

LEGAL DESCRIPTION

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, 131.749 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 Northern Colorado Water Supply Project Water Activity Enterprise, a Government-Owned Business Enterprise, by Warranty Deed recorded May 3, 1995 on Film 2050 as Reception Number 01514375 of the records of Boulder County, Colorado;

Thence S89°10'06"W, 139.00 feet along the South Line said Film 2050 as Reception Number 01514375 to the Southeast Corner of that tract of land;

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°10'06"W, 139.00 feet along the North Line said Film 2050 as Reception Number 01514375 to the East Line of said Section 4;

Thence S01°02'03"W, 163.45 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 of Page 461 of the records of Boulder County, Colorado to the Northeast Corner of that tract of land;

Thence S01°02'03"W, 163.45 feet along the East Line of the SW1/4 of said Section 4 to the Southeast Corner of that tract of land;

Thence S89°10'06"W, 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 Southeast Corner of that tract of land;

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.

PARCEL B

Tract of land to be known as Parcel B, located in a portion of the SW1/4 of Section 4, T1S, R6W of the 6th P.M., City of Louisville, County of Boulder, State of Colorado, described as follows:

COMMENCING at the NW1/4 corner of said Section 4, from which the SW Corner of said Section 4 bears S00°02'40"E, 115.00 feet to the NE1/4 corner of said Section 4, from which 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 said tract of land conveyed to the Seventh Day Adventist Association of Colorado in that Warranty Deed recorded January 20, 1981 on said 1552 receipt; Thence N31°30'31"E, 431.303 of the records of Boulder County, Colorado, Thence continuing N89°12'19"E, 626.16 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 Northernly 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°00'41"W, 28.93 feet along 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 S89°12'19"E, 206.80 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 Northernly Line of Outlot J, Waneka Landing Film No. 1, recorded January 5, 1994 as Plan File P-30, F-4, #24 of the records of Boulder County Colorado;

Thence S58°59'19"E, 1.03 feet along the Northernly Line of said Outlot J to the Northeast Corner thereof; Thence S00°05'15"E, 100.96' feet along the Westerly Line of said Outlot J and the Westerly Line of said Waneka Landing Filing No. to the North Line of Louisville Platte 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"E, 206.80 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 Platte 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 Platte Filing No. 2;

Thence S89°12'19"E, 1293.51 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 Eastern 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 S01°14'10"W, 16.51 feet along the Eastern Right-of-way Line of said State Highway No. 42 to the Northwest Corner of said tract of land conveyed to Norman L. Bergeron 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 Easternly Line of said Film 589 as Reception Number 834097; Thence N14°08'20"E, 284.05 feet along the Easternly Line of said Film 589 as Reception Number 834097 to the Northeast Corner of said 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 Easternly Line of said Film 2125 as Reception Number 01605684 to the Eastern Right-of-way Line of said State Highway No. 42;

Thence N84°31'24"W, 248.71 feet along the Northernly Line of said Film 2125 as Reception Number 01605684 to the Eastern Right-of-way Line of said State Highway No. 42;

Thence S01°14'10"W, 118.27 feet along the Eastern Right-of-way Line of said State Highway No. 42 to the Northeast Corner of said 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 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 N66°26'03"E, 73.74 feet along the Southerly Line of said Film 1152 as Reception Number 431303;

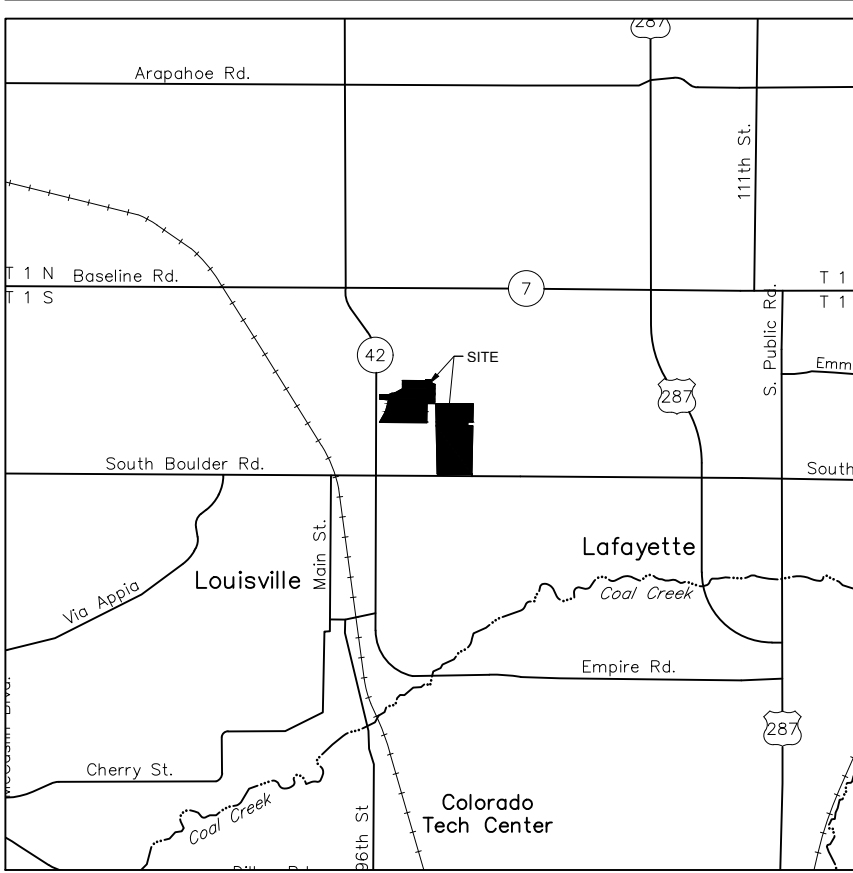
Thence N00°07'32"E, 252.60 feet along the Southerly Line of said Film 1152 as Reception Number 431303 to the Southeast Corner thereof;

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 Easternly Line of said Film 1152 as Reception Number 431303 to the Northeast Corner thereof and the **TRUE POINT OF BEGINNING**;

Area = 34.438 acres, more or less.

2024 DIMENSIONAL AND BULK STANDARDS									BLOCK 11 - RESIDENTIAL
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 *	
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"	8'-0"	0	8'-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"	8'-0"	-	-
	MINIMUM FRONT PORCH WIDTH	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	8'-0"	-	8'-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"									

SCALE: 1" = 5000'



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	18.98 AC
(ENCUMBERED AND NON-)	
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

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, _____ P.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

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

GDP AMENDMENT

LOUISVILLE, CO

PREPARED BY:**LANNER / LANDSCAPE ARCHITECT**

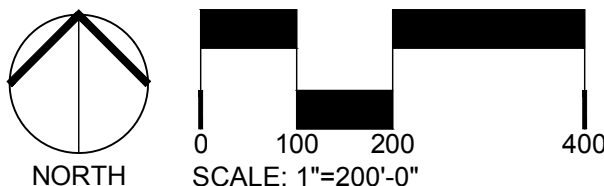
AMPLEY DESIGN INC
 am Coutts
 19 CANYON AVE #200
 FORT COLLINS, CO 80550
 970.224.5828

OWNER

INDIGELINE DEVELOPMENT CORPORATION
Michael Markel
723 Arapahoe Ave. #2B
Boulder, CO 80303
303.449.8689

ENGINEER

IPD ENGINEERING, LLC
Marc Dolezal, P.E.
550 QUINCE AVE.
BOULDER, CO 80304
303.498.9224



ORIGINAL SIZE 24X36

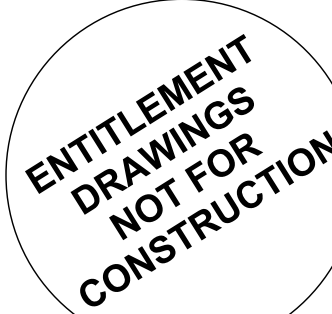
ISSUED		
No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

REVISIONS

No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

GENERAL DEVELOPMENT PLAN

SEAL



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

GDP

Plotted By: Joel Weikert Layout: GENERAL DEVELOPMENT PLAN Printed On: 8/10/2022 9:10 PM File Name: GENERAL DEVELOPMENT PLAN.dwg