

TAKODA

GENERAL DEVELOPMENT PLAN - 7th AMENDMENT

A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM PRINCIPAL MERIDIAN,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION FOR TAKODA PA1

FOUNDRY:

A REPLAT OF LOT 1, BLOCK 9 AND TRACT T OF TAKODA SUBDIVISION WITH A RECEPTION NUMBER OF 03103584, AND LOT 2 OF SUMMIT VIEW SUBDIVISION WITH A RECEPTION NUMBER 2216330 AND BEING PART OF SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

AREA = 5.82 ACRES

PROJECT DESCRIPTION

|                                       |                                               |
|---------------------------------------|-----------------------------------------------|
| PLATTED AREA:                         | ±5.82 AC.                                     |
| GROSS PROJECT AREA:                   | ±5.82 AC.                                     |
| PLANNING AREA 1<br>PA AREA:           | 5.82 AC.                                      |
| CURRENT ZONING:                       | PLANNED COMMUNITY ZONED DISTRICT (PCZD) - C/R |
| PROPOSED ZONING:                      | PLANNED COMMUNITY ZONED DISTRICT (PCZD) - C/R |
| MAX APPROVED COMMERCIAL FLOOR AREA    | 15,000 SF                                     |
| TOTAL MAX NUMBER OF RESIDENTIAL UNITS | 59 DU                                         |

PLANNING AREA 1 ACCESS

|         |                                                                                                                                                                                                                                                             |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACCESS: | HIGHWAY 42 (FULL MOVEMENT, SIGNALIZED AT PASCHAL DRIVE)<br>HIGHWAY 42 (3/4 MOVEMENT ACCESS)<br>HIGHWAY 42 (3/4 MOVEMENT AT SUMMIT VIEW DRIVE)<br>SUMMIT VIEW DRIVE (FULL MOVEMENT)<br>PASCHAL DRIVE (RT IN/RT OUT ACCESS)<br>KAYLIX AVE (ONE-WAY IN ACCESS) |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

PUBLIC LAND DEDICATION - PA1

|                                     |                      |
|-------------------------------------|----------------------|
| TOTAL PLATTED AREA (PA1):           | 5.82 AC.             |
| COMMERCIAL AREA (PCZD-C/R):         | 1.66 AC.             |
| COMMERCIAL DEDICATION REQUIREMENT:  | 12% (PREVIOUSLY MET) |
| RESIDENTIAL AREA(PCZD-C/R):         | 4.16 AC.             |
| COMMERCIAL DEDICATION REQUIREMENT:  | 12% (PREVIOUSLY MET) |
| RESIDENTIAL DEDICATION REQUIREMENT: | 15% (3% DELTA)       |
| TOTAL LAND DEDICATION REQUIRED:     | 5,436 SF (0.1248 AC) |

<sup>1</sup> THE REQUIRED LAND DEDICATION SHALL BE MET VIA A CASH IN LIEU PAYMENT CONSISTENT WITH SECTION 16.16.60B OF THE CITY CODE.

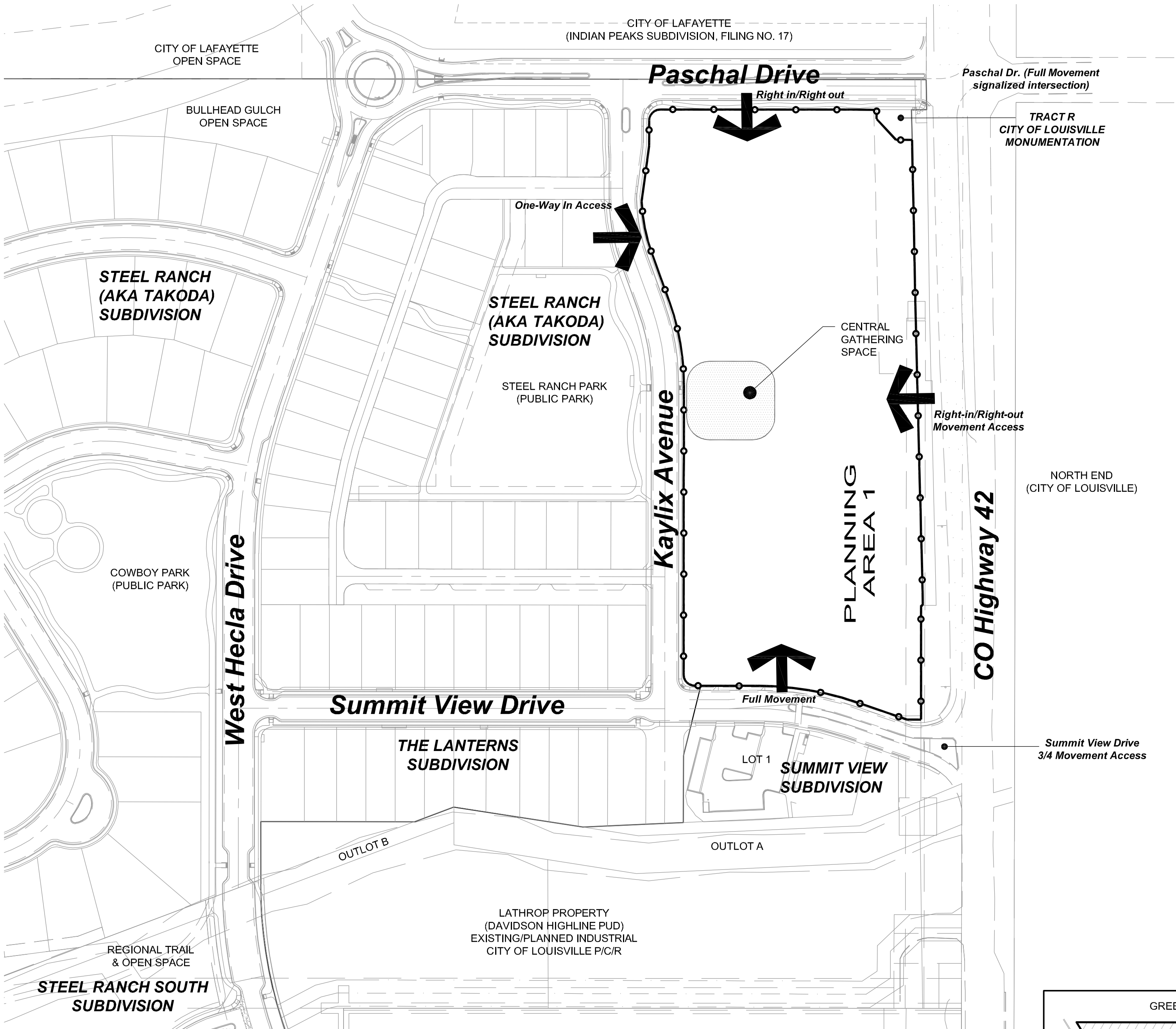
DEVELOPMENT SUMMARY

|                                                        |  |                                                         |
|--------------------------------------------------------|--|---------------------------------------------------------|
| PLANNING AREA 1:                                       |  |                                                         |
| ALLOWED USES: PER SECTION 17.72.080                    |  |                                                         |
| UNITS:                                                 |  | 59 D.U. <sup>1</sup>                                    |
| MAXIMUM DENSITY:                                       |  | 10.14 D.U./AC                                           |
| TAKODA TOTAL RESIDENTIAL DENSITY:                      |  |                                                         |
| ALLOWED USES: PER SECTION 17.72.080                    |  |                                                         |
| UNITS:                                                 |  | 521 D.U. (INCLUDES 59 UNIT REQUEST)                     |
| TAKODA TOTAL GROSS PROJECT AREA:                       |  | 69.97 AC                                                |
| MAXIMUM DENSITY:                                       |  | 7.45 DU/AC (INCLUDES RESIDENTIAL PORTION OF PA1 PARCEL) |
| MAX APPROVED FLOOR AREA (PER TAKODA GDP-3rd AMENDMENT) |  | 76,055 SF                                               |
| MAX APPROVED COMMERCIAL FLOOR AREA WITHIN THIS GDP     |  | 15,000 SF                                               |

<sup>1</sup> RESIDENTIAL UNITS WITHIN PLANNING AREA 1 REQUIRE PUD APPROVAL AND SHALL IN NO EVENT EXCEED THE UNIT COUNT OF 59.

NOTES

- SURVEY FOR THIS PROJECT WAS COMPLETED BY ROCK CREEK SURVEYING, LLC, DATED AUGUST 23, 2013.
- THERE IS NO FEMA RECORDED FLOODPLAIN WITHIN THE PROJECT LIMITS.
- TIMING OF THE DEVELOPMENT SHALL BE DEPENDENT ON MARKET CONDITIONS.
- THIS PLAN IS CONCEPTUAL IN NATURE AND SHOULD NOT BE INTERPRETED TO ESTABLISH PRECISE DIMENSIONS OR ACREAGE. SUCH FACTORS SHALL BE ACCURATELY ESTABLISHED THROUGH THE PLATTING AND FINAL PUD PROCESS IN ACCORDANCE WITH THE CITY'S REQUIREMENTS.
- INTERSECTION TRAFFIC MOVEMENTS SHOWN ARE RECOMMENDATIONS THAT MAY BE ALTERED IN THE FUTURE DEPENDENT UPON TRAFFIC ACCIDENTS AND/OR PUBLIC SAFETY CONCERNS.
- CONCURRENCY REQUIREMENT- NO MORE THAN 80% OF THE RESIDENTIAL BUILDING PERMITS SHALL BE ISSUED WITHOUT PRIOR OR CONCURRENT ISSUANCE OF BUILDING PERMIT(S) FOR A MINIMUM OF 7,500 SQUARE FEET OF COMMERCIAL CORE AND SHELL DEVELOPMENT. THE REMAINING 40% OF RESIDENTIAL BUILDING PERMITS SHALL BE ISSUED CONCURRENT WITH OR SUBSEQUENT TO A BUILDING PERMIT(S) FOR THE REMAINING 7,500 SQUARE FEET OF COMMERCIAL CORE AND SHELL DEVELOPMENT. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY BE ISSUED FOR ANY RESIDENTIAL DWELLING UNITS UNLESS THE ASSOCIATED COMMERCIAL DEVELOPMENT HAS RECEIVED A CERTIFICATE OF COMPLETION OR SIMILAR APPROVAL FOR A CORE AND SHELL CONDITION AS WOULD BE REQUIRED BY THE CITY.



BULK AND DIMENSION STANDARDS

|                                                       | COMMERCIAL                    | RESIDENTIAL <sup>6</sup>                  |
|-------------------------------------------------------|-------------------------------|-------------------------------------------|
| MIN. LOT AREA                                         | N/A                           | N/A                                       |
| MIN. LOT WIDTH                                        | 20'-0"                        | 18'-0"                                    |
| MAX. LOT COVERAGE                                     | N/A                           | N/A                                       |
| BUILDING SETBACKS <sup>3,4</sup>                      |                               |                                           |
| MIN. FRONT YARD SETBACK <sup>5</sup> (PRINCIPAL USES) | 0'                            | 5' (ALL CONDITIONS)                       |
| MIN. SIDE YARD SETBACK <sup>1</sup> (PRINCIPAL USES)  | 0'                            | 0' (IN BLDG)<br>5' (ALL OTHER CONDITIONS) |
| MIN. SIDE YARD SETBACK <sup>2</sup> (ACCESSORY USES)  | 0'                            | 0'                                        |
| MIN. REAR YARD SETBACK (PRINCIPAL USES)               | 5'                            | 5'                                        |
| MIN. REAR YARD SETBACK (ACCESSORY USES)               | 0'                            | 0'                                        |
| SETBACK FROM HWY. 42 R.O.W.                           | PARKING: 20'<br>BUILDING: 10' | N/A                                       |
| SETBACK FROM COLLECTOR STREET R.O.W.                  | PARKING: 10'<br>BUILDING: 10' | PARKING: 10'<br>BUILDING: 10'             |
| SETBACK FROM LOCAL STREET R.O.W.                      | N/A                           | PARKING: 5'<br>BUILDING: 10'              |
| SETBACK FROM PARKS & OPEN SPACE                       | PARKING: 0'<br>BUILDING: 0'   | PARKING: 0'<br>BUILDING: 0'               |
| MINIMUM BLDG. SEPARATION                              | 10'                           | 10'                                       |
| MAX. BLDG. HEIGHT                                     |                               |                                           |
| PRINCIPAL USES                                        | 30'-0"                        | 30'                                       |
| ACCESSORY USES <sup>7</sup>                           | 20'-0"                        | 20'                                       |

<sup>1</sup> IF FEE SIMPLE LOTS ARE CREATED WITHIN BUILDINGS OR IF ATTACHED BUILDINGS CROSS LOT LINES, THERE IS NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.

<sup>2</sup> ACCESSORY USES TO INCLUDE GARAGES

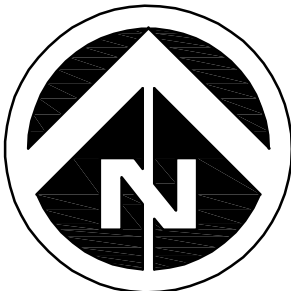
<sup>3</sup> NO MAXIMUM BUILDING SETBACKS ARE REQUIRED

<sup>4</sup> CORNICE, CANOPY, EAVE, PATIO, FIRE PLACE, WING WALL OR SIMILAR ARCHITECTURAL FEATURE MAY EXTEND 3 FEET INTO A REQUIRED SETBACK

<sup>5</sup> FRONT PORCH MAY EXTEND 3' INTO FRONT SETBACK

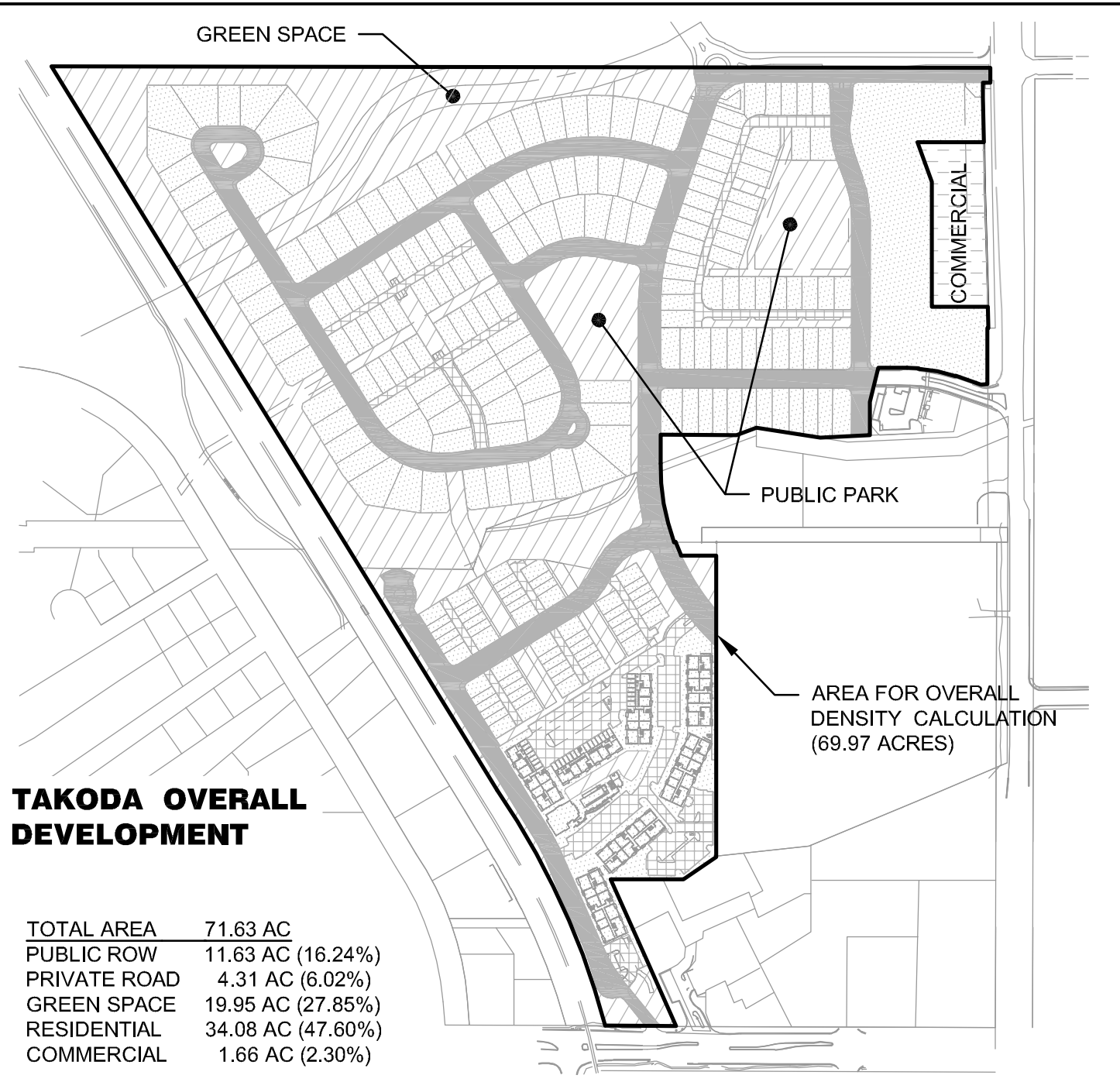
<sup>6</sup> RESIDENTIAL USES INCLUDE SINGLE FAMILY OR ATTACHED SINGLE FAMILY SUCH AS PAIRED HOMES, ROWHOMES, TOWNHOMES, OR CONDOS

<sup>7</sup> NOT TO EXCEED 12 UNITS PER BUILDING. MIXED USE RESIDENTIAL AND COMMERCIAL SHALL BE ALLOWED WITHIN THE SAME BUILDING.



PROPERTY OWNERSHIP

RMCS, LLC  
21 SOUTH SUNSET  
LONGMONT, CO 80503



TAKODA OVERALL DEVELOPMENT

|              |                   |
|--------------|-------------------|
| TOTAL AREA   | 71.63 AC          |
| PUBLIC ROW   | 11.63 AC (16.24%) |
| PRIVATE ROAD | 4.31 AC (6.02%)   |
| GREEN SPACE  | 19.95 AC (27.85%) |
| RESIDENTIAL  | 34.08 AC (47.60%) |
| COMMERCIAL   | 1.66 AC (2.30%)   |

OWNERSHIP CERTIFICATE

BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS GDP. WITNESS OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

OWNER - RMCS, LLC A COLORADO LIMITED LIABILITY COMPANY

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. \_\_\_\_\_, SERIES \_\_\_\_\_.

CITY COUNCIL CERTIFICATE

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. \_\_\_\_\_, SERIES \_\_\_\_\_.

MAYOR: \_\_\_\_\_, CITY CLERK: \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF BOULDER ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_

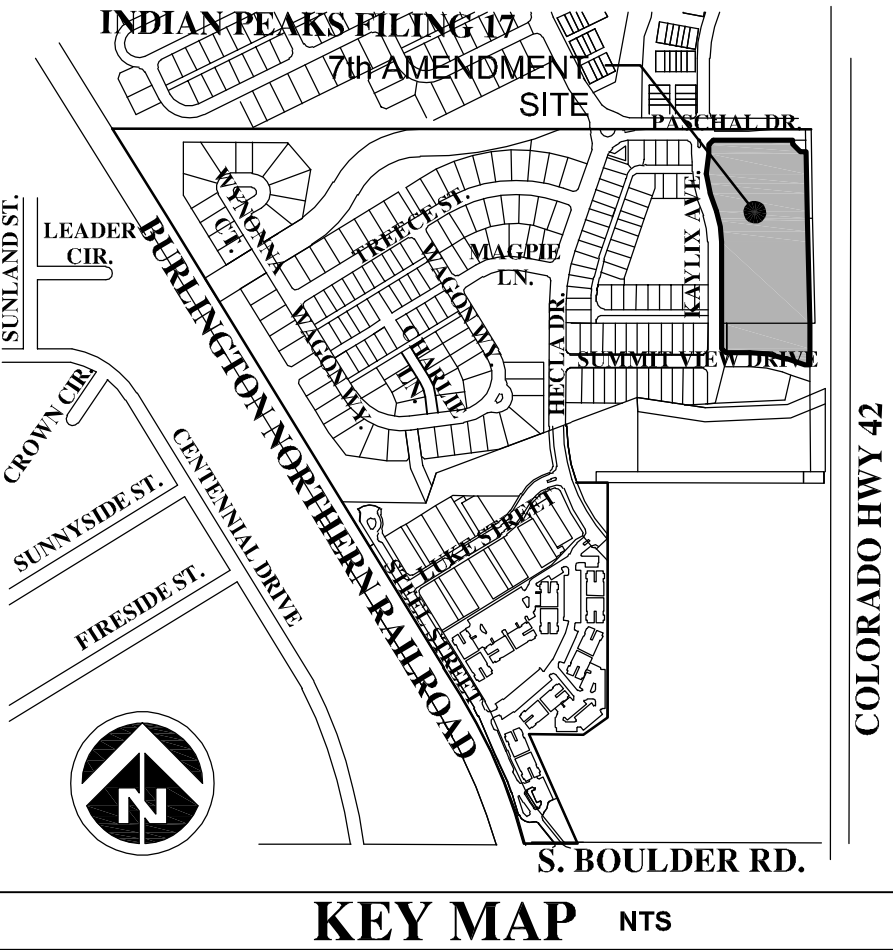
0'CLOCK AT \_\_\_\_M, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AND IS RECORDED IN PLAN FILE \_\_\_\_\_, FEE \_\_\_\_\_.

PAID: \_\_\_\_\_, FILM NO. \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

RECORDER: \_\_\_\_\_, DEPUTY: \_\_\_\_\_



**Dewberry**  
Dewberry Engineers Inc.  
2011 Cherry Street, Suite 206  
Louisville, CO 80027  
720.975.0177  
Contact: Suzanne O. Shiel, PE  
Email: Sshiel@dewberry.com

TAKODA  
GENERAL DEVELOPMENT PLAN  
7th AMENDMENT

**RMCS**  
21 South Sunset  
Longmont, CO 80503  
Tel: (720) 201-3194  
Contact: David Waldner

| No. | Date       | Description    |
|-----|------------|----------------|
| 1   | 01/27/2021 | ORIGINAL ISSUE |
| 2   | 05/11/2021 | 2ND SUBMITTAL  |

|                 |        |
|-----------------|--------|
| Project Number: | 030015 |
| Designed By:    | SCD    |
| Drawn By:       | SCD    |
| Checked By:     | SOS    |
| Sheet Number:   | 1 OF 1 |