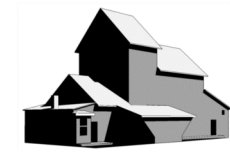


FINAL P.U.D. FIRST AMENDMENT
LOUISVILLE MILL SITE REDEVELOPMENT
LOUISVILLE MILL SITE SUBDIVISION

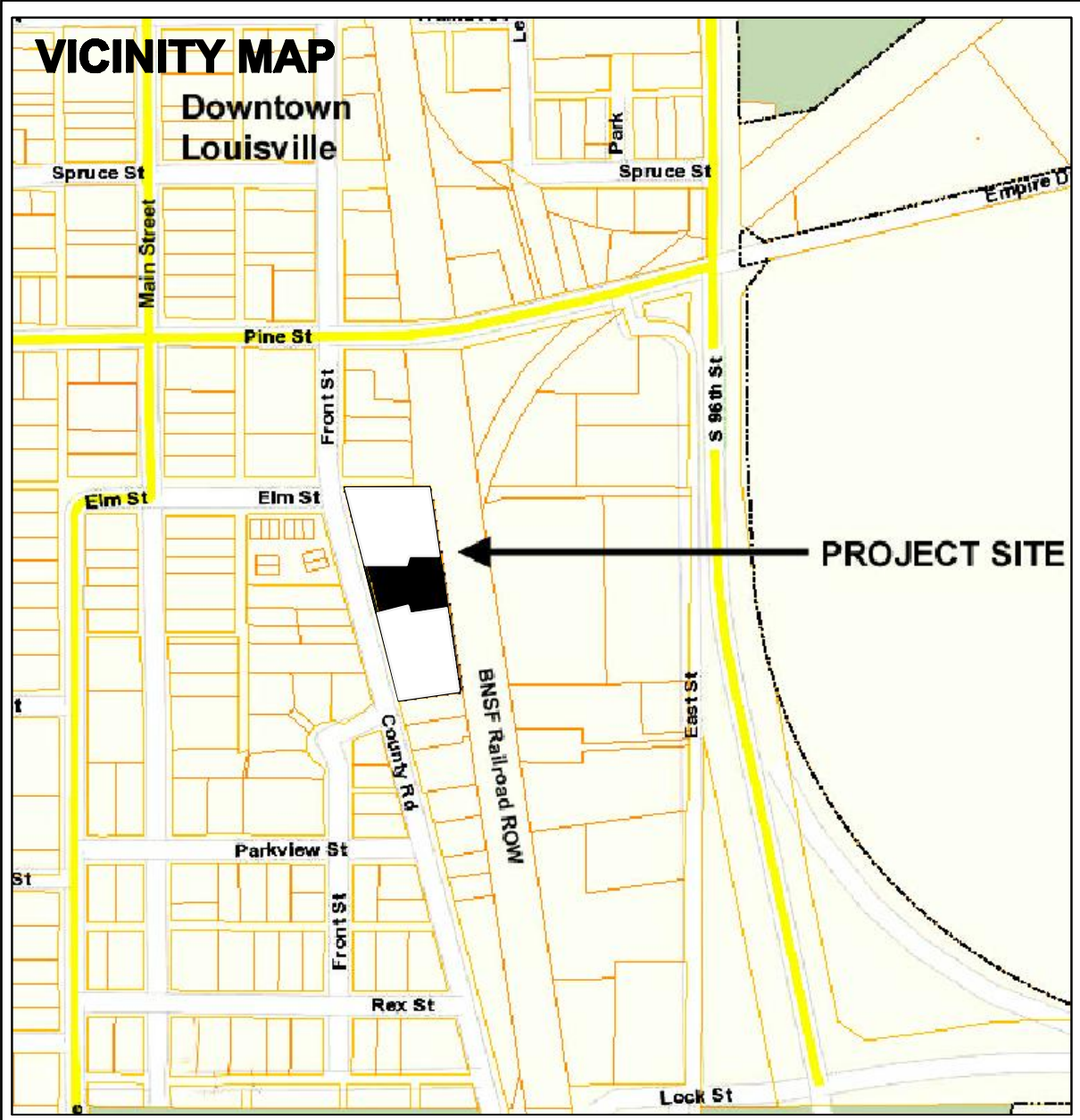
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH RANGE 69 WEST OF
THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



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ASSOCIATES
A Professional Corporation

Planning
Architecture
Interior Design

950 Spruce Street, #2C
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319



SIGNATURES

OWNERSHIP SIGNATURE BLOCK

By signing this P.U.D. the owner acknowledges and accepts all the requirements and intent set forth in this P.U.D. Witness my/our hand(s) seal(s) this ___ day of ___, 20__.

J. Erik Hartronft

Owner Name and Signature Lot 2 & 3 & Outlot A

Ross Bowdy

Owner Name and Signature Lot 2 & Outlot A

Randall C. Caranci

Owner Name and Signature Lot 1 & 3

Notary Name (print)

(Notary Seal)

Notary Signature

My Commission Expires

PLANNING COMMISSION CERTIFICATE

Approved this ___ day of ___, 20__ by the Planning Commission of the City of Louisville, Colorado.
Resolution No. ___, Series ___

CITY COUNCIL CERTIFICATE

Approved this ___ day of ___, 20__ by the City Council of the City of Louisville, Colorado.
Resolution No. ___, Series ___

Mayor Signature

City Clerk Signature

SHEET INDEX

SHEET	DESCRIPTION
ARCHITECTURAL	
A1	Cover Sheet, Project Data & Rendering
A2	Site Plan
A3	Landscape Plan & Parking Plan
A4	Building Floor Plans
A5	Building Elevations
A6	Site Photometric
A7	SPECIAL REVIEW USE
CIVIL	
C101	Grading & Drainage Plan
C102	Utility Plan
C103	Fire Truck Turning Analysis
C201	Utility Plan - Future Phase

PROJECT DIRECTORY

OWNER-DEVELOPER	Louisville Mill Site LLC 950 Spruce Street, Suite 2C Louisville, Colorado 80027 Contact: Erik Hartronft 303.673.9304 Ross Bowdy 720.583.4369
ARCHITECT/PLANNER	Hartronft Associates, p.c. 950 Spruce Street, Suite 2C Louisville, Colorado 80027 Contact: Erik Hartronft, AIA 303.673.9304
CIVIL ENGINEER	Siteworks Studio 2101 Pearl Street Boulder, Colorado 80302 Contact: Dash Ash 303.818.7859

HISTORIC VIEW OF GRAIN ELEVATOR FROM THE NORTHWEST

Carnegie Branch Library for Local History / Boulder Historical Society Collection



PROJECT DATA

Louisville Mill Site - Use and Zoning Information Final PUD - First Amendment

Project Description:

This phase of the Louisville Mill Site Redevelopment will encompass Lot 2 and Outlot A of the Mill Site Subdivision. Lot 1 and Lot 3 of the subdivision are not proposed for redevelopment in this phase. However, work associated with common access easements, utilities and common parking areas located on Lots 1 and 3 is included in this phase to the extent indicated herein. Lot 2 currently contains the historic Louisville Grain Elevator building, which is on the National Register of Historic Places, and has been designated a Louisville local landmark, which will be rehabilitated for commercial use with minor additions. The proposed use for Lot 2 and Outlot A is commercial, with retail, restaurant/bar, and similar allowable uses. There is a potential for some private museum-type exhibit space in the grain elevator structure as well. The outlot is proposed to be an outdoor activity area for the business in the grain elevator, including outdoor sales subject to an approved SRU. The proposed development also includes relocating a small traditional wood-framed granary from the Warembourg farm, south of Community Park to the site to be rehabilitated to serve as a seasonal tap house for the outdoor activity area.

Building Bulk and Density Standards:

Required Setbacks: PR AC Proposed Setbacks:

Front 20' 30' Variance req. to 8' for AC

Rear 20' Variance req. to 1'-4" for PR

Side (internal) 10' 5' Variance req. to 9' for PR

(note fence structure @ sw corner outlot @ 3' front & 5' side setback)

Maximum Lot Covg. 40% 44% Proposed Variance Lot 2

Allowable Height: Proposed Height:

2 story - 35' 3 story - 50.5' - Existing

1-story - 17.5' - East Addition

1-story - 13'-0" - Accessory Struct.

ZONING:

CB within the Transition Area of the Design Handbook for Downtown Louisville

Addresses and Legal Descriptions:

See Plat and Survey for Legal Descriptions

	RCC	Grain Elevator	'Yard'	544CR
Mill Site Subdivision:	Lot 1	Lot 2	Outlot A	Lot 3
Address - County Road	500	540	520	544

Louisville Mill Site - Lot / Building Areas and Parking Calculation - Lot 2 and Outlot A Final PUD - First Amendment

Building Area and Parking Calculations - Lot 2 & Outlot

PUD Areas From Redevelopment

Existing Grain Elevator Building *Non-usable areas (unfinished) Finish part of existing basement Porte Cochere Mezzanine and Stair East Addition Main Level Basement	4,094 (1,096)					Elevator			
						Lot 1	Lot 2	Outlot A	Lot 3
Total Area Grain Elevator	2,998	396	290	Platted Lot Area - Phase 1	Not Incl.	9,122	6,841	Not Incl.	15,963
Accessory Tap House (moved) (Warembourg Granary)			385						
Total Building Areas	2,998	396	1,061						
			1,061						
			2,797						
Total Building Area on Site			2,937						
			6,331						

Parking Calculation

Net Building Area for Parking Calculation: New Area: 2,937
New square footage exemption: (999)
Deduct prep areas, storage, restrooms, circulation etc. (1,916)
Total Net Area for Parking Calculation: 22
Parking required at 1500sf = 1 Space
Parking provided on site = 4 Spaces**
Parking provided incl. shared = 24 Spaces total developed as part of this project.

Notes:
* Existing building area of Grain Elevator not all usable.
**One space is ADA accessible parking space (parking space & loading shared w/Lot 1). Shared parking agreement and access/maintenance agreement has been executed by all Mill Site Subdivision property owners. This project will develop 14 shared spaces directly adjacent to Outlot A, and 8 shared spaces directly adjacent to Lot 2.
Regarding public parking nearby, note that 6 public parking spaces on County Road are directly in front of Outlot A plus 9 in front of Lot 1 and 3. An existing city parking lot is less than one block from the site. The City of Louisville has leased land within the BNSF ROW for future public parking which currently serves as 'ad hoc' unimproved parking spaces. There is leased ROW area available for approximately 30 additional parking spaces adjacent and to the north of the Mill Site Subdivision.



LOUISVILLE MILL SITE REDEVELOPMENT
& HISTORIC GRAIN ELEVATOR
520 & 540 COUNTY ROAD, LOUISVILLE, CO
Louisville Mill Site LLC - Louisville's Living Room LLC

FINAL PUD
FIRST AMENDMENT

PROJECT # 1252.50
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DRAWN BY: HAPC
CHECKED BY: JEH
REVISIONS: FPC 04/15/25

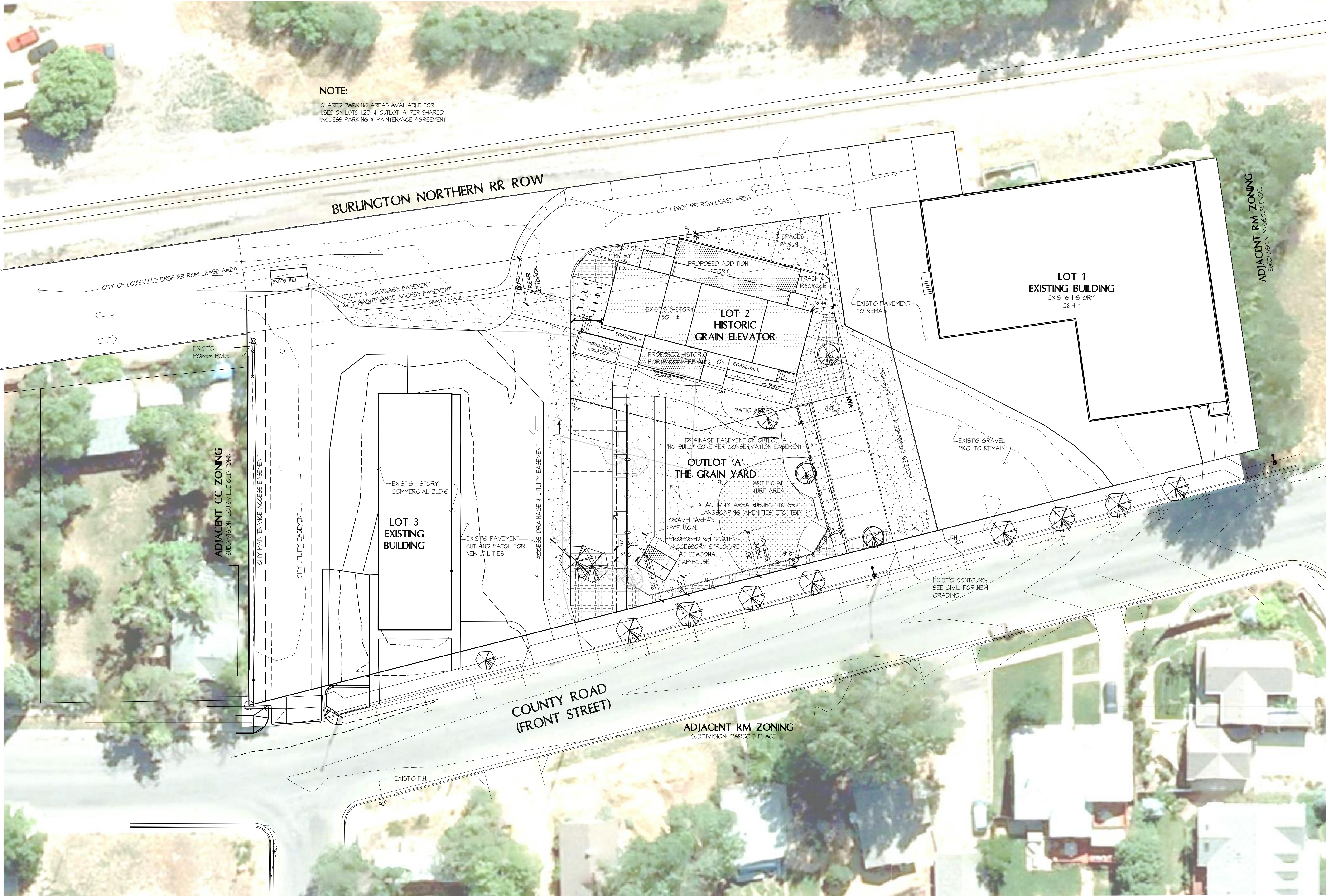
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COVER SHEET
PROJECT DATA
RENDERING
SIGNATURES

Sheet

A1

1 of 11 Sheets



NOTE:
SHARED PARKING AREAS AVAILABLE FOR
USES ON LOTS 1, 2, 3, & OUTLOT 'A' PER SHARED
ACCESS PARKING & MAINTENANCE AGREEMENT



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SITE PLAN

Sheet
A2
2 of 11 Sheets



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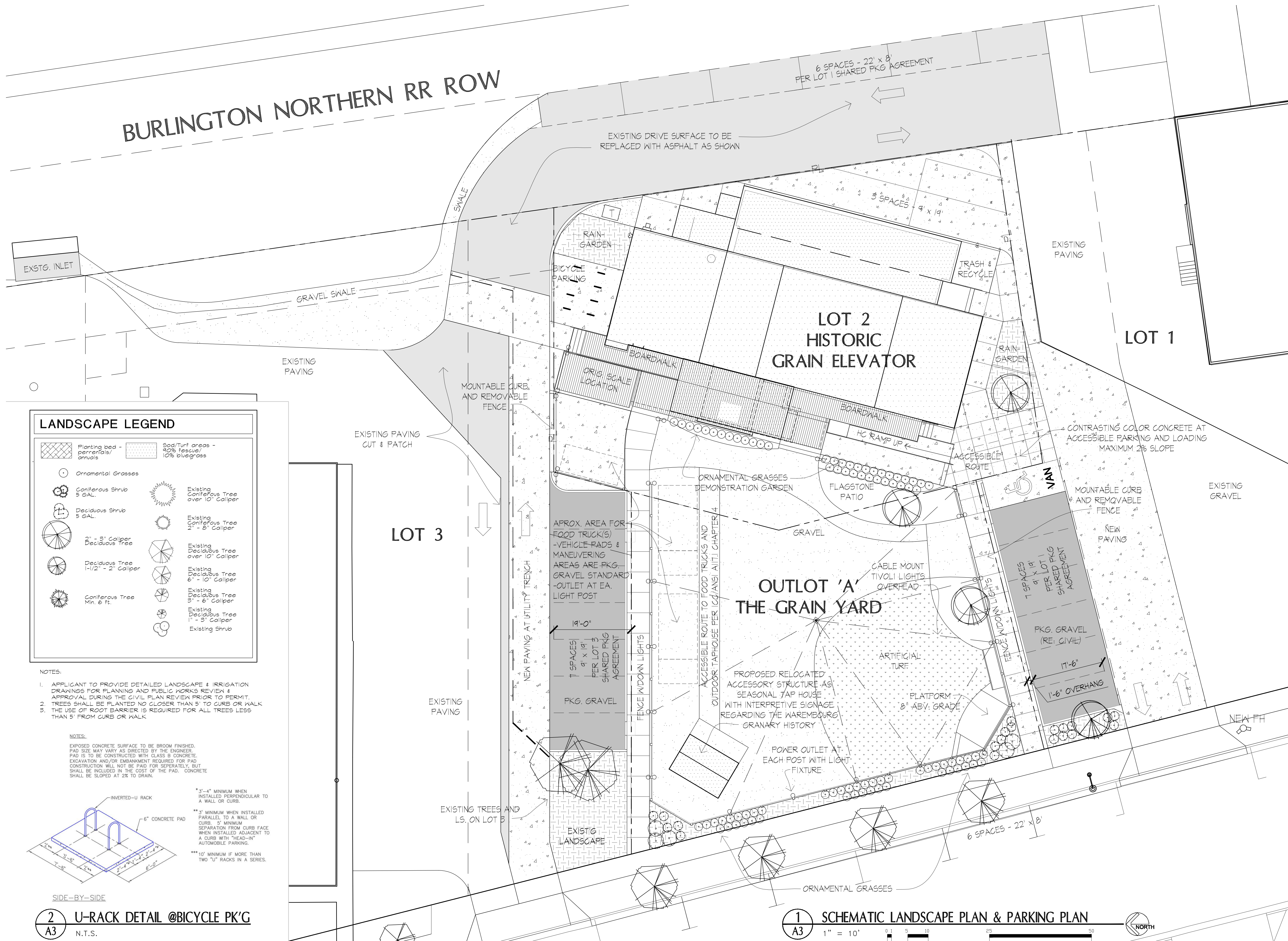
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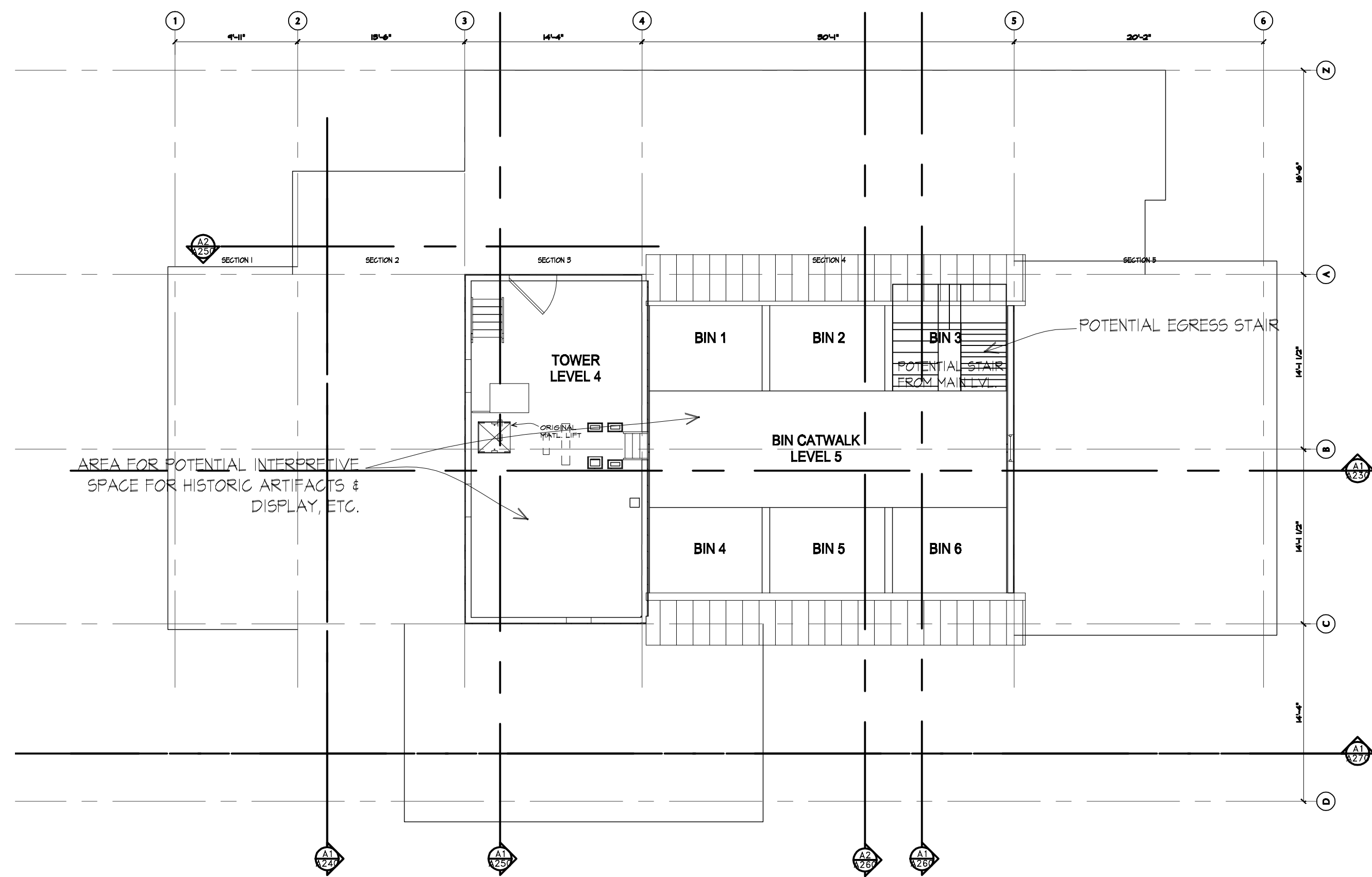
LANDSCAPE &
PARKING PLAN

Sheet

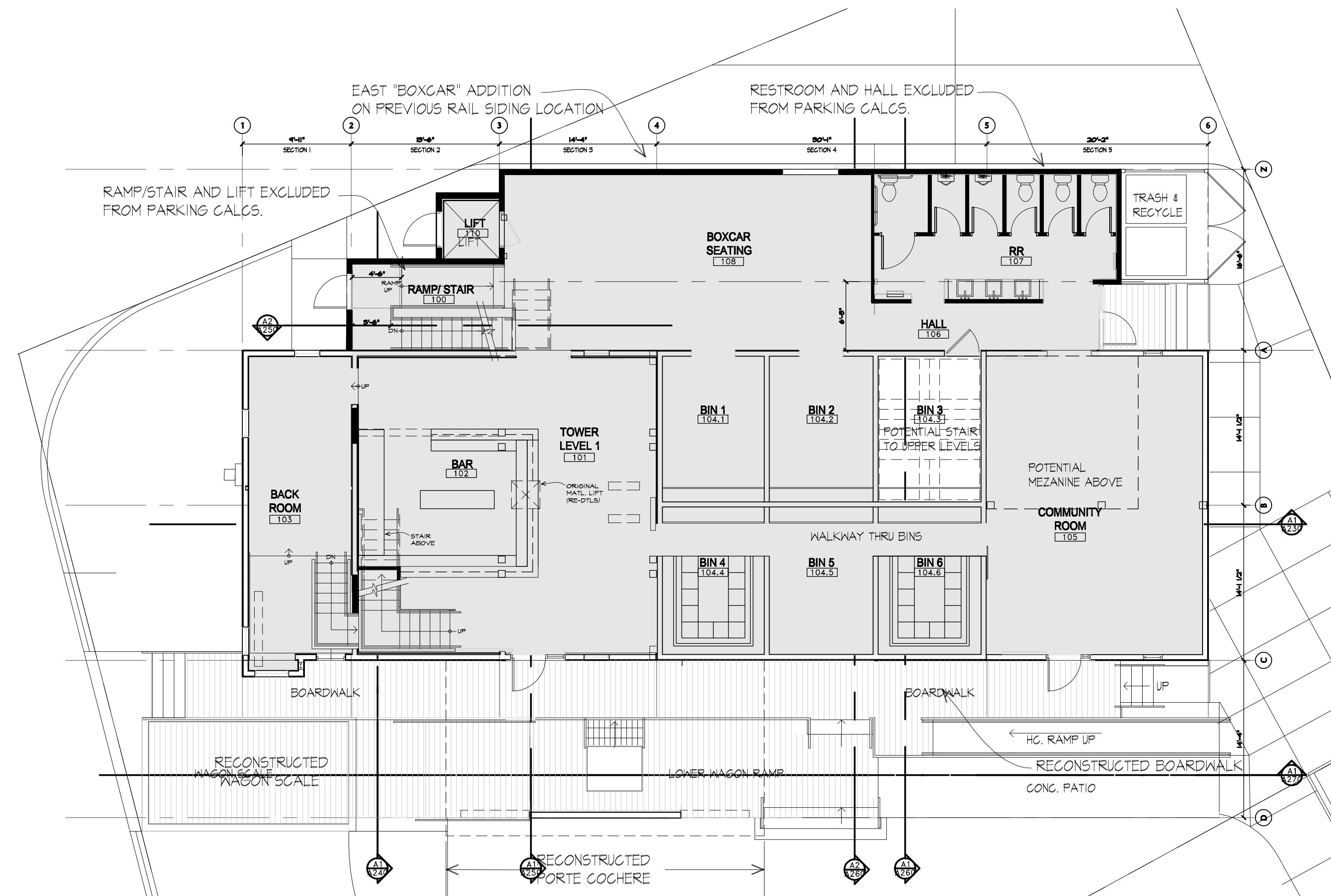
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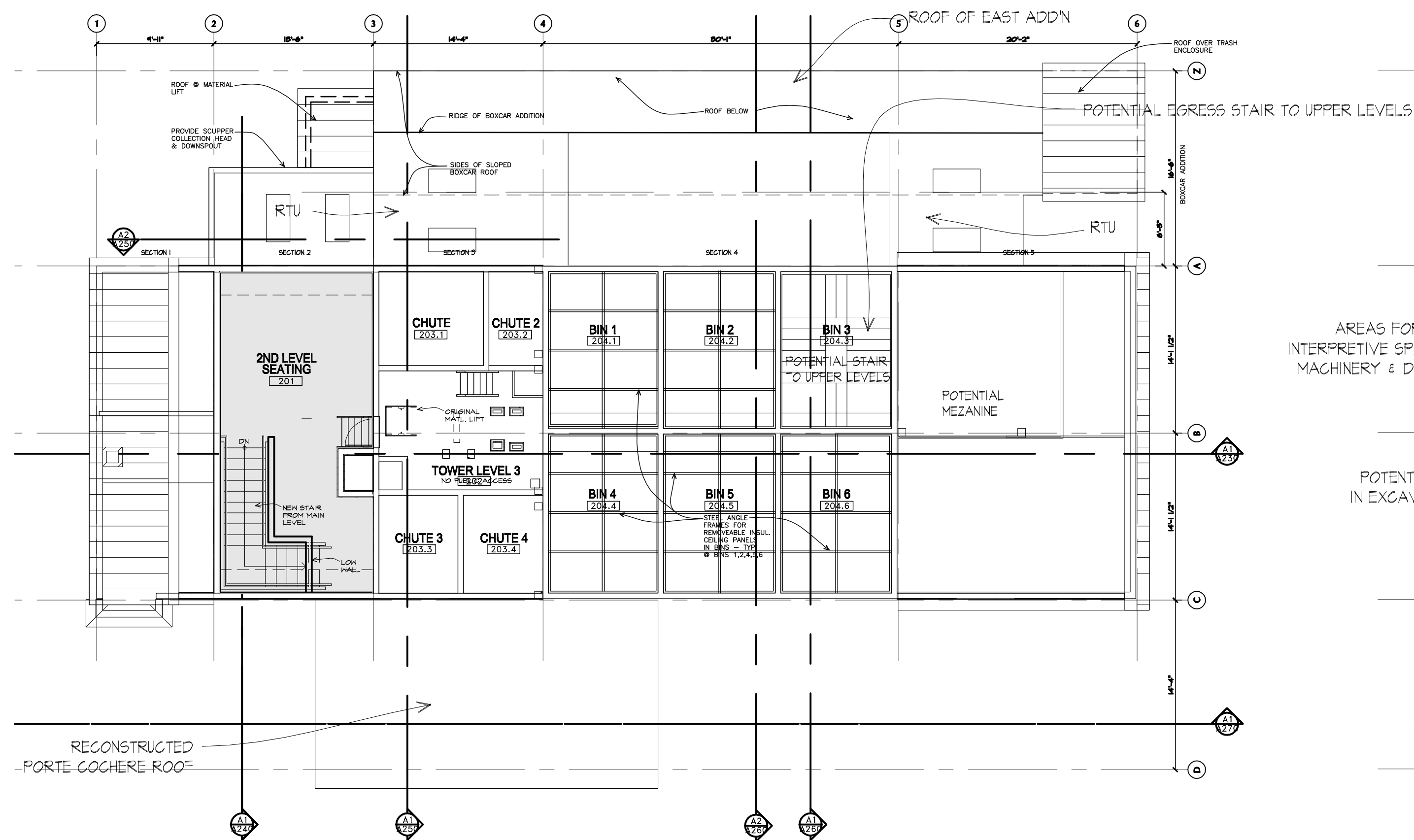




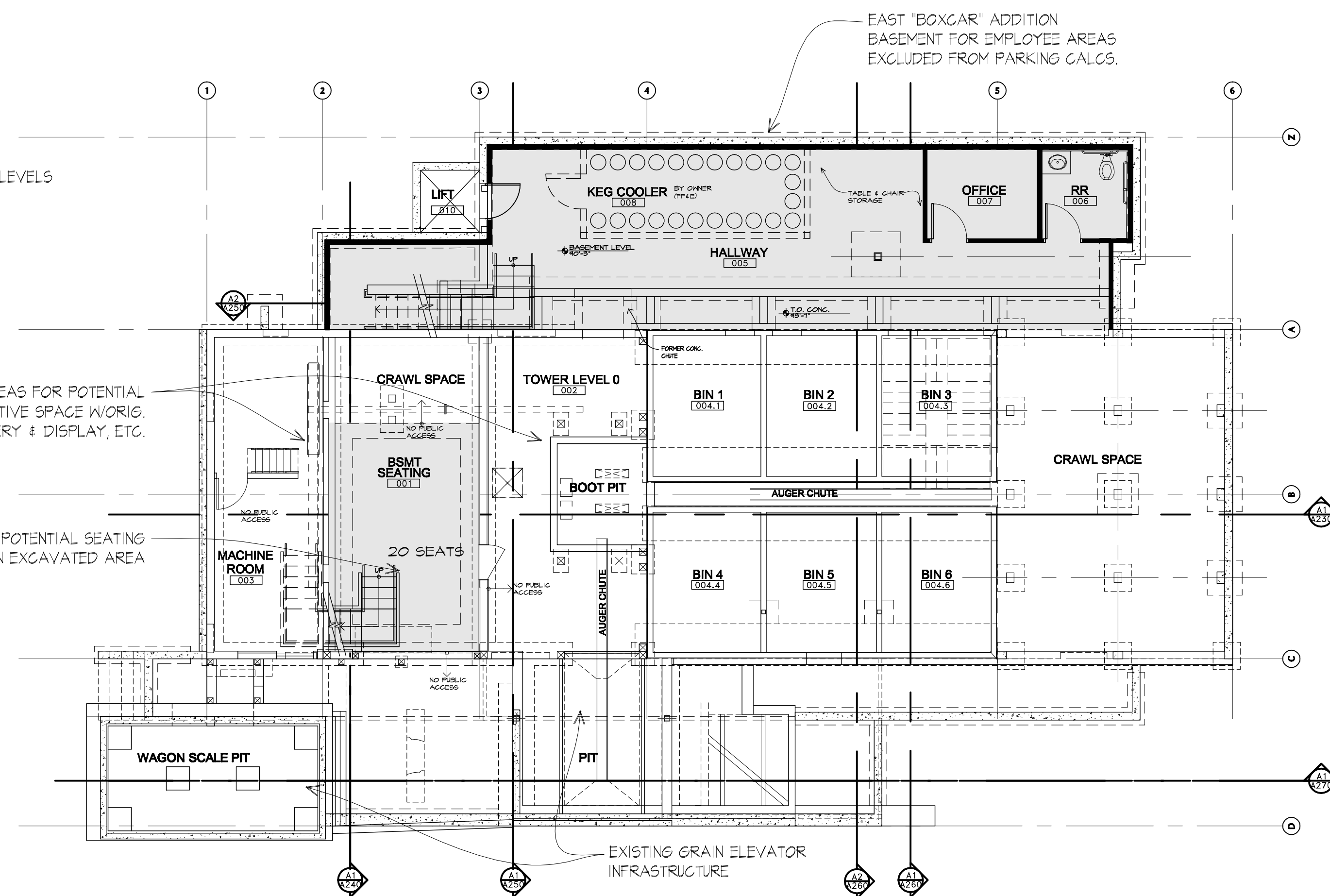
4 FLOOR PLAN - FOURTH/FIFTH LEVEL (3RD STORY)
 SCALE: 1/8" = 1'-0"
 PLAN NORTH



2 FLOOR PLAN - FIRST LEVEL (1ST STORY)
 SCALE: 1/8" = 1'-0"
 PLAN NORTH



3 FLOOR PLAN - SECOND/THIRD LEVEL (2ND STORY)
 SCALE: 1/8" = 1'-0"
 PLAN NORTH



1 FLOOR PLAN - BASEMENT/CRAWL SPACE
 SCALE: 1/8" = 1'-0"
 PLAN NORTH



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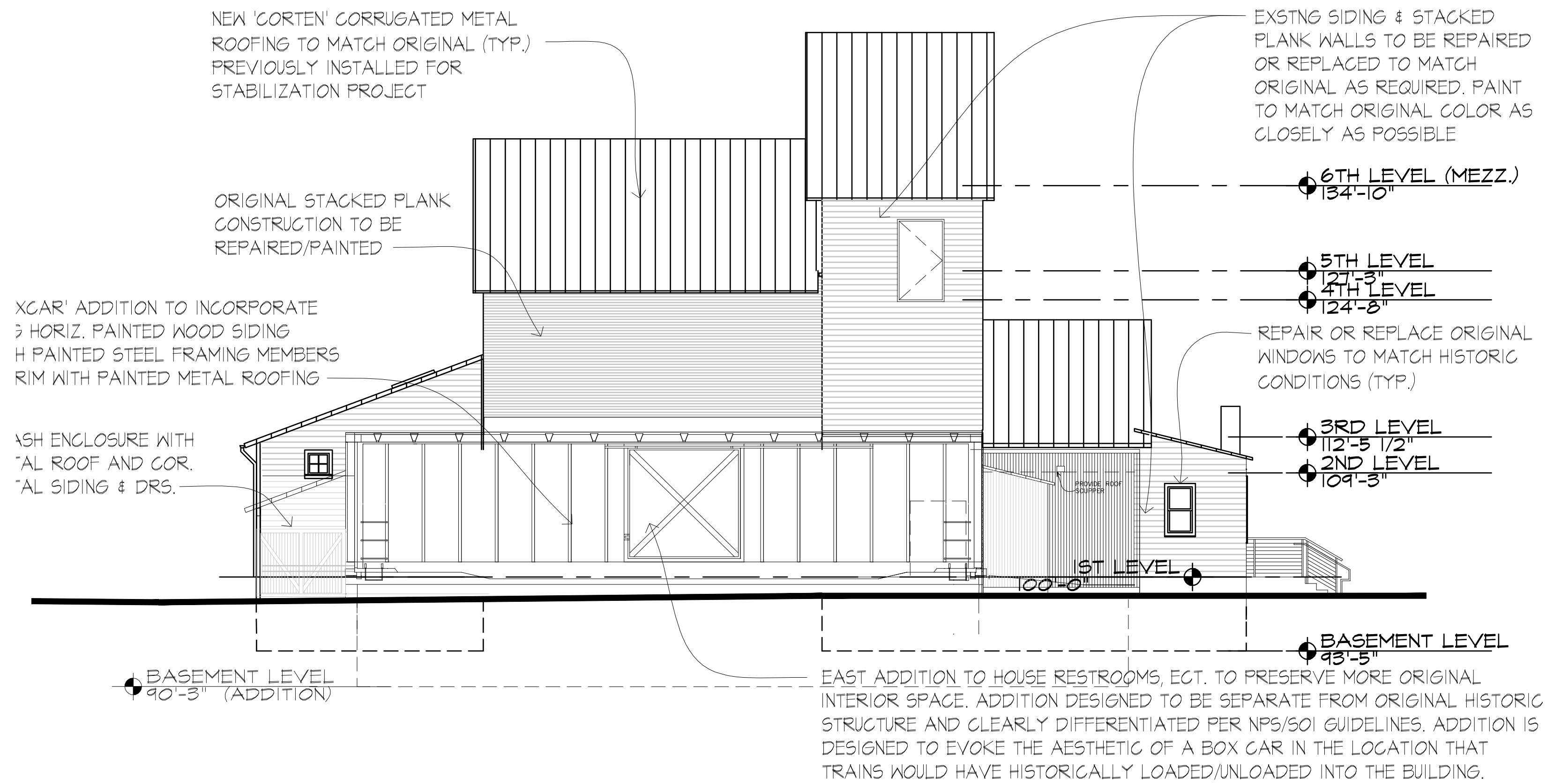
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FLOOR PLANS

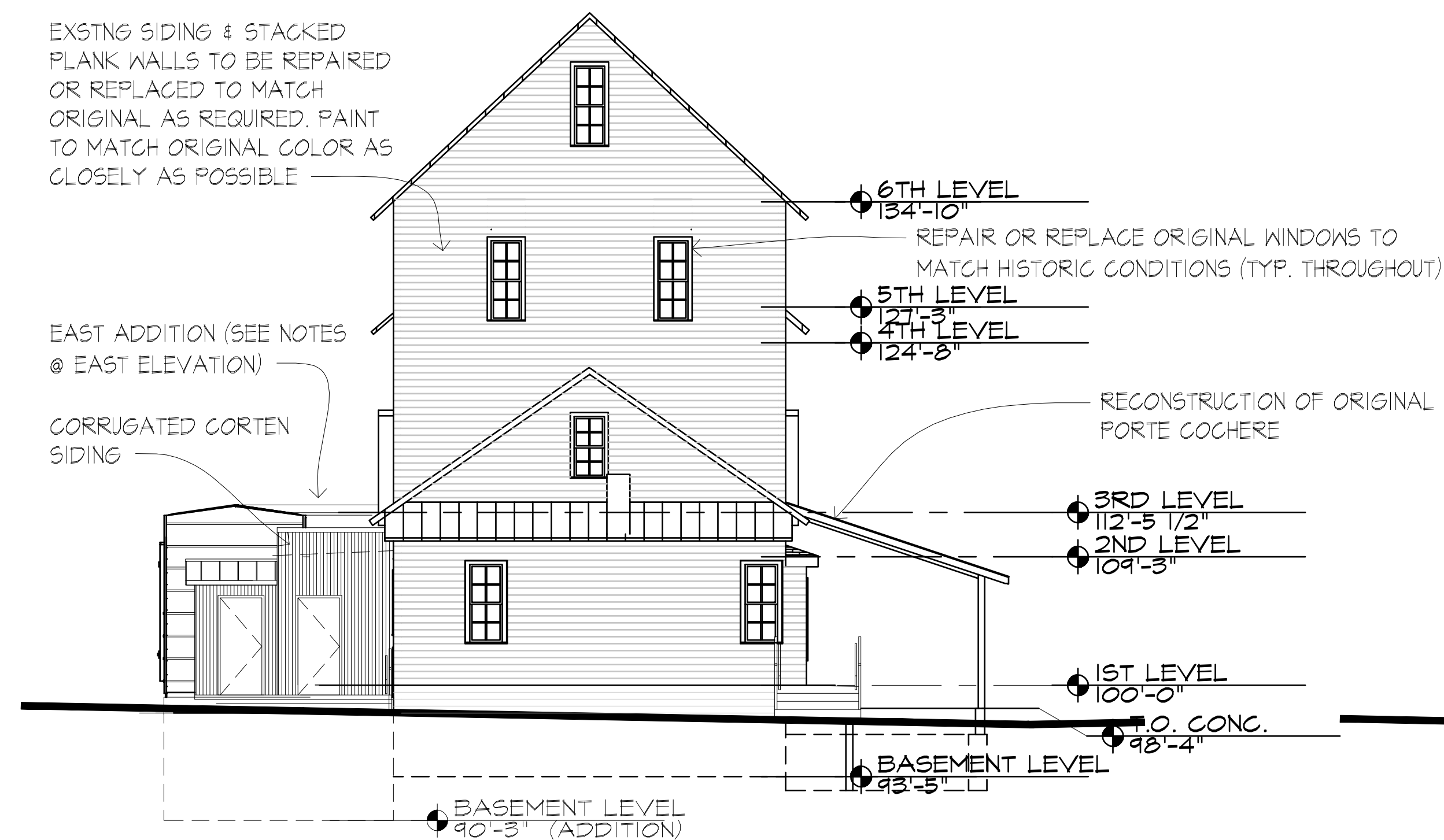
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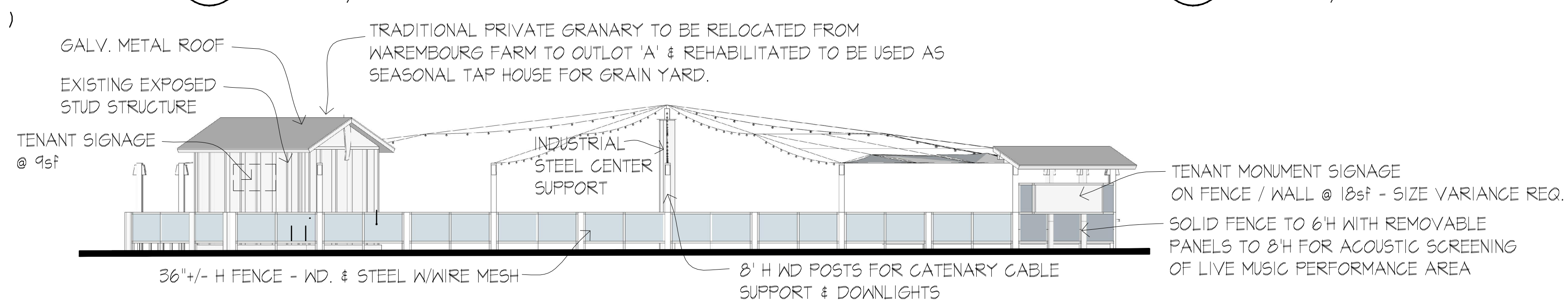
4 of 11 Sheets



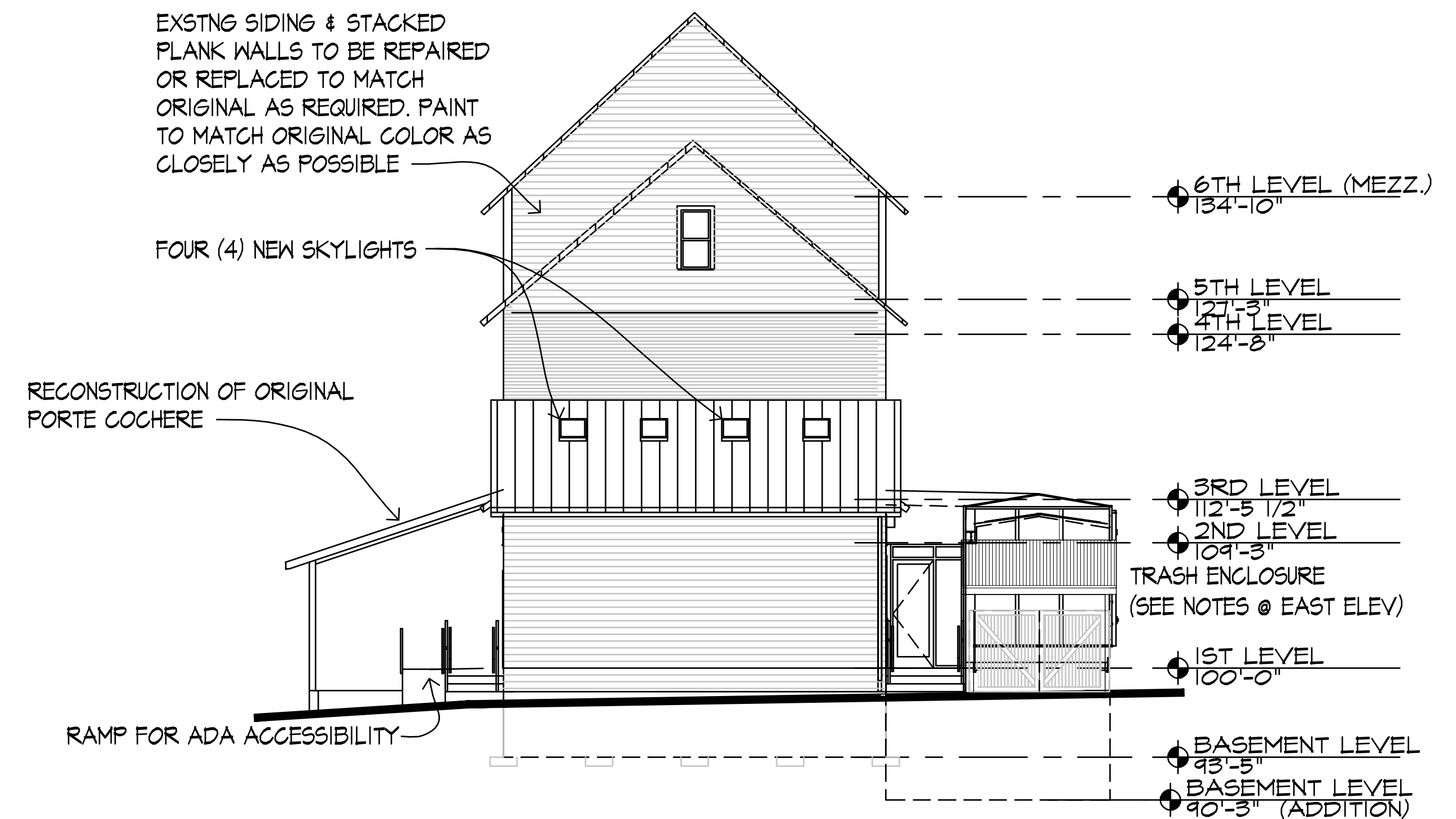
5 EAST ELEVATION
A5
SCALE: 1/8" = 1'-0"



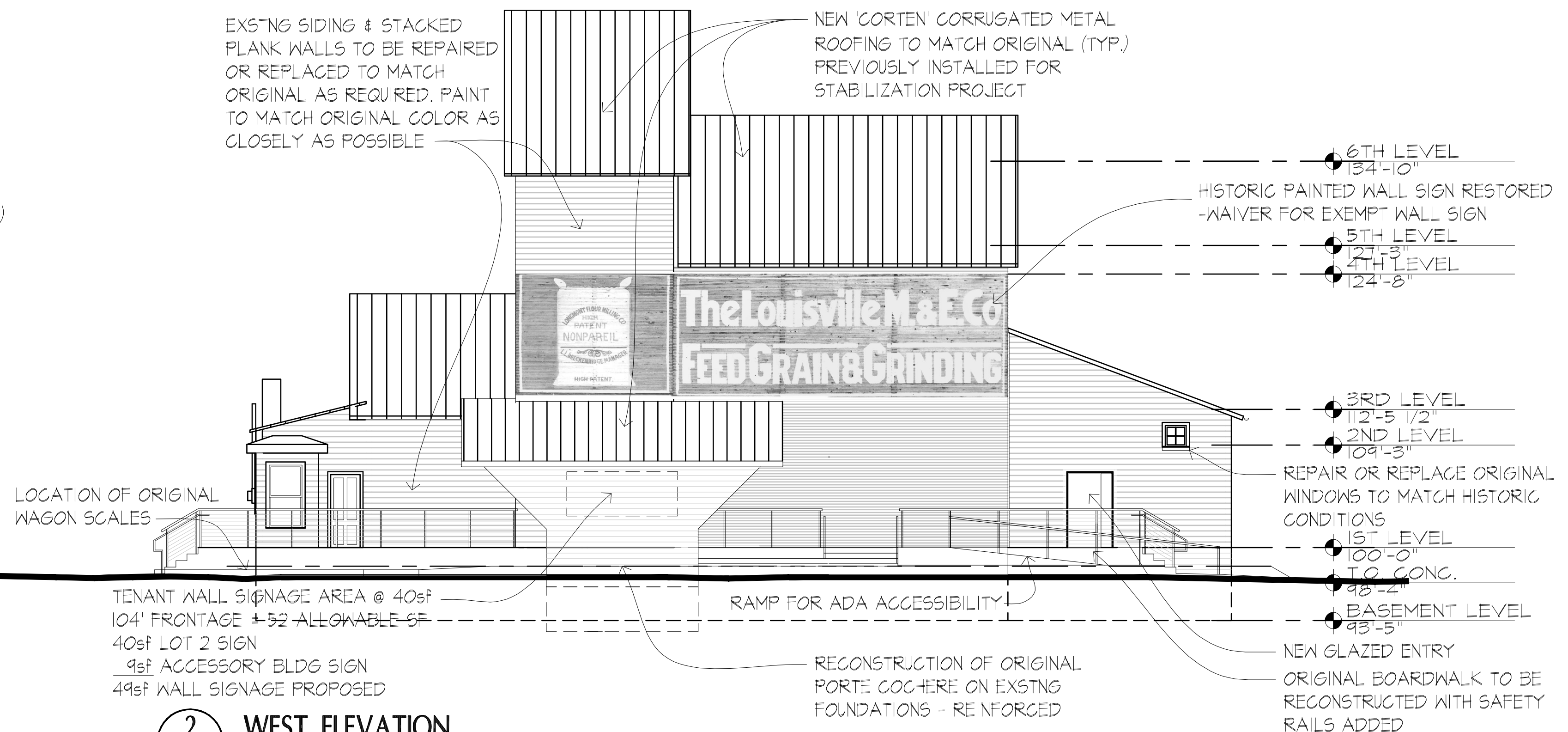
3 NORTH ELEVATION
A5
SCALE: 1/8" = 1'-0"



1 WEST SITE ELEVATION - GRANARY & FENCE
A5
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
A5
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A5
SCALE: 1/8" = 1'-0"

NOTE: HISTORIC LOUISVILLE GRAIN ELEVATOR TO BE RENOVATED FOR COMMERCIAL USE PER THE NATIONAL PARK SERVICE AND SECRETARY OF THE INTERIOR (NPS/SOI) STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES ACCORDING TO THE GUIDELINES FOR REHABILITATION OF HISTORIC BUILDINGS.



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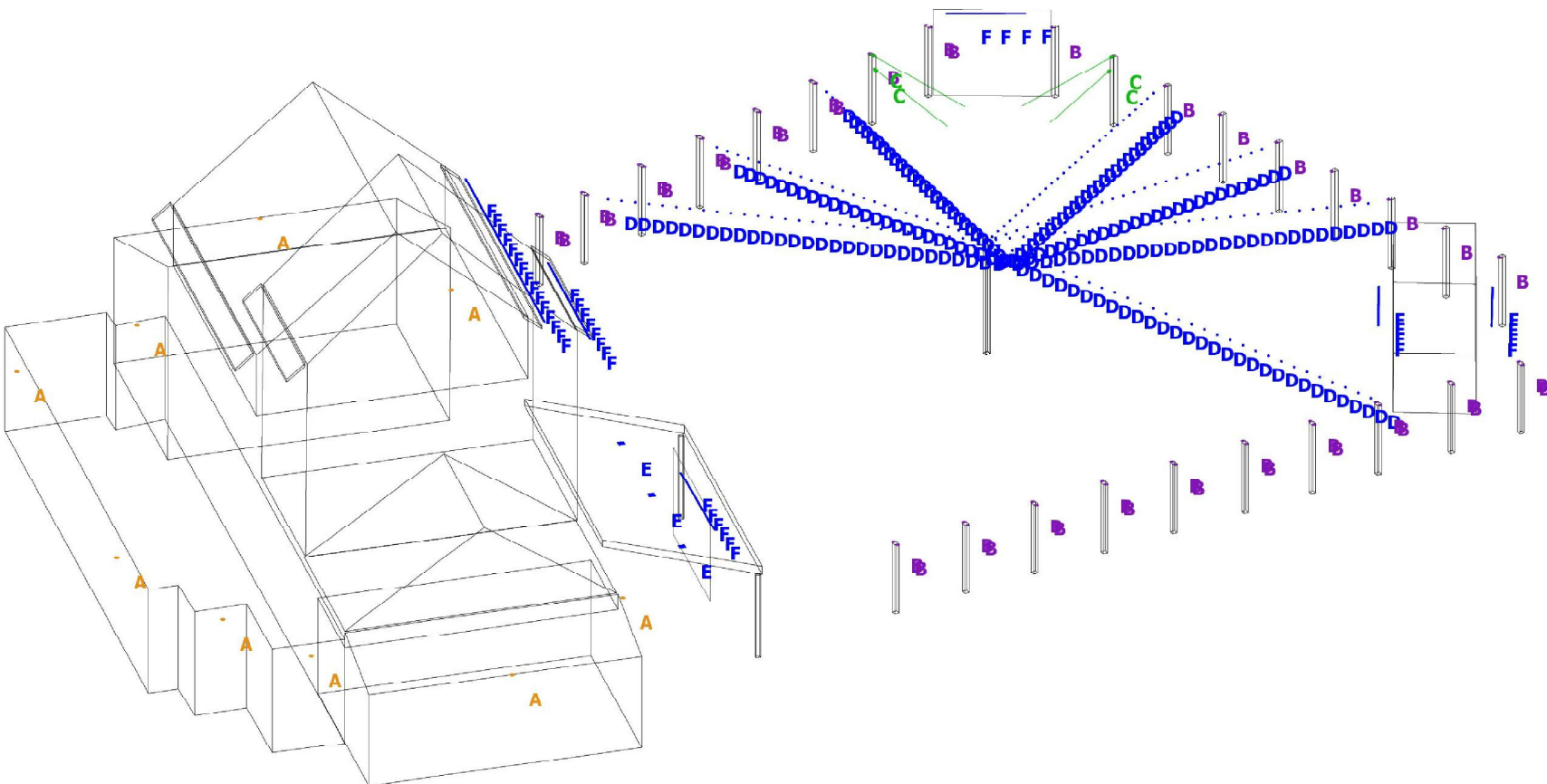
**BUILDING
ELEVATIONS**

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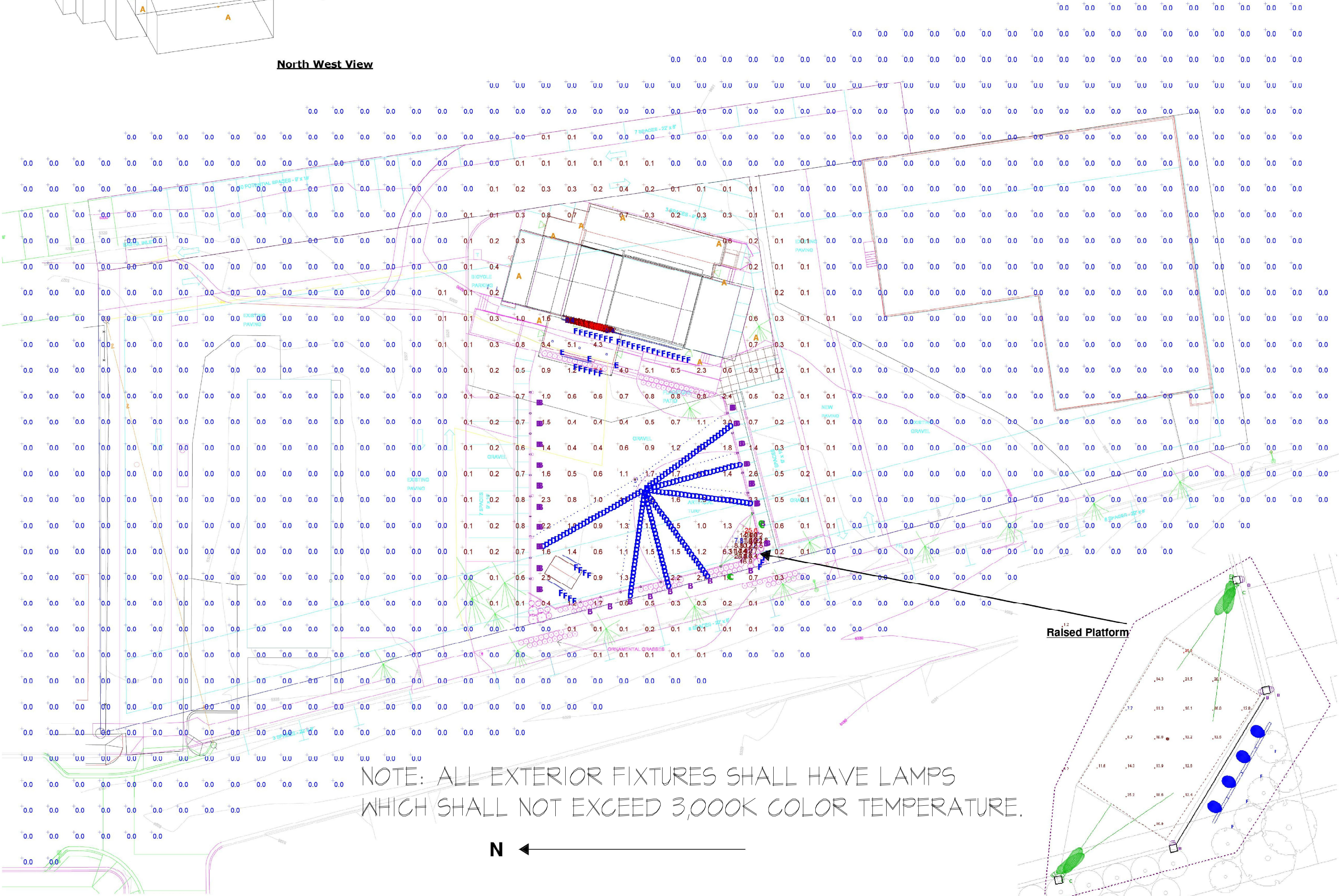
A5

5 of 11 Sheets

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	9	90+ LIGHTING			A19 10W 820lm 3000K E26 PF 0.7	24	SE-350.050_A19_10 W_820lm_3000K _E26_PF_0.7.ies	33	1	9.6
	B	43	WAC LIGHTING	WS-W14911-XX	Surface-mounted Luminaires		1	WS- W14911_IESF.IE S	269	1	7.74136
	C	4	LUMINIS	SC355-L1L10-FLD-40K	Scopo 3	(1) Bridgelux BXR- 40E2000-D-73 c/w Philips- X10355C180V0548S11 @ 120.00V	1	SC355-L1L10-FLD- 40K.ies	922	1	12.5
	D	194	Tivoli, LCC	LSL2-B-12-V-30-O			1	7828-LSL2-B-12- V-30-O.ies	63	1	0.8
	E	3	Juno Lighting	JFSQ 71N 10LM 30K 90CRI MVOLT ZT WH	7" Square Edgelit (Slimform) Surface Mount, 3000K, 90CRI, MV	N/A	1	JFSQ 71N 10LM 30K 90CRI MVOLT ZT WH.ies	1097	1	12.9
	F	41	LUMENPULSE	LFP-120/277-24-3.75W- 30K-30x30-CL-NO+LV	LUMENFACADE PURE This file was created by Lumenpulse to reflect an accessorized configuration.		1	LFP-120_277-24- 3.75W-30K- 30x30-CL- NO+LV.ies	603	1	7.21



North West View



NOTE: ALL EXTERIOR FIXTURES SHALL HAVE LAMPS WHICH SHALL NOT EXCEED 3,000K COLOR TEMPERATURE.

N ←

Plan View

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
RAISED PLATFORM	+	15.1 fc	25.6 fc	7.8 fc	3.3:1	1.9:1	0.6:1
SITE	+	0.1 fc	7.1 fc	0.0 fc	N/A	N/A	0.0:1



A: BASELITE CAFE LITE
(W/90+ LIGHTING A19 LAMP)



B: WAC SLANT



C: LUMINIS SCOPO 355



E: JUNO SLIMFORM



D: TIVOLI LITESPHERE 2.0



F: LUMENPULSE LUMENFACADE PURE

CLICK ON FIXTURE IMAGES
TO LINK TO PRODUCT PAGES

CLICK ON FIXTURE IMAGES
TO LINK TO PRODUCT PAGES

Note
Lighting calculation software is for estimating purposes only, not generating exact values.

These calculations are for the use and adoption by our clients and theirs' solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity.

We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted.

Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained.

Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

The Lighting Agency provides these calculations as a courtesy for evaluation only.

Note
1.file=visual-files-may2025-millsite3-louisville grain - r2.vsl

SPECIAL REVIEW USE - AMENDMENT - PHASE 1

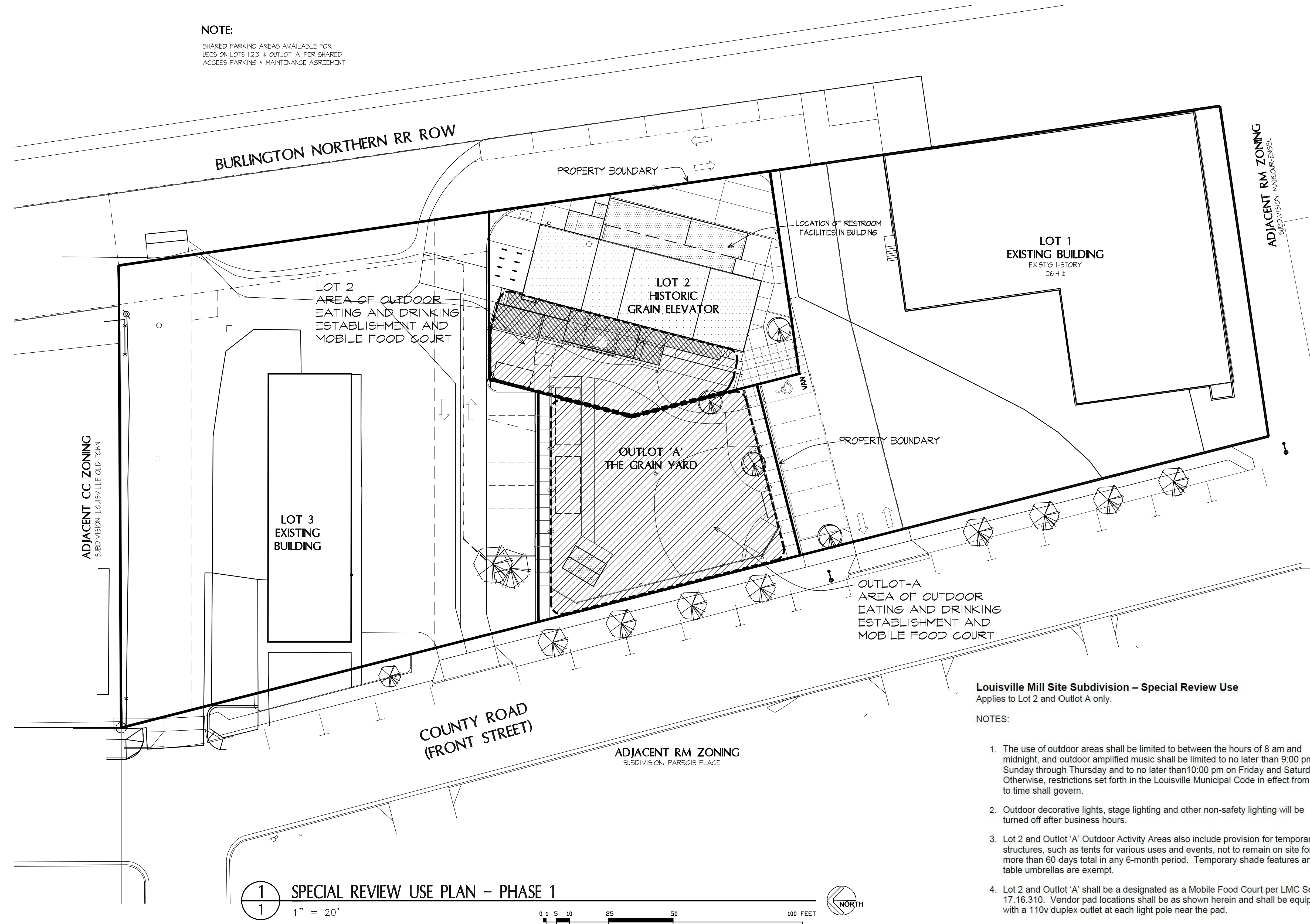
LOUISVILLE MILL SITE REDEVELOPMENT

LOUISVILLE MILL SITE SUBDIVISION

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NOTE:

SHARED PARKING AREAS AVAILABLE FOR
USES ON LOTS 1,2,3, & OUTLOT 'A' PER SHARED
ACCESS PARKING & MAINTENANCE AGREEMENT



Louisville Mill Site Subdivision – Special Review Use
Applies to Lot 2 and Outlot A only.

NOTES:

- The use of outdoor areas shall be limited to between the hours of 8 am and midnight, and outdoor amplified music shall be limited to no later than 9:00 pm Sunday through Thursday and to no later than 10:00 pm on Friday and Saturday. Otherwise, restrictions set forth in the Louisville Municipal Code in effect from time to time shall govern.
- Outdoor decorative lights, stage lighting and other non-safety lighting will be turned off after business hours.
- Lot 2 and Outlot 'A' Outdoor Activity Areas also include provision for temporary structures, such as tents for various uses and events, not to remain on site for more than 60 days total in any 6-month period. Temporary shade features and table umbrellas are exempt.
- Lot 2 and Outlot 'A' shall be designated as a Mobile Food Court per LMC Sec. 17.16.310. Vendor pad locations shall be as shown herein and shall be equipped with a 110v duplex outlet at each light pole near the pad.
- Drawings, including a Site Plan and Landscape Plan and detailed construction documents for the Mobile Food Court shall be submitted at time of building permit indicating compliance with requirements of LMC Sec. 17.16.310.D.5, as well as compliance with applicable building codes and Boulder County Health Department requirements.



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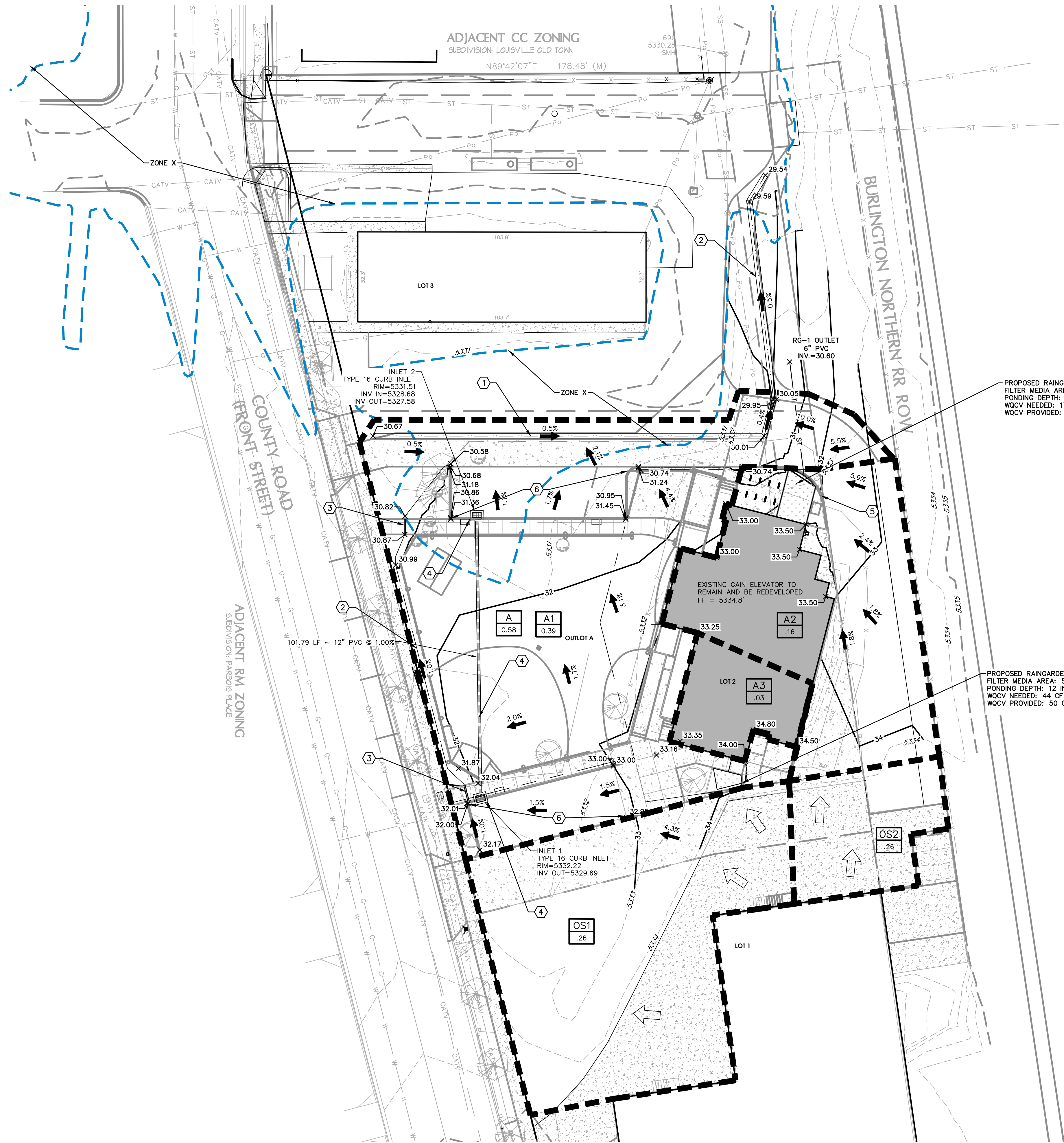
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SPECIAL REVIEW USE

Sheet

A7

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LEGEND

- 5 PROPOSED CONTOUR
ADD 5300 TO ALL CONTOURS
- X 25.8 PROPOSED SPOT ELEVATION
ADD 5300 TO ALL SPOT ELEVATIONS
- X 25.8 EXISTING SPOT ELEVATION
- PROPOSED FLOW DIRECTION
- HISTORIC SHEET FLOW
- A
1 PROPOSED SUB-BASIN DESIGNATION
- AREA IN ACRES
- PROPOSED BASIN BOUNDARY

GRADING NOTES

- FLOOD INFORMATION: ACCORDING TO FEMA FLOOD INSURANCE MAP NO. 08013C0582K DATED 08/15/2019. THE NORTH OF OUTLOT A IS LOCATED IN ZONE X (SHADED). AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE. THE ENTIRETY OF LOT 2 IS OUTSIDE OF ANY MAPPED FLOODPLAIN.
- BENCHMARK INFORMATION: CITY OF LOUISVILLE LPS, FOUND 2.5" ALUMINUM CAP IN A RANGE BOX IN SOUTH ST. BEING THE CENTER E 1/4 CORNER OF SECTION 8 ELEVATION=5349.49' (NAVD88). SITE BENCHMARKS AS SHOWN. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
- THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SITESURVEYS LLC DATED 08/26/2015. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SITEWORKS, LLC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SITEWORKS, LLC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.

KEYED NOTES

- PROPOSED 2' CONCRETE SWALE.
- PROPOSED GRAVEL SWALE.
- PROPOSED SIDEWALK CHASE.
- PROPOSED UNDERGROUND STORM SEWER FOR FUTURE PHASE 2 DEVELOPMENT. STEEL COVER TO GO OVER STORM SEWER INLETS TO PREVENT ANY DRAINAGE UNTIL FUTURE DEVELOPMENT.
- PROPOSED 12" CURB CUT TO ALLOW RUNOFF TO DRAIN INTO RAINGARDEN THROUGH SLOTTED CURB.
- PROPOSED PARKING AREAS COMPRISED OF 6" OF COMPACTED CLASS 6 ROADBASE TOPPED WITH 2" OF DECORATIVE GRAVEL.

PROPOSED RAINGARDEN: RG-1
FILTER MEDIA AREA: 180 SF
PONDING DEPTH: 12 IN
WQCV NEEDED: 170 CF
WQCV PROVIDED: 180 CF

PROPOSED RAINGARDEN: RG-2
FILTER MEDIA AREA: 50 SF
PONDING DEPTH: 12 IN
WQCV NEEDED: 44 CF
WQCV PROVIDED: 50 CF

EXISTING GAIN ELEVATOR TO
REMAIN AND BE REDEVELOPED
FF = 5334.8'

INLET 1
TYPE 16 CURB INLET
RIM=5332.22
INV OUT=5329.69

INLET 2
TYPE 16 CURB INLET
RIM=5331.51
INV IN=5328.68
INV OUT=5327.58

OUTLOT A

LOT 1

LOT 2

LOT 3

ADJACENT CC ZONING
SUBDIVISION: LOUISVILLE OLD TOWN

ADJACENT RM ZONING
SUBDIVISION: PABLO'S PLACE

COUNTY ROAD
FRONT STREET

BURLINGTON NORTHERN RR ROW

ZONE X

ADJACENT CC ZONING
SUBDIVISION: LOUISVILLE OLD TOWN

ADJACENT RM ZONING
SUBDIVISION: PABLO'S PLACE

COUNTY ROAD
FRONT STREET

BURLINGTON NORTHERN RR ROW

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COUNTY ROAD
FRONT STREET

BURLINGTON NORTHERN RR ROW

ZONE X

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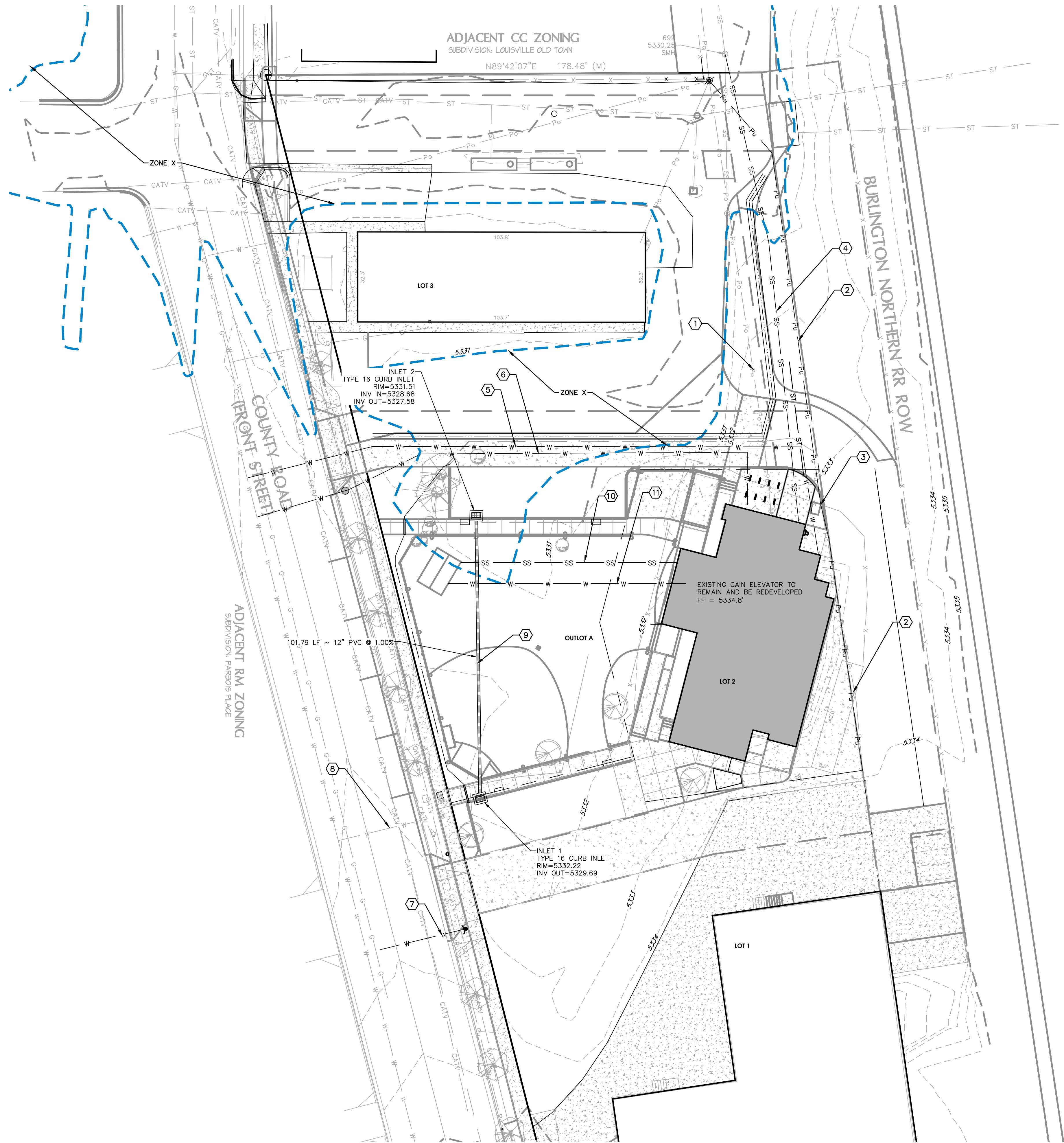
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FRONT STREET

BURLINGTON NORTHERN RR ROW

ZONE X

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SUBDIVISION: LOUISVILLE OLD TOWN

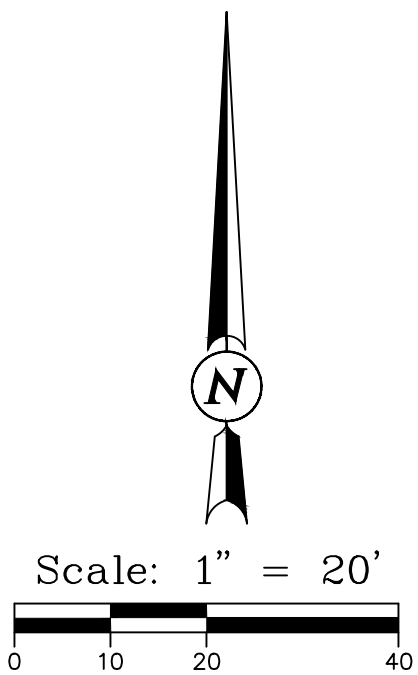
ADJACENT RM ZONING
SUBDIVISION:



LEGEND	
	EXISTING CONTOUR
	EXISTING SEWER CLEANOUT
	EXISTING WATER METER
	EXISTING STORM MANHOLE
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING FIRE HYDRANT
	EXISTING FENCE
	EXISTING OVERHEAD POWER LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING WATER W/FIRE HYDRANT
	EXISTING STORM SEWER W/MANHOLE
	PROPOSED WATER W/FIRE HYDRANT
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED GAS SERVICE
	PROPOSED WATER METER

KEYED NOTES ①

- EXISTING OVERHEAD ELECTRIC TO BE REMOVED.
- PROPOSED UNDERGROUND ELECTRIC. TO CONNECT TO LOT 1 FEED.
- PROPOSED TRANSFORMER.
- PROPOSED 6" SANITARY SEWER SERVICE.
- PROPOSED 4" FIRE SERVICE.
- PROPOSED 1" DOMESTIC SERVICE WITH METER PIT.
- PROPOSED 6" FIRE HYDRANT LINE.
- EXISTING 3/4" IRRIGATION SERVICE WITH METER PIT TO REMAIN.
- PROPOSED UNDERGROUND STORM SEWER FOR FUTURE PHASE 2 DEVELOPEMENT. STEEL COVER TO GO OVER SEWER INLETS TO PREVENT ANY DRAINAGE UNTIL FUTURE DEVELOPEMENT.
- PROPOSED 6" SANITARY SEWER SERVICE TO CONNECT TO TAP HOUSE.
- PROPOSED 1" DOMESTIC SERVICE TO CONNECT TO TAP HOUSE.



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& HISTORIC GRAIN ELEVATOR
520 & 540 COUNTY ROAD, LOUISVILLE, CO
Louisville Mill Site LLC - Louisville's Living Room LLC

PHASE I
FINAL PUD
AMENDMENT

PROJECT # 25138A
DATE 04/12/2025
DRAWN BY: DRS
CHECKED BY: DPA
REVISIONS:

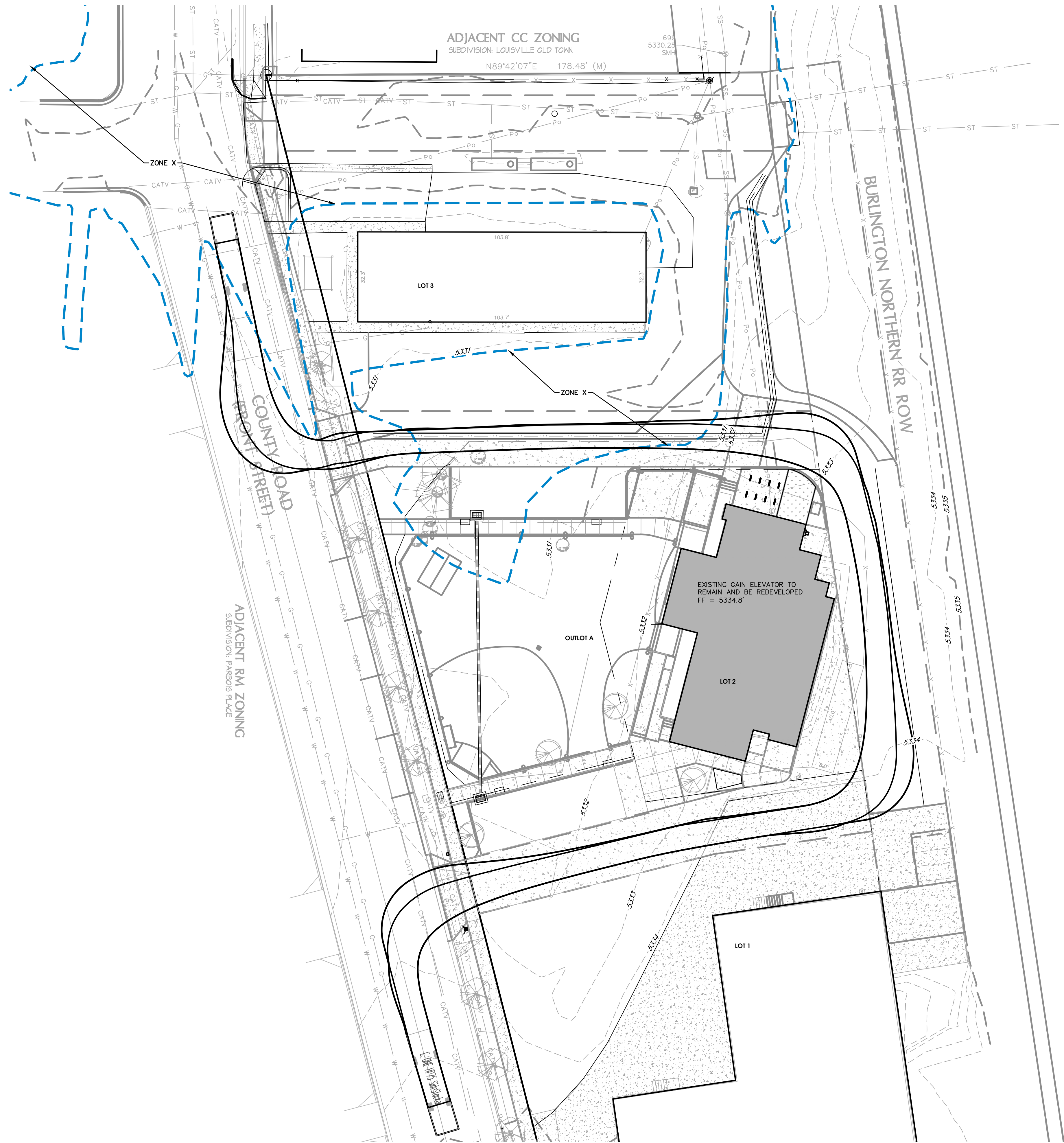
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UTILITY
PLAN

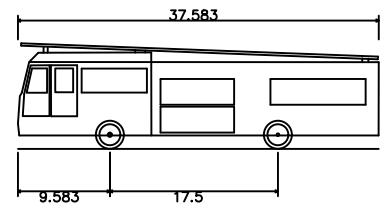
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C-102

2 of 4 Sheets

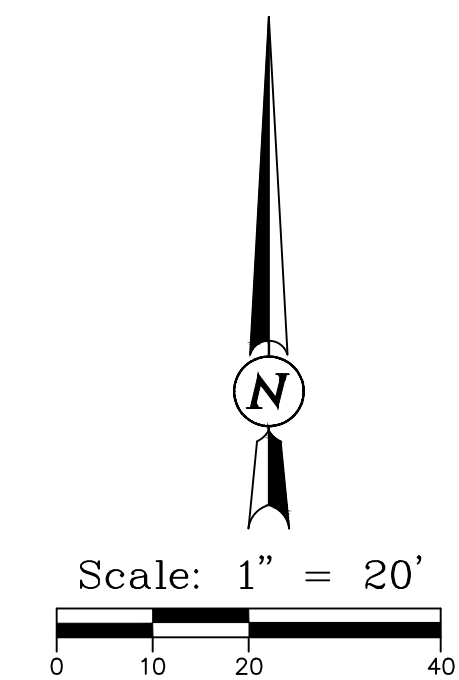


LEGEND



F-ONE HP75 SideStacker
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

37.583ft
8.585ft
11.000ft
8.333ft
8.333ft
10.000ft
45.00°



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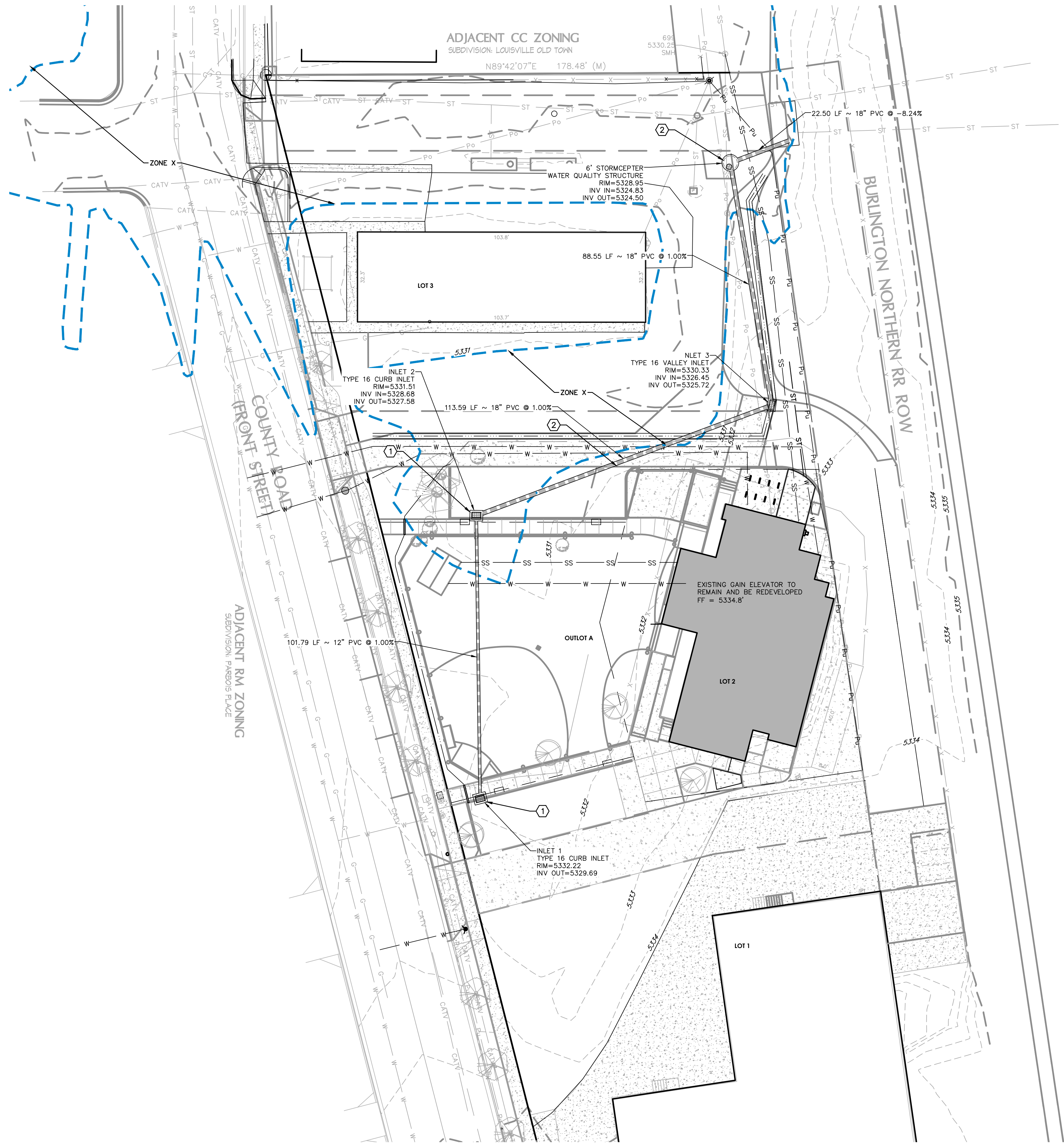
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TURNING
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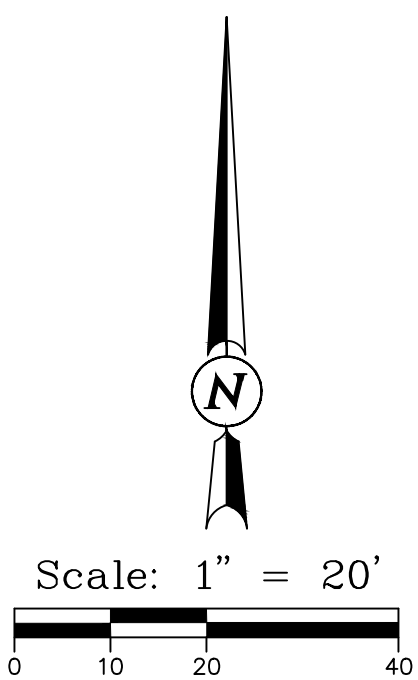
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LEGEND	
	EXISTING CONTOUR
	EXISTING SEWER CLEANOUT
	EXISTING WATER METER
	EXISTING STORM MANHOLE
	EXISTING WATER VALVE
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	EXISTING STORM SEWER W/MANHOLE
	PROPOSED WATER W/FIRE HYDRANT
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED GAS SERVICE
	PROPOSED WATER METER

KEYED NOTES ①

1. PROPOSED UNDERGROUND STORM SEWER FOR FUTURE TIE IN. STEEL COVER TO BE REMOVED AND INLETS ALLOWED TO DRAIN.
2. PROPOSED PHASE 2 STORM SEWER IMPROVEMENT. PARKING LOT INLETS TO DRAIN INTO STORMCEPTER AND TIE INTO EXISTING TYPE R INLET.



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