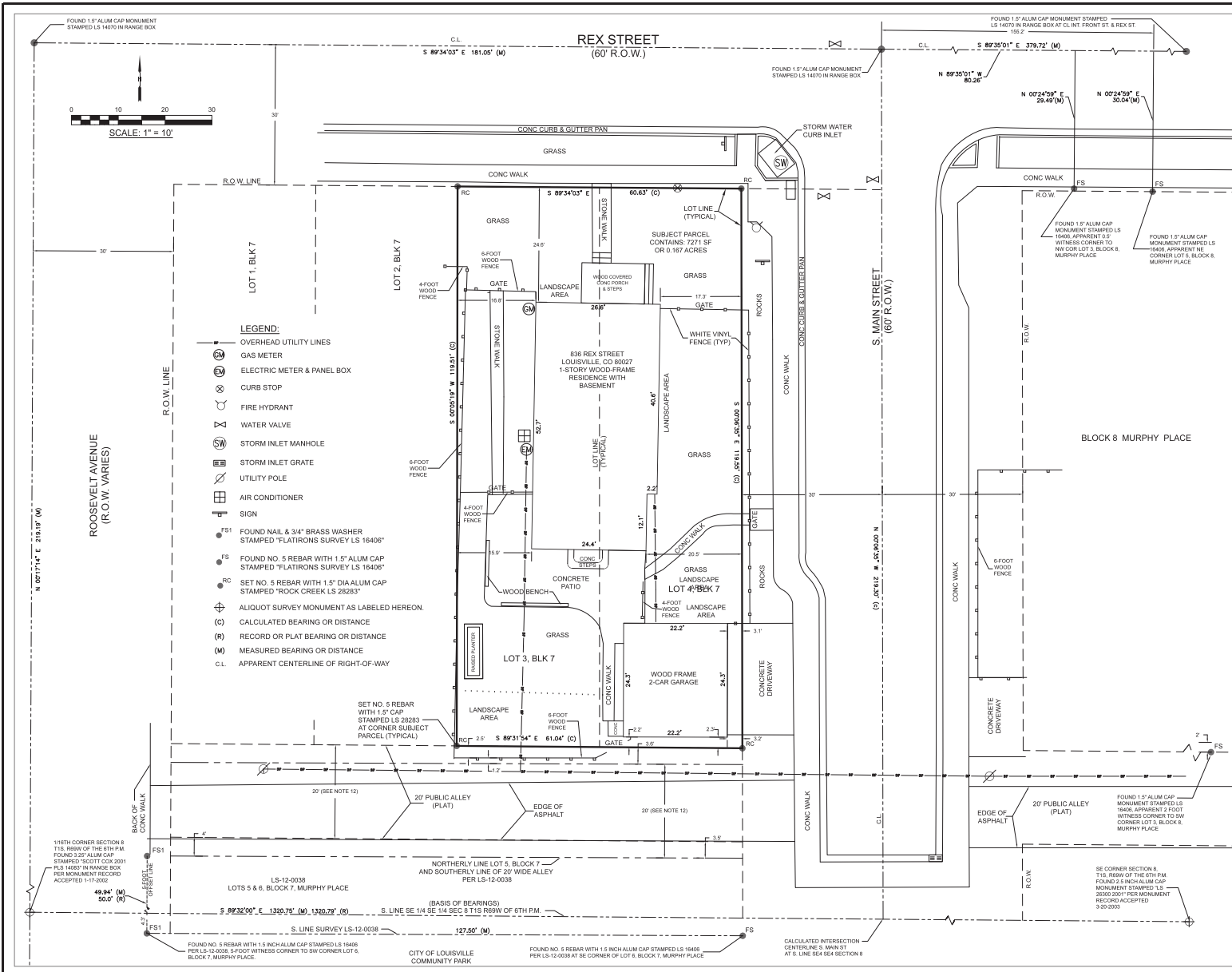
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JOB NUMBER: 2025
ISSUE DATE: 1/20/23

REVISIONS:

COVER SHEET

SHEET:
A-1



IMPROVEMENT SURVEY PLAT

LOTS 3 & 4, BLOCK 7 MURPHY PLACE
 PART OF THE 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

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT)

LOTS 3 AND 4 BLOCK 7
 MURPHY PLACE SUBDIVISION
 COUNTY OF BOULDER,
 STATE OF COLORADO.

NOTES:

- 1) THIS IMPROVEMENT SURVEY PLAT (ISP) HAS BEEN PREPARED IN CONFORMANCE WITH CRS 38-51-102 (9).
- 2) THIS ISP AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- 3) UTILITIES DEPICTED HEREON FROM SURFACE EVIDENCE ONLY. UNDERGROUND UTILITIES ARE NOT SHOWN.
- 4) DIMENSIONS ARE SHOWN HEREON ARE IN U.S. SURVEY FEET. BUILDING DIMENSIONS SHOWN ARE MEASURED AT FOUNDATION OF STRUCTURE. BUILDING OVERHANGS ARE NOT DEPICTED.
- 5) EXISTING SURVEY MONUMENTS AS RECOVERED DURING FIELD SURVEYING AND LAND SURVEY PLATS ON DEPOSIT WITH BOULDER COUNTY WERE USED IN BOUNDARY CALCULATIONS.
- 6) BASIS OF BEARINGS, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS SOUTH 89 DEGREES 32 MINUTES EAST BETWEEN A FOUND 3.25 INCH ALUMINUM CAP STAMPED "PLS 14033 2001" IN RANGE BOX AT THE EAST 8TH CORNER OF SAID SECTION 8 AND A FOUND 2.5 INCH ALUMINUM CAP MONUMENT STAMPED "LS 26300 2001" IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 8.
- 7) SUBJECT PARCEL CONTAINS: 7271 SQUARE FEET OR 0.167 ACRES MORE OR LESS.
- 8) BUILDING OVERHANGS ARE NOT SHOWN.
- 9) TREES AND LANDSCAPING FEATURES ARE NOT SHOWN.
- 10) LAND TITLE GUARANTEED COMPANY TITLE COMMITMENT NO. K 70446841 WITH EFFECTIVE DATE 8-4-2015 AT 5:00 P.M. WAS PROVIDED FOR USE ON THIS SURVEY. THIS DOCUMENT WAS USED FOR THE RESEARCH OF EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- 11) THE PLAT OF MURPHY PLACE, RECORDED MAY 25, 1907, IN BOOK 3 AT PAGE 28, RECEPTION NO. 57381 DOES NOT SHOW ANY EASEMENTS ON THE SUBJECT PROPERTY.
- 12) THE LOCATION OF THE 20-FOOT WIDE PUBLIC ALLEY IN BLOCK 7, MURPHY PLACE IS SHOWN PER THE RECORD PLAT. THIS ALLEY IS ALSO DEPICTED ON AN IMPROVEMENT SURVEY PLAT (ISP) PREPARED BY FLATIRONS, INC. STAMP DATED 11-1-11 BY PLS NO. 16406 AND DEPOSITED WITH BOULDER COUNTY FEBRUARY 16, 2012 AS "LS-12-0038" AS PREPARED FOR LOTS 5 & 6 OF BLOCK 7, MURPHY PLACE. THIS ISP SHOWS THE 20-FOOT WIDE ALLEY SOUTH OF THE LOCATION OF THE ALLEY PER THE PLAT OF MURPHY PLACE SUBDIVISION, AS SHOWN AND LABELED HEREON.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO JUDITH HENRY ON THIS IMPROVEMENT SURVEY PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS OR VIOLATIONS OF EVIDENCE OF ANY EASEMENTS, RIGHTS-OF-WAY ACROSS OR PROPERTY, EXCEPT AS INDICATED ON THIS PLAT.

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 THE 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.

ROBERT A. RICKARD, PLS NO. 28283 DATE _____
 FOR AND ON BEHALF OF ROCK CREEK SURVEYING, LLC

DEPOSIT CERTIFICATE:
 ACCEPTED FOR DEPOSIT IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY, AT BOULDER, COLORADO, ON THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M. AS SURVEY PLAT NO. _____ BY _____ BOULDER COUNTY CLERK AND RECORDER

IMPROVEMENT SURVEY PLAT
 836 REX STREET, LOUISVILLE, CO 80027

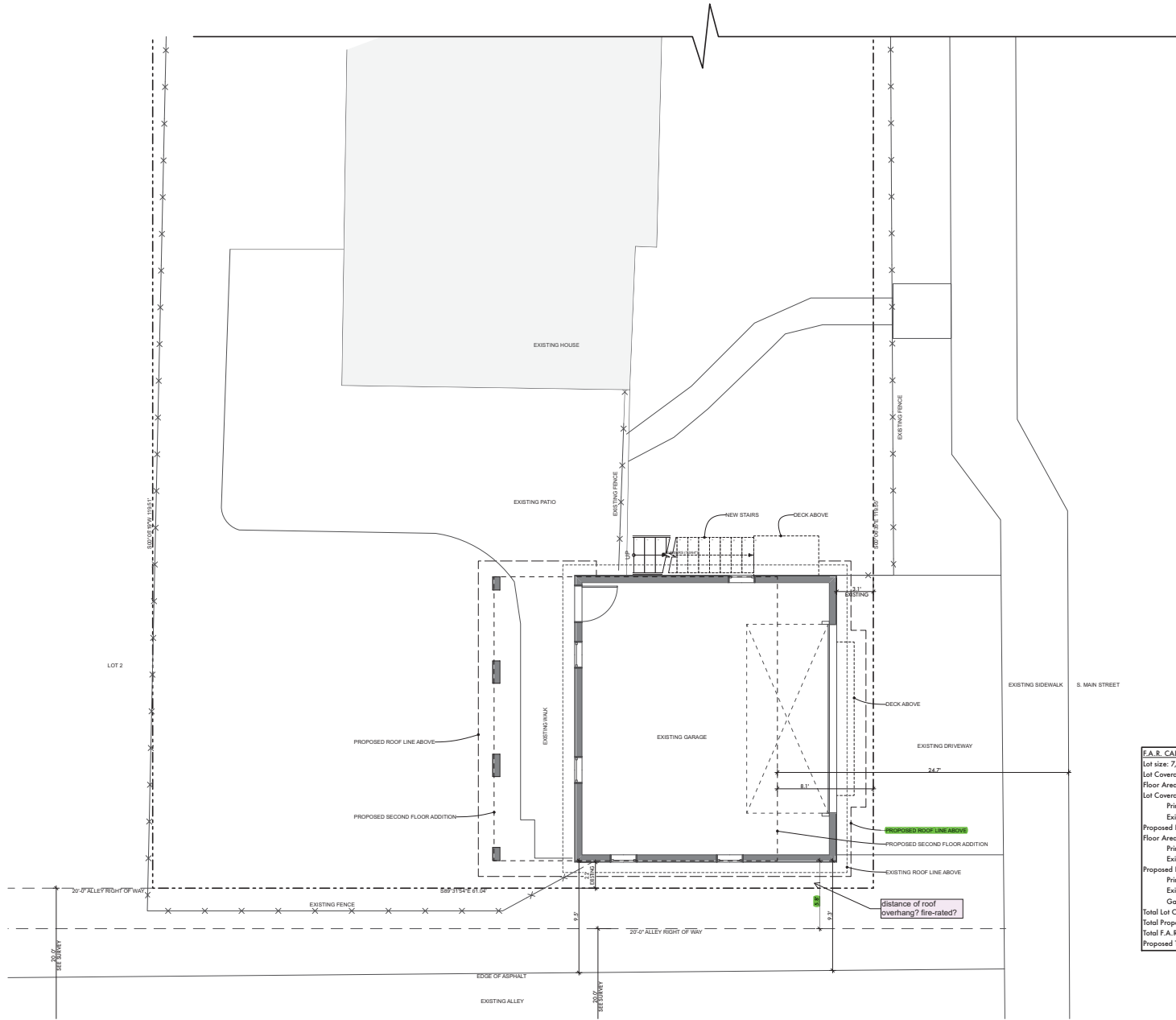
REVISIONS

ROCK CREEK SURVEYING, LLC.
 3021 GARDENIA WAY
 SUPERIOR, CO 80027
 303-521-7376

DRAWN: RAR
 FIELD DATES: APRIL 11, 2020

REVISION:
 SCALE: 1" = 10'
 DATE: APRIL 18, 2020

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F.A.R. CALCULATIONS

Lot size:	7,271 sq. ft.
Lot Coverage Allowance:	2,455 sq. ft.
Floor Area Ratio Allowance:	2,799 sq. ft.
Lot Coverage Existing:	1,906 sq. ft.
Primary Structure Main Level:	1,367 sq. ft.
Existing Garage:	539 sq. ft.
Proposed Lot Coverage:	Unchanged
Floor Area Ratio Existing:	262%
Primary Structure Main Level:	1,170.50 sq. ft.
Existing Garage:	483.5 sq. ft.
Proposed Floor Area Ratio:	Unchanged
Primary Structure Main Level:	Unchanged
Existing Garage Main Level:	Unchanged
Garage Addition Second Level:	511.88 sq. ft.
Total Lot Coverage Existing:	1,906 sq. ft.
Total Proposed Lot Coverage:	Unchanged
Total F.A.R. Existing:	1,654 sq. ft.
Proposed Total F.A.R.:	2,165.88 sq. ft.

1 Site Plan
SCALE: 1/4" = 1'-0"

OWNER / SITE

Herthy Residence
856 Rex Street, Louisville, CO 80027

BUILDER:

SITE PLAN

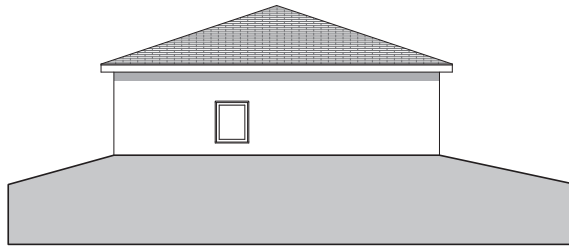
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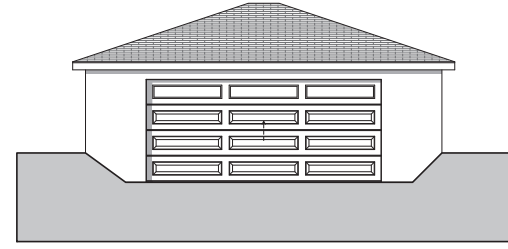
REVISIONS:

SITE PLAN

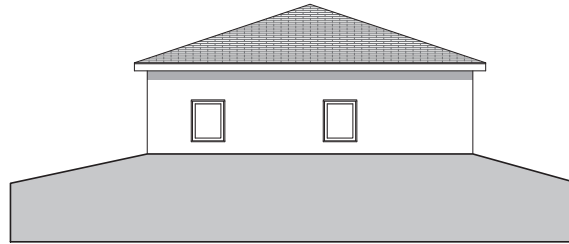
SHEET:
A-3



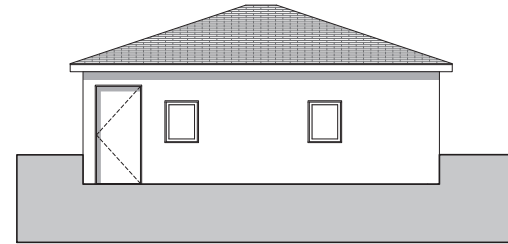
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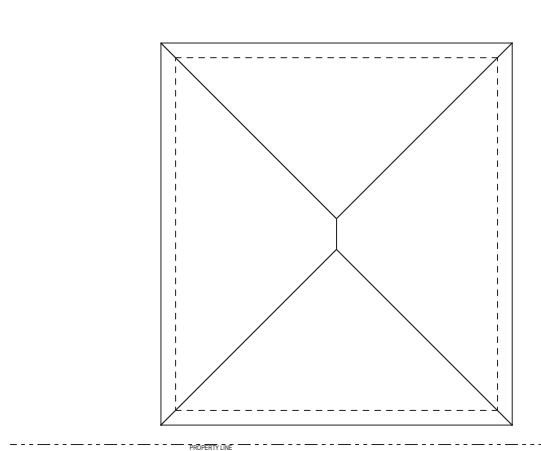
2 Existing East Elevation
SCALE 1/4" = 1'-0"



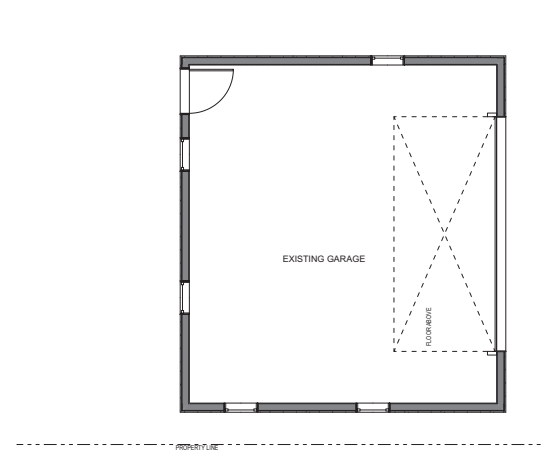
3 Existing South Elevation
SCALE 1/4" = 1'-0"



4 Existing West Elevation
SCALE 1/4" = 1'-0"



5 Existing Roof Plan
SCALE 1/4" = 1'-0"



6 Existing Main Level Floor Plan
SCALE 1/4" = 1'-0"



OWNER / SITE: **Herihy Residence**
836 Rex Street, Louisville, CO 80027

BUILDER:

EXISTING FLOOR AND ROOF PLANS, EXISTING ELEVATIONS

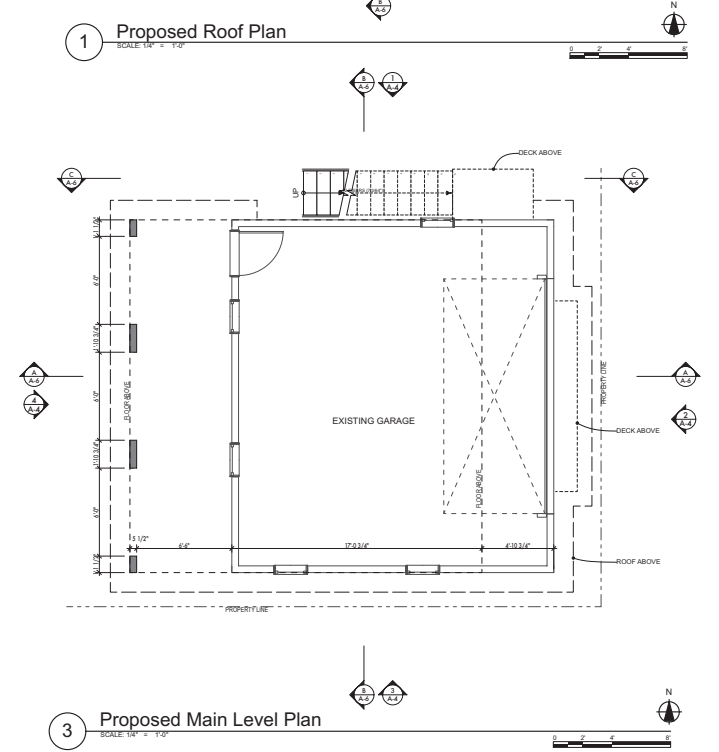
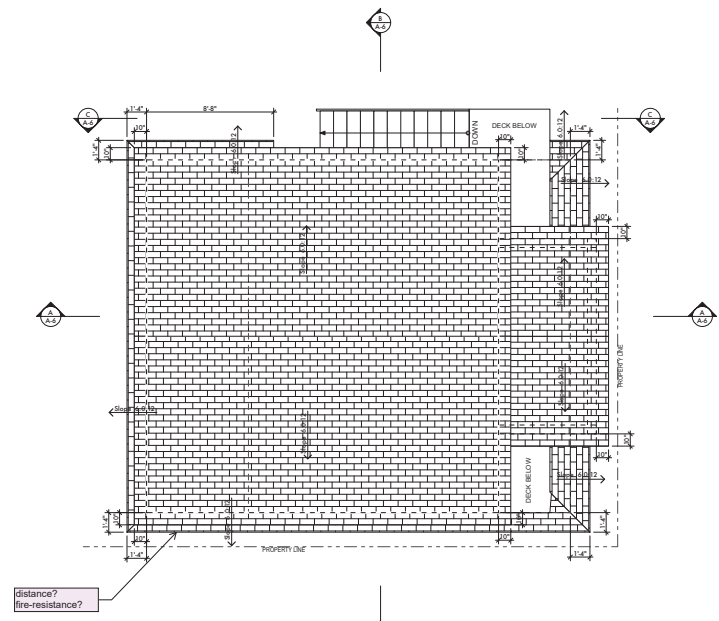
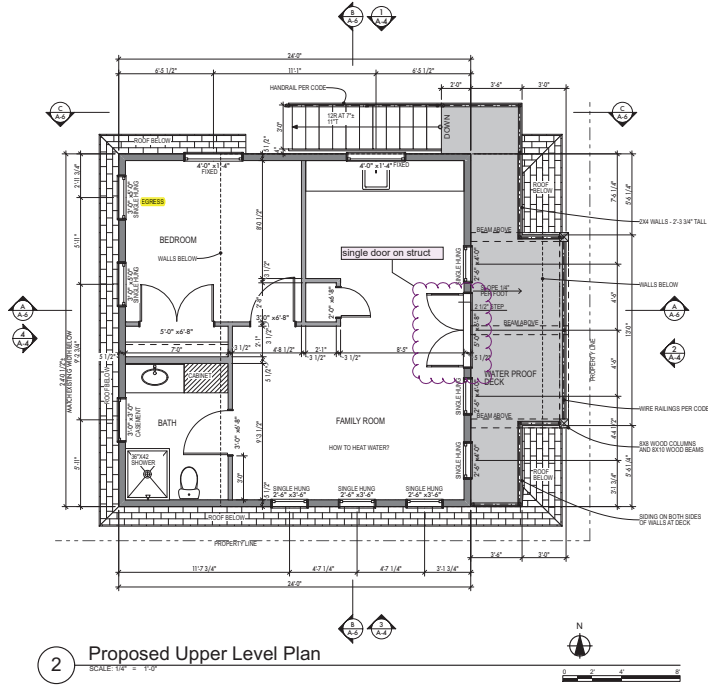
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EXISTING FLOOR AND ROOF PLANS, EXISTING ELEVATIONS

SHEET: **A-4**

A-5 PROPOSED FLOOR PLANS AND ROOF PLAN: Project: 1/20/23 at 4:57 AM by Kevin Williams, PE, P.E., B.H. Knott, L.L.P. - B.H. Knott, L.L.P. as a Service Innovations Endeavor 2023 Holiday Residence - 20104



OWNER / SITE:

Herithy Residence
856 Rex Street, Louisville, CO 80027

BUILDER:

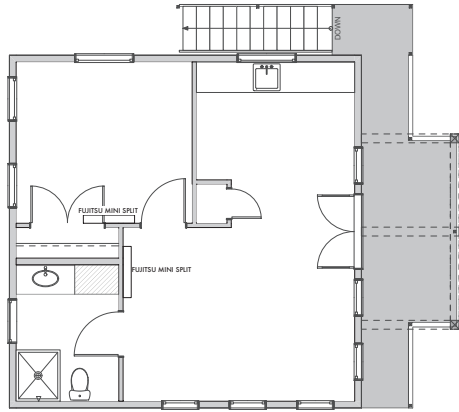
PROPOSED FLOOR PLANS AND ROOF PLAN

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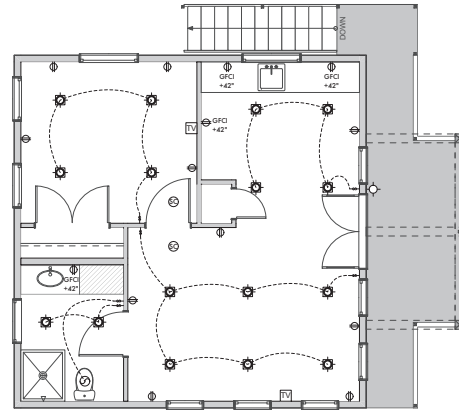
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REVISIONS:

PROPOSED FLOOR PLANS AND ROOF PLAN

SHEET: **A-5**

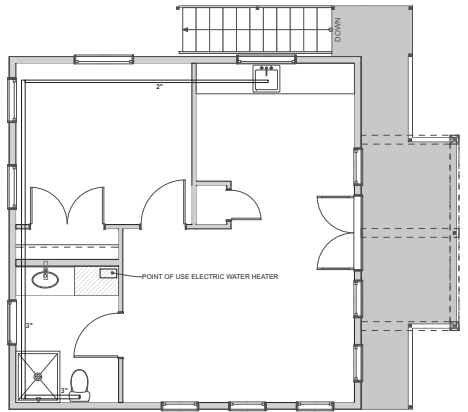


1 Upper Level HVAC Plan
SCALE: 1/4" = 1'-0"

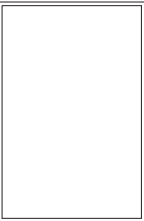


2 Upper Level Electrical Plan
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS KEY	
	SURFACE MOUNTED OR HANGING FIXTURE
	RECESSED CAN FIXTURE
	RECESSED CAN FIXTURE (WALL WASH)
	WALL MOUNTED FIXTURE / WALL SCONCE
	FLUORESCENT SURFACE MOUNTED FIXTURE
	LED STRIP FIXTURE
	TRACK LIGHT
	LANDSCAPE LIGHT
	DUPLEX RECEPTACLE OUTLET / UNDER COUNTER OUTLET
	WATERPROOF DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET SPLIT WIRED
	QUAD/DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET FLOOR MOUNTED
	220 VDC OUTLET
	TELEPHONE OUTLET
	CABLE TELEVISION OUTLET
	CEILING EXHAUST FAN
	GARAGE DOOR OPENER
	SINGLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	JUNCTION BOX
	SMOKE AND CARBON MONOXIDE DETECTOR
	CEILING FAN W/ LIGHTS
NOTE: ALL FIXTURE AND OUTLET LOCATIONS SUBJECT TO CODE COMPLIANCE AND STRUCTURAL FRAMING MEMBER LOCATIONS	



3 Upper Level Plumbing Plan
SCALE: 1/4" = 1'-0"



OWNER / SITE: **Herithy Residence**
856 Rex Street, Louisville, CO 80027

BUILDER:

ELECTRICAL, HVAC, PLUMBING PLANS

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DRAWN BY: CADDesigns
JOB NUMBER: 2025
ISSUE DATE: 1/20/23
REVISIONS:

ELECTRICAL, HVAC, PLUMBING PLANS

SHEET:
EMP-1

GENERAL STRUCTURAL NOTES:

Design Criteria:

- Building Code:
 - All work shall be performed in accordance with the 2016 IRC and all amendments of the City of Louisville, Colorado. (Note: It is beyond the scope of these general notes to list all of the requirements of the governing codes. The contractor is responsible for complying with detailed requirements affecting installation, procedure, inspectors and quality control, whether or not they are listed in the general notes or on the drawings).
- Design Loads:
 - Roof Load:
 - Snow Load: 30 psf
 - Dead Load: 15 psf
 - Floor Loads:
 - Dead Load: 10 psf
 - Live Load: 40 psf
 - Wind Speed: $V_w = 115$ mph, 3 sec. gust, ex. B
 - Seismic Design Category: B

Consent:

These structural notes form a part of the agreement between the structural engineer and the client.

- Contractor is responsible for following all applicable building code requirements, minimum standards of the industry, as well as all local, state, and federal regulations and requirements, whether or not they are listed in the general notes or on the drawings. This includes building inspections & observations. It is beyond the scope of these general notes to list all of the requirements of the governing codes.
- Contractor shall thoroughly review the plans and specifications prior to commencing construction.
- Contractor shall verify existing conditions (including existing soil conditions), dimensions, and elevations as required prior to construction, and shall notify architect/engineer immediately upon discovery of any conditions differing from those shown or noted in writing.
- Contractor shall verify and coordinate all drawings with each other and with the general notes, general requirements, dimensions, specifications, and structural notes. Where there is a discrepancy or conflict between the architectural drawings, the structural drawings or the specifications, as to the size or spacing of structural members, the most stringent requirements shall apply.
- Contractor shall be architect/engineer for clarification in writing whenever a conflict is identified.
- Contractor shall be responsible for including the cost of implementing all provisions shown, specified, or as required by regulations.
- Sections and details shown or noted apply to similar conditions elsewhere, not specifically shown or noted.
- If the architect or structural engineer, as a claimant or a defending party, is at any time a party to litigation involving any claim related to the work described on these drawings, and should claimant not prevail substantially against defending party in such litigation, all litigation expenses, witness fees, court costs, and attorney fees incurred by the defending party in defending against such claim, shall be paid by the claimant.
- These plans have been engineered for construction at one specific building site. Client and contractor assumes all responsibility for use of these plans at any other building site.
- In an effort to resolve any conflicts that arise during the design and construction of the project or following the completion of the project, the client and the consultant agree that all disputes between them arising out of or relating to this agreement or the project shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The client and the consultant further agree to include a similar mediation provision in all agreements with independent contractors and consultants related for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, sub consultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between the parties to all these agreements.
- All structural elements require ongoing, continued maintenance. Structural elements vary in their normal life expectancy, deterioration, deformation, and movement.
- All building and structural elements, including foundation soils, shall be protected from water and negative drainage.
- Ownership of documents and designs: All engineering documents and design developed by Lopez Smolens Associates remain the property of the company and are to be used on this project only under the terms of this letter of agreement. The client shall not, without prior written approval of Lopez Smolens Associates, use the documents or designs provided under this letter of agreement on other projects or design, sell, or transfer the same to others. These documents are copyrighted and are subject to copyright protection as an "engineering work" under the latest version of the Copyright Law of the United States of America.
- All shop drawings required for a project shall first be reviewed, finalized & dated by the contractor for general placement, dimensions, and completeness.
- Shop drawing review or jobsite observations performed by architect or structural engineer does not constitute acceptance of work that is defective or in noncompliance with the drawings, specifications, building codes or manufacturer's recommendations.
- Structural engineer's approval must be secured for all substitutions or changes prior to purchase or installation.
- Contractor shall provide supplemental support w/ structural engineer's stamped design for roof and/or ceiling mounted mechanical equipment.
- Contractor is responsible for all temporary shoring as required by OSHA and local building Department.
- Contractor shall notify required building department officials, architect, or engineer a minimum of four (4) business days prior to a required or needed "inspection" (construction observation).
- Lopez Smolens Associates' liability is limited to the fee for services related to this project.

Foundations:

- Foundations have been designed without geotech engineer's soil investigation. Design criteria below (assumed for the purpose of this design), should be confirmed by a geotech engineer, at the owner's expense, during excavation. This procedure may require revisions to foundation design if geotech engineer determines that such criteria are inappropriate for this site.
- Design Criteria:
 - Soils Report Information
 - Prepared by: N/A
 - Report number: N/A
 - Date: N/A
 - Foundation Design Loads
 - Allowable Bearing: 1500 psf (Assumed. Verify on site)
 - Minimum Exterior Footing Depth: 36" (Fixed)
 - Minimum Interior Footing Depth: Appropriate soils
 - Equivalent Fluid Pressure: 50 psf (Assumed)
- Non-expansive backfill shall be compacted in 8" or optimum moisture content per soil engineer's recommendations. When no soil report is provided, use a lift thickness of 6 to 8 in, or less in loose thickness, compact to 95% of standard proctor dry density per ASTM D958, with a moisture content of optimum to 2% above optimum.
- Foundation walls should be temporarily internally braced as required during backfill and compaction. Contractor shall be responsible for adequately bracing top and bottom of foundation/basement walls prior to backfilling and compaction.
- Foundation walls and grade beams having earth placed on each side shall be backfilled evenly on both sides of the wall to maintain constant elevation.
- Concrete must be placed continuously without horizontal cold joint. If cold joint is necessary, notify engineer for additional vertical reinforcement detail.
- Verify all crawl spaces (1 sq ft per 150 sq ft) or completely seal as required by code.
- Top of foundation walls must be anchored securely to first floor framing.
- Use min. 2x6 sill plate, offset splices by 2'-0" min. for double or multiple sill plates, all multiple sill plates shall also be nailed to the plate below w/ a min. of 16d nails @ 4'-0" staggered.
- Anchor plates to foundation walls with 5/8" diameter anchor bolt at 24" o.c., maximum (or as noted on plans). Bolts to be contained in all concrete.
- Square washers or approved alternate are required per AISC SDPWS 4.3.6.4.3.
- All sill plates shall be fully engaged by concrete anchor bolts and washers.
- Anchor floor framing to date with Straps AISI at each third joint at bearing walls, and with solid blocking spaced at 32" o.c. at nonbearing walls.
- First floor joists shall be solid blocked where parallel to foundation wall, 32" o.c. for a minimum of 4 joists bays for 10'-0" tall basement walls, 3 joist bays for 8'-0" tall basement walls, 2 joist bays for 5'-0" crawl space walls, and 1 joist bay for 4'-0" crawl space walls.
- Foundation walls have been designed to be full height unless otherwise noted. Changes in wall heights may require re-engineering, including design as a cantilevered retaining wall.
- All foundation wall steel beam pockets shall be cleaned and fully grouted after the steel beam is placed. Refer to detail regarding additional horizontal reinforcing in concrete foundation wall "behind" the beam pocket.
- All concrete foundation walls shall have control joints, 1/8" wall thickness deep, placed full height vertically on each side of the wall at a maximum spacing of 20' o.c., and shall be caulked flush with the surface of the wall on each side, top.

Concrete & Reinforcement:

- Include similar content to all applicable provisions of ACI 301 (Standard Specifications for Structural Concrete), ACI 318 (Building Code Requirements for Reinforced Concrete), and International code conform to ACI 317, unless otherwise noted. When cold weather exists, all concrete work shall conform to ACI 308 (properly protect from freezing). When hot weather exists, all concrete work shall conform to ACI 305 (proper curing required).
- Concrete specification matrix (if element is not listed contact engineer for specification):

MAX.	INTENDED USE	F _c (ksi)	MAX. AGG. S _z (in)	MAX. SLUMP	AIR ENT.	MIN. CEMENT	OTHER
A	Parr (Concrete)	4.0	0.45	1	5.7	NO*	18
B	Interior Slabs on Grade	4.0	0.45	1	4	NO*	18
C	Exterior Slabs	4.0	0.45	1	4	NO*	18
D	Columns and Beams	4.0	0.45	1	4	NO	1
E	Structural Slabs	4.0	0.45	3/4	5	NO*	18 (MIN. 24")
F	Exposed Aggregate	4.0	0.45	3/4	4	NO*	18 (See Note)
G	Foundation Walls & Beams	4.0	0.45	1	4	NO*	18

- * No. 5/8" max. when concrete is placed during hot weather as defined by ACI 305.
- 28-day compressive strength unless otherwise noted.
 - Water content limit (concrete) is 8% unless otherwise noted, except for concrete used in exterior walls.
 - Aggregate shall conform to requirements of ASTM C33.
 - See Note 14 for adjustment in slump allowing for additional required setting on the wet of the approved mix design for minimum.
 - See ASTM C94.
 - Current type shall be III, unless otherwise noted. Type II cement, as a minimum, shall be used in concrete exposed to all or higher salt content, fire, de-icing salt, or de-icing liquid.

- Deformed reinforcement:
 - ASTM A615 Grade 40 for #3,
 - ASTM A615 or ASTM A706, Grade 60 for #4 and larger
 - #5 corner bars may be Grade 40. Minimum 2x overlap.
- Welded wire fabric shall conform to ASTM A185
- Welding of reinforcing steel not allowed unless noted otherwise and shall conform to ASTM 706
- Reinforcing shall be detailed per ACI 315
- Splices, dowel projection, or embedment shall be min. 32 bar diameters, but not less than 18 inches, unless otherwise noted.
- Provide corner bars, minimum 24" x 24" or continuous reinforcement at all corners and intersections.
- In continuous members, splice top bars at mid-span between supports and splice bottom bars over supports.
- Typical foundation reinforcement (minimum):
 - For a wall height greater than or equal to 4'-0" (2) - #5 x cont. top and bottom of wall, near center, #4 vert. @ 24" o.c. at inside face of wall w/ 6" hook in footing (where applicable); and
 - #4 x cont. at footings. Reference drawings for additional required reinforcement.
- Provide (2) - #5 around all openings with bars extending 24 inches beyond opening horizontally on each side, min.
- Vertically reinforce each side of openings, and at all wall height changes (top and bottom of walls with (2) - #5 vertical reinforcement full height of walls.
- Provide (2) - #4 @ 24" vert. full height minimum in all found, walls at beam bearing location.
- Reference drawings and details for additional required reinforcement.
- At the time concrete is placed, steel reinforcement shall be free from rust, loose mill scale, oil, paint, and other coatings preventing bond between steel and concrete.
- Minimum cover for reinforcing to be as follows:
 - On earth side when placed against earth - 3"
 - On earth side when formed and in exterior walls - 2"
 - On inner-sides of walls and beams - 1"
 - Welded wire fabric (or other slab reinf.) - conform to slab on chairs
 - Place top reinforcement not more than 2" from top of wall or over beam.
 - Place bottom reinforcement not more than 4" from bottom of conc. wall or grade beam.
- For location, size, and details of all openings, including windows, sleeves, inserts, conduits, pipes, slots, and related items required to be located prior to placing concrete, refer to architectural, mechanical, electrical, and all other drawings and construction trades for the project prior to commencing construction.

Wood Framing (2016 Code):

- Maximum moisture content for framing Lumber = 19 %
 - Minimum requirements for species & grades of lumber (design values based on information contained in 2015 National Design Specification (NDS) for Wood Construction):
 - 2x4 studs for nonbearing interior partitions: Hem-Fir or White Wood (Pine), Stud Grade minimum.
 - 2x4 studs for bearing walls and/or exterior walls:
 - Up to 8'-0" length - Doug-Fir Stud Grade 8-0/11" and longer - Doug-Fir No. 2
 - 2x6 studs:
 - Up to 8'-0" length - Doug-Fir Stud Grade 8-0/11" and longer - Doug-Fir No. 2
 - Joists, beams, and rafters:
 - 2" - 4" thick, 2" and wider: Doug Fir-Larch No. 2 (F_c = 900 psi, E = 1,800,000 psi)
 - Boullas Fir-Larch No. 2 (F_c = 1350 psi, F_t = 1,400,000 psi)
 - Glue and nail with 16d nails @ 8" o.c., max. for each 2x staggered.
 - Trusses (5' x 8' truss):
 - Beams & Strippers - Douglas Fir-Larch No. 1 (F_c = 1350 psi, F_t = 1,700 psi, E = 1,800,000 psi)
 - Posts & Timbers - Douglas Fir-Larch No. 1 (F_c = 1200 psi, F_t = 1000 psi, E = 1,800,000 psi)
 - Members noted as LVL (Laminated Strand Lumber) shall be 1 1/2" wide x depth indicated on plan and have the following minimum design criteria:
 - F_c = 1700 psi, F_t = 4250 psi, F_v = 900 psi, E = 1,300,000 psi
 - Note: 18" wide Rim Board products may not be substituted where an LVL is specified
 - Members noted as LVL (Laminated Veneer Lumber) shall be 1 1/2" wide x depth indicated on plan and have the following minimum design criteria:
 - F_c = 1700 psi, F_t = 4250 psi, F_v = 900 psi, E = 1,300,000 psi
 - Note: 18" wide Rim Board products may not be substituted where an LVL is specified
 - Members noted as PSL (Parallel Strand Lumber) shall be 3/2" wide x depth indicated on plan and have the following minimum design criteria:
 - Columns: F_c = 2400 psi, F_t = 180 psi, F_v = 2500 psi, F_e = 545 psi, E = 1,800,000 psi
 - Beams: F_c = 2900 psi, F_t = 290 psi, F_v = 2200 psi, F_e = 200 psi, E = 1,800,000 psi
 - Members noted as GL (Glued Laminated Softwood Timber) shall be 2x4Vx4 combination for single spans (marked and placed with the correct side up) and 2x4Vx2V combination for multiple spans and have the following minimum design criteria:
 - 2x4Vx4 F_c = 2400 psi, F_t = 190 psi, E = 1,800,000 psi
 - 2x4Vx2V F_c = 2400 psi, F_t = 190 psi, E = 1,800,000 psi
 - Engineered Joists to be TJI Prefabricated Wood Joists. Substitution of equivalent Joist by different manufacturer is acceptable with engineers approval. Install Joists per manufacturer recommendations. Do not cut or notch the flange. Holes in web to be per manufacturer recommendations.
 - plywood:
 - All plywood and/or OSB roof, floor, and wall sheathing shall be engineered grades with APA grade stamp indicating appropriate maximum span rating.
 - Supply 2" nominal or wider, framing behind all vertical wall panel edges. Attach blocking behind horizontal panel seams where indicated in the design drawings.
 - All exterior stud walls shall be sheathed with 1/2" plywood (or OSB) sheathing conforming to IRC section 2204.5.1. Attach to framing using minimum 5d common nails spaced at 6" o.c. maximum at plywood panel edges, and at 12" o.c. in the "field", unless otherwise noted.
 - Where plywood is applied to both faces of a wall and nail spacing is less than 6" o.c. on either side, panel joints shall be required to fall on different framing members or framing shall be 3" nominal or thicker & nails on each side shall be staggered.
 - All plywood floor & roof sheathing shall be APA rated exterior sheathing, exposure I. Panel identification index and/or thickness shall be as noted on the drawings & left viable, where possible. Glue plywood floor sheathing to floor joists with adhesive conforming to 2018 IRC. Sheathing to be continuous over two or more spans with strength axis perpendicular to supports.
 - Floor sheathing to be a minimum of 3/4" plywood (or OSB) with a panel rating of 4024. Attach to framing using minimum 5d common nails spaced at 6" o.c. maximum at plywood panel edges, and at 12" o.c. in the "field", unless otherwise noted.
 - Roof sheathing to be a minimum of 3/4" plywood (or OSB) with a panel rating of 2416. Attach to framing using minimum 5d common nails spaced at 6" o.c. maximum at plywood panel edges, and at 12" o.c. in the "field", unless otherwise noted.
 - Connectors & Nailing:
 - Unless otherwise noted, steel connectors, manufactured by Simpson Strong-Tie Company (or equivalent), shall be used to join rafters, trusses, joists, and beams to other members. Connector models not otherwise noted shall utilize type "L" or type "HU" hangers of a size specifically designed for the member supported as shown in the manufacturer's published tables for max. loading for member spans. All nails used with connectors to be as specified by steel connector manufacturer.
 - Provide Simpson, or equivalent, steel construction connectors for wood columns to foundation, and wood columns to construction above.
 - Except as noted otherwise, minimum nailing shall be provided as specified in Table 2304.6.1 and Tables 2304.8(1)-2304.8(5).
 - Glue & nail all multiple members min. 12x2x12 minimum @ 6" staggered for each member.
 - Lead holes for lag screws shall be 40% to 70% of the shank diameter for the threaded portion and equal to the shank diameter for the unthreaded shank portion, per NDS 11.1.3
 - All bolts and nuts must be fitted with cut steel washers.
 - No checks or splits allowed at areas to be bolted.
 - For uplift, the following stipulations are to be provided at a minimum:
 - H-24 hurricane tie @ the ends of ea. roof truss or rafter.
 - H8 hurricane tie @ the ends of ea. girder truss.
 - Double joists under partitions where joists are parallel to partitions:
 - Space double joists at walls to allow for plumbing where necessary.
 - Double joists under partitions where joists are perpendicular to and supporting a bearing wall from above, install solid blocking between the joist under the wall and for three (3) joist bays beyond the wall. (2) joist bays in each direction.
 - Solid block between floor joists (and beams) at column/nom-inbove locations, two (2) bays back, each side.
 - Cross bridle all floor joists at midspan @ 8'-0" o.c. maximum. Provide solid blocking of rim joists at all joist supports and joist ends.
 - Columns and built up posts must have a continuous load path to the foundation. Provide vertically oriented "squeash" blocks or built up posts between the sub-floor and the wall top plate or sill plate at all joist supports and joist ends.
 - Columns and built up posts between floor to floor framing or from floor to roof framing, unless otherwise specifically noted or shown. Do not install an intermediate plate in any stud wall.
 - All window headers shall have a min. of 2x2x10's w/ 2x6 king ea. end, unless otherwise noted.
 - Provide additional continuous wall studs (king studs) at each side of all window & exterior door openings. The number of additional continuous studs at each side of any opening shall equal half of the number of studs interrupted by the opening, unless otherwise noted.
 - All walls shall have fire blocking as per the IRC, IBC, and as required by the authority having jurisdiction.
 - Cutting, notching, or drilling of structural members is not allowed unless noted otherwise, specifically approved by the engineer, or allowed per the manufacturer's specifications. Wood I-beam flanges shall not be cut or notched in any way.
 - Install beams, joist, etc. with crown up.
 - All joists, sills, and columns bearing on or immediately adjacent to concrete or masonry shall be pressure-treated Douglas-Fir (PTDF). Place 6" mill plastic sheathing between all concrete & wood. All field end cuts, notches and drilled holes of pressure preservative treated wood are to be retreated in the field in accordance with IRC Section R017.1.1 and AWWA NA.
- Trusses:
 - Lower chord of gable and trusses shall be anchored to wall plate with 18 ga. framing anchors at 4'-0" o.c. and laterally braced to roof framing at 4'-0" o.c. maximum, for a min. length of 12'.
 - Asymmetrically pre-engineered wood truss ends shall be marked and identified for correct placement.
 - Roof truss suppliers shall provide complete truss system, designed by an engineer registered in Colorado. Engineered systems shall include truss design, erection plan, truss to truss and truss to beam connections, and permanent and temporary bracing & bracing. Truss shop drawings shall also be provided.
- Balloon frame gable end walls w/ cathedral ceilings. All wall studs need to be continuous from bottom plate to rafters.

Lopez Smolens Associates Consulting Structural Engineers
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 Office 303 447-2813
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The engineer and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions or discrepancies are found to exist within the work product, the engineer shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the engineer of such conditions shall absolve the engineer from any responsibility for the consequences of such discrepancies. Actions taken without the engineer's approval shall become the responsibility of the engineer, but of the parties responsible for taking such action.

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lan Smith Digitally signed by lan Smith
 Date: 2022.10.26 15:55:07 -0600

HERLHY ADDITION
 836 WEST ST.
 LOUISVILLE, CO

ISSUED DATE: 10/26/22

ISSUED BY: IS

REVISIONS:

DATE: 10/26/22

BY: IS

REVISIONS:

DATE: 10/26/22

BY: IS

REVISIONS:

DATE: 10/26/22

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HERLIHY ADDITION
 836 REX ST.
 LOUISVILLE, CO

DATE: 10/26/22

DESIGNER: IS

APPROVED:

ORIG. PERMIT SET: 10/26/22

REVISIONS:

NO.

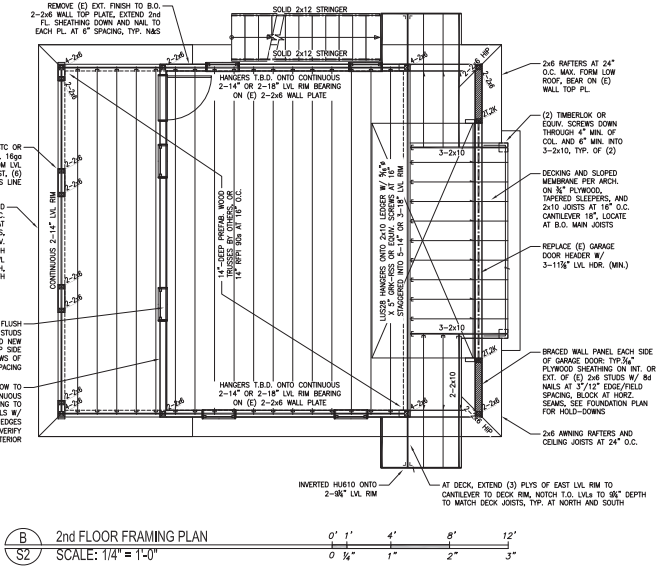
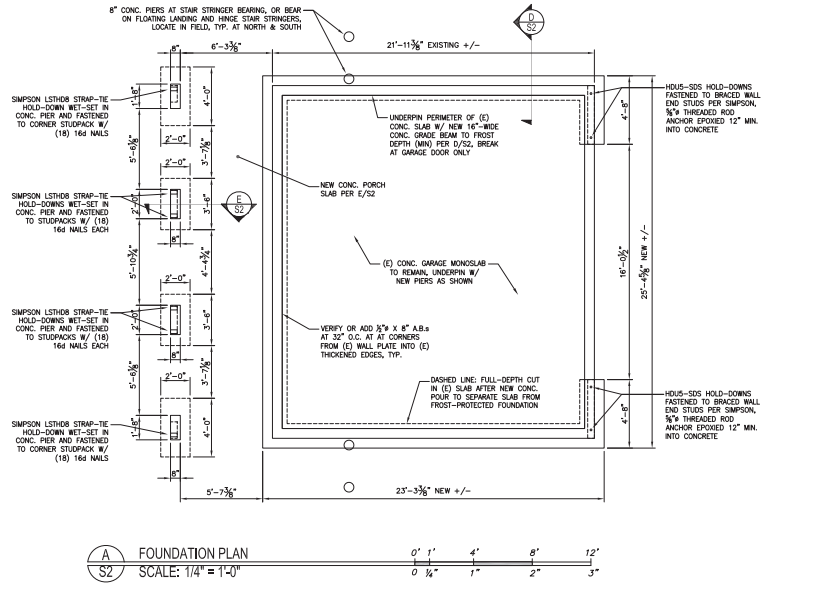
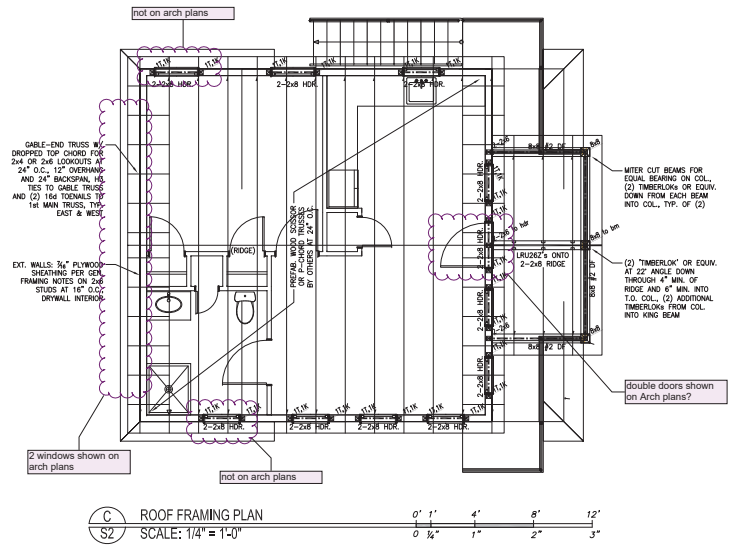
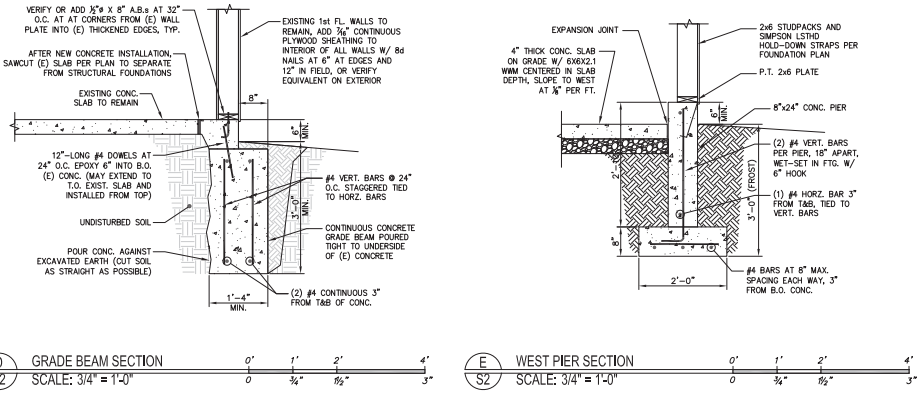
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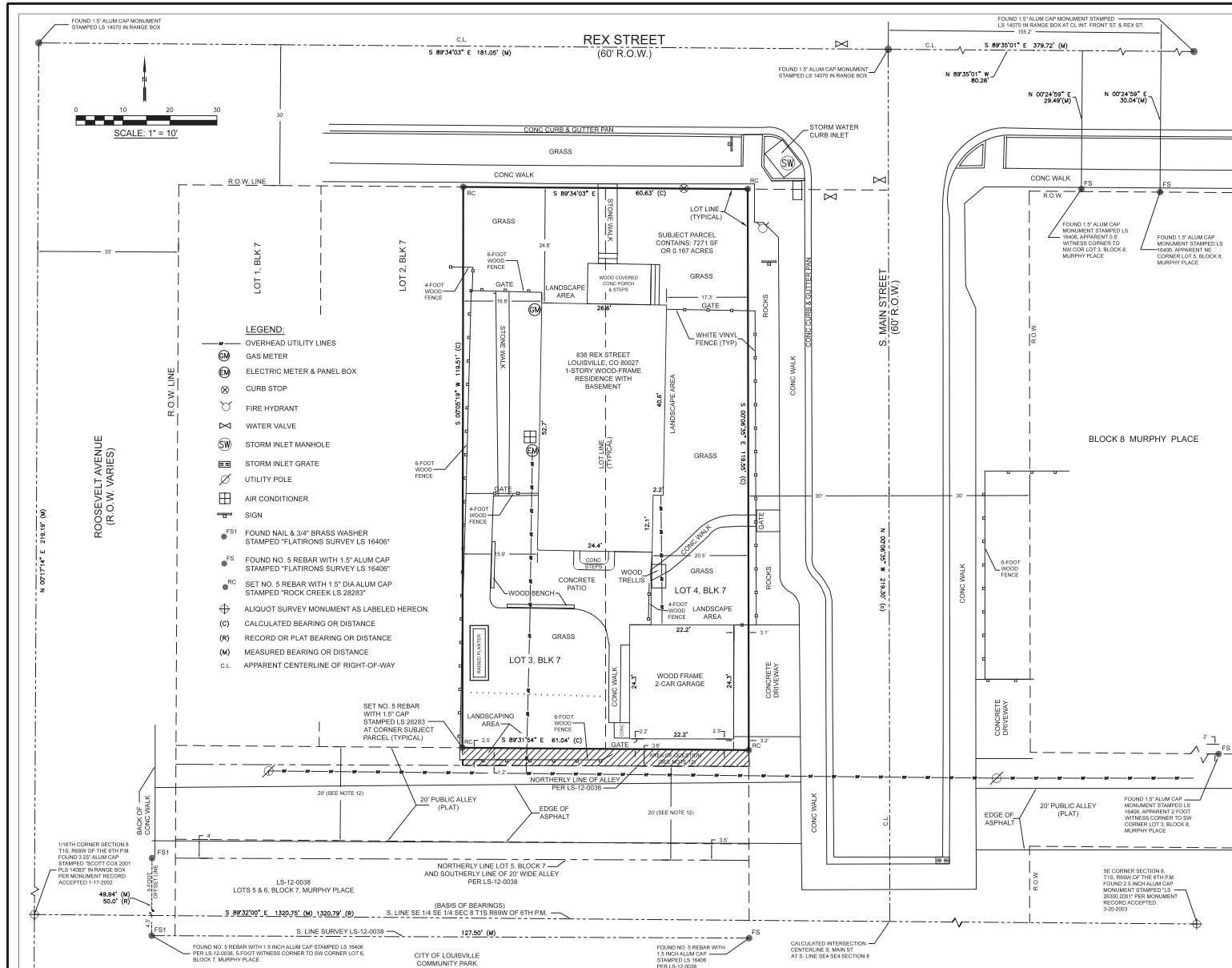
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PROJECT NO.: S20365

STRUCTURAL PLANS

Sheet Title: **S2**





IMPROVEMENT SURVEY PLAT

LOTS 3 & 4, BLOCK 7 MURPHY PLACE
 PART OF THE 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

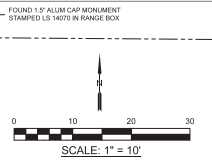
LEGAL DESCRIPTION: (FROM TITLE COMMITMENT)
 LOTS 3 AND 4, BLOCK 7,
 MURPHY PLACE SUBDIVISION
 COUNTY OF BOULDER,
 STATE OF COLORADO.

- NOTES:**
- 1) THIS IMPROVEMENT SURVEY PLAT (ISP) HAS BEEN PREPARED IN CONFORMANCE WITH CRS 38-51-102 (9).
 - 2) THIS ISP AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
 - 3) UTILITIES DEPICTED HEREON FROM SURFACE EVIDENCE ONLY. UNDERGROUND UTILITIES ARE NOT SHOWN.
 - 4) DIMENSIONS ARE SHOWN HEREON ARE IN U.S. SURVEY FEET. BUILDING DIMENSIONS SHOWN ARE MEASURED AT FOUNDATION OF STRUCTURE. BUILDING OVERHANGS ARE NOT DEPICTED.
 - 5) EXISTING SURVEY MONUMENTS AS RECOVERED DURING FIELD SURVEYING AND LAND SURVEY PLATS ON DEPOSIT WITH BOULDER COUNTY WERE USED IN BOUNDARY CALCULATIONS.
 - 6) BASIS OF BEARINGS, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS SOUTH 89 DEGREES 32 MINUTES EAST BETWEEN A FOUND 3.25 INCH ALUMINUM CAP STAMPED "PLS 1603 2001" IN RANGE BOX AT THE EAST 8TH CORNER OF SAID SECTION 8 AND A FOUND 2.5 INCH ALUMINUM CAP MONUMENT STAMPED "LS 28300 2001" IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 8.
 - 7) SUBJECT PARCEL CONTAINS: 7271 SQUARE FEET OR 0.167 ACRES MORE OR LESS.
 - 8) BUILDING OVERHANGS ARE NOT SHOWN.
 - 9) TREES AND LANDSCAPING FEATURES ARE NOT SHOWN.
 - 10) LAND TITLE GUARANTEED COMPANY TITLE COMMITMENT NO. K 7044841 WITH EFFECTIVE DATE 9-4-2015 AT 5:00 P.M. WAS PROVIDED FOR USE ON THIS SURVEY. THIS DOCUMENT WAS USED FOR THE RESEARCH OF EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
 - 11) THE PLAT OF MURPHY PLACE, ENCUMBERED MAY 25, 1907, IN BOOK 3 AT PAGE 59, RECEPTION NO. 57581 DOES NOT SHOW ANY EASEMENTS ON THE SUBJECT PROPERTY.
 - 12) THE LOCATION OF THE 20-FOOT WIDE PUBLIC ALLEY IN BLOCK 7, MURPHY PLACE IS SHOWN PER THE RECORD PLAT. THIS ALLEY IS ALSO DEPICTED ON AN IMPROVEMENT SURVEY PLAT (ISP) PREPARED BY FLATIRONS, INC. STAMP DATED 11-1-11 BY PLS NO. 16409 AND DEPOSITED WITH BOULDER COUNTY FEBRUARY 18, 2012 AS "LS-12-0038" AS PREPARED FOR LOTS 5 & 6 OF BLOCK 7, MURPHY PLACE. THIS ISP SHOWS THE 20-FOOT WIDE ALLEY SOUTH OF THE LOCATION OF THE ALLEY PER THE PLAT OF MURPHY PLACE SUBDIVISION, AS SHOWN AND LABELED HEREON. THE DIFFERENCE IN THE LOCATION OF THE 20-FOOT WIDE ALLEY IS SHOWN WITH CROSS-HATCHING AS AN AREA OF QUESTION. THE 8-FOOT WOOD FENCE, GATE AND LANDSCAPING IMPROVEMENTS ON LOTS 3 AND 4 OF BLOCK 7 (THE SUBJECT PARCEL FOR THIS SURVEY) EXTEND INTO THE AREA OF QUESTION.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY TO JUDITH HERLIHY ON THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE ON APRIL 18, 2020 AND THAT THERE ARE NO ENCROACHMENTS OR VISIBLE EVIDENCE OF ANY EASEMENTS, RIGHTS-OF-WAY ACROSS SAID PROPERTY, EXCEPT AS INDICATED ON THIS PLAT.
 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 SIGNATURE HEREON.



DEPOSIT CERTIFICATE:
 ACCEPTED FOR DEPOSIT IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY, AT BOULDER, COLORADO, ON THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M. AS SURVEY PLAT NO. _____ BY _____ BOULDER COUNTY CLERK AND RECORDER



- LEGEND:**
- OVERHEAD UTILITY LINES
 - GAS METER
 - ELECTRIC METER & PANEL BOX
 - CURB STOP
 - FIRE HYDRANT
 - WATER VALVE
 - STORM INLET MANHOLE
 - STORM INLET GRATE
 - UTILITY POLE
 - AIR CONDITIONER
 - SIGN
 - FS1 FOUND NAIL & 3/4" BRASS WASHER STAMPED "FLATIRONS SURVEY LS 16406"
 - FS FOUND NO. 5 REBAR WITH 1.5" ALUM CAP STAMPED "FLATIRONS SURVEY LS 16406"
 - RC SET NO. 5 REBAR WITH 1.5" DIA ALUM CAP STAMPED "ROCK CREEK LS 28283"
 - ALLOUT SURVEY MONUMENT AS LABELED HEREON.
 - CL CALCULATED BEARING OR DISTANCE
 - (R) RECORD OR PLAT BEARING OR DISTANCE
 - (M) MEASURED BEARINGS OR DISTANCE
 - CL APPARENT CENTERLINE OF RIGHT-OF-WAY

IMPROVEMENT SURVEY PLAT
 836 REX STREET, LOUISVILLE, CO 80027

NO.	REVISIONS

ROCK CREEK SURVEYING, LLC.
 3021 GARDENIA WAY
 SUPERIOR, CO 80027
 303-521-7376

DRAWN: RAR
 FIELD DATES: APRIL 11 & 21, 2020

REVISION:
 SCALE: 1" = 10'
 DATE: APRIL 23, 2020

Amelia Brackett Hogstad

From: Lynn Tidd <lynntidd55@gmail.com>
Sent: Friday, August 25, 2023 12:48 PM
To: Amelia Brackett Hogstad
Subject: 836 Rex St

Categories: case mgmt LR pres etc

You don't often get email from lynntidd55@gmail.com. [Learn why this is important](#)

Hello Amelia,
I hope that my email finds you well.

I am writing on behalf of Judy Herlihy, who owns the property at 836 Rex St. She is wanting to make a small addition to her house that would build on the existing footprint. I am in agreement with her that it makes sense both structurally and aesthetically to follow the existing footprint. We live at 317 Roosevelt Ave and would have no negative issues with the addition as she is proposing it.

Thank you for listening.

Lynn R. Tidd, MSC, MFCT
COACH, ADVOCATE, CONSULTANT

Masters of Counseling, Marriage, Family, Child Therapy

Relationships, Individuals, Children & Adolescents, Special Needs

720-238-1645

lynntidd55@gmail.com

www.dynamic-connections-lt.com

"Maybe this was meant to happen, this discovery of cracks where now a different, new light can shine through." Nima Lane

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Amelia Brackett Hogstad

From: JEFFREY MEIER <jeffmeier@comcast.net>
Sent: Tuesday, September 5, 2023 3:45 PM
To: Amelia Brackett Hogstad
Subject: 836 Rex St Variation Request

Hello Amelia,

I support my neighbor, Judy Herity's request for the variance so she can build the guest house over her garage. Judy has been waiting for the addition to her home for many years. At 82 years old, she is looking forward for a positive response so she can proceed with her plans

Thank you!

Jeff

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Amelia Brackett Hogstad

From: Annie Davids <annie@davidsfamily.com>
Sent: Thursday, August 31, 2023 6:41 PM
To: Amelia Brackett Hogstad
Subject: Support for Addition at 836 Rex Street

You don't often get email from annie@davidsfamily.com. [Learn why this is important](#)

Hello Amelia,

We are Brad and Annie Davids of 410 Main Street, in Louisville. Our friend and neighbor, Judy Herlithy, who lives a block away from us at 836 Rex Street has shared with us about her experience over the last several years in trying to complete an addition to her garage. We completely support her proposed plan as it stands now. We do not think she should have to move her addition back 15 feet (per code).

Her home is absolutely adorable and reflects the charm of downtown Louisville so perfectly! The addition she is proposing carries on that charm. The addition is tall (because it's above the garage), but she is at the end of the street and right next to a very tall house so it would blend in perfectly!

It also would be such a wonderful addition for her to have so that she might be able to "age in place" when the time comes. The proposed addition would be a perfect place for one of her children or a caregiver to live in.

Please approve her build with the current foundation footprint, waving the setback requirement.

Sincerely,
Annie and Brad Davids
303.908.6327

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Amelia Brackett Hogstad

From: Donna Feldman <donnapfeldman@mac.com>
Sent: Tuesday, August 29, 2023 5:33 PM
To: Amelia Brackett Hogstad
Subject: 836 Rex St.

Categories: case mgmt LR pres etc

You don't often get email from donnapfeldman@mac.com. [Learn why this is important](#)

Dear Amelia:

I'm writing to give my opinion about a proposed addition to the home on 836 Rex St. in Old Town, owned by July Herlihy.

I've lived in Old Town for 35 years. We have a house built in 1907, and we've remodeled it numerous times over the years, without adding square footage.

Our first project was a garage in 1989, and at the time, we were told living space added to a garage was prohibited. That seemed ridiculous. Why not make use of an existing building instead of expanding the footprint? Judy's plan does just that. Her house is small, and she lacks space for visitors. Adding appropriately designed space over the existing garage is a perfect solution. Furthermore, this type of addition was common in years past in many cities, to create more affordable living space.

I'm completely in favor of this project. Louisville has a very significant and growing population of older residents who do not want the bother and expense of a giant house, such as are being built in many neighborhoods. Louisville needs to encourage more projects like this, to make the city more liveable and amenable to the needs of older adults.

Regards,

Donna Feldman
1029 Grant Ave.
donnapfeldman@mac.com

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Amelia Brackett Hogstad

From: Gary Larson <gary42larson@gmail.com>
Sent: Monday, August 28, 2023 5:26 PM
To: Amelia Brackett Hogstad
Subject: Garage Renovation at 836 Rex St., Louisville

Categories: case mgmt LR pres etc

You don't often get email from gary42larson@gmail.com. [Learn why this is important](#)

Ms Hogstad,

Although I live on the North side of Louisville, in Steel Ranch, I frequently walk downtown, around Community Park and back to Steel Ranch. Over the years I have met and talked frequently with Judy Herlihy at 836 Rex St.

As a community activist, we've had many discussions about my constructive interactions with city personnel on: the 2012 approval of the "Foundry" at Hwy 42 and Paschal (which fell apart); the recent, fortunate cancelation of the efforts of a different, high-density Foundry builder in October 2022; and the recent, unfortunate voting failure of the more improved version of Redtail Ridge.

Judy has explained to me how she wants to build a small unit above, and within, her small garage footprint. She wants this in order to accommodate a future caretaker, as she is in her 80s.

If she wanted to build a larger rental unit, I would not favor this type of growth in the downtown area. Since she wants it for herself and family, I wholeheartedly support this design enabling her to "age-in-place".

One of the many reasons that make Louisville a special place are the people who put down roots here and want to stay here through their lives. We should try to accomodate this effort to age in place when a simple design like this is compatible with the neighborhood, and not an eyesore.

Please give your support to Judy in her efforts to add a unit above her garage footprint, so she can continue contributing to, and living in Louisville.

Thank you,
Gary Larson

Gary Larson * 2189 Park Lane * Louisville, CO 80027
E: gary42larson@gmail.com * M: 303.717.5555

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Amelia Brackett Hogstad

From: Ruta, Lauren (NYC-OWW) <Lauren.Ruta@orionworldwide.com>
Sent: Monday, August 28, 2023 4:10 PM
To: Amelia Brackett Hogstad
Subject: FW: 836 Rex Street

Categories: case mgmt LR pres etc

You don't often get email from lauren.ruta@orionworldwide.com. [Learn why this is important](#)

Passing this along from a neighbor who is out of town and asked me to forward to you.

Thank you!



LAUREN RUTA

SVP, Partnership Development

M: 1 347-852-1140

E: Lauren.ruta@orionworldwide.com

100 West 33rd Street, New York, NY 10001

An Interpublic Group Company (NYSE: **IPG**)

From: Fran Ryan <fryancomm@gmail.com>
Sent: Monday, August 28, 2023 3:15 PM
To: Ruta, Lauren (NYC-OWW) <Lauren.Ruta@orionworldwide.com>
Subject: Re: 836 Rex Street

Hello!

I live at 841 Parkview Street. I am one block north of Judy's home on Main and Rex. I wholeheartedly support her vision to finish out her re-model by adding an addition over the garage. Her idea keeps within the recently added garages in old town. It is my observation that most of the new builds have apartments over the garage space. I noticed that one of my neighbors on Parkview built the garage and apartment first and is now re-modeling the home.

There have been considerable apartments built over garages in old town. It is only right that Judy is given the same permissions given to everyone else in old town.

Judy has spent considerable time and effort to keeping her landscape pristine and beautiful. Her addition will surely be another beautiful addition to our neighborhood

Thank you for all you are doing to help Judy be successful with her proposal

Franny Ryan
303-748-2137

This message contains information which may be confidential and privileged. Unless you are the intended recipient (or authorized to receive this message for the intended recipient), you may not use, copy, disseminate or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and delete the message. Thank you very much.

Amelia Brackett Hogstad

From: Lizzie Raudenbush <lraudenbush@gmail.com>
Sent: Monday, August 28, 2023 3:43 PM
To: Amelia Brackett Hogstad
Subject: 836 Rex Street

Categories: case mgmt LR pres etc

You don't often get email from lraudenbush@gmail.com. [Learn why this is important](#)

Attn: Louisville Planning Department

To Whom it May Concern,

I am a Louisville resident and I am writing in support of the request made by Judy Herlihy to add to her property above her garage at 836 Rex Street.

My son and I walk by the property at 836 Rex Street on our frequent trips to Community Park and we would be excited to see the improvements made to the property that have been proposed by Judy.

Specifically, we agree with the property owner that the aesthetic from the street level would look better for the community if her plans were approved as-is, without requiring her to change the plans to push the unit "backwards" by 15 feet in the direction of the yard.

Thank you for your thoughtful consideration,

Lizzie Raudenbush
303-877-8508
lraudenbush@gmail.com

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Amelia Brackett Hogstad

From: Mary OBrien <maryjjobrien@gmail.com>
Sent: Monday, August 28, 2023 3:33 PM
To: Amelia Brackett Hogstad
Subject: 836 Rex St Garage addition - Herlihy application

Categories: case mgmt LR pres etc

You don't often get email from maryjjobrien@gmail.com. [Learn why this is important](#)

To the Commission:

I have seen Judy Herlihy's plans to add a small guest house over her garage. The planned addition looks attractive and will fit in with the character of the neighborhood. There are several nearby houses that are much taller, so the height should not be an issue. Judy looks forward to providing a space for out-of-town visitors to stay.

I hope that her plans will be approved.

Sincerely,
Mary O'Brien
Louisville, CO

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Amelia Brackett Hogstad

From: Ruta, Lauren (NYC-OWW) <Lauren.Ruta@orionworldwide.com>
Sent: Monday, August 28, 2023 3:04 PM
To: Amelia Brackett Hogstad
Subject: 836 Rex Street

Categories: case mgmt LR pres etc

You don't often get email from lauren.ruta@orionworldwide.com. [Learn why this is important](#)

Hi Amelia,

I hope you had a wonderful weekend!

My name is Lauren and I am a resident at 829 Rex Street located directly across the street from Judy's house. My husband and I moved here from NYC four years ago and instantly fell in love with our new home in Louisville. The town itself is great but it is all of the wonderful people we have met along the way that make it feel like home. One of those people is, Judy. Over the years she has always told us about the addition she planned to put above her garage and we have been anxiously waiting to see the final results as we know it would bring a lot of value to the neighborhood.

Having good neighbors is a rare thing to come by and we want Judy to be able to remain our neighbor for as long as possible. Having this addition will allow her to do that as if there is ever a need for a caretaker they could reside in the newly built addition. On top of that Judy undoubtedly has the best yard in Louisville. Her garden is immaculate and anyone who is walking to the park has the privilege of observing her beautiful flowers as they pass by. If she had to end up moving the garage back it would take away from her gardening space which we would never want to see occur.

The addition over the garage will complete her lot and bring value for years to come. I do not like to put others down but the large black house behind hers can be a bit of an eye sore and her addition blocking that would bring some charm back to the street.

We are hopeful Judy will be granted this variant to build on her existing footprint and we can see the new addition completed in the coming months. If you would like to chat in more detail please reach to me.

Thank you for your time.

Lauren Baylis (Ruta)



LAUREN RUTA

SVP, Partnership Development

M: 1 347-852-1140

E: Lauren.ruta@orionworldwide.com

100 West 33rd Street, New York, NY 10001

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Amelia Brackett Hogstad

From: Wayne Varra <varrawayne@gmail.com>
Sent: Monday, August 28, 2023 11:37 AM
To: Amelia Brackett Hogstad
Subject: 836 Rex proposal

Categories: case mgmt LR pres etc

You don't often get email from varrawayne@gmail.com. [Learn why this is important](#)

Dear Amelia

I am in support for my neighbor Judy Herlihy who wants to add a addition to her garage above her detached garage at 836 Rex Louisville Co. I live across the street and have no problem with the project please feel free to contact me with questions

Wayne varra
224 Main St
Llouisville, Co.
720-412-2409

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Amelia Brackett Hogstad

From: Molly Fortuna <Molly.fortuna@comcast.net>
Sent: Monday, August 28, 2023 8:59 AM
To: Amelia Brackett Hogstad
Cc: Molly Fortuna
Subject: Support addition at 836 Rex St.

Categories: case mgmt LR pres etc

[You don't often get email from molly.fortuna@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Ms. Hogstad,

I want to express my strong support for Ms Herlihy at 836 Rex St. to build an addition above her garage. It makes sense to add this addition to her garage as it will be structurally and aesthetically most practical and pleasing visually. It also limits the structure to the current footprint on the property. Ms. Herlihy has displayed great regard already to the charm of her neighborhood as her yard is lovely and always well manicured.

Please consider her request to limit the addition to her current structure's footprint.

Kind regards,

Molly Fortuna
710 Nighthawk Circle
Louisville, CO
303-859-5398

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Amelia Brackett Hogstad

From: TALBOT WILT <talbotwilt@hotmail.com>
Sent: Sunday, August 27, 2023 4:31 PM
To: Amelia Brackett Hogstad
Cc: Judy HERLIHY
Subject: 836 Rex Street Variance

Categories: case mgmt LR pres etc

I am writing to state my wife's (Diana Serpe) and my support of Judy Herlihy's proposed ADU at 836 Rex Street in Louisville. Diana and I live at 908 Rex Street, just two houses down from Judy. We pass Judy's garage and house every time we head out our back alley onto Main Street, which is typically several times a day. There have been many times that Diana and I have commented to one another that Judy did a wonderful job on the restoration of her house.

When we learned last year that Judy was having the foundation of her historic garage improved so as to be able to add a second floor ADU we were all for it. The garage in its current state is a very non-descript structure that is limited in aesthetic value to Judy's property and to our neighborhood in general.

The second story addition above the existing garage footprint, as proposed by Judy, would provide for much needed secondary housing in Louisville, as well as be a significant improvement aesthetically to that alley corner. Diana and I whole heartedly support the request Judy is making for a variance in order to allow this project to move forward.

Respectfully,
Talbot Wilt

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Amelia Brackett Hogstad

From: YogaPeryl <perylmanning@gmail.com>
Sent: Sunday, August 27, 2023 8:24 AM
To: Amelia Brackett Hogstad
Subject: 836 Rex St.

Categories: case mgmt LR pres etc

You don't often get email from perylmanning@gmail.com. [Learn why this is important](#)

To Whom It May Concern,

I am writing in support of my neighbor, Judy Herlilhy at 836 Rex St. She has been planning and trying to execute an addition over her garage for over 3 years now. The planned addition appears charming and would blend very well into our beautiful little neighborhood.

I know that one of the reasons she needs the addition is to provide space for a caretaker, should she need one. She is 82, and I think we are all very empathetic to her desire to take ownership of her future and stay in her home as long as possible.

I don't see any reason not to allow her to both increase the value and utility of her property and I think it would only be beneficial to us, her neighbors.

Best,

Peryl Cain

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Amelia Brackett Hogstad

From: audrey fallik <audreyscorpio@hotmail.com>
Sent: Saturday, August 26, 2023 9:30 PM
To: Amelia Brackett Hogstad
Subject: Property at 836 Rex Street, Louisville (for Judy Herlihy)

Categories: case mgmt LR pres etc

You don't often get email from audreyscorpio@hotmail.com. [Learn why this is important](#)

This is in support for approval on behalf of Ms. Herlihy for the planned expansion of her house. Such expansion makes sense from various perspectives. It would add to, rather than detract from, the value and charm of what is a delightful area that is very near Community Park. It would be structurally and aesthetically sound. It would provide space for visits from out of town family members, including, but not limited to, grandchildren. Finally, it would enable Ms. Herlihy, at 82 years old, to provide a livable space for a provider of personal care, should such need arise in her advancing years.

Please consider all factors that support of approval for the plan.

Thank you,

Audrey & Howard Fallik
720-364-9264

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Amelia Brackett Hogstad

From: Shawn Stark <shawnstark@me.com>
Sent: Saturday, August 26, 2023 11:31 AM
To: Amelia Brackett Hogstad
Subject: 836 Rex St.

Categories: case mgmt LR pres etc

[You don't often get email from shawnstark@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello Amelia,

I live at 834 Parkview St., a block away from 836 Rex St.

Our neighbor Judy clearly cares about protecting the character and charm of our neighborhood. Her garage addition plan makes sense on so many levels. It allows her to keep the entirety of her back yard for gardening, which certainly beautifies the neighborhood. It eases the transition from a small house to the much larger modern house to her south. It improves the appearance of her existing blocky garage. And it follows the existing footprint of the structure.

In addition, Judy is being thoughtful about her needs for the future. As an EMS captain at our local fire department, I fully understand the benefit of planning that allows our older residents to stay in their homes and have caregivers on site. This kind of planning benefits everyone, including the first responders who respond daily to emergencies that could have been prevented if the patient had just a bit of extra help.

I urge city planners to approve Judy's project as it is presented. Making her shift the structure to maintain setbacks (that were imposed on her with the widening of park access) does not make sense.

Thank you,
Shawn Stark
303-918-4413

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Amelia Brackett Hogstad

From: Bart Wear <wearbart@gmail.com>
Sent: Saturday, August 26, 2023 8:47 AM
To: Amelia Brackett Hogstad
Subject: 836 Rex St.

Categories: case mgmt LR pres etc

[You don't often get email from wearbart@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Amelia,

I am writing to support the 2nd story addition to the garage at the above referenced address.

The proposed addition is on a dead end street and utilizing the current footprint would maintain the openness between structures on the adjacent lot.

I also feel this type of addition is the only way affordable housing can be added to old town.

Thanks for considering this,

Bart Wear
948 Rex St.
303-898-2400

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Amelia Brackett Hogstad

From: Mary Kovach <ctheworld4@yahoo.com>
Sent: Friday, August 25, 2023 6:44 PM
To: Amelia Brackett Hogstad
Subject: 836 Rex Street

Categories: case mgmt LR pres etc

[You don't often get email from ctheworld4@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Amelia- I spoke with Judy Herlihy about her garage addition. We feel her addition is completely appropriate and functional. The design would add warmth and charm to the existing neighborhood while increasing value to the area.

We hope the city will approve this addition.

Best,

Mary Kovach
337 Roosevelt Ave
Louisville, CO 80027

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Amelia Brackett Hogstad

From: Ingrid Lechner <ingrid.lechner42@gmail.com>
Sent: Friday, August 25, 2023 4:28 PM
To: Amelia Brackett Hogstad
Subject: Support for Proposed Addition at 836 Rex St.

Categories: case mgmt LR pres etc

You don't often get email from ingrid.lechner42@gmail.com. [Learn why this is important](#)

Hello Amelia,

We are Michael and Ingrid Lechner of 520 Main St, in Louisville. Our friend and neighbor, Judy Herlithy, who lives two blocks away, has been sharing her experience in trying to complete an addition to her garage the last several years. Simply, we are in favor of her proposal.

- She is a master gardener and having to move her addition back 15 feet (per code) would destroy any part of her small backyard. The backyard is full of flowers and plants that would be missed every season by the many of us who walk by her home with our dogs, children, and grandchildren on our way to and from the park daily. We already miss the poppies and other beautiful flowers that were destroyed around her garage in the first part of the project and unable to be replanted with the project at its current standstill.
- Her addition, being at the end of Main St and next door to a tall multi story home, would fit right in and modernize her garage to match her home with those around hers. Her added curb appeal would increase the value of all of our nearby homes.
- She has spoken of her daughter and son in law moving in soon to be her caretakers. Without the addition, she does not have room for her daughter and son in law to live with her let alone invite her grandchildren and friends to stay. Our grown children grew up with her grandchildren and it's a joy when they are all home visiting just a few blocks away.

Please approve her build with the current foundation footprint; waving the setback requirement.

With appreciation,
Ingrid and Michael Lechner
303-665-5194

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CITY OF LOUISVILLE
BOARD OF ADJUSTMENT
STAFF REPORT
July 17, 2024

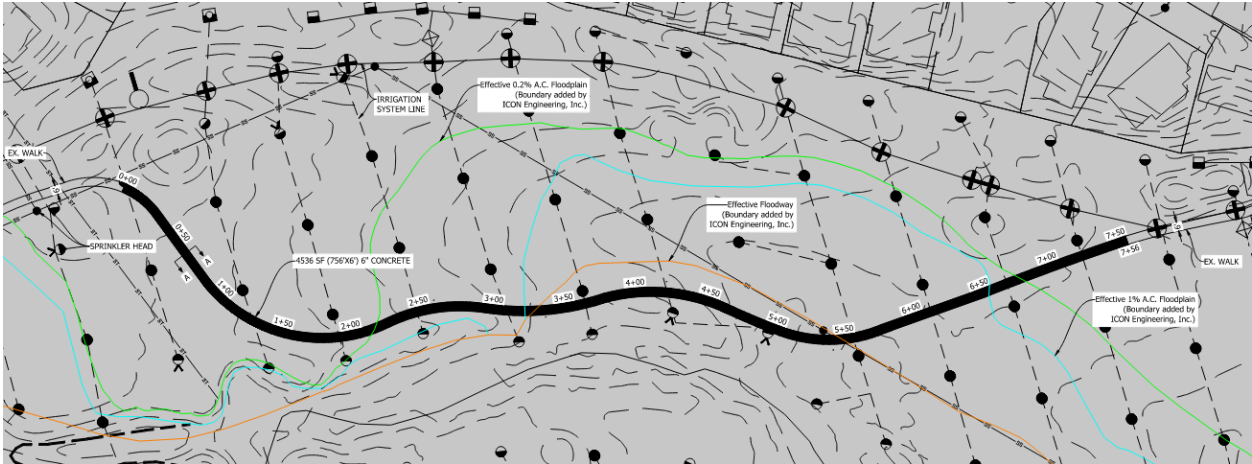
APPLICANT: Coal Creek Golf Course
OWNER: City of Louisville
PLANNER: Robert Zuccaro, AICP, Community Development Director
LOCATION: 585 West Dillon Road, Coal Creek Golf Course
REQUEST: **FLP-000514-2024** Approval of a Floodplain Development Permit to allow construction of a concrete golf cart path located in the 100-year floodplain

VICINITY MAP:



REQUEST:
This is a request for approval of a Floodplain Development Permit (FDP) to construct a concrete golf cart path located in a Special Flood Hazard Area (100-Year Floodplain/1% Annual Chance of Flood). The path would connect an existing path and would be constructed without adding fill within the floodplain. Figure 1 below shows the location of the path and floodplain boundary. A portion of the path is also located in the designated Floodway. The application is also supported by a no-rise certification letter provided by Icon Engineering.

Figure 1: Location of Golf Cart Path and Floodplain Boundary



ANALYSIS:

[Louisville Municipal Code \(LMC\) Chapter 17.56](#) provides procedures, regulations, and requirements for Floodplain Development Permits. The Board of Adjustment must review Floodplain Development Permit requests at a public hearing and may grant or deny a request based on compliance of with the applicable regulations and review criteria. The following contains staff’s summary of compliance with any applicable standards.

LMC Sec. 17.56.162 – Floodways

The LMC requires that any encroachment of the Floodway include a hydraulic analysis and certification by a licensed professional engineer that the improvements would not result in any increase in flood levels. Included in the application materials is the required certification by Icon Engineering. Since the cart path is a minor development, no other standards for floodproofing are required.

LMC Sec. 17.56.210 – Floodplain Development Permit Procedure

The LMC requires the following information submitted for all Floodplain Development Permits, as applicable:

1. *Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;*
N/A – the proposal does not include installation of a structure in the floodplain.

2. *Elevation in relation to mean sea level to which any nonresidential structure has been floodproofed;*
N/A – the proposal does not include installation of a structure in the floodplain.

3. *Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing standards and practices specified in section 17.56.250; and*
N/A – the proposal does not include installation of any structure type that would require floodproofing.

4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

The applicant has provided an analysis from Icon Engineering and determined the installation of the golfcart path will not alter the watercourse.

STAFF RECOMMENDATION:

The proposed development in the floodplain is relatively minor and only requires an analysis and certification by a professional engineer that the watercourse will not be altered and will not result in any increase in flood levels. Staff finds the required information and certification have been provided and all of the applicable procedures, regulations, and requirements for FDPs is met and recommends approval.

BOARD ACTION:

The Board needs to find that the application meets all criteria, insofar as applicable, in order to grant the FDP. The Board should adopt a motion for the request, and establish findings for said decisions in the public record.

ATTACHMENTS:

1. Application Materials

April 4, 2024

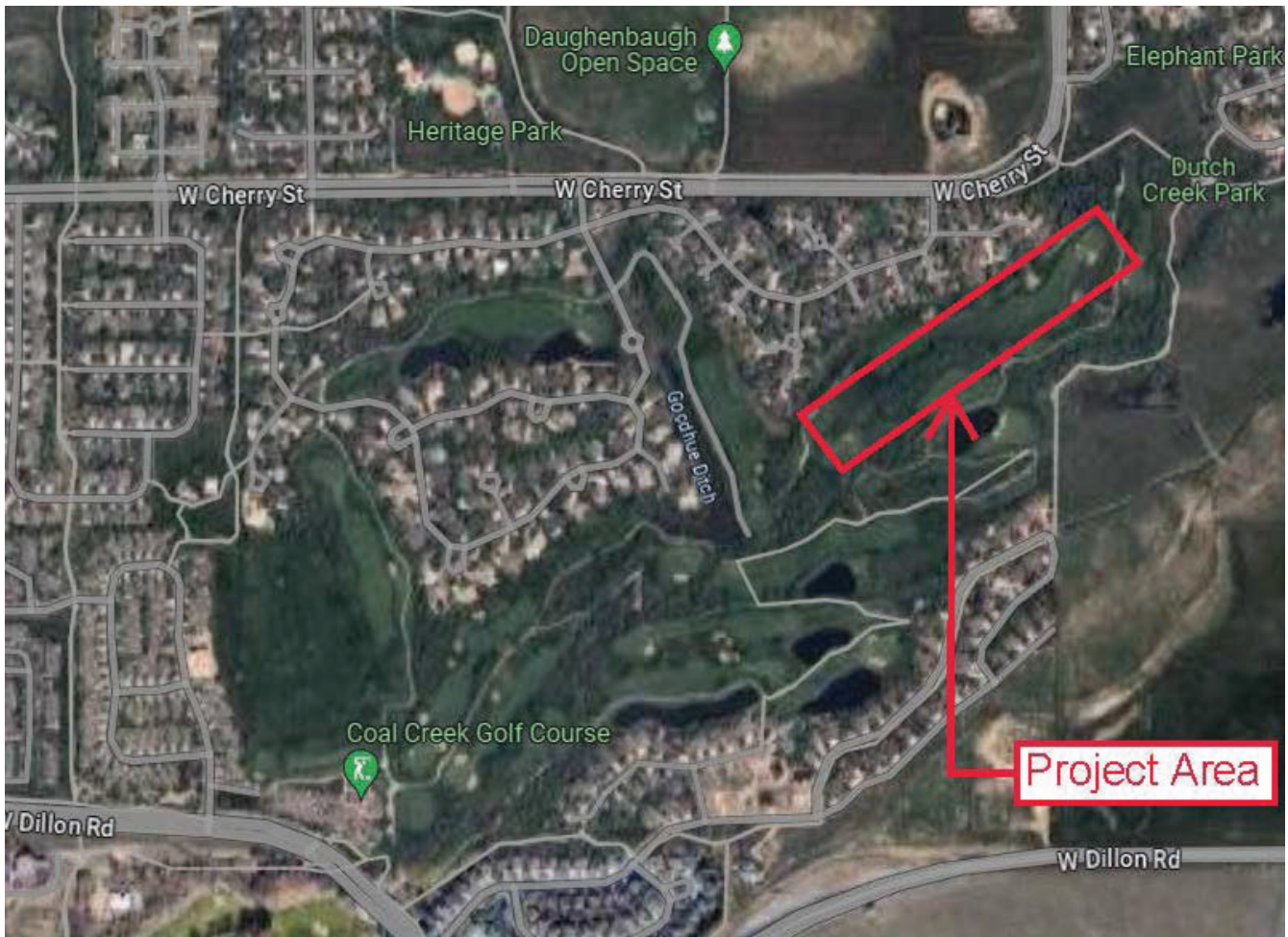
Robert Zuccaro
Director of Community Development
City of Louisville
749 Main St
Louisville, CO 80027

RE: Coal Creek Golf Course Cart Path Certification of No-Rise

Dear Mr. Zuccaro:

In accordance with the requirements of Louisville Municipal Code Chapter 17.56, this letter and the attached data serve as Registered Professional Engineer's **Certification of No Rise** in the 1% Annual Chance (base) flood elevations (BFEs) resulting from the proposed construction of a golf course cart path within the floodplain of Coal Creek. This document is submitted in support of an application to the City of Louisville for a Floodplain Development Permit.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows the project area located on Panel No. 08013C0584K, effective August 15, 2019, for City of Louisville, CO. The project area is located within a designated Zone AE Special Flood Hazard Area (SFHA) for Coal Creek, and a portion of the project is located within the regulatory floodway. The project area is located entirely within City of Louisville (City) property on the Coal Creek Golf Course. A Vicinity Map is included below:



VICINITY MAP

The project proposes to extend an existing golf course cart path system to connect two spurs along Hole 13 of the Coal Creek Golf Course. The proposed plans show small, localized areas of minor cut and fill along the length of the proposed path, but the City has specified the following note will be included as a field directive: *“All new finish grades shall match adjacent existing grades at the low side of the path. The new path shall have a cross slope of less than 2%.”* Email documentation of the City’s plan to include this directive is attached to this certification letter.

Based upon the City’s directive we can reasonably conclude, without the need for a detailed hydraulic analysis, that no increase in BFEs and no floodplain or floodway revisions would result from construction of the cart path extension project. As a result, a FEMA Conditional Letter of Map Revision (CLOMR) is not required. In addition to the absence of any BFE increase, an inspection of aerial photography also found no insurable structures located within the floodplain adjacent to the project area. Therefore, no Elevation Certificate is needed for the issuance of a Floodplain Permit.

Based on the factors previously mentioned, we are able to provide certification of no-rise along Coal Creek resulting from the improvements proposed as part of the Coal Creek Golf Course Hole 13 Path Project.

In a phone conversation the afternoon of April 4, 2024, Robert Zuccaro, the City's Director of Community Development, stated that the Land Use Application Form, Development/Permit Review Fee, and Public Notice items from the Floodplain Development Permit application checklist do not need to be included in this submittal.

Thank you for your review. Please feel free to contact us with any questions or if you need any additional information related to this project or the certification of no-rise.

Sincerely,
ICON Engineering, Inc.



Ben Smith, P.E. | Senior Project Engineer
bsmith@iconeng.com | 303-221-0802



Floodplain Development Permit

The Board of Adjustment issues floodplain development permits when the requirements of Louisville Municipal Code Chapter 17.56 are met. Variances to flood regulatory district regulations may be issued provided the criteria for a variance in the floodplain ordinance are found to have been met.

The Federal Emergency Management Agency (FEMA) requires the completion of the form on pages 9-11 (the following three pages) of this packet be completed and submitted with any request for a floodplain development permit. Other FEMA forms can be obtained at the www.fema.gov website. A FEMA Elevation Certificate (EC) form must be completed by the applicant and a copy provided to the City upon completion of the work approved by the Board of Adjustment.

Floodplain development permits not involving a variance need only receive a majority vote of the members present for a hearing.

Checklist

- Land Use Application Form (page 15) - N/A
- FEMA Floodplain Development Permit Form (pages 7 – 9)
- Fees – See the attached Development Fee Schedule (page 13) - N/A
- Submit all required items for the public notice. The Planning Department will prepare the sign once the public hearing date is set. (see page 4) - N/A
- Written statement from a qualified, licensed engineer, to demonstrate compliance with Chapter 17.56 and FEMA requirements.

2 collated copies of the following:

- Plans as necessary to demonstrate compliance with Chapter 17.56, Floodplain Development Ordinance and FEMA requirements.
- Land Use Application Form - N/A
- FEMA Floodplain Development Permit Form
- Written statement from a qualified, licensed engineer, to demonstrate compliance with Chapter 17.56 and FEMA requirements.
- An electronic copy of all submittal requirements. Please create a separate pdf for each submittal requirement.



FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOODPLAIN DEVELOPMENT PERMIT
CITY OF LOUISVILLE, COLORADO

APPLICATION INFORMATION

Permit: _____ Date: April 1, 2024
Owner: City of Louisville Phone: 303.335.4736
Address: 749 Main St, Louisville, CO 80027 Email: bweber@LouisvilleCO.gov
Contractor: _____ Phone: _____
Address: _____ Email: _____

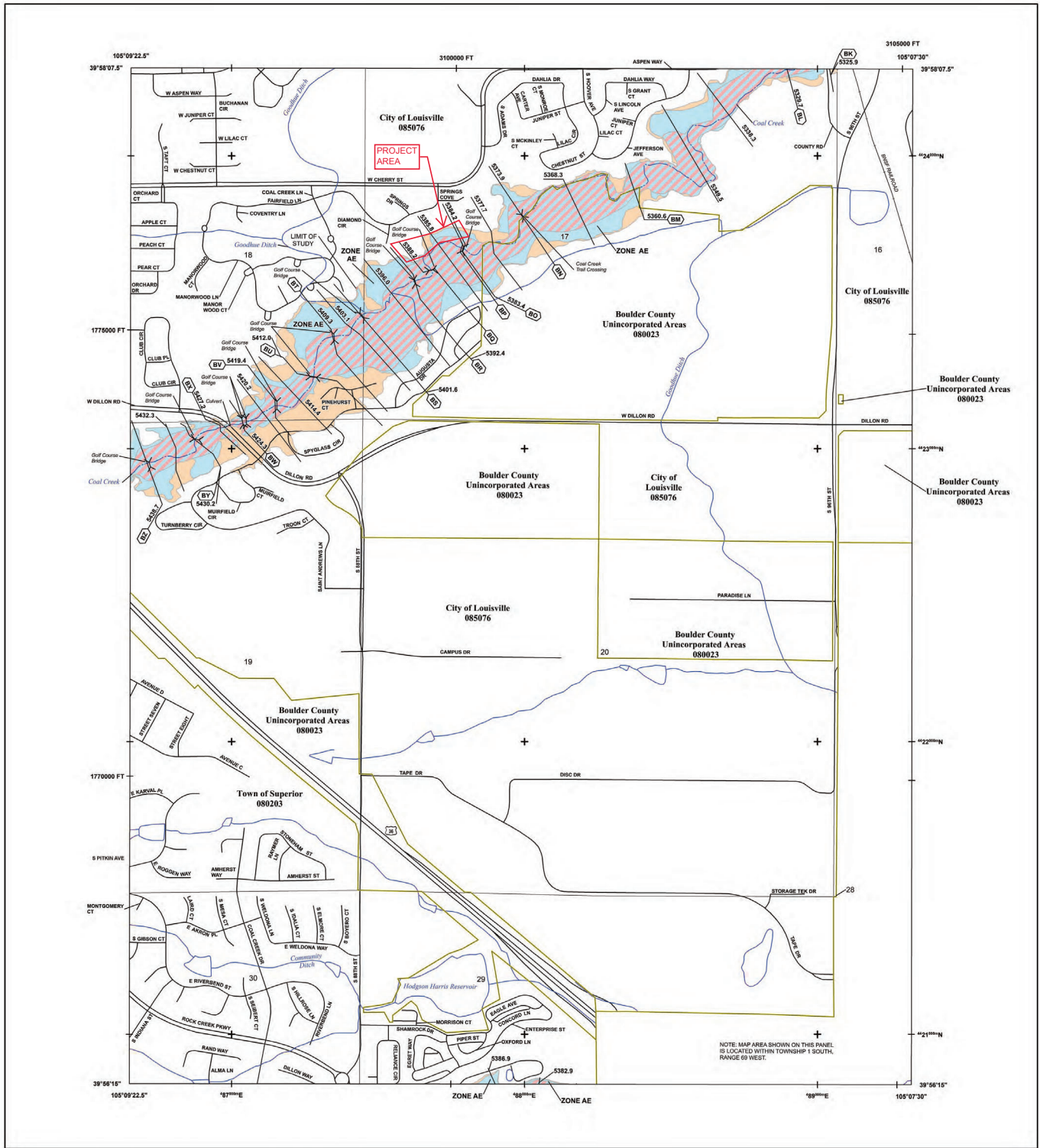
Project Address: 1910 W Cherry, Louisville, CO 80027 Project Legal Description: 36.62 ACS M/L IN W 1/2 SW 1/4 17-1S-69 PER DEED 946145 10/05/88 BCR SPLIT FROM ID 30909 SPLIT SEE ID 30909

PROJECT DESCRIPTION

- | | | |
|--|--|---|
| <input type="checkbox"/> Single Family Residential | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Channelization |
| <input type="checkbox"/> Multifamily Residential | <input type="checkbox"/> Substantial Improvement
(>50%) | <input type="checkbox"/> Fill |
| <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Improvement (<50%) | <input type="checkbox"/> Bridge/Culvert |
| <input checked="" type="checkbox"/> Nonresidential | <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> Levee |
-

COMPLIANCE DOCUMENTATION

- MAP REVISION DATA. Certified documentation by a registered professional engineer of as-built conditions for floodplain alterations were received and submitted to FEMA for a flood insurance map revision.
 - FILL CERTIFICATE. A community official certified the elevation, compaction, slope and slope protection for all fill placed in the floodplain consistent with NFIP regulations Part 65.5 for map revisions.
 - ELEVATION & FLOODPROOFING CERTIFICATES. The as-built elevation of the building's lowest floor was certified as _____ NGVD; *OR* the building's floodproofing level was certified as _____ NGVD; by a registered professional engineer or licensed surveyor and is on file with the City.
 - CERTIFICATE OF OCCUPANCY OR COMPLIANCE ISSUED ON _____
Date
-



FLOOD HAZARD INFORMATION

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

	Without Base Flood Elevation (BFE) Zone A, V, X, Y, Z
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-326-8272), or visit the FEMA Flood Map Service Center website at msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

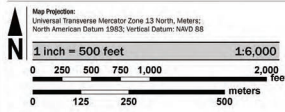
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map data refer to the Flood Insurance Study Report for this jurisdiction.

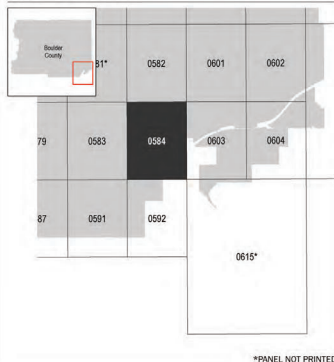
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-658-6622.

Base map information shown on the FIRM was provided by the FEMA Map Service Center, the Bureau of Land Management and Boulder County.

SCALE



PANEL LOCATOR



National Flood Insurance Program

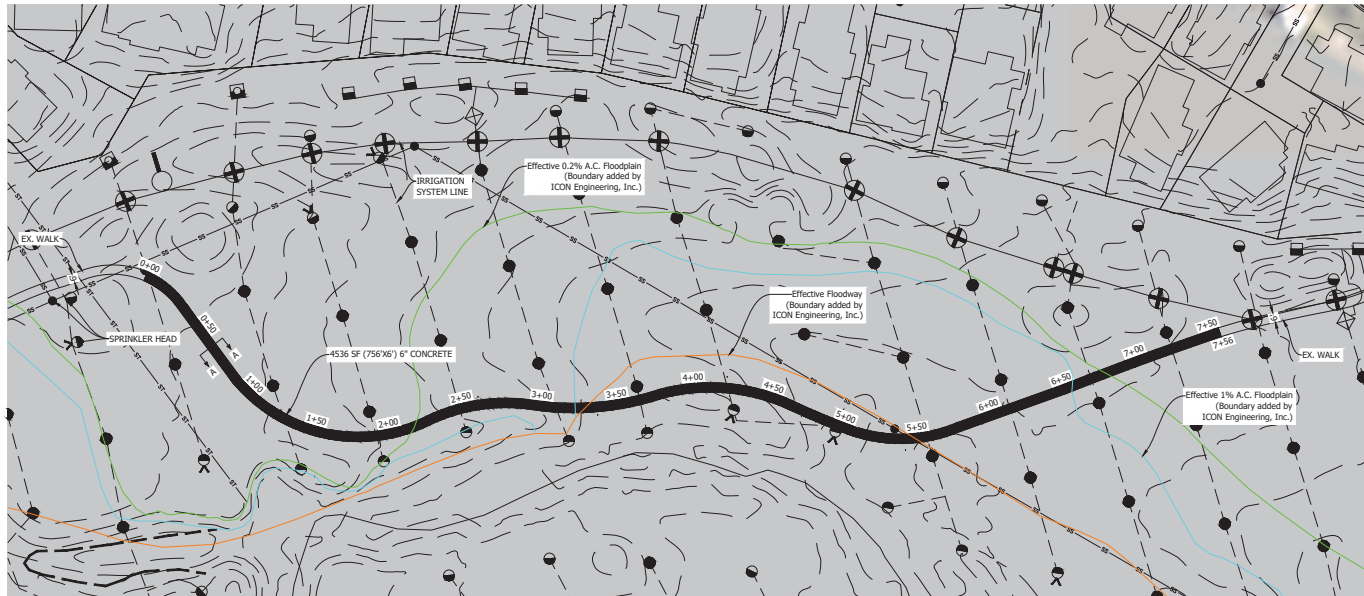
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
BOULDER COUNTY, COLORADO
 UNINCORPORATED AREAS
PANEL 584 OF 615

COMMUNITY	NUMBER	PANEL	SUFFIX
BOULDER COUNTY	080203	0584	K
LOUISVILLE CITY OF	080206	0584	K
SUPERIOR, TOWN OF	080203	0584	K

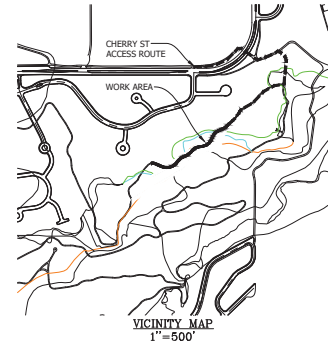
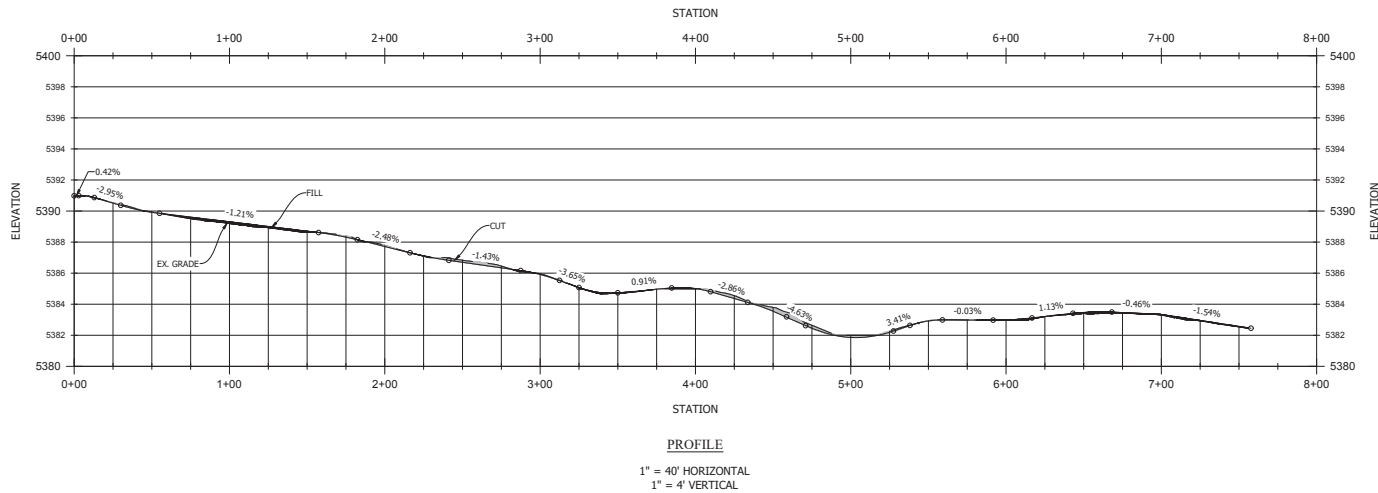
Panel Contains:
 Panel 584 of 615

Notice: This map was released on 8/26/2019 to make a correction. This version replaces any previous versions. See the Notice-to-User Letter that accompanied this correction for details.

VERSION NUMBER
2.3.3.0
MAP NUMBER
08013C0584K
MAP REVISED
AUGUST 15, 2019

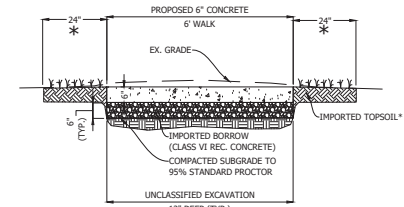


COAL CREEK GOLF COURSE HOLE 13 - PLAN



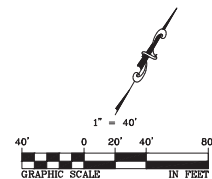
NOTES

1. PROVIDE #4 REBAR, CONTINUOUS, 18" ON CENTER, IN WALK AND CURB ADJACENT TO TREES AT LOCATIONS DIRECTED BY THE ENGINEER. REBAR SHALL EXTEND BEYOND EACH SIDE OF TREE, 10' MINIMUM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. PROVIDE MASONITE OR OTHER APPROVED FORM MATERIAL IN CLOSE PROXIMITY TO TREES.
2. PROVIDE SAW CUT JOINTS AT 6' O.C.
3. PROVIDE 1/2" EXPANSION JOINT MATERIAL EVERY 96 FT (WITH SEALER).



* REMOVE EXISTING 500 AND 4" EXISTING MATERIAL BELOW SOD. INSTALL IMPORTED TOPSOIL (4") AND INSTALL NEW SOD.

SECTION A



Ben Smith

From: Bryon Weber <bweber@louisvilleco.gov>
Sent: Thursday, February 29, 2024 9:08 AM
To: Ben Smith
Cc: Brian LeDoux; Matt Ursetta
Subject: RE: Clarification on Surveying for Cart Path

Thank you!

Bryon Weber

Project Manager
Parks, Recreation & Open Space

303.335.4736 (office)
720.786.3460 (cell)
bweber@LouisvilleCO.gov



From: Ben Smith <bsmith@iconeng.com>
Sent: Thursday, February 29, 2024 9:07 AM
To: Bryon Weber <bweber@louisvilleco.gov>
Cc: Brian LeDoux <bledoux@iconeng.com>; Matt Ursetta <mursetta@iconeng.com>
Subject: RE: Clarification on Surveying for Cart Path

You don't often get email from bsmith@iconeng.com. [Learn why this is important](#)

Good morning Bryon,

Sorry for the slow response – we just wanted to make sure we took a good look at the trail profile and the location of the trail alignment within the effective Floodway boundary.

Based on the field direction the City will give- that existing grades be matched- there should be no fill within the floodway and no pre-project survey will be needed.

Thank you,



Ben Smith, P.E.

Project Manager | ICON Engineering, Inc.
7000 S. Yosemite St, Suite 120, Centennial, CO 80112
o: (303) 221-0802 | www.iconeng.com | bsmith@iconeng.com

From: Bryon Weber <bweber@louisvilleco.gov>
Sent: Thursday, February 29, 2024 8:42 AM
To: Ben Smith <bsmith@iconeng.com>

Cc: Brian LeDoux <bledoux@iconeng.com>; Matt Ursetta <mursetta@iconeng.com>

Subject: RE: Clarification on Surveying for Cart Path

Ben,

Sorry to bug you, but we're trying to get answers back to contractors ASAP for their bidding deadline on 3/5. Any guidance is appreciated.

As a follow-up thought, the civil designer suggested having the layout be field directed in lieu of requiring survey with the following note: "All new finish grades shall match adjacent existing grades at the low side of the path. The new path shall have a cross slope of less than 2%."

If we go that route, I'm wondering if we just have you come out and gather some spot elevations along the route once it's staked out but prior to excavation. That way you could have before and after from exact locations and based on your data versus relying on interpolations from a 2' interval survey.

Bryon Weber

Project Manager

Parks, Recreation & Open Space

303.335.4736 (office)

720.786.3460 (cell)

bweber@LouisvilleCO.gov



From: Bryon Weber

Sent: Wednesday, February 28, 2024 10:11 AM

To: Ben Smith <bsmith@iconeng.com>

Cc: Brian LeDoux <bledoux@iconeng.com>; Matt Ursetta <mursetta@iconeng.com>

Subject: Clarification on Surveying for Cart Path

Ben,

Can you confirm whether pre-construction survey is required for your analysis?

I know your contract has some post-construction survey verification, but I'm wanting to clarify how you envision that process working. My understanding is that the design drawings were produced using City-wide survey as opposed to site specific, so only good to ~2' intervals.

As part of a revised bid form, we're including a line item for contractors to survey as needed for layout. We could expand that survey request if you need contractors to capture some 'before' conditions. We don't want to pay for duplicate services, but also want to ensure we've got the bases covered.

Please advise.

Bryon Weber

Project Manager
Parks, Recreation & Open Space

303.335.4736 (office)
720.786.3460 (cell)
bweber@LouisvilleCO.gov



==CAUTION: EXTERNAL EMAIL==

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COAL CREEK GOLF COURSE HOLE 13 PATH PROJECT



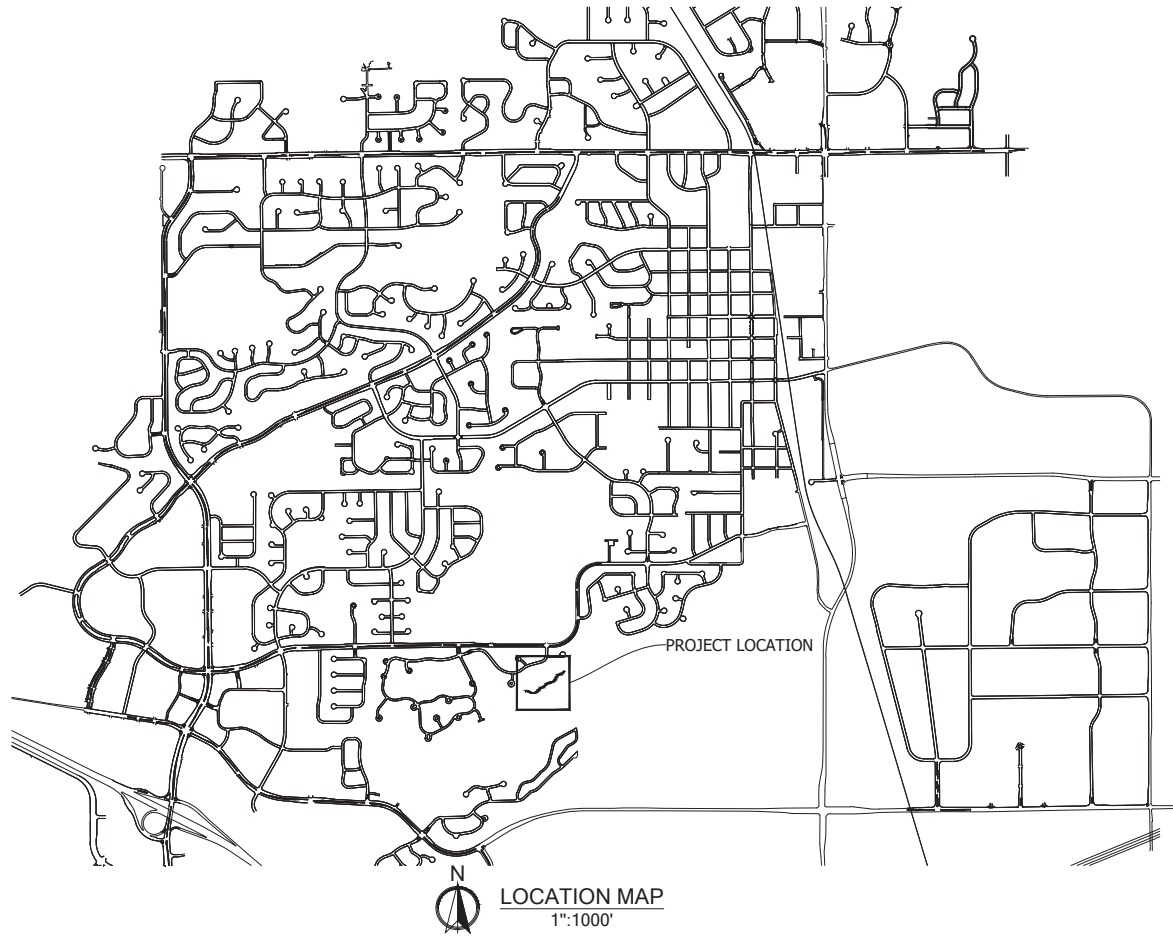
LEGEND

EXISTING:

- WALK
- CURB & GUTTER
- ROW
- WATER MAIN & VALVE
- FIRE HYDRANT
- SANITARY SEWER & MANHOLE
- INLET
- STORM SEWER & MANHOLE
- GAS LINE
- ELECTRIC LINE
- FIBER OPTIC LINE
- CABLE TV
- POWER POLE
- TRAFFIC SIGN

PROPOSED:

- 4" CONCRETE
- 6" CONCRETE
- 8" CONCRETE
- 10" CONCRETE
- 12" CONCRETE
- CURB WALK
- CURB AND GUTTER
- ASPHALT PATCH
- EDGE COLD MILLING 0" TO 1 1/2"



LOCATION MAP
1"=1000'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER
2	GENERAL NOTES
3	PLAN AND PROFILE



MARK-UP SET
01/30/2024

SHEET
1
OF
3

GENERAL NOTES (ALL CONSTRUCTION):

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LOUISVILLE AND THESE CONTRACT SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND CONTRACT SPECIFICATIONS AS APPROVED BY THE CITY. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS.
- THE CONTRACTOR SHALL MAINTAIN ONE RECORD COPY OF ALL DRAWINGS WHICH ARE TO BE READILY AVAILABLE TO THE ENGINEER AT ALL TIMES. THE FINAL RECORD DRAWINGS (AS-BUILTS) SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL PAYMENT.
- CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK. THE CONTRACTOR, ALONG WITH ALL SUBCONTRACTORS SHALL BE LICENSED IN THE CITY OF LOUISVILLE. CONTRACTOR SHALL SUBMIT A LIST OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT AND THEIR LICENSE NUMBERS TO THE ENGINEER. THE CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT FROM THE CITY OF LOUISVILLE PUBLIC WORKS DEPARTMENT FOR THE PROJECT. A COPY OF THE RIGHT OF WAY PERMIT SHALL BE ON SITE AT ALL TIMES AND THE CONTRACTOR SHALL FORWARD A COPY TO ALL SUBCONTRACTORS.
- IF WATER IS REQUIRED FOR THE PROJECT, THE CONTRACTOR SHALL OBTAIN A BULK WATER PERMIT FROM THE CITY OF LOUISVILLE PUBLIC WORKS DEPARTMENT IN ACCORDANCE WITH THE PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING STREETS, CURBS, SIDEWALKS, BUILDINGS, DRIVEWAYS, ALLEYS, LAWNS, PARKING LOTS, ETC. ADJACENT TO THE PROJECT FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGES CAUSED BY THE CONTRACTORS OPERATIONS SHALL BE RECONSTRUCTED OR REPAIRED WITH LIKE MATERIALS TO THE SATISFACTION OF THE ENGINEER AND AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE DAILY CLEANUP OF THE SITE INCLUDING BUT NOT LIMITED TO REMOVAL OF ALL TRASH AND DEBRIS AND REMOVAL OF MUD, DIRT, ETC. FROM SIDEWALK AND PAVEMENT SURFACES WITHIN AND ADJACENT TO THE SITE. CLEANUP WILL INCLUDE SWEEPING ADJACENT SURFACES ACCESSIBLE TO THE GENERAL PUBLIC.
- THE CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS/RESIDENTS TO PHASE WORK SUCH THAT EMERGENCY ACCESS IS PROVIDED AT ALL TIMES AND RESIDENCE ACCESS IS AVAILABLE DURING NON-WORKING HOURS.
- WHERE IT IS REQUIRED TO CUT EXISTING ASPHALT OR CONCRETE, THE CUTTING SHALL BE DONE TO NEAT, STRAIGHT LINE BY SAW CUTTING.
- COMPACTION FOR THE PROJECT SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
- WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. LOCATIONS SHALL BE AS ORDERED BY THE ENGINEER. THIS WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY ENGINEER AND PROJECT ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS OR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY ENGINEER AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER 48 HOURS PRIOR TO RESTART.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING BOULDER COUNTY COMMUNICATION AND THE LOUISVILLE FIRE DEPARTMENT OF ALL STREETS CLOSINGS AND OF EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED INSTRUCTION, 72 HOURS PRIOR TO COMMENCEMENT OF THE IMPROVEMENTS DESCRIBED IN THE PROJECT. THE CONTRACTOR SHALL PROTECT, AT HIS OWN EXPENSE, ALL EXISTING UTILITIES AND BE RESPONSIBLE FOR THEIR REPAIR IF THEY ARE DAMAGED DURING CONSTRUCTION. ALL KNOWN EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ON THE PLANS. THE ACTUAL LOCATION MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
- ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, AND THE CITY OF LOUISVILLE DESIGN AND CONSTRUCTION STANDARDS, 1994 EDITION, SHALL APPLY.
- DRAWINGS ARE NOT INTENDED TO BE SCALED, BUT ARE SUPPLIED FOR GENERAL INFORMATION TO THE CONTRACTOR. RIGHT-OF-WAY LINES ARE SHOWN FOR GRAPHICAL PURPOSES ONLY.
- NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE CITY OF LOUISVILLE.
- PRIOR TO THE PLACEMENT OF ANY CONCRETE, THE CONTRACTOR SHALL CONFIRM THAT THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER OR SIDEWALK FORMS PROVIDE PROPER DRAINAGE. GRADE STAKES SHALL BE SET WITH A SURVEYING LEVEL AND TRIPOD. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR THE TYPICAL SECTION.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", AND THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION. DURING ALL WET OR DRY CONCRETE SAW CUTTING OPERATIONS ALL RESIDUAL SHALL BE VACUUMED. ENGINEER MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR REESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS.
- EXISTING UTILITIES, PIPELINES, AND STRUCTURES SHOWN ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CITY DOES NOT WARRANT THE ACCURACY OF THE LOCATIONS SHOWN ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES AFFECTED BY THE CONSTRUCTION WELL IN ADVANCE OF THE OPERATION.
- DAILY CLEANUP OF THE STREETS IS REQUIRED.

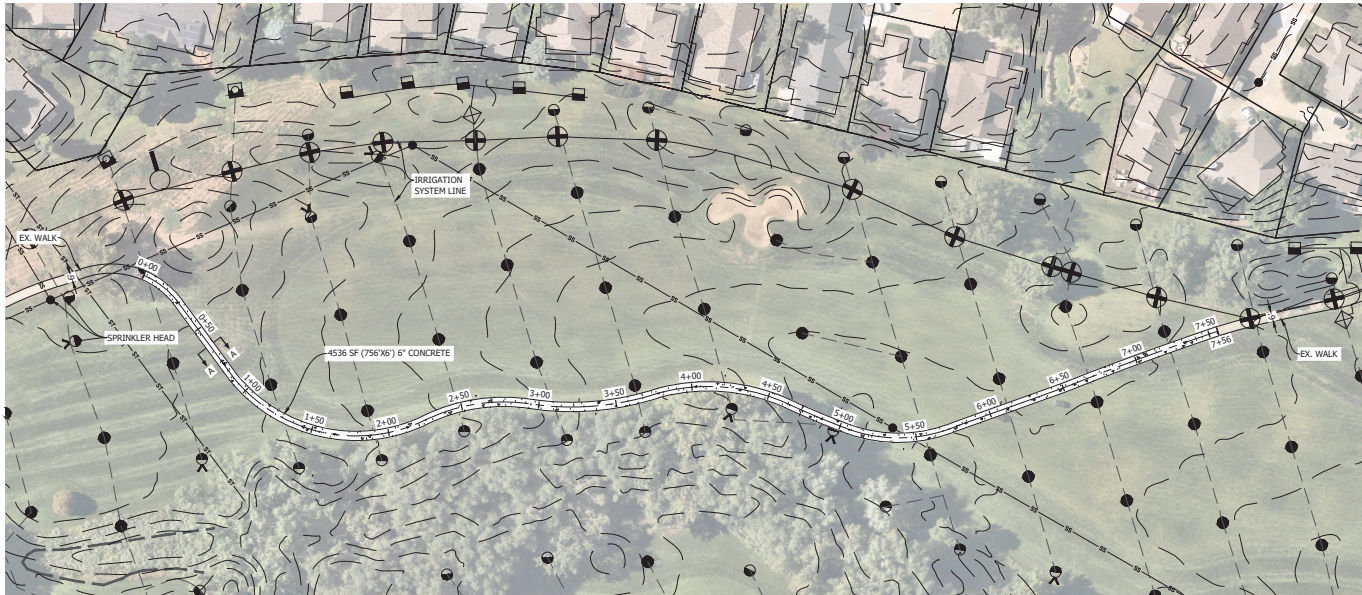
BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT

- SEDIMENT CONTROL SHALL BE PROVIDED AT STORM SEWER INLETS AND/OR DOWNSTREAM OF STREET OR AS DIRECTED USING CURB SOCKS WITH 1 1/2" CLEAN GRAVEL AND 1 1/2" STEEL MESH. IMPLEMENTING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.
- APPLICATION OF THESE BMPs FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-CONSTRUCTION STORMWATER MANAGEMENT IS PROVIDED THROUGH STORM COLLECTION SYSTEM.
- ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs MAY BE REQUIRED DURING AND AFTER CONSTRUCTION AND SHALL BE EXECUTED AND COMPLETED AS DIRECTED BY THE CITY. THE CONTRACTOR SHALL PLAN, INSTALL, AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- CONTRACTOR SHALL PROVIDE APPROVED CONCRETE WASHOUT LOCATIONS. AT NO POINT SHALL A CONTRACTOR DISCHARGE DIRECTLY ONTO PAVED SURFACES.

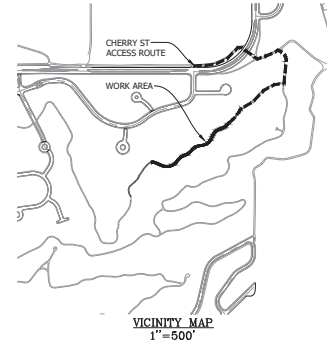
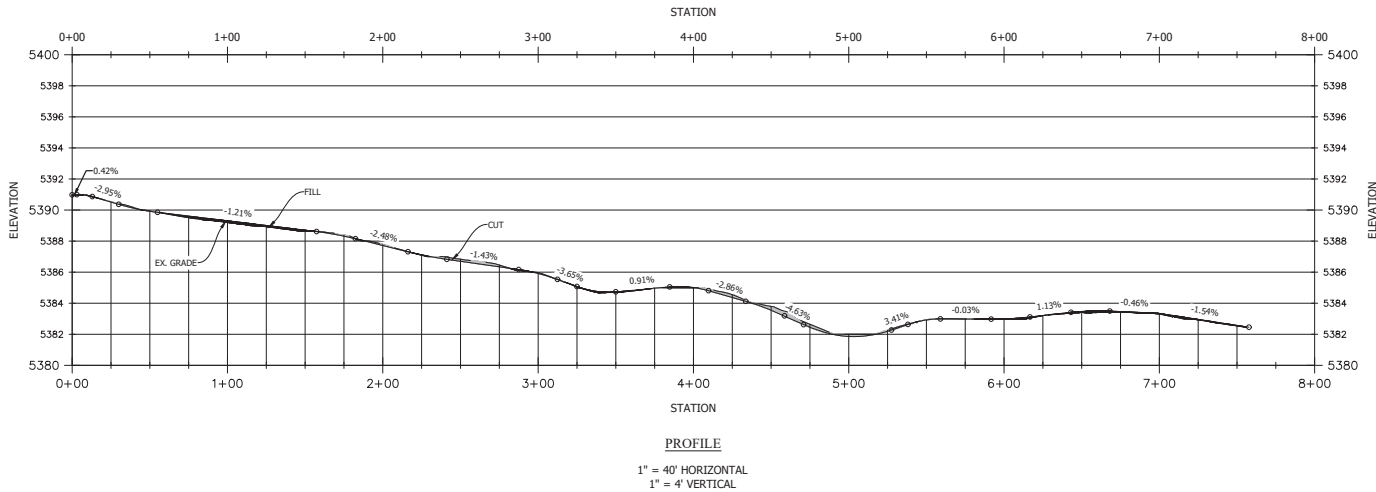
INSPECTION AND MAINTENANCE:

SEDIMENTS DEPOSITED IN THE PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY. AT MINIMUM THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPs EVERY 14 DAYS AND AFTER SIGNIFICANT PRECIPITATION EVENTS. INSTALLATIONS AND MODIFICATIONS AS REQUIRED BY THE CITY WILL BE IMPLEMENTED WITHIN 48 HOURS OF NOTIFICATION.

DESIGN BY: JB
DRAWN BY: MC
CHECKED BY:
APPROVED BY:
ISSUE DATE: 01/20/2024
REVISIONS:

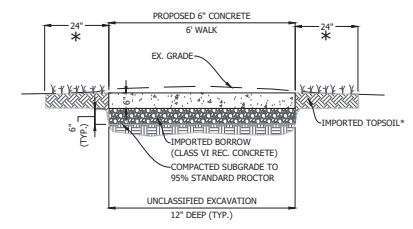


COAL CREEK GOLF COURSE HOLE 13 - PLAN



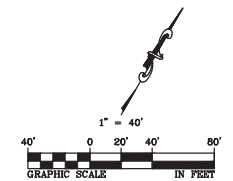
NOTES

1. PROVIDE #4 REBAR, CONTINUOUS, 18" ON CENTER, IN WALK AND CURB ADJACENT TO TREES AT LOCATIONS DIRECTED BY THE ENGINEER. REBAR SHALL EXTEND BEYOND EACH SIDE OF TREE, 10' MINIMUM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. PROVIDE MASONITE OR OTHER APPROVED FORM MATERIAL IN CLOSE PROXIMITY TO TREES.
2. PROVIDE SAW CUT JOINTS AT 6' O.C.
3. PROVIDE 1/2" EXPANSION JOINT MATERIAL EVERY 96 FT (WITH SEALER).



* REMOVE EXISTING 500 AND 4" EXISTING MATERIAL BELOW SOD. INSTALL IMPORTED TOPSOIL (4") AND INSTALL NEW SOD.

SECTION A



DESIGN BY: JB
DRAWN BY: MC
CHECKED BY:
APPROVED BY:
ISSUE DATE: 01/30/2024
REVISED: 2/13/24

G:\CIPS\CIPS_2024\HOLE 13 CART PATH\DRAWINGS\CAD PLANS\GOLF COURSE CART PATH\2024-02-09 OTAK DRAWINGS\CAD PLANS\GOLF COURSE_HOLE_13_CR_2024-02-12.DWG