

# RIVERTOWN LONGMONT

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH,  
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF BOULDER, STATE OF COLORADO.

## MIXED-USE ANNEXATION CONCEPT PLAN

21 S SUNSET AVENUE  
LONGMONT, CO 80503

LAND USE DESIGNATION: MIXED-USE EMPLOYMENT  
PROPOSED ZONING: MIXED-USE EMPLOYMENT (MU-E)

21.13 ACRES  
920,428.7 SF

### NOTES & STANDARDS:

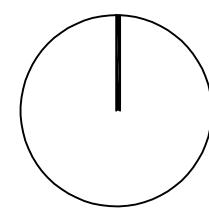
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- OFFSITE SANITARY SEWER INFRASTRUCTURE SHALL BE REQUIRED TO SERVICE THE DEVELOPMENT AND WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
- DRAINAGE WITHIN THE PROJECT LIMITS GENERALLY FLOWS FROM THE SOUTH TO THE NORTH TOWARDS THE ST. VRAIN 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 REQUIREMENTS.
- THE SOUTH SUNSET STREET CROSS SECTION SHALL BE FINALIZED THROUGH THE SUBSEQUENT SITE PLAN AND CONSTRUCTION PLAN PROCESSES AND SHALL EMPHASIZE AND ENHANCE MULTI-MODAL 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 ON MARKET CONDITIONS.
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- A CONCEPTUAL LANDSCAPE PLAN SHALL BE SUBMITTED WITH A DEVELOPMENT PLAN THAT FOLLOWS THE INTENT OF THE CITY OF LONGMONT 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 PROVIDED LOOPED WATER SERVICE(S), SANITARY SERVICE, TWO POINTS OF EMERGENCY ACCESS AND THAN 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 PARCEL NUMBER 08013 C0286J (286 OF 615) AND PARCEL 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 AND IN OTHER AREAS AS FLOOD ZONE X.
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- 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 PART OF THIS PROJECT.
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MIXED-USE EMPLOYMENT (MU-E) MAXIMUM ALLOWABLE USES AT FULL BUILD-OUT	
USES	MAX ALLOWABLE
COMMERCIAL / RETAIL / RESTAURANT	218,890 SF
RESIDENTIAL DENSITY	380 DU

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

0 25' 50' 100'



CIVIL ENGINEER:

**HKS** HARRIS KOCHER SMITH

SURVEYOR:

ROCK CREEK  
SURVEYING, LLC

ARCHITECT:

**CR** CRAINE ARCHITECTURE

DEVELOPER:

**CON** CONFLUENCE communities





NOTES & STANDARDS:

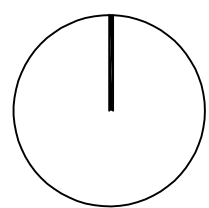
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