

550 MCCASLIN PUD AMENDMENT

S 1/2 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT DESCRIPTION

THIS PROJECT IS AN AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT TO FACILITATE THE REDEVELOPMENT OF THE VACANT SAM'S CLUB INTO A MULTI-USE COMMERCIAL FACILITY AND PLACE OF WORSHIP.

COVERAGE AREA

BUILDING COVERAGE	22.3%
HARD SURFACE AREA	49.6%
LANDSCAPE AREA	
OPEN SPACE	30.5%
OFFSITE (PRORATA)*	6.0%
TOTAL LANDSCAPE AREA	36.5%

NOTE*: APPROVED WITH PRIOR PUD. OPEN SPACE (WITH PRORATA FROM PREVIOUS PUD) SHOULD BE AT LEAST 30%.

MINOR PUD AMENDMENT % CHANGE CALCULATIONS			
IMPACTED PUD ELEMENT	EXISTING AREA (SF)	AREA OF CHANGE (SF)	% OF CHANGE
SITE PLAN	571,542	28,659	5.01%
NORTH ELEVATION	13,077	3,667	28.04%
EAST ELEVATION	13,022	696	5.26%
SOUTH ELEVATION	13,437	737	5.48%
WEST ELEVATION	11,795	6,405	54.30%
TOTAL	623,073	40,164	6.45%

MINIMUM SETBACKS - PER CDDSG 1.2.C

SETBACK CONDITION (PARKING LOT)	MINIMUM REQUIRED	MINIMUM PROVIDED
COLLECTOR & LOCAL STREET R.O.W.	15'-0"	63'-7.5"
INTERNAL/COMMON PROPERTY LINE	10'-0"	33'-7"

SETBACK CONDITION (BUILDING)	MINIMUM REQUIRED	MINIMUM PROVIDED
COLLECTOR & LOCAL STREET R.O.W.	40'-0"	63'-7.5"
INTERNAL/COMMON PROPERTY LINE	10'-0"	33'-7"

BICYCLE PARKING	PARKING REQUIRED	PARKING PROVIDED
10% OF TOTAL PARKING, UP TO 20	20	20

PARKING CALCULATIONS												
USE	PROPOSED					RATIO					REQUIRED SPACES	
	SF	SEATS	COURTS	EMPLOYEES	SPACE PER	SF	SEATS	COURTS	EMPLOYEE	SUB-TOTAL	GRAND TOTAL	DEFINITIONS
RESTAURANTS	14032				15	1000				210	656	CDDSG
RETAIL	806				2	300			5	CDDSG		
OFFICE	8524				1	300			28	CDDSG		
READING ROOM	15998				1	400			40	LMC(CHURCH LOBBY & LOUNGE SPACE)		
PICKLEBALL VIEWING (FIXED)		42			1		3		14	JUNE 8TH RESOLUTION		
PICKLEBALL VIEWING (NON-FIXED)	1715				1	21			82	JUNE 8TH RESOLUTION		
PICKLEBALL COURTS			20.5		3			1	62	JUNE 8TH RESOLUTION		
CHILDCARE				13	2.5			2	16	LMC		
ASSEMBLY (NON-FIXED SEATING)	4163	500			1	21	3		198	LMC(1 AUDITORIUM)		

EXISTING PARKING TO REMAIN	PROPOSED PARKING	TOTAL PARKING PROVIDED	REQUIRED PARKING	VARIANCE	VARIANCE %
583	10	593	656	-63	10%

VICINITY MAP

1" = 500'



DRAWING INDEX

SHEET	TITLE	#
CV-1.0	COVER SHEET	1
C-1.0	OVERALL SITE PLAN	2
C-2.0	SITE PLAN	3
C-3.0	GRADING AND DRAINAGE PLAN	4
A-1.0	ELEVATIONS	5
A-2.0	ELEVATIONS	6
PH-1.0	PHOTOMETRIC PLAN	7
PH-2.0	PHOTOMETRICS CUT SHEETS	8

PROJECT CONTACTS:

CIVIL ENGINEER
RIDGETOP ENGINEERING
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WINDSOR, CO 80550
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CONTACT: MIKE BEACH, P.E.

ARCHITECT
VFLA
419 CANYON AVE, STE 200
FORT COLLINS, CO 80521
(970) 224-2985
CONTACT: JEFF FLEISCHER

SURVEYOR
RIDGETOP ENGINEERING
541 E. GARDEN DRIVE, UNIT N
WINDSOR, CO 80550
(970) 663-4552
CONTACT: MICHAEL LANG

OWNER
1ST AVENUE PARTNERS, LLC
1298 MAIN STREET, SUITE A
P.M.B. 4216
WINDSOR, CO 80550
CONTACT: JOHN MOSER
WAYNE FRELUND

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH ST
DENVER CO, 80202
(720) 328-1986
CONTACT: TYSON MARINIS, ASLA, UII

SIGNATURE BLOCKS

OWNERSHIP SIGNATURE BLOCK

THE UNDERSIGNED AS THE OWNER OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF ITSELF, AND ITS HEIRS, SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS ____ DAY OF ____ 20__.

BY _____
(INSERT NAME, TITLE)

SEAL:

NOTARY SIGNATURE

MY COMMISSION EXPIRES _____

CLERK AND RECORDER CERTIFICATE (COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK, ____ M., THIS ____ DAY OF _____, 20__, AND IS RECORDED IN PLAN FILE _____, FEE _____ PAID. _____ FILM NO. _____ RECEPTION.

CLERK & RECORDER

DEPUTY

CITY COUNCIL CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20__ BY THE CITY COUNCIL OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____, SERIES _____

(CITY SEAL)

MAYOR SIGNATURE

CITY CLERK SIGNATURE

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

NOTE:
THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO, OR REPAIR OF, MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

LOGO



SEAL

PROJECT TITLE

550 MCCASLIN PUD AMENDMENT

550 MCCASLIN BLVD
LOUISVILLE, CO 80027

PREPARED FOR

ASCENT COMMUNITY CHURCH

550 MCCASLIN BLVD
LOUISVILLE, CO 80027

SUBMITTAL

PUD AMENDMENT

DRAWN BY: KNW

CHECKED BY: MRB

PROJECT NO.: 20-086-002

REVISIONS

DATE

06/16/2023

SHEET TITLE

COVER SHEET

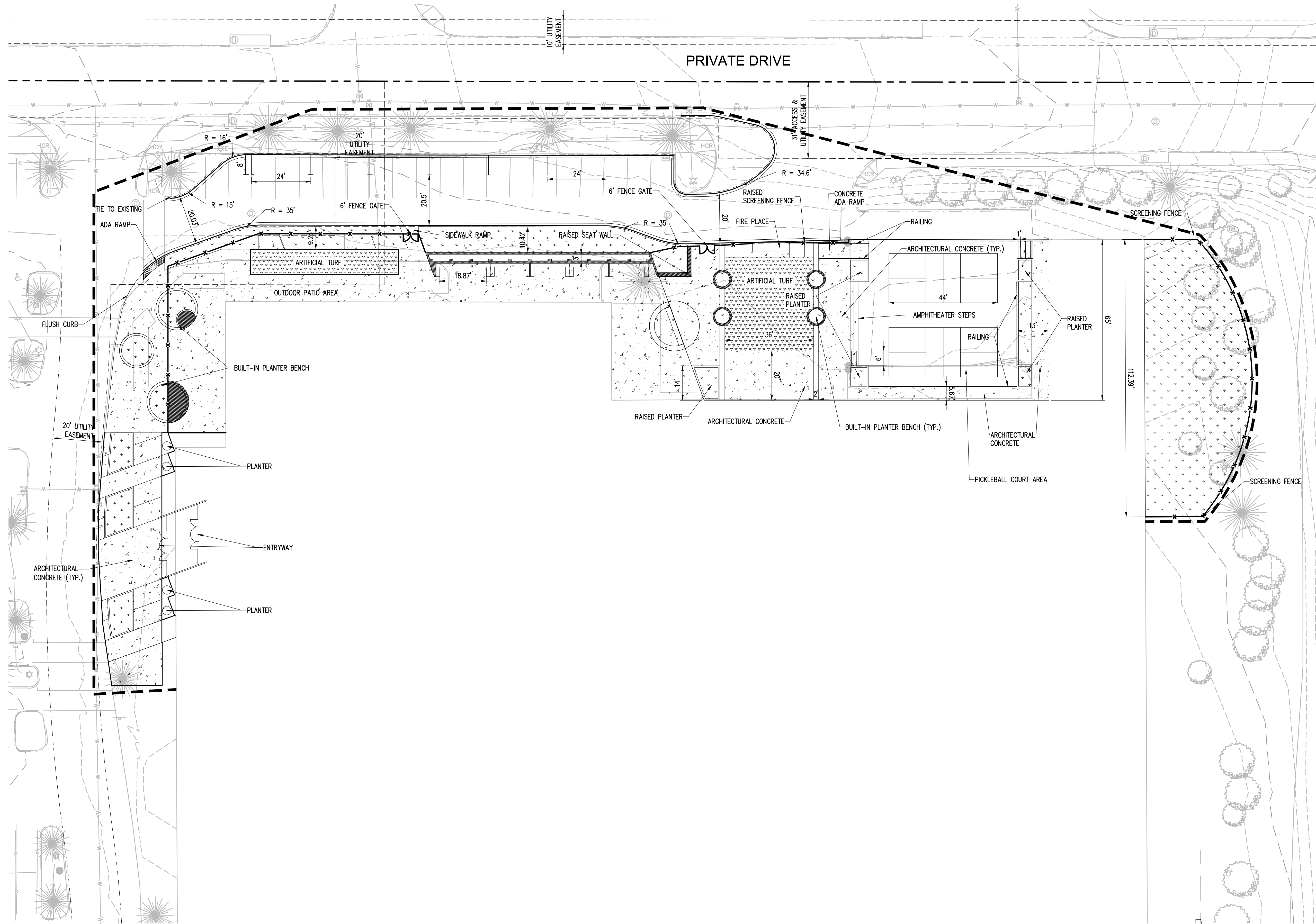
SHEET INFORMATION

CV-1.0

1 of 8

550 MCCASLIN PUD AMENDMENT

S ½ SECTION 18, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND	
[Symbol]	PORTLAND CEMENT CONCRETE PAVEMENT
[Symbol]	ASPHALTIC CONCRETE PAVEMENT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	LANDSCAPING
[Symbol]	PROPERTY LINE
[Symbol]	EDGE OF PAVEMENT
[Symbol]	EASEMENT
[Symbol]	CURB AND GUTTER
[Symbol]	SAW CUT
[Symbol]	WALL
[Symbol]	FENCE
[Symbol]	BENCH
[Symbol]	BUILDING
[Symbol]	LIMITS OF DISTURBANCE



PROJECT TITLE
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LOUISVILLE, CO 80027

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REVISIONS	DATE

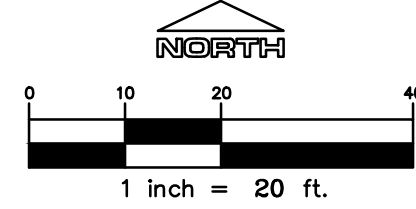
DATE
06/16/2023

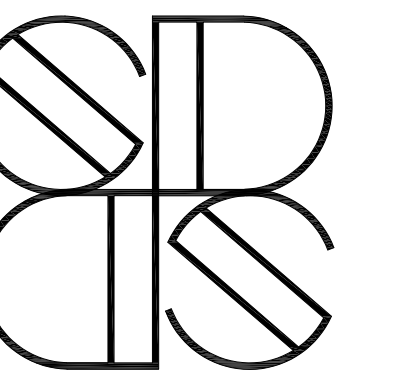
SHEET TITLE

SITE PLAN

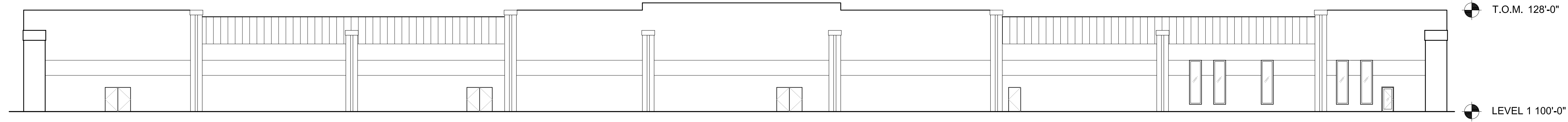
SHEET INFORMATION
C-2.0

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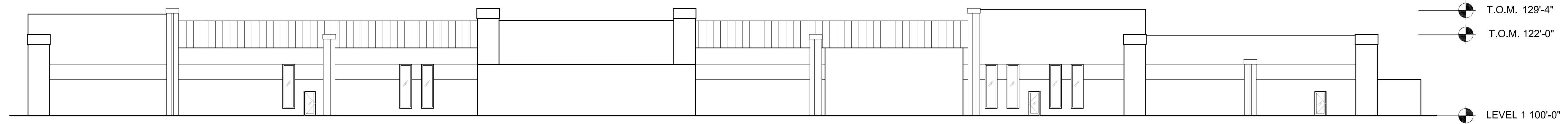


Swan Dive Design Studio
3090 Larimer Street
Denver, CO 80205



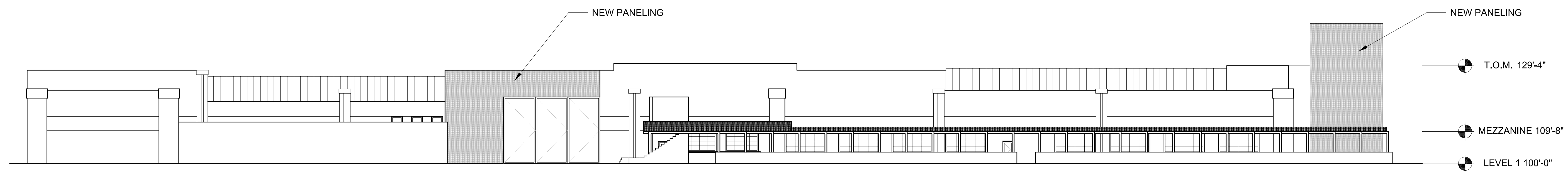
4 EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



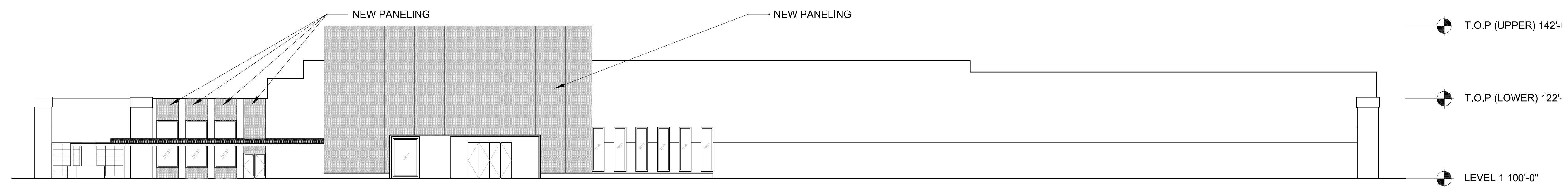
3 SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



2 NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



1 WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

**PICKLEBALL &
FOODHALL**
550 MCCASLIN BLVD
LOUISVILLE, CO 80027

REVISIONS:

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

ISSUANCE:
DESIGN DEVELOPMENT
PRE-APPLICATION MEETING

DATE:
04.14.2023

SHEET NAME:
EXTERIOR
ELEVATIONS

A300