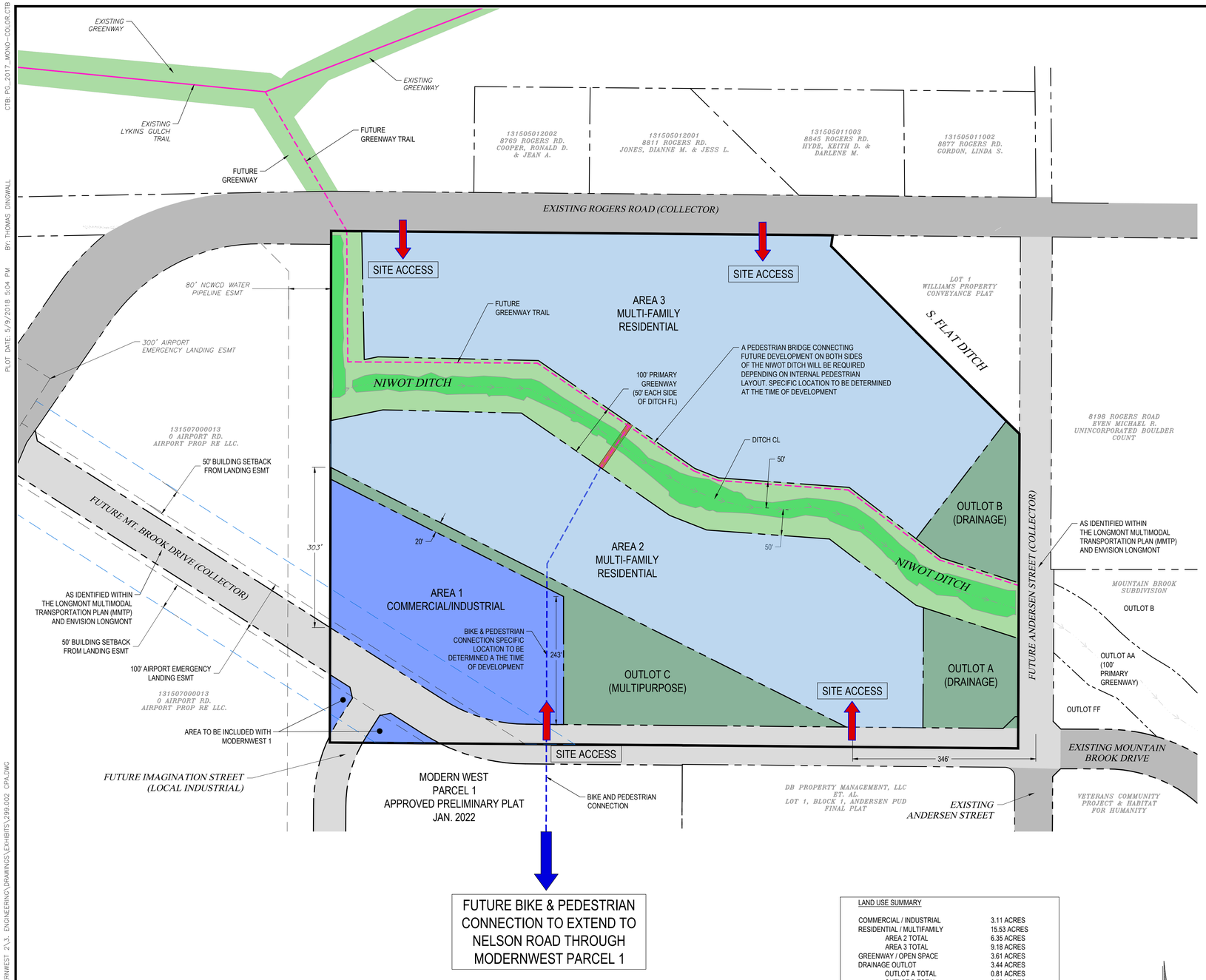
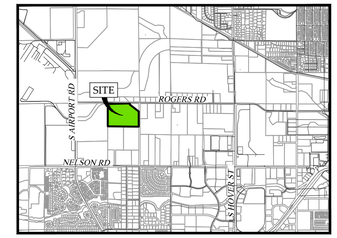
MODERNWEST 2

CONCEPT PLAN AMENDMENT

LOT 2, CONVEYANCE PLAT FOR WILLIAMS PROPERTY LOCATED IN THE NORTWEST QUARTER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LONGMONT, COUNTY OF BOULDER,
STATE OF COLORADO
TOTAL AREA = 27.247 ACRES





PROJECT VICINITY MAP

SCALE: NTS

PROPERTY DESCRIPTION:

LOT 2, CONVEYANCE PLAT FOR WILLIAMS PROPERTY, RECORDED DECEMBER 14, 2021 UNDER RECEPTION NO. 3934308.

COUNTY OF BOULDER, STATE OF COLORADO

CONTAINING 1,186,876 SQ FT, OR 27.24 ACRES MORE OR LESS

EXISTING ZONING:

MIXED-USE EMPLOYMENT (MU-E)

GENERAL NOTES

1. THIS LAND PLAN AND/OR RENDERING IS CONCEPTUAL ONLY. DEVELOPMENT OF THE SITE WILL BE REVIEWED AGAINST ALL APPLICABLE CITY OF LONGMONT CODES, PLANS, STANDARDS, AND DESIGN STANDARDS.
2. COLLECTOR RIGHTS-OF-WAY SHALL BE DEDICATED TO THE CITY AT THE TIME OF FINAL PLATTING AND SHALL BE CONSTRUCTED BY THE DEVELOPER ACCORDING TO CITY REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR CITY (AS APPLICABLE) AFTER FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS IS OBTAINED PER THE MUNICIPAL CODE.
3. SPECIFIC REQUIREMENTS FOR ACCESS TO ADJACENT STREETS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT. ACCESS POINTS AND LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
4. A TRAFFIC STUDY SHALL BE REQUIRED AT THE TIME OF DEVELOPMENT.
5. PARKS AND OPEN SPACE WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
6. THE DEVELOPMENT WILL COMPLY WITH THE PROCEDURES, DEVELOPMENT AND DESIGN STANDARDS OF THE LONGMONT MUNICIPAL CODE.
7. UTILITIES AND INFRASTRUCTURE INCLUDING DRAINAGE, WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ANNEXATION AGREEMENT.
8. THIS PROPERTY IS WITHIN THE AIRPORT INFLUENCE ZONE (AI) OVERLAY DISTRICT AND IS SUBJECT TO APPLICABLE AI-O AND FEDERAL AVIATION ADMINISTRATION (FAA) REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT.
9. PRIOR TO FINAL PLAT APPROVAL, THE OWNER WILL GRANT AN AVIGATION EASEMENT OVER THE PROPERTY THAT IS ACCEPTABLE TO THE CITY.
10. THE PROJECT WILL BE COMPATIBLE WITH RESIDENTIAL FAA NOISE STANDARDS THROUGH SITE PLAN AND SUBDIVISION APPROVAL PROCESS.
11. ALL DEVELOPMENT WILL COMPLY WITH HABITAT AND SPECIES PROTECTION REQUIREMENTS.
12. DEVELOPMENT OF THE PROPERTY WILL CONFORM TO THE APPROVED CONCEPT PLAN UNLESS AMENDED BY THE CITY COUNCIL.
13. SPECIFIC DENSITY OF DEVELOPMENT TO BE CONSISTENT WITH THE UNDERLYING ZONING OF MIXED USE EMPLOYMENT.

FLOOD PLAIN INFORMATION:

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY FEMA. SEE COMMUNITY PANEL NO. 08013C0267J DATED DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.
2. NOTE: FLOOD PLAIN INFORMATION AS SHOWN ON THE SCHLAGEL/WILLIAMS ANNEXATION MAP (EXCEPTION 14) DIFFERS FROM THAT PROVIDED BY FEMA. LYKINS GULCH HAS BEEN RE-ALIGNED. SEE THAT CITY OF LONGMONT PUBLIC WORKS AND WATER UTILITIES DEPARTMENT, UTILITY ENGINEERING DIVISION PLAN SET FOR THE "LYKINS GULCH STREAM RESTORATION PROJECT", DATED JANUARY 1, 2010 AND REPORT TITLED "LOWER LYKINS GULCH HYDROLOGY REPORT" PREPARED BY ENGINUITY ENGINEERING SOLUTIONS, LLC, DATED JULY 17, 2019.

LAND USE SUMMARY

COMMERCIAL / INDUSTRIAL	3.11 ACRES
RESIDENTIAL / MULTIFAMILY	15.53 ACRES
AREA 2 TOTAL	6.35 ACRES
AREA 3 TOTAL	9.18 ACRES
GREENWAY / OPEN SPACE	3.61 ACRES
DRAINAGE OUTLOT	3.44 ACRES
OUTLOT A TOTAL	0.81 ACRES
OUTLOT B TOTAL	0.78 ACRES
OUTLOT C TOTAL	1.85 ACRES
PUBLIC ROW	1.56 ACRES
GROSS SITE AREA	27.25 ACRES

*RESIDENTIAL / MULTIFAMILY = 18 DU/ACRE MIN. PER UNDERLYING ZONE DISTRICT (MU-E)
*COMMERCIAL / INDUSTRIAL PERMISSIBLE SQUARE FOOTAGE PER UNDERLYING ZONE DISTRICT (MU-E)

N

0 100' 200'

SCALE: 1" = 100'

REV.	DATE	DESCRIPTION
4	06/31/24	CITY 4TH REVIEW COMMENTS
3	05/28/24	CITY 3RD REVIEW COMMENTS
2	10/05/23	CITY 2ND REVIEW COMMENTS
1	05/11/23	CITY 1ST REVIEW COMMENTS

REVISION BLOCK

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's below. Call before you dig.

permontesgroup
105 S. Sunset St. Unit H
Longmont, CO 80501
T: (720) 684-4981
F: (720) 463-0689
www.permontesgroup.com

PREPARED FOR: MODERNWEST LONGMONT, LLC.

SHEET TITLE: MODERNWEST PARCEL 2 CONCEPT PLAN AMENDMENT

DESIGNED BY:	LTF
DRAWN BY:	PGI
CHECKED BY:	ML/LTF
APPROVED BY:	LTF
PROJECT NO.:	299.002
DATE:	03/02/2023
SCALE:	AS SHOWN

1

SHEET 1 OF 1

CTB: PG_2017_MOND-COLOR.CTB
BY: THOMAS DINGWALL
PLOT DATE: 5/9/2018 5:04 PM
DRAWING FILE: Z:\SHARED\299.002 MODERNWEST 2\3. ENGINEERING\DRAWINGS\EXHIBITS\299.002 CPA.DWG