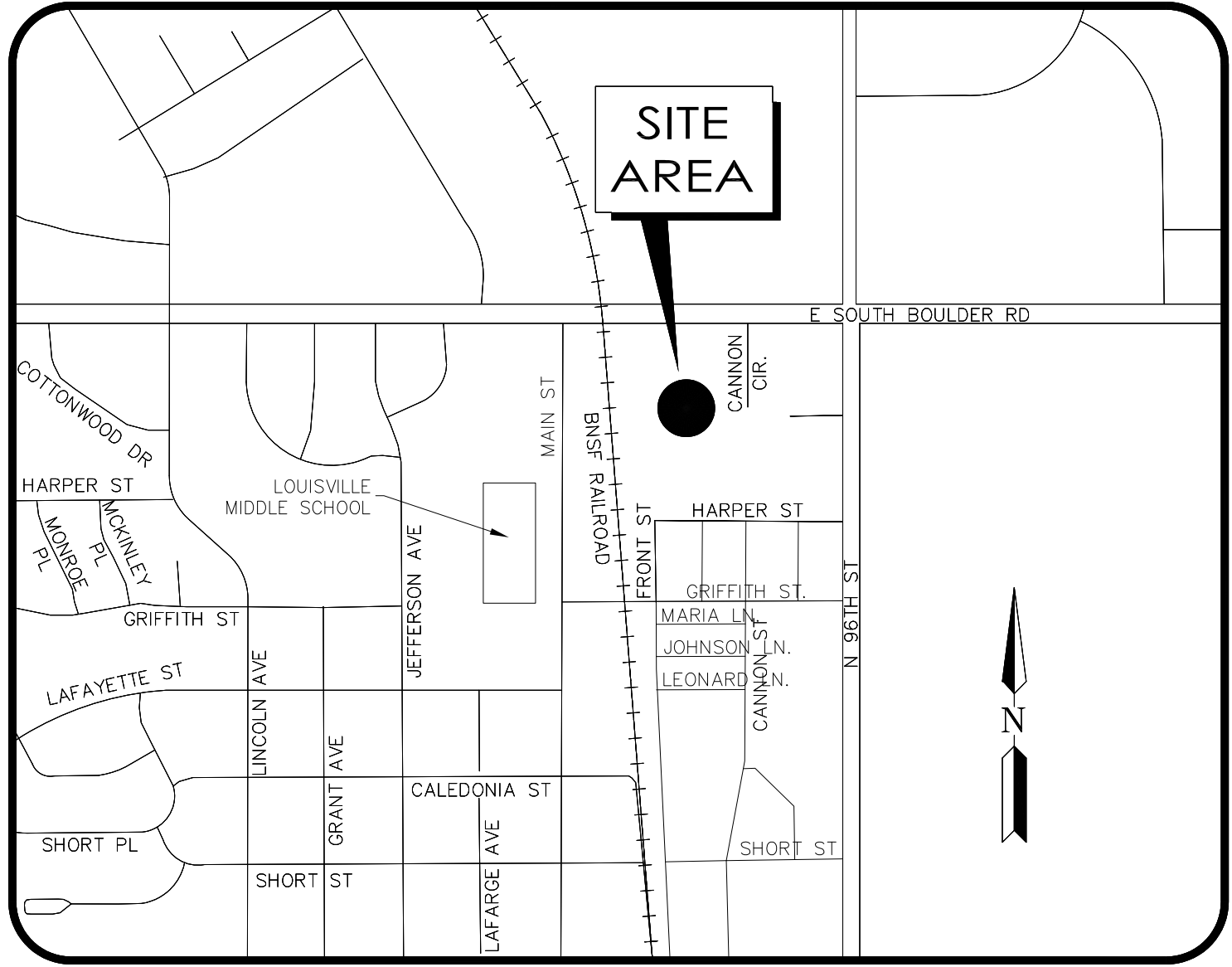


COAL CREEK VILLAGE

PRELIMINARY PLAT

A RESUBDIVISION OF PORTIONS OF COAL CREEK STATION FILING NO 1 AND CALEDONIA PLACE, TOGETHER WITH ALL OF COAL CREEK STATION FILING NO. 2, ALSO TOGETHER WITH OTHER LANDS, 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
SHEET 1 OF 5



VICINITY MAP
Not to scale

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:

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS NORTH 89°58'20" WEST A DISTANCE OF 2642.02 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 00°18'01" EAST, 30.00 FEET TO THE SOUTH LINE OF SOUTH BOULDER ROAD;
THENCE LEAVING SAID EAST LINE, ALONG SAID SOUTH LINE OF SOUTH BOULDER ROAD, NORTH 89°58'20" WEST, 455.00 FEET TO THE WEST LINE OF CANNON CIRCLE, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE OF CANNON CIRCLE, SOUTH 00°17'50" EAST, 390.01 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CANNON CIRCLE;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°58'20" EAST, 425.02 FEET TO THE WEST LINE OF NORTH 96TH STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'01" EAST, 199.99 FEET TO THE NORTHEAST CORNER OF THE ROBERT DI GIACOMO SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH LINE OF A 20 FOOT WIDE PUBLIC ALLEY;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 754.89 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN QUITCLAIM DEED RECORDED DECEMBER 14, 2014 AT RECEPTION No. 03275254;
THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°01'40" WEST, 184.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE NORTH LINE OF HARPER STREET;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 39.06 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FRONT STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'07" EAST, 16.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF HUNT-PUKSAS SUBDIVISION;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 114.35 FEET TO A POINT ON THE EAST LINE OF THE B.N.S.F. RAILROAD RIGHT-OF-WAY;
THENCE ALONG SAID EAST LINE THE FOLLOWING SEVEN (7) COURSES:

- NORTH 08°30'12" WEST, 471.84 FEET TO A POINT;
- NORTH 08°28'40" WEST, 81.59 FEET TO A POINT;
- NORTH 08°52'07" WEST, 79.23 FEET TO A POINT;
- NORTH 09°23'12" WEST, 43.90 FEET TO A POINT;
- NORTH 09°49'41" WEST, 43.90 FEET TO A POINT;
- NORTH 10°34'58" WEST, 43.90 FEET TO A POINT;
- NORTH 11°44'18" WEST, 15.01 FEET TO A POINT ON THE SOUTH LINE OF SOUTH BOULDER ROAD;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

- SOUTH 89°58'20" EAST, 285.10 FEET TO A POINT;
- NORTH 00°17'50" WEST, 20.00 FEET TO A POINT;
- SOUTH 89°58'20" EAST, 315.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF LOT 2 OF COAL CREEK STATION FILING NO. 2.

CONTAINING 440,180 TOTAL SQUARE FEET OR 10.105 TOTAL ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

- NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE LINEAR UNIT OF MEASUREMENT FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT, DEFINED AS EXACTLY 1200/3937 METER.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE POWER SURVEYING RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. ABZ70663585-4, WITH AN EFFECTIVE DATE OF MAY 27, 2021 AT 5:00 P.M.
- ALL SINGLE FAMILY DETACHED, FEE SIMPLE LOTS HAVE 5' DRAINAGE EASEMENTS ALONG SHARED/COMMON LOT LINES TO ALLOW FOR CONVEYANCES OF STORM WATER RUNOFF. CONSTRUCTION OF IMPROVEMENTS, BEYOND THOSE DEPICTED ON THE CITY APPROVED CONSTRUCTION PLANS, OR MODIFICATION OF LOT DRAINAGE CHARACTERISTICS IS STRICTLY PROHIBITED.
- THE CITY OF LOUISVILLE SHALL REVIEW AND APPROVE THE LOCATIONS OF UTILITY LINES, PEDESTALS AND CABINETS WITHIN PUBLIC PROPERTY AND WITHIN CITY OF LOUISVILLE EXCLUSIVE WATER, STORM AND SANITARY SEWER EASEMENTS.
- THE MINIMUM SEPARATION BETWEEN WATER AND SANITARY SHALL BE 10' OUTSIDE OF PIPE TO OUTSIDE OF PIPE. SEPARATION BETWEEN ALL OTHER UTILITIES SHALL NOT BE LESS THAN 7' TO THE EXTENT PRACTICAL BASED ON CONSTRUCTIBILITY, COST, RIGHT-OF-WAY AND ASSOCIATED STREET WIDTHS, ETC. THE CITY WILL WORK WITH THE SUBDIVIDER TO GENERATE PRACTICAL SOLUTIONS FOR AREAS OF UTILITY SEPARATION CONCERNS.
- EXCLUSIVE CITY UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITIES COMPANIES AND/OR PRIVATE OWNERS OF STORM DRAINAGE AND IRRIGATION LINES MUST OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY FOR ANY PROPOSED CROSSING OF ANY CITY WET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE AND/OR IRRIGATION LINES APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNER'S EXPENSE AT THE DIRECTION OF THE CITY, DRY UTILITIES, STORM DRAINAGE AND/OR IRRIGATION LINES THAT ARE APPROVED TO CROSS CITY EASEMENTS SHALL DO SO AT SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES MAY TRAVERSE DRY UTILITY EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION. NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENT IS PERMITTED WITHOUT EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF LOUISVILLE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- THE EXISTING 30' WIDE ACCESS EASEMENT AND PUBLIC SIDEWALK EASEMENTS THAT WERE ORIGINALLY GRANTED PER THE PLAT OF COAL CREEK STATION FILING No. 2 WERE VACATED BY ORDINANCE No. _____, THAT CERTAIN PORTION OF CANNON CIRCLE RIGHT OF WAY DEDICATED PER THE PLAT OF COAL CREEK STATION FILING No. 1 WAS VACATED PER ORDINANCE No. _____.
- THE CITY OF LOUISVILLE IS GRANTED A 4' WIDE MAINTENANCE ACCESS EASEMENT BEYOND RIGHT OF WAY FOR MAINTENANCE OF CURB AND WALK. MINIMUM SURFACE DISTURBANCE IS ALLOWED WITHIN THIS EASEMENT.
- A 10' WIDE MAINTENANCE ACCESS EASEMENT ALLOWED ON EITHER SIDE OF EXCLUSIVE UTILITY EASEMENTS OR 5' ON EACH SIDE OF THE EXCLUSIVE UTILITY EASEMENTS.
- PEDESTRIAN EASEMENTS AND ACCESS EASEMENTS ARE HEREBY GRANTED FOR BLOCKS 1, 4 & 5 OVER ALL PAVED SURFACES, SUCH AS PARKING LOTS AND SIDEWALKS.

INDEX TO SHEETS

- COVER SHEET
- HISTORIC PLATTING INFORMATION
- PRELIMINARY PLAT PLAN
- NEW EASEMENT INFORMATION
- LINE AND CURVE TABLES

LAND USE SUMMARY

	AREA	USE	OWNERSHIP	MAINTENANCE
OUTLOT A	0.585 AC.	PRIVATE ROAD, DRAINAGE, PUBLIC UTILITY & MAINTENANCE, LANDSCAPE, ACCESS EASEMENT	HOA	HOA
OUTLOT B	1.238 AC.	PRIVATE ROAD, DRAINAGE, PUBLIC UTILITY & MAINTENANCE, LANDSCAPE, ACCESS EASEMENT	HOA	HOA
OUTLOT C	0.483 AC.	DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS, PARK	HOA	HOA
OUTLOT D	0.606 AC.	PRIVATE ROAD, DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS & EMERGENCY ACCESS EASEMENT	HOA	HOA
RIGHT OF WAY DEDICATION	1.235 AC.	PUBLIC STREETS	CITY	CITY

OWNER / SUBDIVIDER

COAL CREEK VILLAGE LLC
5723 ARAPAHOE AVE., SUITE B2
BOULDER, CO 80301
(303) 449-8689

CONTACT: MICHAEL MARKEL / CHAD KIPFER

CIVIL ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
420 21ST AVENUE, SUITE 101
LONGMONT, CO 80501
(303) 651-6626

MAINTENANCE NOTE

FOUR FOOT WIDTH (4') WILL BE ASSUMED OUTSIDE EDGE OF WALK TO BE USED FOR MAINTENANCE OF THE WALKS BY THE CITY OF LOUISVILLE.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON F.I.R.M. PANEL #08013 C 0582K, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019.

BASIS OF BEARINGS

NORTH 89°58'20" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 2" DIAMETER ILLEGIBLE BRASS CAP IN RANGE BOX AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) AND A FOUND 2-1/2" DIAMETER ILLEGIBLE ALUMINUM CAP IN RANGE BOX AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4).

SURVEYOR'S CERTIFICATE

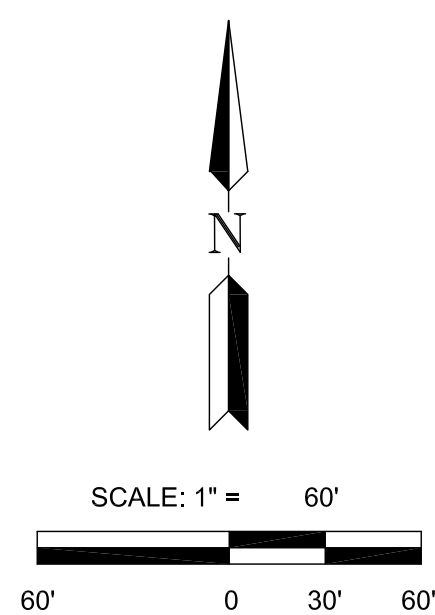
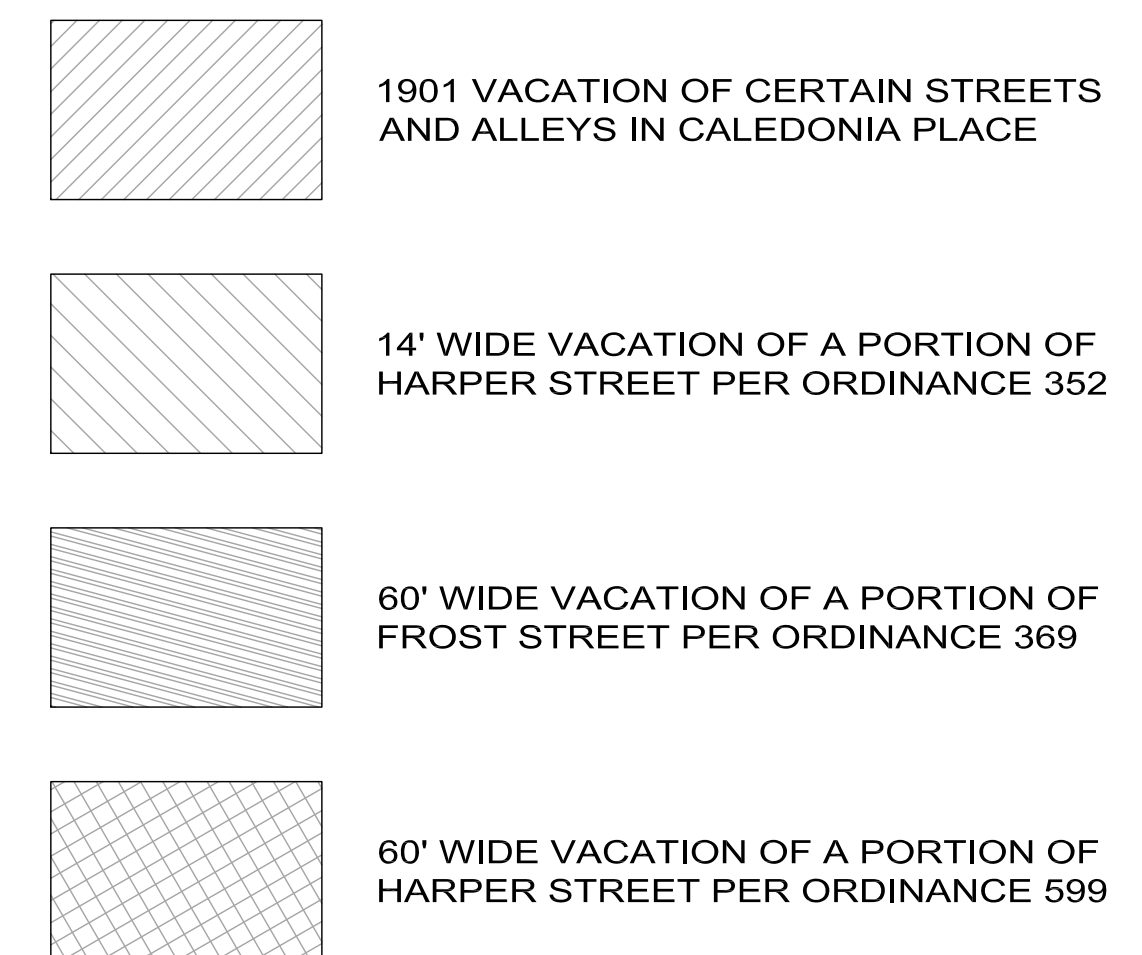
I, RICHARD BRUCE GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY DIRECT RESPONSIBILITY. SUPERVISION AND CHECKING: THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; THE PLAT ACCURATELY REPRESENTS SAID SURVEY; AND THIS SUBDIVISION PLAT WAS MADE IN ACCORDANCE WITH C.R.S. 35-51-101.

RICHARD BRUCE GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

COVER SHEET

 6911 BROADWAY DENVER, CO 80221	TYPE OF SUBMITTAL:	PRELIMINARY PLAT
	PREPARATION DATE:	DECEMBER 22, 2022
	REVISION DATE:	FEBRUARY 5, 2024
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
	DRAWN BY: MB	REVIEWED BY: FZ
	JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg
SHEET 1 OF 5		

PRELIMINARY PLAT
SHEET 2 OF 5



POWER™
Surveying Company, Inc.
Established 1948

6911 BROADWAY
DENVER, CO 80221

PH. 303-702-1817
FAX. 303-702-1488
www.powersurveying.com

TYPE OF SUBMITTAL:		PRELIMINARY PLAT	
PREPARATION DATE:		DECEMBER 22, 2022	
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JOB NO. 16-216		501-16-216 PP 2022-12-22.dwg	
SHEET 2 OF 5			

COAL CREEK VILLAGE

PRELIMINARY PLAT

SHEET 5 OF 5

LINE TABLE

LINE	BEARING	LENGTH
L1	S16°33'03"E	6.11'
L2	N00°01'40"E	15.33'
L3	N02°50'04"W	35.18'
L4	S81°26'48"W	19.91'
L5	S90°00'00"W	29.43'
L6	N90°00'00"E	19.74'
L7	N00°00'00"E	9.12'
L8	S76°00'00"E	15.73'
[L9]	N90°00'00"E	25.50'
[L10]	S90°00'00"E	25.50'
[L11]	N00°00'00"E	43.21'
[L12]	S00°00'21"W	10.00'
[L13]	N89°54'11"W	17.91'
[L14]	N00°00'21"E	37.38'
[L15]	N90°00'00"W	44.00'
[L16]	S45°11'56"E	34.69'
[L17]	S41°37'52"W	20.03'
[L18]	N45°11'56"W	27.55'
[L19]	N90°00'00"E	42.00'
[L20]	S17°41'27"E	35.89'
[L21]	S08°57'00"W	31.60'
[L22]	N08°56'50"E	26.58'
[L23]	N82°00'04"W	9.07'
[L24]	N17°41'27"W	59.20'
[L25]	N90°00'00"W	37.29'
[L26]	S00°00'00"W	43.19'
[L27]	S89°58'20"E	29.34'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD LENGTH
C1	15.00'	89°58'20"	23.55'	N44°59'10"W	21.21'
C2	250.58'	17°30'27"	76.57'	N08°45'14"E	76.27'
C3	269.82'	17°48'28"	83.86'	S08°36'13"W	83.52'
C4	269.82'	9°24'22"	44.30'	S12°48'16"W	44.25'
C5	269.82'	1°42'39"	8.06'	S07°14'46"W	8.06'
C6	269.82'	5°41'42"	26.82'	S03°32'35"W	26.81'
C7	269.82'	0°59'46"	4.69'	S00°11'52"W	4.69'
C8	240.00'	16°15'02"	68.07'	S08°25'32"E	67.84'
C9	240.00'	4°46'05"	19.97'	S02°41'04"E	19.97'
C10	240.00'	6°12'37"	26.01'	S08°10'25"E	26.00'
C11	240.00'	5°16'20"	22.08'	S13°54'53"E	22.08'
C12	110.00'	15°33'39"	29.87'	N08°46'14"W	29.78'
C13	110.00'	1°33'27"	2.99'	N15°46'19"W	2.99'
C14	110.00'	8°17'38"	15.92'	N10°50'47"W	15.91'
C15	110.00'	5°42'34"	10.96'	N03°50'41"W	10.96'
C16	183.00'	15°33'21"	49.68'	S08°04'41"E	49.53'
C17	212.82'	17°48'28"	66.15'	S08°36'13"W	65.88'
C18	212.82'	0°31'52"	1.97'	S00°02'05"E	1.97'
C19	212.82'	11°50'15"	43.97'	S06°08'59"W	43.89'
C20	212.82'	5°26'21"	20.20'	S14°47'17"W	20.20'
C21	307.58'	17°30'27"	93.99'	N08°45'14"E	93.62'
C22	307.58'	2°10'09"	11.65'	N16°25'22"E	11.64'
C23	307.58'	5°19'59"	28.63'	N12°40'18"E	28.62'
C24	307.58'	10°00'19"	53.71'	N05°00'09"E	53.64'
C25	15.00'	90°01'40"	23.57'	S45°00'50"W	21.22'
C26	15.00'	89°40'30"	23.48'	N45°08'05"W	21.15'
C27	15.00'	89°40'30"	23.48'	N45°08'05"W	21.15'
C28	15.00'	90°19'30"	23.65'	N44°51'55"E	21.27'
C29	25.00'	33°47'40"	14.75'	N16°53'50"W	14.53'
C30	8.00'	90°01'40"	12.57'	N45°00'50"E	11.32'
C31	8.00'	89°40'19"	12.52'	S45°08'11"E	11.28'
C32	5.00'	90°01'40"	7.86'	N45°00'50"E	7.07'
C33	15.00'	7°29'22"	1.96'	S03°53'30"E	1.96'
C34	5.00'	90°19'41"	7.88'	N44°51'49"E	7.09'
C35	15.00'	58°16'42"	15.26'	S30°41'11"E	14.61'
C36	25.00'	38°03'16"	16.60'	S19°01'38"W	16.30'
C37	198.50'	15°37'14"	54.12'	S07°48'37"W	53.95'
C38	198.50'	3°32'05"	12.25'	S01°46'02"W	12.24'
C39	198.50'	11°53'18"	41.19'	S09°28'44"W	41.11'
C40	198.50'	0°11'52"	0.68'	S15°31'18"W	0.68'
[C41]	9.00'	90°19'30"	14.19'	N44°51'55"E	12.76'

LINE AND CURVE TABLES

 POWER Surveying Company, Inc. <i>Established 1948</i> 8911 BROADWAY DENVER, CO 80221 PH: 303-702-1617 FAX: 303-702-1488 www.powersurveying.com	TYPE OF SUBMITTAL:	PRELIMINARY PLAT
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SHEET 5 OF 5		