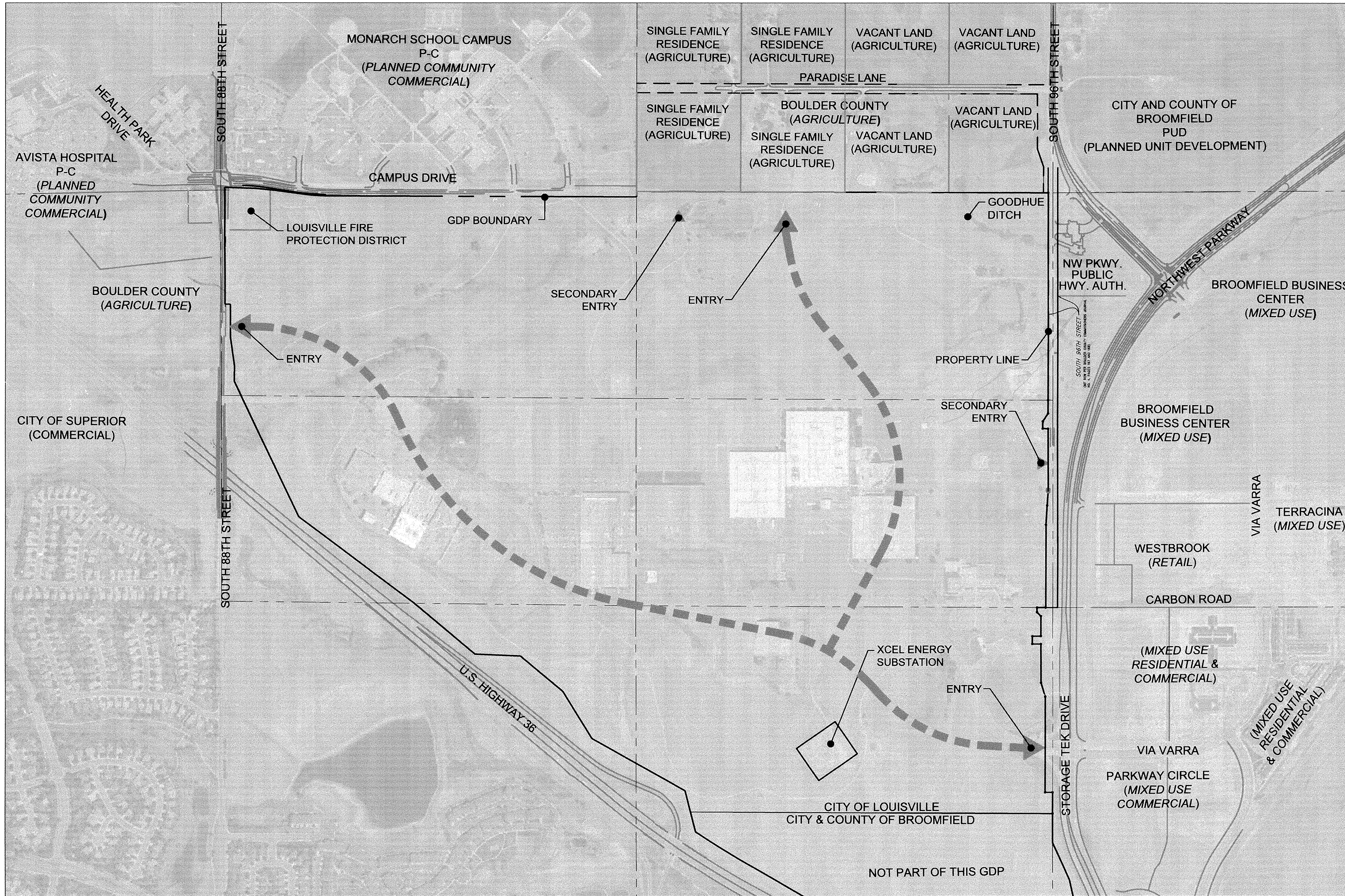
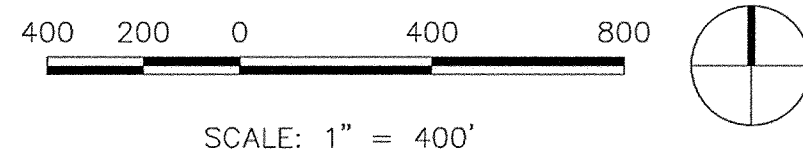


CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN

A 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.
SHEET 1 OF 1



GENERAL DEVELOPMENT PLAN



CERTIFICATIONS/SIGNATURE BLOCKS

CITY COUNCIL CERTIFICATION:

APPROVED THIS 6 DAY OF APRIL, 2010 BY THE CITY COUNCIL OF
THE CITY OF LOUISVILLE, COLORADO.
ORDINANCE NO. 569, SERIES 2010.

MAYOR SIGNATURE

CITY CLERK SIGNATURE



PLANNING COMMISSION CERTIFICATION:

APPROVED THIS 25 DAY OF FEBRUARY, 2010, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. 3, SERIES 2010.

CLERK AND RECORDER CERTIFICATE - COUNTY OF BOULDER, STATE OF COLORADO:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:25 O'CLOCK, A.M., THIS 30 DAY OF JULY, 2010, AND IS RECORDED IN
PLAN FILE , FEE 11.00, PAID , FILM NO. , RECEPTION 3000719

Hilary Hall
CLERK AND RECORDER

Debra Albany
DEPUTY

LOUISVILLE FIRE PROTECTION DISTRICT SIGNATURE BLOCK:

WITNESS OUR HANDS AND SEALS THIS 20th DAY OF May, 2010.

Jim R.
OWNER - LOUISVILLE FIRE PROTECTION DISTRICT REPRESENTATIVE
John J. Schwartz
NOTARY

MY COMMISSION EXPIRES May 7, 2013

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS
AND INTENT SET FORTH IN THIS GDP. WITNESS OUR HANDS AND SEALS

THIS 10th DAY OF May, 2010.

OWNER
CONOCOPHILLIPS COMPANY
A DELAWARE CORPORATION

Mark R. Headley Attorney-In-Fact
BY: SIGNATURE TITLE

Carolyn Reeder
NOTARY NAME AND SIGNATURE

MY COMMISSION EXPIRES 1-31-11

GENERAL NOTES:

1. DEVELOPMENT SHALL CONFORM AND BE CONSISTENT WITH THE LOUISVILLE MUNICIPAL CODE AND THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES UNLESS OTHERWISE WAIVED OR MODIFIED BY THE CITY COUNCIL THROUGH THE PUD DEVELOPMENT PLAN PROCESS.
2. THE CAMPUS SECURITY BOUNDARY WILL NOT EXTEND OUTSIDE OF THE SITE BOUNDARY.
3. TRAFFIC CIRCULATION PATTERNS DEPICTED WITHIN AND ACROSS LOT A REPRESENT INTERNAL PRIVATE DRIVES AND ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION.
4. EXISTING FREE STANDING CMRS FACILITIES WITHIN LOT A SHALL CONSTITUTE A PERMISSIBLE NON-CONFORMING USE.
5. PUBLIC LAND DEDICATION OF AT LEAST 12% WILL COMPLY WITH SECTION 16.16.060.B OF THE LOUISVILLE MUNICIPAL CODE.

SITE INFORMATION

GROSS DEVELOPABLE AREA (PUD BOUNDARY):	391.719 ACRES (MAXIMUM 0.15 F.A.R.) FOR LEGAL DESCRIPTION SEE EXHIBIT A OF ORDINANCE NO. 199 SERIES 2010
ZONING:	PLANNED COMMUNITY ZONED DISTRICT (PCZD) - COMMERCIAL WITH PUD-C OVERLAY
PLANNED ACCESS:	NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH 88TH STREET

PERMITTED USES

PERMITTED USE	COMMENTS / REMARKS	PARKING REQUIREMENTS
PROFESSIONAL, BUSINESS AND ADMINISTRATIVE OFFICES	-	4 / 1,000 S.F.
EDUCATIONAL AND TRAINING FACILITIES	MEETING ROOMS AND SOCIAL SPACE FOR EMPLOYEES AND VISITORS	0.5/1000 S.F.
PRIVATE SHORT TERM LODGING FOR CONOCOPHILLIPS EMPLOYEES AND GUESTS	OVERNIGHT ACCOMMODATIONS FOR EMPLOYEES/VISITORS	0.5 / ROOM
PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS	-	-
PRIVATE, NONCOMMERCIAL, RECREATIONAL AND SOCIAL FACILITIES	-	1 / 1,000 S.F.
PARKING LOTS AND PARKING BUILDINGS	SURFACE AND STRUCTURED PARKING	-
CAMPUS ORIENTED CHILDCARE CENTER	PRIVATE CHILDCARE FOR EMPLOYEES	1.5 SPACES PER TEACHER PLUS ONE SPACE PER ADMINISTRATIVE EMPLOYEE
RESEARCH/OFFICE AND CORPORATE USES AND FACILITIES FOR THE RESEARCH, DEVELOPMENT, MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS, OR OTHER PRODUCTS	-	1.25 / 1,000 S.F.
BUILDING MOUNTED CMRS FACILITIES	-	-
CAMPUS ORIENTED FOOD SERVICE	RESTAURANTS, CAFETERIAS, OR CAFES FOR USE BY EMPLOYEES/VISITORS INTEGRATED THROUGHOUT THE CAMPUS	-
COMMERCIAL USES, INCLUDING BUT NOT LIMITED TO BUILDING CONTRACTORS' EQUIPMENT YARDS, TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES, AND STORAGE FACILITIES	STORAGE OF MATERIALS IN SUPPORT OF THE CAMPUS RESEARCH AND DEVELOPMENT FACILITY, HELIPAD (SPECIAL REVIEW USE)	1 / 1,000 S.F.
PRIVATE UTILITY USES	TO ALLOW THE EXISTING SANITARY LIFT STATION, POTENTIAL SUBSURFACE GEO EXCHANGE FIELD, SOLAR PANELS, BUILDING MOUNTED WIND POWERED ELECTRICAL GENERATION FACILITIES, AND CENTRAL MECHANICAL, ELECTRICAL, AND PLUMBING FACILITY	-
OTHER USES AS ESTABLISHED BY THE CITY COUNCIL AS FOUND TO BE SPECIFICALLY COMPATIBLE FOR COMMERCIAL AND OFFICE PLANNING AREAS	-	-

YARD AND BULK REQUIREMENTS

1. MAXIMUM BUILDING HEIGHTS PROPOSED ON THE PUD DEVELOPMENT PLAN EXCEED LIMITATIONS SET FORTH IN THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (CDDSG). BUILDING HEIGHTS ARE EXPECTED TO RANGE FROM 35' IN SOME AREAS, TO 65' OR 95' IN OTHER AREAS. PROPOSED MAXIMUM BUILDING HEIGHTS IN EXCESS OF CDDSG REQUIREMENTS REQUIRE CITY COUNCIL APPROVAL EITHER BY SEPARATE VESTING AGREEMENT OR THROUGH THE PUD DEVELOPMENT PLAN REVIEW PROCESS, AND ARE NOT APPROVED BY THIS GDP.

MINIMUM BUILDING SETBACKS
(FOR BUILDING FOOTPRINTS LESS THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:
ARTERIAL STREET 30 FT.
COLLECTOR STREET 20 FT.
INTERNAL/PRIVATE DRIVE 10 FT.

(FOR BUILDING FOOTPRINTS GREATER THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:
ARTERIAL STREET 50 FT.
COLLECTOR STREET 40 FT.
INTERNAL/PRIVATE DRIVE 10 FT.

MINIMUM PARKING SETBACKS
(FROM ALL PERIMETER PROPERTY LINES OR RIGHTS-OF-WAYS)

PROPERTY LINES ADJACENT TO U.S. 36 40 FT.
ARTERIAL STREET R.O.W. 25 FT.
COLLECTOR STREET R.O.W. 15 FT.
INTERNAL/COMMON PROPERTY BOUNDARY 10 FT.



2190 E 17TH AVENUE
DENVER, CO 80206 USA
t +1 303 832 1712
f +1 303 832 1713

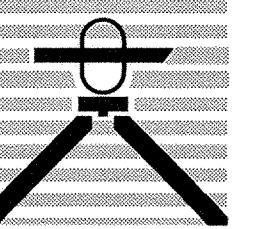
PLANNER / LANDSCAPE ARCHITECT



CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING LAND SURVEYING

7901 E. Bellevue Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

CIVIL ENGINEER



Drexel, Bartell & Co.
Engineers/Surveyors
1800 33rd Street
Boulder, CO 80301
Tel: (303) 442-4338
Fax: (303) 442-4373

SURVEYOR

ISSUE / REVISION	DATE
GDP SUBMITTAL	11/12/2009
RESUBMITTAL	2/01/2010
RESUBMITTAL	3/06/2010
RESUBMITTAL	3/26/2010
MYLAR RECORDING	4/26/2010

CONOCOPHILLIPS CAMPUS
2270 SO. 88TH STREET
LOUISVILLE, CO

GENERAL DEVELOPMENT PLAN

DRAWN	TEAM
CHK	TEAM
PL#	09.01/01.00

SHEET NUMBER:

1 OF 1