



Monday, April 05, 2021

VIA: EMAIL AND COURIER

Mr. Rob Zuccaro
Planning Director
City of Louisville
749 Main Street
Louisville, CO 80027

RE: Redtail Ridge Preliminary Master Plat and Subdivision Filing No. 1

Dear Mr. Zuccaro,

On behalf of Brue Baukol Capital Partners ("Developer" or "Applicant"), thank you for the opportunity to present a preliminary master plat and final plat for Redtail Ridge. For this submittal, we are providing an 80%-90% set of construction documents. This letter shall serve as part of our written request as may be required or anticipated under the Louisville Municipal Code.

Master Preliminary Plat and Final Plat - Description of Request & Intent of Development

Brue Baukol Capital Partners aims to create a master-planned community on the former Storage Tek / ConocoPhillips site.

Consistent with the zoning submittals provided to date (the ConocoPhillips Campus GDP 1st Amendment), the proposed master preliminary plat divides the entire property into unique development areas which will each be home to: 1) Flex industrial, 2) Office, 3) support retail for the tenants and community.

The objective of the Redtail Ridge Preliminary Plat is to delineate the master development rights-of-way and super blocks. Additionally, the Preliminary Plat will demonstrate how site roadway access and public utilities are designed to interface with existing public infrastructure to adequately serve the development of the site.

Revisions and subsequent final subdivision plats to dedicate the remainder of the right-of-way indicated in the Preliminary Plat and to establish the remaining development lots will be submitted at a later date.

Description of Each Modification Request

- Street cross-sections shall be modified from Section 16.16.030 to such standards as set forth in the packet and as agreed upon in coordination with City Staff.
- A final plat for a portion of the overall property is being submitted for review and processing prior to Developer receiving approval of the preliminary plat for the overall property. Applicant understands that the approval of the final plat is dependent on the approval of the preliminary plat for the overall site.
- Proposed right of way landscaping shall differ from standards set forth in Section 16.16.20 to as set forth in the packet in order to conserve water and enhance the overall natural design aesthetic for Redtail Ridge. A Landscape Design Narrative and Case Studies are included for additional support/rationale for this modification request.
- Additional modifications may be included in future planned unit development applications and will be noted in such applications.

Other Comments/Remarks

Please note that some of the submittal items outlined in the "Public Hearing Application Packet" for Preliminary and Final Subdivision Plat are not contained with the submittal, including the following:

- Certification of Mineral Interest Notifications. These will be provided 30 days prior to hearings and have been sent in anticipation of hearing given in connection with the GDP application.
- Certified Real Estimate Appraisal. A current appraisal has not been performed to date. Any derived land values are determined by current land pricing or relevant comparable land sales.
- Agreements made with Ditch Companies. These will be finalized throughout the subdivision process.

Sincerely,



Jay Hardy
Senior Vice President
Brue Baukol Capital Partners

Enclosures:

0. Cover Letter/Letter of Request
1. Response to City Comments
 - a. Master Set HKS Response
 - c. Sanitary Sewer Set HKS Response
 - d. Force main Set HKS Response
 - e. Water Set HKS Response
 - f. Storm Set HKS Response
 - g. Goodhue Ditch Irrigation Set HKS Response
 - h. Roadway Set HKS Response
 - j. Preliminary & Final Plat HKS Response
2. Preliminary Plat – Redtail Ridge Overall Development (LMC 16.12.040 & LMC 15.12.050)
3. Final Plat – Redtail Ridge Subdivision Filing No. 1 (LMC 16.12.080 & LMC 16.12.00)
4. Survey Closure Sheets
5. Redtail Ridge Final Master Drainage Report
6. Redtail Ridge Subdivision Filing No. 1 Stormwater Management Report
7. Redtail Ridge 80%-90% Civil Construction Documents
 - a. Master Plans
 - b. Stormwater Management Plan
 - c. Sanitary Sewer Plans
 - d. Sanitary Force Main Plans
 - e. Water Plans
 - f. Storm Sewer Plans
 - g. Goodhue Ditch Irrigation Plans
 - h. Roadway Plans
 - j. Irrigation Plans
 - k. Landscape Plans
8. Exhibit B: Opinion of Probable Costs for Public Improvements
9. Redtail Ridge Public Land Dedication Exhibit and Tract Summary
10. Ownership & Maintenance Exhibit
11. Roundabout Design Criteria
12. Title Commitment
13. Landscape Design Narrative and Case Studies
14. Redtail Ridge Subdivision Filing No. 1 Traffic Conformance Letter (To be provided at a later date)