

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)
LAND AREA WITHOUT ROW DEDICATION = 19.75 ACRES (860,310 SF)
LAND AREA WITH ROW DEDICATION = 21.48 ACRES (935,668.8 SF)

LEGEND:

- PROPERTY BOUNDARY
- ADMIN. FLOODWAY (2019 PRELIM)
- 100-YEAR FLOODPLAIN (2019 PRELIM)
- 100-YEAR FLOODPLAIN (2012)
- RIPARIAN SETBACK

NOTES & STANDARDS:

- INFORMATION CONTAINED HEREIN IS BASED OFF SURVEY INFORMATION PROVIDED BY ROCK CREEK SURVEYING, LLC AND THE ASSOCIATED TITLE WORK.
- PERMITTED, CONDITIONAL, LIMITED, AND PROHIBITED USES FOR THE MU-E ZONING DISTRICT FOR THE SITE SHALL BE PER TABLE 15.04-B, TABLE OF PRINCIPAL USES BY ZONING DISTRICT, WITHIN THE CITY OF LONGMONT, CODE OF ORDINANCES, CHAPTER 15.04.010.J.3.B.
- PERMITTED AND PROHIBITED ACCESSORY USES FOR MU-E ZONING DISTRICT FOR THE SITE SHALL BE PER TABLE 15.04-B, TABLE OF ACCESSORY USES, CITY OF LONGMONT, CODE OF ORDINANCES CHAPTER 15.04.030.C.4.
- OFFSITE SANITARY SEWER INFRASTRUCTURE MAY 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 ATTENUATION REQUIREMENTS. IMPLEMENTATION OF LOW IMPACT DEVELOPMENT TECHNIQUES WILL BE REQUIRED TO THE MAXIMUM EXTENT PRACTICABLE AS DEFINED IN THE CITY OF LONGMONT MUNICIPAL CODE PER SECTION 14.26.150.
- 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'S APPROVAL.
- TIMING AND PHASING OF DEVELOPMENT SHALL BE DEPENDENT ON MARKET CONDITIONS.
- PASSIVE GREENSPACE AS REQUIRED FOR MU-E ZONING MAY BE INCORPORATED INTO THE DESIGN AND PROGRAMMING OF THE PROJECT AT THE DISCRETION OF THE DEVELOPER.
- 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 THAT 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 MAP NUMBER 0801300286J AND 0801300267J (PANELS 286 AND 287 OF 615) REVISED DECEMBER 18, 2012 FOR BOULDER COUNTY, COLORADO, AND INCORPORATED AREAS. BASED ON THESE MAPS, A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOOD (FLOOD ZONE AE), AND FLOOD ZONE X IN OTHER AREAS. HOWEVER, A PRELIMINARY FIRM DATED 9/30/2019, ADOPTED BY CITY COUNCIL IN DECEMBER 2019, SHOWS THAT A PORTION OF THE SITE IS LOCATED WITHIN ZONE AE (THE 100-YEAR FLOODPLAIN) AND THE ADMINISTRATIVE FLOODWAY. THE FLOODPLAIN DEPICTED IS BASED ON THE 2012 EFFECTIVE FLOODPLAIN MAP AND IS SUBJECT TO CHANGE BASED ON THE PRELIMINARY FIRM DATED 9/30/2019. FUTURE DEVELOPMENT ON THE SITE WILL MEET APPLICABLE FLOODPLAIN REGULATIONS.
- THE ANNEXATION PLAN IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. THE EXTERIOR BOUNDARY, EASEMENTS AND RIGHT-OF-WAYS DEPICTED HEREIN ARE SUBJECT TO REFINEMENT WITHIN THE FUTURE PRELIMINARY AND FINAL PLATS FOR THE PROJECT.
- THE EXISTING VEGETATION IN THE ST. VRAIN CREEK CORRIDOR WILL BE INVENTORIED AND ACCESSED WITH THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY.
- 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.
- THE PROPOSED DEVELOPMENT WILL REQUIRE A LOOPED WATER MAIN SYSTEM AND WILL HAVE TWO POINTS OF CONNECTION OFF OF THE EXISTING WATER MAIN IN S. SUNSET STREET AND THE EXISTING MAIN SOUTH OF THE DEVELOPMENT.
- FINAL DETERMINATION OF ALL ACCESS POINTS WILL OCCUR AFTER REVIEW OF A TRAFFIC REPORT FOR THE PROJECT.
- ANY ACCESS POINTS OFF OF BOSTON AVENUE THAT WILL BE USED BY THIS PROJECT WILL REQUIRE WRITTEN APPROVAL FROM THE ADJACENT PROPERTY OWNER(S). ANY REQUIRED ACCESS IMPROVEMENTS ON ADJACENT PROPERTIES WILL BE REQUIRED TO OBTAIN WRITTEN APPROVAL FROM THE ADJACENT PROPERTY OWNER(S). CONFIRMATION SHALL BE REQUIRED TO THE CITY PRIOR TO THE RECORDING OF THE FINAL PLAT.

MIXED-USE EMPLOYMENT (MU-E) PROPOSED ALLOWABLE USES AT FULL BUILD-OUT	
USES	PROPOSED
COMMERCIAL / RETAIL / RESTAURANT	20,000 SF
RESIDENTIAL DENSITY	334 DU

PROPERTY BOUNDARY	
TOTAL PERIMETER	ADJACENT TO CITY LIMIT
4309.47 FEET	3772.20 FEET (87.5 %)

CIVIL ENGINEER:

HKS HARRIS KOCHER SMITH

SURVEYOR:

ROCK CREEK
SURVEYING, LLC

ARCHITECT:

CR CRANE ARCHITECTURE

DEVELOPER:

C CONFLUENCE communities



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11. THE CURRENT EFFECTIVE FLOODPLAIN FOR THE SITE IS PER FLOOD INSURANCE RATE MAP NUMBER 08013C0286J AND 08013C0267J (PANELS 286 AND 287 OF 615) REVISED DECEMBER 18, 2012 FOR BOULDER COUNTY, COLORADO, AND INCORPORATED AREAS. BASED ON THESE MAPS, A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 100-YEAR FLOOD (FLOOD ZONE AE), AND FLOOD ZONE X IN OTHER AREAS. HOWEVER, A PRELIMINARY FIRM DATED 9/30/2019, ADOPTED BY CITY COUNCIL IN DECEMBER 2019, SHOWS THAT A PORTION OF THE SITE IS LOCATED WITHIN ZONE AE (THE 100-YEAR FLOODPLAIN) AND THE ADMINISTRATIVE FLOODWAY. THE FLOODPLAIN DEPICTED IS BASED ON THE 2012 EFFECTIVE FLOODPLAIN MAP AND IS SUBJECT TO CHANGE BASED ON THE PRELIMINARY FIRM DATED 9/30/2019. FUTURE DEVELOPMENT ON THE SITE WILL MEET APPLICABLE FLOODPLAIN REGULATIONS.
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