North End
4TH AMENDED GDP

LAND USE AREA SUMMARY (ACRES)							
	PARCEL A			PARCEL B			
	PA #1	PA #2	PA #3	PA #4	PA #5	PA #6	TOTAL
COMMERCIAL	2.67						2.67
TOWNHOME AND DUPLEX (MEDIUM DENSITY RESIDENTIAL)	0.00			5.16			5.16
MULTIFAMILY (MEDIUM DENSITY RESIDENTIAL)	1.90	1.93		2.74			6.57
SINGLE FAMILY (LOW DENSITY RESIDENTIAL)	0.00	9.72	2.57	3.02	7.07		22.38
NON-ENCUMBERED DEDICATED PUBLIC LAND		0.16	9.95			2.18	12.29
ENCUMBERED DEDICATED PUBLIC LAND	0.80	1.03	2.50	0.41	0.03	1.93	6.70
PRIVATE COMMON OPEN AREA	2.61	0.25	0.83	1.08	1.45		6.22
DEDICATED RIGHT-OF-WAY	1.06	4.82	0.65	2.71	2.27	0.39	11.90
TOTAL	9.04	17.91	16.50	15.12	10.82	4.50	73.89

SITE SUMMARY				
	PERMITTED USE	PRODUCT TYPE	# UNITS	GDU/AC
PLANNING AREA #1	COMMERCIAL	COMMERCIAL	40,000 SF	0.17 FAR
PLANNING AREA #2	MEDIUM DENSITY RESIDENTIAL	MULTI-FAMILY LOFTS, TOWNHOMES, ROWHOMES, COTTAGES	38	11.3 DU/AC
PLANNING AREA #2	MEDIUM DENSITY RES.	MULTI-FAMILY LOFTS, TOWNHOMES, ROWHOMES, COTTAGES, SINGLE FAMILY LOTS	112	5.0 DU/AC
PLANNING AREA #3	LOW DENSITY RES.	SINGLE FAMILY LOTS	10	0.6 DU/AC
PLANNING AREA #4	MEDIUM DENSITY RES.	MULTI-FAMILY LOFTS, TOWNHOMES, ROWHOMES, COTTAGES, SINGLE FAMILY LOTS	147	9.8 DU/AC
PLANNING AREA #5	LOW DENSITY RES.	SINGLE FAMILY LOTS	43	3.9 DU/AC
TOTAL UNITS	-	-	350 *	-

*MARKET RATE UNITS

GENERAL DEVELOPMENT NOTES

DEVELOPMENT CONCEPT AND GENERAL NOTES

NORTH END IS DESIGNED TO BE A MIXED USE DEVELOPMENT WITH BOTH COMMERCIAL AND RESIDENTIAL USES. THE COMMERCIAL USES ARE INTENDED TO BE COMPLEMENTARY TO EXISTING COMMERCIAL FACILITIES, AS WELL AS SERVING THE NEIGHBORING RESIDENTIAL AREAS. THE RESIDENTIAL DEVELOPMENT IS CHARACTERIZED BY A MIX OF PRODUCTS INCLUDING BOTH DETACHED SINGLE FAMILY HOMES AND ATTACHED UNITS. THE SUBDIVISION DEVELOPMENT MIRRORS THE LOUISVILLE COMPREHENSIVE PLAN IN TERMS OF DENSITIES AND USES.

DEDICATIONS

ALL PUBLIC ROW'S SHOWN ON THE GENERAL DEVELOPMENT PLAN ARE INTENDED TO BE DEDICATED TO THE CITY OF LOUISVILLE, BUT ARE INTENDED TO BE BUILT BY THE DEVELOPER OF EACH DEVELOPMENT PHASE.
ALL AREAS SHOWN AS PUBLIC LAND DEDICATION ARE INTENDED TO BE DEDICATED TO THE CITY OF LOUISVILLE FOR PURPOSES OF PUBLIC RECREATION. DEVELOPMENT OF THE AREAS LABELED PUBLIC LAND DEDICATION MAY BE UNDERTAKEN BY THE CITY OF LOUISVILLE, OR BY THE DEVELOPER OF THE SURROUNDING PROPERTY. DEVELOPMENT RESPONSIBILITY SHALL BE DETERMINED AT TIME OF SUBDIVISION.
PUBLIC TRAILS TO BE INSTALLED BY DEVELOPER ACCORDING TO SPECIFICATIONS DETERMINED AT TIME OF SUBDIVISION P.U.D.

PERMITTED USE NOTES:

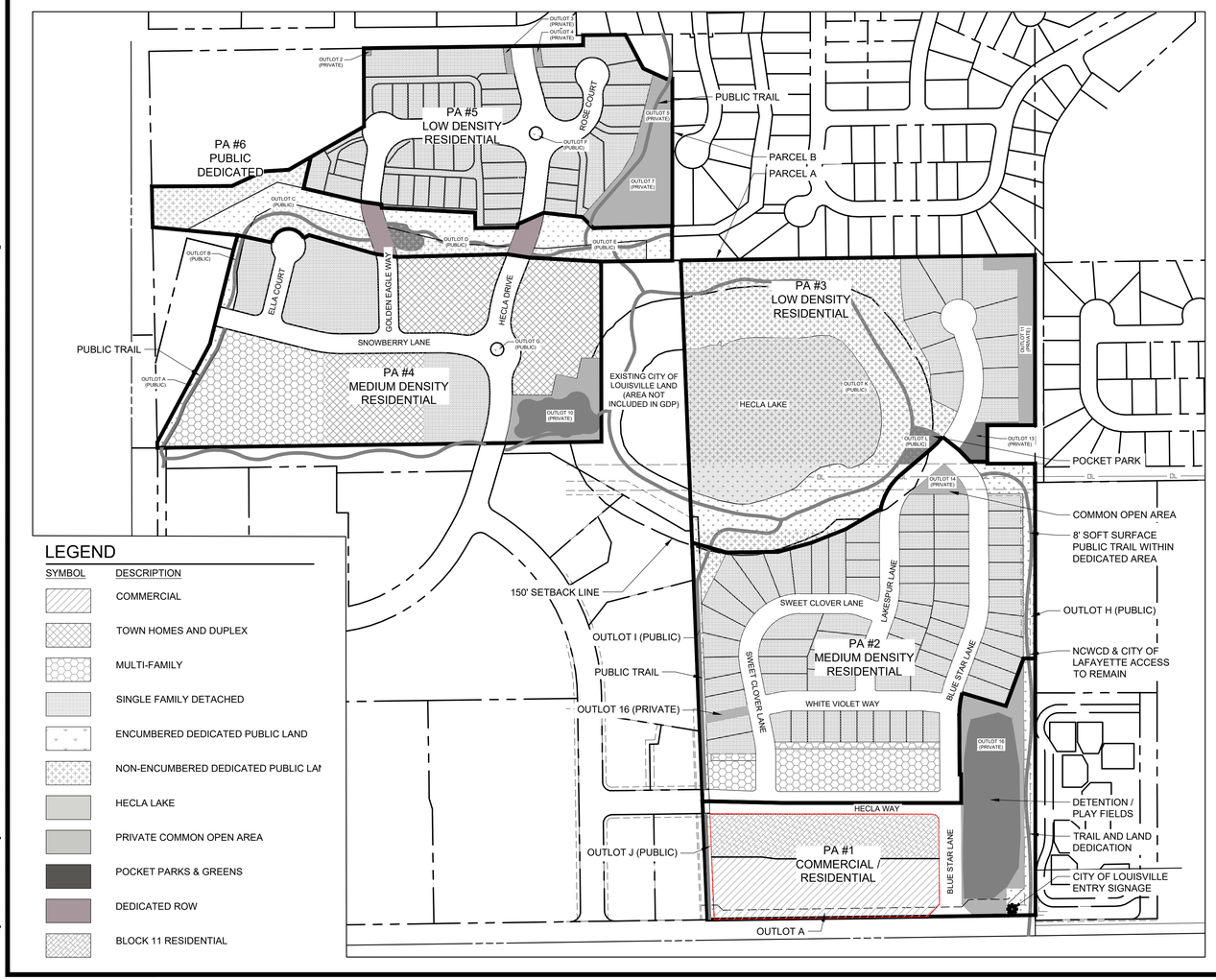
1.) PERMITTED USES IN THE COMMERCIAL DISTRICT - PLANNING AREA 1 WILL BE COMPATIBLE WITH CITY OF LOUISVILLE MUNICIPAL CODE SEC. 17.72.090. COMMERCIAL AND OFFICE, CHAPTER 17.72 PLANNED COMMUNITY ZONE DISTRICT.

PUBLIC LAND DEDICATION	
NON-ENCUMBERED DEDICATED LAND	12.29 AC
ENCUMBERED DEDICATED LAND	6.70 AC
TOTAL	18.99 AC
SITE ACREAGE	73.89 AC
PERCENTAGE OF LAND DEDICATED	25.7%

PUBLIC LAND DEDICATION CALCULATION	
RESIDENTIAL	61.58 AC
MINIMUM REQUIREMENT	15%
TOTAL DEDICATED LAND REQUIRED (BASED ON RESIDENTIAL AREA)	9.24 AC
COMMERCIAL	2.66 AC
MINIMUM REQUIREMENT	12%
TOTAL DEDICATED LAND REQUIRED (BASED ON COMMERCIAL AREA)	0.32 AC
TOTAL DEDICATED LAND REQUIREMENT	9.56 AC

ZONING SUMMARY	
COMMERCIAL*	2.66 AC
MEDIUM DENSITY RESIDENTIAL²	34.68 AC
LOW DENSITY RESIDENTIAL²	26.9 AC
DEDICATED PUBLIC LAND	18.99 AC
PRIVATE COMMON OPEN SPACE	6.22 AC

* NET COMMERCIAL AREA (DOES NOT INCLUDE DETENTION, PRIVATE COMMON OPEN AREA, OR DEDICATED PUBLIC LAND)
² INCLUDES PRIVATE COMMON OPEN AREA, DETENTION, DEDICATED ROW, AND DEDICATED PUBLIC LAND



LEGEND

SYMBOL	DESCRIPTION
	COMMERCIAL
	TOWN HOMES AND DUPLEX
	MULTI-FAMILY
	SINGLE FAMILY DETACHED
	ENCUMBERED DEDICATED PUBLIC LAND
	NON-ENCUMBERED DEDICATED PUBLIC LAN
	HECLA LAKE
	PRIVATE COMMON OPEN AREA
	POCKET PARKS & GREENS
	DEDICATED ROW
	BLOCK 11 RESIDENTIAL

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: that Ridgeline Development Corporation, a Colorado Corporation, North End Properties, LLC, a Colorado limited liability company, White Hawk Ranch, LLC, a Colorado limited liability company and G.E.M. Holdings, LLC, a Colorado limited liability company being the owner's of that tract of land located in the SW1/4 of Section 4, T1S, R69W of the 6th P.M., City of Louisville, County of Boulder, State of Colorado, and being more particularly described as follows:

PARCEL A

COMMENCING at the S1/4 Corner of said Section 4, from which the SW Corner of said Section 4 bears S89°11'46"W, (basis of bearing), thence N00°02'03"W, 60.01 feet along the East Line of the SW1/4 of said Section 4 to the Northerly Right-of-way Line of South Boulder Road conveyed to the City of Louisville in that Warranty Deed recorded July 13, 1989 on Film 1586 as Reception Number 00992351 of the records of Boulder County, Colorado and the TRUE POINT OF BEGINNING;

Thence N00°02'03"W, 1314.79 feet along the East Line of the SW1/4 of said Section 4 to the Southeast Corner of that tract of land conveyed to Northern Colorado Water Conservancy District, Acting by and through the Southern Water Supply Project Water Activity Enterprise, a Government-Owned Business in that Warranty Deed recorded May 3, 1995 on Film 2050 as Reception Number 01514375 of the records of Boulder County, Colorado;
Thence S89°51'06"W, 139.00 feet along the South Line said Film 2050 as Reception Number 01514375 to the Southwest Corner thereof;
Thence N00°02'03"W, 112.00 feet along a line that is parallel with, as measured at right angles to, the East Line of the SW1/4 of said Section 4 to the Northwest Corner of said Film 2050 as Reception Number 01514375;
Thence N89°51'06"W, 139.00 feet along the North Line said Film 2050 as Reception Number 01514375 to the East Line of the SW1/4 of said Section 4;
Thence N00°02'03"W, 493.63 feet along the East Line of the SW1/4 of said Section 4 to the SW Corner of the N1/2 of the NW1/4 of the SE1/4 of said Section 4;
Thence S89°13'06"W, 1031.40 feet along the Southerly Line of that tract of land conveyed to The Davidson Coal and Iron Mining Company by James Thompson, et al, in that Warranty Deed recorded December 17, 1873 in Book V at Page 461 of the records of Boulder County, Colorado to the Northeast Corner of Louisville Plaza Filing No. 2 recorded July 1, 1991 as Planfile P-26, F-1, #21 of the records of Boulder County, Colorado, said Corner is 660.00 feet South of the North Line of the SW1/4 of said Section 4;
Thence S02°17'40"E, 1921.30 feet along the Easterly Line of said Louisville Plaza Filing No. 2 to the Northerly Right-of-way Line of said South Boulder Road;
Thence N89°11'46"E, 955.62 feet along the Northerly Right-of-way Line of said South Boulder Road to the East Line of the SW1/4 of said Section 4 and the TRUE POINT OF BEGINNING.
Area = 43.444 acres, more or less.

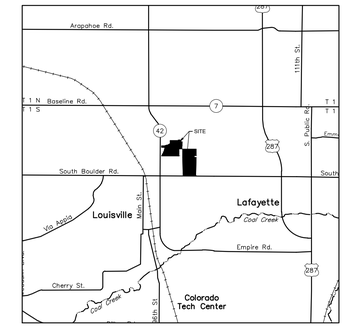
ALSO

PARCEL B

A Tract of land to be known as Parcel B, located in a portion of the SW1/4 of Section 4, T1S, R69W of the 6th P.M., City of Louisville, County of Boulder, State of Colorado, described as follows:
COMMENCING at the W1/4 Corner of said Section 4, from which the SW Corner of said Section 4 bears S00°05'40"E, (basis of bearing), thence S00°05'40"E, 28.93 feet along the West Line of the SW1/4 of said Section 4, Thence N89°12'19"E, 51.80 feet along a line that is parallel with, as measured at right angles to, the North Line of SW1/4 of said Section 4 to the Northeast Corner of that tract of land conveyed to The Seventh Day Adventist Association of Colorado in that Warranty Deed recorded January 20, 1981 on Film 1152 as Reception Number 431303 of the records of Boulder County, Colorado, Thence continuing N89°12'19"E, 626.10 feet along a line that is parallel with, as measured at right angles to, the North Line of SW1/4 of said Section 4 and along the Northerly Line of said Film 1152 as Reception Number 431303 to the Northeast Corner thereof and the TRUE POINT OF BEGINNING;
Thence continuing N89°12'19"E, 638.62 feet along a line that is parallel with, as measured at right angles to the North Line of SW1/4 of said Section 4;
Thence N00°04'41"W, 28.93 feet to the North Line of SW1/4 of said Section 4;
Thence N89°12'19"E, 122.96 feet along the North Line of SW1/4 of said Section 4;
Thence S27°54'31"E, 111.29 feet
Thence S65°36'11"E, 74.29 feet
Thence N89°14'16"E, 17.02 feet
Thence S00°02'03"E, 428.31 feet along a line that is parallel with, as measured at right angles to, the East Line of the SW1/4 of said Section 4 to a point on the Northerly Line of Outlot J, Waneka Landing Filing No. 1, recorded January 5, 1994 as Plan File P-30, F-4, #24 of the records of Boulder County Colorado;
Thence S87°58'59"W, 1.03 feet along the Northerly Line of said Outlot J to the Northwest Corner thereof;
Thence S00°05'51"E, 100.96' feet along the Westerly Line of said Outlot J and the Westerly Line of Outlot L, said Waneka Landing Filing No. to the North Line of Louisville Plaza Filing No. 2 recorded July 1, 1991 as Planfile P-26, F-1, #21 of the records of Boulder County, Colorado, said point is 660.00 feet South of the North Line of the SW1/4 of said Section 4;
Thence S89°12'19"W, 206.60 feet along a line that is parallel with, as measured at right angles to, the North Line of the SW1/4 of said Section 4 to the Northwest Corner of said Louisville Plaza Filing No. 2;
Thence S00°05'40"E, 524.50 feet along a line that is parallel with, as measured at right angles to, the West Line of the SW1/4 of said Section 4 to a Southwesterly Corner of said Louisville Plaza Filing No. 2;
Thence S89°12'19"W, 1293.15 feet along a line that is parallel with, as measured at right angles to, the North Line of the SW1/4 of said Section 4 to the Easterly Right-of-way Line of State Highway No. 42 conveyed to the Department of Highways, State of Colorado in that deed recorded August 5, 1966 on Film 577 as Reception Number 823183 of the records of Boulder County, Colorado;
Thence N01°14'10"W, 16.51 feet along the Easterly Right-of-way Line of said State Highway No. 42 to the Southwest Corner of that tract of land conveyed to Norman L. Bertron and Marlene R. Bertron in that Warranty Deed recorded December 7, 1966 on Film 589 as Reception Number 834097 of the records of Boulder County, Colorado;
Thence N28°11'20"E, 323.49 feet along the Easterly Line of said Film 589 as Reception Number 834097;
Thence N14°08'20"E, 284.05 feet along the Easterly Line of said Film 589 as Reception Number 834097 to the Southeast Corner of that tract of land conveyed to Rollin E. Anderson and Genevieve N. Anderson in that Quit Claim Deed recorded May 7, 1996 on Film 2125 as Reception Number 01605684 of the records of Boulder County, Colorado;
Thence N15°43'20"E, 43.78 feet along the Easterly Line of said Film 2125 as Reception Number 01605684 to the Northeast Corner thereof;
Thence N84°31'24"W, 248.71 feet along the Northerly Line of said Film 2125 as Reception Number 01605684 to the Easterly Right-of-way Line of said State Highway No. 42;
Thence N01°14'10"W, 118.27 feet along the Easterly Right-of-way Line of said State Highway No. 42 to the Southwest Corner of said Film 1152 as Reception Number 431303;
Thence N89°40'45"E, 233.09 feet along the Southerly Line of said Film 1152 as Reception Number 431303;
Thence N65°04'36"E, 101.66 feet along the Southerly Line of said Film 1152 as Reception Number 431303;
Thence N86°26'03"E, 73.74 feet along the Southerly Line of said Film 1152 as Reception Number 431303;
Thence N60°07'37"E, 252.60 feet along the Southerly Line of said Film 1152 as Reception Number 431303 to the Southeast Corner thereof;
Thence N00°05'40"W, 228.18 feet along a line that is parallel with, as measured at right angles to, the West Line of SW1/4 of said Section 4 and along the Easterly Line of said Film 1152 as Reception Number 431303 to the Northeast corner thereof and the TRUE POINT OF BEGINNING;
Area = 30.438 acres, more or less.

VICINITY MAP

SCALE: 1" = 5000'



PROJECT DESCRIPTION

SITE AREA: 73.89 ACRES

ZONING: IN COMPLIANCE WITH CITY OF LOUISVILLE COMPREHENSIVE PLAN:

COMMERCIAL:	2.66 AC
MEDIUM DENSITY RESIDENTIAL	34.68 AC
LOW DENSITY RESIDENTIAL	26.90 AC
DEDICATED PUBLIC LAND (ENCUMBERED AND NON-)	18.98 AC
PRIVATE COMMON OPEN AREA	6.22 AC

NUMBER OF UNITS:
PLANNED - 350

ACCESS: SOUTH BOULDER ROAD, PASCHAL DRIVE, HECLA WAY, HECLA DRIVE

PUBLIC LAND DEDICATIONS: **18.98 AC**
REQUIRED PUBLIC LAND DEDICATION: 9.56 AC

SIGNATURE BLOCKS

CITY COUNCIL

APPROVED THIS ___DAY OF _____, 20 __ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, CO. ORDINANCE NO. _____ SERIES_____

_____
MAYOR

_____
CITY CLERK

PLANNING COMMISSION CERTIFICATION

APPROVED THIS ___DAY OF _____, 20 __ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, CO. RESOLUTION NO. _____ SERIES_____

BOULDER COUNTY CLERK & RECORDER CERTIFICATE

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

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS GENERAL DEVELOPMENT PLAN, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS GENERAL DEVELOPMENT PLAN. WITNESS OUR HANDS AND SEALS THIS ___DAY OF _____, 20 __

_____
OWNER

_____
NOTARY

OWNERSHIP

RIDGELINE DEVELOPMENT CORP.
G. E. M. HOLDINGS, LLC
NORTH END PROPERTIES, LLC.
WHITE HAWK RANCH, LLC

PUD DIMENSIONAL AND BULK STANDARDS									
LINE #	DIMENSION / BULK STANDARD	SINGLE FAMILY ALLEY LOAD	BLOCK 1- LOTS 1 AND 2	SINGLE FAMILY FRONT LOAD	BLOCK 1 - LOT 4	TOWN HOUSE	MULTI-FAMILY	COMMERCIAL*	BLOCK 11 - RESIDENTIAL
1	MINIMUM LOT AREA (SQUARE FEET)	4000	LOT 1- 17.705 LOT 2- 16.150	4000	18.269	1000	1000	5000	N/A
2	MINIMUM LOT WIDTH	30'-0"	30'-0"	35'-0"	35'-0"	16'-0"	30'-0"	-	N/A
4	MAXIMUM LOT COVERAGE (% OF LOT AREA)	66%	30%	56%	30%	75%	85%	0.25 FAR	85%
5	MINIMUM FRONT YARD SETBACK:								
	MINIMUM FRONT FOR PRINCIPLE USES	8'-0"	8'-0"	8'-0"	8'-0"	6'-0"	6'-0"	0	6'-0"
	MINIMUM FRONT YARD SETBACK FOR PRINCIPLE USES THAT FRONT PASCHAL DRIVE	20'-0"	20'-0"	20'-0"	20'-0"	-	-	-	-
	MINIMUM FRONT SETBACK TO PORCH	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	-	6'-0"
	MINIMUM FRONT PORCH WIDTH	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	-	6'-0"
	MINIMUM GARAGE FACE SETBACK TO FRONT PROPERTY LINE	-	-	20'-0"	20'-0"	-	-	-	-
6	MINIMUM SIDE YARD AND ACCESSORY USES SETBACK:								
	ALL CONDITIONS	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	0'-0"	5'-0"
	MINIMUM SETBACK BETWEEN ALL BUILDINGS	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
7	MINIMUM REAR YARD SETBACK	6' (TO ALLEY EASEMENT)	10' (TO ALLEY EASEMENT)	10'-0"	10'-0"	4' (TO ALLEY EASEMENT)	4' (TO ALLEY EASEMENT)	0 or 10' IF ABUTTING RESIDENTIAL ZONED USE	0'-0"
8	MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING)	35'-0"	35'-0"	35'-0"	35'-0"	35'-0"	40'-0"	40'-0"	45'-0"
9	MAXIMUM BUILDING HEIGHT (ACCESSORY BUILDING)	28'-0"	28'-0"	28'-0"	28'-0"	28'-0"	28'-0"	28'-0"	N/A
10	PARKING SPACES REQUIRED (OFF STREET) (9'X18' TYP.)	2 PER UNIT	2 PER UNIT	2 PER UNIT	2 PER UNIT	2 PER UNIT	1 /1 BEDROOM 1.5 / 2 BEDROOM 2 / 3 BEDROOM		1 /1 BED 1.5 / 2 BED 2 / 3 BED
	ALL RETAIL USES							1 SPACE PER 250 SQ FT	
	ALL OFFICE USES							1 SPACE PER 300 SQ FT	
11	FENCING STANDARDS (MAXIMUM HEIGHT)								
	PRIVACY FENCE	6'-0"							
	OPEN RAIL FENCE	4'-0"							
NOTES TO TABLE:									
A. TANDEM GARAGES ARE ALLOWED.									
B. NO MINIMUM LOT AREA PER DWELLING UNIT ON MULTI-FAMILY AND TOWN HOUSES.									
BLOCK 11 - RESIDENTIAL: MAXIMUM ROOF OVERHANG ENCROACHMENT WITHIN SETBACKS AND EASEMENTS = 30"									

NORTH END MARKET

GDP AMENDMENT

LOUISVILLE, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER / LANDSCAPE ARCHITECT
RIPLEY DESIGN INC
Sam Coutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER
RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER
MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p: 303.498.9224

NORTH
0 100 200 400
SCALE: 1"=200'-0"
ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

REVISIONS		
No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	06/17/2022

GENERAL DEVELOPMENT PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC

DRAWING NUMBER:

GDP

Plotted By: Joel Weikert **Layout:** GENERAL DEVELOPMENT PLAN **Printed On:** 6/16/2022 2:32 PM **File Name:** GENERAL DEVELOPMENT PLAN.dwg