
The map shows a network of roads. Ute Highway runs horizontally across the top. Highway 66 runs horizontally below it. N 115th St runs vertically on the left. Alpine St runs vertically in the center. Winding Dr runs diagonally from the top left to the bottom right. Whistler Dr runs diagonally from the top left to the bottom right. Olympia Ave runs diagonally from the top left to the bottom right. Canadian Crossing Dr runs diagonally from the top left to the bottom right. Redfield Cir runs vertically on the left. Medford St runs vertically in the center. Sandpoint Dr runs diagonally from the top left to the bottom right. Cheyenne Ave runs horizontally at the bottom. Santa Fe Dr runs diagonally from the top left to the bottom right. Pace St runs vertically on the right. A hatched area labeled 'SITE' is located at the intersection of N 115th St and Alpine St.

LOTS 2-9, VILLAGE CO-OP SUBDIVISION, SAID DESCRIBED PARCEL OF LAND CONTAINS 1.86 ACRES, MORE OR LESS (±)

BENCHMARK: N.E. CORNER OF UTE HWY 66 AND PACE ST. (N. 119TH), 32.8' S OF FENCE, 25' E. OF CL OF FIELD ENTRANCE RD, 73' N. OF CL OF UTE HWY, AND 19.5 N. OF SIG. POLE CITY OF LONGMONT BENCHMARK "G1" ELEV=5037.97 (NAVD88)

lot #	address (Lillie Ct)	parcel #	area	
			SF	AC
2	2466	120526040002	10,906	0.25
3	2458	120526040003	10,470	0.24
4	2450	120526040004	10,057	0.23
5	2442	120526040005	10,102	0.23
6	2434	120526040006	10,766	0.25
7	2418	120526040007	9,560	0.22
8	2410	120526040008	9,000	0.21
9	2402	120526040009	10,046	0.23
			80,907	1.86

EXISTING AND PROPOSED - R-MN (RESIDENTIAL - MIXED NEIGHBORHOOD)

ASSUMING THE WEST LINE OF SAID NE1/4 AS BEARING SOUTH 00°19'39" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2653.87 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

ENTIRE PROPERTY IS IN FLOOD ZONE "X", "ARE OF MINIMAL FLOOD HAZARD" PER FEMA FLOOD MAP
08013C0300J "PANEL NOT PRINTED: REVISED 12/18/2012.

NOT TO SCALE

C1 COVER SHEET
C2 SITE PLAN
C3 MULTIMODAL PLAN
L1 LANDSCAPE MASTER PLAN
L2 DETAILED LANDSCAPE PLAN



LANDSCAPE ARCHITECT:
ZUNIGA LANDSCAPE LLC
MANUEL ZUNIGA, 303.709.0588

REAL ESTATE EQUITIES HOMES - LONGMONT, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREBY APPROVE THIS CONCEPT PLAN AMENDMENT.. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

PROPERTY OWNER OR ASSIGNEE

STATE OF COLORADO)
COUNTY OF BOULDER) SS

BY _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20__
_____.


MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

ADDRESS OF NOTARY: _____

"I HEREBY CERTIFY THAT THESE PLANS FOR LOTS 2-9 VILLAGE CO-OP SUBDIVISION WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LONGMONT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE OWNERS THEREOF."

JOEL R. SEAMONS
STATE OF COLORADO NO. 37162

[illegible]

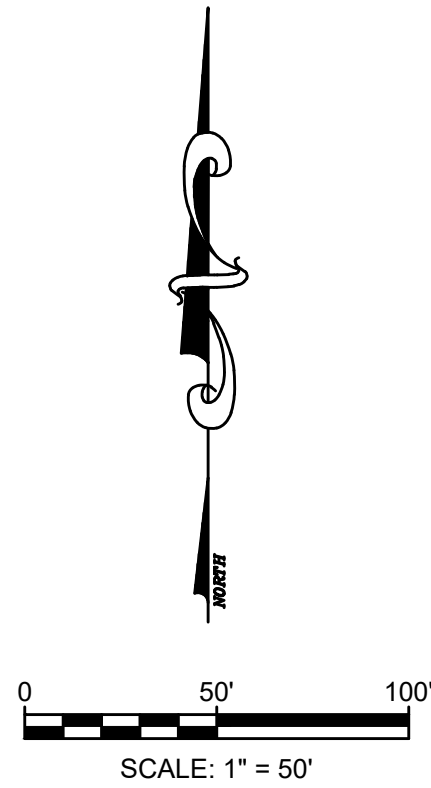
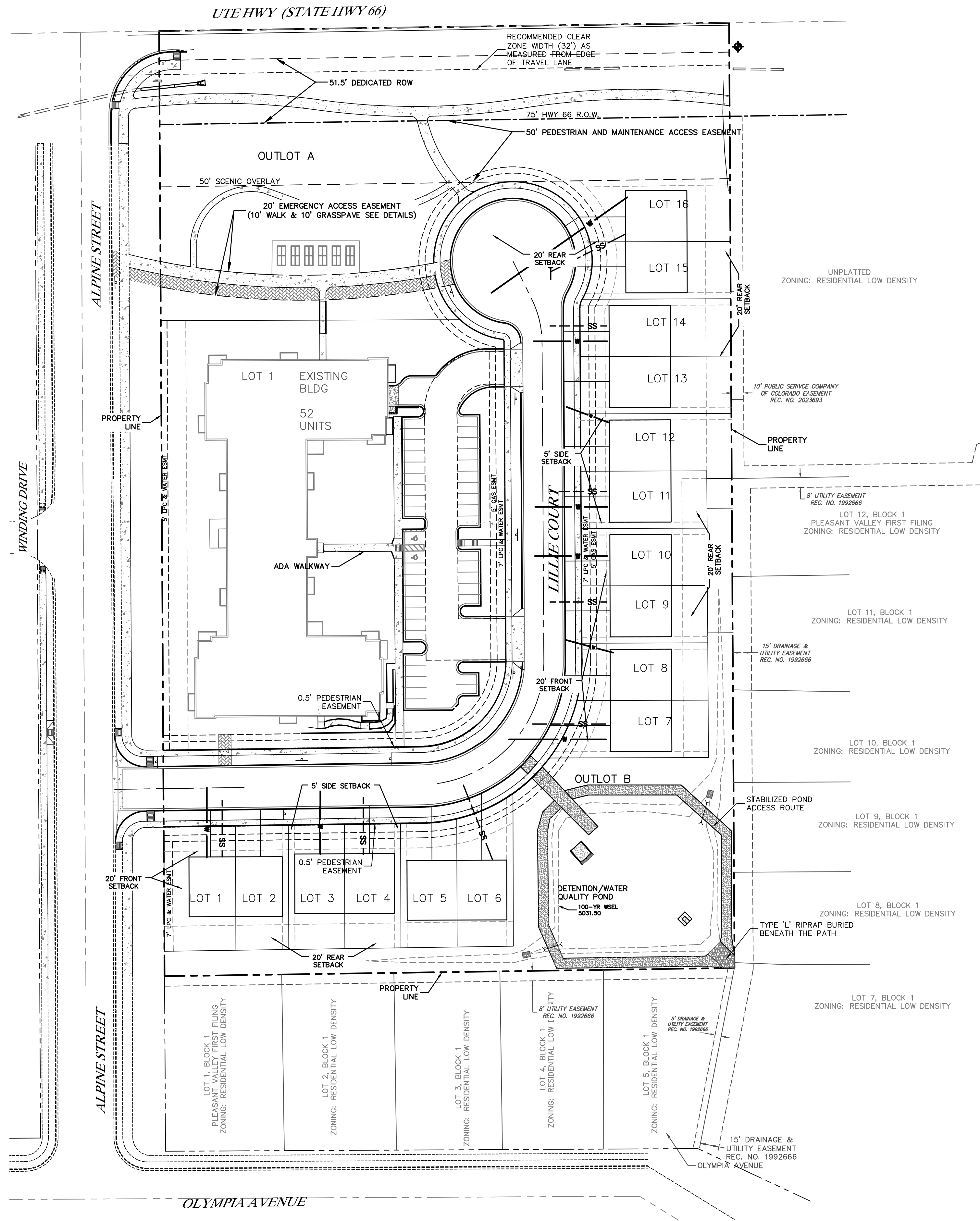
**Rocky Ridge
Civil Engineering**

420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
<http://rockyridgecivil.com>

DANIELS ANNEXATION CONCEPT PLAN AMENDMENT			
CONCEPT PLAN AMENDMENT COVER SHEET	DATE 8/11/21	CAD NO 8471BASE	JOB NO 847-1

MEET NC

C-



OFF STREET PARKING NOTE

1. THE SHORTEST DRIVEWAY OF THESE 16 UNITS IS 22'. THEREFORE, ONE CAR CAN FIT IN THE DRIVEWAY AND ONE CAR CAN FIT IN THE GARAGE.

DANIELS ANNEXATION CONCEPT PLAN AMENDMENT

CONCEPT PLAN AMENDMENT
SITE PLAN

DATE
8/11/21

CAD NO
8471BASE

JOB NO
847-1

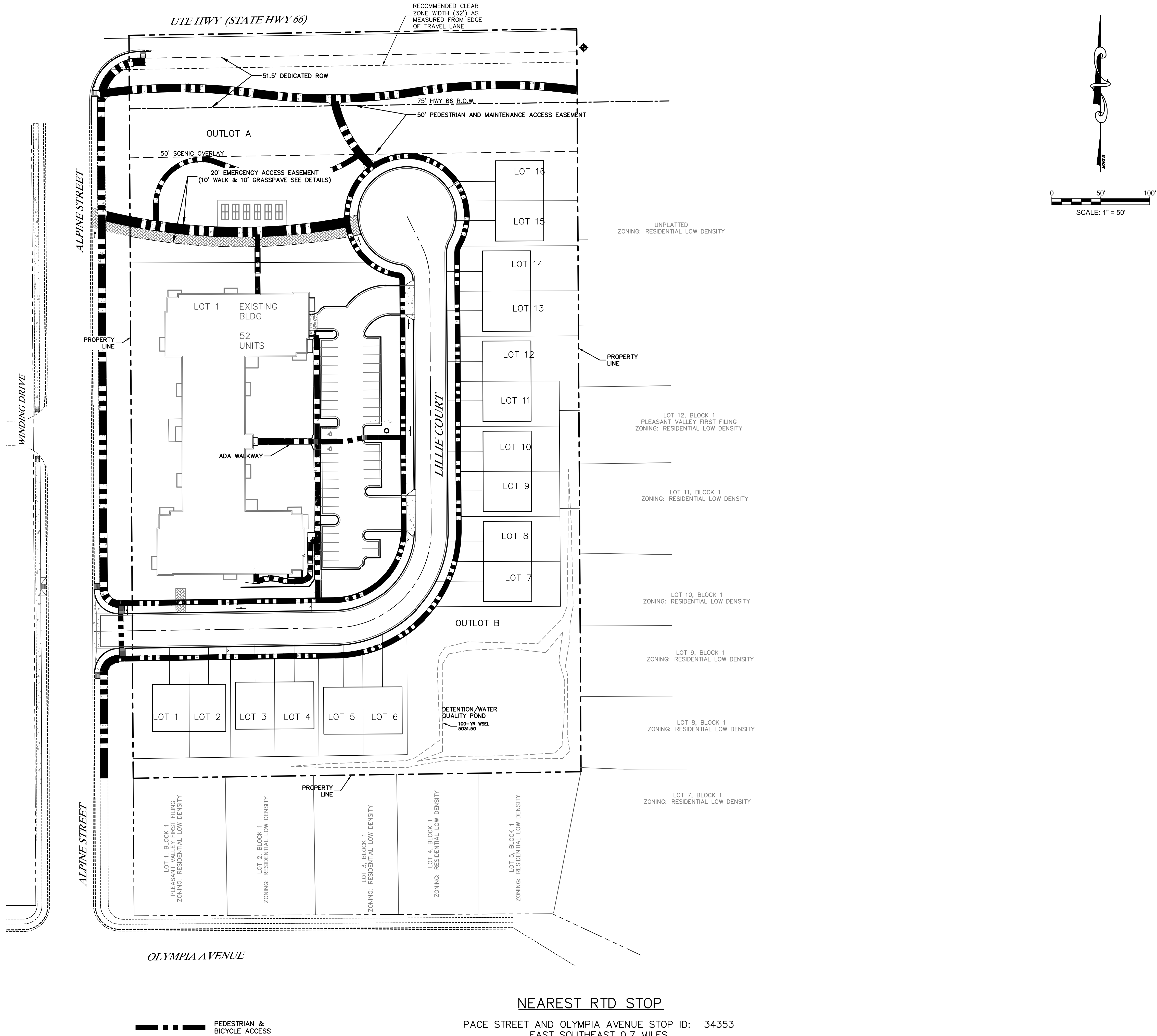
**Rocky Ridge
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420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
http://rockyridgecivil.com

NO.	DATE	DESCRIPTION	BY

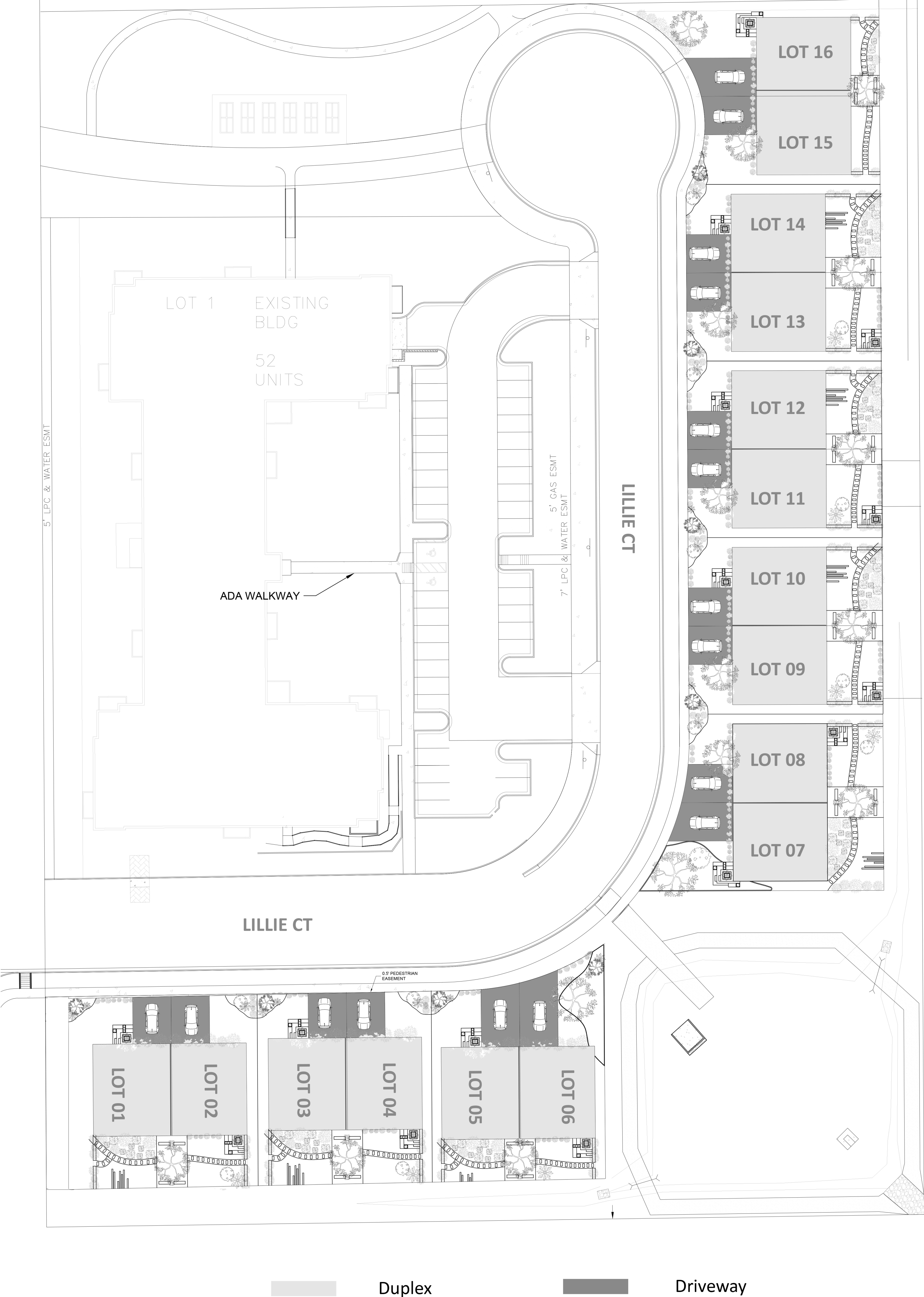
SHEET NO

C2



NEAREST RTD STOP
PACE STREET AND OLYMPIA AVENUE STOP ID: 34353
EAST SOUTHEAST 0.7 MILES
AREA IS ALSO SERVED BY LONGMONT CALL-n-RIDE

DANIELS ANNEXATION CONCEPT PLAN AMENDMENT				CONCEPT PLAN AMENDMENT MULTIMODAL PLAN		SHEET NO C3	
DATE 8/11/21				JOB NO 847-1		NO. DATE	
CAD NO 8471BASE				DESCRIPTION		BY	
Rocky Ridge Civil Engineering				420 21st Ave, Suite 101 Longmont, CO 80501 303.651.6626 http://rockridgecivil.com			



**Zuniga
Landscaping
LLC**

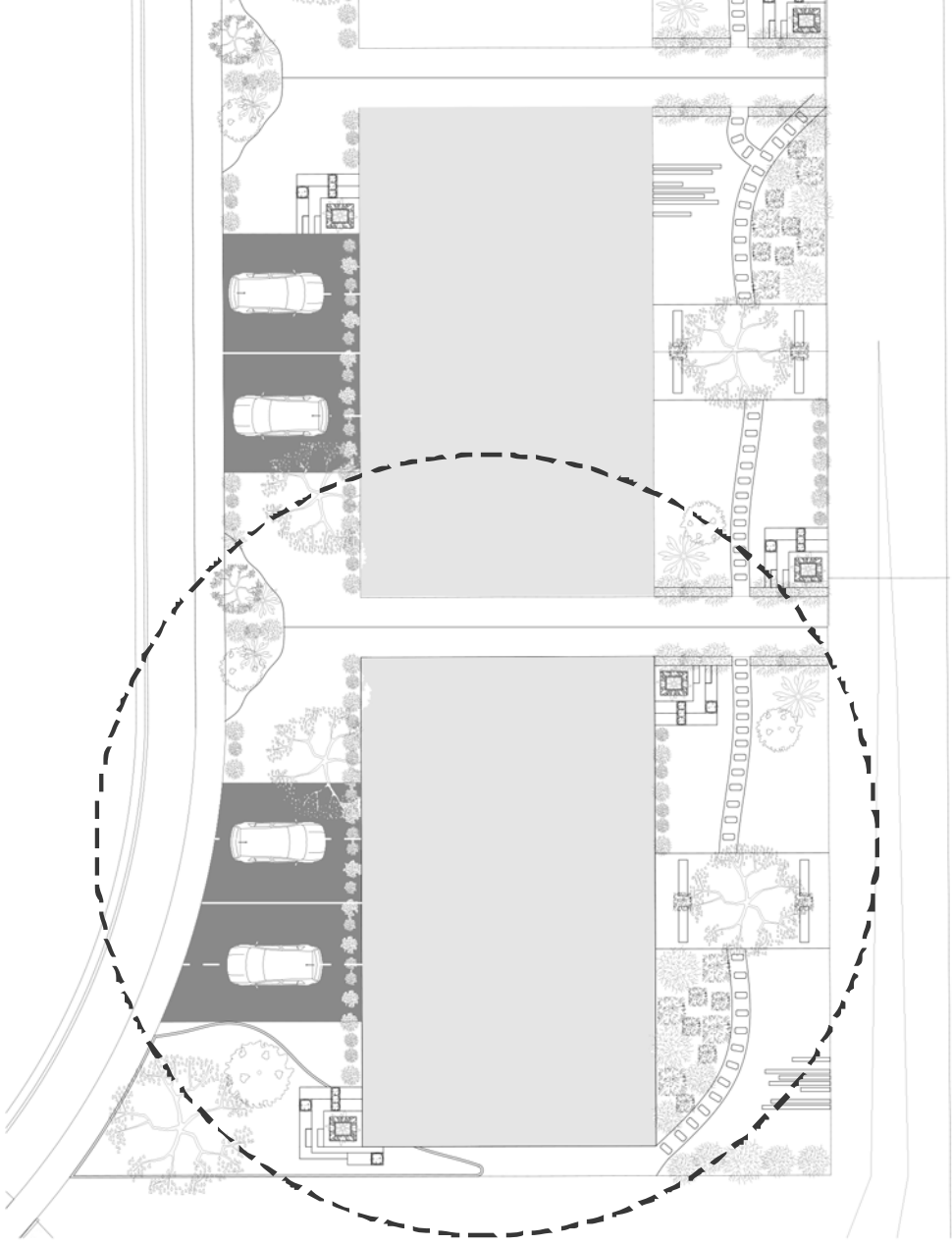
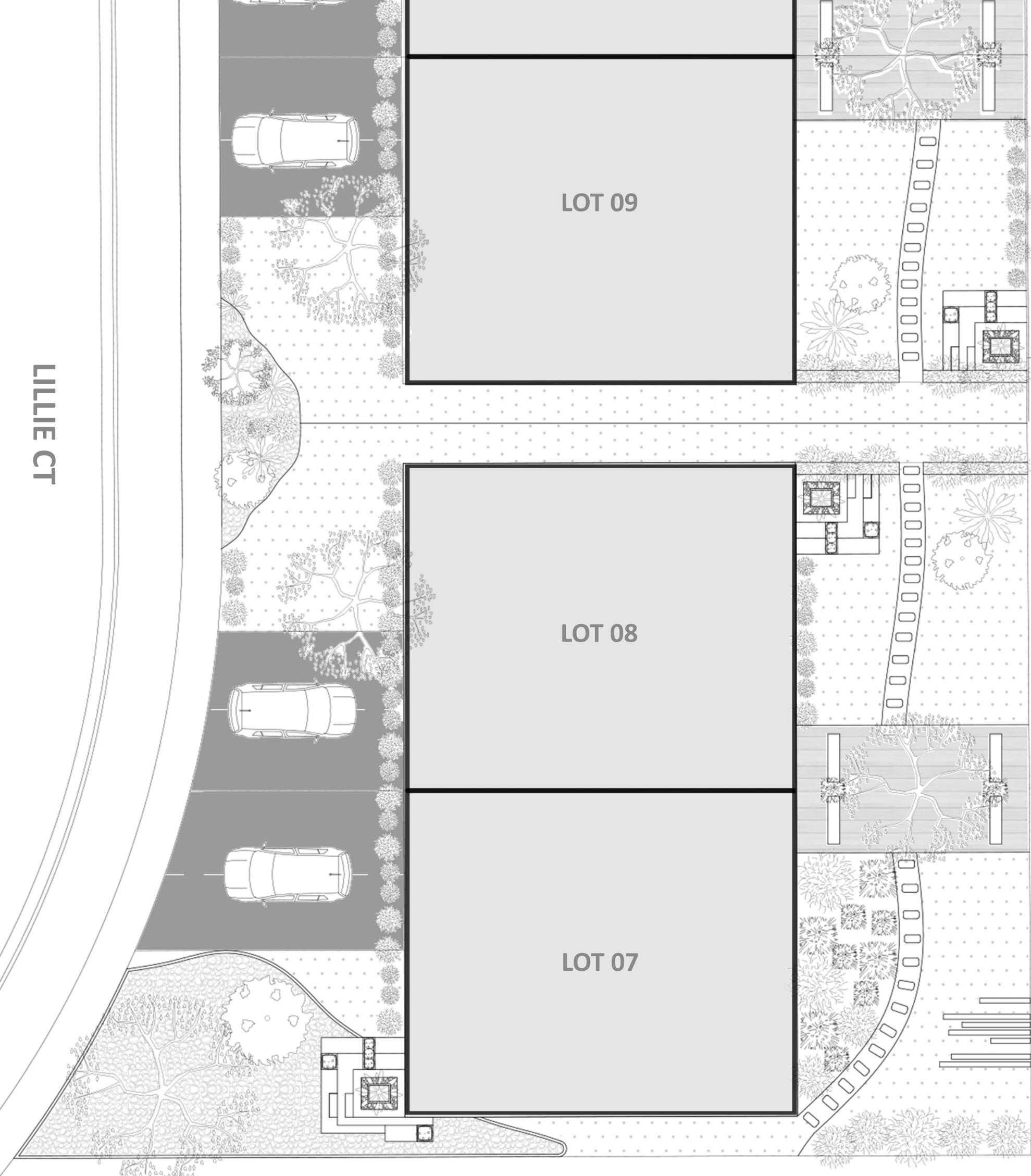
Title:
Landscape
Master Plan

Scale:
1"= 0' - 1/32"




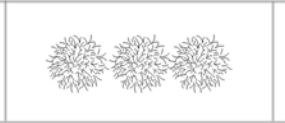

Updated Date:
8 / 11 / 21

Page no:
L1

LILLIE CT



				
Pebbles	Grass	Wood	Driveway	Duplex

				
Maple	Autumn Blaze	Oak	Dogwood	Russian Sage

Zuniga
Landscaping
LLC

Title:
Detailed
Landscape Plan

Scale:
1" = 0' - 3/32 "

Date:
8 / 11 / 21

Page no:
L2