

COAL CREEK VILLAGE PLANNED UNIT DEVELOPMENT

COAL CREEK STATION FILING NO.4, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

SIGNATURE BLOCKS

OWNERSHIP SIGNATURE BLOCK

The undersigned as the owner of the lands described herein, hereby agrees on behalf of itself, and its heirs, successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved plan and the Louisville Municipal Code.

(Insert full name of entity or corporation, as applicable)

Witness my/our hand(s) and seal(s) this ____ day of _____, 20__.

BY: _____
Ridgeline Development Corporation
Michael Markel, President

SEAL: _____

Notary Signature _____

MY COMMISSION EXPIRES _____

CLERK AND RECORDER CERTIFICATE
(COUNTY OF BOULDER, STATE OF COLORADO)
I hereby certify that this instrument was filed in my office at _____ o'clock, ____ M., this ____ day of _____, 20__, and is recorded in Plan File _____, Fee _____ paid, _____ Film No. _____ Reception.

Clerk & Recorder

Deputy

CITY COUNCIL CERTIFICATE
Approved this ____ day of _____, 20__ by the City Council of the City of Louisville, Colorado.
Resolution No. _____, Series _____ (City Seal)

Mayor Signature

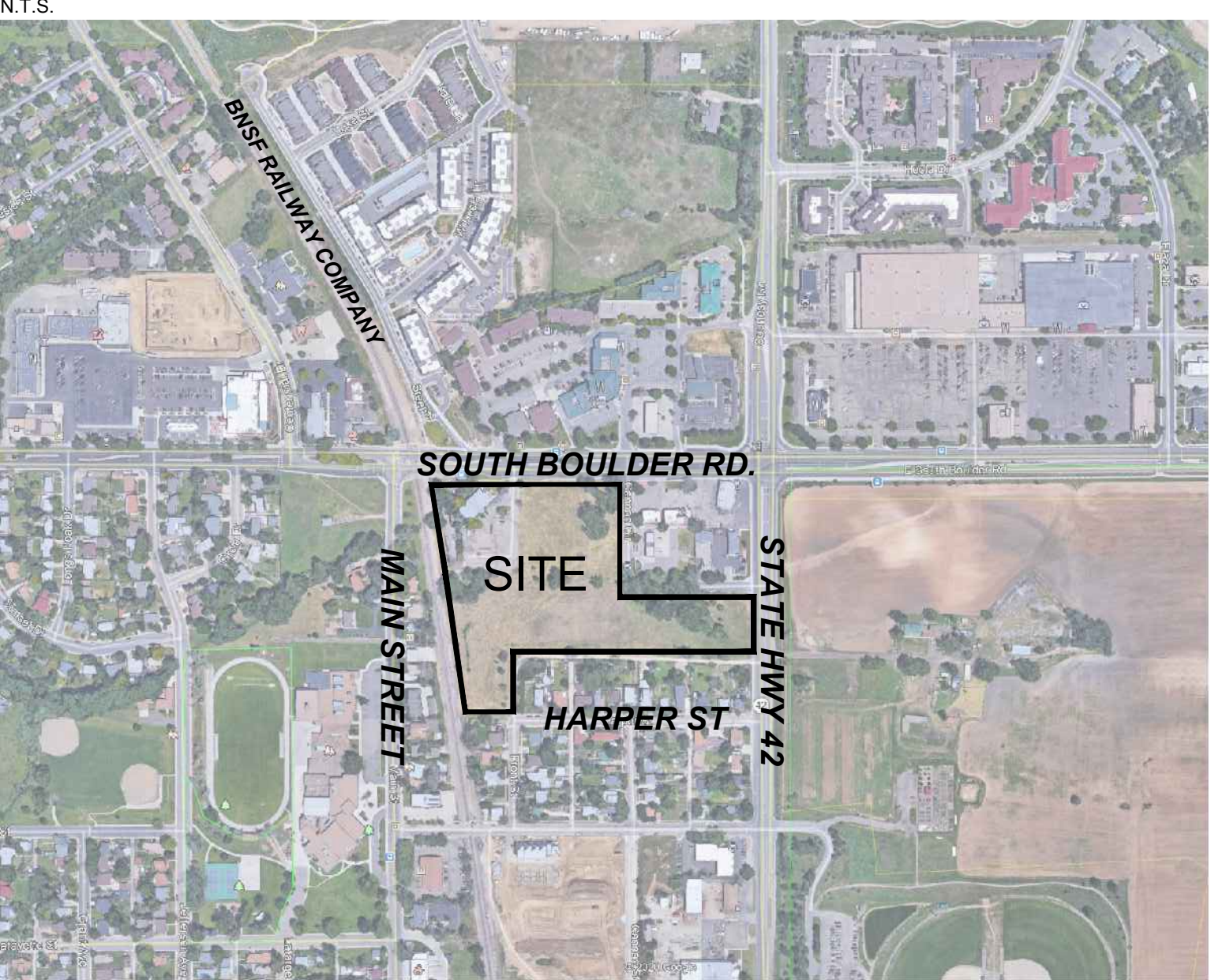
City Clerk Signature

PLANNING COMMISSION CERTIFICATE
RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____, SERIES _____

GOODHUE DITCH & RESERVOIR COMPANY
APPROVED THIS ____ DAY OF _____, 20__.

SIGNATURE OF REPRESENTATIVE

VICINITY MAP



SITE SUMMARY

EXISTING ZONING: CC-MU, Mu-R & RM
PROPOSED ZONING: Mu-R
TOTAL GROSS SITE AREA: 495,658 SF (11.378 ACRES)
TOTAL COMMERCIAL AREA: 14,632 SF (1ST FLOOR OF BUILDINGS 3 & 4, BLOCK 4)
TOTAL RESIDENTIAL UNITS: 188
GROSS DENSITY*: 16.5 DU/ACRE
*AREA OF DENSITY CALCULATION INCLUDES PLATTED ACREAGE AND ½ THE AREA OF ANY ADJACENT STREET PER SECTION 17.14.060.C.1.A

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT RIDGELINE DEVELOPMENT CORPORATION, BEING THE OWNERS OF THE LANDS DESCRIBED HEREIN, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3:
LOT 1, COAL CREEK STATION FILING NO. 2, TOGETHER WITH 17% INTEREST OF THE COAL CREEK STATION FILING NO. 2 COMMON AREA, COAL CREEK STATION FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 4:
LOTS 3-6, INCLUSIVE, COAL CREEK STATION FILING NO. 2, TOGETHER WITH 67% INTEREST OF THE COAL CREEK STATION FILING NO. 2 COMMON AREA, COAL CREEK STATION FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 5:
A 16% INTEREST OF THE COAL CREEK STATION FILING NO. 2 COMMON AREA, COAL CREEK STATION FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 6:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF CALEDONIA PLACE, AN ADDITION TO THE TOWN OF LOUISVILLE; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF SAID CALEDONIA PLACE A DISTANCE OF 175 FEET TO A POINT CALLED CORNER NO. 1, TRUE POINT OF BEGINNING; THENCE SOUTH PARALLEL, TO THE EAST LINE OF BLOCK 1, CALEDONIA PLACE, A DISTANCE OF 330 FEET TO CORNER NO. 2; THENCE WEST AND PARALLEL, WITH THE SOUTH BOUNDARY LINE OF SAID BLOCK 1, CALEDONIA PLACE, 790 FEET TO THE RIGHT-OF-WAY OF THE COLORADO AND SOUTHERN RAILROAD COMPANY, CORNER NO. 3; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RIGHT-OF-WAY A POINT ON THE NORTH BOUNDARY LINE OF SAID CALEDONIA PLACE A DISTANCE OF 330 FEET, MORE OR LESS, CORNER NO. 4; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID CALEDONIA PLACE, TO A POINT 175 WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF CALEDONIA PLACE, A DISTANCE OF 790 FEET, MORE OR LESS, THE TRUE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS PLATTED AS COAL CREEK STATION FILING NO. 1 AND COAL CREEK STATION FILING NO. 2 AND COAL CREEK STATION FILING NO. 3 AND ANY PORTION LYING WITHIN THE RIGHT-OF-WAY FOR SOUTH BOULDER ROAD, ALSO KNOWN AS COUNTY ROAD NO. 60.

PARCEL 7:
THAT PORTION OF LOTS 5 AND 6, BLOCK 4 OF THE CALEDONIA PLACE SUBDIVISION AS RECORDED ON PAGE 87, BOOK 2 IN THE RECORDS OF THE BOULDER COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF THAT PORTION OF SAID LOTS 5 AND 6 OF SAID CALEDONIA PLACE SUBDIVISION THAT IS CONTAINED WITHIN THE DEEDS OF RIGHT OF WAY AS RECORDED IN THE RECORDS OF BOULDER COUNTY IN BOOK 395 AT PAGE 11.

TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED HARPER STREET LYING ADJACENT THERETO, AS VACATED IN ORDINANCE OF VACATION RECORDED JANUARY 13, 1981 UNDER RECEPTION NO. 430265 AND RECORDED JANUARY 21, 1981 UNDER RECEPTION NO. 431497.

EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED FEBRUARY 11, 2013 UNDER RECEPTION NO. 3288689.

COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 8:
LOT 3, BLOCK 5, CALEDONIA PLACE, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 9:
LOT 9, BLOCK 6, CALEDONIA PLACE, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 10:
LOT 3, BLOCK 6, CALEDONIA PLACE, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 11:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STAT OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF BLOCK 1, CALEDONIA PLACE, ACCORDING TO THE RECORDED PLAT; THENCE SOUTH 330 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 967 FEET, MORE OR LESS TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF BLOCK 4 IN SAID CALEDONIA PLACE; THENCE EAST, ALONG THE SOUTH LINE OF BLOCK 4 IN SAID CALEDONIA PLACE TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE REX MINE NO. 1 SPUR; THENCE EASTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID REX MINE NO. 1 SPUR, TO A POINT ON THE EAST LINE OF BLOCK 6 IN SAID CALEDONIA PLACE; THENCE NORTH, ALONG THE EAST LINE OF BLOCK 6 AND ALONG THE EAST LINE OF BLOCK 1, IN SAID CALEDONIA PLACE, 230 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

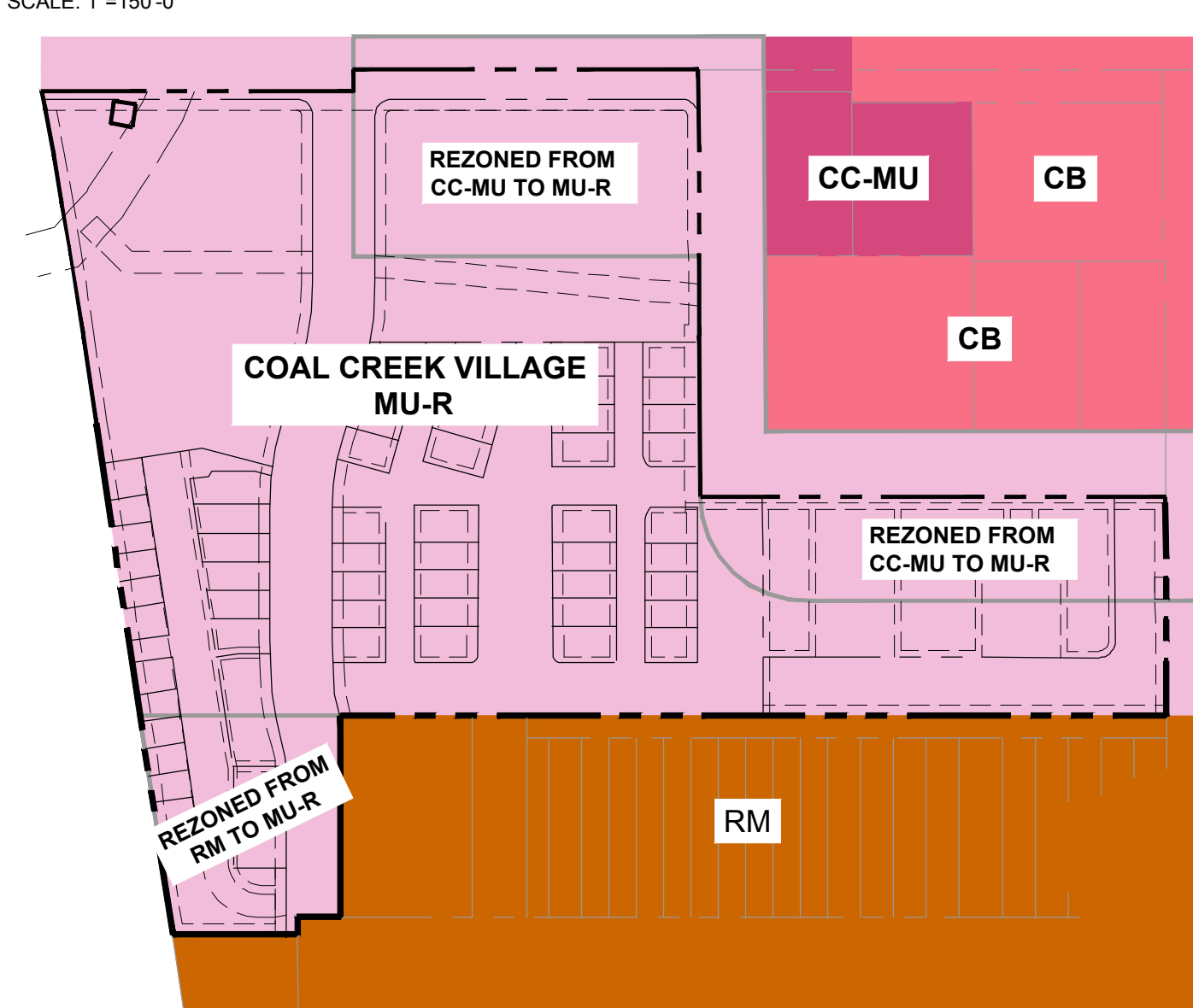
TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED HARPER STREET LYING ADJACENT THERETO, AS VACATED IN ORDINANCE RECORDED JANUARY 13, 1981 UNDER RECEPTION NO. 430265 AND RECORDED JANUARY 21, 1981 UNDER RECEPTION NO. 431497.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN BOOK 846 AT PAGE 505 AND EXCEPTING ANY PORTION PLATTED AS COAL CREEK STATION FILING NO. 1 AND EXCEPTING THAT PORTION DESCRIBED IN DEED RECORDED FEBRUARY 11, 2013 UNDER RECEPTION NO. 3288689, AND EXCEPTING ANY PORTION LYING WITHIN THE ROBERT DI GIACOMO ADDITION TI THE TOWN OF LOUISVILLE.

CONTAINING 3465,673 SQUARE FEET OR ±10.690 ACRES OF LAND, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF COAL CREEK STATION FILING NO. 4, A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC, THE STREETS AND RIGHTS OF WAY, OUTLOT F, THE INGRESS-EGRESS AND FIRE LANE EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS, AND THOSE EXCLUSIVE UTILITY EASEMENTS FOR THE EXCLUSIVE USE OF THE CITY OF LOUISVILLE, AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHTS-OF-WAYS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

PROPOSED ZONING



THIS PRELIMINARY PUD PROPOSES TO DEVELOP A VIBRANT MIXED-USE PROJECT THAT INCLUDES APPROXIMATELY 15,000 SQUARE FEET OF COMMERCIAL USE ADJACENT TO SOUTH BOULDER ROAD. A WIDE VARIETY OF HOUSING CHOICES ARE PROPOSED THAT ARE EXCITING, ENERGY EFFICIENT AND MOST OF ALL ATTAINABLE. SPECIFIC PRODUCT TYPES ARE DESCRIBED AS FOLLOWS:

- 3-STORY MIXED-USE BUILDINGS PROPOSED TO BE LOCATED ALONG SOUTH BOULDER ROAD.
- 3-STORY MULTI-FAMILY BUILDINGS FACE FRONT STREET AND CREATE AND ATTRACTIVE PEDESTRIAN-ORIENTED STREETScape AT THE ENTRANCE TO THE NEIGHBORHOOD.
- FURTHER SOUTH ALONG FRONT STREET, ALLEY-LOADED TOWNHOMES CONTINUE THE ARCHITECTURALLY DOMINANT STREETScape. THEY ARE 3-STORIES WITH A GARAGE ON THE FIRST LEVEL ACCESSED FROM THE ALLEY.
- MICRO TOWNHOMES LOCATED SOUTH OF THE EXISTING C-B COMMERCIAL AREA FORM AN IDEAL TRANSITION BETWEEN THE EXISTING COMMERCIAL USES AND THE EXISTING "LITTLE ITALY" RESIDENTIAL NEIGHBORHOOD TO THE SOUTH.

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PLAN DATA
3	SITE PLAN
4	SITE PLAN ENLARGEMENT
5	SITE PLAN ENLARGEMENT
6	SITE PLAN ENLARGEMENT
7	STREET SECTIONS AND TYPICALS
8	PARKING PLAN
9	TREE INVENTORY PLAN
10	TREE INVENTORY
11	STREET SECTIONS & GOODHUE DITCH PROFILE
12	OVERALL UTILITY PLAN
13	DETAILED UTILITY PLAN - NE
14	DETAILED UTILITY PLAN - SW
15	DETAILED UTILITY PLAN - SE
16	DETAILED UTILITY PLAN - NW
17	OVERALL GRADING & DRAINAGE PLAN
18	OVERALL GRADING PLAN
19	FRONT STREET STRIPING PLAN
20	OVERALL LANDSCAPE PLAN
21	LANDSCAPE PLAN ENLARGEMENT
22	LANDSCAPE PLAN ENLARGEMENT
23	LANDSCAPE PLAN ENLARGEMENT
24	LANDSCAPE PLAN ENLARGEMENT
25	LANDSCAPE PLAN ENLARGEMENT
26	LANDSCAPE DETAILS & NOTES
27	FENCING PLAN & SITE DETAILS
28	MICRO TOWNHOME ELEVATIONS
29	MULTI-FAMILY & MIXED-USE ELEVATIONS
30	ALLEY LOADED TOWNHOME ELEVATIONS
31	ALLEY LOADED TOWNHOME ELEVATIONS
32	ALLEY LOADED TOWNHOME ELEVATIONS

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

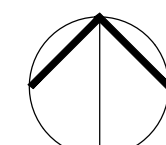
RIPLEY DESIGN INC.
Joel Weikert
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5528

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8869

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



NORTH
ORIGINAL SIZE 24X36

ISSUED

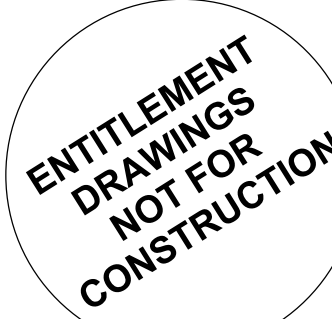
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

REVISIONS

No.	DESCRIPTION	DATE

COVER SHEET

SEAL:



PROJECT No.:	R20-030
DRAWN BY:	-
REVIEWED BY:	-

DRAWING NUMBER:

GROSS DENSITY

GROSS AREA* (ACRES)	11.378
TOTAL DWELLING UNITS	188
GROSS DENSITY (DU/AC)	16.5

*AREA OF DENSITY CALCULATION INCLUDES PLATTED ACREAGE AND ½ THE AREA OF ANY ADJACENT STREET PER SECTION 17.14.060.C.1.A

DWELLING UNIT BREAK DOWN

DWELLING TYPE	DUs
MULTI-FAMILY	96
ALLEY-LOADED TOWNHOME UNITS	60
MICRO TOWNHOME UNITS	32
TOTAL	188

SETBACKS & HEIGHT PER LOT

DWELLING TYPE / BLOCK	HEIGHT (FT.)	STORIES	MINIMUM SETBACK PROVIDED		
			FRONT (FT.)	SIDE (FT.)	REAR (FT.)
MIXED USE (BLOCK 4)	45'	3	13'	16'	20'
TOWNHOMES (BLOCK 3)	(2)	3	1'	0'	6'
MULTI-FAMILY (BLOCK 5)	45'	3	10'	13'	20'
TOWNHOMES (BLOCK 2)	40'	3	11'	0'	7'
MICRO-TOWNHOMES (BLOCK 1)	25'	1.5	6'	(1)	8'

(1) 5' AT STREET OR OUTLOT. 6' BETWEEN BUILDINGS (5' IMAGINARY LOT LINE, PLUS 1' TO 1 HOUR BUILDING WALL)

(2) TYPICAL 40'-0" MAXIMUM BUILDING HEIGHT. FOR TOWNHOMES #13-18 IN RM DISTRICT TRANSITIONAL HEIGHT SETBACK, MAXIMUM HEIGHT SHALL BE 35'-0".

TOTAL BUILDING FRONTAGE/COVERAGE CALCULATIONS

STREET	APPLICABLE STREET FRONTAGE(FT)	TOTAL BUILDING FRONTAGE(FT)	% BUILDING FRONTAGE	TOTAL BUILDING COVERAGE(SF)
SOUTH BOULDER ROAD	543	304	56.0	80070
EAST OF FRONT STREET	295	216	73.2	
WEST OF FRONT STREET	248	88	35.5	
FRONT STREET	1240	825	66.5	
EAST SIDE	532	297	55.8	
WEST SIDE	708	528	74.6	
CANNON CIRCLE	692	320	46.2	
NORTH/ SOUTH LEG	363	170	46.8	
EAST/ WEST LEG	329	150	45.6	
HIGHWAY 42	147	90	61.2	
TOTALS:	5097	2988	58.6 *	
TOTAL % BUILDING COVERAGE (USING TOTAL NET SITE ACREAGE 8.66 AC):			21.2% *	

* WAIVER REQUEST INCLUDED WITH THIS APPLICATION.

DIMENSIONAL /BULK STANDARDS

RESIDENTIAL DENSITY	REQUIRED BY CODE				PROVIDED	
	MIN:	12	UNITS/GROSS ACRE		16.5	UNITS/ GROSS ACRE
	MAX:	20	UNITS/GROSS ACRE			
MINIMUM LOT AREA	NA					
MINIMUM LOT WIDTH	40'-0"					25'-6" **
MINIMUM BUILDING COVERAGE	40%					21.2%**
MINIMUM LANDSCAPE COVERAGE	10%					31%
BUILDING SETBACKS FROM PROPERTY LINES:						
MINIMUM/MAXIMUM SETBACKS FROM PROPERTY LINE ADJACENT TO HWY. 42 AND SOUTH BOULDER ROAD:				NA	NA	
MINIMUM/MAXIMUM SETBACKS FROM ALL OTHER STREET-FACING PROPERTY LINES:			MIN:	0	1'-0"	
			MAX:	10'-0"	13'-0"	
MINIMUM SIDE-YARD SETBACK				0	0	
MINIMUM REAR-YARD SETBACK				20'-0"	6'-0" MIN. **	
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDINGS)			2-STORIES	35'-0"	2-STORIES: 35'-0"	
			3-STORIES	45'-0"	3-STORIES: 45'-0"	
MAXIMUM GROUND FLOOR BUILDING FOOTPRINT			(1)		(1)	
MAXIMUM BUILDING LENGTH ALONG STREET FRONTAGE						
FRONTING HWY. 42:			NA		N/A	
ALL OTHER BUILDINGS:			200'-0"		156'-0"	
MINIMUM % OF STREET-FACING PROPERTY LINES THAT MUST FRONT A BUILDING OR BUILDING WALL			70%		58.6%**	

(1) 10,000 SQ. FT. OPTION: SPECIAL REVIEW REQUIRED FOR BUILDINGS > 10,000 SQ. FT

*AREA OF DENSITY CALCULATION INCLUDES PLATTED ACREAGE AND ½ THE AREA OF ANY ADJACENT STREET PER SECTION 17.14.060.C.1.A

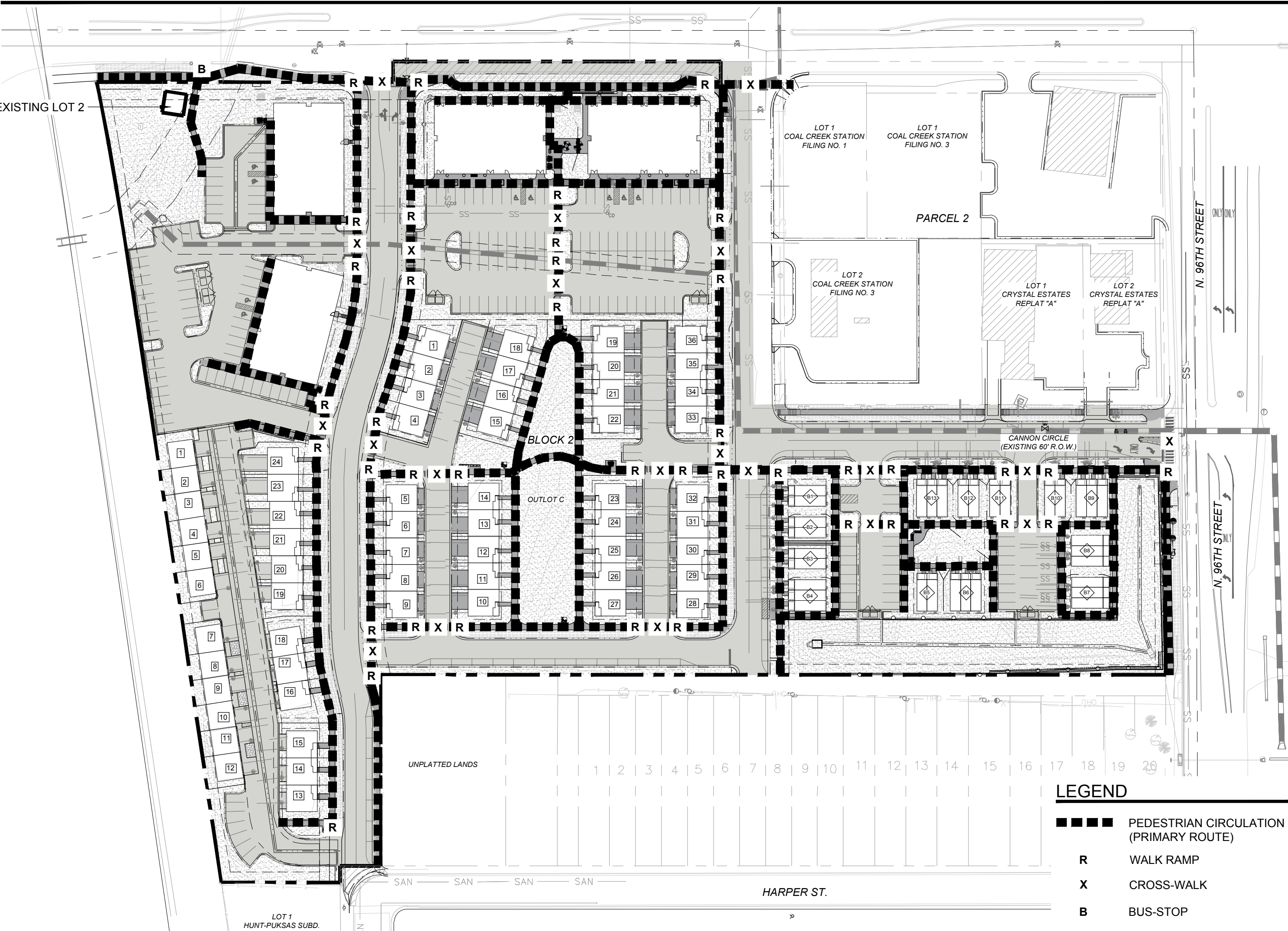
** WAIVER REQUEST INCLUDED WITH THIS APPLICATION.

WAIVERS*

	CODE SECTION	REQUIREMENT	PROPOSED
1	MUDDSG 1.3.A.1 MUDDSG 1.3.B.1	EAST/ WEST BLOCK WIDTH = 270 - 320' NORTH/ SOUTH BLOCK WIDTH = 300 - 400'	BLOCK ONE: EAST AND WEST SIDES =146', NORTH AND SOUTH SIDES =321'; BLOCK TWO: EAST AND WEST SIDES =293', NORTH AND SOUTH SIDES =333'; BLOCK THREE: EAST AND WEST SIDES =443', NORTH AND SOUTH SIDES =155'; BLOCK FOUR: EAST AND WEST SIDES =221', NORTH AND SOUTH SIDES 295'; BLOCK FIVE: EAST AND WEST SIDES = 332', NORTH AND SOUTH SIDES = 246'
2	MUDDSG 5.4.B	ALL PUBLIC SIDEWALKS SHALL BE A MINIMUM OF TEN (10) FEET WIDE INCORPORATING TREE PLANTING INTO THE RIGHT OF WAY (ROW).	ALONG SOUTH BOULDER ROAD AND HIGHWAY 42: 8' DETACHED SIDEWALK AND AN 8' TREE LAWN. ALONG FRONT STREET AND CANNON CIRCLE: 5' WIDE DETACHED SIDEWALK AND AN 8' TREE LAWN.
3	CDDSG 2.2.1.E	ORIENT PARKING AISLES PERPENDICULAR TO BUILDINGS SO PEDESTRIANS WALK PARALLEL TO MOVING CARS. MINIMIZE THE NEED FOR PEDESTRIANS TO CROSS MULTIPLE PARKING AISLES AND LANDSCAPE AREAS.	THE PARKING LOT SERVING THE PROPOSED COMMERCIAL USES ALONG SOUTH BOULDER ROAD CONTAINS 91 PARKING SPACES ARRANGED PARALLEL TO THE BUILDINGS ON SOUTH BOULDER ROAD.
4	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM LOT WIDTH = 40 FEET	TOWNHOME LOTS VARY FROM 25-32 FEET WIDE.
5	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM BUILDING COVERAGE (SF) = 40%	BUILDING COVERAGE PROVIDED = 21.2%
6	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	20-FOOT MINIMUM SETBACK FROM REAR PROPERTY LINE.	TOWNHOME REAR YARD SETBACK RANGES FROM 6-15 FEET.
7	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM 70% OF STREET FACING PROPERTY LINES MUST CONTAIN A BUILDING OR BUILDING WALL.	58.6% OF STREET FACING PROPERTY LINES CONTAIN A BUILDING OR BUILDING WALL.

*PLEASE REFER TO WAIVER REFERENCE DIAGRAMS INCLUDED WITH SUBMITTAL PACKAGE AND DESCRIPTIONS IN WAIVER REQUEST DOCUMENT FOR MORE INFORMATION.

PEDESTRIAN CIRCULATION PLAN



SITE COVERAGES

DESCRIPTION	AREA (SF)	AREA (AC)
SITE AREA (GROSS)	495,625	11.38
SITE AREA (NET)	377,229	8.66
MULTI-FAMILY/MIXED-USE - BLOCKS 4 & 5 AREA	132,990	3.05
MULTI-FAMILY/MIXED-USE - BUILDING COVERAGE	29,264	0.67
TOWNHOME UNITS - BLOCK 3 AREA	56,219	1.29
TOWNHOME UNITS - BUILDING COVERAGE	15,990	0.37
TOWNHOME UNITS - BLOCK 2 AREA	114,348	2.63
TOWNHOME UNITS - BUILDING COVERAGE	25,016	0.57
MICRO-TOWNHOME - BLOCK 1 AREA	73,672	1.69
MICRO-TOWNHOME - BUILDING COVERAGE	9,600	0.02
DRIVES & PARKING	201,935	4.64
OPEN SPACE & LANDSCAPE AREA - HOA	127,433	2.93
LANDSCAPE AREA - R.O.W.	23,602	0.54
WALK AREA & DRIVEWAYS	61,186	1.40
PORCH AREA	5,287	0.12
PAVERS	439	0.01
TOTAL BUILDING COVERAGE	79,870	
BUILDING COVERAGE PERCENTAGE	21.17%	

OUTLOTS

AREA	AREA (SF)	AREA (AC)	USE
OUTLOT A	25,120	0.58	PRIVATE ALLEY, DRAINAGE, UTILITY, LANDSCAPE, ACCESS, EAE
OUTLOT B	54,470	1.25	PRIVATE DRIVE, DRAINAGE, UTILITY, LANDSCAPE, ACCESS, EAE
OUTLOT C	21,056	0.48	DRAINAGE, UTILITY, LANDSCAPE, ACCESS, PARK
OUTLOT D	26,318	0.60	DRAINAGE, UTILITY, LANDSCAPE, ACCESS, PARK

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

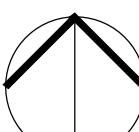
RIPLY DESIGN INC.
Joel Weikert
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5528

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



NORTH
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6-2-2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

REVISIONS

No.	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

SITE PLAN DATA

SEAL:



PROJECT No.:	R20-030
DRAWN BY:	-
REVIEWED BY:	-

DRAWING NUMBER:

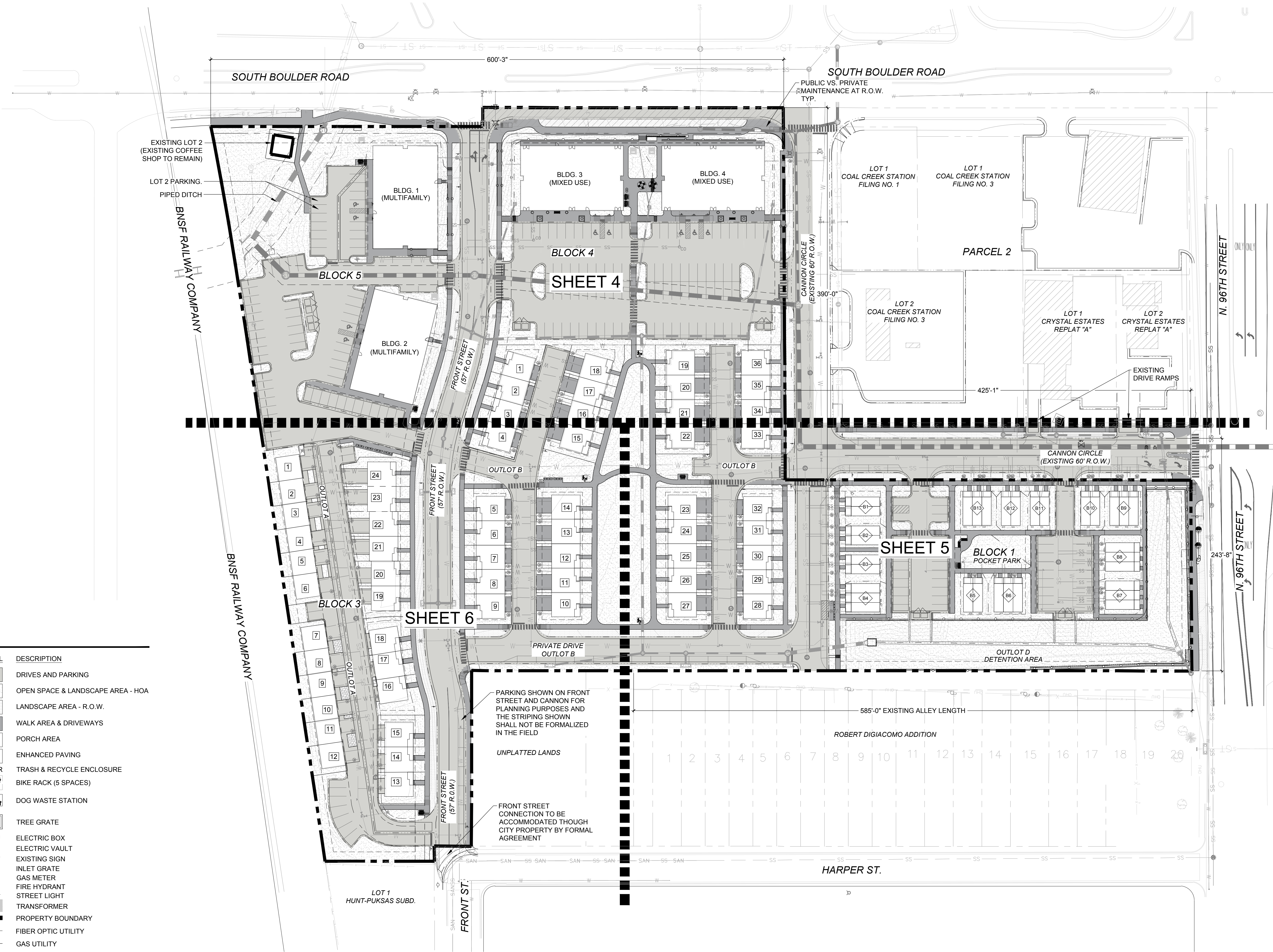
Plotted By: Lindsay Oliver Layout: S3 SITE PLAN Printed On: 12/20/2022 8:23 AM File Name: SITE PLAN.dwg

LEGEND

SYMBOL	DESCRIPTION
	DRIVES AND PARKING
	OPEN SPACE & LANDSCAPE AREA - HOA
	LANDSCAPE AREA - R.O.W.
	WALK AREA & DRIVEWAYS
	PORCH AREA
	ENHANCED PAVING
	TRASH & RECYCLE ENCLOSURE
	BIKE RACK (5 SPACES)
	DOG WASTE STATION
	TREE GRATE
	ELECTRIC BOX
	ELECTRIC VAULT
	EXISTING SIGN
	INLET GRATE
	GAS METER
	FIRE HYDRANT
	STREET LIGHT
	TRANSFORMER
	PROPERTY BOUNDARY
	FIBER OPTIC UTILITY
	GAS UTILITY
	STORM DRAIN UTILITY
	SANITARY SEWER UTILITY
	TELEPHONE UTILITY
	UNDERGROUND ELECTRIC UTILITY
	WATER LINE UTILITY
	PROPOSED FENCE
	ALLEY LOAD TOWNHOME LOT NUMBER
	MICRO TOWNHOME LOT NUMBER

SITE PLAN NOTES:

1. HOA shall participate [100%] in the cost to replace ramps at private drive locations.
2. HOA shall repair surface improvements within Exclusive City Utility Easements damaged during City maintenance of utility lines.



COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

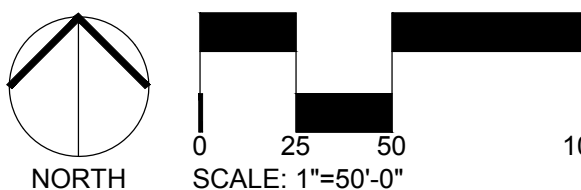
RIPLEY DESIGN INC.
Joel Weikert
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6-2-2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

REVISIONS

No.	DESCRIPTION	DATE
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

SITE PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	.
REVIEWED BY:	.

DRAWING NUMBER:

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
Joel Weikert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36
SCALE: 1"=30'-0"

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

REVISIONS		
No.	DESCRIPTION	DATE

SITE PLAN
ENLARGEMENT

SEAL:

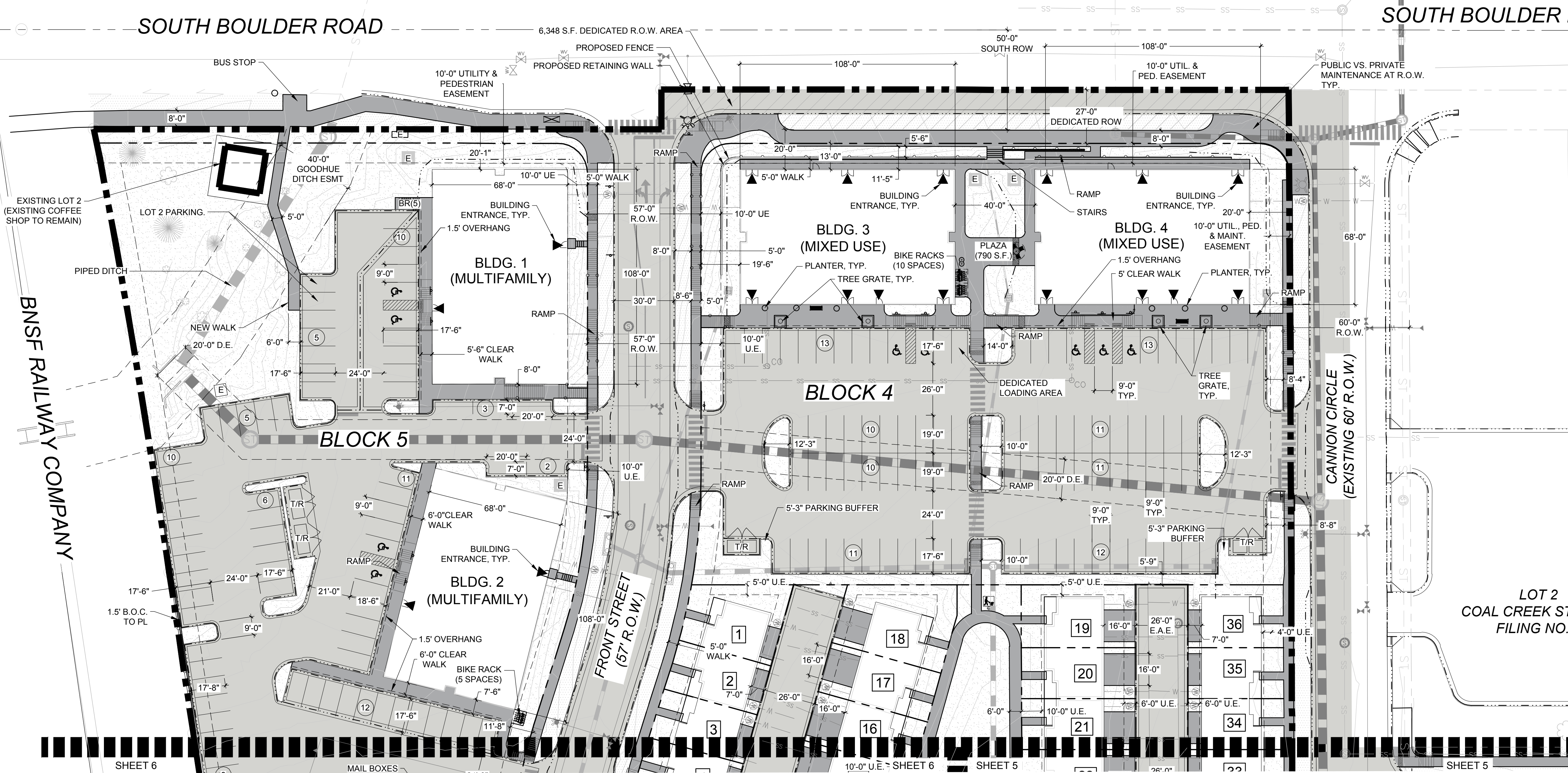


PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

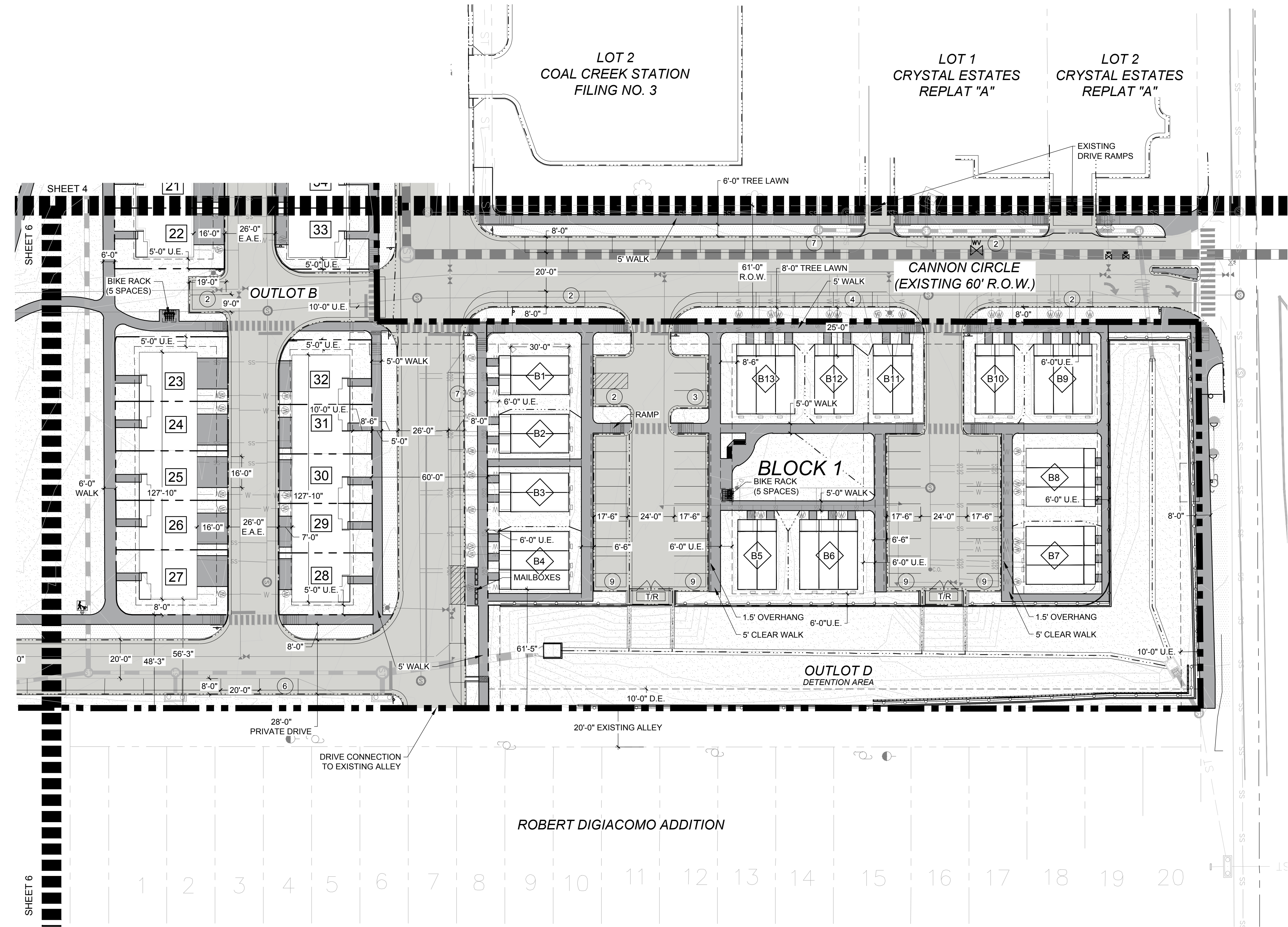
Plotted By: Lindsay Oliver Layout: SITE PLAN ENLARGEMENT Printed On: 12/20/2022 8:24 AM File Name: SITE PLAN ENLARGEMENT.dwg

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DRIVES AND PARKING		PROPERTY BOUNDARY
	OPEN SPACE & LANDSCAPE AREA - HOA		FIBER OPTIC UTILITY
	LANDSCAPE AREA - R.O.W.		GAS UTILITY
	WALK AREA & DRIVEWAYS		STORM DRAIN UTILITY
	PORCH AREA		SANITARY SEWER UTILITY
	ENHANCED PAVING		TELEPHONE UTILITY
	TRASH & RECYCLE ENCLOSURE		UNDERGROUND ELECTRIC UTILITY
	BIKE RACK (5 SPACES)		WATER LINE UTILITY
	DOG WASTE STATION		PROPOSED FENCE
	TREE GRATE		ALLEY LOAD TOWNHOME LOT NUMBER
	ELECTRIC BOX		MICRO TOWNHOME LOT NUMBER
	ELECTRIC VAULT		UTILITY EASEMENT
	EXISTING SIGN		DRAINAGE EASEMENT
	INLET GRATE		EMERGENCY ACCESS EASEMENT
	GAS METER		
	FIRE HYDRANT		
	STREET LIGHT		
	TRANSFORMER		



Plotted By: Lindsay Oliver Layout: SITE PLAN ENLARGEMENT (2) Printed On: 12/20/2022 8:24 AM File Name: SITE PLAN ENLARGEMENT.dwg



LEGEND

SYMBOL	DESCRIPTION
	DRIVES AND PARKING
	OPEN SPACE & LANDSCAPE AREA - HOA
	LANDSCAPE AREA - R.O.W.
	WALK AREA & DRIVeways
	PORCH AREA
	ENHANCED PAVING
	TRASH & RECYCLE ENCLOSURE
	BIKE RACK (5 SPACES)
	DOG WASTE STATION
	TREE GRATE
	ELECTRIC BOX
	ELECTRIC VAULT
	EXISTING SIGN
	INLET GRATE
	GAS METER
	FIRE HYDRANT
	STREET LIGHT
	TRANSFORMER
	PROPERTY BOUNDARY
	FIBER OPTIC UTILITY
	GAS UTILITY
	STORM DRAIN UTILITY
	SANITARY SEWER UTILITY
	TELEPHONE UTILITY
	UNDERGROUND ELECTRIC UTILITY
	WATER LINE UTILITY
	PROPOSED FENCE
	ALLEY LOAD TOWNHOME LOT NUMBER
	MICRO TOWNHOME LOT NUMBER
	U.E. UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT
	E.A.E. EMERGENCY ACCESS EASEMENT

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

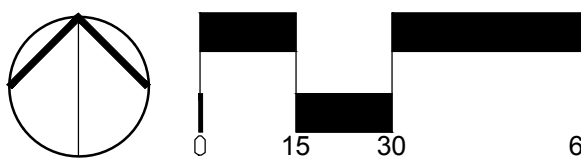
RIPLY DESIGN INC.
Joel Weikert
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGE LINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

SITE PLAN ENLARGEMENT

SEAL:

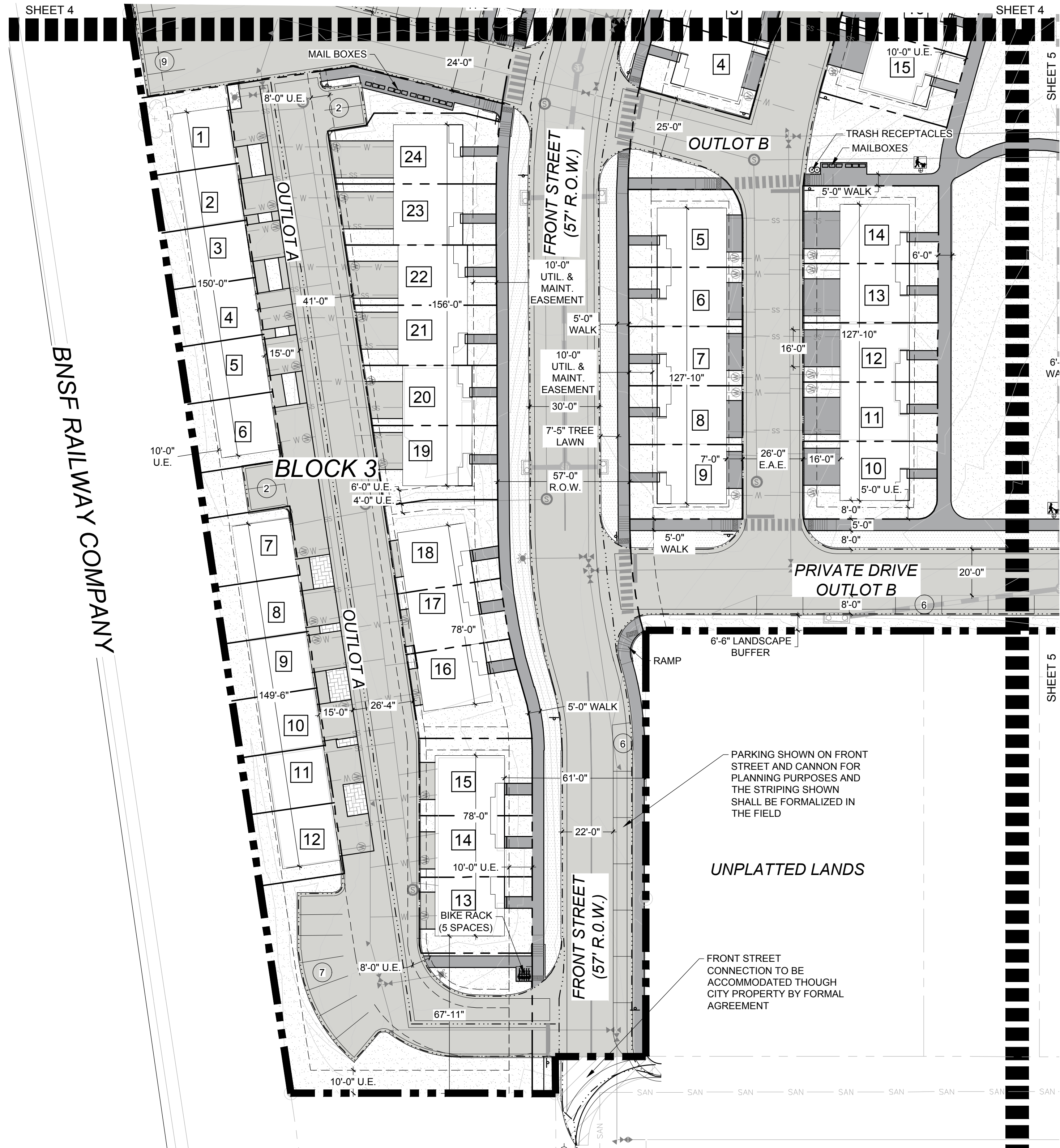
ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

Plotted By: Lindsay Oliver Layout: SITE PLAN ENLARGEMENT (3) Printed On: 12/20/2022 8:24 AM File Name: SITE PLAN ENLARGEMENT.dwg

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DRIVES AND PARKING		PROPERTY BOUNDARY
	OPEN SPACE & LANDSCAPE AREA - HOA		FIBER OPTIC UTILITY
	LANDSCAPE AREA - R.O.W.		GAS UTILITY
	WALK AREA & DRIVEWAYS		STORM DRAIN UTILITY
	PORCH AREA		SANITARY SEWER UTILITY
	ENHANCED PAVING		TELEPHONE UTILITY
	TRASH & RECYCLE ENCLOSURE		UNDERGROUND ELECTRIC UTILITY
	BIKE RACK (5 SPACES)		WATER LINE UTILITY
	DOG WASTE STATION		PROPOSED FENCE
	TREE GRATE		ALLEY LOAD TOWNHOME LOT NUMBER
	ELECTRIC BOX		MICRO TOWNHOME LOT NUMBER
	ELECTRIC VAULT		U.E. UTILITY EASEMENT
	EXISTING SIGN		D.E. DRAINAGE EASEMENT
	INLET GRATE		E.A.E. EMERGENCY ACCESS EASEMENT
	GAS METER		
	FIRE HYDRANT		
	STREET LIGHT		
	TRANSFORMER		



COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

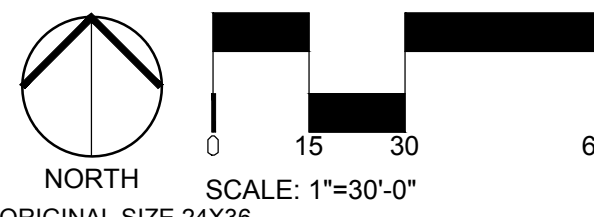
RIPLY DESIGN INC.
Joel Weikert
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5521

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

No.	DESCRIPTION	DATE

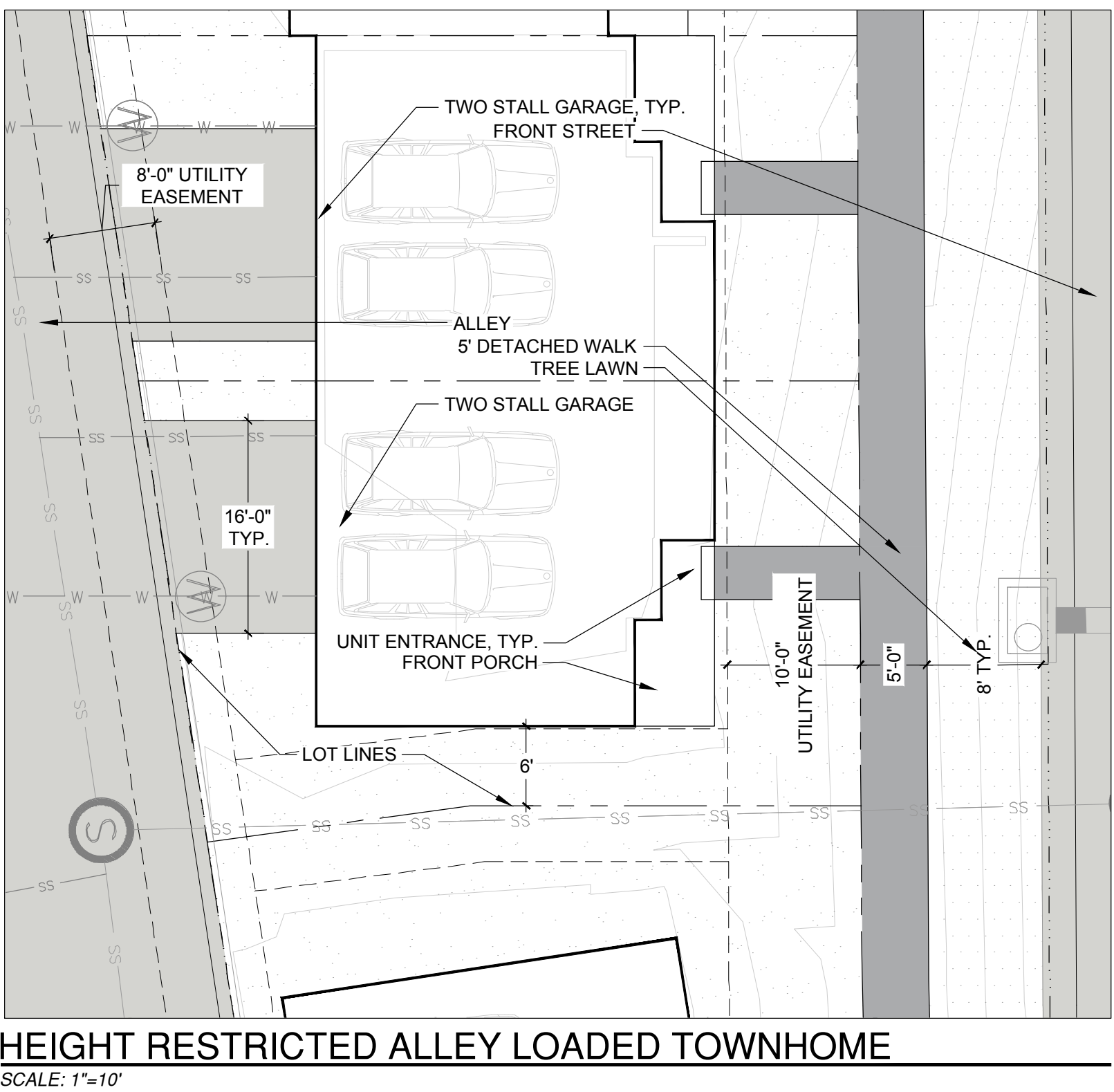
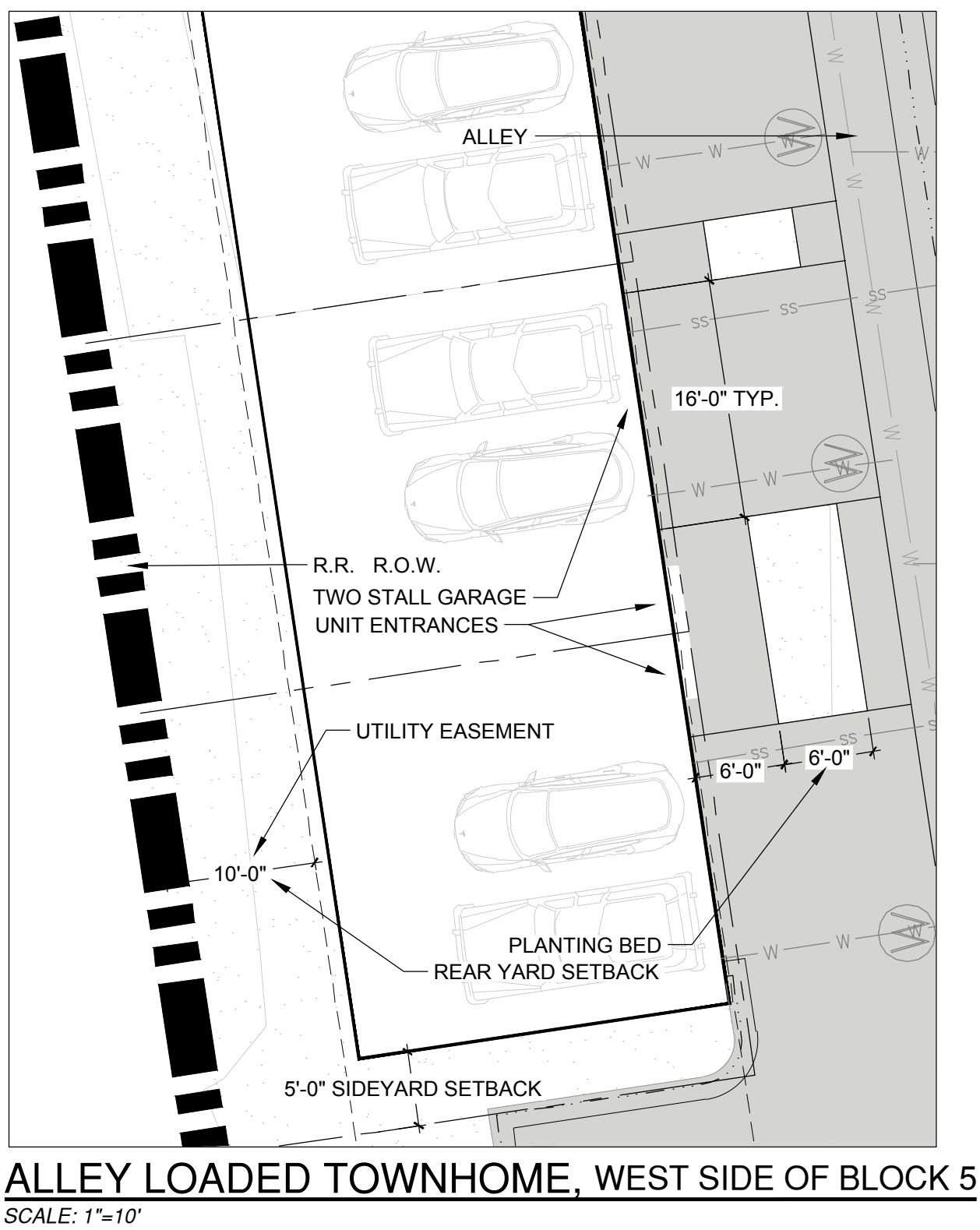
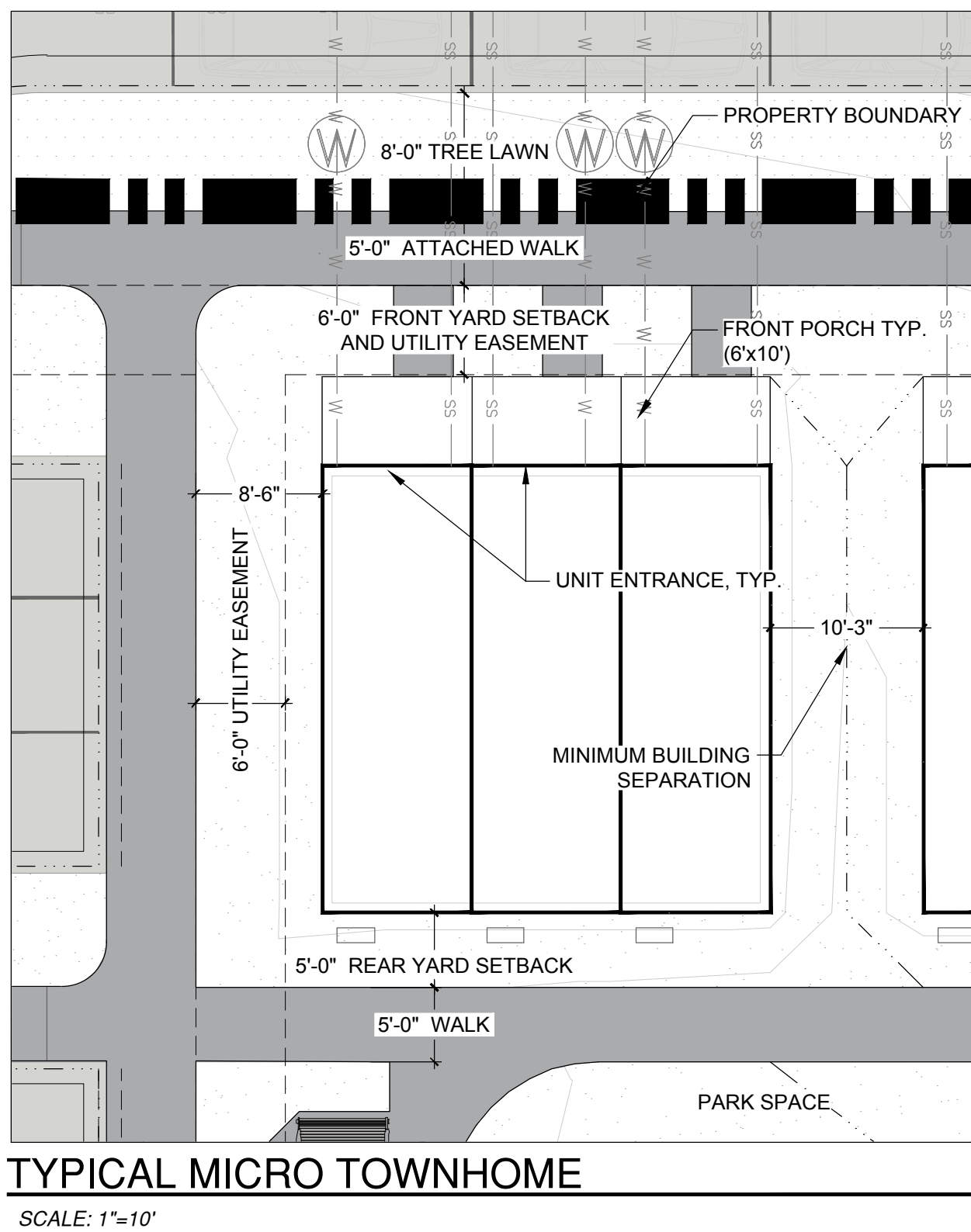
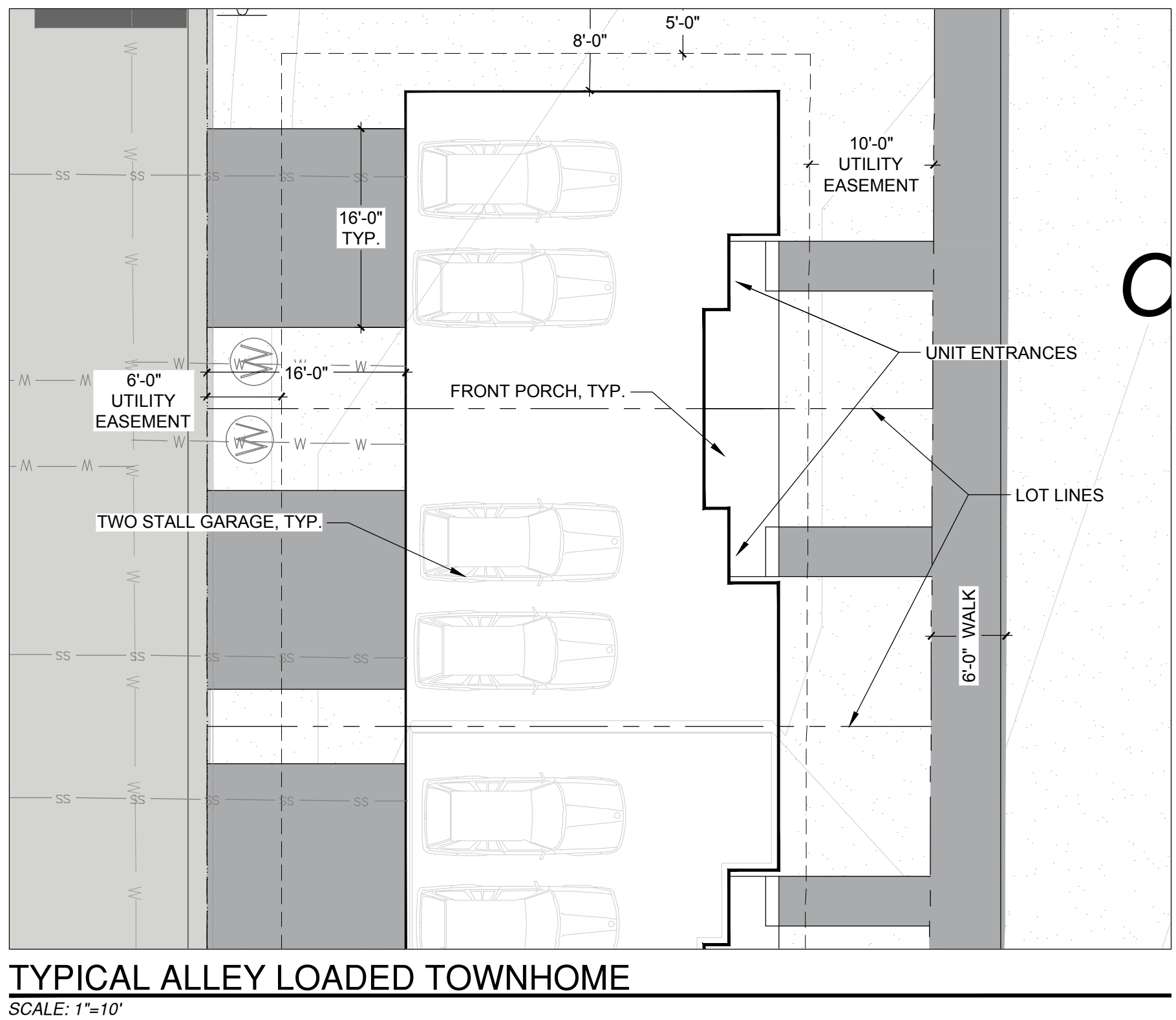
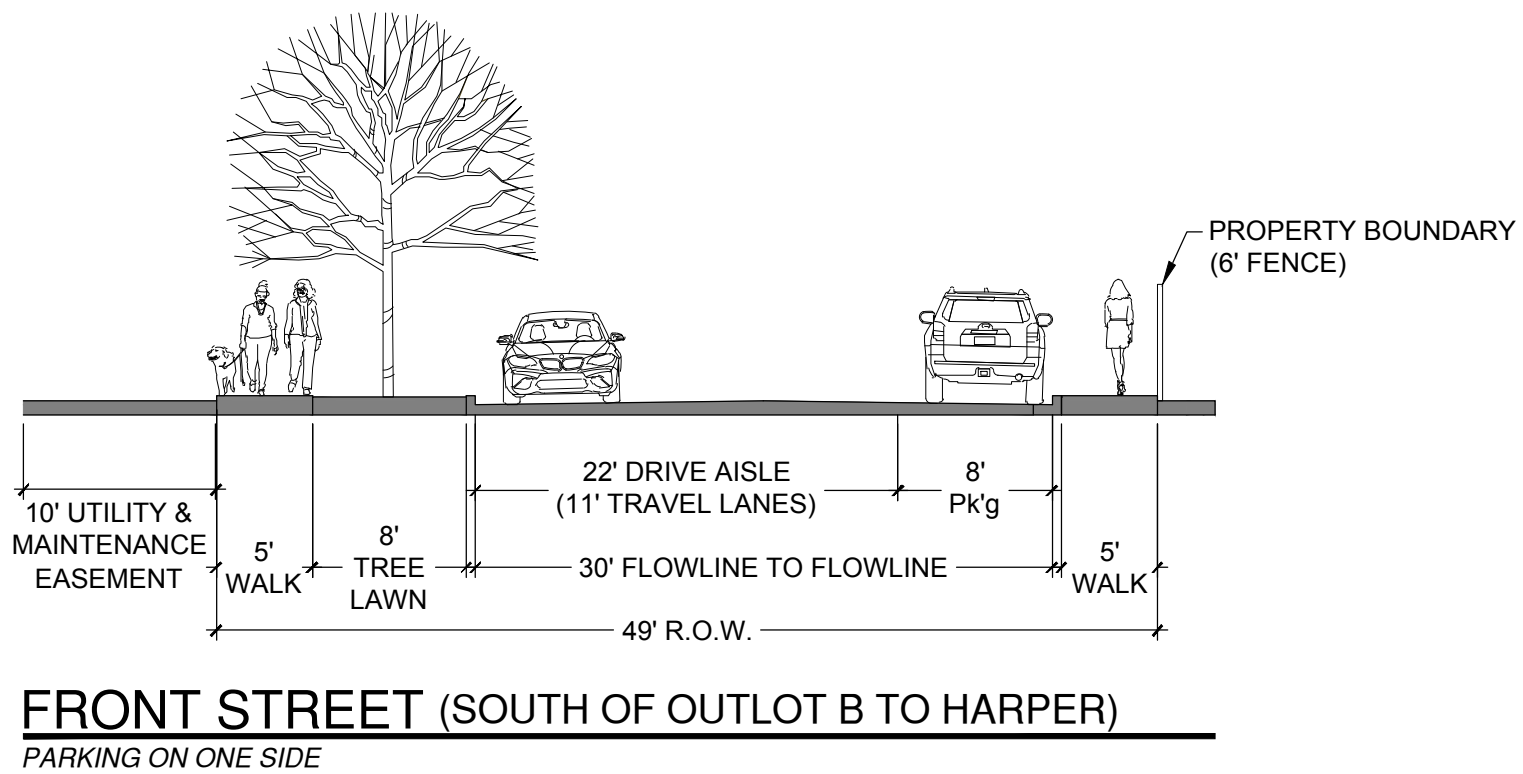
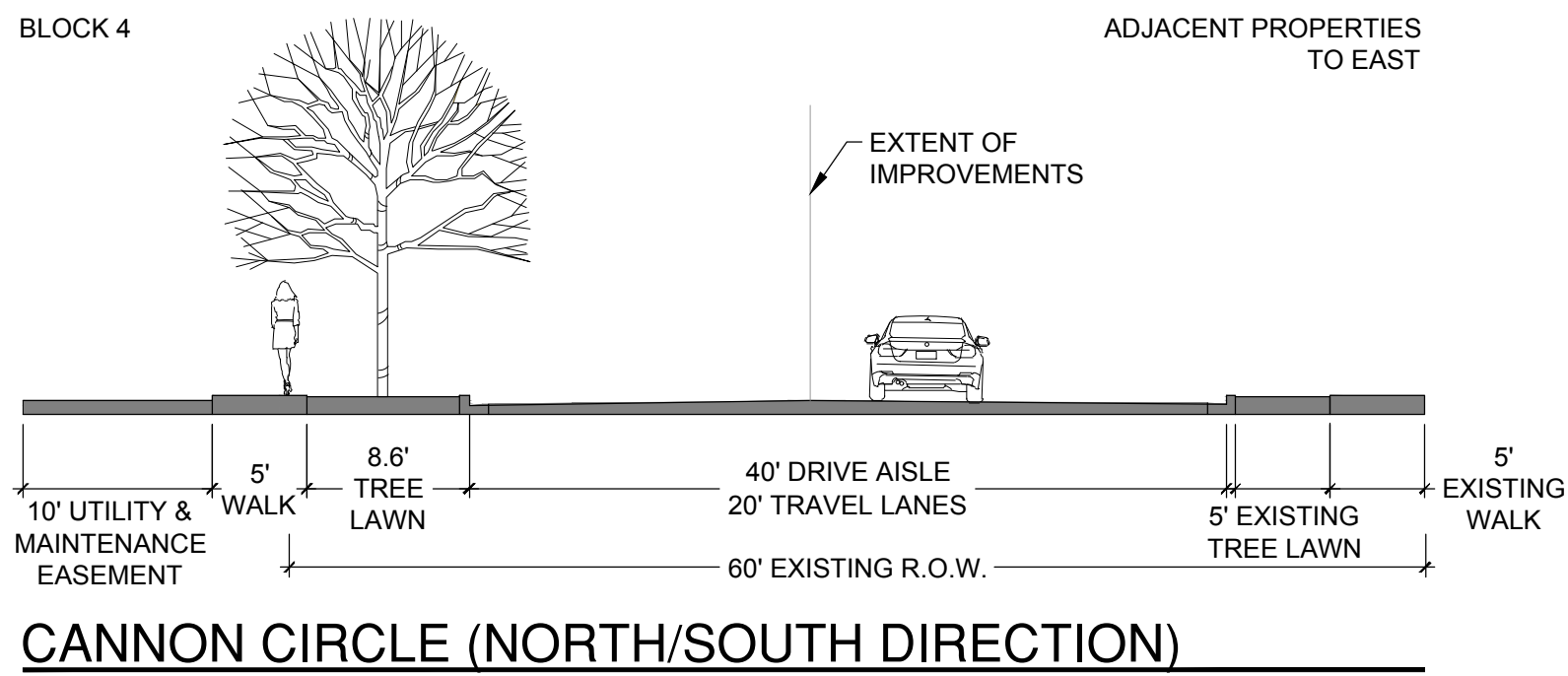
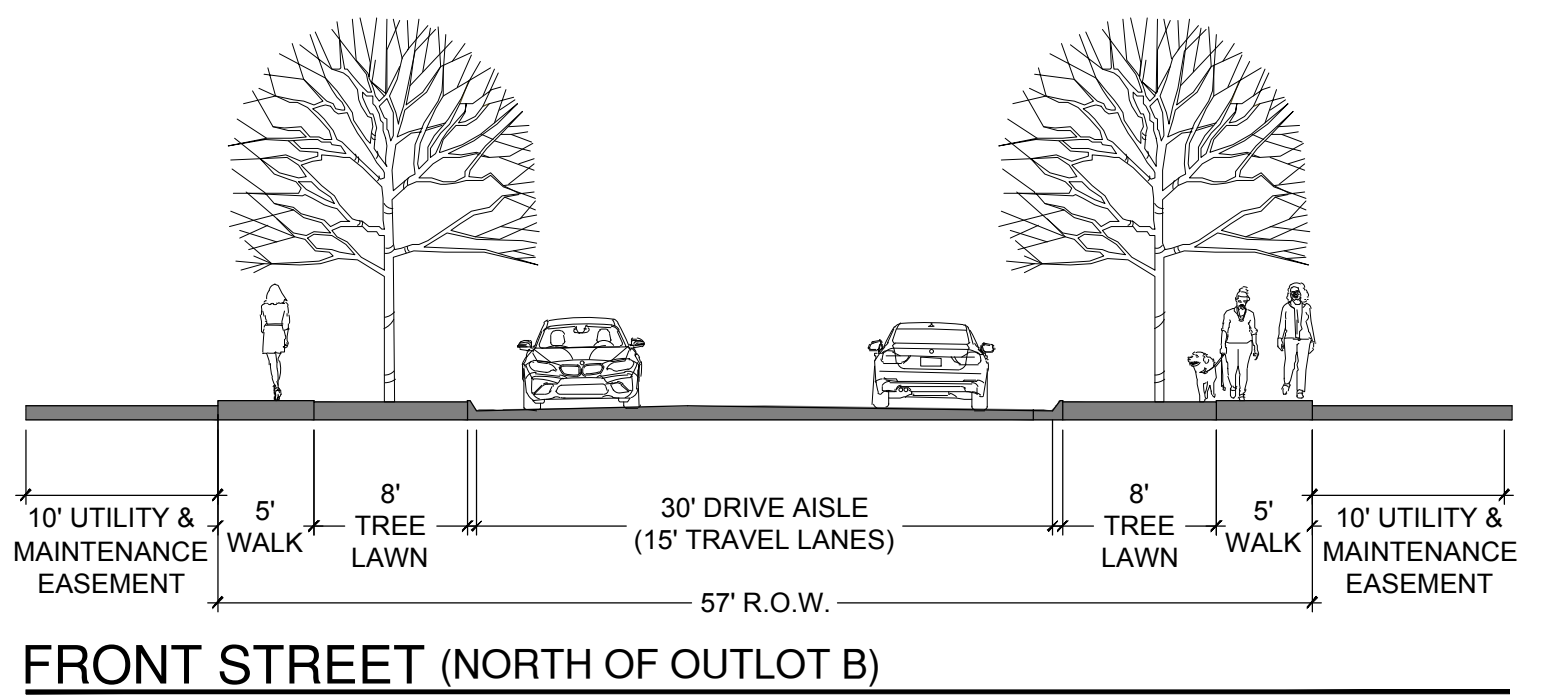
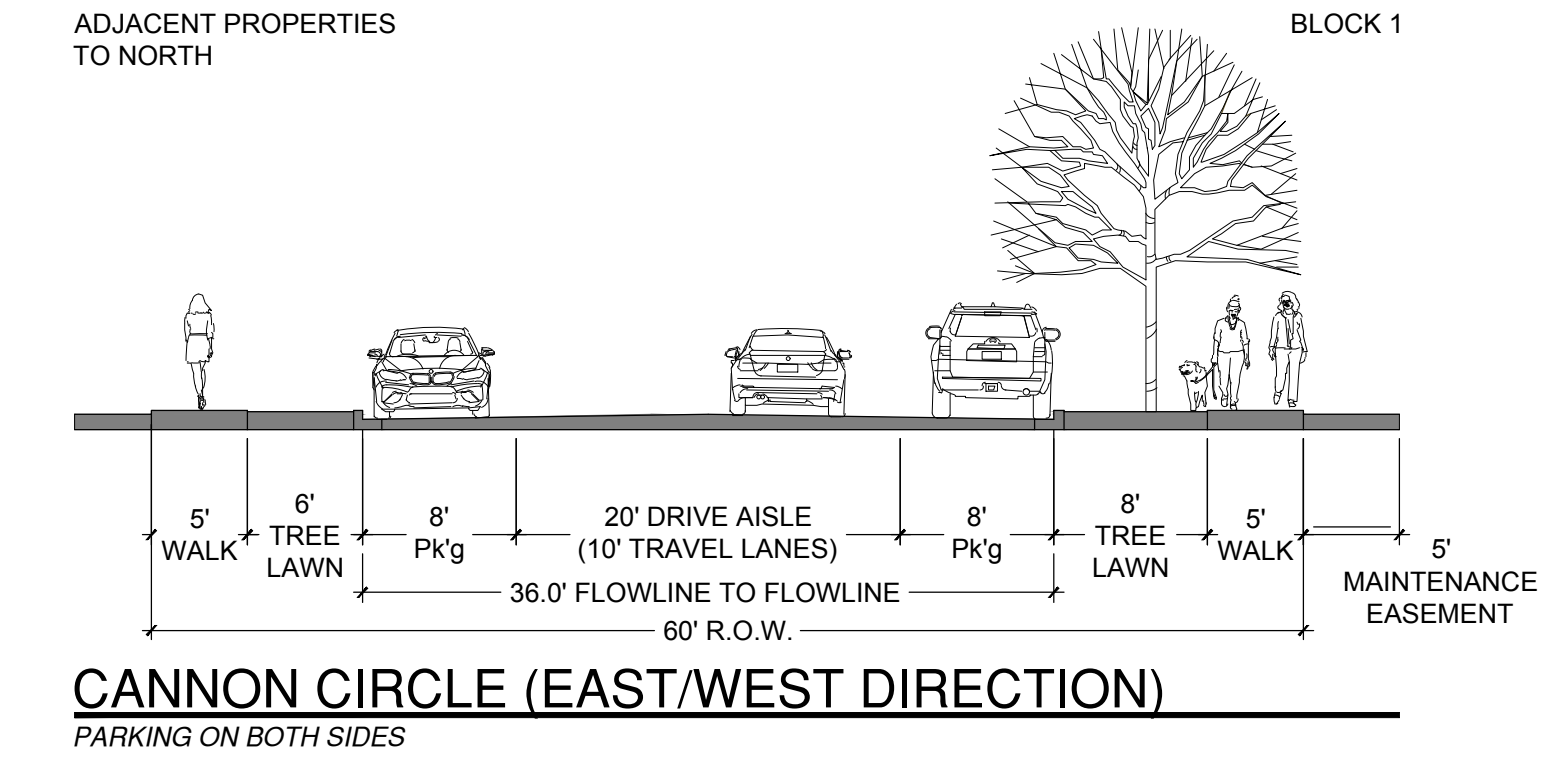
SITE PLAN
ENLARGEMENT

SEAL:



PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

Plotted By: Lindsay Oliver Layout: S4 STREET SECTIONS Printed On: 12/20/2022 8:24 AM File Name: SITE PLAN.dwg



COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
Joel Weikert
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022
REVISIONS		
No.	DESCRIPTION	DATE

STREET SECTIONS
AND TYPICALS

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.: R20-030
DRAWN BY: .
REVIEWED BY: .
DRAWING NUMBER:

PREPARED BY:



OWNER

ENGINEER

ORIGINAL SIZE 24X36

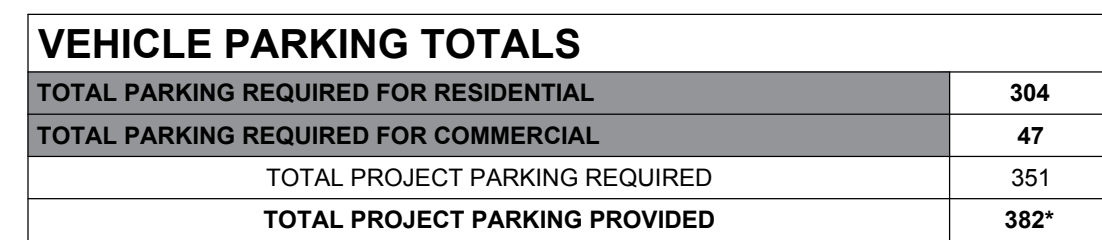
ISSUED

REVISIONS

PARKING PLAN

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

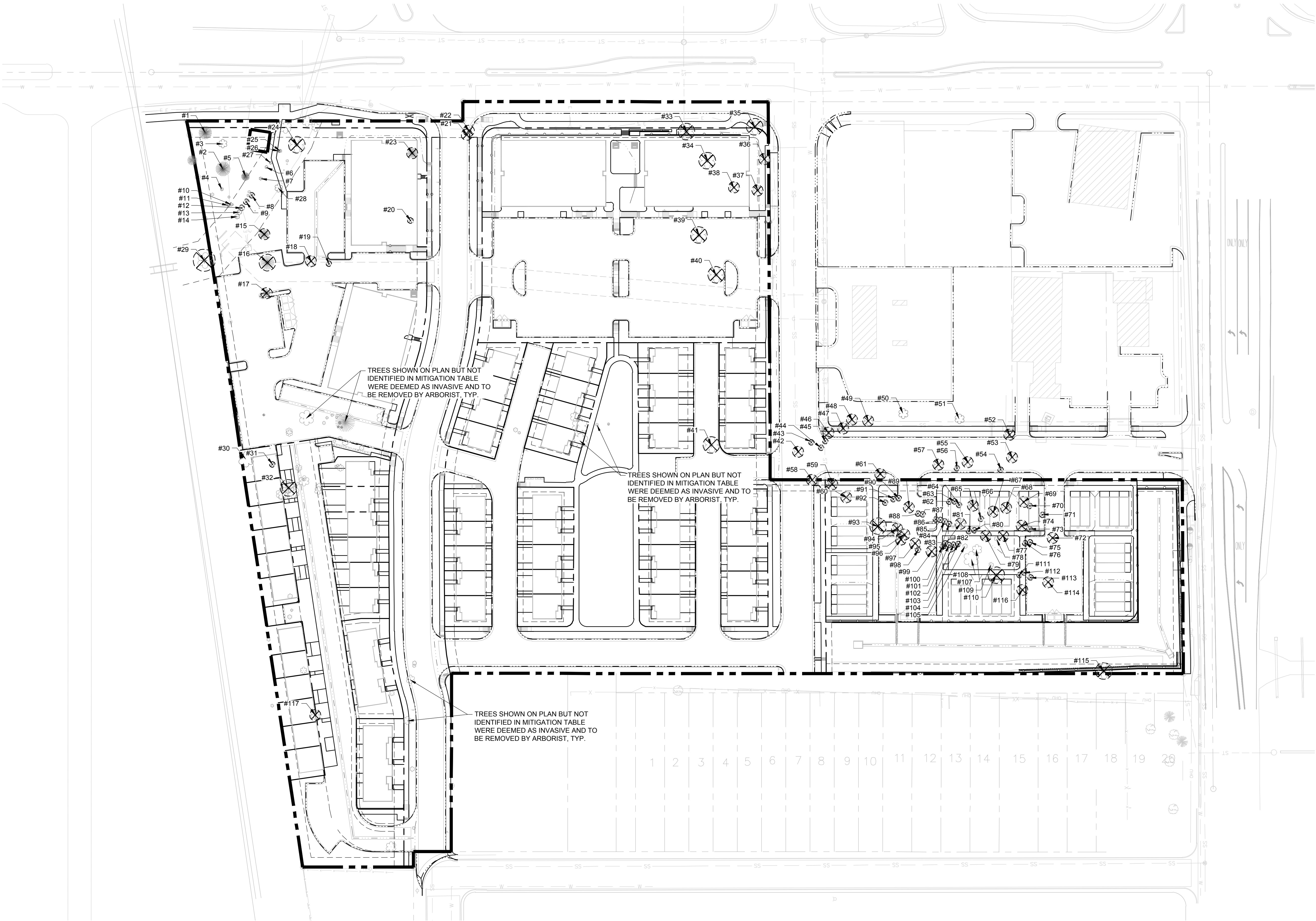
8 OF 32



ADA	ACCESSIBLE PARKING SPACE
G	GARAGE SPACE
S	STANDARD OFF-STREET
OS	ON-STREET PARKING

REQUIREMENT = 1 BIKE SPACE / 10 OFF-STREET PARKING SPACES	
TOTAL OFF-STREET PARKING SPACES REQUIRED	344
TOTAL BIKE PARKING SPACES REQUIRED	34
BIKE PARKING SPACES PROVIDED	35

Plotted By: Lindsay Oliver Layout: TREE INVENTORY Printed On: 12/20/2022 5:24 AM File Name: TREE INVENTORY.dwg



TREE MITIGATION LEGEND



NOTE: THIS PLAN IS REPRESENTATIVE ONLY. FIELD VERIFY BEFORE REMOVAL OF ANY TREE.

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

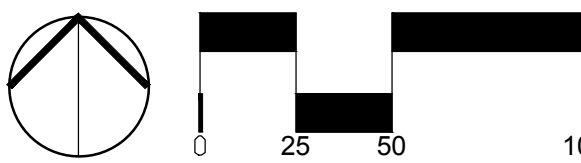
RIPLY DESIGN INC.
Joel Weikert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

REVISIONS		
No.	DESCRIPTION	DATE

TREE INVENTORY PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

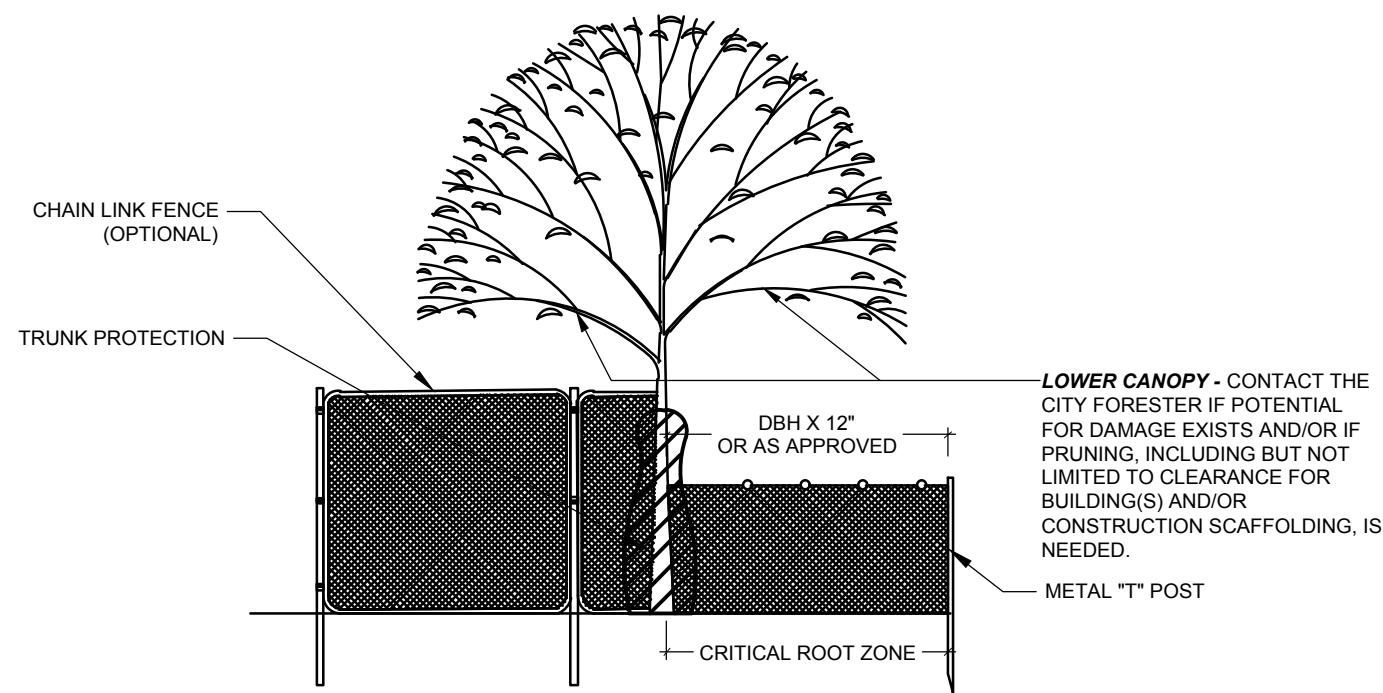
PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

Plotted By: Lindsay Oliver Layout: TREE INVENTORY (2) Printed On: 12/20/2022 8:24 AM File Name: TREE INVENTORY.dwg

TREE INVENTORY

#	SPECIES NAME	DBH	HEALTH	NOTES	ACTION
1	AUSTRIAN PINE	23"	85	GOOD SPECIMEN	PRESERVE
2	AUSTRIAN PINE	22"	75	GOOD SPECIMEN. CANOPY SUPPRESSION ON EAST.	PRESERVE
3	GREEN ASH	22"	60	MODERATE STRUCTURE. IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	CONDITIONALLY PRESERVE
4	CHOKECHERRY	8"	65		CONDITIONALLY PRESERVE
5	BLUE SPRUCE	20"	70	CANOPY SUPPRESSION ON WEST.	CONDITIONALLY PRESERVE
6	GREEN ASH	21"	65	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	CONDITIONALLY PRESERVE
7	QUAKING ASPEN	7"	45	POOR STRUCTURE. POOR LOCATION.	CONDITIONALLY REMOVE
8	QUAKING ASPEN	9"	35	POOR STRUCTURE.	REMOVE
9	QUAKING ASPEN	7"	35	LOW LCR.	REMOVE
10	QUAKING ASPEN	11" (X2)	40	LOW LCR.	CONDITIONALLY REMOVE
11	QUAKING ASPEN	6"	50	LOW LCR.	CONDITIONALLY REMOVE
12	QUAKING ASPEN	11" (X2)	30	LOW LCR.	REMOVE
13	GREEN ASH	15"	40	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. POOR STRUCTURE. POOR LOCATION. SIGNIFICANT STRUCTURAL DEFECT.	CONDITIONALLY REMOVE
14	GREEN ASH	11"	50	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	CONDITIONALLY REMOVE
15	BLUE SPRUCE	22"	85	GOOD SPECIMEN.	PRESERVE
16	BLUE SPRUCE	23"	85	GOOD SPECIMEN.	PRESERVE
17	BLUE SPRUCE	22"	50	POOR STRUCTURE. LEAN. SHOWING SIGNS OF STRESS.	CONDITIONALLY REMOVE
18	HONEYLOCUST	23"	90	GOOD SPECIMEN.	PRESERVE
19	HONEYLOCUST	12"	60	POOR STRUCTURE. CANOPY SUPPRESSION.	CONDITIONALLY PRESERVE
20	HONEYLOCUST	17"	75	GOOD SPECIMEN. LOW ROOT ZONE.	PRESERVE
21	AUSTRIAN PINE	14"	80	GOOD SPECIMEN.	PRESERVE
22	AUSTRIAN PINE	13"	70		CONDITIONALLY PRESERVE
23	BLUE SPRUCE	23"	85	GOOD SPECIMEN.	PRESERVE
24	CRABAPPLE	26" (X3)	30	LOW LCR. MAJOR DECLINE.	REMOVE
25	HONEYLOCUST	4"	60	POOR STRUCTURE. POOR LOCATION.	CONDITIONALLY PRESERVE
26	HONEYLOCUST	4"	60	POOR LOCATION.	CONDITIONALLY PRESERVE
27	HONEYLOCUST	21"	70		CONDITIONALLY PRESERVE
28	HONEYLOCUST	4"	55	POOR STRUCTURE. LEAN.	CONDITIONALLY REMOVE
29	CRACK WILLOW	61" (X3)	30	MULTIPLE STEMS REMOVED PREVIOUSLY. BASAL ROT. LEAN.	REMOVE
30	COTTONWOOD SSP.	107"	80	GOOD SPECIMEN. POOR STRUCTURE. MAJOR FAILURES PRESENT.	PRESERVE
31	GREEN ASH	10"	50	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. LOW LCR.	CONDITIONALLY REMOVE
32	GREEN ASH	21" (X4)	45	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. POOR STRUCTURE.	CONDITIONALLY REMOVE
33	WHITE MULBERRY	16"	40	POOR STRUCTURE. POOR LOCATION. LEAN.	CONDITIONALLY REMOVE
34	WHITE MULBERRY	24"	55	POOR STRUCTURE. LOW LCR.	CONDITIONALLY REMOVE
35	GREEN ASH	44"	55	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. POOR STRUCTURE.	CONDITIONALLY PRESERVE
36	GREEN ASH	25" (X4)	30	POOR STRUCTURE.	REMOVE
37	GREEN ASH	24"	50	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. POOR STRUCTURE.	CONDITIONALLY REMOVE
38	GREEN ASH	18"	40	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	CONDITIONALLY REMOVE
39	COTTONWOOD SSP.	46"	85	GOOD SPECIMEN.	PRESERVE
40	COTTONWOOD SSP.	84"	75	GOOD SPECIMEN. MAJOR DIEBACK PRESENT.	PRESERVE
41	HACKBERRY	30" (X2)	70	POOR STRUCTURE.	CONDITIONALLY PRESERVE
42	GREEN ASH	27" (X3)	55	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. POOR STRUCTURE.	CONDITIONALLY REMOVE
43	GREEN ASH	6"	55	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	CONDITIONALLY REMOVE
44	GREEN ASH	8" (X2)	30	POOR STRUCTURE.	REMOVE
45	COTTONWOOD SSP.	11"	65		CONDITIONALLY PRESERVE
46	COTTONWOOD SSP.	31" (X2)	50	POOR STRUCTURE.	CONDITIONALLY REMOVE
47	GREEN ASH	12" (X3)	30	POOR STRUCTURE.	REMOVE
48	GREEN ASH	15" (X2)	35	POOR STRUCTURE.	REMOVE
49	AMUR MAPLE	24" (X5)	30	POOR STRUCTURE. LOW LCR.	REMOVE
50	HONEYLOCUST	16"	75	GOOD SPECIMEN.	PRESERVE
51	HONEYLOCUST	19"	70	T-POST IN TRUNK.	CONDITIONALLY PRESERVE
52	COTTONWOOD SSP.	16"	65		CONDITIONALLY PRESERVE
53	COTTONWOOD SSP.	21"	70		CONDITIONALLY PRESERVE
54	GREEN ASH	4"	55	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	CONDITIONALLY REMOVE
55	PEACHLEAF WILLOW	10"	70		CONDITIONALLY PRESERVE
56	COTTONWOOD SSP.	6"	30	LOW LCR.	REMOVE
57	COTTONWOOD SSP.	22"	80	GOOD SPECIMEN.	PRESERVE
58	GREEN ASH	12" (X3)	30	POOR STRUCTURE. POOR LOCATION. LEAN. BASAL INJURIES.	REMOVE

59	COTTONWOOD SSP.	12"	60	LEAN.	CONDITIONALLY PRESERVE
60	GREEN ASH	10" (X2)	30	POOR STRUCTURE. POOR LOCATION. LOW LCR.	REMOVE
61	GREEN ASH	16" (X3)	25	POOR STRUCTURE. LEAN.	REMOVE
62	GREEN ASH	6"	50	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	CONDITIONALLY REMOVE
63	GREEN ASH	4"	45	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	CONDITIONALLY REMOVE
64	GREEN ASH	5"	30	LOW LCR.	REMOVE
65	GREEN ASH	24" (X4)	25	POOR STRUCTURE.	REMOVE
66	GREEN ASH	4"	30	POOR STRUCTURE.	REMOVE
67	GREEN ASH	11" (X3)	30	POOR STRUCTURE. LEAN.	REMOVE
68	GREEN ASH	16" (X4)	30	POOR STRUCTURE. LEAN.	REMOVE
69	GREEN ASH	23" (X4)	30	POOR STRUCTURE. LEAN.	REMOVE
70	GREEN ASH	4"	25	POOR STRUCTURE. HEAVY LEAN.	REMOVE
71	GREEN ASH	8" (X2)	30	POOR STRUCTURE. LEAN.	REMOVE
72	COTTONWOOD SSP.	15" (X2)	45	POOR STRUCTURE.	CONDITIONALLY REMOVE
73	GREEN ASH	5"	20	POOR STRUCTURE. LEAN.	REMOVE
74	CHOKECHERRY	22" (X6)	60		CONDITIONALLY PRESERVE
75	GREEN ASH	5"	45		CONDITIONALLY REMOVE
76	GREEN ASH	4"	40	LEAN.	CONDITIONALLY REMOVE
77	GREEN ASH	13" (X3)	40	POOR STRUCTURE. LEAN.	CONDITIONALLY REMOVE
78	GREEN ASH	4"	45		CONDITIONALLY REMOVE
79	GREEN ASH	18" (X4)	30	POOR STRUCTURE. LEAN.	REMOVE
80	GREEN ASH	5"	40	LOW LCR. ERODED ROOT BASE.	CONDITIONALLY REMOVE
81	GREEN ASH	4"	30	HEAVY LEAN.	REMOVE
82	GREEN ASH	15" (X4)	25	POOR STRUCTURE.	REMOVE
83	GREEN ASH	6"	40		CONDITIONALLY REMOVE
84	GREEN ASH	5"	25	HEAVY LEAN.	REMOVE
85	GREEN ASH	4"	25	HEAVY LEAN.	REMOVE
86	GREEN ASH	5"	35		REMOVE
87	GREEN ASH	6" (X2)	25	POOR STRUCTURE.	REMOVE
88	GREEN ASH	6"	50		CONDITIONALLY REMOVE
89	GREEN ASH	12" (X4)	30	POOR STRUCTURE. POOR LOCATION. HEAVY LEAN.	REMOVE
90	COTTONWOOD SSP.	8"	65	POOR LOCATION.	CONDITIONALLY PRESERVE
91	COTTONWOOD SSP.	4"	60	POOR LOCATION.	CONDITIONALLY PRESERVE
92	GREEN ASH	6" (X2)	25	POOR LOCATION.	REMOVE
93	COTTONWOOD SSP.	97" (X3)	20	LOW LCR (<25%)	REMOVE
94	BLACK LOCUST	15" (X3)	30	POOR STRUCTURE. LOW LCR.	REMOVE
95	BLACK LOCUST	9" (X3)	30	POOR STRUCTURE. DAMAGE FROM DEADFALL.	REMOVE
96	BLACK LOCUST	7" (X3)	25	LOW LCR. APICAL DIEBACK.	REMOVE
97	BLACK LOCUST	11" (X3)	30	LOW LCR. APICAL DIEBACK.	REMOVE
98	BLACK LOCUST	4" (X2)	35	APICAL DIEBACK POOR STRUCTURE.	REMOVE
99	COTTONWOOD SSP.	30"	55	APICAL DIEBACK. STRUCTURAL DEFECTS. LOW LCR.	CONDITIONALLY REMOVE
100	BLACK LOCUST	5" (X2)	30	LOW LCR. APICAL DIEBACK.	REMOVE
101	COTTONWOOD SSP.	5"	70		CONDITIONALLY PRESERVE
102	GREEN ASH	4"	40	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	CONDITIONALLY REMOVE
103	COTTONWOOD SSP.	8"	60		CONDITIONALLY PRESERVE
104	COTTONWOOD SSP.	4"	55		CONDITIONALLY REMOVE
105	COTTONWOOD SSP.	9"	50	PROBLEMATIC ROOT FLARE.	CONDITIONALLY REMOVE
106					
107	CHOKECHERRY	13" (X5)	75	GOOD SPECIMEN.	PRESERVE
108	COTTONWOOD SSP.	154" (X7)	70	POOR STRUCTURE.	CONDITIONALLY PRESERVE
109	CHOKECHERRY	7" (X4)	60		CONDITIONALLY PRESERVE
110	COTTONWOOD SSP.	109" (X5)	65	POOR STRUCTURE. HEAVY LEAN.	CONDITIONALLY PRESERVE
111	GREEN ASH	5" (X2)	30	POOR STRUCTURE.	REMOVE
112	GREEN ASH	7" (X2)	30	POOR STRUCTURE.	REMOVE
113	COTTONWOOD SSP.	9"	70		CONDITIONALLY PRESERVE
114	PEACHLEAF WILLOW	26" (X6)	65		CONDITIONALLY PRESERVE
115	BOXELDER	51" (X9)	30	POOR STRUCTURE. MAJOR DEFECTS.	REMOVE
116	PEACHLEAF WILLOW	12" (X2)	55	HEAVY LEAN.	CONDITIONALLY REMOVE
117	FLESHY HAWTHORN	13" (X4)	65	INTERESTING SPECIMEN.	CONDITIONALLY PRESERVE
TOTAL:					



- NOTES**
- DAMAGE TO PROTECTED TREES IS SUBJECT TO PENALTY PER CITY ORDINANCE.
 - TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITIES AND MAY ONLY BE REMOVED TEMPORARILY IF TRUNK PROTECTION IS INSTALLED. IT SHALL REMAIN IN PLACE UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED.
 - NO MATERIALS, DEBRIS, EQUIPMENT, OR SITE AMENITIES SHALL BE STORED WITHIN THE TREE PROTECTION FENCE.
 - WHILE TREE PROTECTION FENCING IS IN PLACE, TREES SHALL BE DEEP-ROOT WATERED AT AN INTERVAL OF ONCE PER WEEK WHEN TEMPERATURES ARE AT OR ABOVE 50-DEGREES F. TREES SHALL BE WATERED AT THE RATE OF 10 GALLONS PER INCH CALIPER.
 - TREE PROTECTION FENCING SHALL BE "ORANGE PLASTIC SAFETY FENCING," MIN. 48" IN HEIGHT, TOP SECURED TO METAL T-POSTS WITH 12-GAUGE WIRE WOVEN THROUGH TOP OF FENCING FOR ENTIRE LENGTH.
 - HEAVY DUTY T-POSTS SHALL BE PLACED SO THAT WIRE & FENCE ARE TAUT.
 - CHAIN LINK FENCING IS RECOMMENDED.
 - TRUNK PROTECTION IS REQUIRED IF CONSTRUCTION OCCURS WITHIN TEN FEET OR LESS OF TRUNK. CONSTRUCTION INSIDE CRITICAL ROOT ZONE IS ONLY PERMITTED WHEN EQUIPMENT IS OPERATED EXCLUSIVELY ON EXISTING HARDSCAPE, AND NO SOIL COMPACTION TAKES PLACE.

1 TREE PROTECTION FENCE

SCALE: NTS

DETAIL-FILE

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

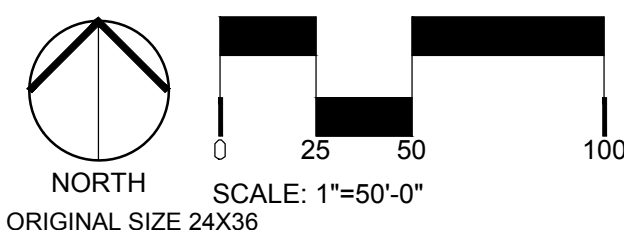
RIPLY DESIGN INC.
Joel Weikert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022
REVISIONS		
No.	DESCRIPTION	DATE
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

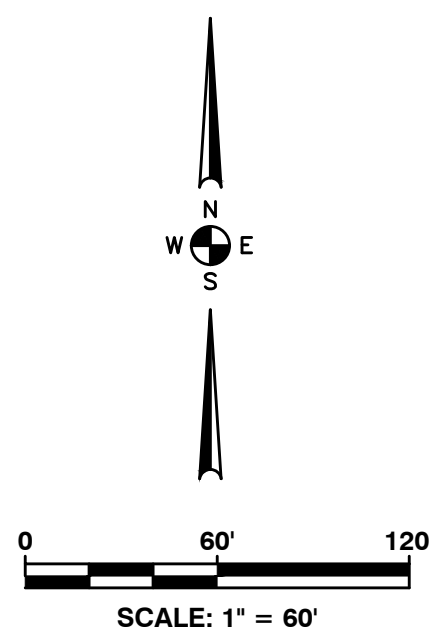
TREE INVENTORY

SEAL:

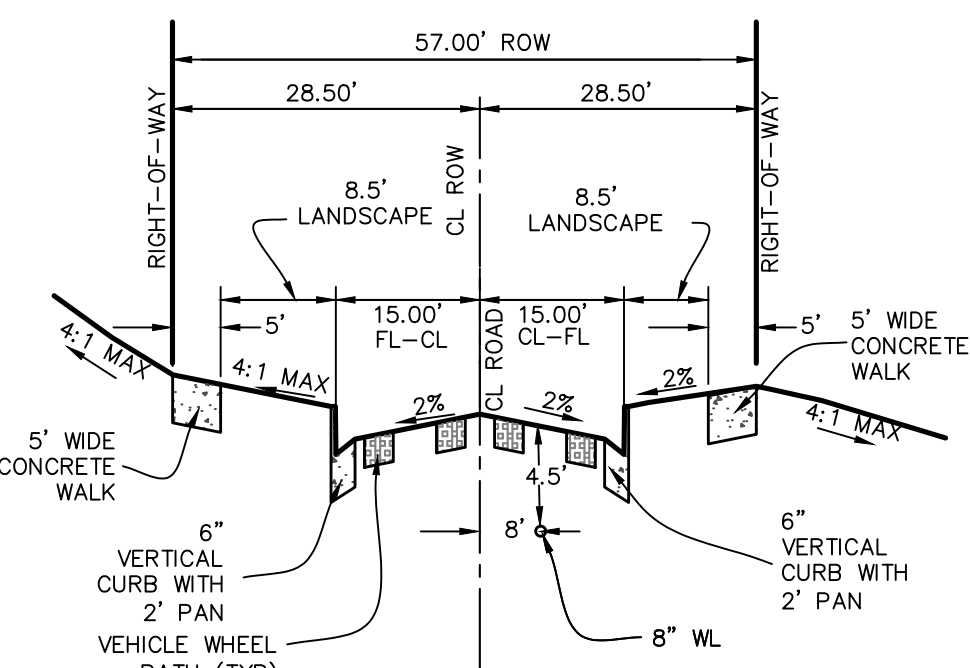
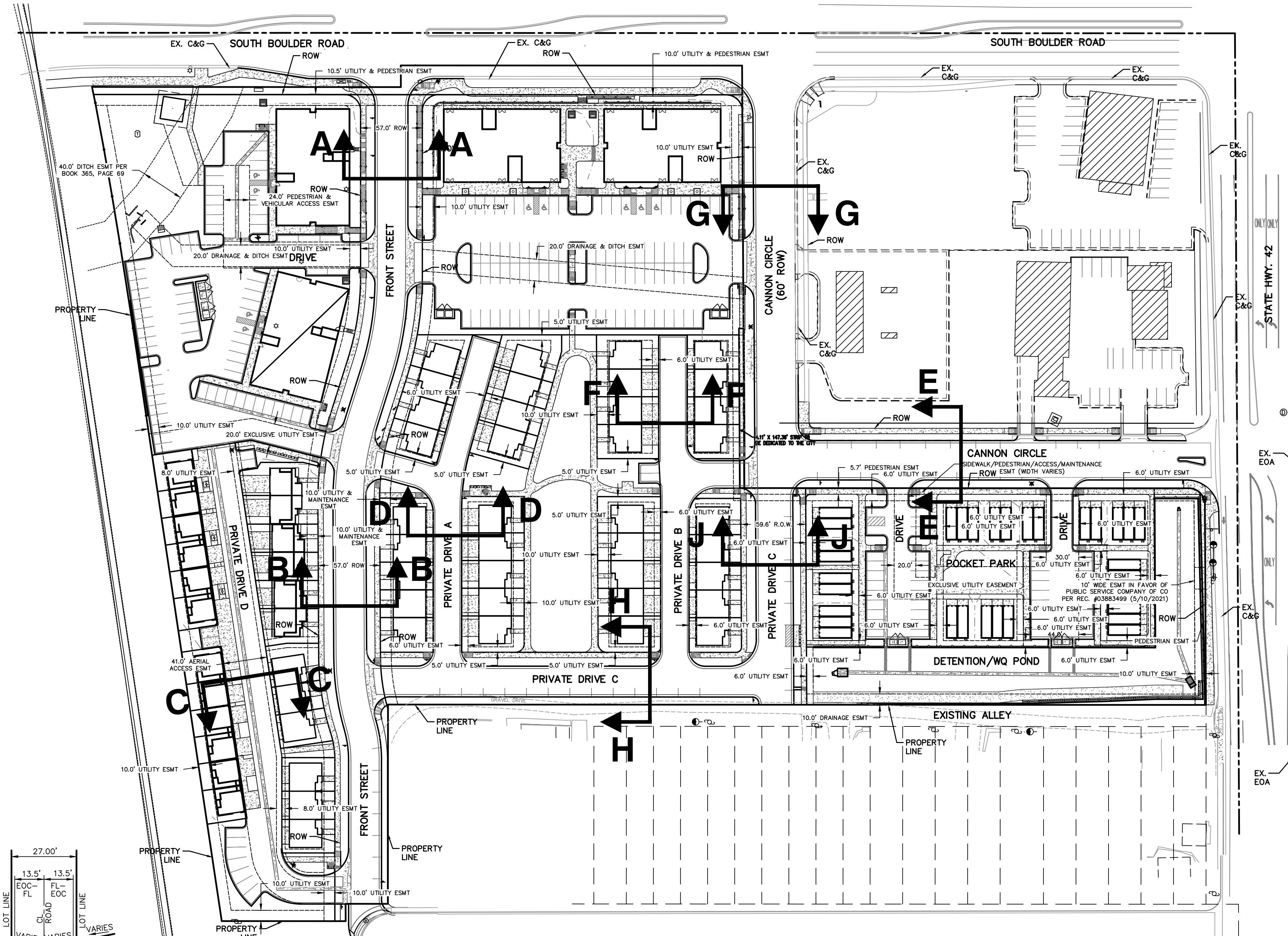


PROJECT No.:	R20-030
DRAWN BY:	.
REVIEWED BY:	.

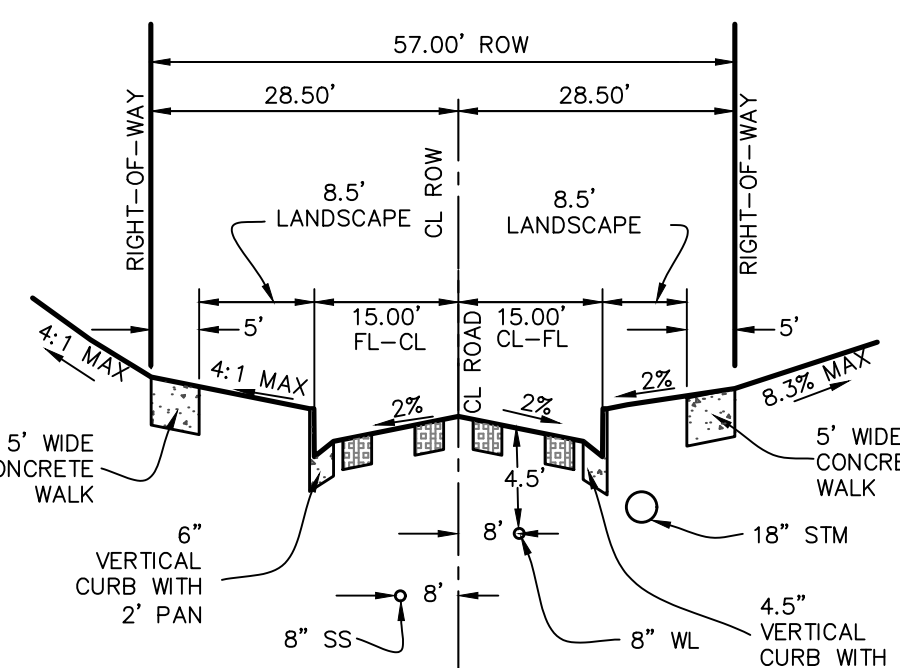
DRAWING NUMBER:



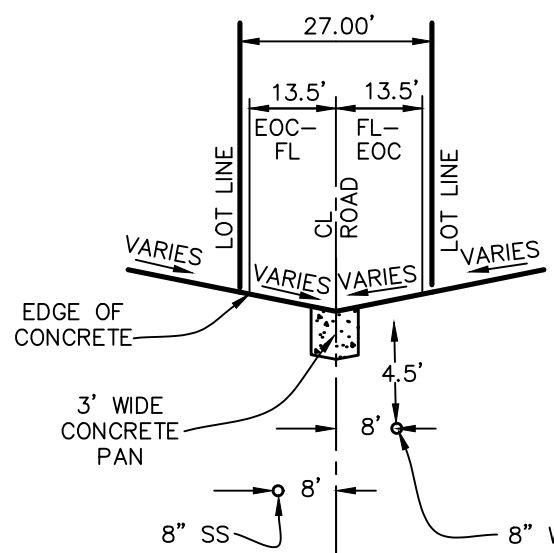
SECTION SCALE
1"=20' HORIZONTAL
1"=2' VERTICAL



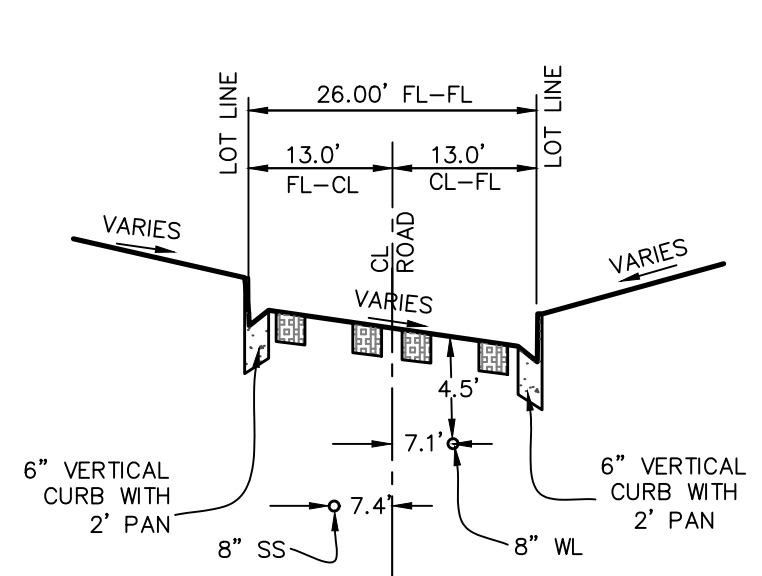
SECTION A-A
FRONT STREET



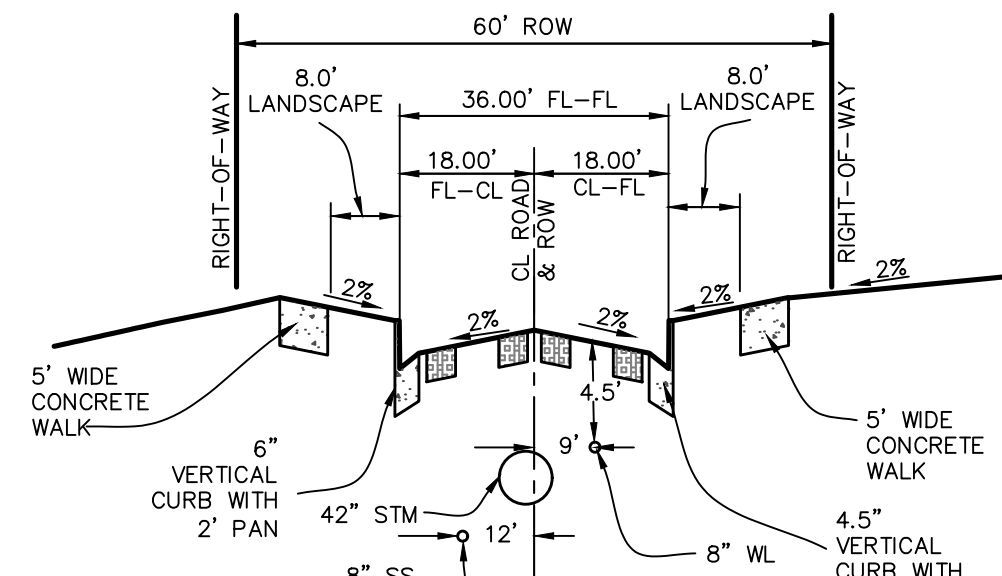
SECTION B-B
FRONT STREET



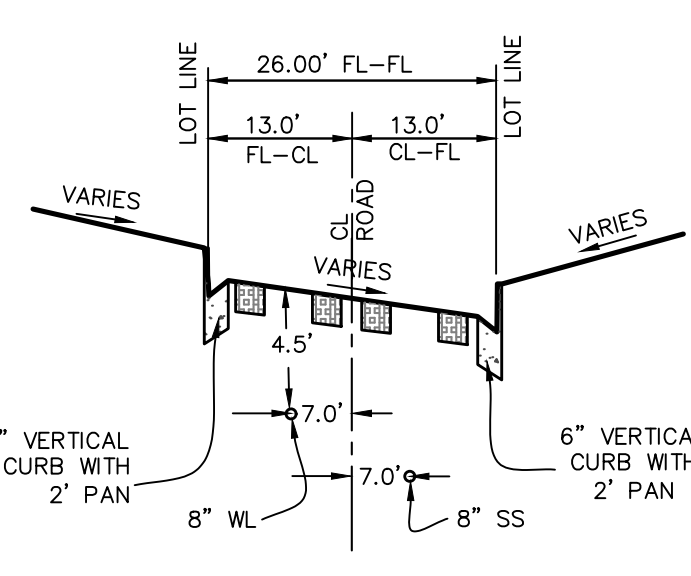
SECTION C-C
PRIVATE DRIVE D



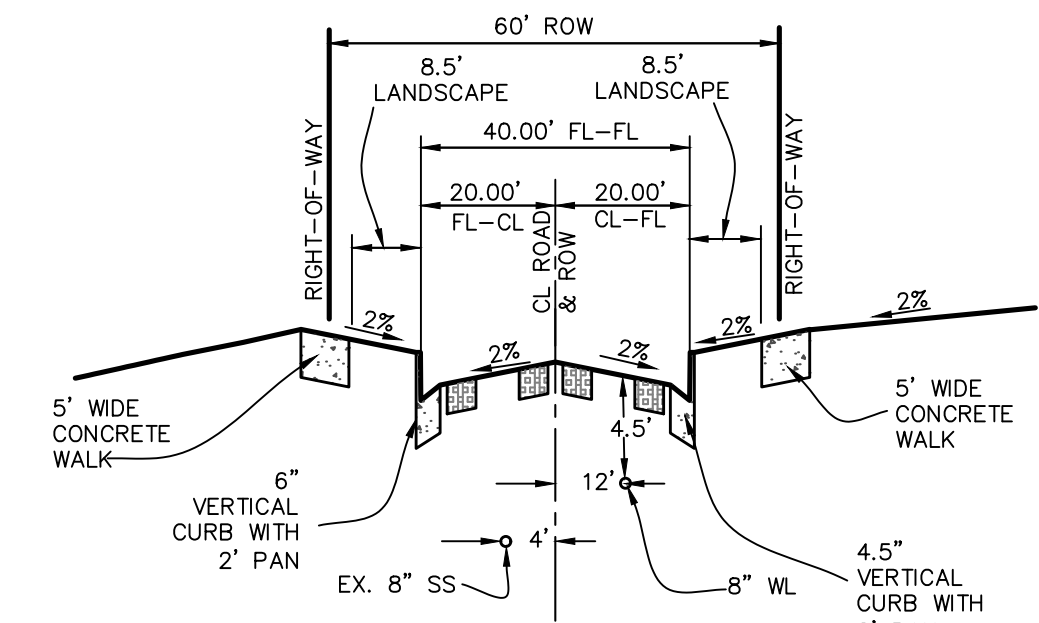
SECTION D-D
PRIVATE DRIVE A



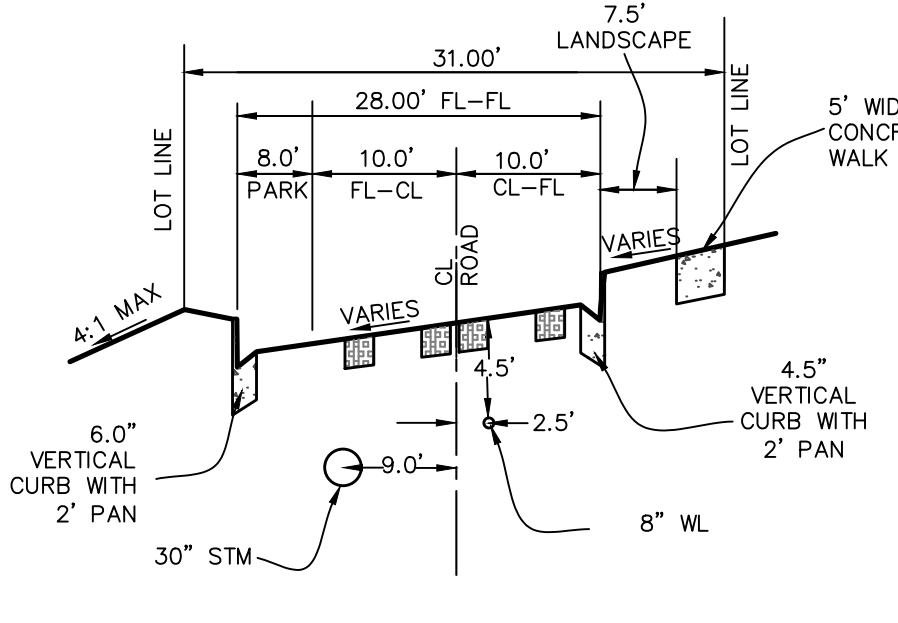
SECTION E-E
CANNON CIRCLE



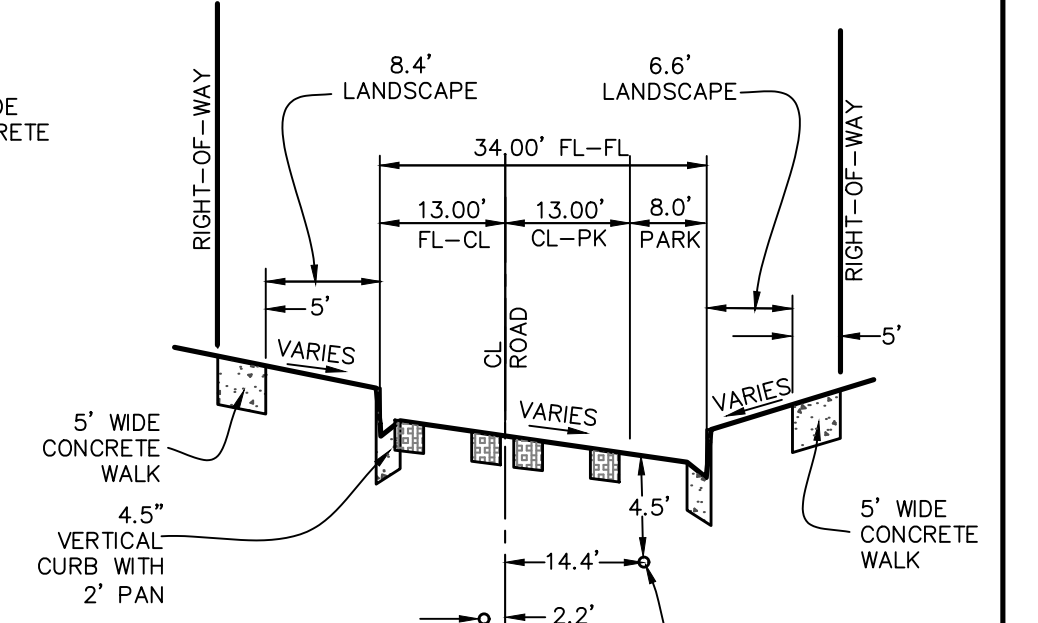
SECTION F-F
PRIVATE DRIVE B



SECTION G-G
CANNON CIRCLE

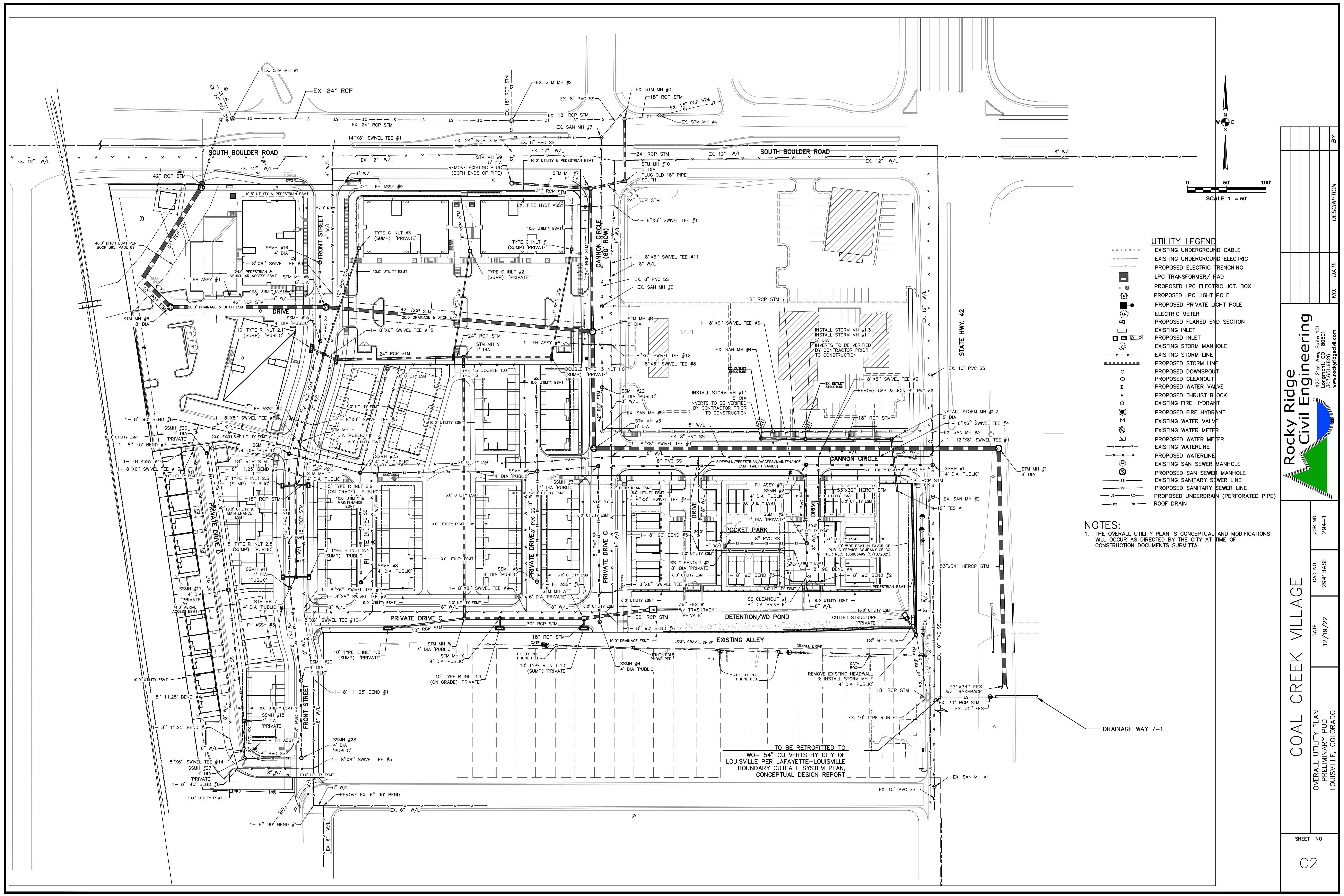


SECTION H-H
PRIVATE DRIVE C



SECTION J-J
PRIVATE DRIVE C

 Rocky Ridge Civil Engineering 420 21st Ave, Suite 101 Longmont, CO 80501 www.rockyridgecivil.com		NO.	DATE	DESCRIPTION	BY
COAL CREEK VILLAGE		CAD NO	JOB NO		
STREET SECTIONS & GOODHUE DITCH PROFILE		2941BASE	294-1		
PRELIMINARY PUD		DATE	12/19/22		
LOUISVILLE, COLORADO					
SHEET NO		C1			



UTILITY LEGEND

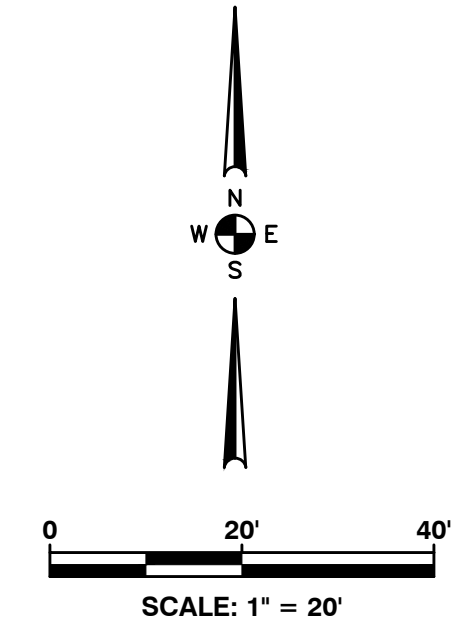
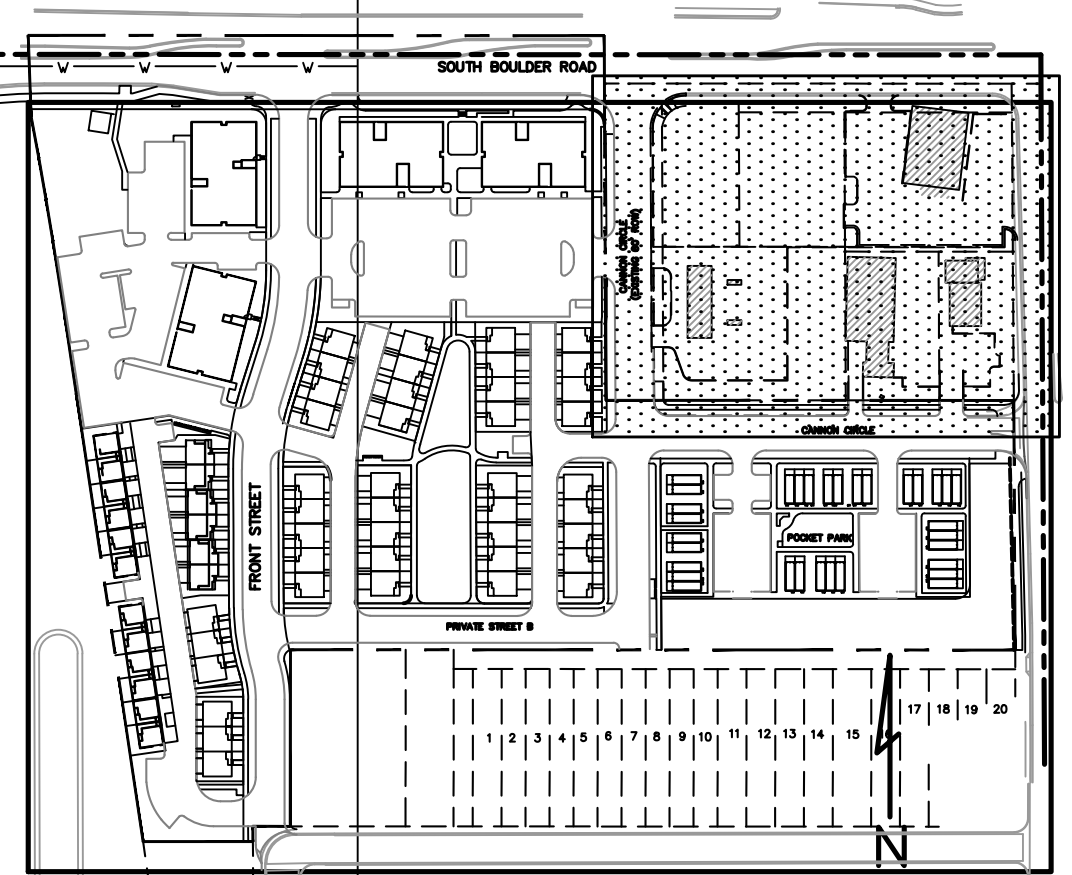
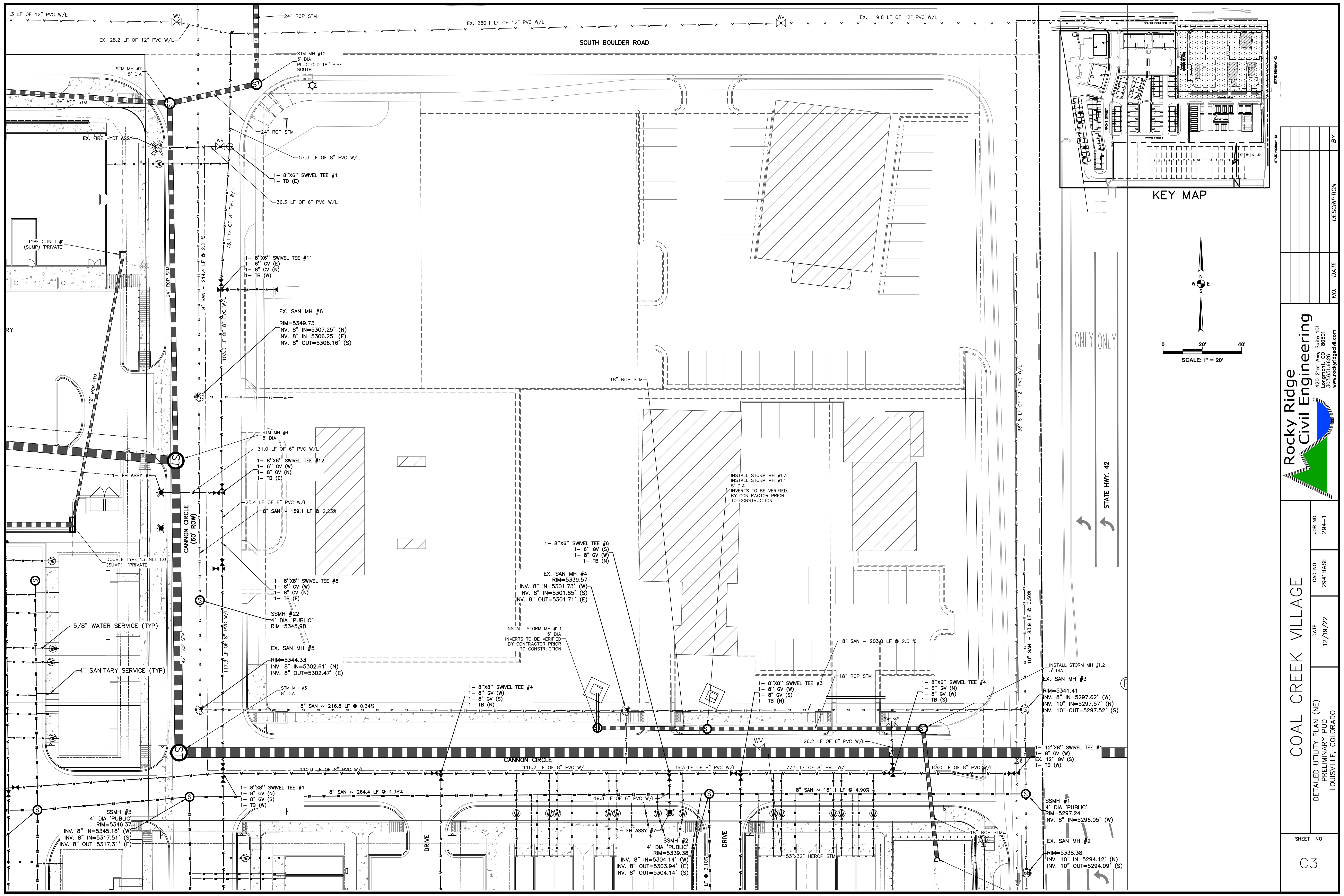
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED ELECTRIC TRENCHING
- LPC TRANSFORMER/ PAD
- PROPOSED LPC ELECTRIC JCT. BOX
- PROPOSED LPC LIGHT POLE
- PROPOSED PRIVATE LIGHT POLE
- ELECTRIC METER
- PROPOSED FLARED END SECTION
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM MANHOLE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- PROPOSED DOWNSPOUT
- PROPOSED CLEANOUT
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING SAN SEWER MANHOLE
- PROPOSED SAN SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERDRAIN (PERFORATED PIPE)
- RD - ROOF DRAIN

NOTES:
1. THE OVERALL UTILITY PLAN IS CONCEPTUAL AND MODIFICATIONS WILL OCCUR AS DIRECTED BY THE CITY AT TIME OF CONSTRUCTION DOCUMENTS SUBMITTAL.

Rocky Ridge
Civil Engineering

420 21st Ave, Suite 101
Longmont, CO 80501
www.rockyridgecivil.com

OVERALL UTILITY PLAN PRELIMINARY PUD LOUISVILLE, COLORADO	DATE 12/19/22	CAD NO 2941BASE	JOB NO 294-1
SHEET NO		NO.	DATE
C2		DESCRIPTION	BY



NO.	DATE	DESCRIPTION	BY

Rocky Ridge

Civil Engineering

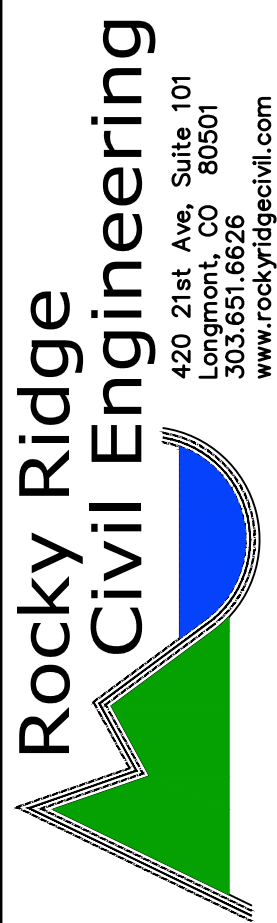
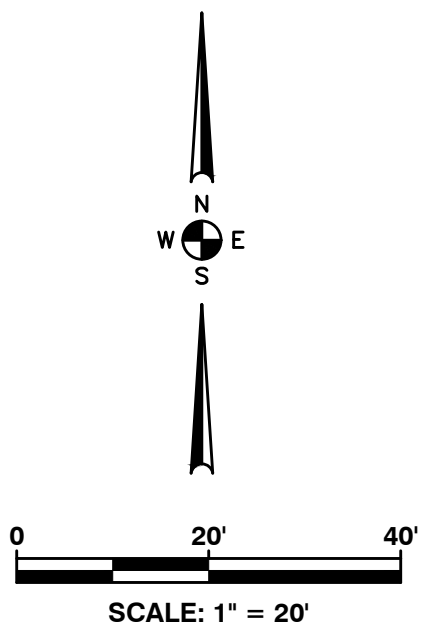
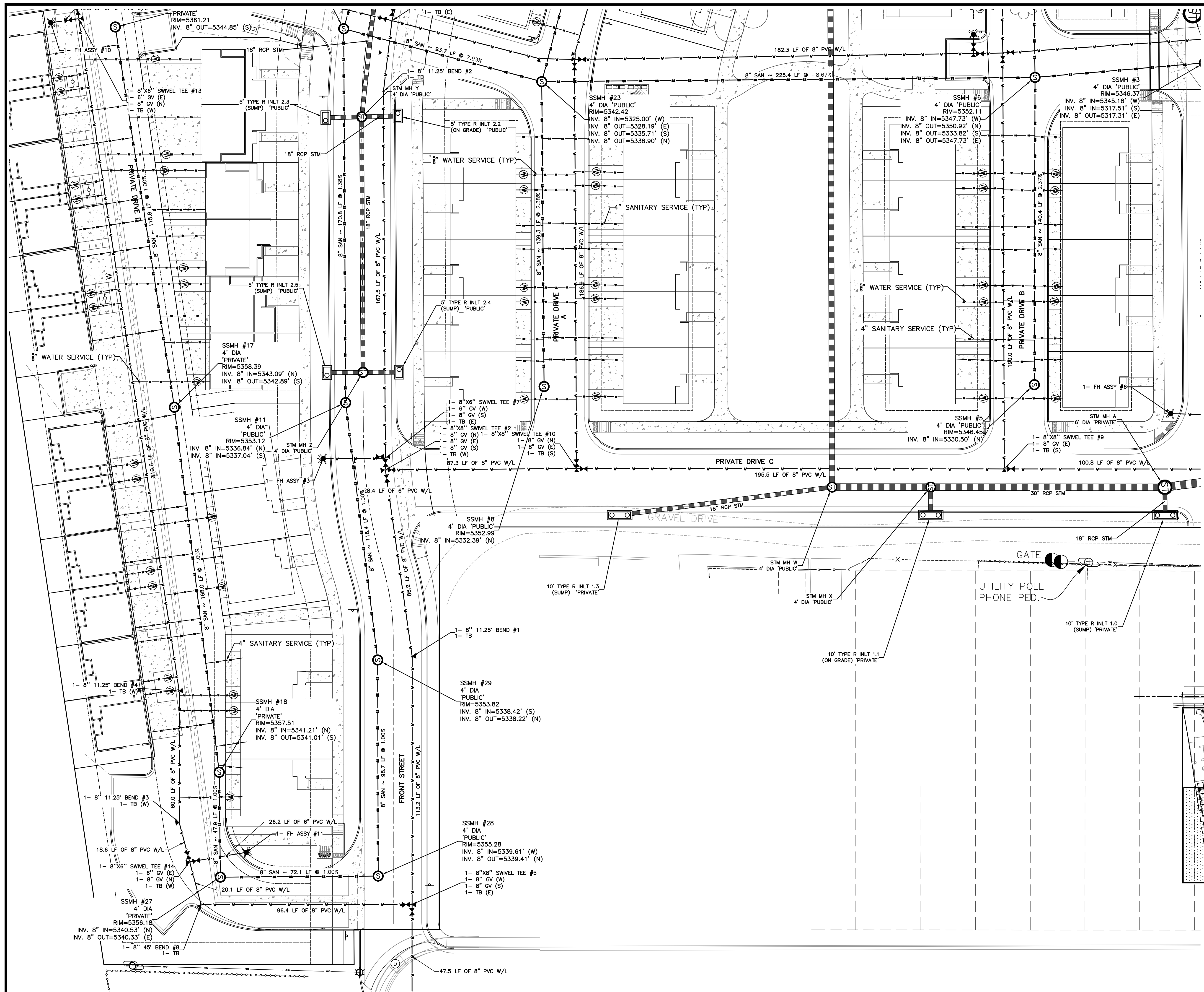
420 21st Ave, Suite 101

Longmont, CO 80501

303.651.6626

www.rockyridgecivil.com

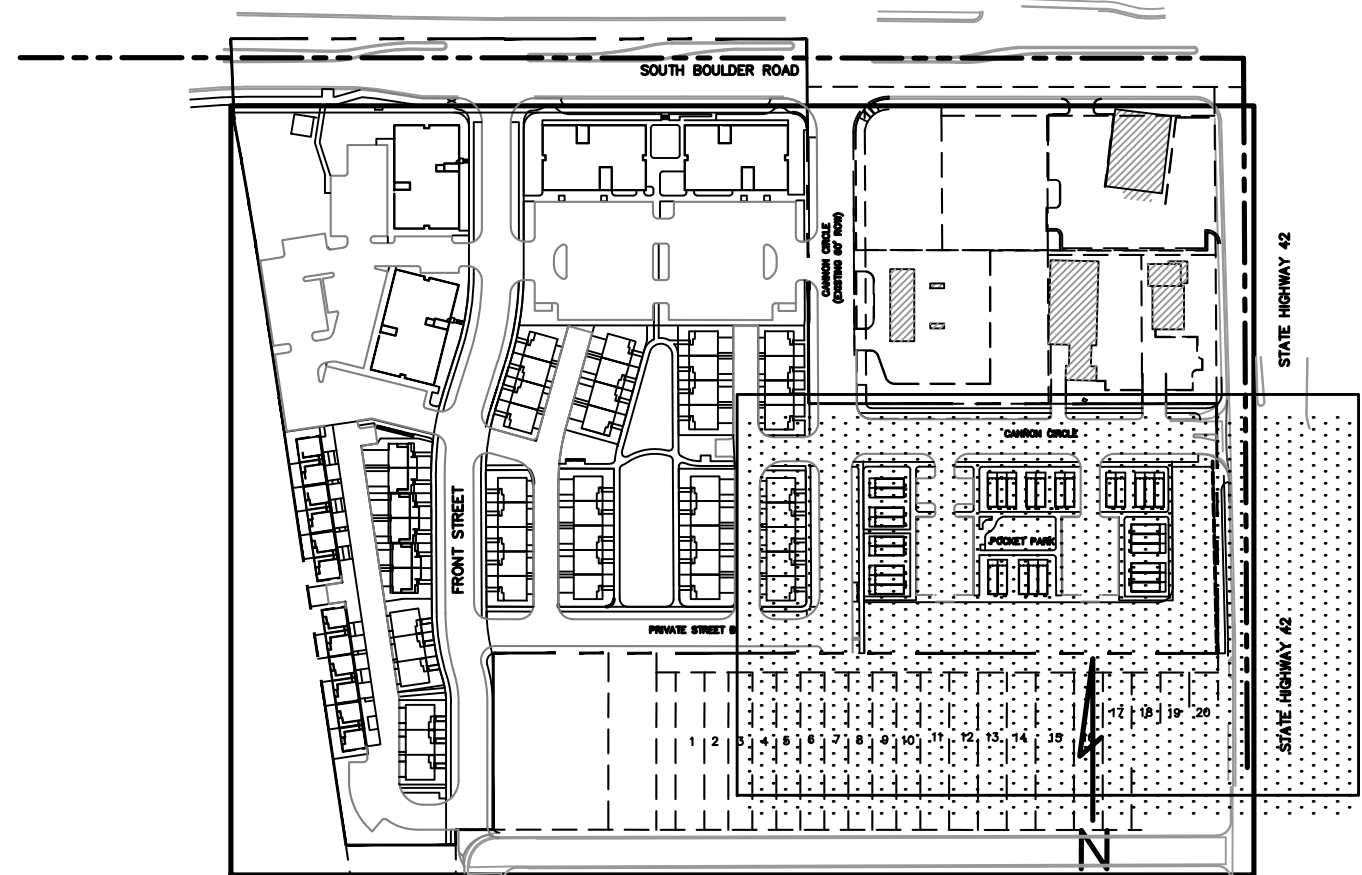
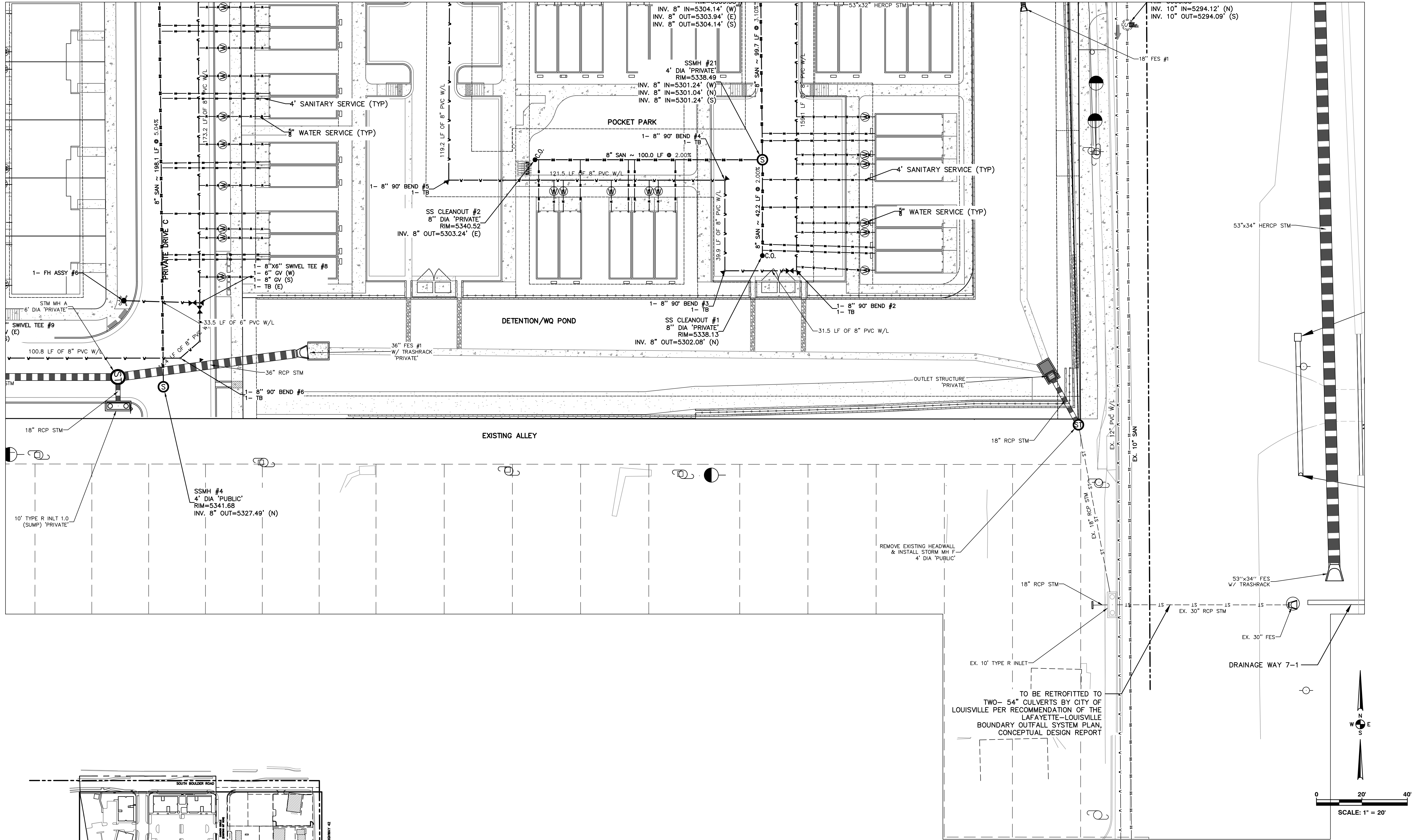
COAL CREEK VILLAGE		CAD NO 2941BASE	JOB NO 294-1
DETAILED UTILITY PLAN (NE) PRELIMINARY PUD LOUISVILLE, COLORADO		DATE 12/19/22	
SHEET NO C3			



COAL CREEK VILLAGE

COAL C
TAILED UTILITY PLAN (SW)
PRELIMINARY PUD
LOUISVILLE, COLORADO

SHEET NO
C4

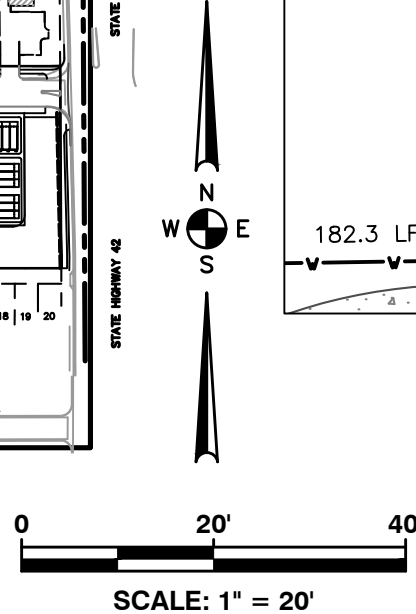
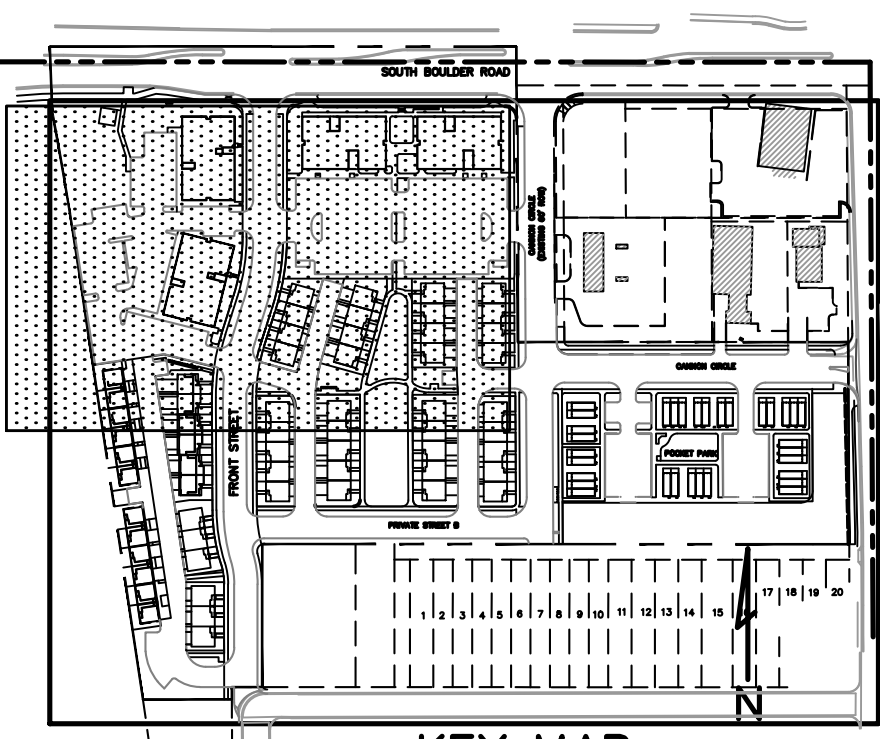
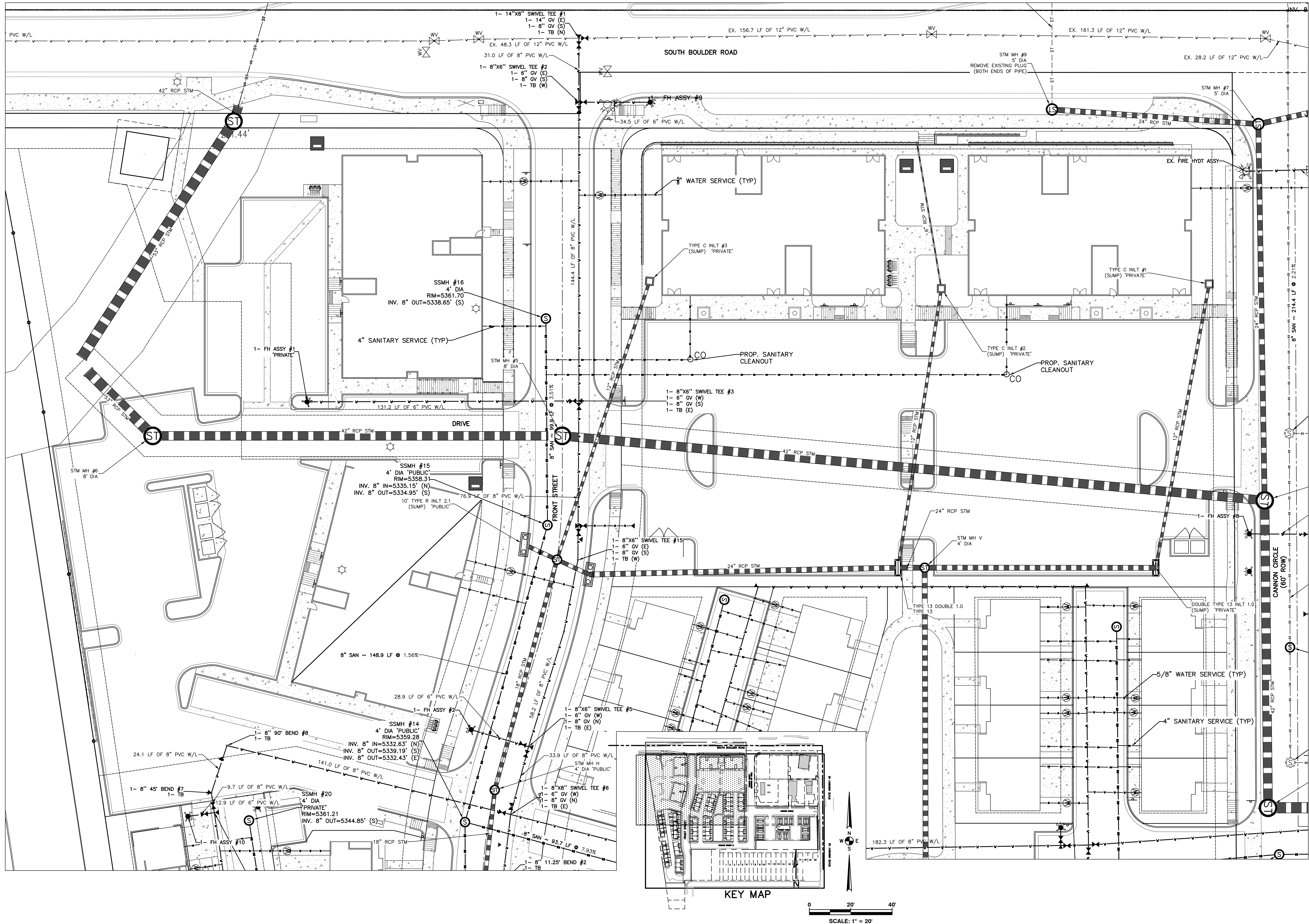


KEY MAP

NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

COAL CREEK VILLAGE	CAD NO 2941BASE	JOB NO 294-1
DETAILED UTILITY PLAN (SE) PRELIMINARY PUD LOUISVILLE, COLORADO	DATE 12/19/22	



Rocky Ridge
Civil Engineering

420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

COAL CREEK VILLAGE

DETAILED UTILITY PLAN (NW)
PRELIMINARY PUD
LOUISVILLE, COLORADO

DATE
12/19/22

CAD NO
2941BASE

JOB NO
294-1

NO.

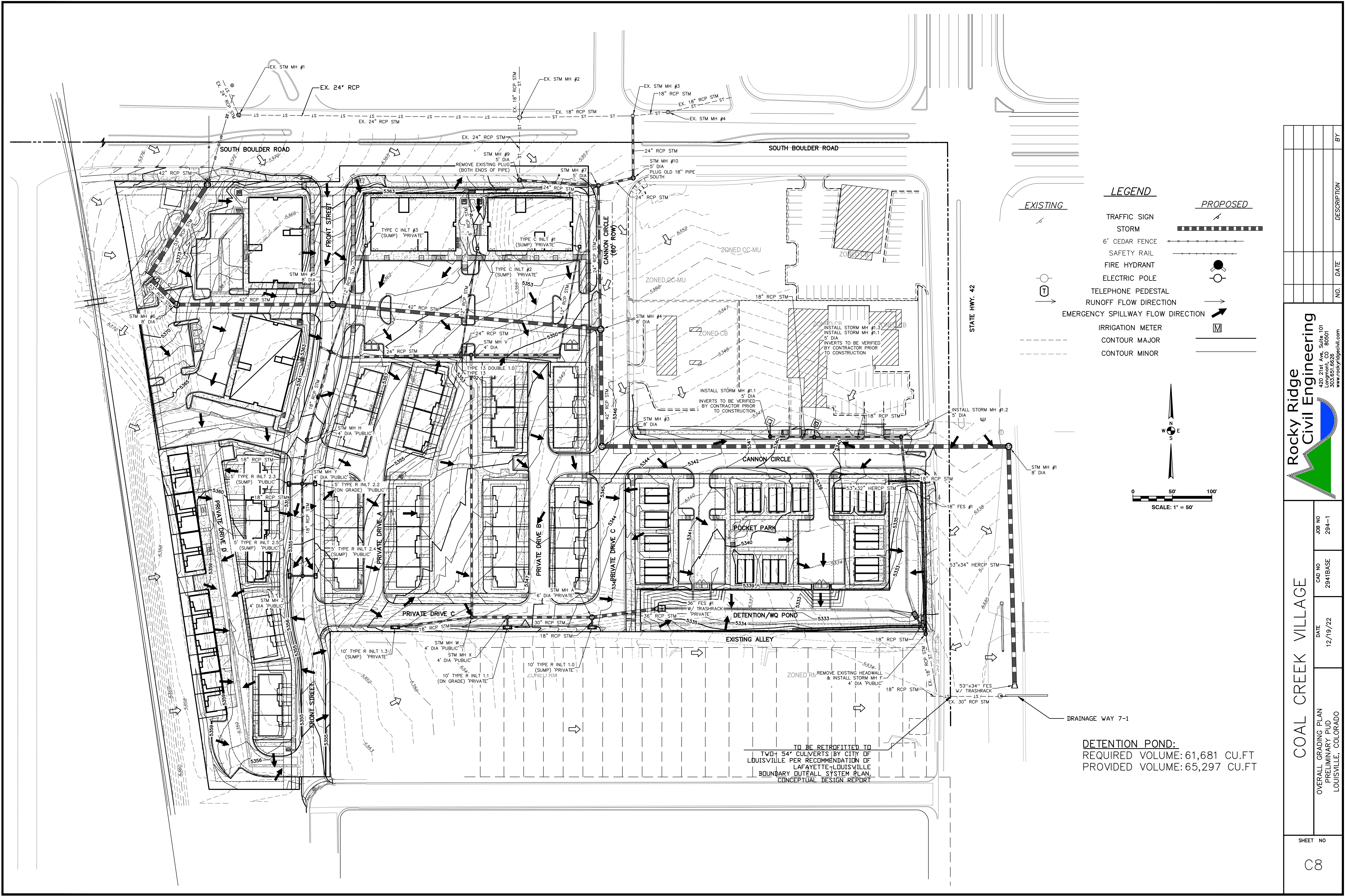
DATE

DESCRIPTION

BY

SHEET NO

C6



LEGEND

	TRAFFIC SIGN
	STORM
	6' CEDAR FENCE
	SAFETY RAIL
	FIRE HYDRANT
	ELECTRIC POLE
	TELEPHONE PEDESTAL
	RUNOFF FLOW DIRECTION
	EMERGENCY SPILLWAY FLOW DIRECTION
	IRRIGATION METER
	CONTOUR MAJOR
	CONTOUR MINOR

0 50' 100'

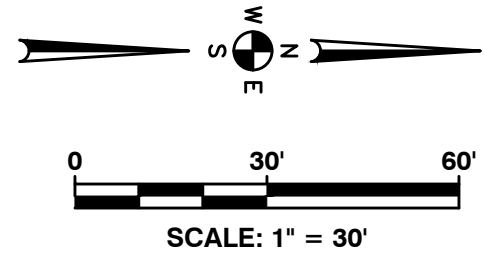
SCALE: 1" = 50'

N
W
E
S

TO BE RETROFITTED TO TWO 54" CULVERTS BY CITY OF LOUISVILLE PER RECOMMENDATION OF LAFAYETTE-LOUISVILLE BOUNDARY OUTFALL SYSTEM PLAN, CONCEPTUAL DESIGN REPORT

DETENTION POND:
REQUIRED VOLUME: 61,681 CU.FT
PROVIDED VOLUME: 65,297 CU.FT

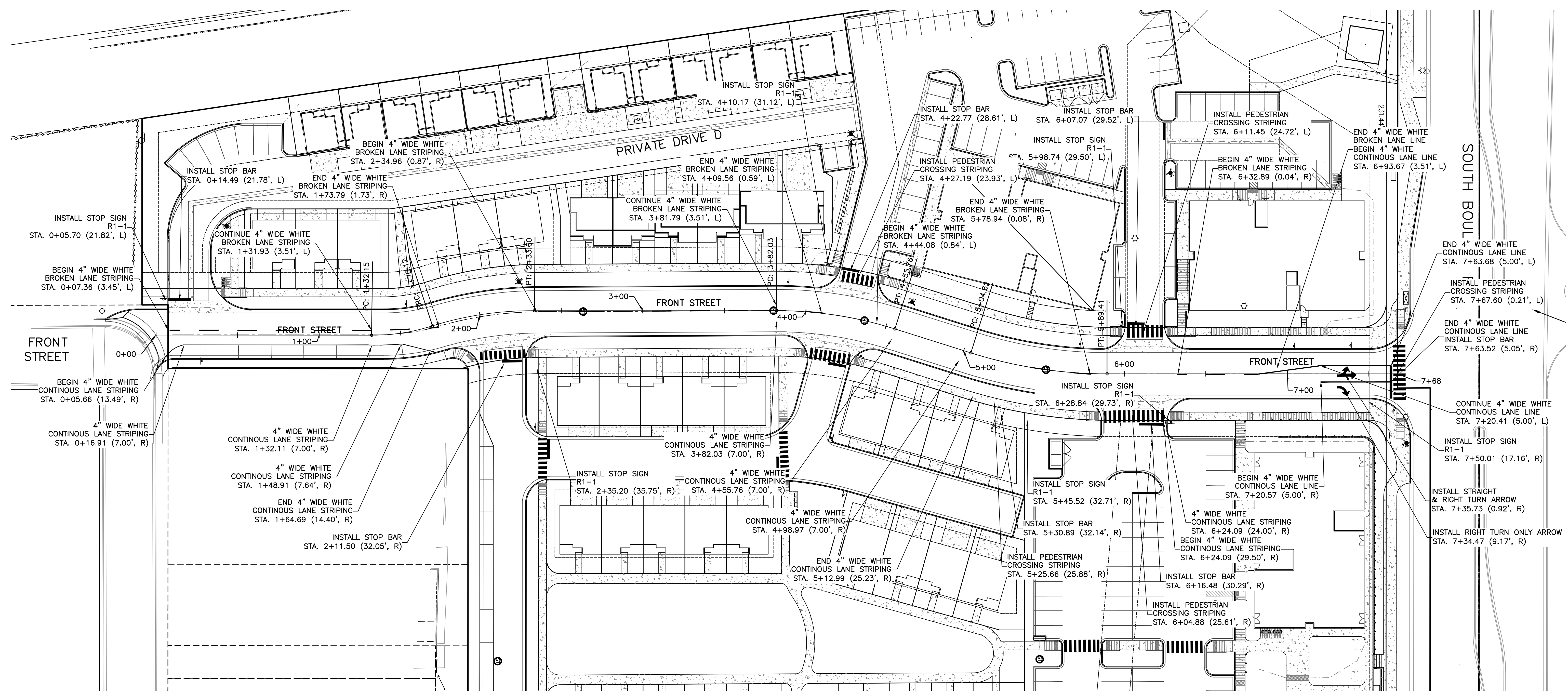
Rocky Ridge Civil Engineering 420 21st Ave, Suite 101 Longmont, CO 80501 303.651.6626 www.rockyridgecivil.com		NO.	DATE	DESCRIPTION	BY
COAL CREEK VILLAGE		CAD NO	JOB NO		
		2941BASE	294-1		
OVERALL GRADING PLAN PRELIMINARY PUD LOUISVILLE, COLORADO		DATE			
		12/19/22			
SHEET NO					
C8					



R1-1

①

30" X 30" (UNLESS OTHERWISE NOTED.)



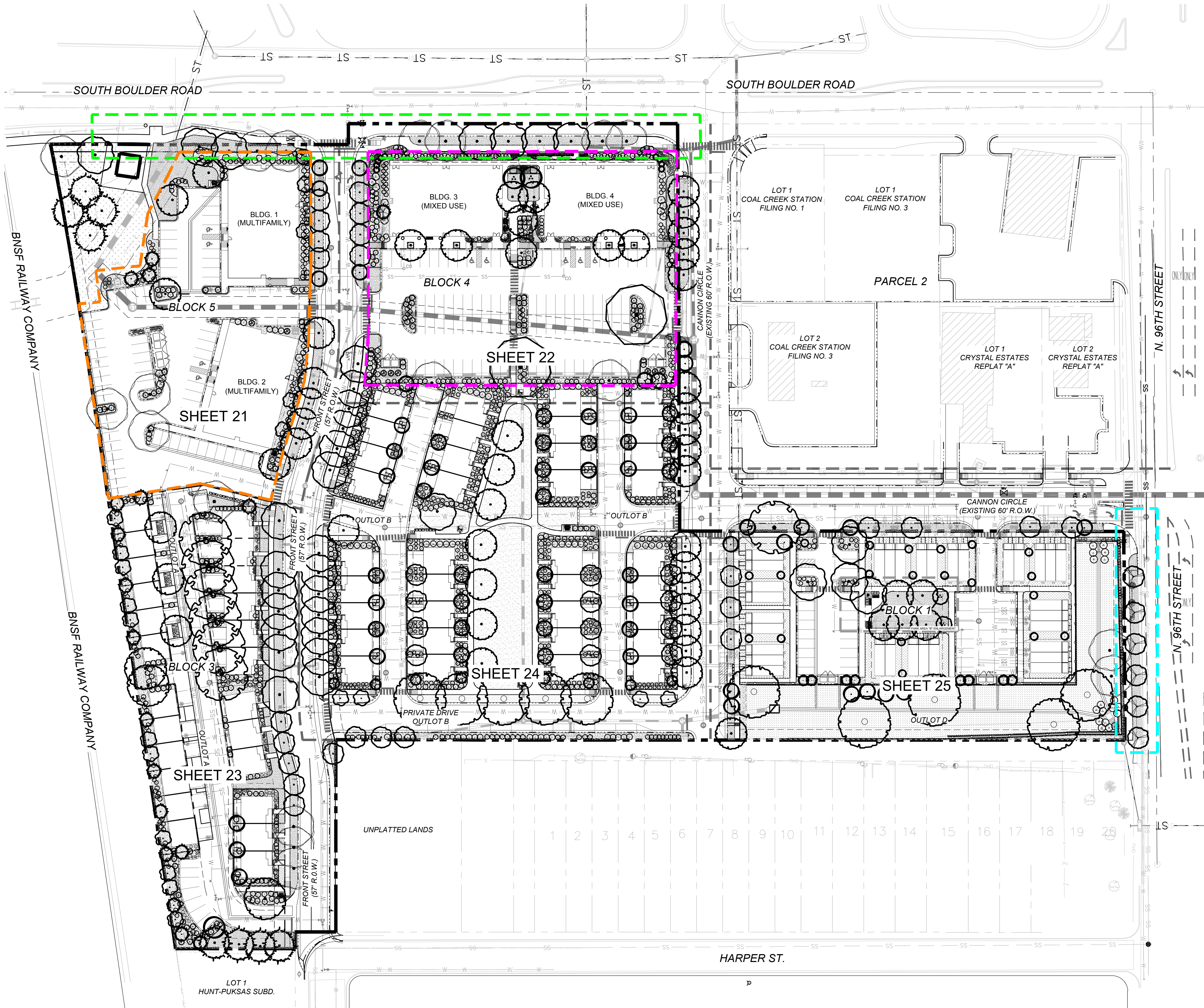
NO.	DATE	DESCRIPTION	BY

Rocky Ridge
Civil Engineering

420 21st Ave, Suite 101
Longmont, CO 80501
303.631.6626
www.rockyridgecivil.com

FRONT ST STRIPING PLAN PRELIMINARY PUD LOUISVILLE, COLORADO	DATE 12/19/22	CAD NO 2941BASE	JOB NO 294-1
---	------------------	--------------------	-----------------

Plotted By: Lindsay Oliver Layout: L1 OVERALL LANDSCAPE PLAN Printed On: 12/20/2022 8:25 AM File Name: LANDSCAPE PLAN.dwg



LANDSCAPE LEGEND

	DECIDUOUS SHADE TREES		DECIDUOUS SHRUBS
	DECIDUOUS ORNAMENTAL TREES		EVERGREEN SHRUBS
	EVERGREEN TREES		PERENNIALS

LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	SHRUB BED MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET MEADOW BLEND
	IRRIGATED TURF
	ROCK MULCH

LANDSCAPE REQUIREMENTS

7.2.B.1	REQUIRED PLANT MATERIAL - SOUTH BOULDER ROAD			
	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
	BUFFER & LENGTH OF FRONTAGE	10' BUFFER @ \$34 L.F.		
	TREES REQUIRED W/IN BUFFER	1 TREE / 40 L.F.	14 REQ. TREES	14 TREES PROVIDED
	SHRUBS REQUIRED W/IN BUFFER	1 SHRUB / 5 L.F.	107 REQ. SHRUBS	123 SHRUBS PROVIDED
7.2.B.1	REQUIRED PLANT MATERIAL - HIGHWAY 42			
	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
	BUFFER & LENGTH OF FRONTAGE	10' BUFFER @ 206 L.F.		
	TREES REQUIRED W/IN BUFFER	1 TREE / 40 L.F.	6 REQ. TREES	6 TREES PROVIDED
	SHRUBS REQUIRED W/IN BUFFER	1 SHRUB / 5 L.F.	42 REQ. SHRUBS	42 SHRUBS PROVIDED
	REQUIRED PLANT MATERIAL - BLOCK 4 OVERALL & PARKING			
	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 33,018 S.F.	1,651 SF	4,608 SF (7%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER MIN	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	4,608/300=15	17
	REQUIRED PLANT MATERIAL - BLOCK 5 OVERALL & PARKING			
	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 30,823 S.F.	1,541 SF	3,408 SF (9%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	3,408/300=11	11

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

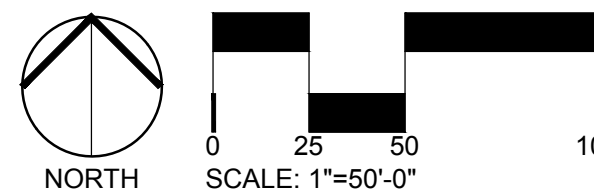
RIPLEY DESIGN INC.
Joel Weikert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5521

OWNER

RIDGE LINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
p. 303.449.8689

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	1/25/2021
2	CITY COMMENTS	6-2-2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

REVISIONS

No.	DESCRIPTION	DATE

OVERALL LANDSCAPE PLAN

SEAL:



PROJECT No.:	R20-030
DRAWN BY:	RDI
REVIEWED BY:	RDI
DRAWING NUMBER:	



PLANNER / LANDSCAPE ARCHITECT

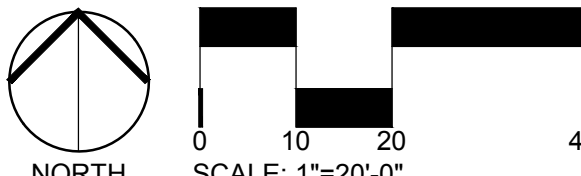
RIPLY DESIGN INC.
Joel Weikert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
p. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36

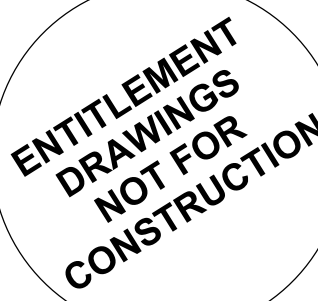
ISSUED		DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN
ENLARGEMENT

SEAL:



PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

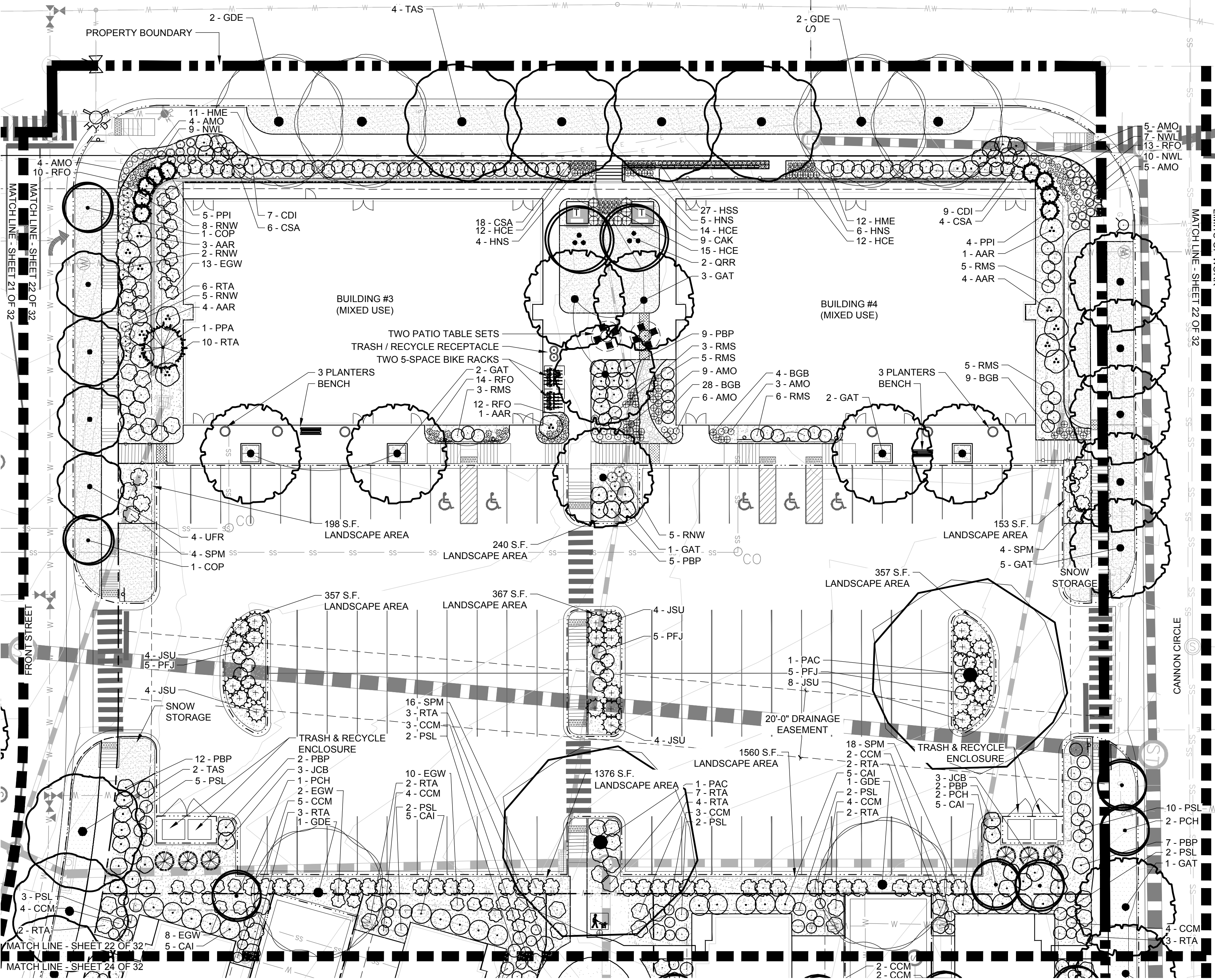
PLANT LEGEND

DECIDUOUS TREES		QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
COP	4	4	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL'	B & B	2.5" CAL	45' HT	
GAT	9	9	PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL	45'-50' HT	
GDE	6	6	SKYLINE HONEY LOCUST	B & B	2.5" CAL	50'-60' HT	
TAS	3	3	GYMNOCLADUS DIOICA 'ESPRESSO'	B & B	2.5" CAL	80' HT	
UFR	4	4	SEEDLESS KENTUCKY COFFEETREE	B & B	2.5" CAL	40' HT	
			ULMUS 'FRONTIER'				
			FRONTIER ELM				
EVERGREEN TREES		QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
JCB	2	2	JUNIPERUS CHINENSIS 'BLUE POINT'	15 GAL		6' HT	
PES	3	3	BLUE POINT JUNIPER	B & B		6' HT	
PNA	4	4	PINUS EDULIS	B & B		6' HT	
			PINUS NIGRA				
			AUSTRIAN PINE				
ORNAMENTAL TREES		QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
ATH	4	4	ACER TATARICUM 'HOT WINGS'	B & B	1.5" CAL	20' HT	
			HOT WINGS MAPLE				
DECIDUOUS SHRUBS		QTY	BOTANICAL / COMMON NAME	SIZE			
AAR	9	9	AMELANCHIER ALNIFOLIA 'REGENT'	5 GAL		6'-8' HT. 6'-8' W.	
CSA	19	19	REGENT SERVICEBERRY	5 GAL		3'-4' HT. 3'-4' W.	
CDI	8	8	CORNUS SERICEA 'ARCHTIC FIRE'	5 GAL		4'-6' HT. 6'-8' W.	
HME	14	14	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL		3'-5' HT. 3'-5' W.	
PSL	8	8	COTONEASTER DIVARICATUS	5 GAL		3'-4' HT. 3'-4' W.	
PBP	22	22	SPREADING COTONEASTER	5 GAL		15"-30" HT. 4'-6' W.	
RTA	50	50	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	5 GAL		6' HT. 8' W.	
RMS	28	28	ENDLESS SUMMER HYDRANGEA	5 GAL		2'-4' HT. 2'-3' W.	
RNW	5	5	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	5 GAL		2'-3' HT. 2'-3' W.	
VML	10	10	DWARF NINEBARK	5 GAL		8'-15' HT. 6'-8' W.	
			PRUNUS BESSEYI 'PAWNEE BUTTES'				
			DWARF WESTERN SAND CHERRY				
			RHUS TRILOBATA 'GRO LOW'				
			SKUNKBUSH SUMAC				
			ROSA SHRUB 'MORDEN SUNRISE'				
			MORDEN SUNRISE SHRUB ROSE				
			ROSA X 'NEARLY WILD'				
			NEARLY WILD SHRUB ROSE				
			VIBURNUM LENTAGO				
			NANNYBERRY				
EVERGREEN SHRUBS		QTY	BOTANICAL / COMMON NAME	SIZE			
JHH	19	19	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL		1'-2' HT. 5'-8' W.	
			HUGHES JUNIPER				
PERENNIALS		QTY	BOTANICAL / COMMON NAME	SIZE			
PAH	14	14	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL		24" HT. 24" W.	
			DWARF FOUNTAIN GRASS				

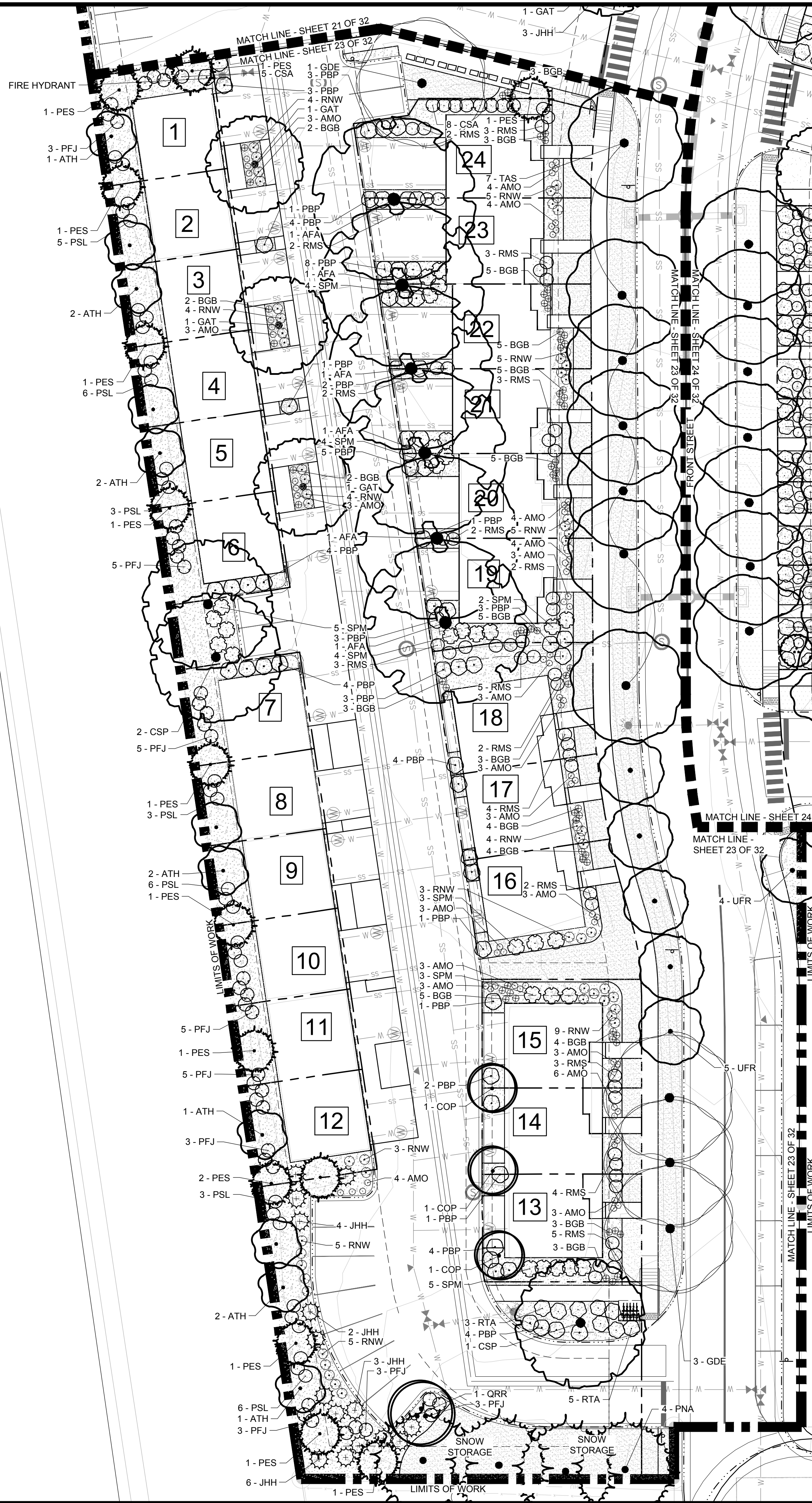
REQUIRED PLANT MATERIAL - BLOCK 4 OVERALL & PARKING

	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 33,018 S.F.	1,651 SF	4,608 SF (7%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER MIN	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	4,608/300=15	17

LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	SHRUB BED MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET-MEADOW BLEND
	IRRIGATED TURF
	ROCK MULCH



Plotted By: Lindsay Oliver Layout: L4 LANDSCAPE PLAN - BLOCK 5 Printed On: 12/20/2022 8:25 AM File Name: LANDSCAPE PLAN.dwg



PLANT LEGEND

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
COP	4	CELIS OCCIDENTALIS 'PRAIRIE SENTINEL'	B & B	2.5" CAL		45' HT
GAT	9	PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL		45'-50' HT
GDE	6	GLEDTISIA TRIACANTHOS 'SKYLINE'	B & B	2.5" CAL		50'-60' HT
TAS	3	SKYLINE HONEY LOCUST	B & B	2.5" CAL		80' HT
UFR	4	GYMNOCLADUS DIOICA 'ESPRESSO'	B & B	2.5" CAL		40' HT
		SEEDLESS KENTUCKY COFFEETREE				
		TILIA AMERICANA 'SENTRY'				
		AMERICAN LINDEN				
		ULMUS 'FRONTIER'				
		FRONTIER ELM				
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
JCB	2	JUNIPERUS CHINENSIS 'BLUE POINT'	15 GAL		6' HT	
PES	3	BLUE POINT JUNIPER	B & B		6' HT	
PNA	4	PINUS EDULIS	B & B		6' HT	
		PINYON PINE				
		PINUS NIGRA				
		AUSTRIAN PINE				
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
ATH	4	ACER TATARICUM 'HOT WINGS'	B & B	1.5" CAL		20' HT
		HOT WINGS MAPLE				
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE			REMARKS
AAR	9	AMELANCHIER ALNIFOLIA 'REGENT'	5 GAL			6'-8' HT. 6'-8' W.
CSA	19	REGENT SERVICEBERRY	5 GAL			3'-4' HT. 3'-4' W.
CDI	8	CORNUS SERICEA 'ARCHTIC FIRE'	5 GAL			4'-6' HT. 6'-8' W.
HME	14	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL			3'-5' HT. 3'-5' W.
PSL	8	COTONEASTER DIVARICATUS	5 GAL			3'-4' HT. 3'-4' W.
PBP	22	SPREADING COTONEASTER	5 GAL			15'-30" HT. 4'-6' W.
RTA	50	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	5 GAL			6' HT. 8' W.
RMS	28	ENDLESS SUMMER HYDRANGEA	5 GAL			2'-4' HT. 2'-3' W.
RNW	5	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	5 GAL			2'-3' HT. 2'-3' W.
VML	10	DWARF NINEBARK	5 GAL			8'-15' HT. 6'-8' W.
		PRUNUS BESSEYI 'PAWNEE BUTTES'				
		DWARF WESTERN SAND CHERRY				
		RHUS TRILOBATA 'GRO LOW'				
		SKUNKBUSH SUMAC				
		MORDEN SUNRISE SHRUB ROSE				
		ROSA X 'NEARLY WILD'				
		NEARLY WILD SHRUB ROSE				
		VIBURNUM LENTAGO				
		NANNYBERRY				
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE			REMARKS
JHH	19	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL			1'-2' HT. 5'-8' W.
		HUGHES JUNIPER				
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE			REMARKS
PAH	14	PENNISETUM ALOPECUROIDES 'HADELN'	1 GAL			24' HT. 24" W.
		DWARF FOUNTAIN GRASS				

LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
[Pattern]	SHRUB BED MULCH
[Pattern]	NATIVE GRASS, UPLAND BLEND
[Pattern]	NATIVE GRASS, WET-MEADOW BLEND
[Pattern]	IRRIGATED TURF
[Pattern]	ROCK MULCH

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISEVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.

Joel Weikert

419 Canyon Ave. Suite 200

Fort Collins, CO 80521

p. 970.224.6528

OWNER

RIDGELINE DEVELOPMENT CORPORATION

Jason Markel

5723 ARAPAHOE AVE.

BOULDER, COLORADO 80303

p. 303.449.8689

ENGINEER

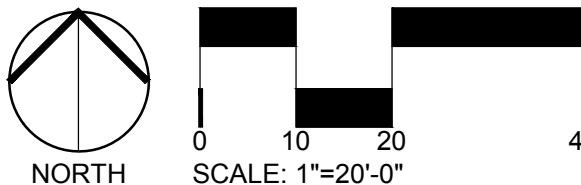
ROCKY RIDGE CIVIL ENGINEERING

Joel Seamons

420 21ST AVENUE, SUITE 101

LONGMONT, COLORADO 80501

P. 303.651.6626



ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:



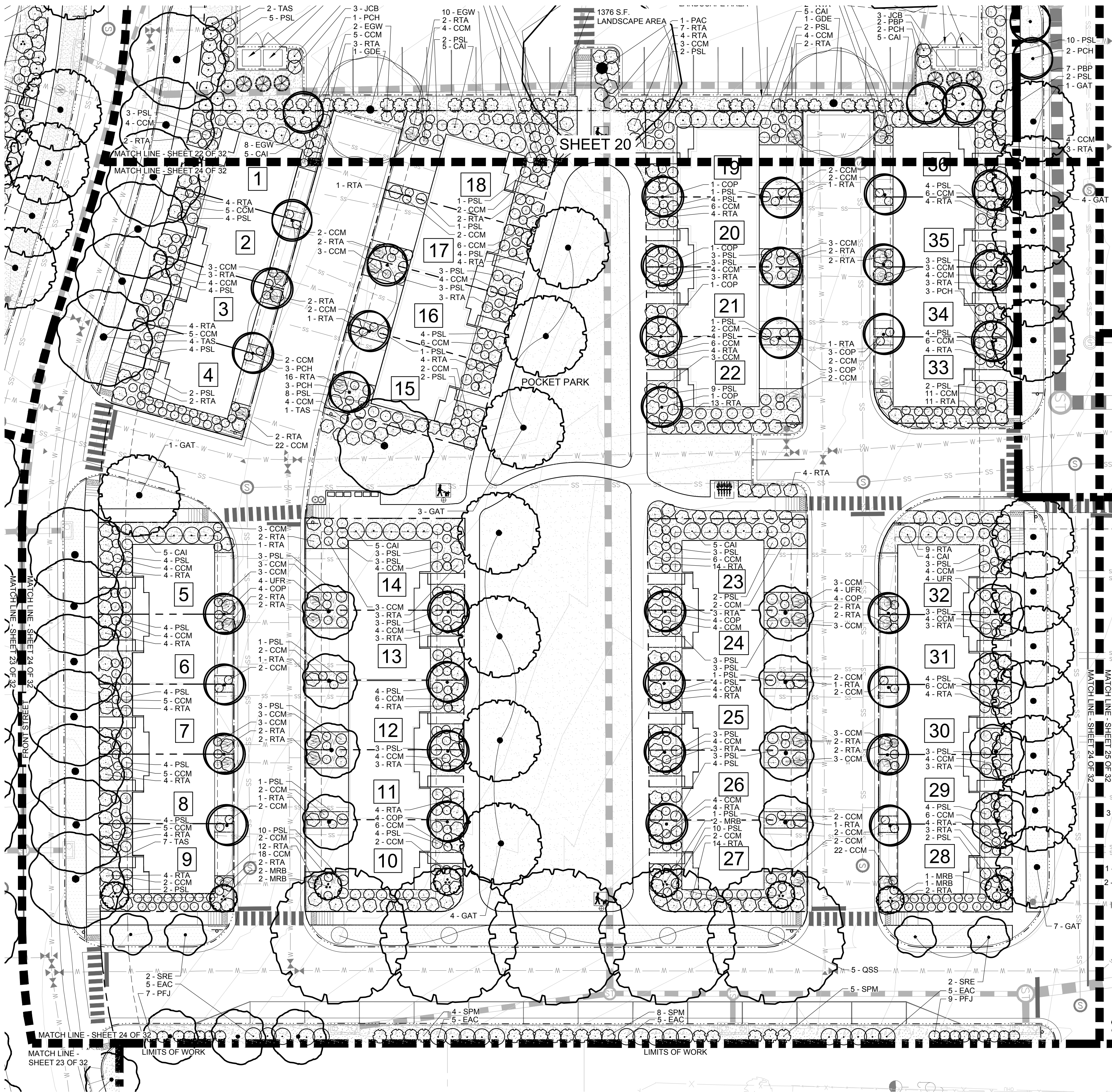
PROJECT No.: R20-030

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:

Plotted By: Lindsay Oliver Layout: L5 LANDSCAPE PLAN - BLOCKS 2 & 3 Printed On: 12/20/2022 8:25 AM File Name: LANDSCAPE PLAN.dwg



PLANT LEGEND

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
COP	20	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL'	B & B	2.5" CAL	45' HT
GAT	14	PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL	45'-50' HT
QSS	5	SKYLINE HONEY LOCUST	B & B	2.5" CAL	40'-50' HT
TAS	7	QUERCUS SHUMARDII	B & B	2.5" CAL	80' HT
UFR	16	SHUMARD RED OAK	B & B	2.5" CAL	40' HT
		TILIA AMERICANA 'SENTRY'			
		AMERICAN LINDEN			
		ULMUS 'FRONTIER'			
		FRONTIER ELM			
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
MRB	8	MALUS X 'RED BARRON'	B & B	1.5" CAL	20' HT
PCH	1	RED BARRON CRAB APPLE	B & B	1.5" CAL	25'-35' HT
SRE	4	PYRUS CALLERYANA 'CHANTICLEER'	B & B	1.5" CAL	20'-30' HT
		CHANTICLEER ORNAMENTAL PEAR			
		SYRINGA RETICULATA			
		JAPANESE LILAC TREE			
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
CCM	223	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL		3'-4' HT. 2'-3' W.
CAI	19	BLUE MIST SPIREA	5 GAL		5'-6' HT. 5'-6' W.
EAC	20	CORNUS ALBA 'IVORY HALO'	5 GAL		6'-8' HT. 6'-8' W.
PSL	137	IVORY HALO VARIEGATED DOGWOOD	5 GAL		3'-4' HT. 3'-4' W.
PFJ	16	EUONYMUS ALATUS 'COMPACTUS'	5 GAL		2'-3' HT. 3'-4' W.
RTA	193	DWARF BURNING BUSH	5 GAL		6' HT. 8' W.
SPM	17	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	5 GAL		3'-5' HT. 3'-5' W.
		DWARF NINEBARK			
		POTENTILLA FRUTICOSA 'JACKMANII'			
		JACKMAN POTENTILLA			
		RHUS TRILOBATA 'GRO LOW'			
		SKUNKBUSH SUMAC			
		SYRINGA PATULA 'MISS KIM'			
		MISS KIM DWARF LILAC			

LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	SHRUB BED MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET-MEADOW BLEND
	IRRIGATED TURF
	ROCK MULCH

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISEVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.

Joel Weikert

419 Canyon Ave. Suite 200

Fort Collins, CO 80521

p. 970.224.6521

OWNER

RIDGELINE DEVELOPMENT CORPORATION

Jason Markel

5723 ARAPAHOE AVE.

BOULDER, COLORADO 80303

p. 303.449.8689

ENGINEER

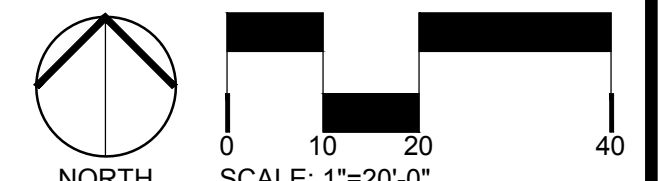
ROCKY RIDGE CIVIL ENGINEERING

Joel Seamans

420 21ST AVENUE, SUITE 101

LONGMONT, COLORADO 80501

P. 303.651.6626



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:



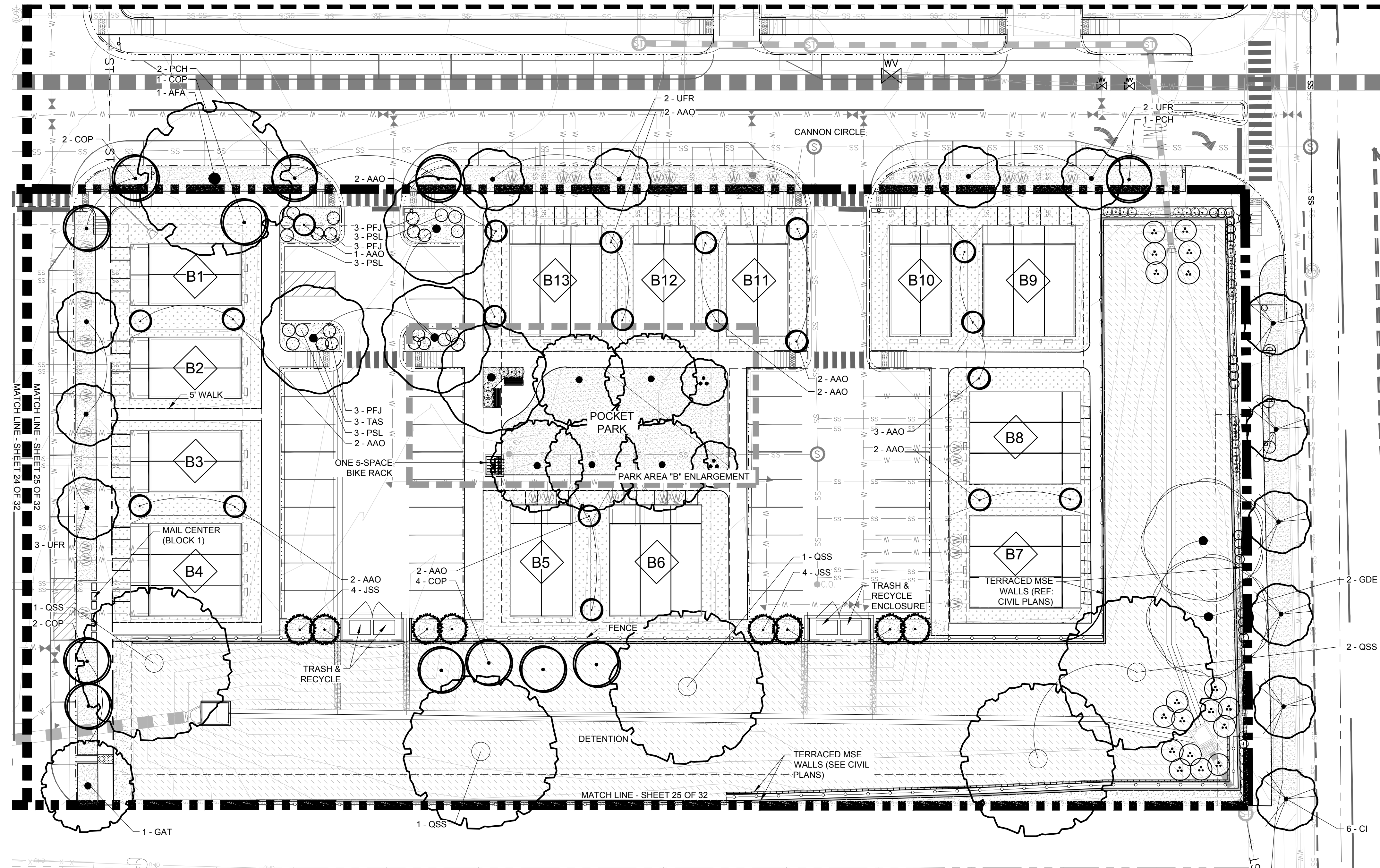
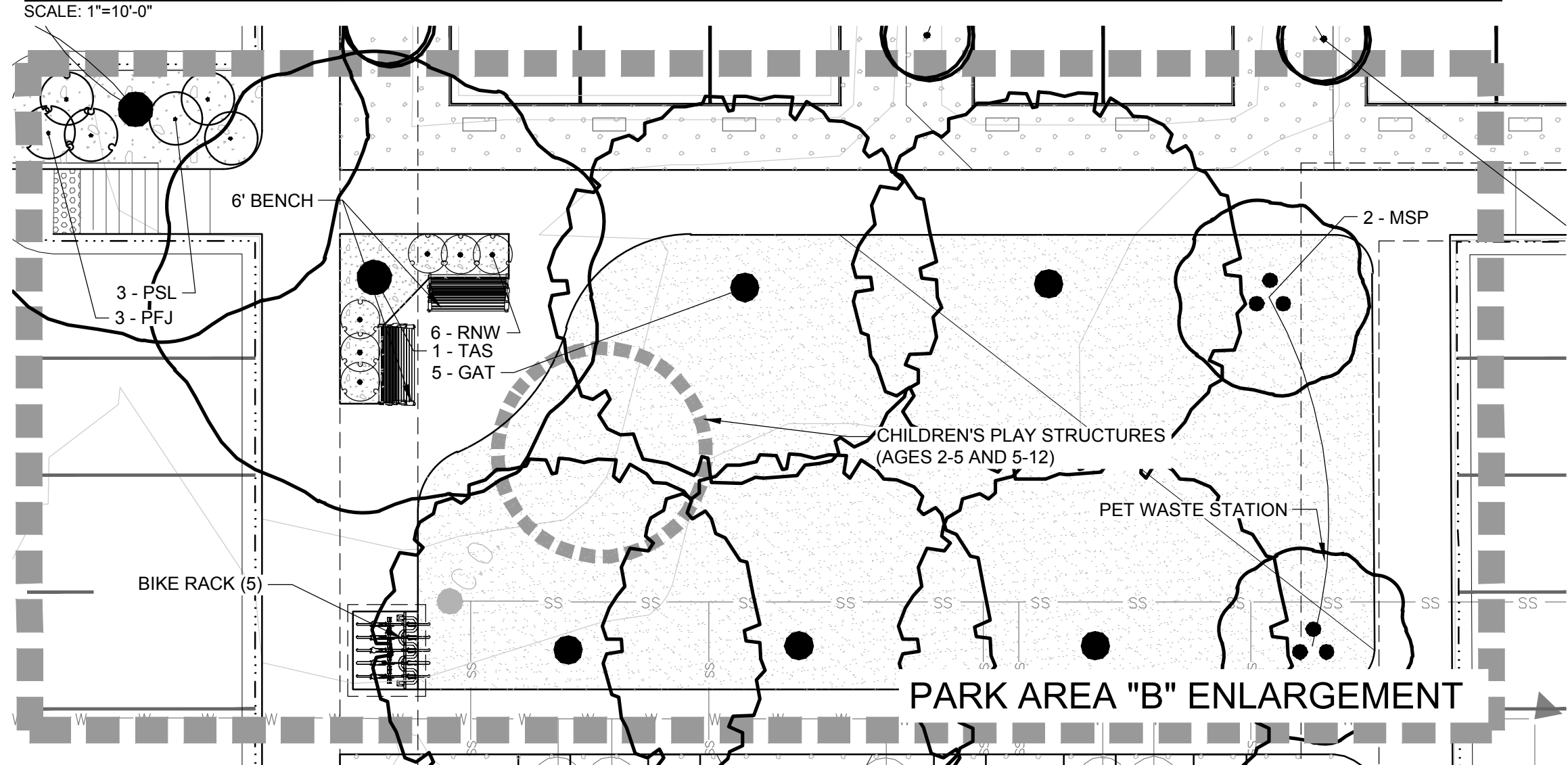
PROJECT No.: R20-030

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:

PARK AREA "B" - ENLARGMENT



PLANT LEGEND

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
AFA	1	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B & B	2.5" CAL	50' HT	
COP	9	CEL TIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL	45' HT	
GAT	6	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL	45'-50' HT	
GDE	2	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5" CAL	50'-60' HT	
QSS	5	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2.5" CAL	40'-50' HT	
TAS	4	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5" CAL	80' HT	
UFR	7	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5" CAL	40' HT	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
JSS	8	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6' HT	
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
AAO	20	AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY	B & B	2.5" CAL	12'-15' HT	
CI	6	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL		
MSP	2	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5" CAL	20'-25' HT	
PCH	3	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5" CAL	25'-35' HT	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE			
CCM	18	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL			3'-4' HT. 2'-3' W.
PSL	12	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL			3'-4' HT. 3'-4' W.
PFJ	12	POTENTILLA FRUTICOSA 'JACKMANI' / JACKMAN POTENTILLA	5 GAL			2'-3' HT. 3'-4' W.
RNW	39	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL			2'-3' HT. 2'-3' W.
SXE	18	SALIX EXIGUA / COYOTE WILLOW	5 GAL			6'-12' HT. 4'-8' W.

LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	SHRUB BED MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET-MEADOW BLEND
	IRRIGATED TURF
	ROCK MULCH

LOUISEVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

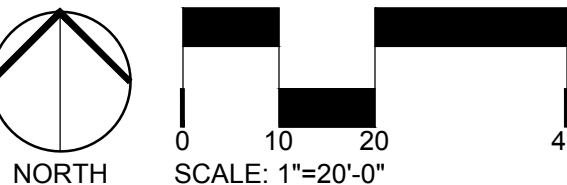
RIPLY DESIGN INC.
Joel Weikert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.6528

OWNER

RIIDGELINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
p. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN
ENLARGEMENT

SEAL:

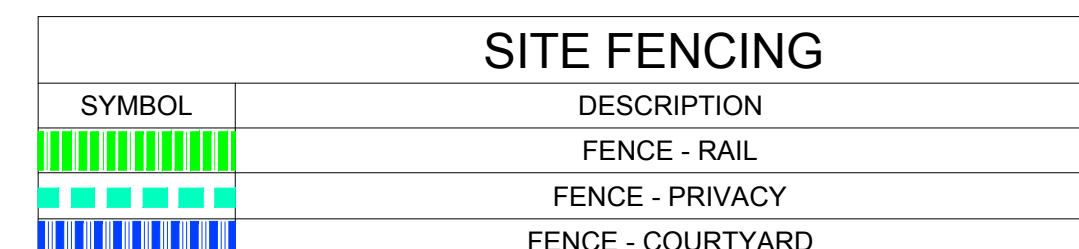
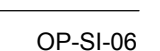
ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.: R20-030

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:



PREPARED BY:



OWNER

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



MATERIAL LEGEND

KEY - ITEM	MATERIAL - ITEM
1	ASPHALT SHINGLES
2	BOARD & BATTEN SIDING
3	LAP SIDING
4	PANEL OR STUCCO
5	SYNTHETIC MASONRY VENEER
6	VINYL WINDOWS

MODEL A

FRONT ELEVATIONS



_____ LEFT ELEVATIONS



LEFT ELEVATIONS



REAR ELEVATIONS



_____ RIGHT ELEVATIONS



RIGHT ELEVATIONS



MICRO TOWNHOME UNITS, TRIPLEX

FRONT ELEVATION

MICRO TOWNHOME UNITS, DUPLEX

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

ORIGINAL SIZE 24X36

MICRO TOWNHOME ELEVATIONS

SEAL:



PROJECT No.:	R20-030
DRAWN BY:	.
REVIEWED BY:	.
DRAWING NUMBER:	

Plotted By: Lindsay Oliver Layout: ST MULTI-FAMILY & MIXED-USE ELEVATIONS Printed On: 12/20/2022 8:26 AM File Name: ELEVATIONS_MULTI-FAMILY-MIXED-USE.dwg



FRONT ELEVATION VIEW



REAR ELEVATION VIEW



END ELEVATION VIEW 1



FRONT PERSPECTIVE VIEW



REAR PERSPECTIVE VIEW



END ELEVATION VIEW 2

MULTI-FAMILY BUILDINGS



FRONT ELEVATION VIEW



REAR ELEVATION VIEW



END ELEVATION VIEW 1



FRONT PERSPECTIVE VIEW



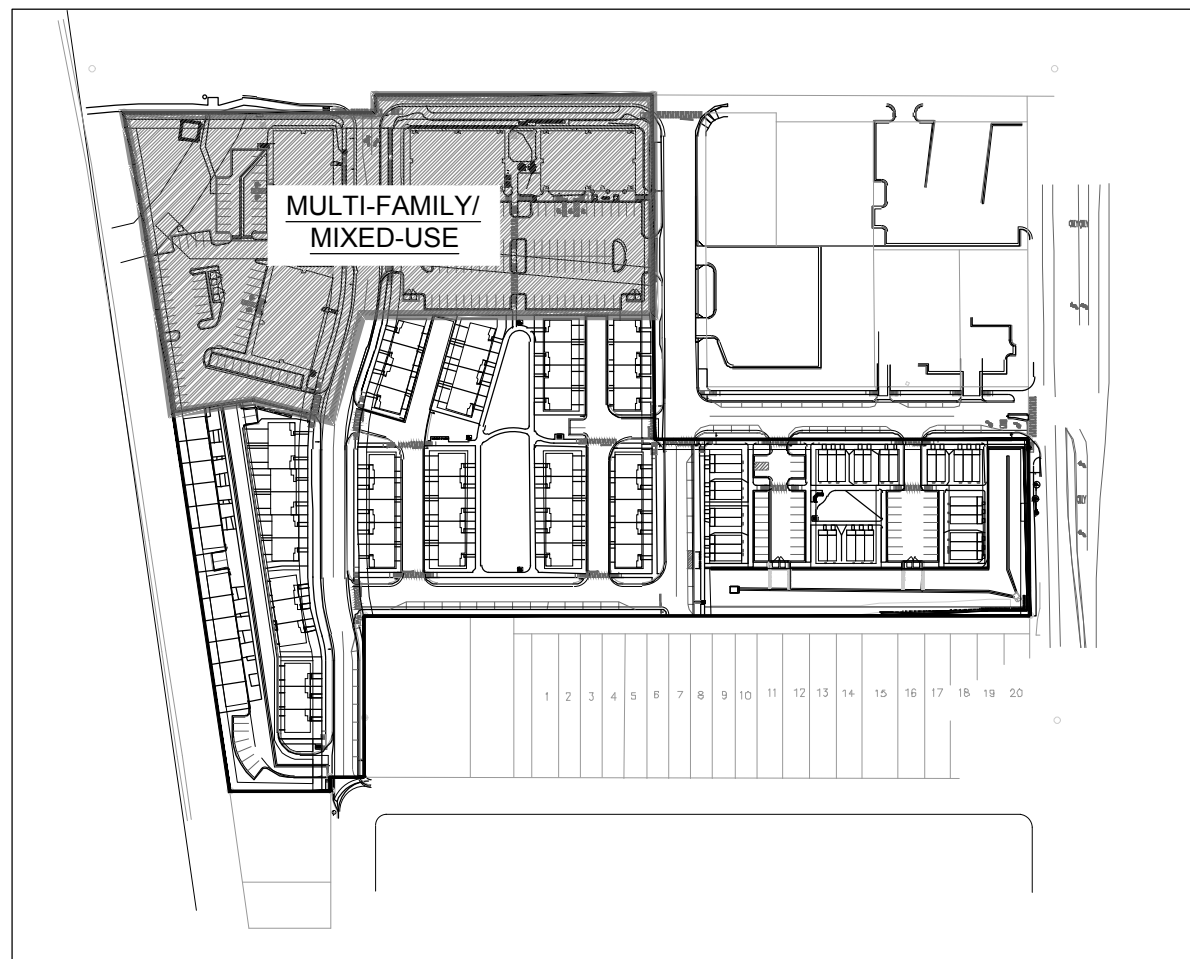
REAR PERSPECTIVE VIEW



END ELEVATION VIEW 2

MIXED-USE BUILDINGS

KEY MAP



KEY - ITEM	MATERIAL - ITEM
1	ARCHITECTURAL PANEL & LAP SIDING/STUCCO
2	EPDM ROOF
3	PANEL OR STUCCO
4	SYNTHETIC MASONRY VENEER
5	VINYL WINDOWS
6	STUCCO
7	ALUMINUM STORE-FRONT
8	STEEL RAILING

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



APPLICANT

RIPLY DESIGN INC.
Joel Weikert
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGE LINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamans
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6-2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022
REVISIONS		
No.	DESCRIPTION	DATE

MULTI-FAMILY & MIXED-USE ELEVATIONS

SEAL:



PROJECT No.:	R20-030
DRAWN BY:	-
REVIEWED BY:	-
DRAWING NUMBER:	-

Plotted By: Lindsay Oliver Layout: SB TOWN HOME ELEVATIONS Printed On: 12/20/2022 8:26 AM File Name: ELEVATIONS_TOWNHOMES.dwg



MODEL A



MODEL B



MODEL A

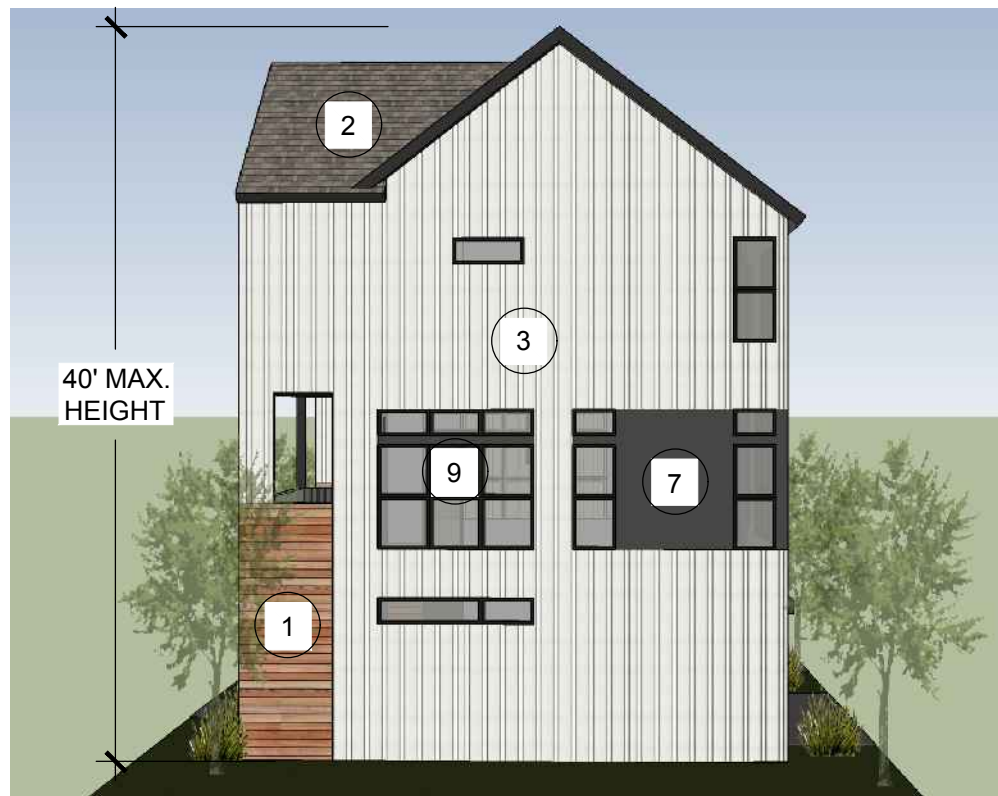


MODEL B



LEFT ELEVATION

MODEL A



RIGHT ELEVATION

MODEL A



LEFT ELEVATION

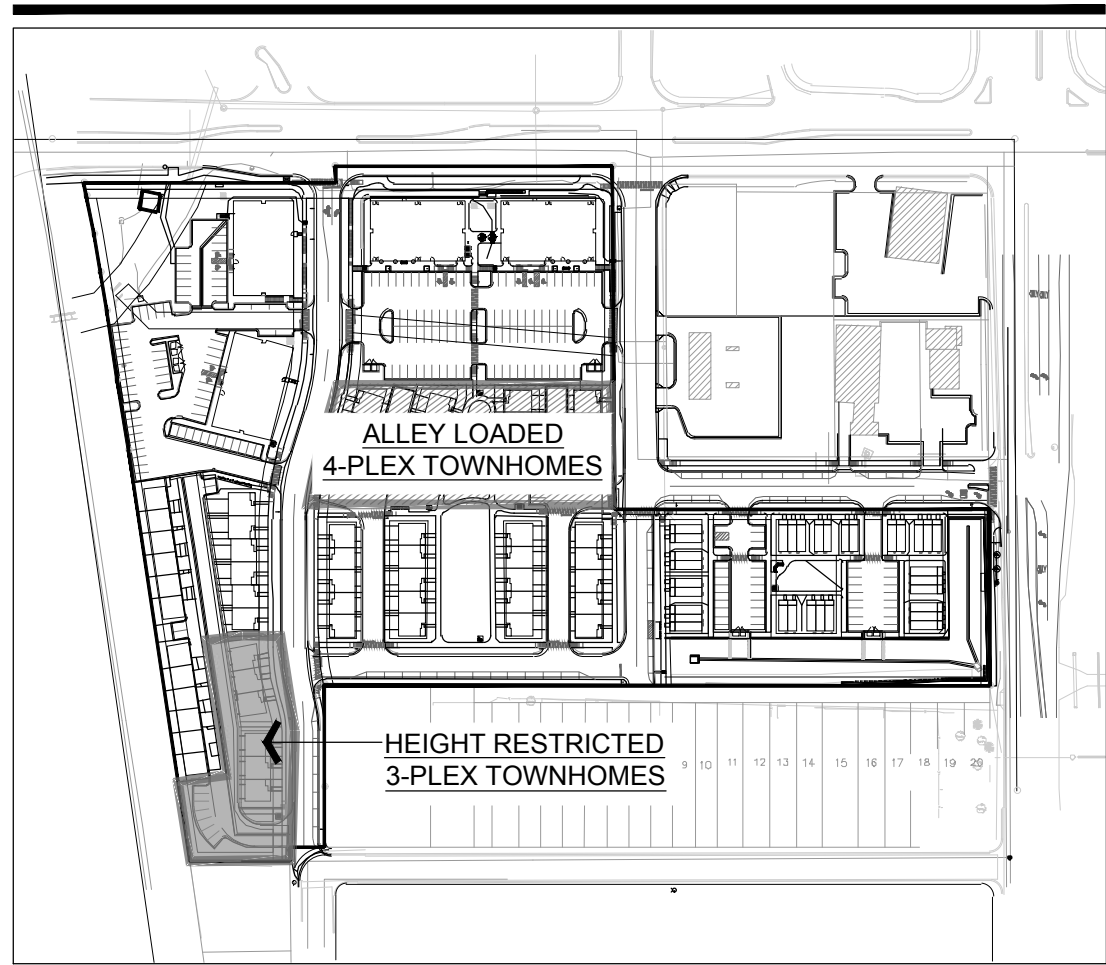
MODEL A



RIGHT ELEVATION

MODEL A

KEY MAP

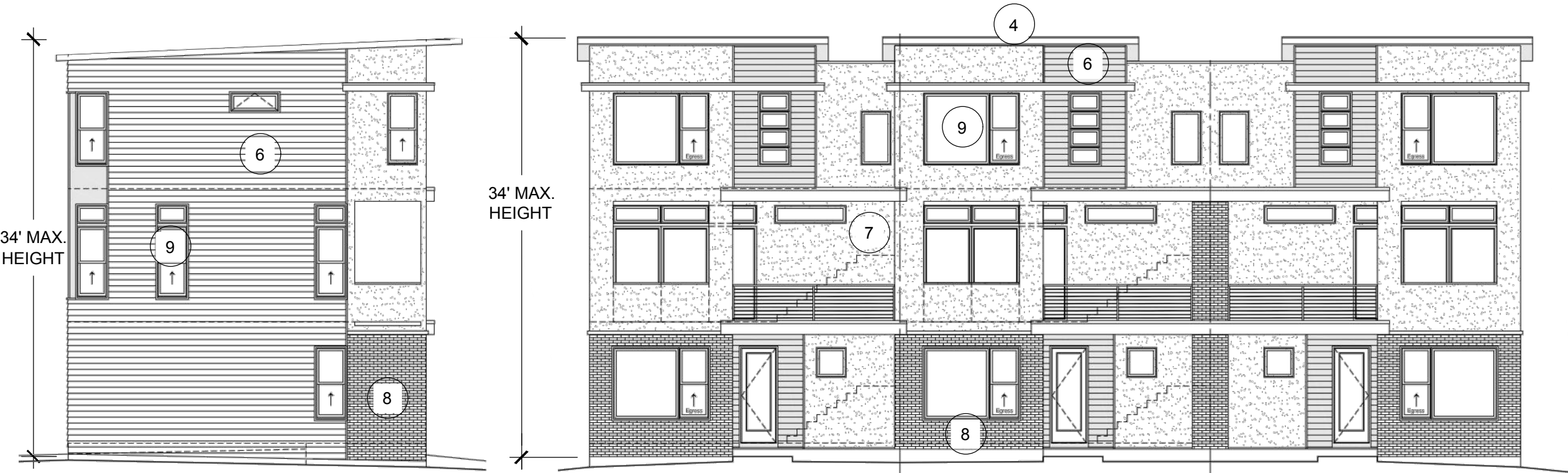


MATERIAL LEGEND

KEY - ITEM	MATERIAL - ITEM
1	ARCHITECTURAL PANEL & LAP SIDING/STUCCO
2	ASPHALT SHINGLES
3	BOARD & BATTEN SIDING
4	EPDM ROOF
5	GARAGE DOORS WITH WINDOWS
6	LAP SIDING
7	PANEL OR STUCCO
8	SYNTHETIC MASONRY VENEER
9	VINYL WINDOWS

END ELEVATIONS

ALLEY LOADED TOWNHOME (4-PLEX)



LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

HEIGHT RESTRICTED, ALLEY LOADED TOWNHOME (3-PLEX)

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



APPLICANT

RIPLY DESIGN INC.
Joel Weikert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

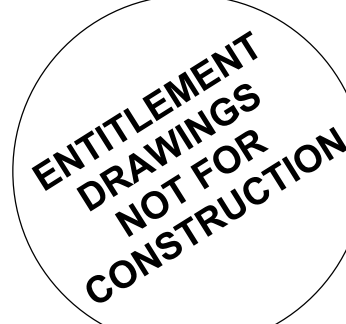
ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022
REVISIONS		
No.	DESCRIPTION	DATE

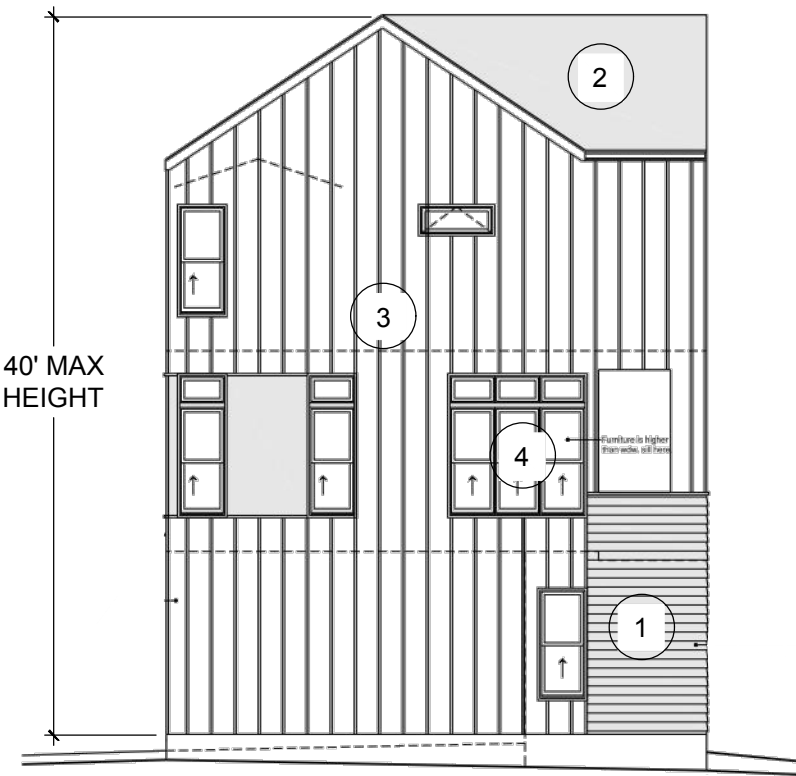
ALLEY LOADED
TOWNHOME
ELEVATIONS

SEAL:

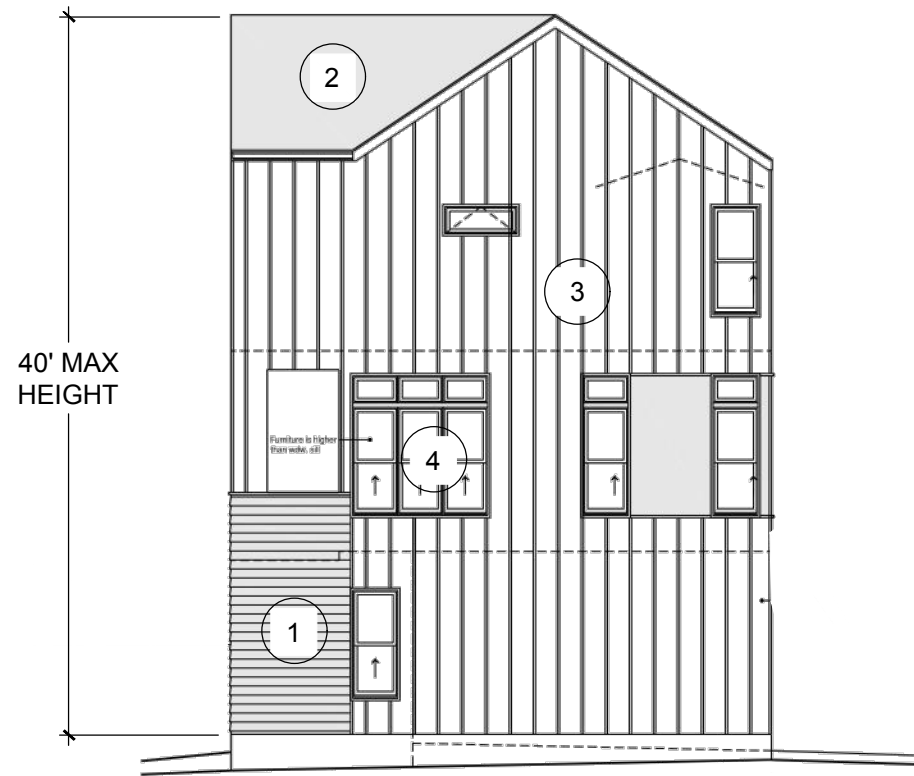


PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

Plotted By: Lindsay Oliver Layout: S10 ALLEY LOADED TOWN HOME ELEVATIONS Printed On: 12/20/2022 8:28 AM File Name: ELEVATIONS_TOWNHOMES.dwg



LEFT ELEVATION



RIGHT ELEVATION



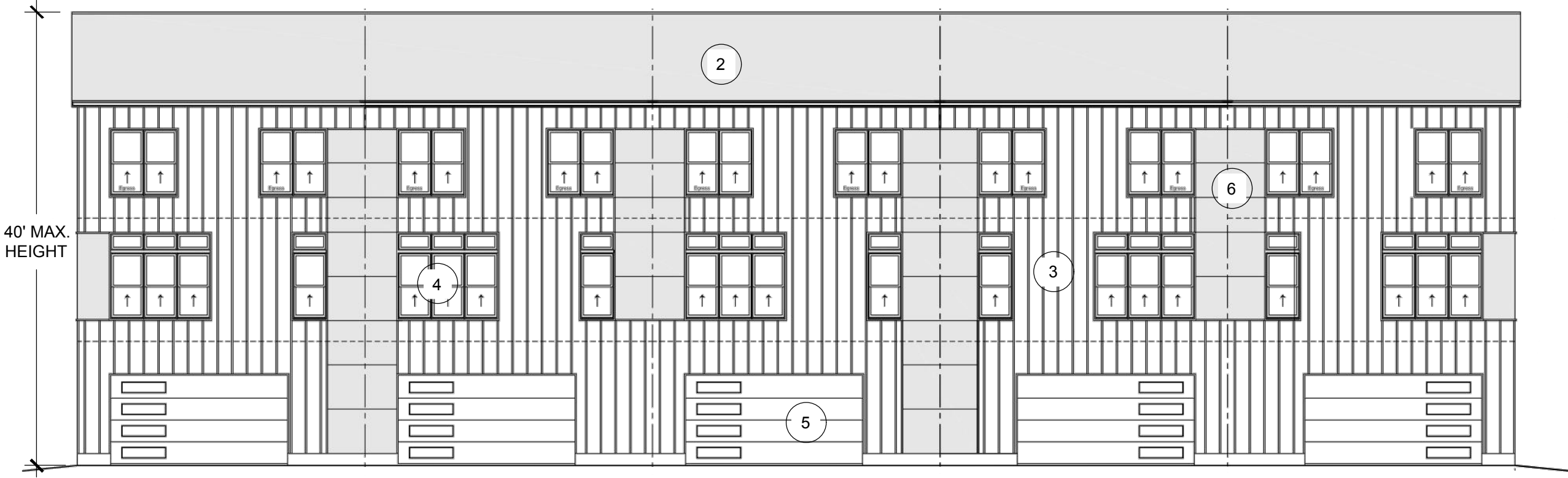
FRONT ELEVATION

ALLEY LOADED TOWNHOME (5-PLEX) - FARMHOUSE

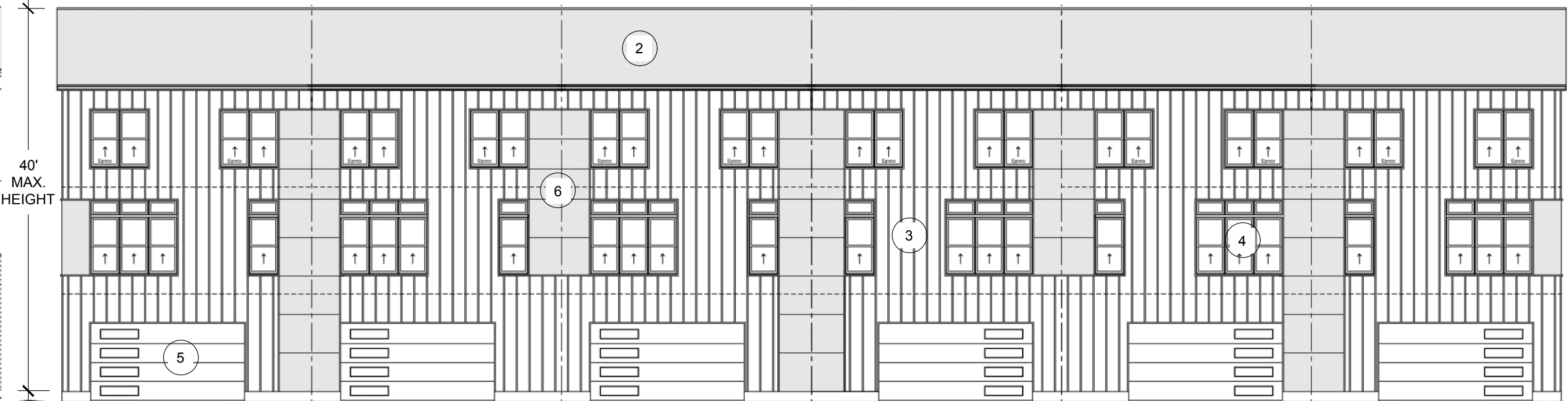


FRONT ELEVATION

ALLEY LOADED TOWNHOME (6-PLEX) - FARMHOUSE

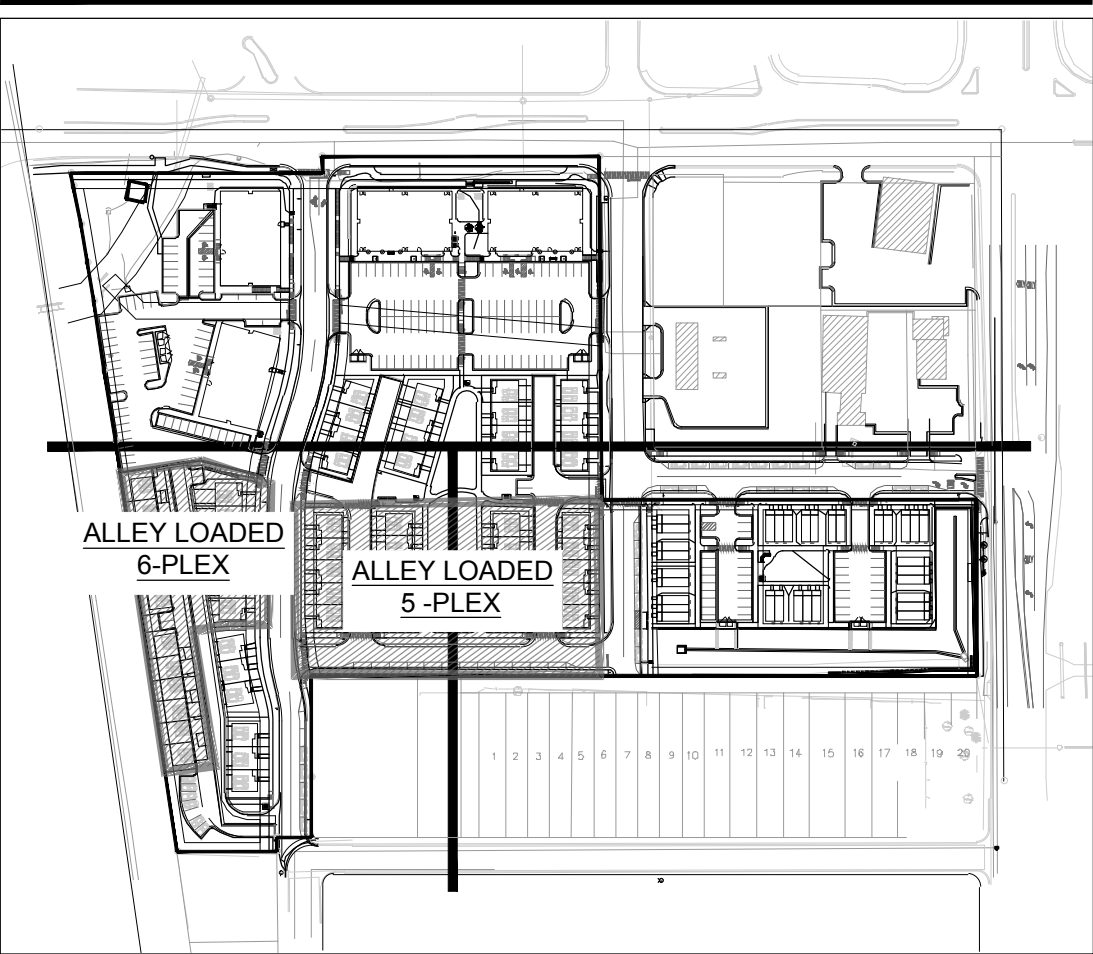


REAR ELEVATION



REAR ELEVATION

KEY MAP



MATERIAL LEGEND	
KEY - ITEM	MATERIAL - ITEM
1	ARCHITECTURAL PANEL & LAP SIDING/STUCCO
2	ASPHALT SHINGLES
3	BOARD & BATTEN SIDING
4	VINYL WINDOWS
5	GARAGE DOORS WITH WINDOWS
6	PANEL OR STUCCO

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



APPLICANT

RIPLEY DESIGN INC.
Joel Weikert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Jason Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6-2-2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022
REVISIONS		
No.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

ALLEY LOADED
TOWNHOME
ELEVATIONS

SEAL:



PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

