

CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT

REDTAIL RIDGE MASTER PLAN

PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

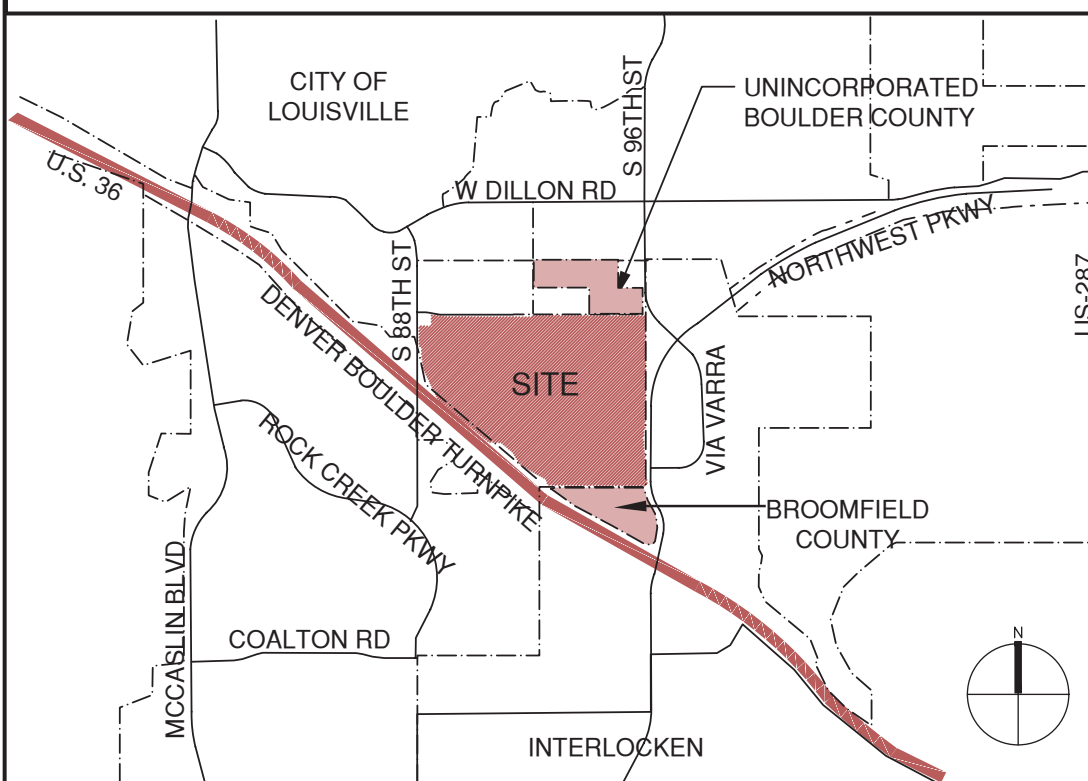


TRYBA ARCHITECTS

1600 Logan Street
Denver, Colorado 80202
303-895-4000



VICINITY MAP



SITE INFORMATION

GROSS DEVELOPABLE AREA (GDP BOUNDARY):	389.1 ACRES
ZONING:	PLANNED COMMUNITY ZONED DISTRICT (PCZD) - COMMERCIAL/INDUSTRIAL
PLANNED ACCESS:	NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH 88TH STREET, TAPE DRIVE

SHEET INDEX

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LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 20;
THENCE SOUTH 89°48'50" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,625.59 FEET;

THENCE SOUTH 00°02'13" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,326.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 85.45 FEET TO THE NORTH CORNER OF PARCEL TK-71-2 DESCRIBED AT RECEPTION NO. 2386686 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- SOUTH 33°27'26" WEST, A DISTANCE OF 60.64 FEET;
- SOUTH 01°40'28" WEST, A DISTANCE OF 45.12 FEET;
- SOUTH 88°19'32" EAST, A DISTANCE OF 34.84 FEET TO A POINT 30 FEET WEST OF SAID EAST LINE;

THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF SAID EAST LINE, A DISTANCE OF 404.28 FEET TO A POINT OF NON-TANGENT CURVATURE AT THE NORTH CORNER OF PARCEL TK-71 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 86.28 FEET, SAID CURVE HAVING A RADIUS OF 2,441.83 FEET, A CENTRAL ANGLE OF 02°01'28", AND A CHORD WHICH BEARS SOUTH 04°26'27" WEST A CHORD DISTANCE OF 86.27 FEET;
- SOUTH 03°25'43" WEST, A DISTANCE OF 124.37 FEET;
- SOUTH 00°02'35" EAST AND ALONG THE WEST LINE OF PARCEL TK-71-1 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY, A DISTANCE OF 529.71 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER AND A POINT ON THE NORTH LINE OF PARCEL 12 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL 12 THE FOLLOWING FOUR (4) COURSES:

- NORTH 89°42'42" WEST, A DISTANCE OF 55.73 FEET;
- SOUTH 00°00'35" WEST, A DISTANCE OF 30.02 FEET;
- SOUTH 44°51'26" EAST, A DISTANCE OF 35.44 FEET;
- SOUTH 00°00'35" WEST, A DISTANCE OF 127.21 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 520800 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- NORTH 89°59'25" WEST, A DISTANCE OF 55.00 FEET;
- SOUTH 00°00'35" WEST, A DISTANCE OF 50.00 FEET;
- SOUTH 89°59'25" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF PARCEL 10 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL 10 THE FOLLOWING TWO (2) COURSES:

- SOUTH 00°00'35" WEST ALONG THE WEST LINE OF SAID PARCEL AND ALONG A LINE PARALLEL WITH AND 75 FEET WEST OF THE SAID EAST LINE, A DISTANCE OF 247.79 FEET;
- SOUTH 16°40'03" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 93.77 FEET TO THE NORTH CORNER OF PARCEL TK-75 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;

THENCE SOUTH 00°00'35" WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 29 AND ALONG THE WEST LINE OF SAID TK-75, A DISTANCE OF 611.12 FEET;

THENCE SOUTH 89°48'45" EAST ALONG THE SOUTH LINE OF SAID TK-75, A DISTANCE OF 48.09 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE SOUTH 00°00'35" WEST ALONG SAID EAST LINE, A DISTANCE OF 136.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 89°42'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,308.62 FEET TO A POINT ON THE NORTHEAST LINE OF THE LAND CONVEYED TO THE CITY OF BROOMFIELD BY GIFT DEED RECORDED AT RECEPTION NO. 2013403 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

- NORTH 14°13'32" WEST, A DISTANCE OF 140.04 FEET;
- NORTH 60°44'04" WEST, A DISTANCE OF 682.66 FEET;
- NORTH 31°43'59" WEST, A DISTANCE OF 355.27 FEET;
- NORTH 50°04'57" WEST, A DISTANCE OF 351.37 FEET;
- NORTH 87°28'56" WEST, A DISTANCE OF 246.66 FEET TO THE EASTERN CORNER OF PARCEL 32B AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3411796 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 58°29'24" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 186.70 FEET TO A POINT ON THE RIGHT-OF-WAY OF HIGHWAY 36;

THENCE NORTH 50°07'12" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 356.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTH CORNER OF PARCEL 32A OF SAID SPECIAL WARRANTY DEED;

THENCE CONTINUING NORTH 50°07'12" WEST ALONG THE NORTHEAST LINE OF SAID PARCEL 32A, A DISTANCE OF 1,028.45 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 880, PAGE 98 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 25°26'59" WEST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 878, PAGE 503, A DISTANCE OF 842.57 TO THE SOUTH CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1989419 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- NORTH 00°54'00" EAST, A DISTANCE OF 95.53 FEET;
- NORTH 08°22'46" WEST, A DISTANCE OF 184.53 FEET;
- NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 213.70 FEET;
- SOUTH 89°50'51" WEST, A DISTANCE OF 34.06 FEET TO A POINT 25.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH AND 25 FEET FROM THE SAID WEST LINE, A DISTANCE OF 473.64 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1819920 IN THE RECORDS OF BOULDER COUNTY EXTENDED WESTERLY;

THENCE SOUTH 89°48'38" EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 265.23 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE NORTH 00°09'09" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 256.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMPUS DRIVE AS DEDICATED BY LOUISVILLE CAMPUS RECORDED AT RECEPTION NO. 1669751;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES:

- SOUTH 89°48'38" EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.02 FEET;
- SOUTH 82°25'28" EAST, A DISTANCE OF 202.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 139.86 FEET, SAID CURVE HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 07°23'09", AND A CHORD WHICH BEARS SOUTH 86°07'04" EAST A CHORD DISTANCE OF 139.77 FEET;
- SOUTH 89°48'38" EAST, A DISTANCE OF 1,975.05 FEET TO A POINT ON THE EAST LINE SAID SOUTHWEST QUARTER;

THENCE NORTH 00°02'50" EAST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO BY DEED RECORDED AT RECEPTION NO. 531604.

SAID PARCEL CONTAINS 16,949,252 SQUARE FEET OR 389.10 ACRES, MORE OR LESS.

PERMITTED USES

USE GROUPS	PARCEL				
	A	B	C	D	E
1 PUBLIC AND PRIVATE SCHOOLS (OTHER THAN ITEMS 2 AND 3), STUDIOS FOR PROFESSIONAL WORK OR TEACHING OF ANY FORM OF FINE ARTS, PHOTOGRAPHY, MUSIC, DRAMA, BUT NOT INCLUDING A COMMERCIAL GYMNASIUM.	Y	Y	Y	Y	Y
2 CHILD CARE CENTER	Y	Y	Y	Y	Y
3 VOCATIONAL AND BUSINESS SCHOOLS	Y	Y	Y	Y	Y
4 HOSPITALS	Y	Y	Y	Y	Y
5 CHURCHES, CHAPELS, TEMPLES AND SYNAGOGUES	Y	Y	Y	Y	Y
6 PRIVATE RECREATIONAL AND SOCIAL FACILITIES SUCH AS TENNIS CLUBS, SWIMMING CLUBS AND GOLF COURSES	Y	Y	Y	Y	Y
7 PRIVATE UTILITY USES	Y	Y	Y	Y	Y
8 PERSONAL SERVICES, INCLUDING BUT NOT LIMITED TO BARBERSHOPS AND BEAUTY SHOPS, DRY-CLEANING OUTLETS, SELF-SERVICE LAUNDRIES, SHOE REPAIR SHOPS AND SIMILAR ACTIVITIES OR A FACILITY OPERATED BY AN ACCREDITED MASSAGE THERAPIST FOR THE PURPOSE OF MASSAGE THERAPY AS DEFINED IN SECTION 5.16.010	Y	Y	Y	Y	Y
9 ESTABLISHMENTS FOR RETAILING OF CONVENIENCE GOODS, INCLUDING BUT NOT LIMITED TO VARIETY STORES, SUPERMARKETS, HARDWARE STORES, SPORTING GOOD STORES, SHOE STORES AND DRUGSTORES	N	Y	Y	Y	N
10 ESTABLISHMENTS FOR THE RETAILING OF SHOPPERS GOODS, INCLUDING BUT NOT LIMITED TO DEPARTMENT STORES OR MAJOR COMPARISON GOODS STORES	N	Y	Y	Y	N
11 FURNITURE AND APPLIANCE REPAIR	N	Y	Y	Y	N
12 ESTABLISHMENTS FOR A WIDE VARIETY OF COMMERCIAL USES, INCLUDING BUT NOT LIMITED TO ANIMAL HOSPITALS, PUBLIC GARAGES, CARWASHES, CLEANING LAUNDRY PLANTS, COLD STORAGE LOCKERS, NURSERY STOCK PRODUCTION AND SALES, BUILDING MATERIAL AND EQUIPMENT DEALERS AND WHOLESALING SERVICES	Y	Y	Y	Y	Y
13 MEDICAL AND DENTAL CLINICS, PROFESSIONAL AND BUSINESS OFFICES, FINANCIAL INSTITUTIONS, SMALL ANIMAL CLINICS	Y	Y	Y	Y	Y
14a MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURER	N	Y	Y	N	N
14b MEDICAL MARIJUANA TESTING FACILITY	N	Y	Y	N	N
14c OPTIONAL PREMISES CULTIVATION OPERATION	N	Y	Y	N	N
15 INDOOR EATING AND DRINKING ESTABLISHMENTS	Y	Y	Y	Y	Y
16 INDOOR COMMERCIAL AMUSEMENT ESTABLISHMENTS	Y	Y	Y	Y	Y
17 MASSAGE PARLORS AND/OR ESTABLISHMENTS	N	Y	Y	Y	N
18 OUTDOOR COMMERCIAL AMUSEMENT	Y	Y	Y	Y	Y
19 AUTOMOBILE PARKING LOTS	Y	Y	Y	Y	Y
20 AUTOMOBILE PARKING GARAGES	Y	Y	Y	Y	Y
21 GASOLINE SERVICE STATIONS	N	N	Y	Y	N
22 GENERAL RESEARCH FACILITIES	Y	Y	Y	Y	Y
23 ACCESSORY BUILDINGS AND USES	Y	Y	Y	Y	Y
24 COMMERCIAL/INDUSTRIAL USES, INCLUDING BUT NOT LIMITED TO BUILDING CONTRACTORS' EQUIPMENT YARDS, TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES, AND SMALL STORAGE FACILITIES ³	N	Y	Y	N	N
25 FACILITIES FOR THE MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF PRODUCTS; PROVIDED THAT SUCH FACILITIES ARE COMPLETELY ENCLOSED AND PROVIDED THAT NO EFFECTS FROM NOISE, SMOKE, GLARE, VIBRATION, FUMES OR OTHER ENVIRONMENTAL FACTORS ARE MEASURABLE AT THE PROPERTY LINE ³	N	Y	Y	N	N
26 ALL OTHER FACILITIES FOR THE MANUFACTURING, FABRICATION, PROCESSING OR ASSEMBLY OF PRODUCTS; PROVIDED THAT SUCH FACILITIES ARE NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE AND PROVIDED THAT THE PERFORMANCE STANDARDS SET FORTH IN THE NOTES BELOW ARE MET ³	N	Y	Y	N	N
27 SMALL CHILD CARE CENTERS	Y	Y	Y	Y	Y
28 LIMITED WHOLESALE SALES	Y	Y	Y	Y	Y
29 PET CARE BUSINESS	Y	Y	Y	Y	Y
30 RETAIL MARIJUANA CULTIVATION FACILITY	N	Y	Y	N	N
31 RETAIL MARIJUANA PRODUCTS MANUFACTURING FACILITY	N	Y	Y	N	N
32 RETAIL MARIJUANA TESTING FACILITY	N	Y	Y	N	N
33 HEALTH OR ATHLETIC CLUBS, SPAS, DANCE STUDIOS, FITNESS STUDIOS	Y	Y	Y	Y	Y

PERMITTED USE KEY:

Y = YES N = NO

NOTES:

- NOTES A-F FROM LMC SECTION 17.12.030 IN EFFECT AS OF THE DATE OF THIS GDP ARE INCORPORATED HEREIN AS NOTES TO THE PERMITTED USES.
- STRUCTURED PARKING OR GARAGES SHALL NOT BE INCLUDED WITHIN THE TOTAL FLOOR AREA CALCULATIONS. THE TOTAL NUMBER OF STRUCTURED PARKING STALLS CONSTRUCTED ON ANY SITE SHALL NOT EXCEED THE REQUIRED PARKING MINIMUM SET FORTH IN LMC SECTION 17.20.020.
- USE NOT PERMITTED IN SUBAREA C5.
- RETAIL USES IN B1 AND C1 ARE ALLOWED UP TO 20% OF TOTAL FLOOR AREA WITHIN THE APPLICABLE PARCEL.

CERTIFICATIONS AND SIGNATURES

CITY COUNCIL CERTIFICATION:

APPROVED THIS ____ DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

ORDINANCE NO. _____ SERIES _____

MAYOR SIGNATURE _____

CITY CLERK SIGNATURE _____

PLANNING COMMISSION CERTIFICATION:

APPROVED THIS ____ DAY OF _____, 20__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO.: _____ SERIES _____

CLERK AND RECORDED CERTIFICATE: (COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____ THIS ____ DAY OF _____, 20__ AND IS RECORDED IN PLAN FILE _____, FEE _____ PAID, _____ FILM NO. _____ RECEPTION

CLERK AND RECORDER _____

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS GDP 1ST AMENDMENT, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS GDP. WITNESS MY/OUR HAND(S) SEAL(S) THIS ____ DAY OF _____, 20__.

PHILLIPS 66 COMPANY,
a Delaware Corporation

By: _____

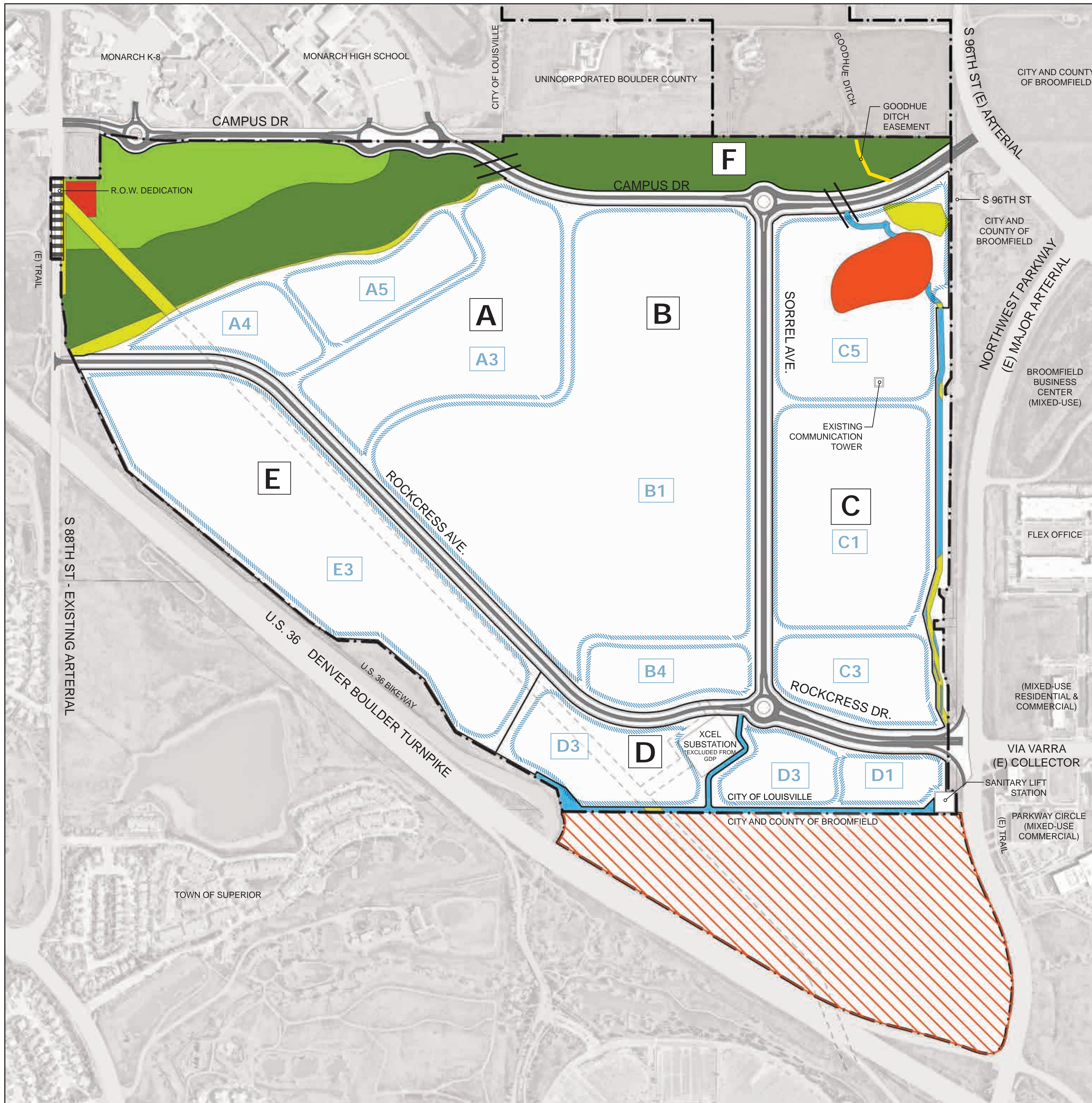
CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT
Redtail Ridge
 CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO
 2270 SO. 88TH STREET, LOUISVILLE, CO

ISSUED FOR:	DATE:
GDP SUBMITTAL	07/15/2019
GDP SUBMITTAL #2	10/02/2019
GDP SUBMITTAL #3	11/27/2019
GDP SUBMITTAL #4	03/03/2020
GDP SUBMITTAL #5	05/29/2020
GDP SUBMITTAL #6	01/27/2021

COVER SHEET

SHEET

1 OF 3



DEVELOPMENT PROGRAM

PARCEL	DEVELOPABLE AREA (AC)	MAX. ALLOWABLE DEVELOPMENT (GSF)	MAXIMUM BLDG HEIGHT / MAXIMUM BLDG STORIES (REFER TO MAP)	FAR
A	53.5	720,000	SUBAREA A3 = 55 FEET / 3 STORIES SUBAREA A4 = 70 FEET / 4 STORIES SUBAREA A5 = 90 FEET / 5 STORIES	0.31
B	99.2	1,174,000	SUBAREA B1 = 50 FEET / 1 STORY SUBAREA B4 = 70 FEET / 4 STORIES	0.27
C	65.2	756,000	SUBAREA C1 = 50 FEET / 1 STORY SUBAREA C3 = 55 FEET / 3 STORIES SUBAREA C5 = 90 FEET / 5 STORIES	0.27
D	25.1	105,000	SUBAREA D1 = 25 FEET / 1 STORY SUBAREA D3 = 55 FEET / 3 STORIES	0.10
E	51.1	360,000	SUBAREA E3 = 55 FEET / 3 STORIES	0.16
F	N/A	N/A		N/A
TOTAL	294.1	3,115,000		0.24

- GROSS SQUARE FOOTAGES ARE PROPOSED AND MAY BE TRANSFERRED BETWEEN PARCELS WHICH SHALL BE SET FORTH IN THE PUD REQUEST FOR EACH PARCEL PROVIDED SUCH PUD REQUESTS SHALL BE SIGNED BY EACH OF THE OWNERS AFFECTED BY THE TRANSFER.
- SUBAREA BOUNDARIES ARE CONCEPTUAL. SUBAREA BOUNDARIES MAY BE ADJUSTED AND BUILDING PLACEMENT SHALL BE CONFIRMED DURING PUD PROCESS. BUILDING HEIGHT LISTED ABOVE IS PROPOSED BUT IS NEITHER APPROVED NOR BINDING BY THIS GDP. MAXIMUM BUILDING HEIGHTS ON THE SITE MAY EXCEED LIMITATION SET FORTH IN THE CITY CODE OR ADOPTED DESIGN STANDARDS (ADS). PROPOSED MAXIMUM BUILDING HEIGHTS IN EXCESS OF ADS REQUIREMENTS WILL BE SUBJECT TO CITY COUNCIL APPROVAL THROUGH THE PUD DEVELOPMENT PLAN REVIEW PROCESS AND ARE NOT APPROVED BY THIS GDP. HEIGHTS ABOVE THREE STORIES WILL BE PERMITTED IF STRUCTURES ARE CLUSTERED ON THE PARCEL. STRUCTURES WILL BE CONSIDERED CLUSTERED IF THE STRUCTURES ARE SITUATED ON THE APPLICABLE PARCEL SUCH THAT THE RESULTING GREEN SPACE ON THE PARCEL IS FIVE PERCENT ABOVE THE AMOUNT OF GREEN SPACE REQUIRED UNDER THE CITY CODE. MAXIMUM BUILDING HEIGHT TO INCLUDE MECHANICAL SCREENING, EQUIPMENT, PARAPETS AND ARCHITECTURAL PROJECTIONS.

DEVELOPMENT ACREAGE

PARCEL	TOTAL ACRES	LAND DEDICATION (EXACT LOCATION TO BE DETERMINED DURING PLAT PROCESS)					DEVELOPABLE (AC)
		ENCUMBERED & PUBLIC PURPOSE EASEMENTS	OPEN SPACE	TRAIL CORRIDOR	PUBLIC SAFETY	PARK	
A	96.2	3.6	22.8	-	0.7	15.6	53.5
B	99.2	-	-	-	-	-	99.2
C	72.9	6.3	-	1.4	-	-	65.2
D	27.5	0.1	-	2.3	-	-	25.1
E	51.1	-	-	-	-	-	51.1
F	17.1	0.2	16.9	-	-	-	N/A
ROW	25.3	-	-	-	-	-	N/A
TOTAL	389.1	10.2	39.7	3.7	0.7	15.6	294.1

TOTAL PUBLIC + OTHER: 69.9 AC (18% OF TOTAL ACREAGE)
TOTAL PUBLIC LANDS: 59.7 AC (15% OF TOTAL ACREAGE)

GENERAL NOTES

- THE LAND PLAN SHOWN IN THIS GDP IS CONCEPTUAL IN NATURE AND THE EXACT ACREAGE AND LOCATION OF ANY DEVELOPMENT PARCEL OR PUBLIC LANDS SHALL BE FINALLY DETERMINED DURING THE PLATTING PROCESS; PROVIDED, HOWEVER, THE TOTAL AMOUNT PROVIDED FOR PUBLIC LANDS SHALL NOT BE LESS THAN 15 ACRES FOR PARKS, 38 ACRES FOR OPEN SPACE, 3 ACRES FOR TRAILS AND .7 ACRES FOR PUBLIC SAFETY.
- ALL PUBLIC LANDS SHALL BE DEDICATED TO THE CITY OF LOUISVILLE WITH THE RECORDING OF THE FIRST FINAL SUBDIVISION PLAT ON THE PROPERTY.
- EXISTING COMMUNICATION TOWER TO BE MAINTAINED WITH SUFFICIENT ACCESS AND MAINTENANCE EASEMENTS PROVIDED. ANY RELOCATION OF THE COMMUNICATION TOWER BY DEVELOPER SHALL CONTINUE TO PROVIDE SUFFICIENT ACCESS AND MAINTENANCE EASEMENTS.

LEGEND

- DEVELOPMENT AREAS
- OPEN SPACE (PUBLIC LAND)
- PARKS (PUBLIC LAND)
- TRAIL CORRIDOR (PUBLIC LAND)
- PUBLIC SAFETY (PUBLIC LAND)
- ENCUMBERED EASEMENTS
- CONSERVATION EASEMENTS (OFF-SITE)
- A PARCEL LABEL
- SUBAREA BOUNDARY

BRUE+BAUKOL
CAPITAL PARTNERS

TRYBA ARCHITECTS
1600 Logan Street
Denver, Colorado 80202
303-891-4000

HKS HARRIS KOCHER SMITH

FOX TUTTLE

CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT

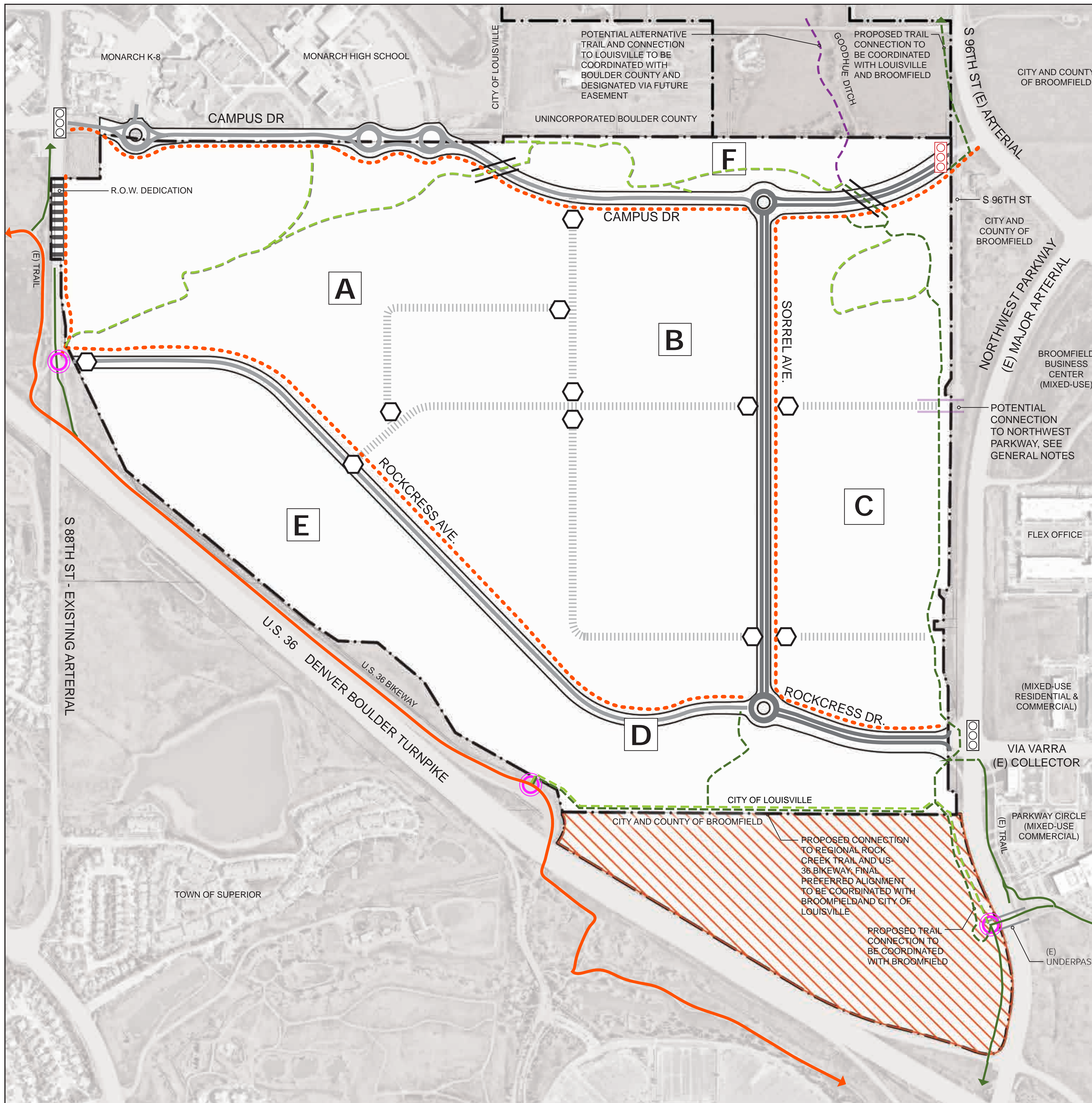
Redtail Ridge

CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO
2270 SO. 88TH STREET, LOUISVILLE, CO

ISSUED FOR:	DATE:
GDP SUBMITTAL	07/15/2019
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SCALE 1" = 300'



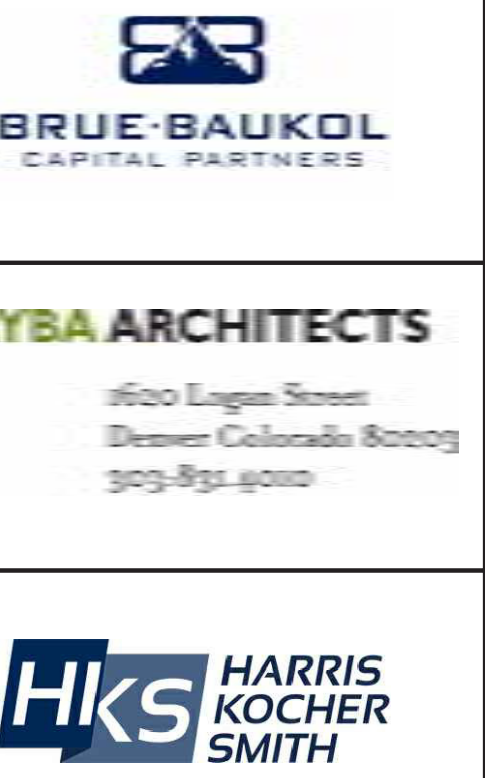


GENERAL NOTES

1. TRAFFIC CIRCULATION PATTERNS, TRAIL, AND BIKEWAY ALIGNMENTS DEPICTED ACROSS THE PARCELS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION.
2. CAMPUS DRIVE ROADWAY DESIGN IS A CONCEPTUAL LAYOUT AND WILL BE MODIFIED TO ACCOMMODATE BOULDER VALLEY SCHOOL DISTRICT CONCERNS PRIOR TO PLAT.
3. "SIGNALIZED INTERSECTIONS" AND "RIGHT IN" ON SORREL AVE. AND ROCKCRESS DRIVE ARE CONCEPTUAL AND SUBJECT TO MODIFICATION UPON DEVELOPMENT OF ABUTTING PROPERTY.
4. 30' TRAIL CORRIDOR DEDICATION PLANNED AT PLAT.
5. DEVELOPER SHALL REASONABLY COOPERATE WITH THE CITY IN THE FUTURE TO PROVIDE AN EASEMENT FOR EITHER AN OVERPASS OR UNDERPASS PEDESTRIAN CROSSING TO THE PROPOSED NORTHWEST PARKWAY TRAIL.
6. POTENTIAL ROAD NETWORK SHOWN FOR REFERENCE ONLY. FINAL ROAD NETWORK TO BE DETERMINED.

LEGEND

- SIDE STREET STOP CONTROL
- (E) SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- ARTERIAL
- COLLECTOR
- MULTI-USE PATH & ON-STREET BICYCLE LANES
- TRAIL - HARDSCAPE (PUBLIC)
- TRAIL - SOFTSCAPE (PUBLIC)
- ALTERNATIVE TRAIL
- (E) TWO-WAY PROTECTED BIKEWAY
- (E) MULTI-USE PATH
- POTENTIAL ROAD NETWORK
- REGIONAL TRAIL CONNECTION
- POTENTIAL STREET CONNECTION
- (E) PEDESTRIAN UNDERPASS
- NEW PEDESTRIAN UNDERPASS
- PARCEL BOUNDARY
- PARCEL LABEL



CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT

Redtail Ridge

CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO
2270 SO. 88TH STREET, LOUISVILLE, CO

ISSUED FOR:	DATE:
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CIRCULATION PLAN

SHEET