

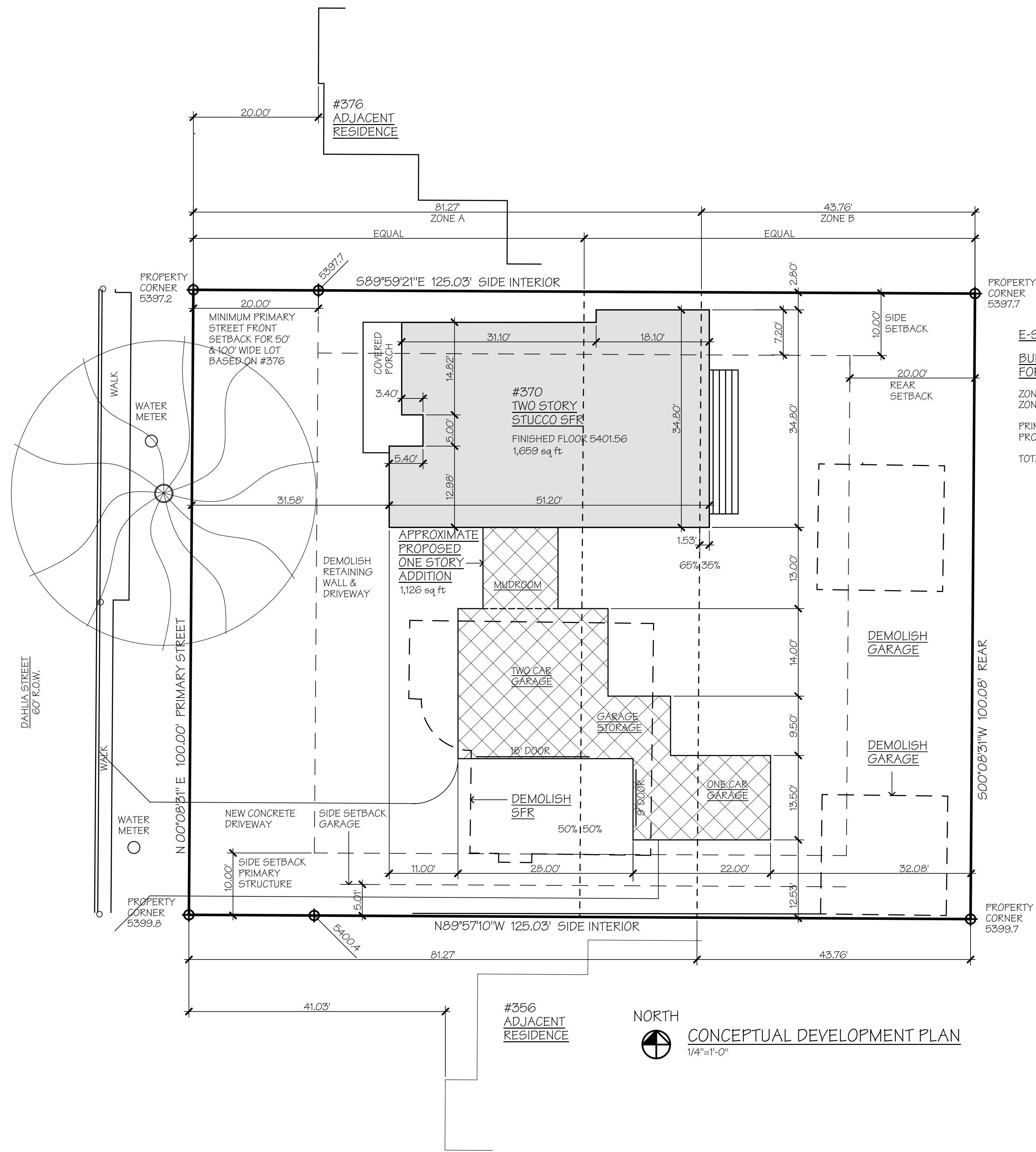
E-SUDx URBAN FORM
 BUILDING COVERAGE CALCULATIONS FOR #370
 ZONE LOT AREA PER RECORD = 6,250 SF
 ZONE LOT WIDTH = 50.00'
 PRIMARY STRUCTURE FOOTPRINT = 1,659 SF
 DETACHED GARAGE = 404 SF @ 50% = 202 SF
 TOTAL BUILDING COVERAGE = 1,861 SF = 29.78%

NORTH
 EXISTING SITE PLAN - #360 & #370
 1/4"=1'-0"

DOLAN-BLAUWET RESIDENCE
 370 N DAHLIA STREET
 DENVER, COLORADO

COMBINE ZONE LOTS
 OCTOBER 24, 2019

DRAWN PC



E-SUDx URBAN FORM

BUILDING COVERAGE CALCULATIONS FOR COMBINED ZONE LOTS

ZONE LOT AREA PER RECORD = 12,500 SF
 ZONE LOT WIDTH = 100.00'

PRIMARY STRUCTURE FOOTPRINT = 1,659 SF
 PROPOSED ONE STORY ADDITION = 1,126± SF

TOTAL BUILDING COVERAGE = 2,785 SF = 22.28%

CONCEPTUAL DEVELOPMENT PLAN
 1/4"=1'-0"

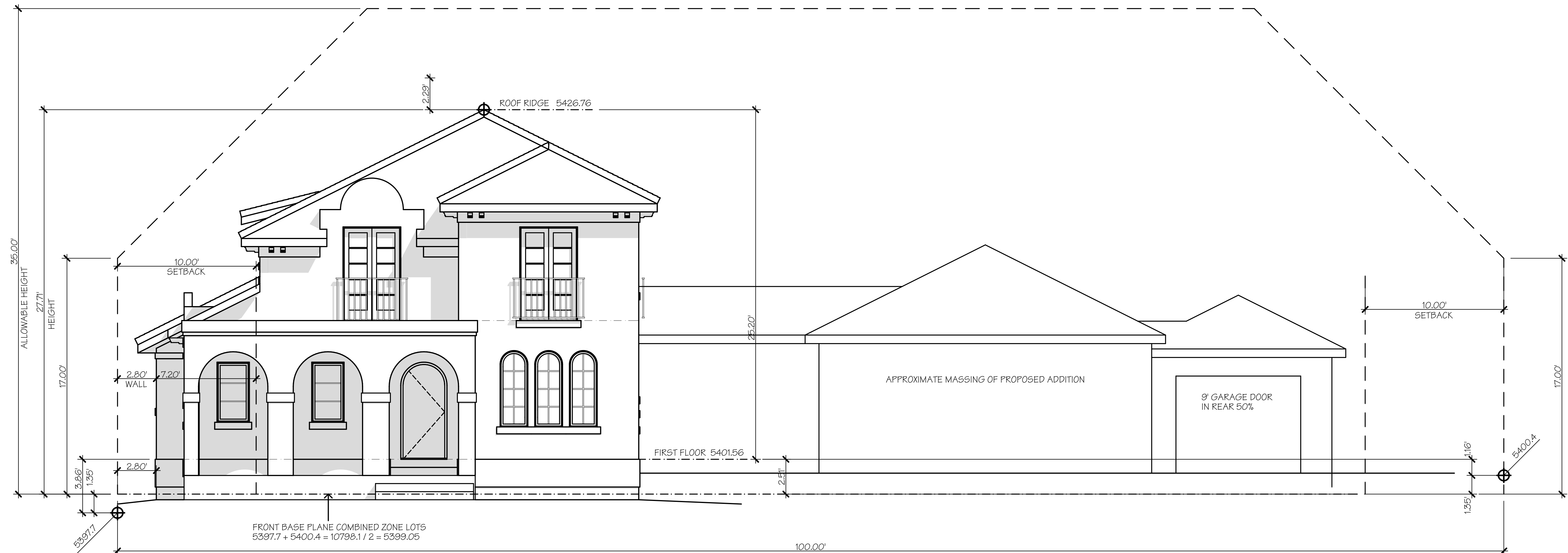
DOLAN-BLAUWET RESIDENCE
 370 N DAHLIA STREET
 DENVER, COLORADO

COMBINE ZONE LOTS
 OCTOBER 24, 2019

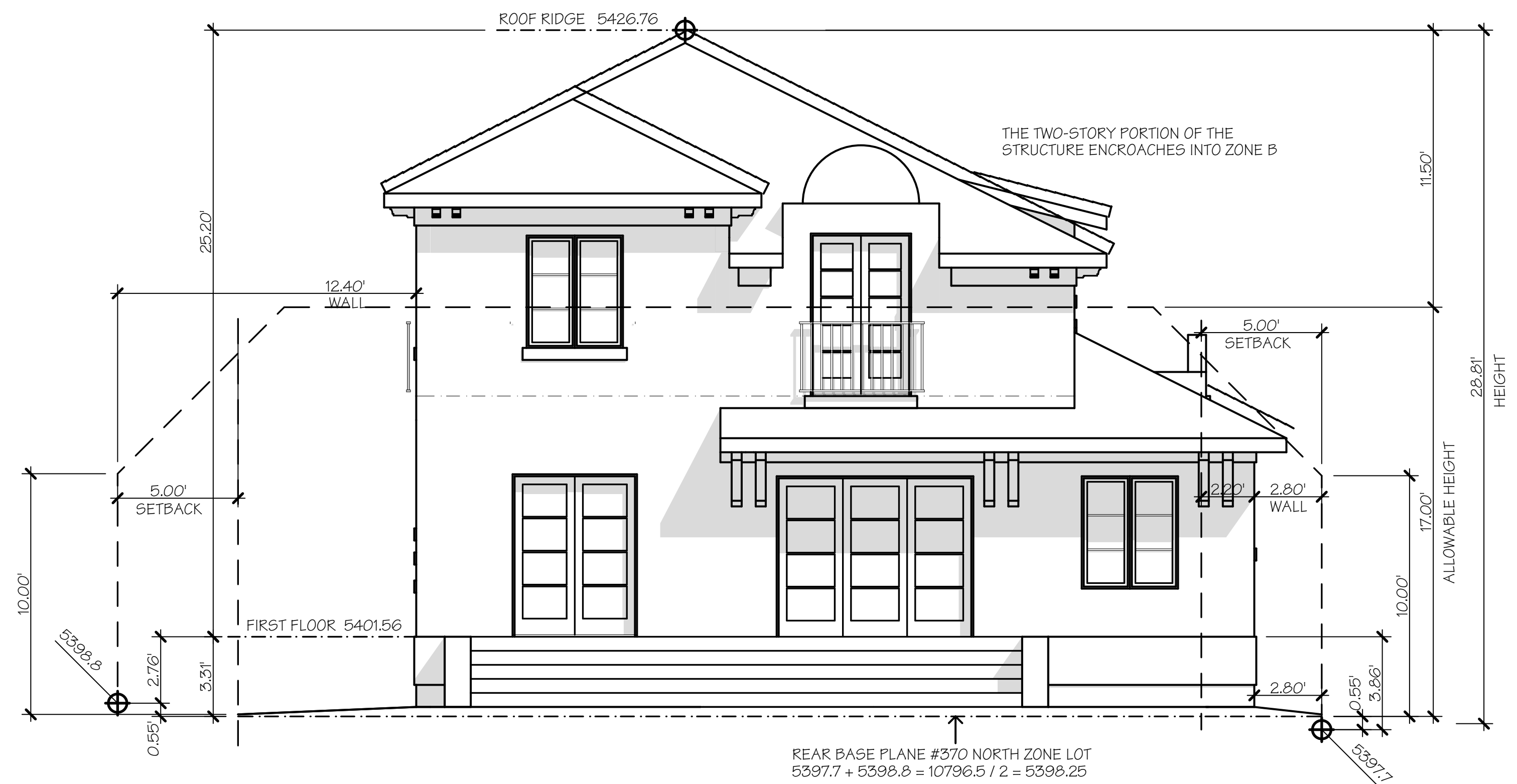
DRAWN PC



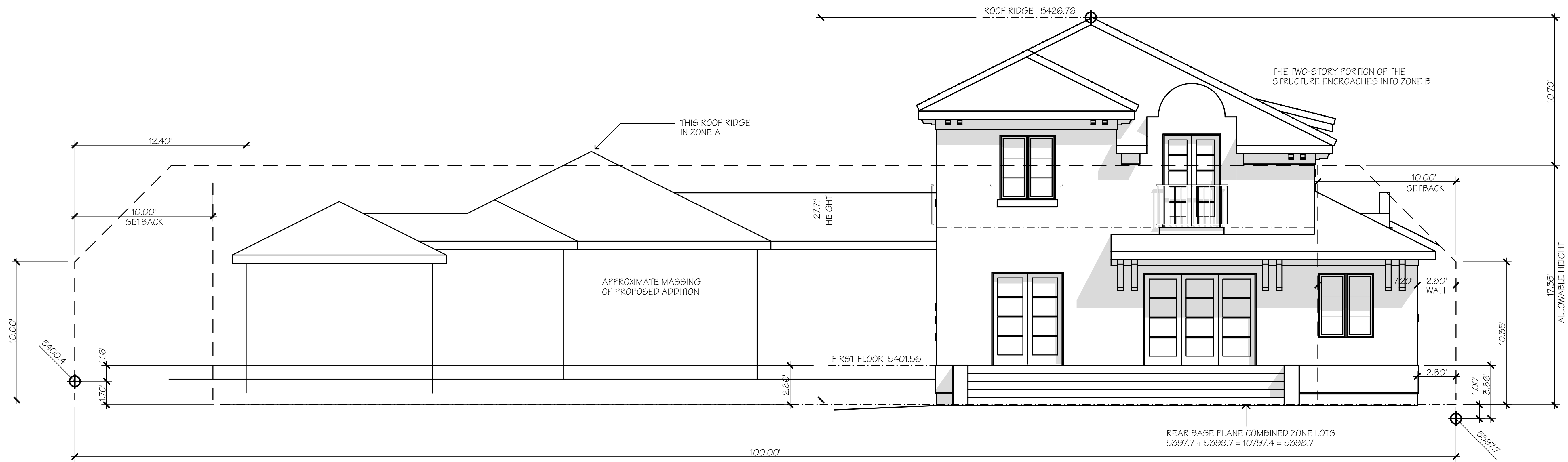
EXISTING WEST ELEVATION #370 - 50' ZONE LOT
1/4"=1'-0"



WEST ELEVATION 100' ZONE LOT
1/4"=1'-0"



EXISTING EAST ELEVATION 50' #370 - ZONE LOT
1/4"=1'-0"



EAST ELEVATION 100' ZONE LOT
1/4"=1'-0"



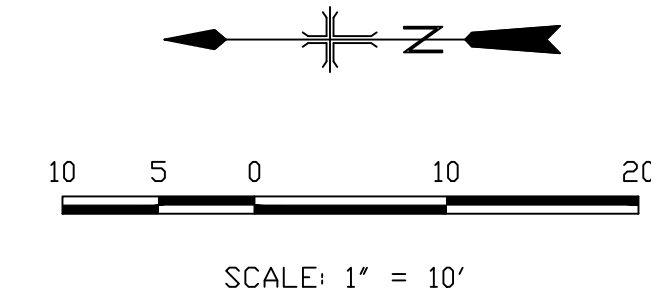
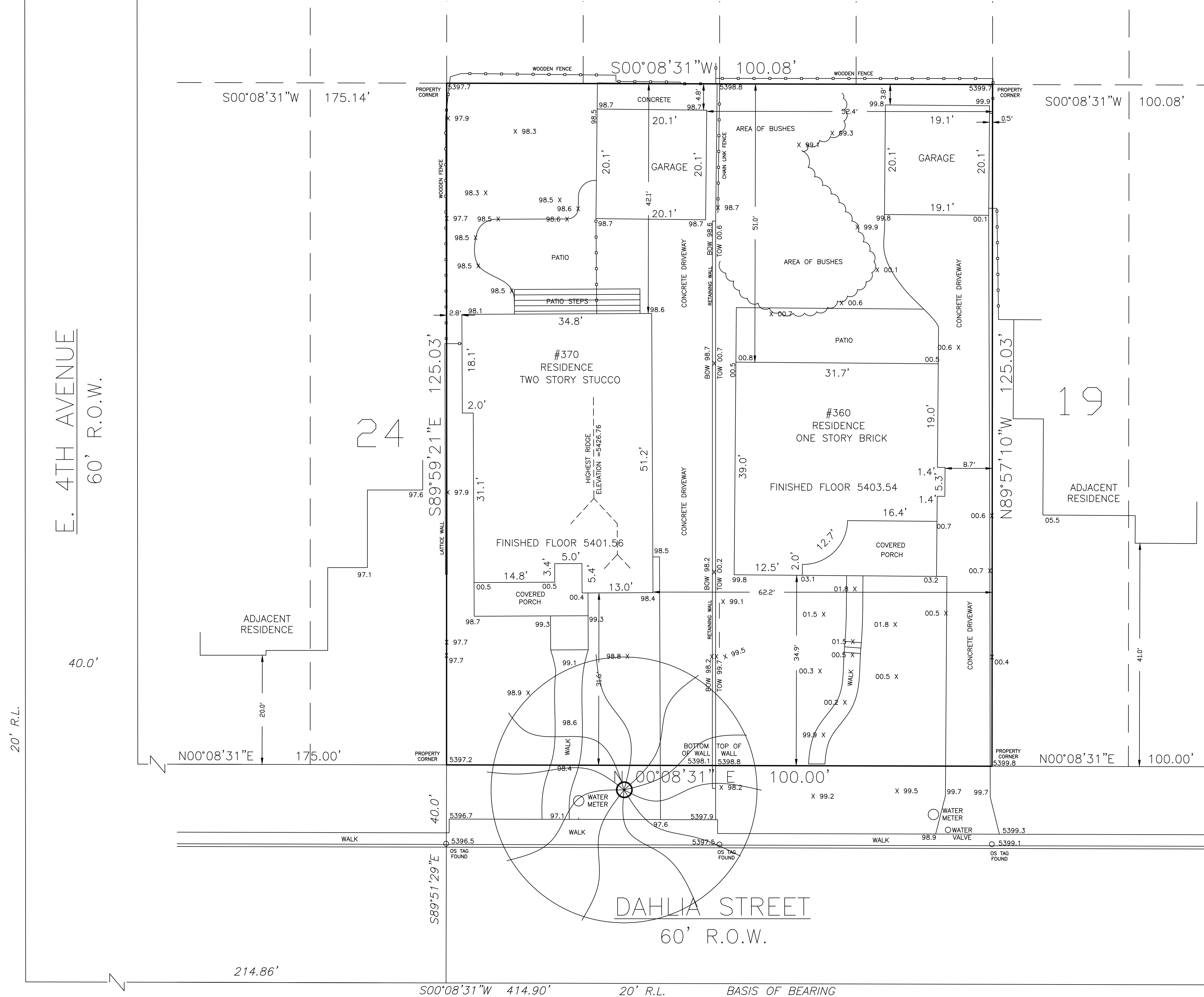
EXISTING NORTH ELEVATION
1/4"=1'-0"



EXISTING SOUTH ELEVATION
1/4"=1'-0"

IMPROVEMENT SURVEY

370 AND 360 DAHLIA STREET



DENVER BENCHMARK #430A
 DAHLIA STREET and 3RD AVE, CCD BRASS CAP,
 NE COR, TOP OF CURB, EL=5415.75 NAVD88

STANDARD NOTES:

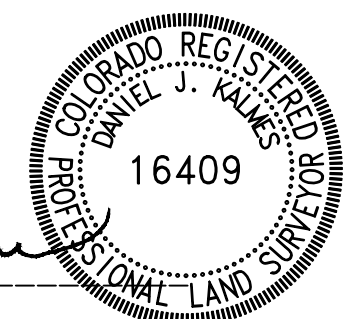
1. NOTICE ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT; IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTES.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP.

LEGAL DESCRIPTION

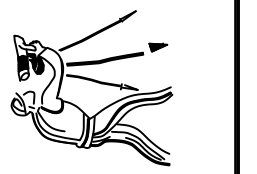
LOTS 20 AND 21, BLOCK 43, AND LOTS 22 AND 23, BLOCK 43, MALONE AND DUBOIS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CERTIFICATION:
 I, DANIEL J. KALMES, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND IT IS ACCURATE TO THE BEST OF MY KNOWLEDGE. THIS SURVEY IS MADE FOR THE ABOVE STATED PURPOSE ONLY AND NO OTHER RESPONSIBILITY IS HEREBY ASSUMED.

Daniel J. Kalmes
 DANIEL J. KALMES LS 16409



KMD inc.
 10000 W. HARTY CREEK ROAD
 SUITE 4008
 CENTENNIAL, CO 80122
 TEL: 303-773-8770
 DKALMES@KMDINC.COM



NO.	DATE	BY

IMPROVEMENT SURVEY
 #370 AND #360 DAHLIA STREET
 JASON BLAUWET

DATE: 05/28/2019
 DESIGNED BY: [Signature]
 DRAWN BY: DM
 CHECKED BY: [Signature]
 JOB NO. 316649
 SHEET 1 OF 1