

Autodesk Docs://50008 PGT-AOC DRC V22/PGT-50008 AOC Leigh Williams V22.rvt

GENERAL PLAN INFORMATION

3.1 TITLE OF PROJECT:

317 EVANS STREET

3.4 ADDRESS OF PROJECT:

317 EVANS STREET, LYONS, CO 80540

3.5 LEGAL DESCRIPTION OF PROPERTY:

LOTS 2 & 3, BLOCK 24, TOWN OF LYONS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P. M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO.

3.7 NAME, ADDRESS AND PHONE NUMBER OF PERSON OR FIRM RESPONSIBLE FOR PLAN:

J. MATTHEW McMULLEN, AIA, NCARB, LEED-AP: BD+C,
741 MEMORY LANE, LONGMONT, CO 80504
PHONE: 720-415-8317

3.6 NAME, ADDRESS AND PHONE NUMBER OF PROPERTY OWNER:

RONALD LEIGH WILLIAMS, JR.
HOME: 600 INDIAN LOOKOUT RD., LYONS, CO 80540
MAILING: 1550 LARIMER ST., #637, DENVER, CO 80202
PHONE: 202-207-8744

3.9 LOT SIZE (SQUARE FOOTAGE):

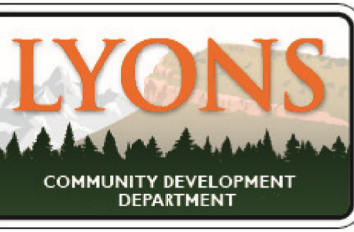
14,091 SF
OR 0.32 AC

3.11 EXISTING ZONING:

R-1

3.11 PROPOSED ZONING:

PUD-R



Required Town of Lyons Certificate/Signature Blocks

for 317 Evans Street Proposal

FOR DEVELOPMENT PLAN (MAJOR DEVELOPMENT REVIEW):

a. Certificate of Dedication:

Know all men by these presents that, Ronald Leigh Williams Jr., as member of Colorado Lookout Lyons LLC, being the sole owner(s) of the land described as follows:

Lots 2 & 3, Block 24, Town of Lyons, Located in the Southeast Quarter of Section 18, Township 3 North, Range 70 West of the 6th P.M., Town of Lyons, County of Boulder, State of Colorado.

have caused said land to be site planned under the name of and do hereby dedicate to the public forever all public streets and rights-of-way, easements, and other places designated or described as for public uses. Ronald Leigh Williams Jr., as member of Colorado Lookout Lyons LLC, agree to develop the land as depicted. All conditions, terms, and specifications designated or described herein shall be binding on the owners, their heirs, successors and assigns.

In witness whereof, we have hereunto set our hands and seals this ____ day of _____, 20____.

State of Colorado)

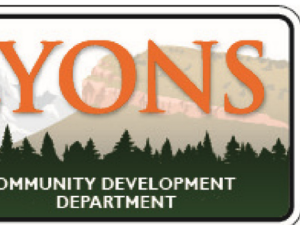
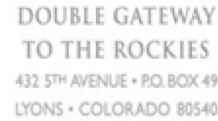
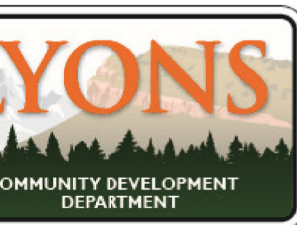
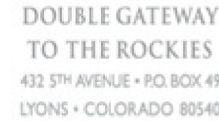
County of Boulder) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by

Witness My Hand and Seal _____

My commission expires _____

Notary Public



c. Planning and Community Development Commission Certificate:

This is to certify that a Development Plan of the above described property was approved by the Planning and Community Development Commission of the Town of Lyons, Colorado, on _____. The Town of Lyons accepts all public streets, easements, rights-of-way and other places designated or described as for public use for all purposes indicated hereon.

Approved by the Lyons Planning and Community Development Commission this ____ day of _____, A.D., 20____.

Chairman

Planning and Community Development Commission Secretary

d. Ditch Company Certificate:

Approved this ____ day of _____, 20____.

(Ditch Company)

by:

Representative

e. Certificate of Approval by Board of Trustees:

This is to certify that a Development Plan (Major Development Review) of the above described property was approved by the Board of Trustees and that the Mayor of the Town of Lyons, Colorado, on _____. The Town of Lyons accepts all public streets, easements, rights-of-way and other places designated or described as for public use for all purposes indicated hereon.

Approved by the Board of Trustees this ____ day of _____, A.D., 20____.

Attest:

Mayor

Town Clerk

COUNTY CLERK RECORDING CERTIFICATE

This Develop Plan was filed for record in the office of the County Clerk and Recorder of Boulder County at o'clock, ____ M., on the day of _____, A.D., ____ 20____, reception no. _____.

Town Clerk

d. Clerk and Recorder's Certificate

State of Colorado)

County of Boulder) ss

I hereby certify that this instrument was filed in my office this ____ day of _____, 20____, by and is recorded in plat book number _____, film number _____, reception number _____.

Witness My Hand and Seal _____

My commission expires _____

FOR REZONING:

a. Surveyor's Certificate:

I, _____, a registered professional land surveyor in the State of Colorado, do hereby certify that this map and legal description were prepared by me or under my direct supervision and done in accord with applicable State of Colorado requirements.

by _____ (registered land surveyor, reg. no.) (SEAL)

b. Planning and Community Development Commission Certificate:

The amendment of the Official Zoning Map of the Town of Lyons, Boulder County, Colorado is approved and recommended by Resolution Number _____, by the Lyons Planning and Community Development Commission this ____ day of _____, A.D., 20____.

Chairman

Planning and Community Development Commission Secretary

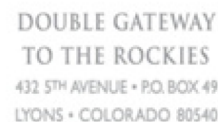
c. Certificate of Approval by Board of Trustees:

The amendment of the Official Zoning Map of the Town of Lyons, Boulder County, Colorado is approved and accepted by Ordinance Number _____, passed and adopted at the regular meeting of the Board of Trustees of Lyons, Colorado held on _____, 20____, and recorded on _____ as reception number _____ in the records of the Boulder County Clerk and Recorder by the Board of Trustees of Lyons, Colorado.

By: _____

Mayor

Attest: _____



STATISTICAL INFORMATION

NET PROJECT LAND AREA IN SQUARE FEET:

14,091 SF

NUMBER OF DWELLING UNITS:

9

NUMBER OF AFFORDABLE HOUSING UNITS:

9

PROJECT NET DENSITY:

1 UNIT/1565.67 SF OR 28 UNITS/AC

CUMULATIVE GROSS FLOOR AREA OF ALL LEVELS OF ALL BUILDING:

BUILDING A – 2 UNIT:	3,085.33 SF
BUILDING B – 4 UNIT:	2,254.67 SF
BUILDING C – 3 UNIT:	1,689.76 SF
BUILDING D – 2 CAR...	576.0 SF
TOTAL:	7,605.76 SF

NUMBER OF PARKING SPACES PROVIDED:

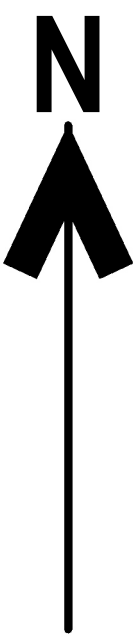
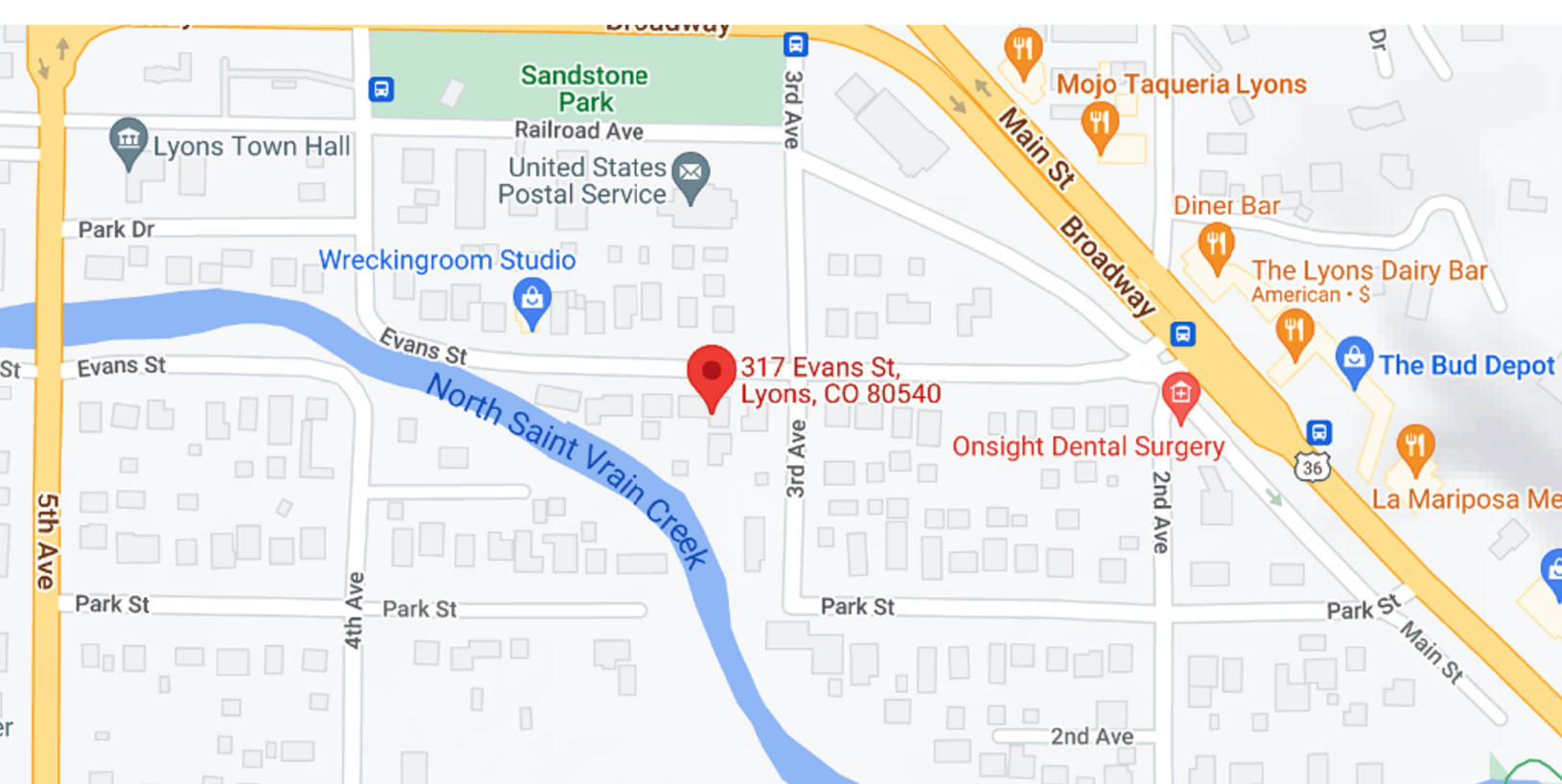
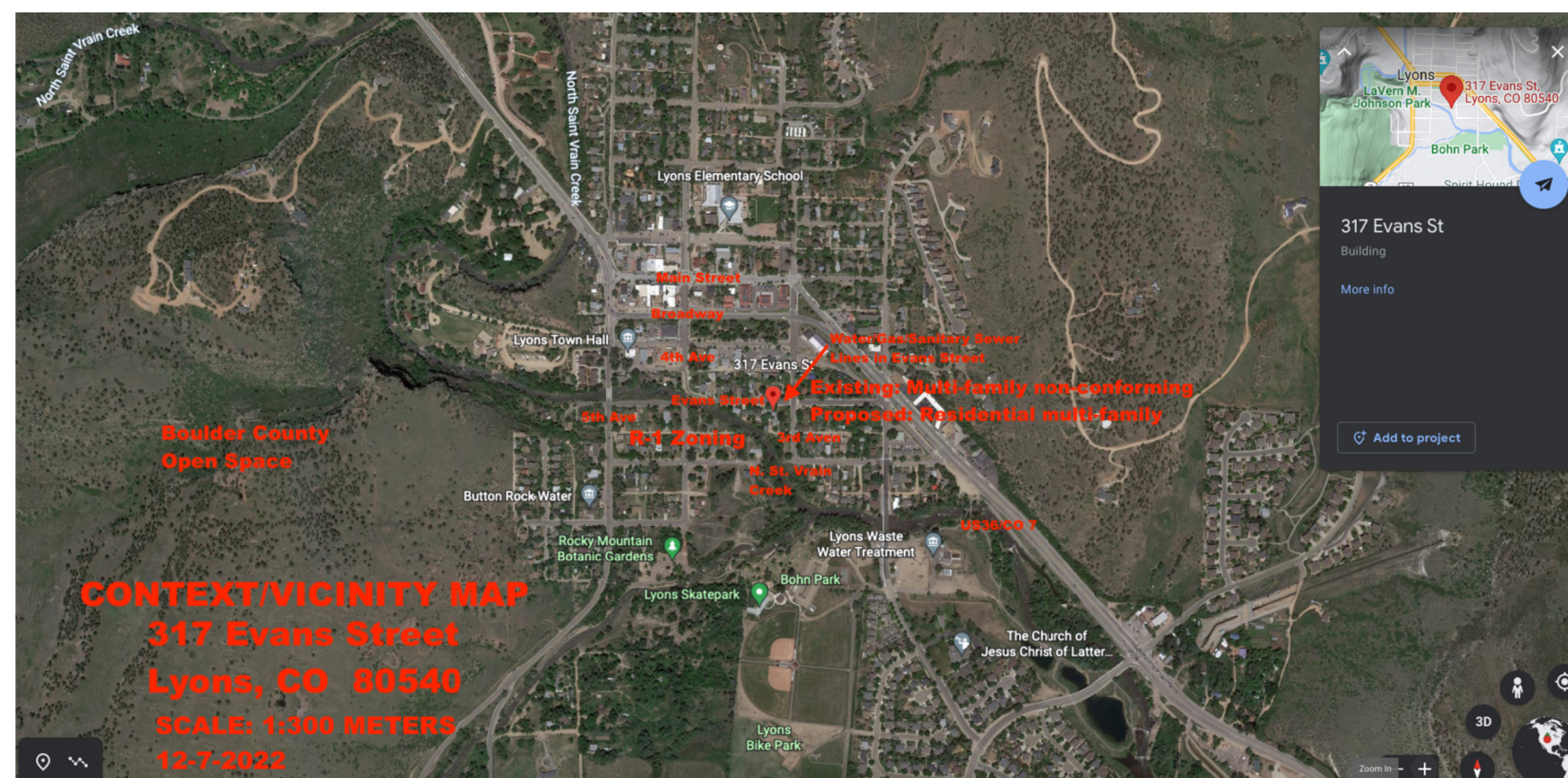
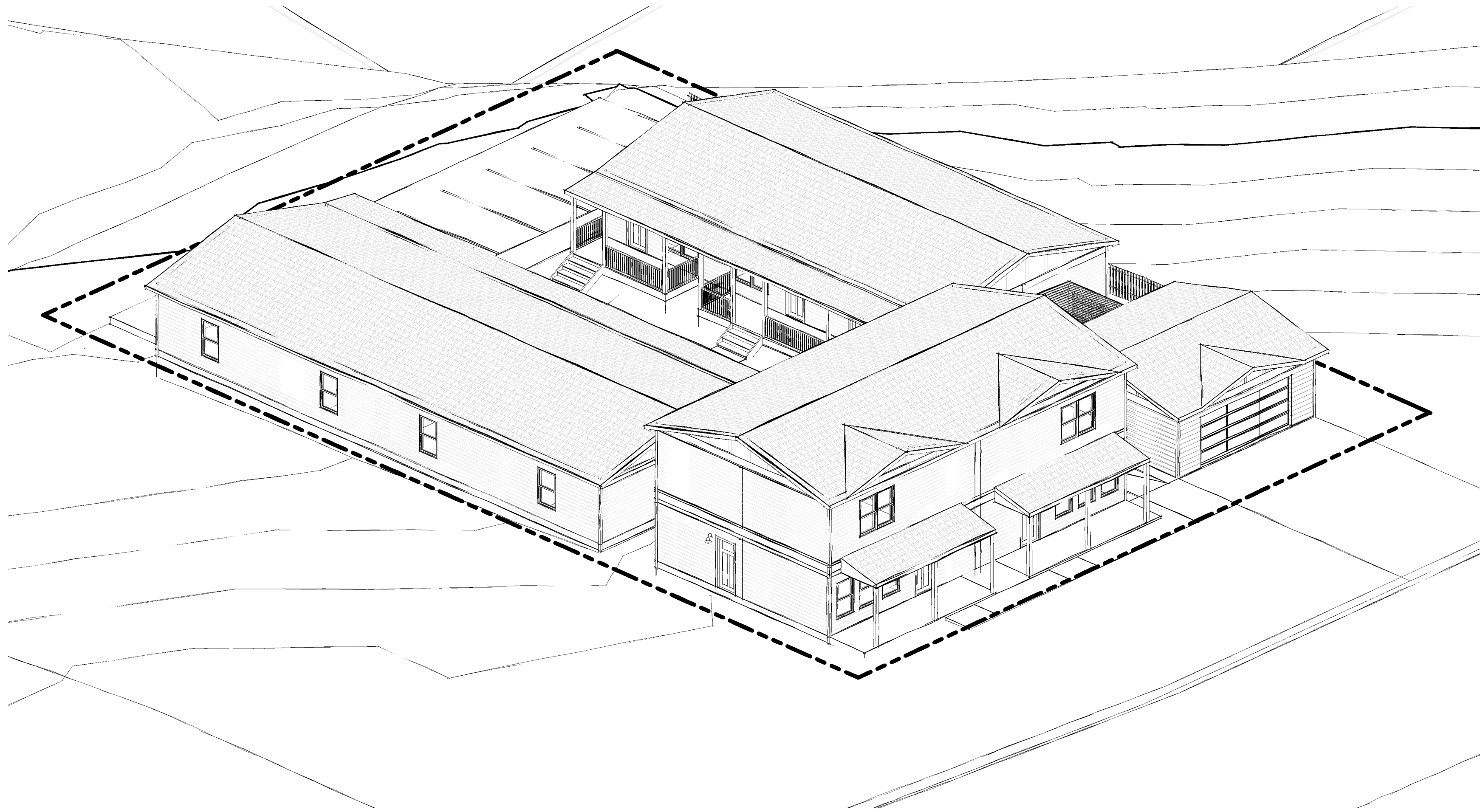
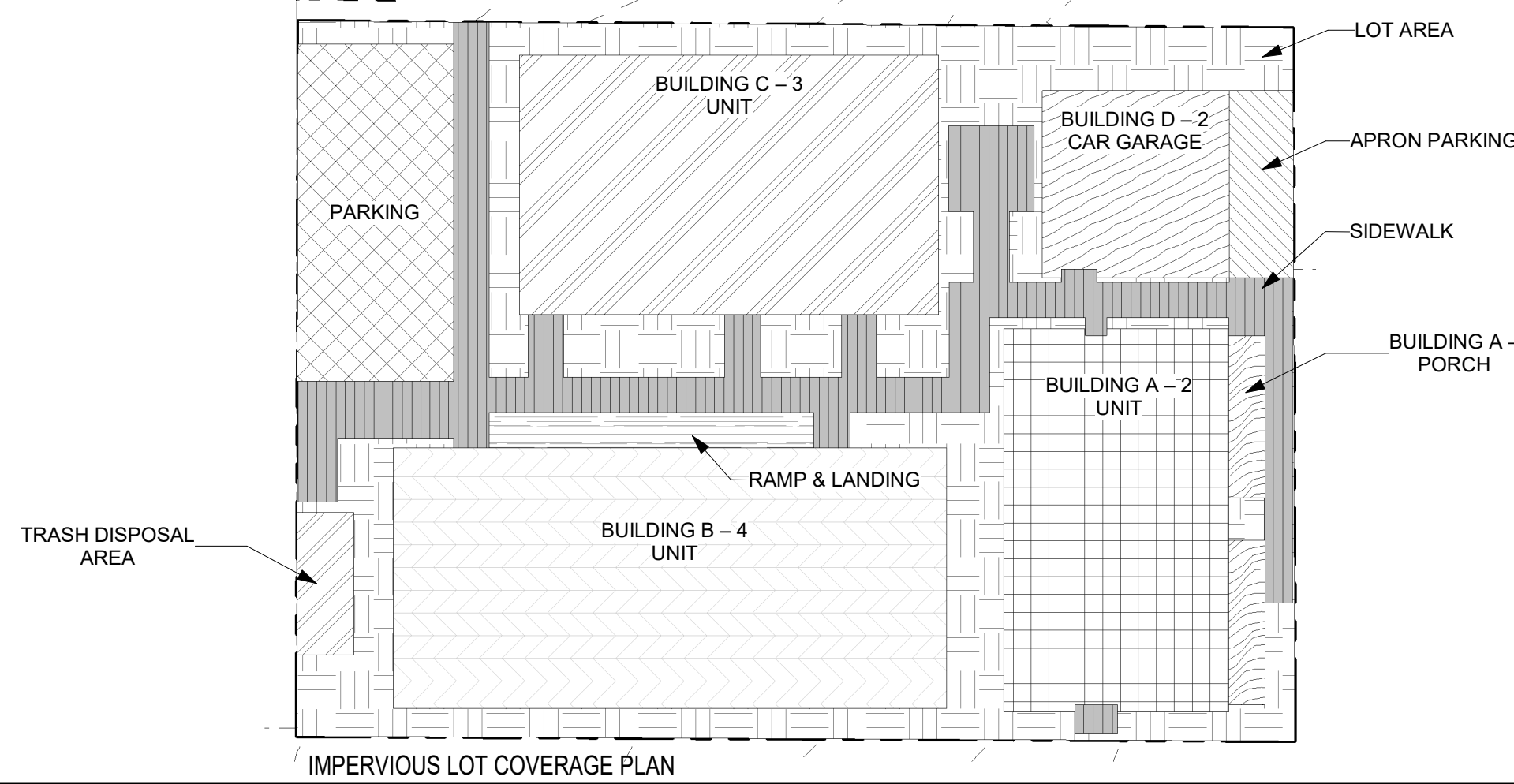
4 STANDARD (8'X18') UNENCLOSED SPACES
1 COMPACT (7.5'X15') UNENCLOSED SPACE
1 VAN ACCESSIBLE (8'X18') UNENCLOSED SPACE
2 ENCLOSED SPACES IN TWO-CAR DETACHED GARAGE
2 TANDEM UNENCLOSED SPACES IN DRIVEWAY
TOTAL: 10 SPACES (8 UNENCLOSED, 2 ENCLOSED)

4.7 LAND USE:

9 UNITS OF MULTIFAMILY RESIDENTIAL: 7,029.76 SF
1 2-CAR DETACHED GARAGE: 576 SF

4.6 IMPERVIOUS LOT COVERAGE:

IMPERVIOUS LOT COVERAGE	
LOT AREA	AREA SF
BUILDING A – 2 UNIT	1708.02
BUILDING A – PORCH	233.83
BUILDING B – 4 UNIT	2857.71
RAMP AND LANDING	227.14
BUILDING C – 3 UNIT	2158.88
BUILDING D – 2 CAR GARAGE:	693.44
APRON PARKING SPACES @ GARAGE	236.53
PAVED PARKING SPACES	1047.19
SIDEWALK	1737.20
TRASH DISPOSAL AREA	160.00
TOTAL	11059.94



1 CONTEXT / VICINITY MAP
NTS



J. MATTHEW McMULLEN,
AIA, NCARB, LEED-AP: BD+C
741 MEMORY LANE,
LONGMONT, CO 80504
MOBILE: 720-415-8317
Email: matt@theaoc.us

PGT PROJECT NUMBER: 50008-21

BUILDER:

ON SITE:
TO BE DETERMINED.

OFF SITE:

BONNAVILLA HOMES
111 GRANT ST.
P.O. BOX 127
AURORA, NE 68818
PH: 402-694-5250

STRUCTURAL ENGINEER:

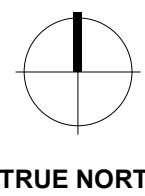
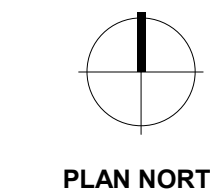
STEPHEN C. WERNSMAN

WERNSMAN ENGINEERING, INC.
1011 42ND ST.
EVANS, CO 80620
PHONE: 970-353-4463
970-820-0010

OWNERS:

COLORADO LOOKOUT LYONS, LLC.
RONALD LEIGH WILLIAMS, MEMBER

ADDRESS : HOME: 600 INDIAN
LOOKOUT RD., LYONS,
CO 80540
MAILING: 1550 LARIMER ST., #637,
DENVER, CO 80202
PHONE: 202-207-8744



DRAWING ISSUE

01 12/07/2022 SITE / DEV. PLAN

COVER SHEET

A100