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

VICINITY MAP

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% 6.0% OFFSITE (PRORATA)* TOTAL LANDSCAPE AREA

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

MINOF	R 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"

- -	1" = 500'	υ
	W CHERRY ST	
SCENTER	PKWAY APPLE CT	FAIRFIELD LN
W DILLON RD	PEACH CT PEAR CT	7
	SITE LOCATION OF	MANOR WOOD LY
	RIDGE PL CLUB PL	
	W DILLON RD	
HIGHWAY 170	COAL CREEK CIR	
Y		

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		

IRICTULE PARKING		PARKING PROVIDED
10% OF TOTAL PARKING, UP TO 20	20	20

					PARKII	NG CALCUL	ATIONS					
	PROPOSED						RATIO				REQUIRED	SPACES
USE	SF	SEATS	COURTS	EMPLOYEES	SPACE PER	SF	SEATS	COURTS	EMPLOYEE	SUB-TOTAL	GRAND TOTAL	DEFINITIONS
RESTAURANTS	14032				15	1000				210		CDDSG
RETAIL	806				2	300				5]	CDDSG
OFFICE	8524				1	300				28		CDDSGG
READING ROOM	15998				1	400				40		LMC(CHURCH LOBBY & LOUNGE SPACE)
PICKLEBALL VIEWING (FIXED)		42			1		3			14	656	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%

PROJECT CONTACTS:

<u>CIVIL ENGINEER</u> RIDGETOP ENGINEERING 541 E. GARDEN DRIVE, UNIT N WINDSOR, CO 80550 (970) 663-4552 CONTACT: MIKE BEACH, P.E.

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

<u>Surveyor</u> Ridgetop engineering 541 E. GARDEN DRIVE, UNIT N WINDSOR, CO 80550 (970) 663-4552

CONTACT: MICHAEL LANG

LANDSCAPE ARCHITECT DIG STUDIO 1521 15TH ST DENVER CO, 80202

CONTACT: TYSON MARINIS, ASLA, ULI

WAYNE FRELUND

OWNER 1ST AVENUE PARTNERS, LLC 1298 MAIN STREET, SUITE A

P.M.B 4216

WINDSOR, CO 80550

(720) 328-1986

CONTACT: JOHN MOSER

SIGNATURE BLOCKS

<u>OWNERSHIP SIGNATURE BLOCK</u>
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

(INSERT NAME, TITLE)

NOTARY SIGNATURE

MY COMMISSION EXPIRES

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

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 _____

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.

PROJECT TITLE 550 MCCASLIN PUD **AMENDMENT**

> 550 MCCASLIN BLVD LOUISVILLE, CO 80027

ASCENT COMMUNITY CHURCH

550 McCASLIN BLVD LOUISVILLE, CO 80027

SUBMITTAL PUD AMENDMENT

DRAWN BY: CHECKED BY: PROJECT NO.: REVISIONS

06/16/2023

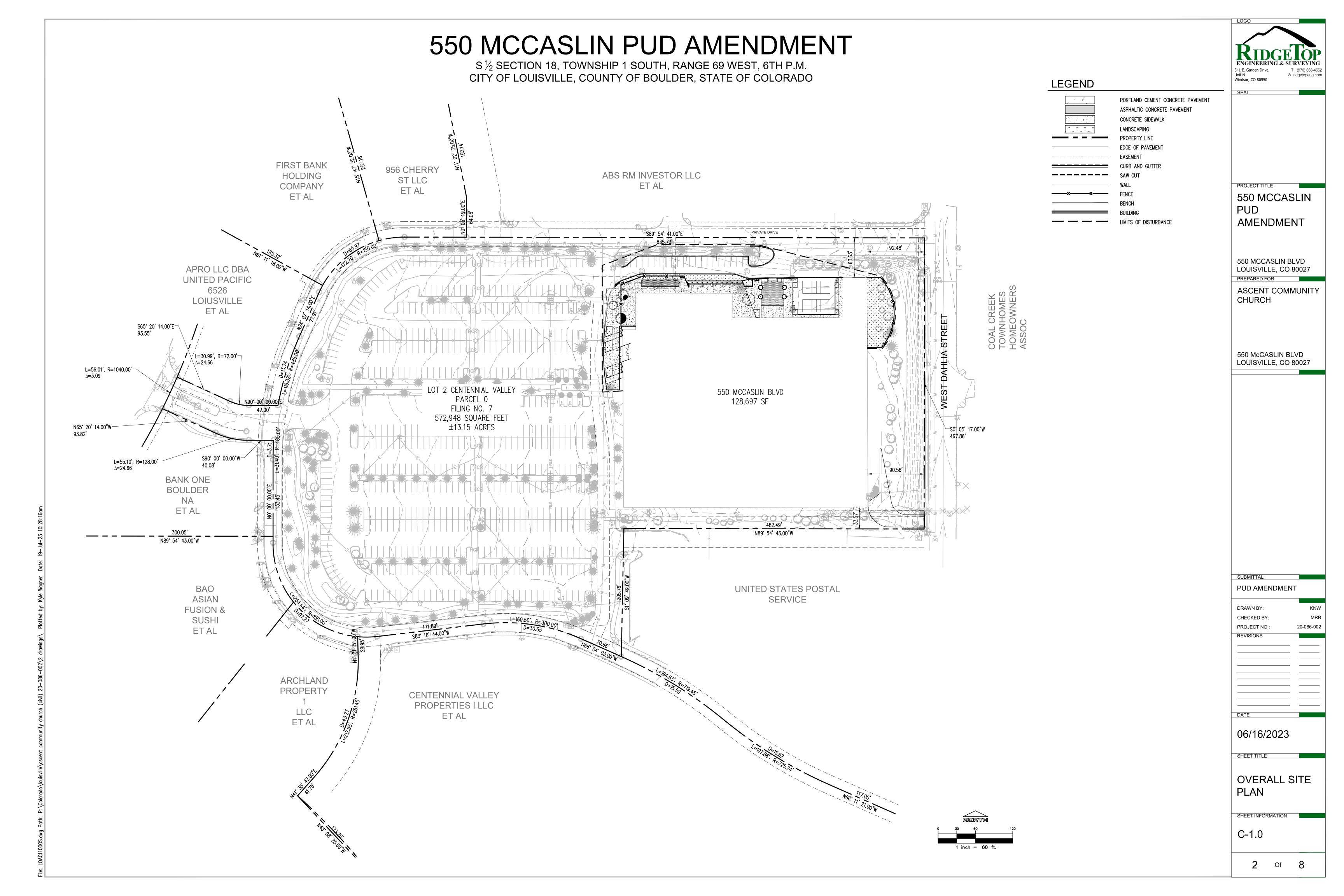
SHEET TITLE

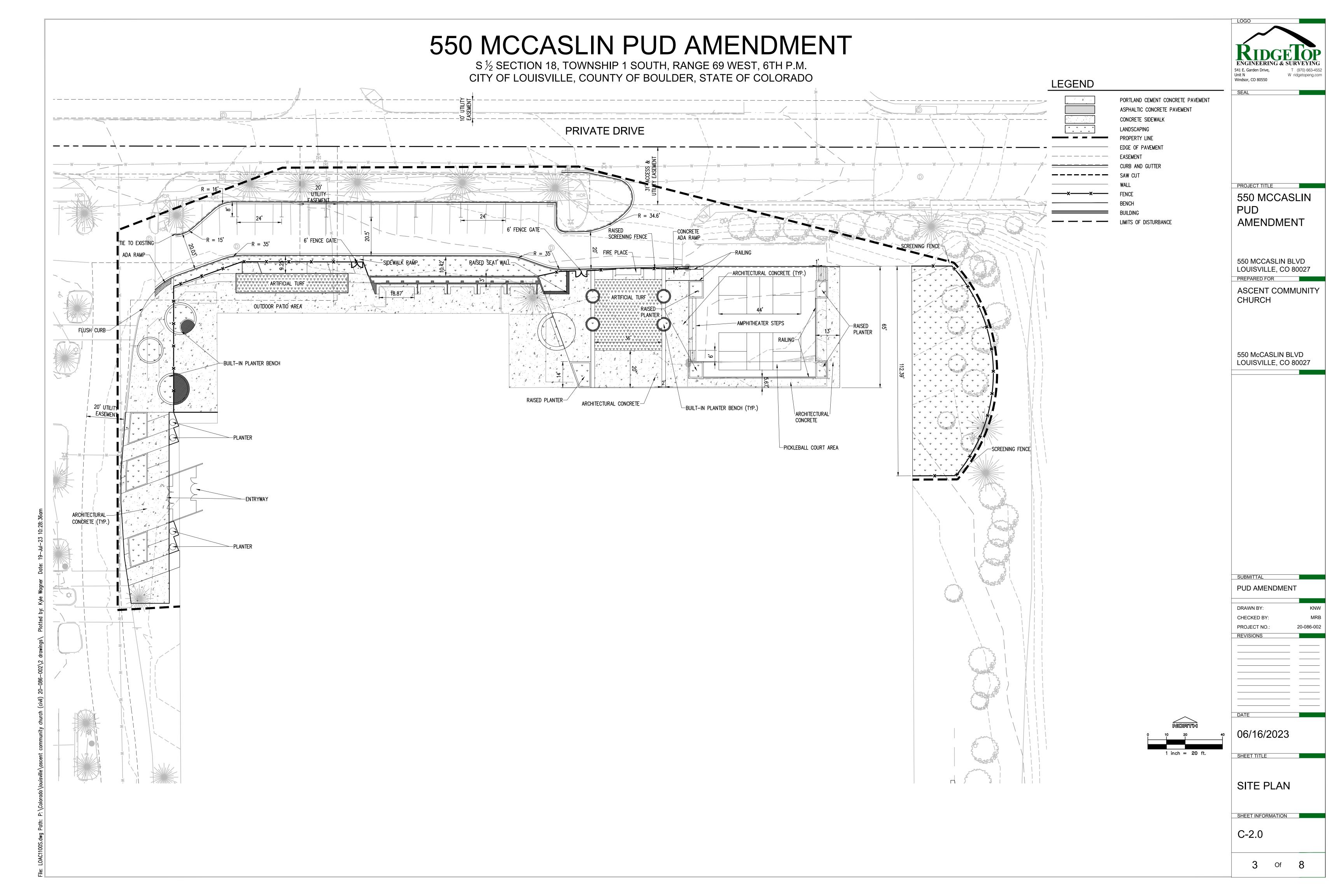
COVER SHEET

SHEET INFORMATION

CV-1.0

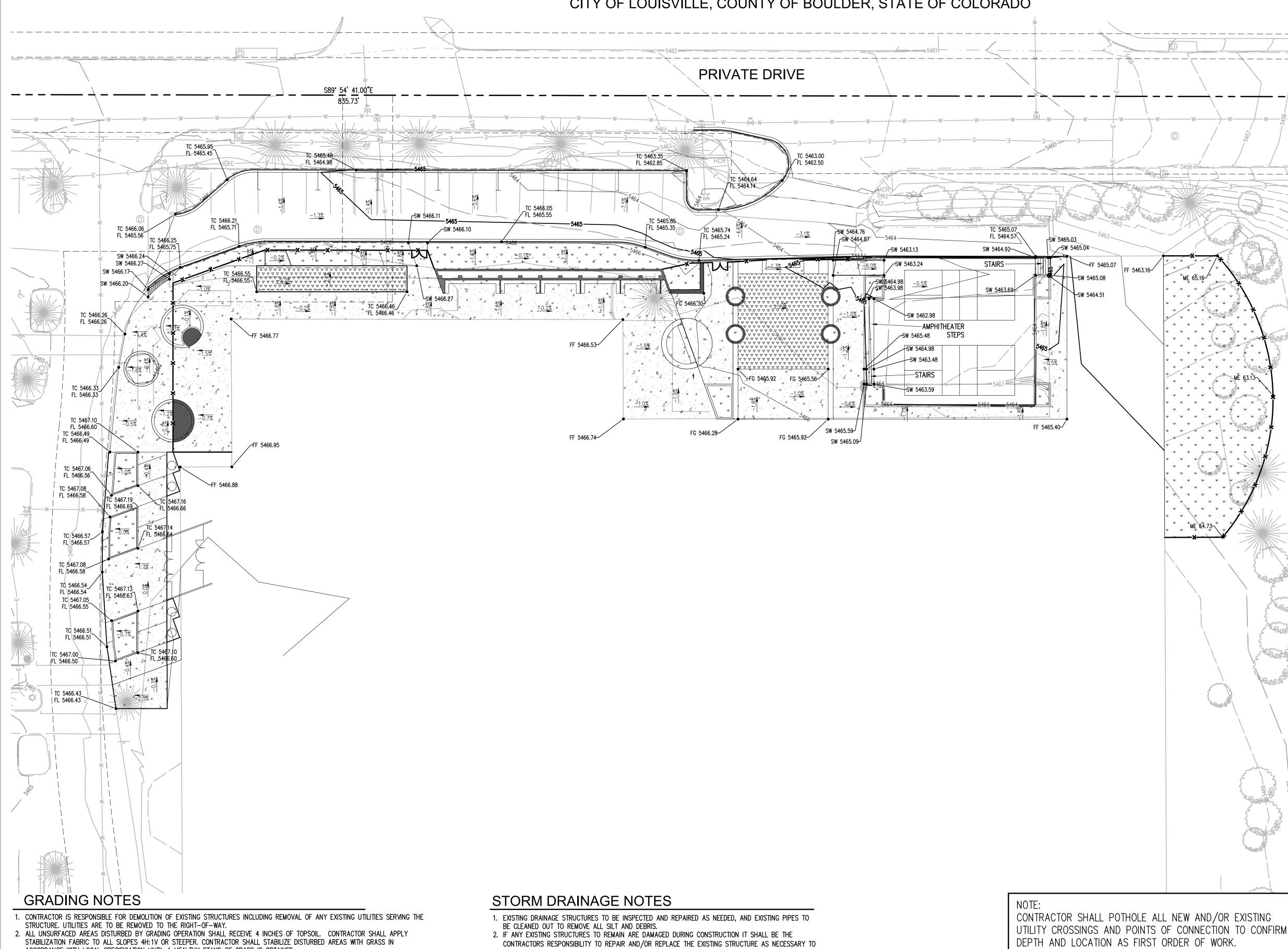
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S ½ SECTION 18, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M. CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO





EX. CONTOUR	24
PROPOSED CONTOUR	322
PROPERTY LINE	
SPOT ELEVATION	<u>4653</u> ●
TOP OF CURB	TC
FINISHED GRADE	FG
FINISHED FLOOR	FF
SIDEWALK	SW
MATCH EXISTING	ME

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550 MCCASLIN BLVD LOUISVILLE, CO 80027

ASCENT COMMUNITY CHURCH

550 McCASLIN BLVD LOUISVILLE, CO 80027

SUBMITTAL **PUD AMENDMENT**

DRAWN BY:

06/16/2023

GRADING AND DRAINAGE PLAN

SHEET INFORMATION

C-3.0

Of

1 inch = 10 ft.

RETURN IT TO EXISTING CONDITIONS OR BETTER.

ALL EXISTING STORM INFRASTRUCTURE TO BE PROTECTED IN

ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. 3. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE IBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.

AREAS TO PRECLUDE PONDING OF WATER. 5. ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. 6. PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME,

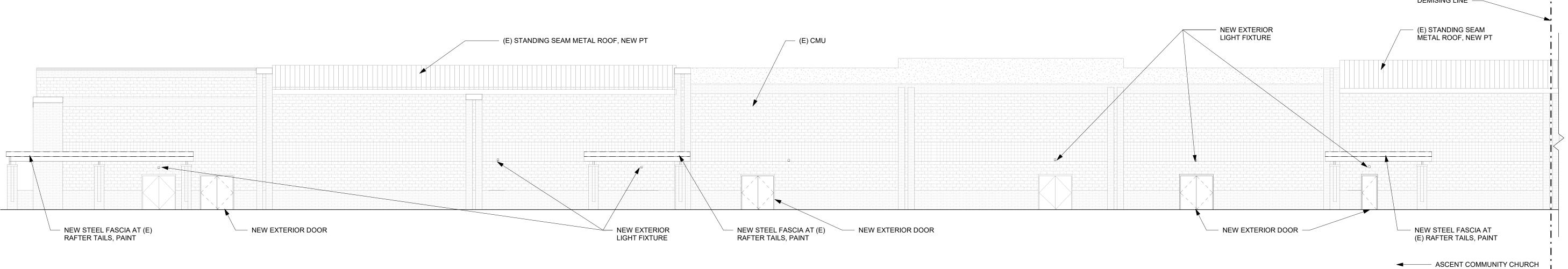
4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL

VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE. '. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. 8. CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS. 9. FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.

10. REUSE OF NATIVE MATERIAL PERMITTED IF PLACED IN 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR. 11. SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PAVEMENT, GUTTER FLOWLINE, OR FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.

IN ASSOCIATION WITH: LANDSCAPE ARCHITECT: RIPLEY DESIGN NEW STUCCO WALL; PAINT SIGNAGE (BY OTHERS) FOR REFERENCE ONLY DEMISING LINE ___ (E) CMU NEW STEEL FRAME EYEBROW OVER ENTRY W/ GLASS INSERTS SCHEMATIC DESIGN SHEET ISSUANCES DESCRIPTION - NEW KNOX BOX (E) PLANTER, (E) PLANTER, PAINT PÁINT NEW STEEL FASCIA AT (E)
 RAFTER TAILS, PAINT NORTH CONDO ASCENT COMMUNITY → CHURCH NEW STOREFRONT **ENTRY** PARTIAL EXTERIOR ELEVATION - WEST

SCALE: 3/32" = 1'-0" DEMISING LINE NEW EXTERIOR LIGHT FIXTURE (E) STANDING SEAM
 METAL ROOF, NEW PT (E) STANDING SEAM METAL ROOF, NEW PT - (E) CMU



1 EXTERIOR ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

23-09

ASCENT COMMUNITY CHURCH

550 McCASLIN BLVD, UNIT #2 LOUISVILLE, COLORADO 80027



Strength in design. Strength in partnership. Strength in community.

419 Canyon Ave Suite 200, Fort Collins, CO 80521 | 970.224.1191 108 East Lincolnway, Cheyenne, WY 82001 | 307.635.5710 www.VFLA.com

OWNER: ASCENT COMMUNITY CHURCH

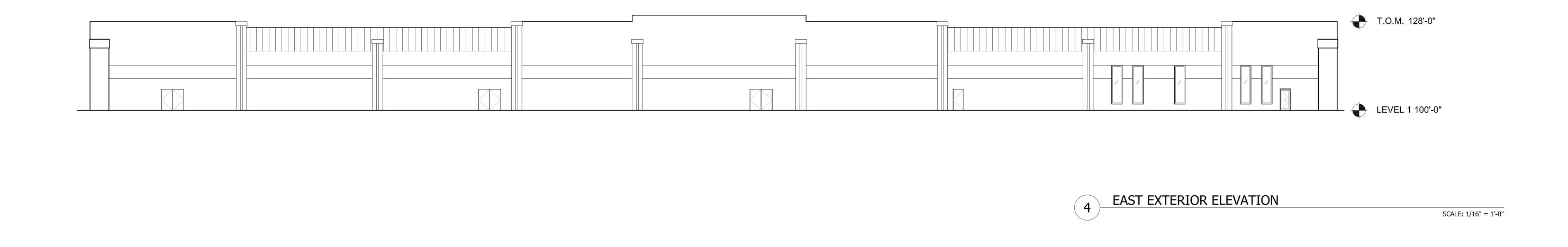
DATE

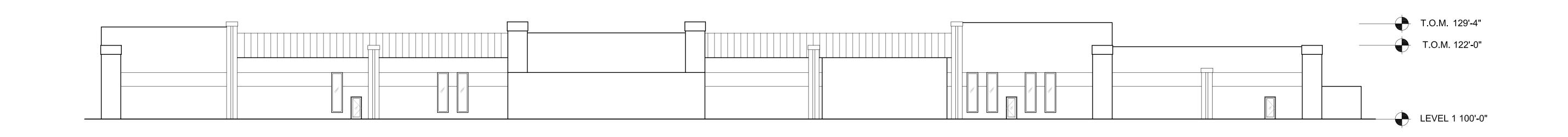
VAUGHT FRYE LARSON ARONSON ARCHITECTURE + INTERIORS, INC.
THIS DRAWING MAY NOT BE PHOTOGRAPHED, SCANNED, TRACED OR
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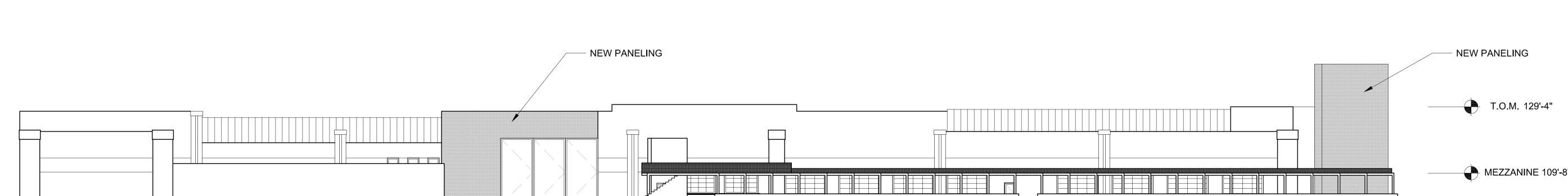
PLANNING ELEVATIONS

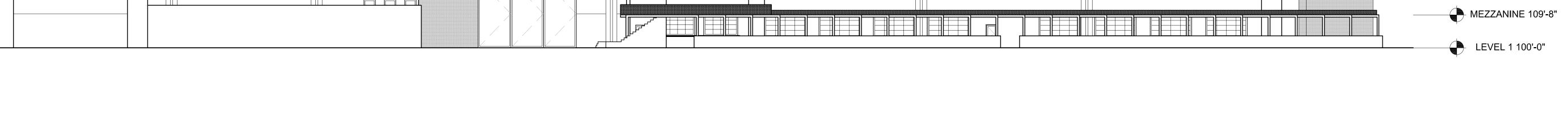
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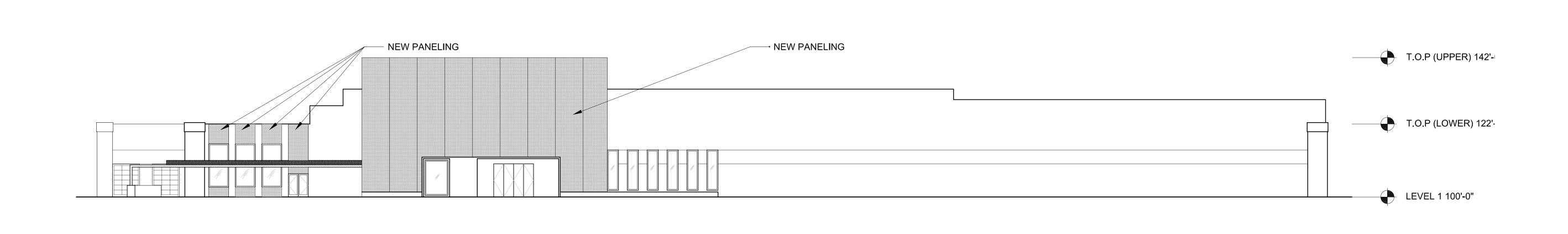












WEST EXTERIOR ELEVATION

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

3 SOUTH EXTERIOR ELEVATION

NORTH EXTERIOR ELEVATION

FOURTHE CO 80027

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

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

NOT FOR CONSTRUCTION FOR REFERENCE ONLY

DESIGN DEVELOPMENT

PRE-APPLICATION MEETING

DATE: **04.14.2023**

REVISIONS:

SHEET NAME:
EXTERIOR
ELEVATIONS

A300