

CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT

REDTAIL RIDGE MASTER PLAN

PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.



TRYBA ARCHITECTS

1620 Logan Street
Denver Colorado 80203
303.831.4010

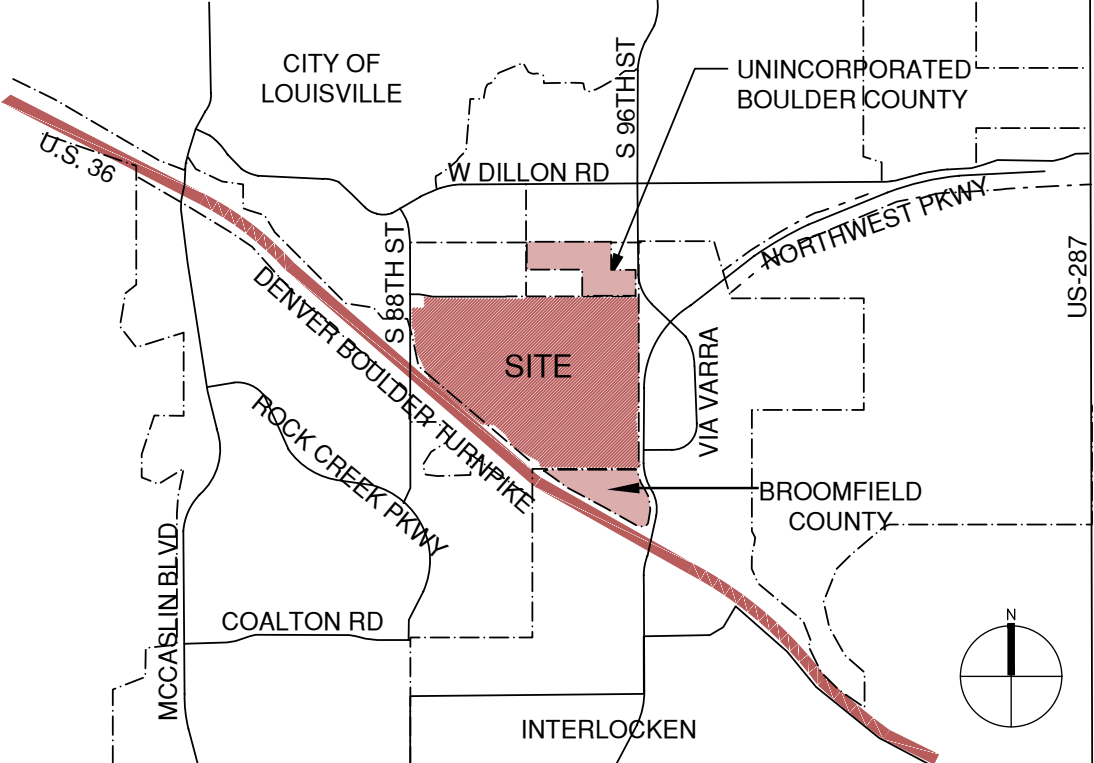


CONOCOPHILLIPS CAMPUS GENERAL
DEVELOPMENT PLAN, 1ST AMENDMENT

Redtail Ridge

CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO
2270 SO. 88TH STREET, LOUISVILLE, CO

VICINITY MAP



SITE INFORMATION

GROSS DEVELOPABLE AREA (GDP BOUNDARY):	389.1 ACRES
ZONING:	PLANNED COMMUNITY ZONED DISTRICT (PCZD) - COMMERCIAL/INDUSTRIAL
PLANNED ACCESS:	NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH 88TH STREET, TAPE DRIVE

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 DEVELOPMENT PLAN
- SHEET 3 CIRCULATION PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 20;

THENCE SOUTH 89°48'50" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,625.59 FEET;

THENCE SOUTH 00°02'13" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,326.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 85.45 FEET TO THE NORTH CORNER OF PARCEL TK-71-2 DESCRIBED AT RECEPTION NO. 2386686 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- SOUTH 33°27'26" WEST, A DISTANCE OF 60.64 FEET;
- SOUTH 01°40'28" WEST, A DISTANCE OF 45.12 FEET;
- SOUTH 88°19'32" EAST, A DISTANCE OF 34.84 FEET TO A POINT 30 FEET WEST OF SAID EAST LINE;

THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF SAID EAST LINE, A DISTANCE OF 404.28 FEET TO A POINT OF NON-TANGENT CURVATURE AT THE NORTH CORNER OF PARCEL TK-71 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 86.28 FEET, SAID CURVE HAVING A RADIUS OF 2,441.83 FEET, A CENTRAL ANGLE OF 02°01'28", AND A CHORD WHICH BEARS SOUTH 04°26'27" WEST A CHORD DISTANCE OF 86.27 FEET;
- SOUTH 03°25'43" WEST, A DISTANCE OF 124.37 FEET;
- SOUTH 00°02'35" EAST AND ALONG THE WEST LINE OF PARCEL TK-71-1 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY, A DISTANCE OF 529.71 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER AND A POINT ON THE NORTH LINE OF PARCEL 12 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL 12 THE FOLLOWING FOUR (4) COURSES:

- NORTH 89°42'42" WEST, A DISTANCE OF 55.73 FEET;
- SOUTH 00°00'35" WEST, A DISTANCE OF 30.02 FEET;
- SOUTH 44°51'26" EAST, A DISTANCE OF 35.44 FEET;
- SOUTH 00°00'35" WEST, A DISTANCE OF 127.21 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 520800 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- NORTH 89°59'25" WEST, A DISTANCE OF 55.00 FEET;
- SOUTH 00°00'35" WEST, A DISTANCE OF 50.00 FEET;
- SOUTH 89°59'25" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF PARCEL 10 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL 10 THE FOLLOWING TWO (2) COURSES:

- SOUTH 00°00'35" WEST ALONG THE WEST LINE OF SAID PARCEL AND ALONG A LINE PARALLEL WITH AND 75 FEET WEST OF THE SAID EAST LINE, A DISTANCE OF 247.79 FEET;
- SOUTH 16°40'03" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 93.77 FEET TO THE NORTH CORNER OF PARCEL TK-75 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;

THENCE SOUTH 00°00'35" WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 29 AND ALONG THE WEST LINE OF SAID TK-75, A DISTANCE OF 611.12 FEET;

THENCE SOUTH 89°48'45" EAST ALONG THE SOUTH LINE OF SAID TK-75, A DISTANCE OF 48.09 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 89°42'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,308.62 FEET TO A POINT ON THE NORTHEAST LINE OF THE LAND CONVEYED TO THE CITY OF BROOMFIELD BY GIFT DEED RECORDED AT RECEPTION NO. 2013403 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

- NORTH 14°13'32" WEST, A DISTANCE OF 140.04 FEET;
- NORTH 60°44'04" WEST, A DISTANCE OF 682.66 FEET;
- NORTH 31°43'59" WEST, A DISTANCE OF 355.27 FEET;
- NORTH 50°04'57" WEST, A DISTANCE OF 351.37 FEET;
- NORTH 87°28'56" WEST, A DISTANCE OF 246.66 FEET TO THE EASTERN CORNER OF PARCEL 32B AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3411796 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 58°29'24" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 186.70 FEET TO A POINT ON THE RIGHT-OF-WAY OF HIGHWAY 36;

THENCE NORTH 50°07'12" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 356.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTH CORNER OF PARCEL 32A OF SAID SPECIAL WARRANTY DEED;

THENCE CONTINUING NORTH 50°07'12" WEST ALONG THE NORTHEAST LINE OF SAID PARCEL 32A, A DISTANCE OF 1,028.45 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 880, PAGE 98 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 25°26'59" WEST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 878, PAGE 503, A DISTANCE OF 842.57 TO THE SOUTH CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1989419 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- NORTH 00°54'00" EAST, A DISTANCE OF 95.53 FEET;
- NORTH 08°22'46" WEST, A DISTANCE OF 184.53 FEET;
- NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 213.70 FEET;
- SOUTH 89°50'51" WEST, A DISTANCE OF 34.06 FEET TO A POINT 25.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH AND 25 FEET FROM THE SAID WEST LINE, A DISTANCE OF 473.64 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1819920 IN THE RECORDS OF BOULDER COUNTY EXTENDED WESTERLY;

THENCE SOUTH 89°48'38" EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 265.23 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE NORTH 00°09'09" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 256.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMPUS DRIVE AS DEDICATED BY LOUISVILLE CAMPUS RECORDED AT RECEPTION NO. 1669751;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES:

- SOUTH 89°48'38" EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.02 FEET;
- SOUTH 82°25'28" EAST, A DISTANCE OF 202.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 139.86 FEET, SAID CURVE HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 07°23'09", AND A CHORD WHICH BEARS SOUTH 86°07'04" EAST A CHORD DISTANCE OF 139.77 FEET;
- SOUTH 89°48'38" EAST, A DISTANCE OF 1,975.05 FEET TO A POINT ON THE EAST LINE SAID SOUTHWEST QUARTER;

THENCE NORTH 00°02'50" EAST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO BY DEED RECORDED AT RECEPTION NO. 531604.

SAID PARCEL CONTAINS 16,949,252 SQUARE FEET OR 389.10 ACRES, MORE OR LESS.

PERMITTED USES

	PERMITTED USES FOR PARCELS A,B,C, D & E USE GROUPS	PARCEL		
		A & E "Office Districts"	B "Industrial R&D District"	C & D "Office / Industrial / R&D and Retail District"
1	PUBLIC AND PRIVATE SCHOOLS (OTHER THAN 2 AND 3), STUDIOS FOR PROFESSIONAL WORK OR TEACHING OF ANY FORM OF FINE ARTS, PHOTOGRAPHY, MUSIC, DRAMA, BUT NOT INCLUDING A COMMERCIAL GYMNASIUM	Y	Y	Y
2	CHILD CARE CENTER ³	Y	Y	Y
3	VOCATIONAL AND BUSINESS SCHOOLS	Y	Y	Y
4	HOSPITALS	Y	Y	Y
5	CHURCHES, CHAPELS, TEMPLES AND SYNAGOGUES	Y	Y	Y
6	PRIVATE RECREATIONAL AND SOCIAL FACILITIES SUCH AS TENNIS CLUBS, SWIMMING CLUBS AND GOLF COURSES ³	Y	Y	Y
7	PRIVATE UTILITY USES	Y	Y	Y
8	PERSONAL SERVICES, INCLUDING BUT NOT LIMITED TO BARBERSHOPS AND BEAUTY SHOPS, DRY-CLEANING OUTLETS, SELF-SERVICE LAUNDRIES, SHOE REPAIR SHOPS AND SIMILAR ACTIVITIES OR A FACILITY OPERATED BY AN ACCREDITED MASSAGE THERAPIST FOR THE PURPOSE OF MASSAGE THERAPY AS DEFINED IN SECTION 5.16.010 ³	Y	Y	Y
9	ESTABLISHMENTS FOR RETAILING OF CONVENIENCE GOODS, INCLUDING BUT NOT LIMITED TO VARIETY STORES, SUPERMARKETS, HARDWARE STORES, SPORTING GOOD STORES, SHOE STORES AND DRUGSTORES ³	N	Y	Y
10	ESTABLISHMENTS FOR THE RETAILING OF SHOPPERS GOODS, INCLUDING BUT NOT LIMITED TO DEPARTMENT STORES OR MAJOR COMPARISON GOODS STORES ³	N	Y	Y
11	FURNITURE AND APPLIANCE REPAIR ³	N	Y	Y
12	ESTABLISHMENTS FOR A WIDE VARIETY OF COMMERCIAL USES, INCLUDING BUT NOT LIMITED TO ANIMAL HOSPITALS, PUBLIC GARAGES, CARWASHES, CLEANING LAUNDRY PLANTS, COLD STORAGE LOCKERS, NURSERY STOCK PRODUCTION AND SALES, BUILDING MATERIAL AND EQUIPMENT DEALERS AND WHOLESALE SERVICES ³	Y	Y	Y
13	MEDICAL AND DENTAL CLINICS, PROFESSIONAL AND BUSINESS OFFICES, FINANCIAL INSTITUTIONS, SMALL ANIMAL CLINICS	Y	Y	Y
14A	MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURER	N	Y	Y
14B	MEDICAL MARIJUANA TESTING FACILITY	N	Y	Y
14C	OPTIONAL PREMISES CULTIVATION OPERATION	N	Y	Y
15	INDOOR EATING AND DRINKING ESTABLISHMENTS ³	Y	Y	Y
16	INDOOR COMMERCIAL AMUSEMENT ESTABLISHMENTS ³	Y	Y	Y
17	MASSAGE PARLORS AND/OR ESTABLISHMENTS ³	Y	Y	Y
18	OUTDOOR COMMERCIAL AMUSEMENT	Y	Y	Y
19	AUTOMOBILE PARKING LOTS	Y	Y	Y
20	AUTOMOBILE PARKING GARAGES ¹	Y	Y	Y
21	GASOLINE SERVICE STATIONS ³	N	N	Y
22	GENERAL RESEARCH FACILITIES	Y	Y	Y
23	ACCESSORY BUILDINGS AND USES	Y	Y	Y
24	COMMERCIAL/INDUSTRIAL USES, INCLUDING BUT NOT LIMITED TO TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES, AND SMALL STORAGE FACILITIES ²	N	Y	Y
25	FACILITIES FOR THE MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF PRODUCTS; PROVIDED THAT SUCH FACILITIES ARE COMPLETELY ENCLOSED AND PROVIDED THAT NO EFFECTS FROM NOISE, SMOKE, GLARE, VIBRATION, FUMES OR OTHER ENVIRONMENTAL FACTORS ARE MEASURABLE AT THE PROPERTY LINE ²	N	Y	Y
26	ALL OTHER FACILITIES FOR THE MANUFACTURING, FABRICATION, PROCESSING OR ASSEMBLY OF PRODUCTS; PROVIDED THAT SUCH FACILITIES ARE NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE AND PROVIDED THAT THE PERFORMANCE STANDARDS SET FORTH IN THE NOTES BELOW ARE MET ²	N	Y	Y
27	SMALL CHILD CARE CENTERS ³	Y	Y	Y
28	LIMITED WHOLESALE SALES	Y	Y	Y
29	PET CARE BUSINESS ³	Y	Y	Y
30	RETAIL MARIJUANA CULTIVATION FACILITY	N	Y	Y
31	RETAIL MARIJUANA PRODUCTS MANUFACTURING FACILITY	N	Y	Y
32	RETAIL MARIJUANA TESTING FACILITY	N	Y	Y
33	HEALTH OR ATHLETIC CLUBS, SPAS, DANCE STUDIOS, FITNESS STUDIOS ³	Y	Y	Y
PERMITTED USE KEY:				
Y = YES N = NO				

FOOTNOTES:

1. STRUCTURED PARKING OR GARAGES SHALL NOT BE INCLUDED WITHIN THE GROSS DEVELOPABLE SQUARE FOOTAGE. THE TOTAL NUMBER OF STRUCTURED PARKING STALLS CONSTRUCTED ON ANY SITE SHALL NOT EXCEED EITHER THE REQUIRED PARKING MINIMUM SET FORTH IN LMC SECTION 17.20.020 AS OF THE DATE OF THIS GDP NOR ANY PARKING MAXIMUM WHICH MAY BE APPLICABLE TO THE PROJECT PURSUANT TO A FUTURE AMENDMENT TO THE LMC.

2. USE NOT PERMITTED IN SUBAREA C3.

3. USES IN A, E, B1 AND C1 ALLOWED UP TO 20% OF GROSS DEVELOPABLE SQUARE FOOTAGE WITHIN THE APPLICABLE PARCEL.

CERTIFICATIONS AND SIGNATURES

CITY COUNCIL CERTIFICATION:

APPROVED THIS ____ DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

ORDINANCE NO. _____ SERIES _____

MAYOR SIGNATURE

CITY CLERK SIGNATURE

PLANNING COMMISSION CERTIFICATION:

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

RESOLUTION NO.: _____ SERIES _____

CLERK AND RECORDED CERTIFICATE:

(COUNTY OF BOULDER, STATE OF COLORADO)

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

CLERK AND RECORDER

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS GDP 1ST AMENDMENT, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS GDP. WITNESS MY/OUR HAND(S) SEAL(S) THIS ____ DAY OF _____, 20__.

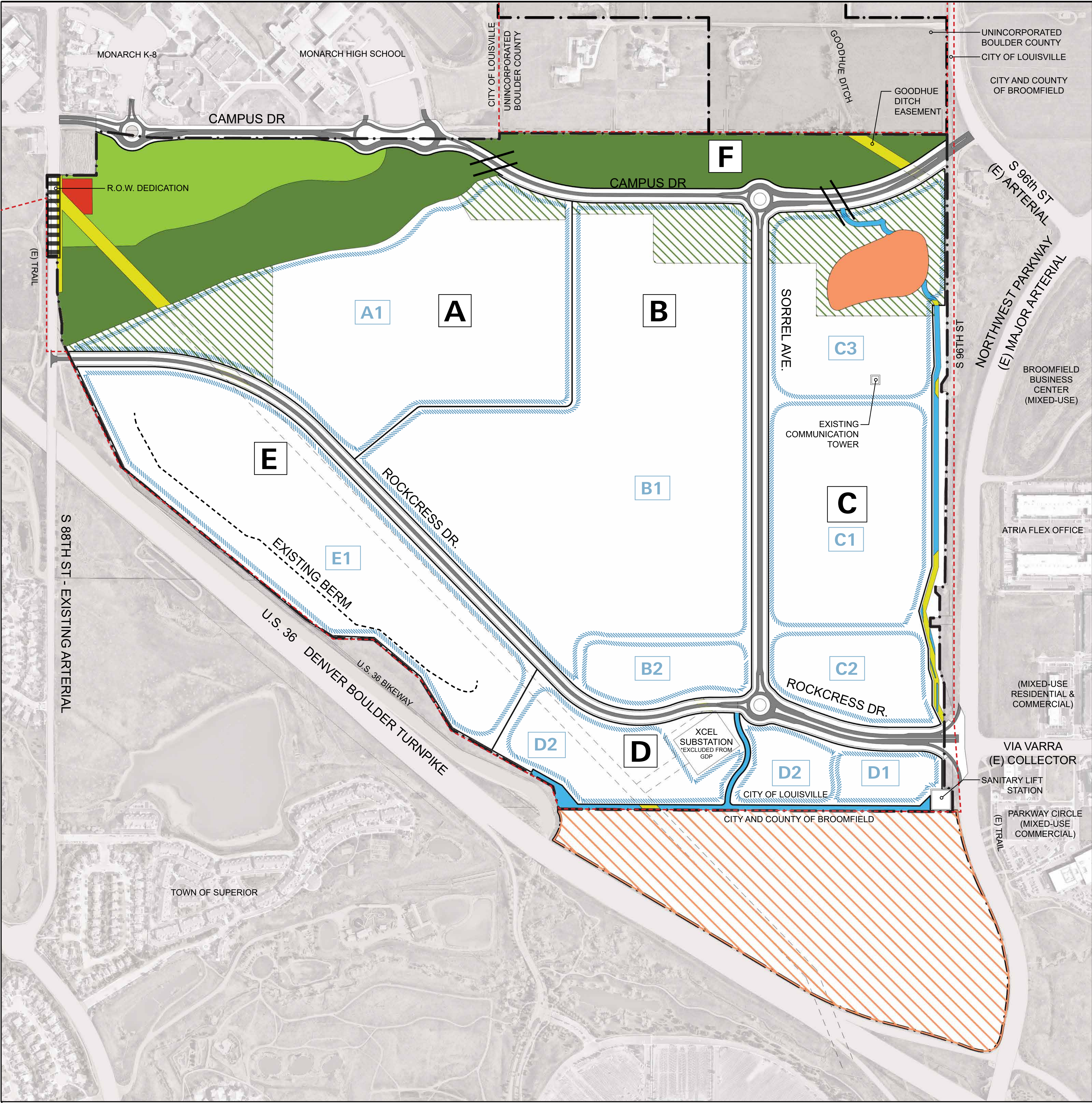
PHILLIPS 66 COMPANY,
a Delaware Corporation

By: _____

COVER SHEET

SHEET

1 OF 3



DEVELOPMENT PROGRAM

PARCEL	DEVELOPABLE AREA (AC)	MAX. ALLOWABLE DEVELOPMENT (GSF) ¹	FAR RANGE
A	56.0	720,000	0.26 - 0.36
B	99.2	1,174,000	0.23 - 0.31
C	66.4	756,000	0.23-0.31
D	25.2	105,000	0.08 - 0.11
E	50.2	360,000	0.14 - 0.19
F	N/A	N/A	N/A
TOTAL	297.0	3,115,000	0.24

- GROSS SQUARE FOOTAGES ARE PROPOSED AND MAY BE TRANSFERRED BETWEEN PARCELS PROVIDED THAT ANY SUCH TRANSFER SHALL NOT CAUSE THE RESULTING FAR ON THE AFFECTED PARCELS TO FALL OUTSIDE OF THE APPLICABLE FAR RANGE SET FORTH ABOVE. SQUARE FOOTAGE TRANSFERS SHALL BE SET FORTH IN THE PUD REQUEST FOR EACH PARCEL AND SUCH PUD REQUESTS SHALL BE SIGNED BY EACH OF THE OWNERS AFFECTED BY THE TRANSFER.
- BUILDING HEIGHTS WILL RANGE BETWEEN ONE AND THREE STORIES AND UP TO A MAXIMUM OF 55' IN HEIGHT INCLUDING MECHANICAL SCREENING, EXCEPT IN PARCELS A AND C3, WHERE BUILDING HEIGHTS UP TO FIVE STORIES MAY BE CONSIDERED THROUGH THE PUD WAIVER PROCESS PURSUANT TO SEC. 17.28.110 OF THE LMC AND THE GUIDELINES SET FORTH IN THE CITY'S 2013 COMPREHENSIVE PLAN POLICY FOR RURAL SPECIAL DISTRICTS, INCLUDING A REQUIREMENT FOR CLUSTERING OF BUILDINGS. ANY SUCH PUD APPROVAL SHALL BE IN COMPLIANCE WITH THE AMENDED AND RESTATED PLANNED COMMUNITY ZONE DISTRICT ZONING AGREEMENT, INCLUDING THE REQUIREMENT FOR CLUSTERING AND PROVISION OF COMMON OPEN SPACE FOR THE AREAS NOTED ON THIS GDP.
- THE INDUSTRIAL DEVELOPMENT ON LOTS ADJACENT TO NORTHWEST PARKWAY AND CAMPUS DRIVE SHALL LOCATE LOADING BAYS ON THE NON-STREET SIDES OF BUILDINGS.
- ANY STRUCTURE ABOVE THREE STORIES ON PARCEL A ABUTTING AND PARALLEL TO OPEN SPACE MUST MEET ONE OF THE TWO DESIGN CRITERIA: THE LINEAR FOOTAGE OF SUCH STRUCTURE THAT IS PARALLEL TO THE OPEN SPACE MAY NOT EXCEED 125' OR THE PORTION OF SUCH STRUCTURE IN EXCESS OF 125' SHALL HAVE A TERRACED SET BACK OF 20' ON THE TOP FLOOR FOR AT LEAST 40 PERCENT OF THAT PORTION OF SUCH STRUCTURE.
- MAXIMUM ALLOWABLE DEVELOPMENT IN SUBAREA C3 IS 365,000 GROSS SQUARE FOOTAGE.

DEVELOPMENT ACREAGE

PARCEL	TOTAL ACRES	LAND DEDICATION (EXACT LOCATION TO BE DETERMINED DURING PLAT PROCESS)					POTENTIAL COMMON OPEN SPACE	DEVELOPABLE (AC)
		ENCUMBERED & PUBLIC PURPOSE EASEMENTS	OPEN SPACE	TRAIL CORRIDOR	PUBLIC SAFETY	PARK		
A	99.7	2.0	22.8	-	0.7	15.6	11.5	56.0
B	99.2	-	-	-	-	-	5.3	99.2
C	72.9	5.1	-	1.4	-	-	9.0	66.4
D	27.5	0.1	-	2.2	-	-	-	25.2
E	50.2	-	-	-	-	-	-	50.2
F	17.1	0.5	16.6	-	-	-	-	N/A
ROW	25.2	-	-	-	-	-	-	N/A
TOTAL	389.1	7.7	39.4	3.6	0.7	15.6	25.8	297.0
TOTAL PUBLIC + OTHER + COMMON OPEN SPACE: 92.8 AC (24% OF TOTAL AC)								
TOTAL PUBLIC + OTHER: 67.0 AC (17% OF TOTAL ACREAGE)								
TOTAL PUBLIC LANDS: 59.3 AC (15% OF TOTAL ACREAGE)								

GENERAL NOTES

- THE LAND PLAN SHOWN IN THIS GDP IS CONCEPTUAL IN NATURE AND THE EXACT ACREAGE AND LOCATION OF ANY DEVELOPMENT PARCEL OR PUBLIC LANDS SHALL BE FINALLY DETERMINED DURING THE PLATTING PROCESS. THE GROSS TOTAL AMOUNT OF PUBLIC LANDS SHALL BE AS SET FORTH IN THE TABLE ABOVE WITH THE UNDERSTANDING THAT THE NET ACREAGE OF THE PUBLIC LANDS MAY BE LESS AS A RESULT OF EASEMENTS REQUIRED DURING THE PLATTING PROCESS.
- ALL PUBLIC LANDS SHALL BE DEDICATED TO THE CITY OF LOUISVILLE WITH THE RECORDING OF THE FIRST SUBDIVISION PLAT ON THE PROPERTY.
- EASEMENTS WILL BE PROVIDED AT FINAL PLAT TO ALLOW FOR THE CITY'S USE OF THE EXISTING COMMUNICATION TOWER AND PROVIDE ACCESS TO AND MAINTENANCE OF THE TOWER AND ASSOCIATED STRUCTURES AND ADDITIONAL EASEMENT AREA PROVIDED FOR EXPANSION TO THE EQUIPMENT; PROVIDED THE LAND OWNER SHALL RETAIN THE RIGHT TO RELOCATE ALL SUCH IMPROVEMENTS AT THE LAND OWNER'S SOLE COST AND EXPENSE.
- THE OVERALL HEIGHT OF THE EXISTING BERM DEPICTED IN PARCEL E WILL BE MAINTAINED. MINOR MODIFICATIONS MAY BE ALLOWED TO THE BERM IF REASONABLY REQUIRED FOR DEVELOPMENT IN PARCEL E AND AS LONG AS THE OVERALL HEIGHT AND SCREENING PROVIDED BY THE BERM IS NOT ALTERED.

LEGEND

- DEVELOPMENT AREAS

OPEN SPACE (PUBLIC LAND)

PARKS (PUBLIC LAND)

TRAIL CORRIDOR (PUBLIC LAND)

PUBLIC SAFETY (PUBLIC LAND)

PUBLIC LAND DEDICATION AREAS ENCUMBERED BY EASEMENTS

COMMON OPEN SPACE

POTENTIAL COMMON OPEN SPACE
- PUBLIC PURPOSE EASEMENTS

CONSERVATION EASEMENTS (OFF-SITE)

PARCEL LABEL

SUBAREA BOUNDARY

CITY OF LOUISVILLE BOUNDARY

EXISTING BERM

NEW PEDESTRIAN UNDERPASS

CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT

Redtail Ridge

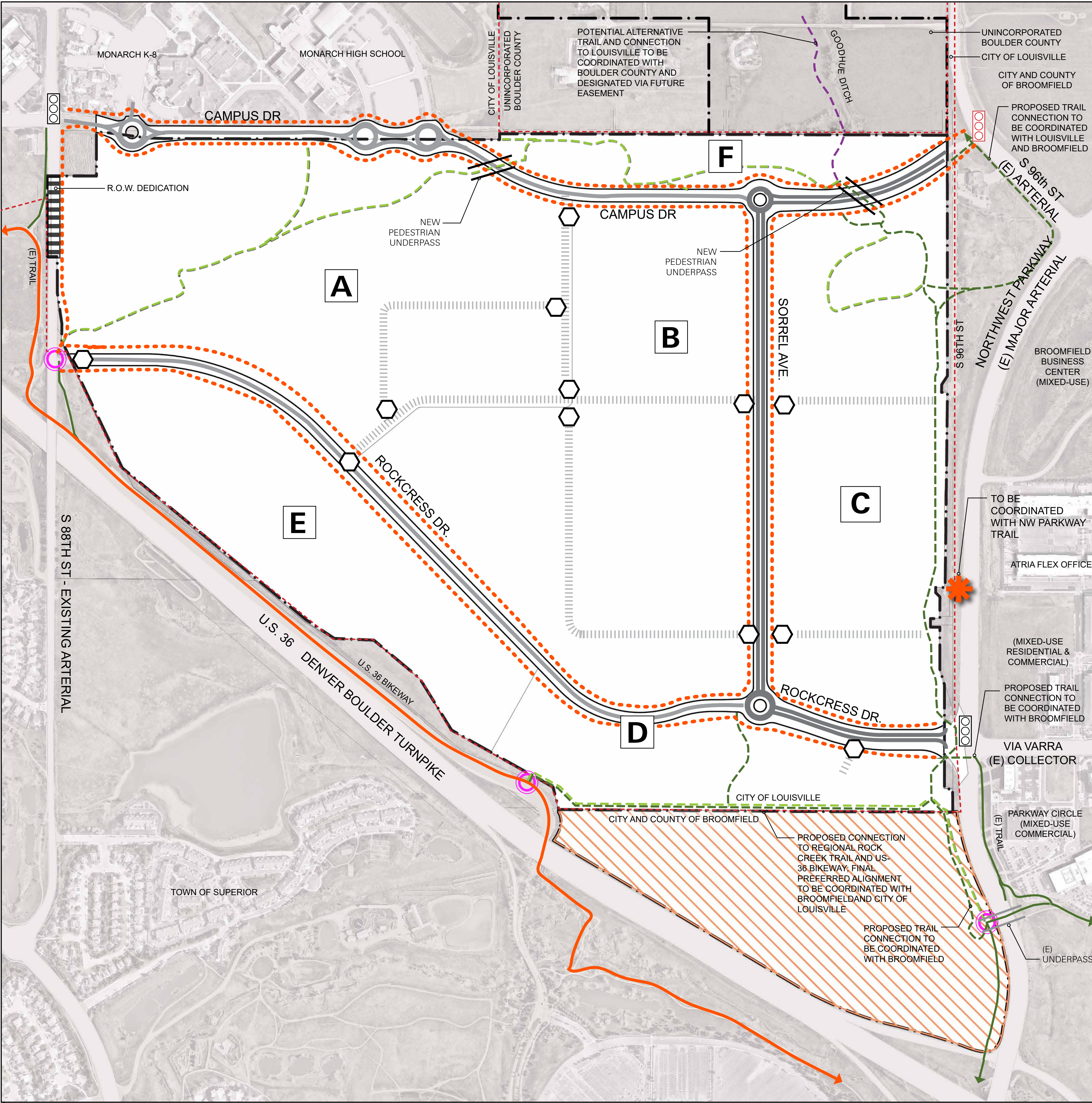
CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO
2270 SO. 88TH STREET, LOUISVILLE, CO

ISSUED FOR:	DATE:
GDP SUBMITTAL	07/15/2019
GDP SUBMITTAL #2	10/02/2019
GDP SUBMITTAL #3	11/27/2019
GDP SUBMITTAL #4	03/03/2020
GDP SUBMITTAL #5	05/29/2020
GDP SUBMITTAL #6	01/27/2021
GDP SUBMITTAL #7	03/24/2021
GDP SUBMITTAL #8	04/30/2021
GDP SUBMITTAL #9	06/02/2021
GDP SUBMITTAL #10	06/28/2021

DEVELOPMENT PLAN

SHEET

2 OF 3



GENERAL NOTES

- 1. TRAFFIC CIRCULATION PATTERNS, TRAIL, AND BIKEWAY ALIGNMENTS DEPICTED ACROSS THE PARCELS ARE CONCEPTUAL AND MINOR MODIFICATIONS MAY OCCUR AS LONG AS GENERAL INTENT REMAINS.
- 2. 30' OFF-SITE TRAIL CORRIDOR SHALL BE DEDICATED TO THE CITY OF LOUISVILLE WITH THE RECORDING OF THE FIRST SUBDIVISION PLAT ON THE PROPERTY.
- 3. THE DEVELOPER SHALL COOPERATE WITH THE CITY OF LOUISVILLE AND THE CITY AND COUNTY OF BROOMFIELD TO PROVIDE A CONSTRUCTION AND PUBLIC ACCESS EASEMENT FOR EITHER AN OVERPASS OR UNDERPASS PEDESTRIAN AND BICYCLE CROSSING FROM PROPERTY TO THE NORTHWEST PARKWAY TRAIL. THE EXACT LOCATION FOR THE EASEMENT IS YET TO BE DETERMINED BUT IS IN THE GENERAL VICINITY OF THE ATRIA PROJECT LOCATED AT 13699 VIA VARRA IN BROOMFIELD AND PARCEL C IN THE REDTAIL RIDGE GENERAL DEVELOPMENT PLAN 1ST AMENDMENT. PLEASE SEE THE ASTERISK ON THIS SHEET 3.
- 4. CITY AND COUNTY OF BROOMFIELD OFF-SITE TRAILS WILL BE CONSTRUCTED BY PROPERTY OWNERS AS PART OF PROJECT. ANY EXTENSION OF OFF-SITE TRAILS ALONG 96TH STREET OR IN UNINCORPORATED BOULDER COUNTY WILL BE SEPARATE PROJECTS.

LEGEND

- SIDE STREET STOP CONTROL
- (E) SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- ARTERIAL
- COLLECTOR
- MULTI-USE PATH & ON-STREET BICYCLE LANES
- TRAIL- HARDSCAPE (PUBLIC)
- TRAIL - SOFTSCAPE (PUBLIC)
- ALTERNATIVE TRAIL
- (E) TWO-WAY PROTECTED BIKEWAY
- (E) MULTI-USE PATH
- POTENTIAL ROAD NETWORK
- REGIONAL TRAIL CONNECTION
- POTENTIAL ACTIVE MODES CONNECTION
- (E) PEDESTRIAN UNDERPASS
- NEW PEDESTRIAN UNDERPASS
- PARCEL BOUNDARY
- PARCEL LABEL
- CONSERVATION PURPOSE EASEMENTS (OFF-SITE)
- CITY OF LOUISVILLE BOUNDARY

1620 Logan Street
Denver Colorado 80203
303.831.4010

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GDP SUBMITTAL #3	11/27/2019
GDP SUBMITTAL #4	03/03/2020
GDP SUBMITTAL #5	05/29/2020
GDP SUBMITTAL #6	01/27/2021
GDP SUBMITTAL #7	03/24/2021
GDP SUBMITTAL #8	04/30/2021
GDP SUBMITTAL #9	06/02/2021
GDP SUBMITTAL #10	06/28/2021

CIRCULATION
PLAN

SHEET