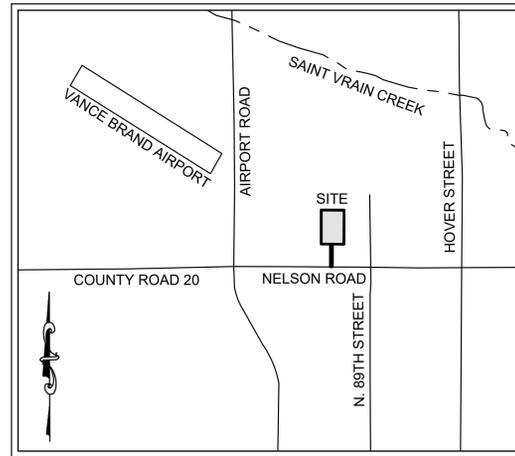


PRELIMINARY PLAT for MODERNWEST

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO

16.017 ACRES MORE OR LESS

VICINITY MAP
NOT TO SCALE



NOTES:

- SITE DEVELOPMENT SHALL BE CONSISTENT WITH THE LONGMONT MUNICIPAL CODE AND ALL APPLICABLE CITY OF LONGMONT STANDARDS UNLESS OTHERWISE APPROVED THROUGH THE REVIEW PROCESS.
- OUTLOT A TO BE OWNED AND MAINTAINED BY AN COMMON OWNER'S ASSOCIATION FOR THE SUBDIVISION AND IS A STORM DRAINAGE EASEMENT.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 3 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
- ALL LANDSCAPING WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CITY OF LONGMONT LANDSCAPE DESIGN STANDARDS AND THE LONGMONT LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF FINAL SITE PLAN DEVELOPMENT.
- COMMON VEHICLE AND PEDESTRIAN ACCESS MAY BE REQUIRED BETWEEN LOTS DEPENDING ON FUTURE ACCESS LOCATIONS AND CONNECTIVITY. ACCESS REQUIREMENTS WILL BE DETERMINED THROUGH THE SITE PLAN REVIEW PROCESS.
- MAINTENANCE OF LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT- OF- WAY TO BE THE RESPONSIBILITY OF THE ADJACENT LANDOWNER. DEVELOPER SHALL BE RESPONSIBLE UNTIL THE TIME THAT ADJACENT LOTS ARE DEVELOPED.
- LOTS MAY BE FINAL PLATTED IN PHASES. THE LOT SIZES AND DIMENSIONS MAY BE ADJUSTED WITH THE FINAL PLAT(S) PROVIDED THE OVERALL LAYOUT IS CONSISTENT WITH THE PRELIMINARY SUBDIVISION PLAT.
- THE FUTURE DEVELOPMENT AND CONSTRUCTION OF THE PROPERTY WILL COMPLY WITH ALL APPLICABLE DEVELOPMENT CODE REQUIREMENTS UNLESS SPECIFICALLY APPROVED THROUGH THE CITY'S VARIANCE, EXCEPTION OR ADMINISTRATIVE PROCESS.
- FUTURE PRIVATE DEVELOPMENT AND PUBLIC SERVICES SHALL CONFORM TO CITY OF LONGMONT DESIGN AND DEVELOPMENT STANDARDS CURRENT AT THE TIME OF CONSTRUCTION.
- FINAL INSTALLED LOCATION OF LANDSCAPE MATERIALS MAY BE ALTERED IN THE FIELD TO PROVIDE CLEARANCE FROM THE FINAL LOCATION OF THE ELECTRIC DISTRIBUTION SYSTEM TO THE SATISFACTION OF THE CITY OF LONGMONT POWER AND COMMUNICATIONS DIVISION.
- INSTALLATION OF LANDSCAPING WITHIN THE RIGHT OF WAY AND ELECTRIC EASEMENTS IN THE VICINITY OF THE ON-SITE ELECTRIC DISTRIBUTION SYSTEM CANNOT BEGIN UNTIL LPC FACILITIES ARE COMPLETE.
- THE APPLICANT WILL ADDRESS AND PROVIDE AVIATION RELATED NOISE MITIGATION WITH EACH SITE PLAN REVIEW.
- PRIOR TO FINAL PLAT APPROVAL, THE PROPERTY OWNER WILL GRANT AN AVIGATION EASEMENT OVER THE ENTIRE PROPERTY THAT IS ACCEPTABLE TO THE CITY OF LONGMONT.
- THIS PROPERTY IS WITHIN THE AIRPORT INFLUENCE ZONE OVERLAY DISTRICT (AI-O) AND IS SUBJECT TO APPLICABLE AI-O AND FEDERAL AVIATION ADMINISTRATION (FAA) REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT.
- THE PROPERTY OWNER AND ALL PARTIES ASSOCIATED WITH DEVELOPMENT OF THIS PROPERTY ARE RESPONSIBLE FOR COMPLETING AN FAA AIRSPACE ANALYSIS/OBSTRUCTION EVALUATION WITH EACH SITE PLAN, IN ADDITION TO COMPLIANCE WITH PROVISIONS AND CONDITIONS OF THE FAA DETERMINATION OF NO HAZARD TO AIR NAVIGATION AND OTHER APPLICABLE FAA AND CITY AIRPORT REGULATIONS.
- ALL DEVELOPMENT WILL COMPLY WITH HABITAT AND SPECIES PROTECTION REQUIREMENTS.
- INCLUSIONARY HOUSING REQUIREMENTS WILL BE ADDRESSED WITH FINAL SUBDIVISION PLAT AND SITE PLAN APPROVALS.M
- OUTLOT A AND B WILL INCLUDE DRAINAGE EASEMENT AREAS WITH ADDITIONAL EASEMENTS AS LABELED AND WILL BE OWNED/MAINTAINED BY DEVELOPER OR OWNER'S ASSOCIATION. FINAL EASEMENT LOCATIONS/USES DETERMINED AT FINAL PLAT/FINAL SITE PLAN.

LAND USE SUMMARY:

LIGHT INDUSTRIAL	8.0 ACRES	50%
COMMERCIAL	2.0 ACRES	12%
RESIDENTIAL	6.0 ACRES	38%
GROSS SITE AREA	16.017 ACRES	100%

NOTE: OPEN SPACE IS NOT INCLUDED IN THIS BREAKDOWN. PROJECT WILL COMPLY WITH ALL MUNICIPAL CODE REQUIREMENTS FOR OPEN SPACE.

SHEET INDEX:

- COVER SHEET
- PRELIMINARY PLAT MAP
- STREET SECTIONS

LINEAL UNITS STATEMENT:
THE LINEAL UNITS USED AND SHOWN HEREON IS U.S. SURVEY FOOT.

TITLE WORK:
COMMONWEALTH LAND TITLE INSURANCE COMPANY
File Number: 596-H0485843-043-DF2
EFFECTIVE DATE: 04-01-2020
Property Address: Vacant land - Nelson Rd, Longmont, CO
Policy Number: CO-FFAH-IMP-81306-1-16-H0485843
NOTE:
---CURRENT TITLE WORK, AS DEFINED BY CITY OF LONGMONT CODES AND STANDARDS, WILL BE REQUIRED FOR EACH FINAL PLAT FILING.

FLOOD INFORMATION:
THE SUBJECT PROPERTY (PARCEL I AND PARCEL II) IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY FEMA. SEE COMMUNITY PANEL NOS. 08013C0269J AND 08013C0267J BOTH DATED DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.

ZONING:
EXISTING ZONING: MIXED-USE EMPLOYMENT (PER 2018 OFFICIAL CITY OF LONGMONT ZONING MAP)
PROPOSED ZONING: MIXED-USE EMPLOYMENT

PRELIMINARY
FIRE FLOW INFORMATION
AVAILABLE FIRE FLOW=4000 GPM MINIMUM (PROVIDED BY CITY OF LONGMONT)
I.F.C. APPENDIX B
POSSIBLE CONSTRUCTION TYPES, PRELIMINARY: IIA, IIIA, IV, V-A
BUILDINGS ANTICIPATED TO INSTALL FIRE SPRINKLERS
FIRE SPRINKLER TYPE: TYPE DETAIL NOT AVAILABLE
PRELIMINARY MAXIMUM FIRE AREA ESTIMATE= 40,000 SF
FIRE FLOW REQUIRED = 3500 GPM
I.F.C. APPENDIX C
MINIMUM NUMBER OF HYDRANTS = 4
MINIMUM DISTANCE, 210 FT.

NOTE:
UPDATED FIRE FLOW INFORMATION TABLES
WILL BE PROVIDED AT FINAL SITE PLAN.

OWNER/APPLICANT:
MODERNWEST VENTURES, INC
(303) 449-2371

LEGAL DESCRIPTION

TWO PARCELS OF LAND DESCRIBED AS PARCELS I AND II IN THAT WARRANTY DEED RECORDED ON FILM 972, AT RECEPTION NO. 1720957 OF THE BOULDER COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO. SAID PARCELS WITH A COMBINED DESCRIPTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;
THENCE ALONG SAID SOUTH LINE SOUTH 89°29'46" EAST 269.99 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID SOUTH LINE NORTH 00°09'59" EAST 659.99 FEET ALONG THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 3235662 OF THE BOULDER COUNTY RECORDS TO THE NORTHEAST CORNER THEREOF;
THENCE NORTH 89°28'16" WEST 269.69 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF, SAID CORNER LYING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8;
THENCE NORTH 00°04'46" EAST 389.20 FEET ALONG SAID WEST LINE AND ALONG THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 3124634 OF THE BOULDER COUNTY RECORDS TO THE NORTHEAST CORNER THEREOF;
THENCE NORTH 00°09'10" EAST 600.80 FEET CONTINUING ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 1758539 OF THE BOULDER COUNTY RECORDS TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 1980729 OF THE BOULDER COUNTY RECORDS;
THENCE SOUTH 89°32'22" EAST 665.96 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 3516367 OF THE BOULDER COUNTY RECORDS;
THENCE SOUTH 00°17'21" WEST 989.88 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 89°36'08" WEST 333.42 FEET ALONG THE NORTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 2901046 OF THE BOULDER COUNTY RECORDS TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 00°10'00" WEST 660.10 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE WEST ONE-HALF OF SAID NORTHWEST QUARTER OF SECTION 8; THENCE NORTH 89°29'46" WEST 60.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 16.017 ACRES, MORE OR LESS.

BASIS OF BEARING

CONSIDERING THE SOUTH LINE OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO BEAR SOUTH 89°29'46" EAST, 1326.83 FEET BETWEEN THE WEST QUARTER CORNER AND THE CENTER WEST 16TH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PRELIMINARY PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF COLORADO REQUIREMENTS.

SURVEYOR _____ DATE _____

DATE: JUNE 10, 2021
REVISED: SEPT 30, 2021
REVISED: DEC 15, 2021

COLORADO SURVEY

P.O. Box 1348 303.517.7116
Longmont, CO 80502 PETER A. BYRANT, PLS



TJB Consulting Group

P.O. Box 1348 303.517.7116
Longmont, CO 80502 tcd@tjbconsulting.com

Civil Engineering - Site Design - Project Coordination

SHEET 1 of 3



ModernWest_Preliminary Subdivision Plat

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

RRDW | Architecture | Planning | Interiors

MODERNWEST

ISSUED FOR:
PRELIMINARY SUBDIVISION
PLAT

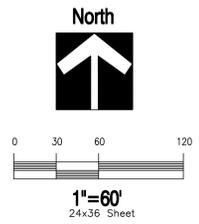


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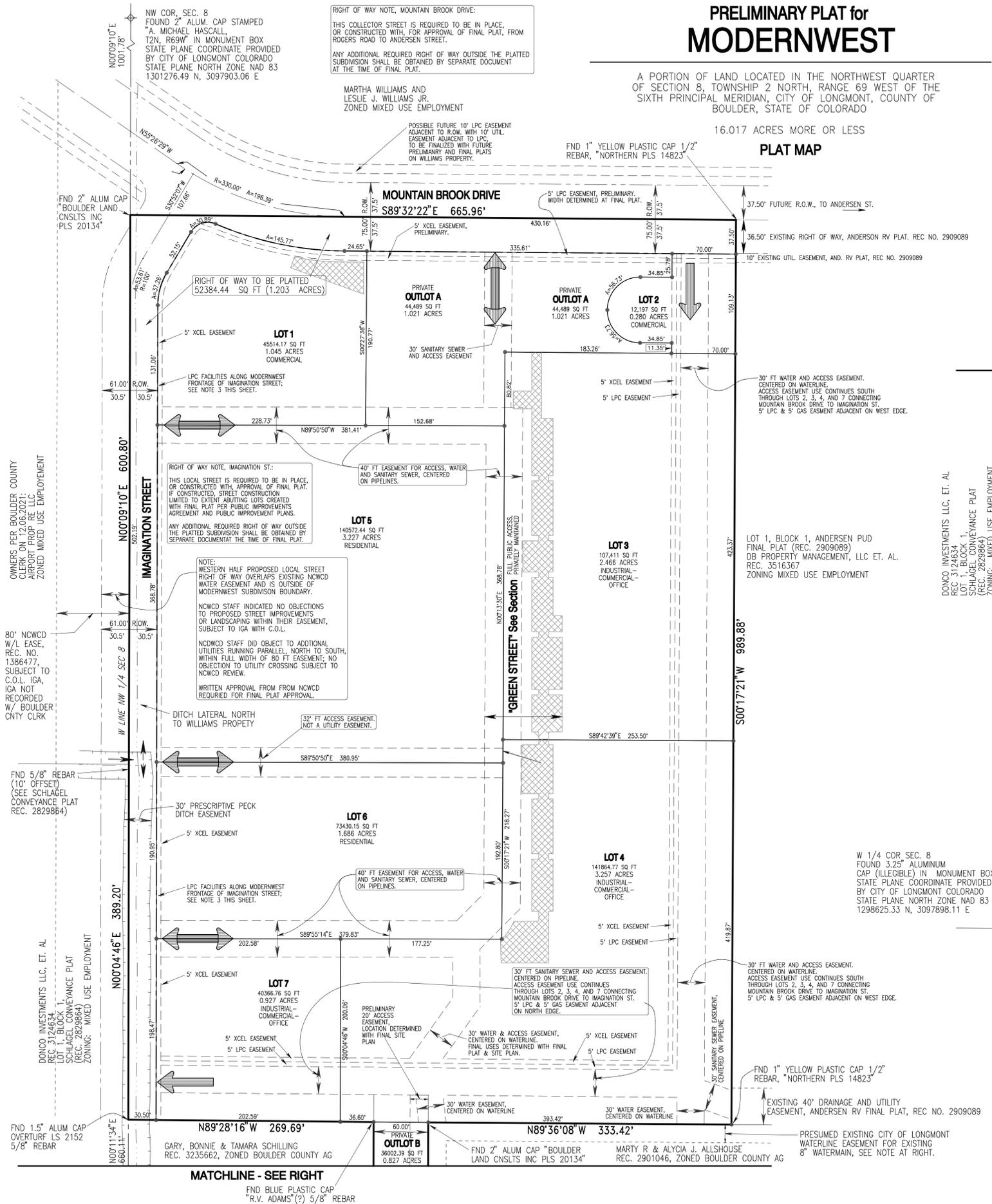
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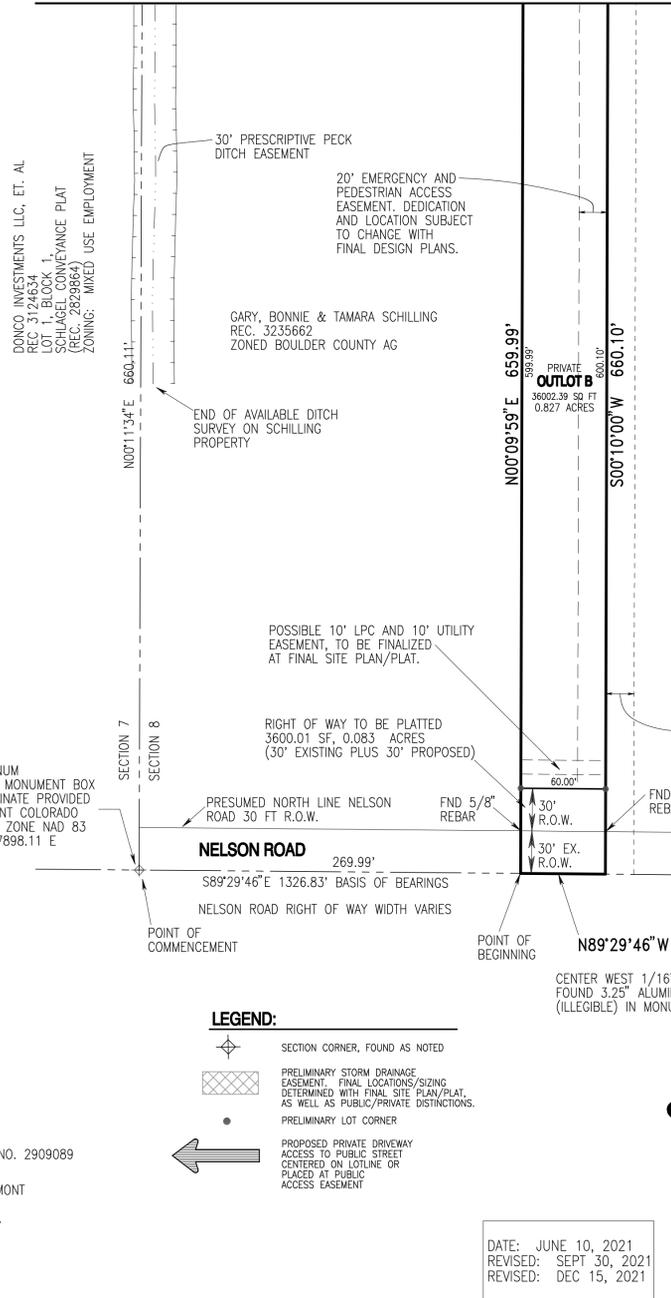
PLAT MAP



- NOTES:**
- OUTLOT A AND B WILL INCLUDE DRAINAGE EASEMENT AREAS WITH ADDITIONAL EASEMENTS AS LABELED AND WILL BE OWNED/MAINTAINED BY DEVELOPER OR OWNER'S ASSOCIATION. FINAL EASEMENT LOCATIONS/USES DETERMINED AT FINAL PLAT/FINAL SITE PLAN.
 - SUBDIVISION DESIGN CONCEPT TARGETS ZERO-LOT LINE SETBACKS.
 - FINAL LPC EASEMENT LOCATIONS AND WIDTHS, AND PLACEMENTS OF LPC INFRASTRUCTURE, TO BE DETERMINED AT FINAL PLAT.
 - POCKET EASEMENTS WILL BE ADDED AROUND FIRE HYDRANTS, WATER TAPS/METERS PER C.O.L. STANDARDS AT FINAL SITE PLAN/PLAT.
 - FIRE ACCESS EASEMENTS WILL BE ADJUSTED PER CITY TURN RADIUS REQUIREMENTS OF PUBLIC SAFETY DEPT. AT TIME OF FINAL SITE PLAN/PLAT.
 - XCEL/GAS EASEMENT SHOWN ALONG EAST SIDE OF IMAGINATION STREET, HOWEVER, BUILDINGS ON LOTS 5 AND 6 MAY NOT REQUIRE GAS SERVICE AS BUILDING DESIGN IS FOCUSED ON ALTERNATIVE ENERGY SOURCES.
 - PLEASE SEE PRELIMINARY PLAT SHEET 3 OF 3 FOR PROPOSED STREET SECTIONS.
 - RELOCATION AND/OR PIPING OF EXISTING IRRIGATION DITCHES AND LATERALS, INCLUDING THE PECK DITCH, TO BE DETERMINED WITH FINAL SITE PLAN/PLAT, INCLUDING BUT NOT LIMITED TO EASEMENT LOCATIONS & WIDTHS, MAINTENANCE AGREEMENTS, PIPE SIZING, AND OTHER ITEMS AS REQUIRED BY THE DITCH OWNERS.
 - ALL EASEMENTS TO BE DIMENSIONED AT FINAL PLAT.
 - ADDITIONAL WATER EASEMENT MAY BE REQUIRED AT FINAL PLAT ON OUTLOT B AND/OR LOT 4.
 - USE OF THE OUTLOT B TO BE DETERMINED AT FINAL PLAT AND/OR FINAL SITE PLAN AND MAY INCLUDE:
 - EMERGENCY ACCESS
 - STORAGE
 - COMMUNITY GARDEN
 - SOLAR POWER GENERATION
 - AFFORDABLE RESIDENTIAL MICRO UNITS
 - DRAINAGE
 - A MIX OF THE USES AS OUTLINED ABOVE
 CONVEYANCE IN PART/WHOLE TO ADJACENT PROPERTY OR TO OTHER OWNERSHIP. SPECIFIC DETAILS REGARDING ANY FUTURE USE TO BE REVIEWED THROUGH THE APPROPRIATE REVIEW PROCESS FOR COMPLIANCE WITH ALL APPLICABLE CITY CODES AND REGULATIONS.
 - ATTACHED RESIDENTIAL DWELLINGS AND MIXED-USE AND NONRESIDENTIAL USES THAT TAKE ACCESS FROM AN ALLEY OR PRIVATE DRIVE MEETING APPLICABLE STANDARDS ARE EXEMPT FROM STREET FRONTAGE REQUIREMENTS IF ADEQUATE EMERGENCY AND UTILITY ACCESS AND EASEMENTS, PUBLIC SERVICES SUCH AS TRASH, RECYCLING AND COMPOSTING, PARKING, SIGNAGE, AND PEDESTRIAN ACCESS TO EACH DWELLING ARE PROVIDED CONSISTENT WITH CITY STANDARDS AND DEVELOPMENT CODE.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING OFF-SITE RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT AND NECESSARY FOR DEVELOPMENT OF THE PROPERTY.
 - THE PORTION OF IMAGINATION STREET SOUTH OF THIS PLAT WILL BE COMPLETED AS NEEDED BASED ON TRANSPORTATION IMPACT STUDY AND CONNECTIVITY REQUIREMENTS.
 - THE PROPERTY OWNER SHALL DEDICATE RIGHT-OF-WAY OR AN ACCESS EASEMENT ACROSS OUTLOT B ACCEPTABLE TO THE CITY AND AS NEEDED FOR VEHICLE, PEDESTRIAN AND EMERGENCY ACCESS FOR DEVELOPMENT ON ADJACENT PARCELS.



MATCHLINE - SEE LEFT



LEGEND:

- SECTION CORNER, FOUND AS NOTED
- PRELIMINARY STORM DRAINAGE EASEMENT - FINAL LOCATIONS/SIZING DETERMINED WITH FINAL SITE PLAN/PLAT, AS WELL AS PUBLIC/PRIVATE DISTINCTIONS.
- PRELIMINARY LOT CORNER
- PROPOSED PRIVATE DRIVEWAY ACCESS TO PUBLIC STREET CENTERED ON LOTLINE OR PLACED AT PUBLIC ACCESS EASEMENT

COLORADO SURVEY

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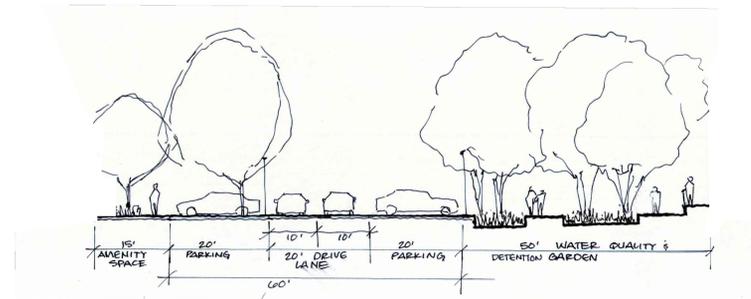
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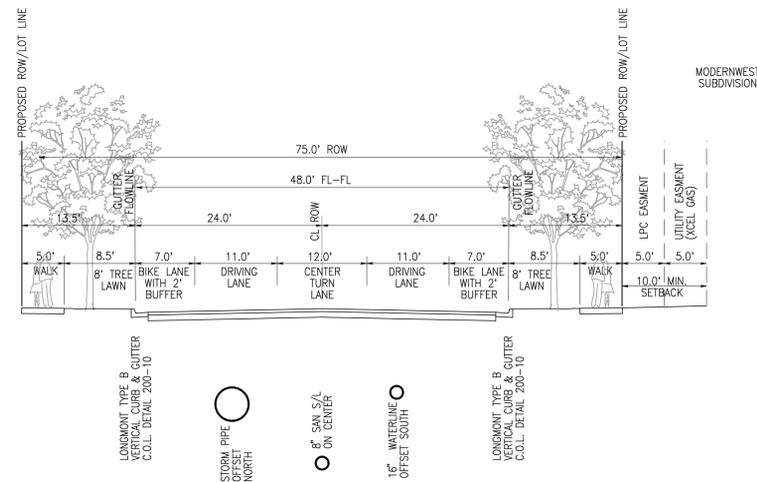
PROPOSED PRELIMINARY STREET SECTIONS



**CONCEPTUAL "GREEN STREET" SECTION
(Looking North)**
Privately owned/maintained

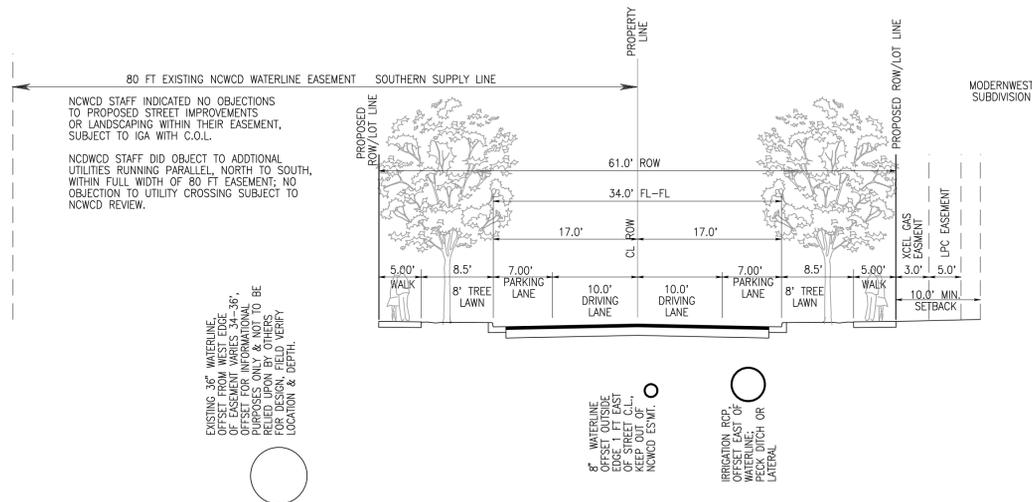
DRIVE LANES TO BE WIDENED AS NECESSARY PER FIRE/PUBLIC SAFETY REQUIREMENTS OR OTHER DESIGN INFLUENCES

SCALE: Not to Scale



**MOUNTAIN BROOK DRIVE
75' COLLECTOR STREET
PRELIMINARY TYPICAL STREET SECTION
(Looking East)**

SCALE: Not to Scale



**IMAGINATION STREET
61' LOCAL STREET
PRELIMINARY TYPICAL STREET SECTION
(Looking North)**

SCALE: Not to Scale

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