

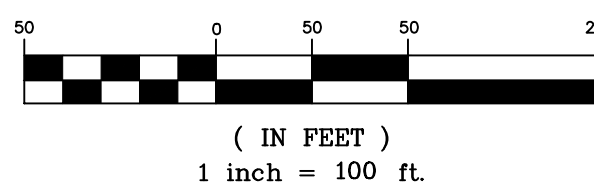
**PUD-MU  
(MIXED USE PLANNED UNIT DEVELOPMENT)  
ZONING**

**MAXIMUM ALLOWED USES AT FULL BUILD-OUT**

USES	MAXIMUM ALLOWED
COMMERCIAL / RETAIL / RESTAURANT / ADAPTABLE SPACE: <sup>1</sup>	218,890 SF
RESIDENTIAL DENSITY	380 DU

<sup>1</sup> SQUARE FOOTAGE IS BASED ON 20 LIVE-WORK UNITS USING 66% OF THE SPACE AS A COMMERCIAL USE AS WELL AS STAND ALONE RETAIL, RESTAURANT, AND OFFICE USE.

PROPERTY BOUNDARY	
TOTAL PERIMETER	ADJACENT TO CITY LIMIT
5859.10 FT	4960.92 FT (84.7%)



**LEGEND**

- RIVER
- EXISTING UNDERGROUND ELECTRIC LINE
- CITY BOUNDARY LIMITS
- FLOODPLAIN LIMITS
- BODY OF WATER
- SECTION LINE AND MONUMENT
- CENTER LINE OF STREET
- PROPERTY BOUNDARY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- UNINCORPORATED BOULDER COUNTY
- PROPERTY TO BE ANNEXED
- PROPOSED ACCESS
- PROPOSED GREENWAY/TRAIL ACCESS

# RIVERSSET - MIXED USE ANNEXATION CONCEPT PLAN

Part of the Southeast Quarter of Section 4, Township 2 North, Range 69  
West of the 6th P.M.,  
County of Boulder, State of Colorado



**LEGAL DESCRIPTION**

ALL THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:  
BEARINGS CONTAINED HEREIN ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 00°00'00" EAST BETWEEN A FOUND 3-1/4 INCH ALUMINUM CAP MONUMENT IN RANGE BOX STAMPED LS 25614 AT THE SOUTH QUARTER CORNER OF SAID SECTION 4 AND A FOUND 2 INCH ALUMINUM CAP MONUMENT IN RANGE BOX STAMPED LS 13446 AT THE CENTER OF SAID SECTION 4.

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 4;  
THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 507.82 FEET;  
THENCE DEPARTING SAID EAST LINE NORTH 90°00'00" EAST A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SUNSET STREET;  
THENCE NORTH 00°00'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 738.89 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE (BNSF) RAILROAD;  
THENCE NORTH 79°26'16" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 61.03 FEET;  
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SUNSET STREET A DISTANCE OF 337.10 FEET;  
THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST A DISTANCE OF 250.23 FEET;  
THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST A DISTANCE OF 161.82 FEET;  
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY AND EASTERLY LIMITS OF THE ROGERS GROVE ANNEXATION, RECORDED NOVEMBER 20, 2015 AS RECEPTION NO. 03486732 THE NEXT TEN COURSES AND DISTANCES:  
THENCE NORTH 88°22'16" WEST A DISTANCE OF 142.90 FEET;  
THENCE NORTH 78°49'24" WEST A DISTANCE OF 163.48 FEET;  
THENCE NORTH 72°32'43" WEST A DISTANCE OF 155.24 FEET;  
THENCE NORTH 71°47'43" WEST A DISTANCE OF 325.28 FEET;  
THENCE NORTH 75°16'34" WEST A DISTANCE OF 171.24 FEET;  
THENCE NORTH 63°55'38" WEST A DISTANCE OF 183.96 FEET;  
THENCE NORTH 38°35'45" WEST A DISTANCE OF 155.87 FEET;  
THENCE NORTH 46°00'09" WEST, 113.66 FEET;  
THENCE NORTH 48°20'24" WEST, 25.57 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4;  
THENCE SOUTH 00°32'31" EAST ALONG SAID WEST LINE A DISTANCE OF 1025.39 FEET;  
THENCE SOUTH 89°35'06" EAST ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 1309.61 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 4, THE POINT OF BEGINNING.  
ANNEXATION CONTAINS: 920,428.7 SQUARE FEET OR 21.13 ACRES STATE OF COLORADO, COUNTY OF BOULDER.

**BASIS OF BEARING**

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89 DEGREES 35 MINUTES 23 SECONDS EAST BETWEEN A FOUND 2 1/2 INCH ALUMINUM CAP MONUMENT STAMPED LS 13446 AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 AND A FOUND 3 1/4 INCH ALUMINUM CAP MONUMENT STAMPED LS 25614, IN RANGE BOX, AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

**BENCH MARK**

CITY OF LONGMONT BENCHMARK NO. 133 FOUND BRASS CAP IN CONCRETE WALK AT SE CORNER BRIDGE OVER ST. VRAIN RIVER EL: 4968.89 NAVD 88 VERTICAL DATUM

submittal		
no	date	description
1	01.16.2017	1st Submittal
2	09.15.2017	2nd Submittal
3	03.13.2018	3rd Submittal

designed by: PMS checked by: PMS  
drawn by: KLM project #: 030021

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**NOTES AND STANDARDS**

- INFORMATION DEPICTED HEREIN IS BASED OFF SURVEY INFORMATION PROVIDED BY ROCK CREEK SURVEYING AND THE ASSOCIATED TITLE WORK.
- PERMITTED, CONDITIONAL, LIMITED AND PROHIBITED USES FOR THE PUD-MU ZONING DISTRICT FOR THE SITE SHALL BE PER TABLE 15.04-A, TABLE OF PRINCIPAL USES BY ZONING DISTRICT, WITHIN THE CITY OF LONGMONT, CODE OF ORDINANCES, CHAPTER 15.04.010.J.3.B.
- PERMITTED AND PROHIBITED ACCESSORY USES FOR PUD-MU ZONING DISTRICT FOR THE SITE SHALL BE PER TABLE 15.04-B, TABLE OF ACCESSORY USES, WITHIN THE CITY OF LONGMONT, CODE OF ORDINANCES, CHAPTER 15.04.030.C.4.
- EXISTING VEHICULAR ACCESS POINTS DEPICTED HEREIN SHALL REMAIN TO ALLOW FOR THE ECONOMIC VITALITY OF THE PROPOSED DEVELOPMENT. ADDITIONAL VEHICULAR ACCESS POINTS ARE PROVIDED TO ENHANCE THE ECONOMIC VITALITY OF THE DEVELOPMENT. THE FINAL LOCATIONS MAY BE REFINED WITH FUTURE SUBMITTALS WITHOUT AMENDING THIS DOCUMENT.
- NO OFFSITE INFRASTRUCTURE SHALL BE REQUIRED TO SERVICE THE DEVELOPMENT.
- DRAINAGE WITHIN THE PROJECT LIMITS GENERALLY FLOWS FROM THE SOUTH TO THE NORTH TOWARD THE ST. VRAIN RIVER. THE PROPOSED DEVELOPMENT WILL SAFELY CAPTURE AND CONVEY RUNOFF AND WILL MAINTAIN THE GENERAL HISTORIC FLOW PATTERNS, TO THE EXTENT PRACTICAL. THE SITE WILL PROVIDE WATER QUALITY ENHANCEMENTS AND SHALL BE EXEMPT FROM DETENTION AND WATER QUALITY ATTENUATION MEASURES.
- THE SOUTH SUNSET STREET CROSS SECTION SHALL BE FINALIZED THROUGH THE SUBSEQUENT SITE PLAN AND CONSTRUCTION PLAN PROCESSES AND SHALL EMPHASIZE AND ENHANCE MULTI-MODEL NETWORKS, TIE TO THE REGIONAL TRAILS WITHIN THE ST. VRAIN CORRIDOR AND INTEGRATE WITH THE CITY'S TRANSPORTATION PLAN AND ARE THEREFORE SUBJECT TO THE CITY OF LONGMONT APPROVAL.
- TIMING AND PHASING OF DEVELOPMENT SHALL BE DEPENDENT UPON MARKET CONDITIONS.
- PASSIVE GREENSPACE AS REQUIRED FOR PUD-MU ZONING MAY BE INCORPORATED IN THE DESIGN AND PROGRAMING OF THE PROJECT AT THE DEVELOPER AND BUILDER'S DISCRETION.
- A CONCEPTUAL LANDSCAPE PLAN WILL BE SUBMITTED WITH A DEVELOPMENT PLAN THAT FOLLOWS THE INTENT OF THE CITY OF LONGMONT'S MUNICIPAL CODE PER SECTION 15.05.040 - LANDSCAPE AND OPEN SPACE REGULATIONS.
- PHASING (AND SUB-PHASING) OF THE PROJECT MAY OCCUR IN ANY ORDER AND IS NOT LIMITED EXCEPT AS REQUIRED TO PROVIDE LOOPED WATER SERVICE(S), SANITARY SERVICE, TWO POINTS OF EMERGENCY ACCESS AND THAT NO "DEAD END" LONGER THAN 500' WITHOUT A SECONDARY EMERGENCY ACCESS, SHALL OCCUR.
- THE CURRENT EFFECTIVE FLOODPLAIN FOR THE SITE IS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 08013 C0286J (286 OF 615) AND PANEL NUMBER 08013 C0287J (267 OF 615), BOTH MAPS REVISED DECEMBER 18, 2012, BOULDER COUNTY, COLORADO AND INCORPORATED AREAS. BASED ON THESE MAPS, THE MAJORITY OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD AS IN FLOOD ZONE AE, IN OTHER FLOOD AREAS AS IN FLOOD ZONE X (SHADED) AND IN OTHER AREAS AS IN ZONE X (SEE DEFINITIONS OF FLOOD ZONES BELOW IN THIS NOTE). ONLY CURRENT EFFECTIVE FEMA FIRM MAP BOUNDARIES ARE SHOWN ON THIS MAP.

HOWEVER, A CORRECTED EFFECTIVE FLOODPLAIN MODEL OF ST. VRAIN CREEK HAS BEEN SUBMITTED TO FEMA FOR APPROVAL BY THE CITY OF LONGMONT, WHICH IS ANTICIPATED TO BECOME THE NEW EXISTING FLOODPLAIN FOR THE SITE. THIS CORRECTED EFFECTIVE FLOODPLAIN SHOWS THAT THE ENTIRE PROPOSED DEVELOPMENT IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD AS IN FLOOD ZONE AE. ANY NEW DEVELOPMENT ON THIS PROPERTY MUST REMOVE THE SITE FROM THE FLOODPLAIN BASED ON THE BEST DATA AVAILABLE AT THE TIME OF DEVELOPMENT AND MUST MEET FEMA AND THE CITY OF LONGMONT'S FLOODPLAIN REGULATIONS.

FLOOD ZONE DEFINITIONS FROM FIRM MAP LEGEND:

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- THIS ANNEXATION PLAN IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. THE EXTERIOR BOUNDARY, EASEMENTS AND RIGHTS-OF-WAY DEPICTED HEREIN ARE SUBJECT TO REFINEMENT WITHIN THE FUTURE PRELIMINARY AND FINAL PLATS FOR THE PROJECT.
- THE EXISTING VEGETATION IN THE ST. VRAIN CREEK CORRIDOR WILL BE INVENTORIED AND ASSESSED WITH THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY.
- THE LAND ALONG THE ST VRAIN CREEK WILL BE DEDICATED TO THE CITY PER THE LAND DEVELOPMENT CODE CURRENT AT THE TIME OF DEVELOPMENT. PER THE LDC, IMPROVEMENTS WILL BE MADE TO THE GREENWAY AS A PART OF THIS PROJECT.
- PROPOSED DEVELOPMENT WILL REQUIRE A LOOPED WATER MAIN SYSTEM AND WILL HAVE TWO POINTS OF CONNECTION OFF OF THE EXISTING WATER MAIN IN S. SUNSET STREET.
- FINAL DETERMINATION OF ALL ACCESS POINTS TO THE PROPERTY WILL OCCUR AFTER REVIEW OF A TRAFFIC REPORT FOR THE PROJECT.
- THE PROPOSED PUD-MU ZONING IS BASED ON CURRENT ZONING DISTRICTS IN THE CITY BUT IS SUBJECT TO CHANGE TO A SIMILAR ZONE CONSISTENT WITH THE MIXED-USE EMPLOYMENT LAND USE DESIGNATION IN THE COMPREHENSIVE PLAN WHEN THE LAND DEVELOPMENT CODE IS UPDATED.

**ANNEXATION PLAN**

# RIVERSSET