

## Surveying Guidelines

Revised 02/2015

The following are the City of Louisville's general surveying requirements for construction projects. *Staff may modify these requirements for any project at their discretion.* If you have questions, please contact the Department of Planning & Building Safety at 303.335.4592.

### **Decks/Accessory Structures/Additions**

- **At time of building permit application**
  - A scaled site plan showing the following is required:
    - boundary lines
    - setbacks
    - all existing and proposed structures
- **At time of foundation inspection**
  - If the proposed addition would be less than 3 feet from any required minimum setback, the City requires an original "wet stamped" letter from a surveyor certifying that the foundation forms were set under his / her supervision and comply with all applicable minimum setback requirements of the City.
- **At time of framing inspection**
  - If the structure is within in 3 feet of the maximum height allowed, an original "wet stamped" letter from a surveyor certifying that the height of the structure complies with all applicable height requirements of the City.
- **At the time of final inspection**
  - If the proposed substantial addition or accessory structure would be within 3 feet of any required minimum setback, an ISP will be required prior to final inspection. If the proposed work would be 3 feet or more from a setback line, only an ILC will be required prior to final inspection.

### **New Construction**

- **At time of building permit application**
  - A scaled site plan showing the following is required:
    - boundary lines
    - setbacks
    - all existing and proposed structure
- **At time of foundation inspection**
  - An original "wet stamped" letter from a surveyor certifying that the foundation forms were set under his / her supervision and comply with all applicable minimum setback requirements of the City.
- **At time of framing inspection**
  - If the structure is within in 3 feet of the maximum height allowed, an original "wet stamped" letter from a surveyor certifying that the height of the structure complies with all applicable height requirements of the City.
- **At the time of final inspection**
  - An ISP will be required prior to the issuance of any Certificate of Occupancy.

### **Definitions / Notes:**

**Improvement Location Certificate (ILC):** A representation of the boundaries of a parcel of land and the improvements, easements and encroachments as defined in the Colorado Revised Statutes.

**Improvement Survey Plat (ISP):** A monumented land survey showing the location of all structures, visible utilities, fences, hedges, or walls situated on the described parcel and within five feet of all boundaries of such parcel, any conflicting boundary evidence or visible encroachments, and all easements, underground utilities, and tunnels for which properly recorded evidence is available from the county clerk and recorder, a title insurance company, or other sources as specified on the improvement survey plat, as defined in the Colorado Revised Statutes.

**Professional Land Surveyor (Surveyor):** A person registered or licensed pursuant to part 2 of article 25 of title 12, Colorado Revised Statutes.