

ITEM: Coal Creek Village Mixed-Use Development

LOCATION: Southwest corner of E South Boulder Rd and Highway 42 -
TR 688-B LESS B1 8-1S-69 LESS COAL CREEK STATION
2 & 3 SPLIT SEE IDS 92643-44

PLANNER: Matt Post, Senior Planner

APPLICANT: Ripley Design, Inc

REQUEST: Approval of Resolution 10, Series 2024 Recommending to the Planning Commission Approval of a Preliminary Planned Unit Development (PUD), Preliminary Plat, an Ordinance Rezoning a Portion of the Property from CC-MU (Commercial Community – Mixed Use) and R-M (Residential Medium Density) to MU-R (Residential Mixed Use), Amending Exhibit A, Land Use Exhibit, Referenced in LMC Chapter 17.14, and a Special Review Use to permit multi-unit dwellings on the ground floor in the MU-R zone district.

VICINITY MAP:



SUMMARY:

The applicant, Ripley Design Inc., requests approval of a Preliminary Planned Unit Development (PUD), a Preliminary Plat, a Rezoning of a portion of the property from the CC-MU (Commercial Community – Mixed Use) and R-M (Residential Medium Density) zoning districts to the MU-R (Residential Mixed Use) zoning district, a Land Use Exhibit Amendment, and a Special Review Use to allow ground floor multi-unit dwellings in the MU-R zoning district.

A portion of the property is currently zoned CC-MU, which limits development to commercial, office, and institutional land uses. The requested MU-R zoning district allows for a range of residential uses in addition to commercial, office, and institutional uses, including townhouses and apartments, up to a maximum gross density of 20 dwellings per acre. To ensure a balance of uses, properties that are greater than 5 acres in size in the MU-R zoning district must include a minimum of two distinct principal uses on site.

The requested rezoning will require the applicant to amend Land Use Plan, Exhibit A referenced in Louisville Municipal Code (LMC) Chapter 17.14 – Mixed Use Zone Districts. The existing Land Use Plan Exhibit designates the property as CC-Mixed Use, R-M, and Park. To match the requested zoning change, the exhibit needs to be updated to classify the entire property as MU-R (Attachment F).

BACKGROUND:

The property is located in the Highway 42 Revitalization Area. In 2003, the City adopted the [Highway 42 Revitalization Area Framework Plan](#) and the [Highway 42 Revitalization Area Comprehensive Plan Amendment](#). In order to implement these adopted plans the City created a [Mixed Use Overlay District \(Zoning Chapter 17.14\)](#) and the [Mixed Use Development Design Standards and Guidelines \(MUDDSG\)](#), which govern development of properties within the Mixed Use district.

The subject property is also located in the Highway 42 Urban Renewal Area. The City and the City's Urban Renewal Authority have adopted an [Urban Renewal Plan](#) that is intended to: *reduce, eliminate and prevent the spread of blight... to stimulate growth and reinvestment...* and *promote local objectives with respect to appropriate land uses* in the Urban Renewal Area (Sec. 1.3).

Pursuant to LMC Sec. 17.14.020, any property within the Highway 42 Revitalization Area undergoing new development or redevelopment shall be rezoned to a zoning district consistent with the Land Use Plan, Exhibit A (Attachment F). In 2013, the City Council approved the rezoning of the subject properties from Commercial Business (CB) to Mixed-Use Residential (MU-R), Commercial Community (CC), and Residential Medium Density (RM) under Ordinance No. 1641-2013 (Attachment G). This rezoning was approved concurrent with a Preliminary PUD and Plat.

In 2016, the City Council approved a Final PUD and Plat, known as Coal Creek Station, allowing 51 residential units and 29,472 square feet of commercial space on the subject

property. The applicant never executed the Final PUD and Plat, and eligibility for permit issuance lapsed on May 17, 2019.

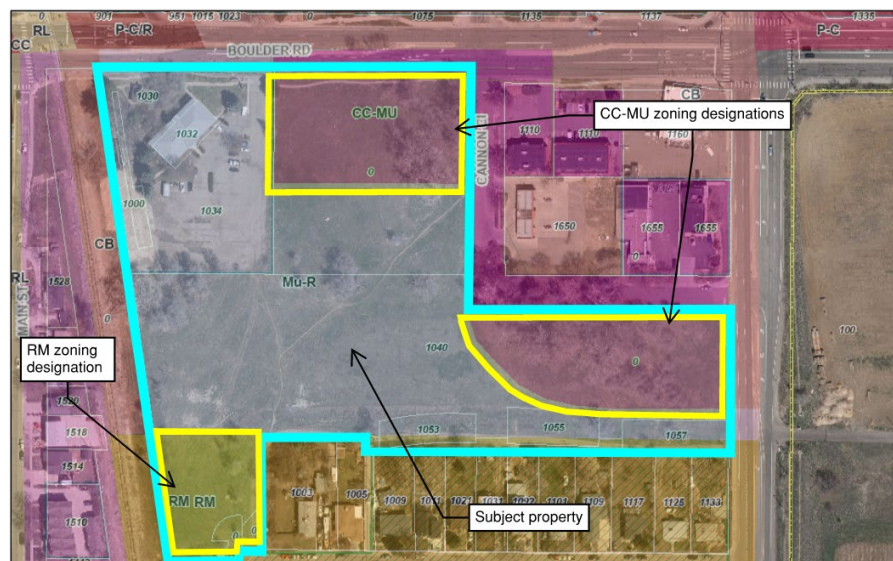
PROPOSAL:

Rezoning

The current zoning designation of CC-MU on the north and east sides of the site prohibits residential uses. The applicant is requesting to rezone the portions of the property zoned CC-MU and RM to MU-R to allow for a mix of uses and housing types. This is a discretionary request from the applicant as the mandatory rezone requirement for redevelopment of the subject property was satisfied with the approved 2013 rezoning.

In the provided narrative, the applicant asserts that the proposed rezoning will support the City's goals as outlined in the Highway 42 Revitalization Area Framework Plan and the MUDDSG by developing a variety of housing types while providing additional commercial space along South Boulder Road. The applicant notes that the area has changed since the initial rezoning, and that the current CC-MU zoning is commercially focused and does not support needed housing in the community.

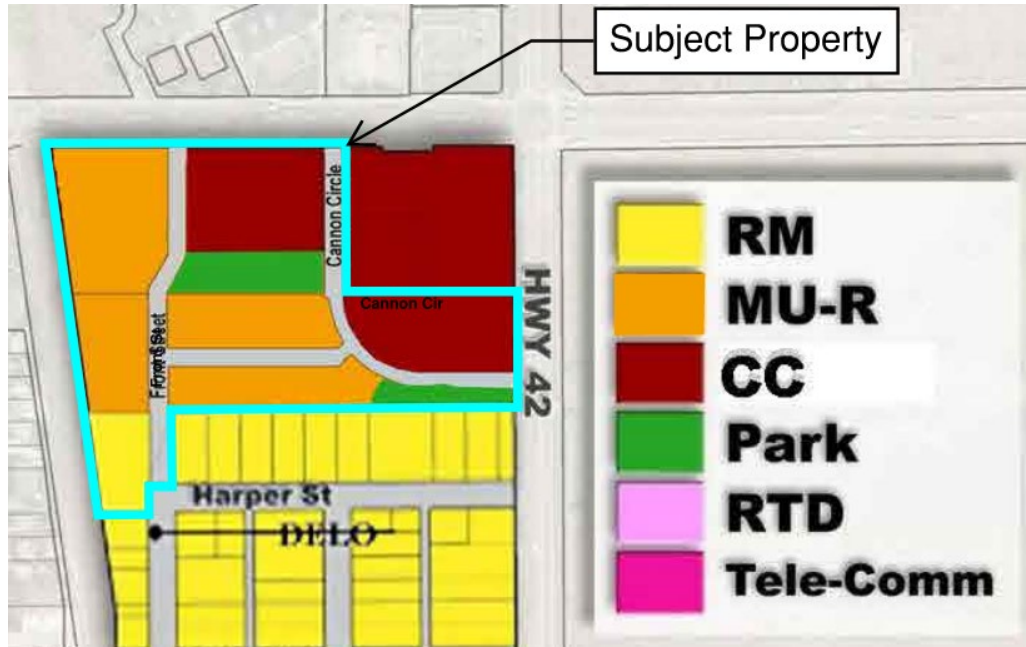
The applicant provided a market analysis by CBRE (Attachment H) indicating that new retail construction and absorption have significantly declined due to the rise of e-commerce and last-mile delivery platforms. The analysis states that demand has largely shifted towards smaller-scale retail users (gas stations, convenience stores, and fast food outlets). Metro-Denver statistical data show that new retail construction and absorption have dropped, despite sustained population growth in the metro area, and office demand has continued to decline due to high construction costs and a large-scale move to remote work post-COVID. Further analysis of the rezoning is provided below.



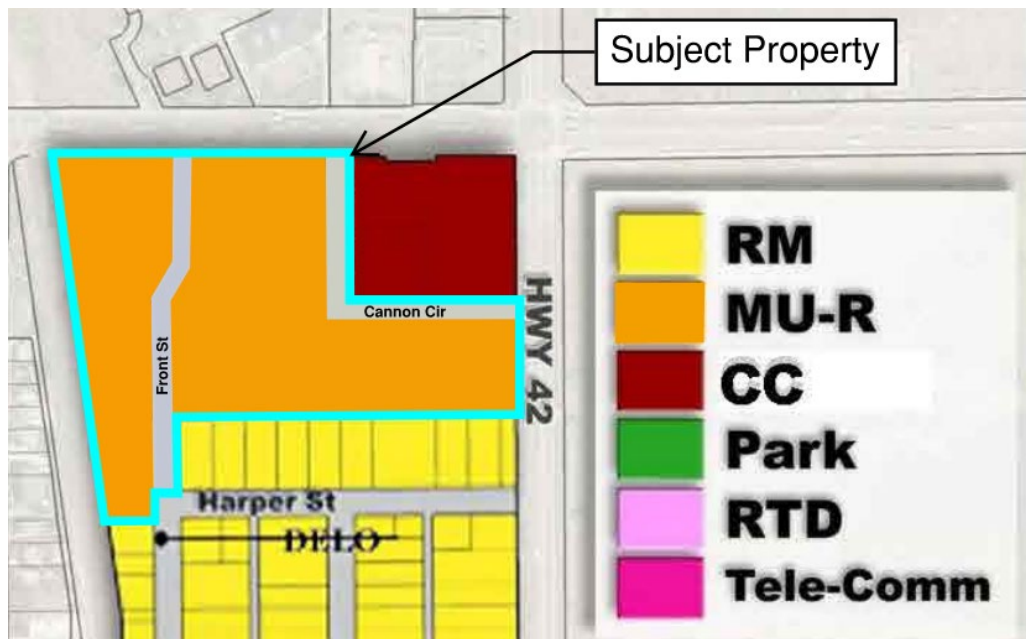
Zoning map

Land Use Plan Amendment

The rezoning request necessitates an update to the Land Use Plan, Exhibit A, to reflect the new zoning district designations and the proposed street connections. Presently, the existing zoning designations are consistent with those outlined in the current Land Use Plan.



Current Land Use Plan, Exhibit A



Proposed Land Use Plan, Exhibit A

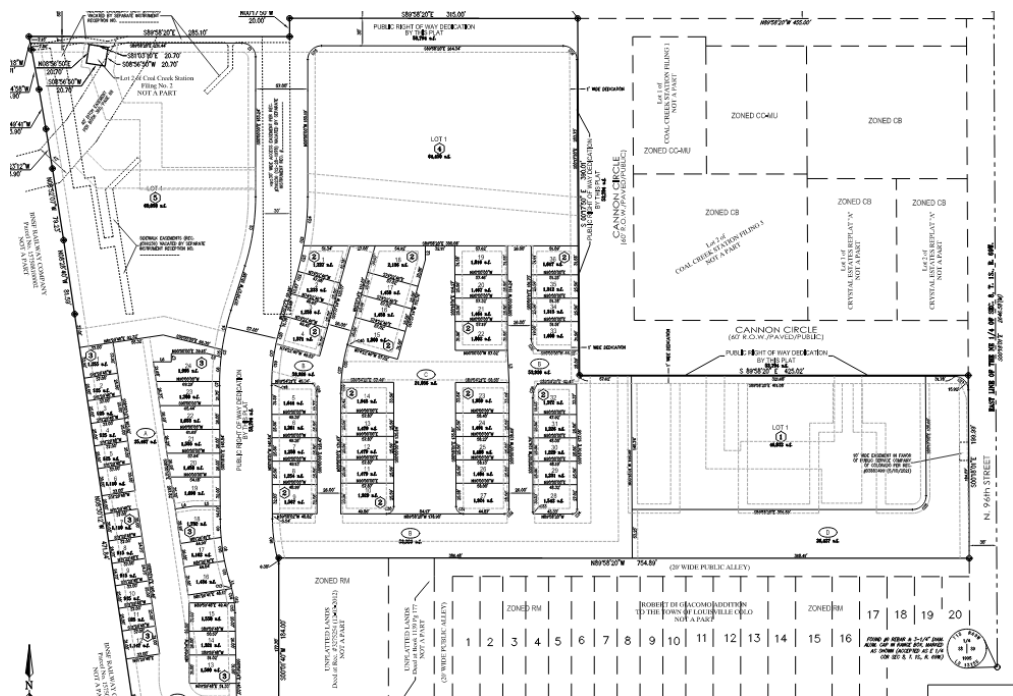
Preliminary Plat

The request includes a proposal to subdivide the existing 10.7 acres property into five blocks that will accommodate the anticipated development. Further subdivision of the townhome blocks (blocks 2 & 3) into individual lots will allow for the fee-simple sale of those units. The plat sets aside 4 Outlots totaling 2.9 acres in size that include private roads, drainage and detention areas, utilities, open space and parks. The Outlots will be shared areas that are maintained by a required owner's association. The City will accept 1.2 acres of right-of-way, dedicated via this plat, that will allow for the construction of Front Street and Cannon Circle. The total right-of-way dedication includes additional area along South Boulder Road that will align the property boundary with the edge of public improvements. A Subdivision Improvement Agreement will be entered into during the Final Plat review process outlining maintenance and improvement responsibilities.

A portion of the plat will include the Coal Creek Station Filing No. 2 subdivision; a previously subdivided portion on the property on the northwest corner of the site. That plat created Lot 2 (also depicted on this Preliminary Plat) which is currently developed and occupied by The Argentos Empanada and maintained under separate ownership. The proposed subdivision will maintain the current boundary and configuration of Lot 2.

A portion of the south side of the site, occupied by Outlot D, will include 26,397 square-foot detention and water quality pond. Outlot C is proposed as a 20,908 square-foot park in the center of the site that will be privately owned and maintained by the required owner's association.

Sixty townhome lots are proposed in Blocks 2 and 3 of the plat, all accessed by private drives which are contained in Outlots A and B, respectively. Blocks 4 and 5 include two multifamily and two mixed-use buildings, while Block contains "micro townhome units".



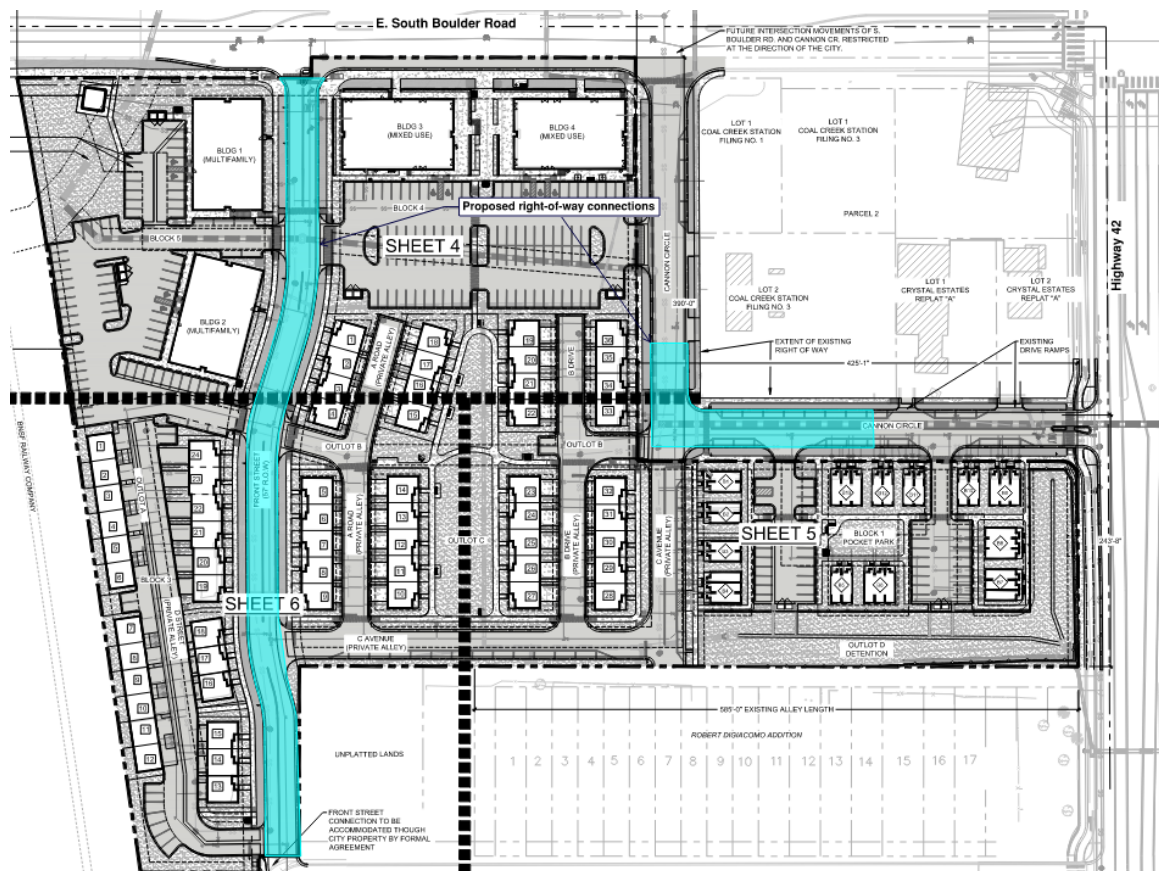
Preliminary Plat

Staff find that the Preliminary Plat complies with the design standards in the LMC Sec. 16.16.

Preliminary PUD

The Preliminary PUD plan includes 188 dwelling units and 13,534 square feet of commercial space. The 188 dwelling units include 60 townhomes, 96 apartments, and 32 "micro-townhome units," which are defined by the applicant as 350-400 square-foot homes designed to be offered at "attainable" rates. The proposal features two, three-story mixed-use buildings near South Boulder Road (buildings 3 & 4), with commercial space on the ground floor and studios, one- and two-bedroom apartments on the second and third floors. A plaza space is provided between the mixed-use buildings in accordance with MUDDSG standards. An additional two, three-story multifamily buildings (buildings 1 & 2) are planned for the interior of the site along Front Street, each offering 24 units ranging from 500 to 900 square feet in size.

The development will require the dedication, construction, and connection of Front Street from its north terminus on the south side of the site to E. South Boulder Road, where right-in right-out access is proposed. Cannon Circle, on the northeast side of the site, will also be dedicated, constructed, and connected providing access to the site from Highway 42 and South Boulder Road. According to the future Land Use Plan, Exhibit A, both Front Street and Cannon Circle are planned to connect through the site to improve overall connectivity in this part of the city.



Site layout with proposed right-of-way connections, shown in blue

The full extent of both Front Street and Cannon Circle will include 5-foot detached sidewalks with 8-foot tree lawns, while similarly designed detached walks are provided adjacent to private alleys throughout the site.

The site is appropriately parked, with all proposed townhomes designed with alley-loaded garages which account for 120 total spaces on site. 316 parking spaces are provided with a minimum of 304 required by the LMC to support all uses on site. The apartments, mixed-use buildings, and micro townhomes include surface parking internal to their respective blocks and located behind buildings so as not to be prominent from the street.

A 20,908 square-foot park is located on Outlot C which is designed to accommodate the main entrance of 18 townhomes on site, while a smaller, 2,350 square-foot pocket park is provided within the micro townhome block. It is important to note that the entirety of this property was originally platted as part of the Caledonia Place subdivision in 1890, and therefore the public land dedication requirement of LMC Section 16.16.060 does not apply.

Landscaping includes low-water shrubs, grasses, perennials, and trees in common areas, open space areas, the detention area, and within the public and private tree lawns through the site. The applicant has proposed some high-demand water areas on site that utilize turf as a landscape material. Recently adopted [Colorado SB24-005](#) states that, on or after January 1, 2026, local governments are prohibited from allowing the installation of “nonfunctional turf” with certain development proposals. Due to the timescale of this project, staff will work with applicant through the Final PUD and Plat process to ensure compliance with this measure.

Block 1 of the development includes 32 micro townhome units, proposed to be 350-400 square feet in size and designed at an “attainable” scale, consisting of three-unit and two-unit townhomes to a maximum height of 25 feet.



Micro townhomes

Block 2 of the development includes four- and five-unit townhomes, each 40 feet tall, arranged around a central proposed park. All units include alley-loaded garages.



Block 2 - four-unit townhomes

Block 3 of the development includes three- and six-unit townhomes. The six-unit dwellings are proposed at 40 feet tall, while the three-unit dwellings are adjacent to the west side of the existing single-family homes in the Little Italy neighborhood and are limited to 34 feet in height in accordance with height transition standard in MUDDSG Chapter 8.



Block 3 - height restricted, three-unit dwellings



Block 3 - six-unit dwellings

Blocks 4 and 5 of the development include the mixed-use and multifamily buildings with associated site improvements, including surface parking and a plaza space between buildings.



Mixed-use building



Multifamily building

A traffic impact study was submitted for this development. The report concludes that the proposed development can be successfully incorporated into the existing roadway network, with four of five studied intersections anticipated to operate at a level of service C or better through 2050. The Highway 42 and South Boulder Road intersection was found to be operating at poor level of service due to existing volumes and roadway constraints, with poor levels of service anticipated through 2050.

#	Int.	Traffic Control	Approach	Year 2029 Total Level of Service (Delay in Seconds)			Year 2050 Total Level of Service (Delay in Seconds)		
				AM	PM	SAT	AM	PM	SAT
1	Front Street & S. Boulder Road	3/4 Mvmnt.	Overall	A (0.3)	A (0.3)	A (0.4)	A (0.2)	A (0.4)	A (0.4)
			EB	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
			WB	A (0.3)	A (1.2)	A (0.7)	A (0.3)	A (3.3)	A (0.9)
			NB	B (11.8)	C (16.2)	B (13.9)	B (13.7)	C (23.6)	C (17.5)
			SB	B (13.7)	C (15.3)	B (13.6)	C (17.0)	C (20.5)	C (17.0)
2	Cannon Circle & S. Boulder Road	3/4 Mvmnt.	Overall	A (0.9)	A (1.3)	A (1.3)	A (0.8)	A (1.6)	A (1.2)
			EB	A (0.6)	A (1.0)	A (0.4)	A (0.7)	A (2.1)	A (0.4)
			WB	A (0.3)	A (1.2)	A (0.8)	A (0.3)	A (1.6)	A (0.9)
			NB	B (12.5)	C (18.6)	B (14.7)	B (14.7)	D (28.8)	C (19.0)
			SB	B (14.3)	C (15.7)	B (14.8)	C (18.2)	C (23.4)	C (19.3)
3	Courtesy Road (SH 42) & S. Boulder Road	Signal	Overall	F (100.8)	F (213.8)	F (89.8)	F (180.8)	F (334.6)	F (139.7)
			EB	F (272.9)	F (540.8)	F (215.6)	F (467.9)	F (877.0)	F (363.4)
			WB	D (42.8)	D (43.3)	D (42.4)	E (56.6)	E (55.5)	D (49.6)
			NB	D (38.9)	F (82.8)	D (39.6)	F (143.5)	F (98.8)	D (44.9)
			SB	E (60.7)	F (101.8)	D (38.6)	F (88.5)	F (144.1)	D (54.7)
4	Front Street & Harper Street	WB Stop	Overall	A (3.0)	A (2.9)	A (3.3)	A (2.2)	A (1.6)	A (2.1)
			WB	A (8.6)	A (8.7)	A (8.6)	A (8.7)	A (8.8)	A (8.7)
			NB	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
			SB	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
5	Cannon Circle & Courtesy Road (SH 42)	EB Stop	Overall	A (0.0)	A (0.0)	A (0.0)	-	-	-
			EB	B (11.7)	B (14.0)	B (12.4)	-	-	-
			NB	A (0.2)	A (0.4)	A (0.3)	-	-	-
			SB	A (0.0)	A (0.0)	A (0.0)	-	-	-
5	Cannon Circle & Courtesy Road (SH 42)	RIRO	Overall	-	-	-	A (0.0)	A (0.0)	A (0.0)
			EB	-	-	-	B (13.0)	C (16.6)	B (14.0)
			NB	-	-	-	A (0.0)	A (0.0)	A (0.0)
			SB	-	-	-	A (0.0)	A (0.0)	A (0.0)

Level of service table - traffic impact study

To satisfy the requirements for inclusionary housing, the applicant is intending to pursue a *voluntary alternative agreement* pursuant to LMC Sec. 17.76.050.F. This provision allows a developer to propose an alternative manner in which the development will satisfy inclusionary housing obligations that will result in additional affordable housing to the benefit of the City. The applicant asserts that the 300-450 square-foot homes will be marketed at an attainable price point and will satisfy the inclusionary standard.

ANALYSIS:

Rezoning Analysis

The purpose of the Mixed Use Zone Districts is to support implementation of the Highway 42 Revitalization Area to support potential development of a commuter rail station. The intent is to transition the historically industrial and vacant properties within the district to mixed-use developments with multi-modal transportation and walkability oriented to the rail station. While the commuter rail station has not yet materialized as planned, there is a [current RTD study](#) underway looking at “Peak Service” rail (limited rail service to support peak hour commuting on a single track) and the new Front Range

Passenger Rail commission is also considering the Northwest Rail corridor as a possible alignment for rail service. No timeline has been established for completion of the project or finalization of the study.

Per LMC Sec. 17.14.030, the MU-R zoning district is *intended to implement the residential mixed use land use and planning goals depicted and discussed in the Highway 42 Revitalization Area Plan. Areas zoned MU-R should be used predominantly for higher density multi-family residential, with subsidiary commercial uses and civic uses that cater to the needs of residents and transit commuters.*

LMC Sec. 17.44.050 establishes four potential policies for rezoning. Any request for a rezoning should meet one or more of the established policies. Staff recommend a finding that the following policy is met with the requested rezoning:

- *The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area;*

Staff find that changed conditions include the lack of market feasibility for purely commercial uses on the current CC-MU parcels. This is due to weak market conditions to support additional retail or office development. According to the provided market analysis, retail construction and absorption have significantly declined due to the rise of e-commerce and last-mile delivery platforms, and rising construction costs and the large-scale move to remote work post-COVID have negatively impacted office markets.

The public interest for rezoning this property is to stimulate development of the vacant areas around Highway 42 and South Boulder Road to achieve the desired mixed-use environment, boost economic activity, and provide additional housing in the City of Louisville. Rezoning the CC-MU portions of this property will allow for development that will support surrounding commercial uses by activating this site and adding residences to the neighborhood, satisfying the goals of the Highway 42 Revitalization Area Framework Plan.

Additional residential development on site will support the implementation of the recently adopted [Louisville Housing Plan](#), the primary goals of which include increasing development opportunities in Louisville by expanding, maintaining, and diversifying Louisville's housing stock.

Staff also note that the Highway 42 Revitalization Area Comprehensive Plan Amendment envisioned mixed-use residential development adjoining Highway 42 in addition to commercial development, and specifically shows mixed-use residential development in the vicinity of the subject property.

Fiscal Analysis

The City's development review policy requires a fiscal analysis of any request for rezoning and change of use. The City's fiscal model provides an estimate of anticipated revenues resulting from the development and costs for City services related to the development over a 20-year period. Staff note that this analysis does not take into consideration what could be broader positive economic impacts to the City from the development of a currently vacant property.

Staff have provided both a "High" and "Low" fiscal summary of an assumed development scenario comparing the current zoning to the proposed zoning. The purpose of the two scenarios is to provide a potential range of outcomes depending on how the development could build out over time.

The fiscal analysis assumes development of the entire 10.7-acres located within the Caledonia Place Subdivision Plat and the Coal Creek Station Filing No. 2 Subdivision Plat based on the PUD provided by the applicant and assumed development under the current zoning. The "Low" fiscal analysis adjusts several of the base assumptions to 80% of value of the "High" fiscal analysis and assumes a longer absorption period. The base assumptions are summarized below:

Current Zoning Scenario

- 51 Dwelling Units
- 20,000 sq. ft. Commercial

Proposed Zoning Scenario

- 154 Apartment Units
- 60 Townhome Units
- 13,510 sq. ft. Commercial

	High Scenario	Low Scenario
Current Zoning Scenario		
Apartments - Market Value	\$515,000/unit	\$412,000/unit
Apartments - Construction Value	\$271,400/unit	\$217,120/unit
Apartments - Household Income	\$105,862	\$84,665
Apartments - Absorption	4 years	7 years
Retail Center – Market Value	\$195/sq. ft.	\$156/sq. ft.
Retail Center – Construction Value	\$230/ sq. ft.	\$195/ sq. ft.
Retail Center – Sales/sq. ft.	\$230	\$200
Retail Center – Annual spending/employee	\$1,200	\$960
Retail Center – Absorption	7 years	10 years
Proposed Zoning Scenario		
Apartments - Market Value	\$515,000/unit	\$412,000/unit
Apartments - Construction Value	\$271,400/unit	\$217,120/unit
Apartments - Household Income	\$105,862	\$84,665
Apartments - Absorption	4 years	7 years
Townhomes - Market Value	\$680,000/unit	\$544,000/unit
Townhomes - Construction Value	\$347,760/unit	\$278,202/unit
Townhomes - Household Income	\$151,000	\$120,800
Townhomes - Absorption	4 years	7 years
Retail Center – Market Value	\$230/ sq. ft.	\$195/ sq. ft.
Retail Center – Construction Value	\$230	\$200
Retail Center – Sales/ sq. ft.	\$1,200	\$960
Retail Center – Annual spending/employee	\$230/ sq. ft.	\$195/ sq. ft.
Retail Center – Absorption	4 years	7years

Fiscal Model Results (x\$1,000)

Revenue by Fund	“HIGH” SCENARIO				“LOW” SCENARIO			
	Current Zoning		Proposed Zoning		Current Zoning		Proposed Zoning	
General Fund	\$1,499	47%	\$2,970	40%	\$965	44%	\$2,602	40%
Open Spaces & Parks Fund	\$238	7%	\$494	7%	\$144	7%	\$413	6%
Recreation Fund	\$378	12%	\$955	13%	\$315	14%	\$923	14%
Historic Preservation Fund	\$51	2%	\$98	1%	\$25	1%	\$84	1%
Capital Projects Fund	\$1,055	33%	\$2,913	39%	\$725	33%	\$2,495	38%
TOTAL REVENUE	\$3,221	100%	\$7,431	100%	\$2,175	100%	\$6,516	100%
Expenditures by Fund								
General Fund	\$1,699	43%	\$2,865	43%	\$1,385	44%	\$2,846	46%
Open Spaces & Parks Fund	\$166	4%	\$444	7%	\$151	5%	\$444	7%
Recreation Fund	\$345	9%	\$922	14%	\$313	10%	\$922	15%
Historic Preservation Fund	\$0	0%	\$0	0%	\$0	0%	\$0	0%
Capital Projects Fund	\$1,676	43%	\$2,380	36%	\$1,270	41%	\$1,973	32%
TOTAL EXPENDITURE	\$3,855	100%	\$6,612	100%	\$3,119	100%	\$6,185	100%
NET FISCAL RESULT/ FUND								
General Fund	(\$169)		\$105		(\$420)		(\$243)	
Open Spaces & Parks Fund	\$72		\$51		(\$7)		(\$31)	
Recreation Fund	\$34		\$33		\$2		\$1	
Historic Preservation Fund	\$51		\$98		\$25		\$84	
Capital Projects Fund	(\$622)		\$533		(\$544)		\$522	
20-YEAR NET FISCAL IMPACT	(\$634)		\$819		(\$944)		\$331	
AVG. ANNUAL NET IMPACT	(\$32)		\$41		(\$47)		\$17	

The fiscal model results show that the current zoning scenario results in a slight net fiscal deficit to the City, while the proposed zoning scenario results in positive revenue generation for the City.

Preliminary Plat Analysis

Section 16.12.075 of the LMC establishes the following criteria for consideration of Preliminary Plats by Planning Commission and City Council:

1. *Whether the plat conforms to all of the requirements of Title 16 (Subdivisions);*
 - No modifications have been requested by the applicant, and the plat conforms to all other requirements of Title 16. Further and more detailed review will occur at the Final Plat stage.
2. *Whether approval of the plat will be consistent with the city’s comprehensive plan, applicable zoning requirements, and other applicable federal, state and city laws;*
 - The application is consistent with the City of Louisville Comprehensive Plan. The area lies within an urban neighborhood designation in the plan, which is characterized by smaller blocks and lots with a street orientation. The plat provides a design that supports this urban development pattern.

3. *Whether the proposed subdivision will promote the purposes set forth in Section 16.04.020 of this Code and comply with the standards set forth in Chapter 16.16 of this Code and this title.*

- Staff find that the proposal promotes the purposes set forth in the LMC Title 16, including the assurance that public services are available, that character and economic stability of the city is protected, that there is safe and efficient circulation of traffic, and that the plat provides appropriate regulation of the use of land in the city. New public right-of-way is proposed to be dedicated and constructed, while easements will be established for utility service and drainage areas. The plat allows for a residential and mixed-use development and meets permitted densities for the net site area.

The entirety of this property was originally platted as part of the Caledonia Place subdivision in 1890 and the Coal Creek Station Filing No. 2 subdivision in 1978. Because the property has been previously subdivided, the public land dedication requirement of LMC Section 16.16.060 does not apply.

Staff find the Preliminary Plat to be consistent with the criteria in LMC Chapters 16 and 17 and recommend approval.

Preliminary PUD Analysis

The site design is regulated by LMC Chapter 17.14 and 17.28, the MUDDSG, and the 2013 Comprehensive Plan.

Inclusionary Housing

The applicant is pursuing a *voluntary alternative agreement* pursuant to LMC Sec. 17.76.050.F to satisfy the inclusionary housing requirement on this site. This provision allows a developer to propose an alternative manner in which the development will satisfy inclusionary housing obligations that will result in additional affordable housing for the benefit of the City. City Council approval is required to utilize the *voluntary alternative agreement* option.

The applicant has indicated the intended market value of the micro townhome units will average \$295,000. The applicant does not intend to deed-restrict the units, owners would have the opportunity to gain equity in their homes.

Staff recommend approval of the *voluntary alternative agreement* option for this development. The project provides a variety of housing types, including townhome units, apartment units, and micro townhome units, which the applicant states will be marketed at a more attainable rate.

2013 Comprehensive Plan

The subject property has an “Urban” and “Corridor” designation in the Comprehensive Plan’s future land use framework (p. 24) and is consistent with several Plan policies.

Specifically, the proposal fits many characteristics of the Plan's urban pattern areas (p. 19) through alley/rear loaded properties, smaller blocks/parcels, street oriented buildings, and formal landscaping. The proposal will include retail, commercial and multi-family development opportunities (p. 22), and also fits the neighborhood development type, which includes a range of densities up to multi-family communities, adjacent public spaces, and well defined edges through fencing and building layout/ architectural style (p. 22).

The proposal is consistent with policies in the Comprehensive Plan's Neighborhoods and Housing, and Economic Development framework, including:

- PRINCIPAL NH-3.5 - Diverse housing opportunities shall be available for residents of varying income levels (p. 38)
- PRINCIPLE NH-4 - The character and identity of existing residential neighborhoods should be maintained while allowing for evolution and reinvestment (p. 38)
- PRINCIPLE NH-5. -There should be a mix of housing types and pricing to meet changing economic, social, and multi-generational needs of those who reside, and would like to reside, in Louisville. (p. 38)
- PRINCIPAL ED-3 - The City should be responsive to market opportunities as they occur, and maintain and enhance the City's competitive position to attract development that adheres to the Community Vision (p. 38)

The proposal is consistent with the policies in the Neighborhoods and Housing, and Economic Development framework because:

- It provide a variety of housing types for varying income levels
- The housing is relatively close to Downtown and the South Boulder Road commercial corridor. The resulting customer base supports vibrant retail and commercial centers that serves local residents;
- The proposed housing ensures a variety of housing types to meet changing social needs of current and future residents; and
- The proposal is appropriate due to current market conditions.

PUD Waiver Compliance with LMC Sec. 17.28.110 Analysis

Section 17.28.110 sets forth the PUD waiver process and criteria. The applicant requests zoning waivers from the MU-R zoning requirements and MUDDSG design requirements as set forth below.

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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 FRONT STREET AND CANNON CIRCLE: 5' WIDE DETACHED SIDEWALK AND AN 8' TREE LAWN
3	MUNICIPAL CODE 17.14.060 - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM LOT WIDTH = 40 FEET	TOWNHOME LOTS VARY FROM 24'-6" TO 32 FEET WIDE.
4	MUNICIPAL CODE 17.14.060 - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM BUILDING COVERAGE (SF) = 40%	BUILDING COVERAGE PROVIDED = 21.2%
5	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 6-20 FEET.
6	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.

Waiver table

In the MU-R zone district, there is a 40% minimum lot coverage requirement, a requirement that at least 70% of the street-facing property lines contain buildings, and a minimum lot width of 40 feet. The total proposed lot coverage for the entire development is 21.2%, allowing for more open space and pedestrian connectivity. The 70% frontage requirement adds additional challenges as the project will construct new public streets. The total percentage of buildings along the street-facing property lines is 58.6%. Considering the reduced density, these modifications to the yard and bulk standards are justified to make an attractive and functional development.

The applicant is requesting a waiver from the required internal sidewalk width of eight feet to allow sidewalks to be 5 feet wide, with an 8-foot tree lawn. Staff support the request, as the [National Association of City Transportation Engineers](#) recommends residential walk widths between 5-7 feet.

The request for waiver from block length standards will allow the development to more closely align with proposed access points while ensuring that traffic is dispersed through and out of the site, while the addition of detached sidewalks along all streets and some private alley ways allows for accessible and safe pedestrian circulation.

The requested waiver for rear setback standards will have little to no impact on adjacent properties. The western-most townhomes abut the BNSF rail right-of-way, and there are no rear setbacks adjacent to the Little Italy neighborhood to the south.

Strict adherence to the dimensional standards of the MU-R zone district would limit the number of dwellings permitted, resulting in larger units on fewer lots. The intent of the MU-R zoning district is to provide higher density multi-family residential, with subsidiary commercial uses that cater to the needs of residents and transit commuters (LMC Sec. 17.14.030). The requested waivers will support the intent of the zoning district by allowing a reasonable, modern density of townhouses and apartments while still

maintaining the character of development in Louisville with less building coverage proposed on site. Staff recommend approval of the requested waivers.

Staff find that the applicant has satisfied the standards for Preliminary PUD review and recommend approval with the conditions listed below.

Special Review Use Analysis

A SRU is required to establish dwelling units on the ground floor of the proposed mixed-use buildings in the MU-R zoning district. SRUs are reviewed against the criteria and conditions for approval presented in LMC Sec. 17.40.100. The criteria include ensuring that use meets the following:

- Satisfies the intent of the Comprehensive Plan and LMC Chapter 17
- The use is economically stable and compatible with surrounding areas
- The design promotes safety and welfare, including appropriate site layout
- External and negative impacts on adjacent properties are controlled for and reduced
- Adequate pedestrian walks and landscape areas are provided, including accommodations for public transportation.

A further, in-depth analysis of the SRU will occur during the Final PUD and Plat stage for final approvals. Staff have reviewed the proposal as part of the preliminary package and found that the application for SRU satisfies all relevant standards at this time.

PUBLIC COMMENTS:

As of the date of this report, no public comments have been received.

STAFF RECOMMENDATION:

Staff recommend approval of an ordinance rezoning portions of Caledonia Place Subdivision Plat from CC-MU (Commercial Community – Mixed Use) and R-M (Residential Medium Density) to MU-R (Residential Mixed Use)) and Amending Exhibit A, Land Use Exhibit, Referenced in LMC Chapter 17.14.

Staff recommend approval of Resolution 10, Series 2024 for approval of the Coal Creek Village Preliminary PUD and Plat with the following conditions:

1. The applicant will work with staff in the Final PUD process to redesign the proposed sidewalk and right-of-way improvements adjacent to South Boulder Road.
2. The Final PUD shall comply with [Colorado SB24-005](#), which will prohibit local governments from allowing the installation of “nonfunctional turf” as defined and outlined in the Bill.
3. The applicant will work with staff to address compliance with LMC Sec. 17.76.050 regarding the Voluntary Alternative Agreement as part of the City’s Inclusionary Housing Ordinance.

ATTACHMENTS:

- A. Resolution 10, Series 2024
- B. Proposed Ordinance
- C. Application Materials
- D. Land Use Plan Exhibit A
- E. Ordinance 1641-2013
- F. Market Analysis

**RESOLUTION NO. 10
SERIES 2024**

**A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY PLANNED
UNIT DEVELOPMENT AND PRELIMINARY PLAT TO ALLOW A 188 DWELLING
UNIT AND 13,755 SQUARE FEET OF COMMERCIAL SPACE IN A MIXED-USE
DEVELOPMENT AT 1030, 1042, 1034 AND 1040 SOUTH BOULDER ROAD**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a preliminary planned unit development to allow construction 188 dwelling unit mixed-use development and 13,755 square feet of commercial space at 1030, 1042, 1034 and 1040 South Boulder Road; and

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a preliminary plat to subdivide the existing property at 1030, 1042, 1034 and 1040 South Boulder Road; and

WHEREAS, a rezoning application is under concurrent review to permit the proposed uses: and

WHEREAS, City staff has reviewed the information submitted and found that, with the six requested waivers, the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on September 12, 2024, where evidence and testimony were entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a preliminary planned unit development and preliminary plat to allow 188 dwelling-units and 13,755 square feet in a mixed-use development at 1030, 1042, 1034 and 1040 South Boulder Road;

PASSED AND ADOPTED this 12th day of September, 2024.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Debra Baskett, Secretary
Planning Commission

**ORDINANCE NO. XXXX
SERIES 2024**

**AN ORDINANCE APPROVING A REZONING OF A PORTION OF THE CALEDONIA
PLACE SUBDIVISION PLAT FROM COMMERCIAL COMMUNITY (CC) AND
RESIDENTIAL MEDIUM DENSITY (R-M) TO MIXED-USE RESIDENTIAL (MU-R) AND
APPROVING AN AMENDMENT TO EXHIBIT A, LAND USE PLAN EXHIBIT,
REFERENCED IN LOUISVILLE MUNICIPAL CODE CHAPTER 17.14 – MIXED USE
ZONE DISTRICTS**

WHEREAS, Coal Creek Village, LLC is the owner of certain real property described as a portion of Coal Creek Station Filing No. 1 Subdivision Plat; and

WHEREAS, the land owner has requested rezoning of the property from Commercial Community (CC) and Residential Medium Density (R-M) to Mixed-Use Residential (MU-R) and an amendment to Exhibit A, Land Use Plan Exhibit referenced in Louisville Municipal Code Chapter 17.14 – Mixed Use Zone Districts; and

WHEREAS, the Louisville Planning Commission has held a public hearing on September 12, 2024 to review the proposed rezoning, has provided notice of the public hearing as provided by law, and has forwarded a recommendation to the City Council to approve the rezoning and amendment to Exhibit A, Land Use Plan Exhibit; and

WHEREAS, the City Council held a public hearing on _____, 2024 to review the proposed rezoning and has provided notice of the public hearing as provided by law; and

WHEREAS, the City Council finds that the rezoning and amendment to Exhibit A, Land Use Plan Exhibit are consistent with Louisville Municipal Code Sec. 17.44.050.A.2, Declaration of Policy for Rezoning, which states that the *area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area*; and

WHEREAS, the City Council finds that conditions of the property have changed including potential market feasibility of commercial-only development on the parcel and changes to vehicular access plans that are not supportive of highway-oriented commercial development; and

WHEREAS, the City Council finds that it is in the public interest to support redevelopment of the property which is located in the Highway 42 Revitalization Area and rezoning of the property will support the goal of the Urban Renewal Plan to reduce, eliminate and prevent the spread of blight, to stimulate growth and redevelopment, and promote appropriate land uses.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. Pursuant to the zoning ordinance of the City, certain property described as portion of Coal Creek Station Filing No. 1 Subdivision Plat, is hereby rezoned from Commercial Community (CC) and Residential Medium (R-M) to Mixed-Use Residential (MU-R).

Section 2. Exhibit A, Land Use Plan Exhibit referenced in Louisville Municipal Code Chapter 17.14 – Mixed Use Zone Districts, is hereby amended as reflected in Exhibit A to this ordinance.

Section 3. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 4. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 5. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

**INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED
PUBLISHED** this ___ day of _____, 2024.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

APPROVED AS TO FORM:

Kelly PC, City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day of _____, 2024.

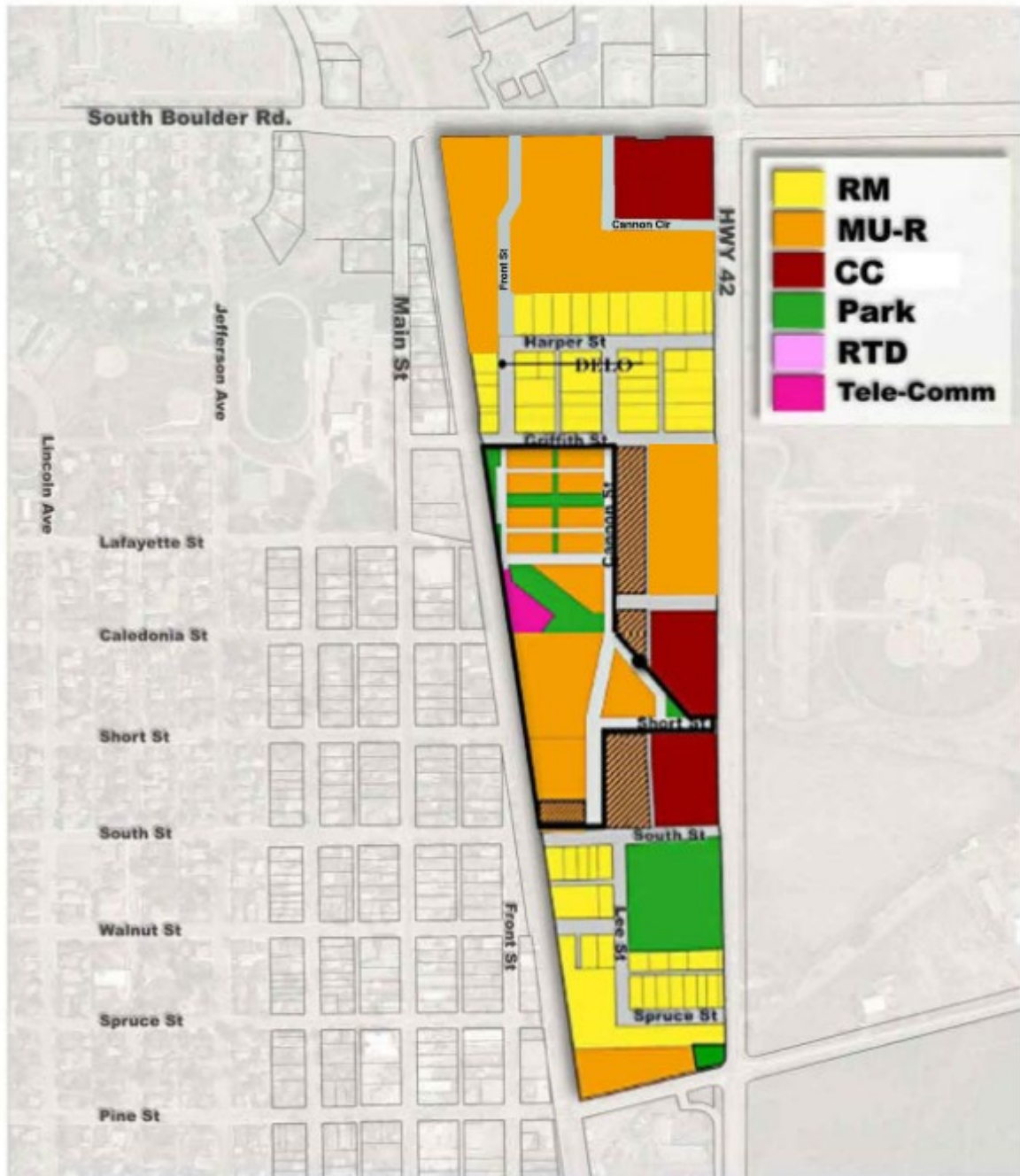
Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

Exhibit A to Ordinance

Land Use Plan Exhibit A





Department of Planning and Building Safety

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION

Firm: Ridgeline Development Corporation
 Contact: Chad Kipfer & Michael Markel
 Address: 5723 Arapahoe Ave. #2B
Boulder CO 80303
 Mailing Address: same
 Telephone: 303-449-8689
 Fax: n/a
 Email: chad@markelhomes.com; michael@markelhomes.com

OWNER INFORMATION

Firm: COAL CREEK STATION PROPERTIES, LLC
 Contact: BILL ARNOLD
 Address: 1600 38TH STREET
BOULDER, CO 80301
 Mailing Address: _____
 Telephone: (720) 371-3416
 Fax: n/a
 Email: billarnold10@gmail.com

REPRESENTATIVE INFORMATION

Firm: See Applicant Information
 Contact: _____
 Address: _____
 Mailing Address: _____
 Telephone: _____
 Fax: _____
 Email: _____

PROPERTY INFORMATION

Common Address: Coal Creek Station
 Legal Description: Lot _____ Blk _____
 Subdivision _____
 Area: 435,600 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
☒ Zoning
☒ Preliminary Subdivision Plat
☐ Final Subdivision Plat
☐ Minor Subdivision Plat
☒ Preliminary Planned Unit Development (PUD)
☐ Final PUD
☐ Amended PUD
☐ Administrative PUD Amendment
☐ Special Review Use (SRU)
☐ SRU Amendment
☐ SRU Administrative Review
☐ Temporary Use Permit: _____
☐ CMRS Facility: _____
☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: Chad Kipfer 1/22/2021 | 12:28 PM
 Print: Chad Kipfer
 Owner: William Arnold 1/22/2021 | 11:58 AM PST
 Print: Bill Arnold
 Representative: Chad Kipfer 1/22/2021 | 12:28 PM
 Print: Chad Kipfer

CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
☐ Date(s) of Hearing(s): _____

Coal Creek Village PUD

Project Narrative

Introduction

Coal Creek Village, (formerly called Coal Creek Station) is a proposed mixed-use development located southwest of the intersection of South Boulder Road (SBR) and Highway 42. The proposed development plan is supported by the City's goals for the Highway 42 revitalization area and is consistent with the intent and purposes of the Mixed-Use Development Design Standards and Guidelines (MUDDSG) as well as the requirements contained in Section 17.14 of the Municipal Code created for mixed-use development.

Site Description

Commercial development exists at the southwest corner of the SBR and Highway 42 intersection. The Coal Creek Village PUD is proposed on vacant property located south and west of the commercial area. The Argentos Empanadas Shop exists near the northwest corner on a separate lot. The BNSF Railroad borders the site on the west and the existing "Little Italy" residential neighborhood is located to the south. The Louisville Sports Complex is located to the east on the other side of Highway 42. The Goodhue Ditch cuts through the property diagonally at the northwest corner and the site slopes to the south with thickets of unmaintained vegetation. No significant natural features exist on the site.

Project Description

The Applicant proposes to develop a vibrant mixed-use project including 13,534 square feet of commercial use adjacent to South Boulder Road along with a unique mix of medium to high density residential development. With over 19,000 vehicle trips per day along South Boulder Road the commercial is expected to do well. The small-scale commercial uses expected to include retail, restaurants, offices and personal service shops would benefit from drive-by traffic and be supported by neighborhood residents.

The site is also well suited to residential development for the following reasons:

- Shopping and Restaurants
There is existing retail and service shops located at the intersection corner. In addition, historic downtown Louisville, with its many restaurants, shops and breweries is located one half mile to the south, easily accessible by car, bicycle or on foot.
- Recreation
Just west of the railroad tracks residents will have trail access to Pirates Park, Lawrence Enrietto Park, Lake Park and eventually the Coyote Run Open Space. The Louisville Sports Complex is located to the east along with acres of open space and an interconnected trail system.

- Schools

Louisville Middle School is located to the west of the railroad tracks within easy walking distance. Centaurus High School is located to the east and is accessible by car or bicycle via trails east of the Louisville Sports Complex.

The Applicant is proposing a wide a variety of housing choices that are architecturally exciting, energy efficient and most of all attainable. Specific product types are described as follows:

- Two 3-story **mixed-use buildings** are proposed to be located along South Boulder Road. Commercial space occupies the 1st floor, with residential units on the 2nd and 3rd floors. The commercial spaces face South Boulder Road and to the interior of the site, creating attractive and inviting architectural space on both sides. Each building contains twenty-four studios, 1- and 2-bedroom units ranging in size from 500-800 square feet. The residential units are served by an elevator that provides for many accessible units. Parking for the commercial uses and residents is provided south of the buildings.
- Two 3-story **multi-family buildings** face Front Street and create an attractive pedestrian-oriented streetscape at the entrance to the neighborhood. These buildings each have twenty-four residential units ranging in size from 500-900 square feet.
- Further south along Front Street **alley-loaded townhomes** continue the architecturally cohesive streetscape. The townhomes are 3-stories with a garage on the first level accessed from the alley. Living and bedroom spaces are located above the garage.
- The **micro townhome condominiums** located south of the existing commercial area form an ideal transition between the existing commercial uses and the existing “Little Italy” residential neighborhood to the south. These unique townhome dwelling units organized as duplexes and triplexes are located on a shared lot and share common amenities including a central park space, benches, dog waste station, bicycle parking and landscaping. These homes at 300-450 square feet are the most attainable homes in the neighborhood.

The proposed street pattern is logical and conforms to the street pattern proposed in the Highway 42 Revitalization Framework Plan. It is designed to be convenient and safe for both motorists and pedestrians. Front Street connects to the existing Front Street located to the south, providing neighborhood continuity. Streets and curb-cuts are aligned where possible and pedestrian crosswalks prioritize the pedestrian.

All the public streets have detached sidewalks and street trees that provide an attractive interconnected pedestrian system throughout the neighborhood. Wherever possible, buildings are located along the streetscape making the walking experience more interesting and comfortable. Parking lots are located behind buildings where possible and attractively screened with a variety of trees, shrubs and ornamental grasses.

Coal Creek Village PUD

Narrative

Park, open space and a variety of site amenities are provided throughout the project. A plaza space between the mixed-use buildings along South Boulder Road provides shade, benches and opportunities for outdoor dining. The Applicant plans to pipe the Goodhue Ditch which runs diagonally through the northwest corner allowing the area to be seeded, enhanced with additional plant material and utilized as a passive recreation space. A sidewalk will provide access to the existing empanada shop. There is a centrally located park that will allow residents to have expansive recreation space without the responsibility of having to maintain a large landscape on their own individual lot/ property. The park is connected to the proposed mixed-use buildings via multiple sidewalk connections.

Small families, young professionals, singles, and older adults that prefer urban living will welcome this innovative community in Louisville. All the housing types are energy efficient utilizing heat pumps, tankless hot water heaters and tight construction. The dwelling units are small making them more energy efficient, easy to maintain and most importantly attainable. The Applicant expects the proposed micro townhome condominiums to be especially popular because they will allow first time buyers to own their own home, an important step in gaining long term financial stability.

The project is planned to be phased. While the design of the project adheres to the majority of the standards and design guidelines contained in the MUDDSG and the Municipal Code, there are a few specific instances where waivers are requested. Narratives detailing the waivers along with justifications are included in this Submittal package.

Conclusion

The design of the project is supported by the Purpose and Intent of the Highway 42 Revitalization Plan and the MUDDSG. As the last major development in the Highway 42 Revitalization Area the project will implement the goals and objectives of the Plan in the following ways:

- Mixed-use development that includes commercial uses and a variety of housing types.
- Provides medium to high density residential development within walking distance of historic downtown Louisville.
- Creates pedestrian connections that are safe, comfortable and interesting.
- Establishes streetscapes that enhance adjacent architecture with detached sidewalks, street trees, and attractive parkways.
- Provides dynamic and sustainable architecture that will complement existing development within the Revitalization Plan area.
- Offers diverse product choices that are attractive, energy efficient and attainable for both buyers and renters.

- Provides publicly accessible parks, natural areas and urban plaza space that include seating, shade, seasonal plantings, outdoor dining opportunities, and doggie stations.
- Provides a comfortable land use transition between the existing Little Italy neighborhood and the commercial area to the north.

In conclusion, we believe the commercial uses proposed along South Boulder Road are consistent with the commercial use proposed in the original Revitalization Plan. The urban-style housing offered in this project at 16.5 DU/AC is well above the minimum density requirement of 12 DU/AC. The medium to high density proposed will ensure the success of the commercial uses and provide residents with a variety of housing choices to rent or to buy. It is the kind of housing described in the Revitalization Plan for this area and is needed in Louisville now more than ever.

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 herein in accordance and compliance with this approved plan and the Louisville Municipal Code.

(i) COAL CREEK VILLAGE LLC

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

BY: _____
Coal Creek Village LLC
Michael Markel, President

SEAL:

Notary Signature

MY COMMISSION EXPIRES _____

City Council, City Councils
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: 13,534 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 $\frac{1}{2}$ THE AREA OF ANY ADJACENT STREET PER SECTION 17.14.060 C.1.A

LEGAL DESCRIPTION

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 BLOCK 1, CALEDONIA PLACE, ACCORDING TO THE RECORDED PLAT; THENCE SOUTH 330 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 807 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 BEAR RIVER NO. 1 SPUR; THENCE EASTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BEAR RIVER 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, 281 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTH 10 OF VACATED HARPER STREET LYING ADJACENT THERETO, AS VACATED IN ORDINANCE RECORDED JANUARY 13, 1981 UNDER RECEPTION NO. 430385 AND RECORDED JANUARY 21, 1981 UNDER RECEPTION NO. 431487.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN BOOK 848 AT PAGE 588 AND EXCEPTING ANY PORTION PLATTED AS COAL CREEK STATION FILING NO. 1 AND EXCEPTING THAT PORTION DESCRIBED IN 2002 RECORDED FEBRUARY 11, 2013 UNDER RECEPTION NO. 128686, AND EXCEPTING ANY PORTION LYING WITHIN THE ROBERT DI GIACOMO ADDITION TO THE TOWN OF LOUISVILLE, CONTAINING 440,808 SQUARE FEET OR 10.115 ACRES OF LAND, MORE OR LESS.

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 NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS NORTH 89°58'20" WEST A DISTANCE OF 2842.52 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 00°18'01" EAST, 30.08 FEET TO THE SOUTH LINE OF SOUTH BOULDER CANYON CIRCLE, AND BEING THE POINT OF BEGINNING.

THENCE ALONG SAID WEST LINE OF CANYON CIRCLE, SOUTH 89°17'00" EAST, 98.01 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CANYON CIRCLE.
THENCE ALONG SAID SOUTH LINE, SOUTH 89°58'20" EAST, 425.02 FEET TO THE WEST LINE OF NORTH 98TH STREET.
THENCE ALONG SAID NORTH LINE, SOUTH 00°18'01" EAST, 198.99 FEET TO THE NORTHEAST CORNER OF THE ROBERT DI GIACOMO SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH LINE OF A 30 FOOT WIDE PUBLIC ALLEY.

THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 754.89 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN QUILTCAM DEED RECORDED DECEMBER 14, 2012 AT RECEPTION NO. 527524.

THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°18'01" WEST, 154.05 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, 38.06 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FRONT STREET.
THENCE ALONG SAID WEST LINE, SOUTH 00°18'01" EAST, 8.40 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF HUNTY PUKAS SUBDIVISION.

THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 114.55 FEET TO A POINT ON THE EAST LINE OF THE R.R.S.F. RAILROAD RIGHT-OF-WAY.

THENCE ALONG SAID EAST LINE THE FOLLOWING BEING (1) COURSES:

1. NORTH 0°30'12" WEST, 47.54 FEET TO A POINT;
2. NORTH 0°28'40" WEST, 81.59 FEET TO A POINT;
3. NORTH 0°25'00" WEST, 75.32 FEET TO A POINT;
4. NORTH 0°23'12" WEST, 43.80 FEET TO A POINT;
5. NORTH 0°49'41" WEST, 43.80 FEET TO A POINT;
6. NORTH 10°34'38" WEST, 43.80 FEET TO A POINT;
7. NORTH 11°44'18" WEST, 15.61 FEET TO A POINT ON THE SOUTH LINE OF SOUTH BOULDER ROAD.

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

1. SOUTH 89°58'20" EAST, 284.10 FEET TO A POINT;
2. NORTH 00°17'50" WEST, 35.00 FEET TO A POINT;
3. SOUTH 89°58'20" EAST, 314.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 440,808 SQUARE FEET OF 10.115 ACRES OF LAND, MORE OR LESS.

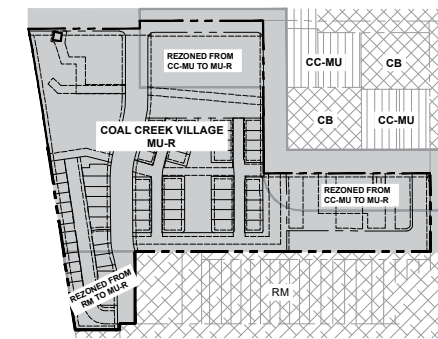
LAND USE SUMMARY			
AREA	AREA (SF)	AREA (AC)	USE
OUTLOT A	25,120	0.58	PRIVATE ROAD, DRAINAGE, PUBLIC UTILITY & MAINTENANCE, LANDSCAPE, ACCESS EASEMENT
OUTLOT B	53,927	1.24	PRIVATE ROAD, DRAINAGE, PUBLIC UTILITY & MAINTENANCE, LANDSCAPE, ACCESS EASEMENT
OUTLOT C	21,056	0.48	DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS, PARK
OUTLOT D	26,318	0.60	PRIVATE ROAD, DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS, EAE
RCOW DEDICATION	53,689	1.23	PUBLIC STREETS

SHEET INDEX

Sheet Number	Sheet Title	Sheet Number	Sheet Title
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2	SITE PLAN DATA AND NOTES	29	TREE INVENTORY PLAN
3	SITE PLAN	30	TREE INVENTORY
4	SITE PLAN ENLARGEMENT	31	FENCING PLAN
5	SITE PLAN ENLARGEMENT	32	SITE DETAILS
6	SITE PLAN ENLARGEMENT		
7	PEDESTRIAN CIRCULATION PLAN		
8	PLANNING STREET SECTIONS AND TYPICALS		
9	PARKING PLAN		
10	MICRO TOWNHOME ELEVATIONS		
11	MULTI-FAMILY & MIXED-USE ELEVATIONS		
12	ALLEY LOADED TOWNHOME ELEVATIONS		
13	ALLEY LOADED TOWNHOME ELEVATIONS		
14	FRONT LOADED TOWNHOME ELEVATIONS		
15	STREET SECTIONS		
16	OVERALL UTILITY PLAN		
17	DRAINAGE AND GRADING PLAN		
18	GRADING PLAN		
19	RETAINING WALL DETAILS		
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	PLANT SCHEDULE		
27	LANDSCAPE DETAILS & NOTES		

PROPOSED ZONING

SCALE: 1"=150'-0"



PROJECT HISTORY

12/04/1980 AMENDED P.U.D. PLAN

PROPOSED PUD

THIS PRELIMINARY PUD PROPOSES TO DEVELOP A VIBRANT MIXED-USE PROJECT THAT INCLUDES APPROXIMATELY 13,534 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:

1. 3-STORY MIXED-USE BUILDINGS PROPOSED TO BE LOCATED ALONG SOUTH BOULDER ROAD.
2. 3-STORY MULTI-FAMILY BUILDINGS FACE FRONT STREET AND CREATE AN ATTRACTIVE PEDESTRIAN-ORIENTED STREETScape AT THE ENTRANCE TO THE NEIGHBORHOOD.
3. 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 ALLEYS.
4. 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.
5. A SPECIAL REVIEW USE IS REQUESTED WITH THIS PUD APPLICATION TO ALLOW RESIDENTIAL USE ON THE FIRST FLOOR OF MULTI-UNIT DWELLINGS (MULTI-FAMILY AND TOWNHOMES).
6. THIS PUD WILL SUPERSEDE ALL PREVIOUSLY RECORDED PUD'S RELATED TO THE SITE.

PROPOSED PHASING

UPON FINAL PUD ACCEPTANCE, THE BUILDER OR DEVELOPER CAN OBTAIN PERMITS FOR 42 RESIDENTIAL UNITS, BEFORE ISSUING PERMITS FOR ADDITIONAL RESIDENTIAL UNITS. A PERMIT FOR ONE MIXED-USE BUILDING MUST BE OBTAINED, AND ITS FOUNDATION COMPLETED BACKLLOTTED, AND ACCEPTED BY THE CITY, ONCE THIS IS DONE, ANOTHER 42 RESIDENTIAL UNIT PERMITS CAN BE ISSUED.

THE PERMIT FOR THE SECOND MIXED-USE BUILDING AND THE COMPLETION AND BACKLLOTTING OF ITS FOUNDATION ARE REQUIRED BEFORE ISSUING THE REMAINING RESIDENTIAL UNIT PERMITS. IF THE BUILDER OR DEVELOPER OBTAINS MIXED-USE BUILDING PERMITS AND COMPLETES THE FOUNDATION WORK AHEAD OF SCHEDULE, ALL RESTRICTIONS ON RESIDENTIAL PERMIT ISSUANCE ARE REMOVED.

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER/LANDSCAPE ARCHITECT

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ORIGINAL SIZE 24X36

ISSUED	NO.	DESCRIPTION	DATE
1	1	PRELIMINARY PUD	01/22/2021
2	2	PRELIMINARY PUD RD 2	06/21/2021
3	3	PRELIMINARY PUD RD 3	06/17/2022
4	4	PRELIMINARY PUD RD 4	12/29/2022
5	5	PRELIMINARY PUD RD 5	08/04/2024
6	6	PRELIMINARY PUD RD 6	09/14/2024

REVISIONS	NO.	DESCRIPTION	DATE

COVER SHEET

SEAL:



PROJECT NO.: PUD-030
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

1 OF 32

Plotted By: Megan McGregor Layout: 52 SITE PLAN DATA Printed On: 3/26/2024 2:23 PM File Name: SITE PLAN.dwg

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	DU's
MULTI-FAMILY	96
MILLY-LOADED TOWNHOME UNITS	60
MICRO TOWNHOME UNITS	32
TOTAL	188

SETBACKS & HEIGHT PER LOT

DWELLING TYPE/BLOCK	HEIGHT (FT.)	STORIES	FRONT (FT.)	SIDE (FT.)	REAR (FT.)
MIXED USE (BLOCK 4)	45'	3	10'-1"	10'	20'+
TOWNHOMES (BLOCK 3)	(2)	3	10'	10'	8'
MULTI-FAMILY (BLOCK 5)	45'	3	10'	13'	20'+
TOWNHOMES (BLOCK 2)	40'	3	8'-7"	0'	8'-9"
MICRO-TOWNHOMES (BLOCK 1)	25'	1.5	10'	(1)	8'

(1) 8' AT STREET OR OUTLOT. 10' BETWEEN BUILDINGS.

(2) TYPICAL 40'-0" MAXIMUM BUILDING HEIGHT. FOR TOWNHOMES #13-18, WHICH ARE LOCATED 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	55.9853	
EAST OF FRONT STREET	295	216	73.2203	
WEST OF FRONT STREET	248	88	35.4839	
FRONT STREET	1240	625	65.5203	
EAST SIDE	632	297	55.8271	
WEST SIDE	708	528	74.5763	
CANNON CIRCLE	692	320	46.2428	
NORTH SOUTH LEG	363	170	46.8320	
EAST WEST LEG	329	150	45.5927	
HIGHWAY 42	147	90	61.2245	
TOTALS:		5097	58.6227	80070
TOTAL % BUILDING COVERAGE (USING TOTAL NET SITE ACREAGE 8.66 AC):				21.2% *

* WAIVER REQUEST INCLUDED WITH THIS APPLICATION.

DIMENSIONAL 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		915 SF/02 AC	
MINIMUM LOT WIDTH		40'-0"		24'-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:		MIN	0	NA	
		MAX	10'-0"	1'-0"	
MINIMUM SIDE-YARD SETBACK		MIN	0	1'-0"	
MINIMUM REAR-YARD SETBACK		MAX	10'-0"	10'-0"	
MINIMUM BUILDING HEIGHT (PRINCIPAL BUILDINGS)		2-STORIES:	20'-0"	6'-0" MIN**	
		3-STORIES:	35'-0"	2-STORIES: 35'-0"	
MAXIMUM GROUND FLOOR BUILDING FOOTPRINT		3-STORIES:	45'-0"	3-STORIES: 45'-0"	
MAXIMUM BUILDING LENGTH ALONG STREET FRONTAGE		(1)		7,325 SF	
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.

SECTION 17, 14.060 C.1.A.

* AREA OF DENSITY CALCULATION INCLUDES PLATTED ACREAGE AND ½ THE AREA OF ANY ADJACENT STREET PER

** WAIVER REQUEST INCLUDED WITH THIS APPLICATION.

*** 31% (OR 3.53 ACRES) OF THE SITE IS DEDICATED TO LANDSCAPE AREA (1.87 ACRES ARE DEDICATED TO LANDSCAPED PLANT MATERIAL AND 1.66 ACRES ARE HARDSCAPED). IT IS THE APPLICANT'S UNDERSTANDING THAT THE SITE IS COMPLIANT WITH MUDDSG SEC. 7.4.B.1.B AS HARDSCAPE ELEMENTS MAKE UP LESS THAN ½ OF THE LANDSCAPE AREA REQUIREMENT.

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 =150'; BLOCK FOUR: EAST AND WEST SIDES =221'; NORTH AND SOUTH SIDES =205'; 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: 9' 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 24'-6" TO 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 6-20 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.

SITE PLAN NOTES

- REFER TO UTILITY PLANS FOR LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
- REFER TO THE CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION OF PROPOSED TOPOGRAPHY, UTILITY, AND STREET IMPROVEMENTS.
- REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
- ALL SIDEWALKS AND RAMPS WILL CONFORM TO CITY STANDARDS. ALL HANDICAP PARKING SPACES AND RAMPS ARE TO BE VERIFIED WITH CIVIL ENGINEER FOR GRADING/DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHOULD SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES SHOULD SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL, AND NO MORE THAN 1:48 IN CROSS SLOPE.
- ACCESSIBLE RAMPS TO BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES.
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF LOUISVILLE. NO STRUCTURES OF LANDSCAPE ELEMENTS GREATER THAN 34" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OF EASEMENT WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDING THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT SHALL BE NO MORE THAN 42" IN HEIGHT AND AT LEAST 80% OPEN.
- MARKED CROSSWALK PAVEMENT MARKING AND SIGNAGE SHOWN ON PRIVATE DRIVES SHALL BE MAINTAINED BY HOA, UNLESS OTHERWISE NOTED.
- PRIVATE ALLEYS/DRIVES/ CONCRETE APRONS SHALL BE MAINTAINED BY HOA AS SHOWN. THIS INFORMATION SHALL BE SHOWN ON THE PUD.
- HANDICAP RAMPS THAT CROSS PRIVATE DRIVES SHALL BE MAINTAINED BY THE HOA.
- DRAINAGE FACILITIES WITHIN PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOA. CITY WILL MAINTAIN DRAINAGE FACILITIES THAT ARE ACCESSIBLE VIA PUBLIC DRAINAGE FACILITY IN THE RIGHT OF WAY.
- HOA SHALL PROVIDE SNOW REMOVAL FROM PUBLIC WALKS WITHIN RIGHT OF WAY. SNOW REMOVAL FROM PRIVATE DRIVES AND STOCKPILE ON PRIVATE PROPERTY SHALL BE PROVIDED BY HOA. SNOW REMOVAL FROM PRIVATE DRIVES SHALL NOT BE DEPOSITED WITHIN THE PUBLIC RIGHT OF WAY. SNOW STOCKPILES ON CITY STREETS BY THE HOA SHALL BE PROMPTLY REMOVED. CITY MAP REMOVE SNOW STOCKPILES ON PUBLIC STREETS AT HOA EXPENSE.
- HOA RESPONSIBLE FOR SURFACE MAINTENANCE WITHIN EUE DAMAGED/DISTURBED DURING CITY MAINTENANCE OF PUBLIC UTILITY LINES.
- FUTURE INTERSECTION MOVEMENTS AT SH42 AND SOUTH BOULDER ROAD MAY BE RESTRICTED AT THE DIRECTION OF THE CITY.

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



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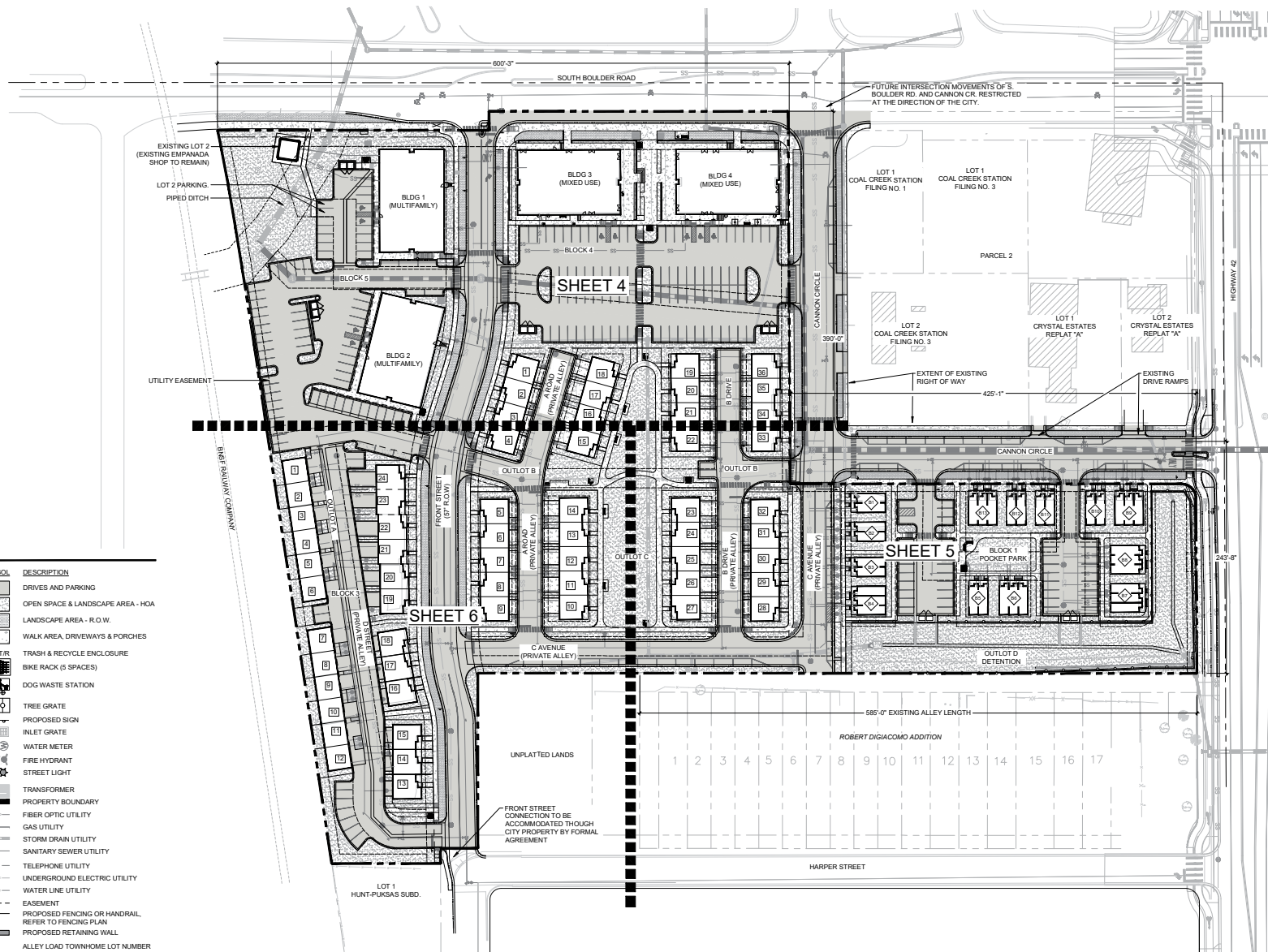
P: 303.481.6624

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LEGEND

SYMBOL	DESCRIPTION
	DRIVES AND PARKING
	OPEN SPACE & LANDSCAPE AREA - HOA
	LANDSCAPE AREA - R.O.W.
	WALK AREA, DRIVEWAYS & PORCHES
	TRASH & RECYCLE ENCLOSURE
	BIKE RACK (5 SPACES)
	DOG WASTE STATION
	TREE GRATE
	PROPOSED SIGN
	INLET GRATE
	WATER 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
	EASEMENT
	PROPOSED FENCING OR HANDRAIL
	REFER TO FENCING PLAN
	PROPOSED RETAINING WALL
	ALLEY LOAD TOWNHOME LOT NUMBER
	MICRO TOWNHOME BUILDING NUMBER
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	EMERGENCY ACCESS EASEMENT
	UTILITY, SIDEWALK, AND MAINTENANCE EASEMENT
	EXCLUSIVE UTILITY EASEMENT

NOTE:
* CONCEPTUAL IMPROVEMENTS FOR HIGHWAY 42 SHOWN. DESIGN OF HIGHWAY 42 IMPROVEMENTS BY OTHERS.



COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

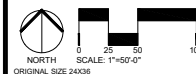
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ORIGINAL SIZE 24X36

ISSUED	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021	
2	PRELIMINARY PUD RD 2	05/21/2021	
3	PRELIMINARY PUD RD 3	06/17/2022	
4	PRELIMINARY PUD RD 4	12/05/2023	
5	PRELIMINARY PUD RD 5	08/04/2023	
6	PRELIMINARY PUD RD 6	05/14/2024	
REVISIONS	NO.	DESCRIPTION	DATE

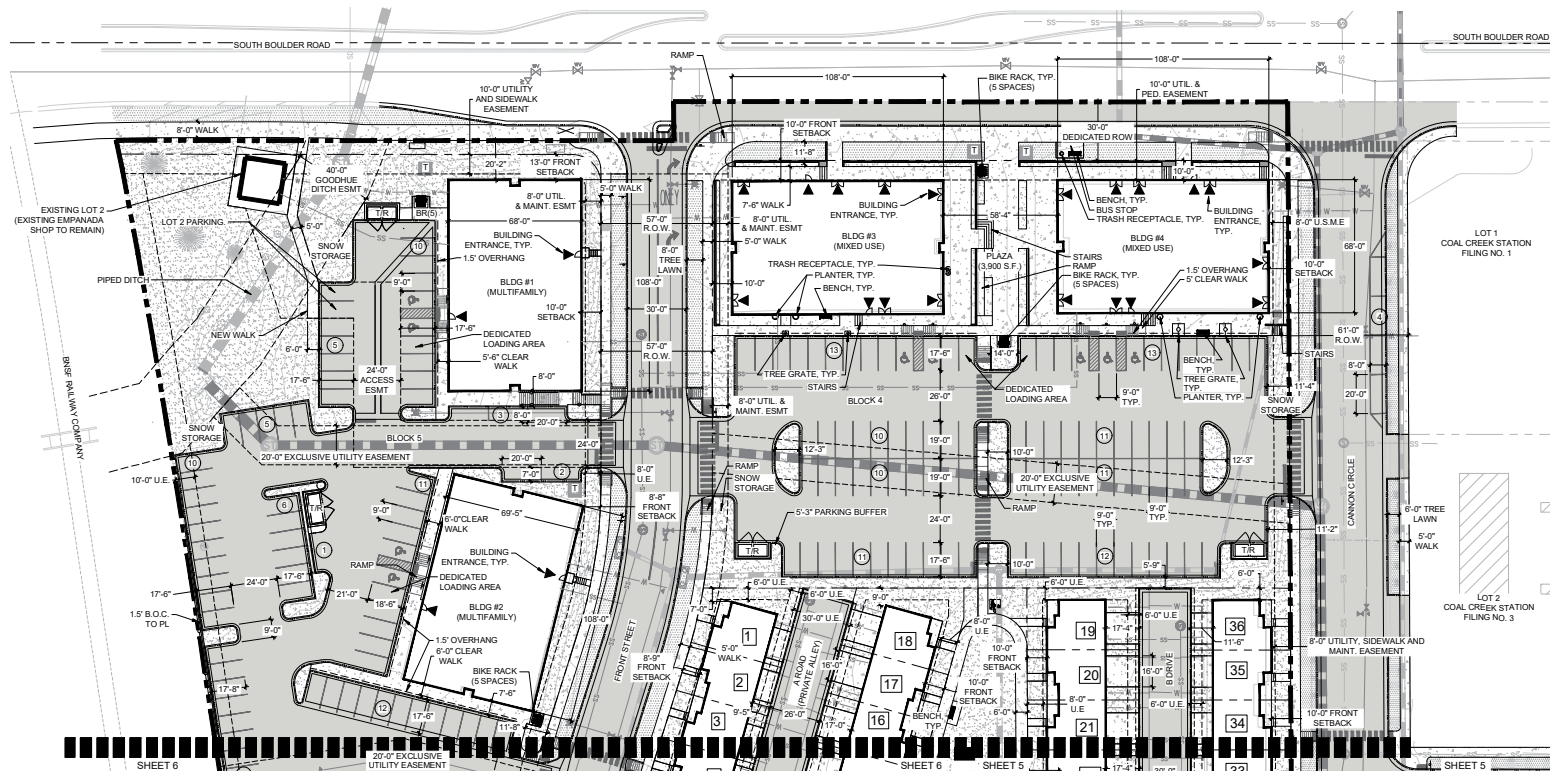
SITE PLAN

SEAL:



PROJECT NO.: 620-030
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

Plotted By: Megan McGregor Layout: SITE PLAN ENLARGEMENT Printed On: 5/2/2024 9:12 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 & PORCHES		STORM DRAIN UTILITY
	TRASH & RECYCLE ENCLOSURE		SANITARY SEWER UTILITY
	BIKE RACK (5 SPACES)		TELEPHONE UTILITY
	DOG WASTE STATION		UNDERGROUND ELECTRIC UTILITY
	TREE GRATE		WATER LINE UTILITY
	PROPOSED SIGN		EASEMENT
	INLET GRATE		PROPOSED FENCING OR HANDRAIL, REFER TO FENCING PLAN
	WATER METER		PROPOSED RETAINING WALL
	FIRE HYDRANT		ALLEY LOAD TOWNHOME LOT NUMBER
	STREET LIGHT		MICRO TOWNHOME BUILDING NUMBER
	TRANSFORMER		UTILITY EASEMENT
			DRAINAGE EASEMENT
			EMERGENCY ACCESS EASEMENT
			UTILITY, SIDEWALK, AND MAINTENANCE EASEMENT
			EXCLUSIVE UTILITY EASEMENT

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

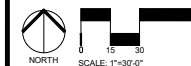
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ISSUED		
NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	05/21/2021
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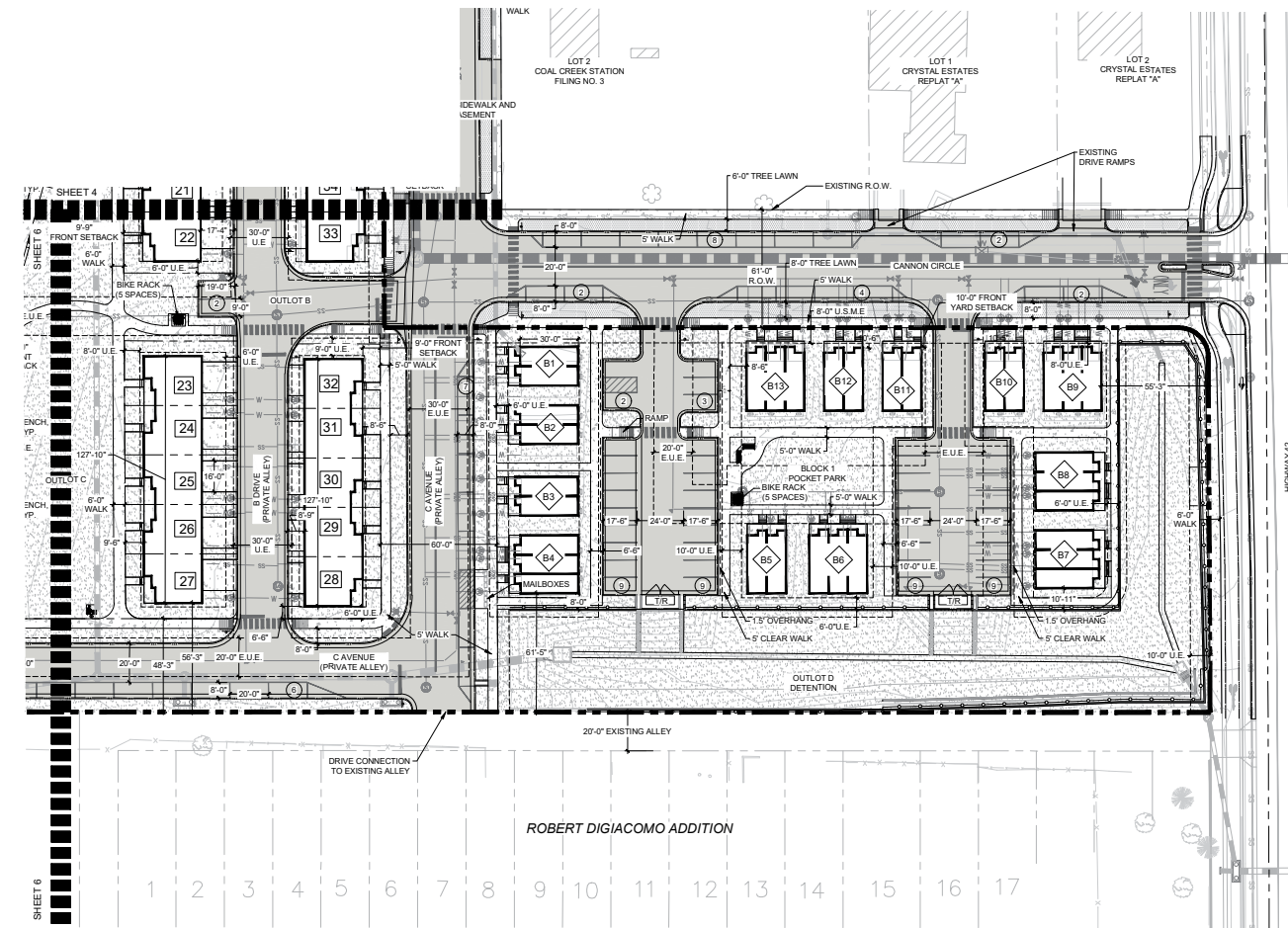
REVISIONS		
NO.	DESCRIPTION	DATE

SITE PLAN ENLARGEMENT

SEAL:



PROJECT NO.: 1040459
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:



LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	DRIVES AND PARKING
[Symbol]	OPEN SPACE & LANDSCAPE AREA - HOA
[Symbol]	LANDSCAPE AREA - R.O.W.
[Symbol]	WALK AREA, DRIVEWAYS & PORCHES
[Symbol]	TRASH & RECYCLE ENCLOSURE
[Symbol]	BIKE RACK (5 SPACES)
[Symbol]	DOG WASTE STATION
[Symbol]	TREE GRATE
[Symbol]	PROPOSED SIGN
[Symbol]	INLET GRATE
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	STREET LIGHT
[Symbol]	TRANSFORMER
[Symbol]	PROPERTY BOUNDARY
[Symbol]	FIBER OPTIC UTILITY
[Symbol]	GAS UTILITY
[Symbol]	STORM DRAIN UTILITY
[Symbol]	SANITARY SEWER UTILITY
[Symbol]	TELEPHONE UTILITY
[Symbol]	UNDERGROUND ELECTRIC UTILITY
[Symbol]	WATER LINE UTILITY
[Symbol]	EASEMENT
[Symbol]	PROPOSED FENCING OR HANDRAIL, REFER TO FENCING PLAN
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	ALLEY LOAD TOWNHOME LOT NUMBER
[Symbol]	MICRO TOWNHOME BUILDING NUMBER
[Symbol]	UTILITY EASEMENT
[Symbol]	DRAINAGE EASEMENT
[Symbol]	EMERGENCY ACCESS EASEMENT
[Symbol]	UTILITY, SIDEWALK, AND MAINTENANCE EASEMENT
[Symbol]	EXCLUSIVE UTILITY EASEMENT

NOTE:
* CONCEPTUAL IMPROVEMENTS FOR HIGHWAY 42 SHOWN. DESIGN OF HIGHWAY 42 IMPROVEMENTS BY OTHERS.

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



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ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	1/25/2021
2	CITY COMMENTS	6/25/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	9/18/2022
5	CITY COMMENTS	12/19/2022
6	CITY COMMENTS	05/14/2024
REVISIONS		
No.	DESCRIPTION	DATE

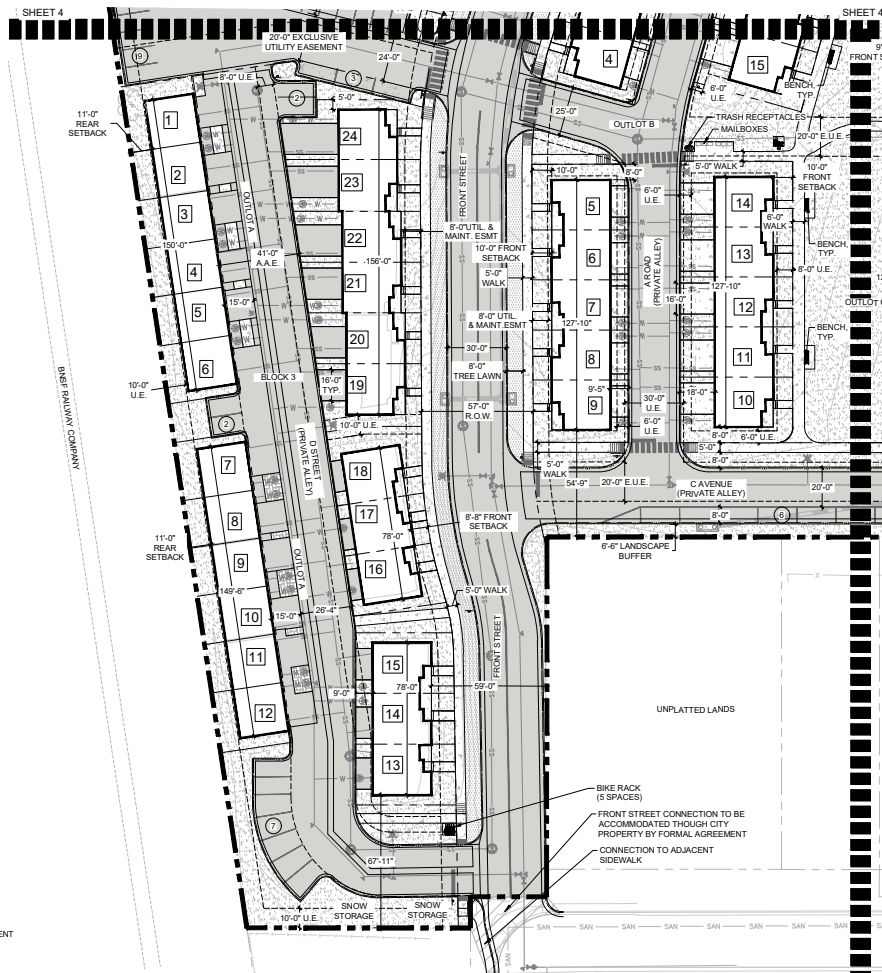
SITE PLAN ENLARGEMENT

SEAL:



PROJECT No.: 1940459
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

SYMBOL	DESCRIPTION
	DRIVES AND PARKING
	OPEN SPACE & LANDSCAPE AREA - HOA
	LANDSCAPE AREA - R.O.W.
	WALK AREA, DRIVEWAYS & PORCHES
	TRASH & RECYCLE ENCLOSURE
	BIKE RACK (5 SPACES)
	DOG WASTE STATION
	TREE GRATE
	PROPOSED SIGN
	INLET GRATE
	WATER 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
	EASEMENT
	PROPOSED FENCING OR HANDRAIL
	PROPOSED RETAINING WALL
	ALLEY LOAD TOWNHOME LOT NUMBER
	MICRO TOWNHOME BUILDING NUMBER
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	EMERGENCY ACCESS EASEMENT
	UTILITY, SIDEWALK, AND MAINTENANCE EASEMENT
	EXCLUSIVE UTILITY EASEMENT



COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

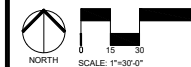
RIPLY DESIGN INC.
Joel Weikert
4119 Canyon Ave. Suite 200
Fort Collins, CO 80521
P: 970.224.5828

OWNER

COAL CREEK VILLAGE LLC
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ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	1/25/2021
2	CITY COMMENTS	6/23/2021
3	CITY COMMENTS	11/16/2021
4	CITY COMMENTS	9/15/2022
5	CITY COMMENTS	12/19/2022
6	CITY COMMENTS	25/14/2024
REVISIONS		
No.	DESCRIPTION	DATE

SITE PLAN ENLARGEMENT

SEAL:



PROJECT No.: 1940459
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

LEGEND

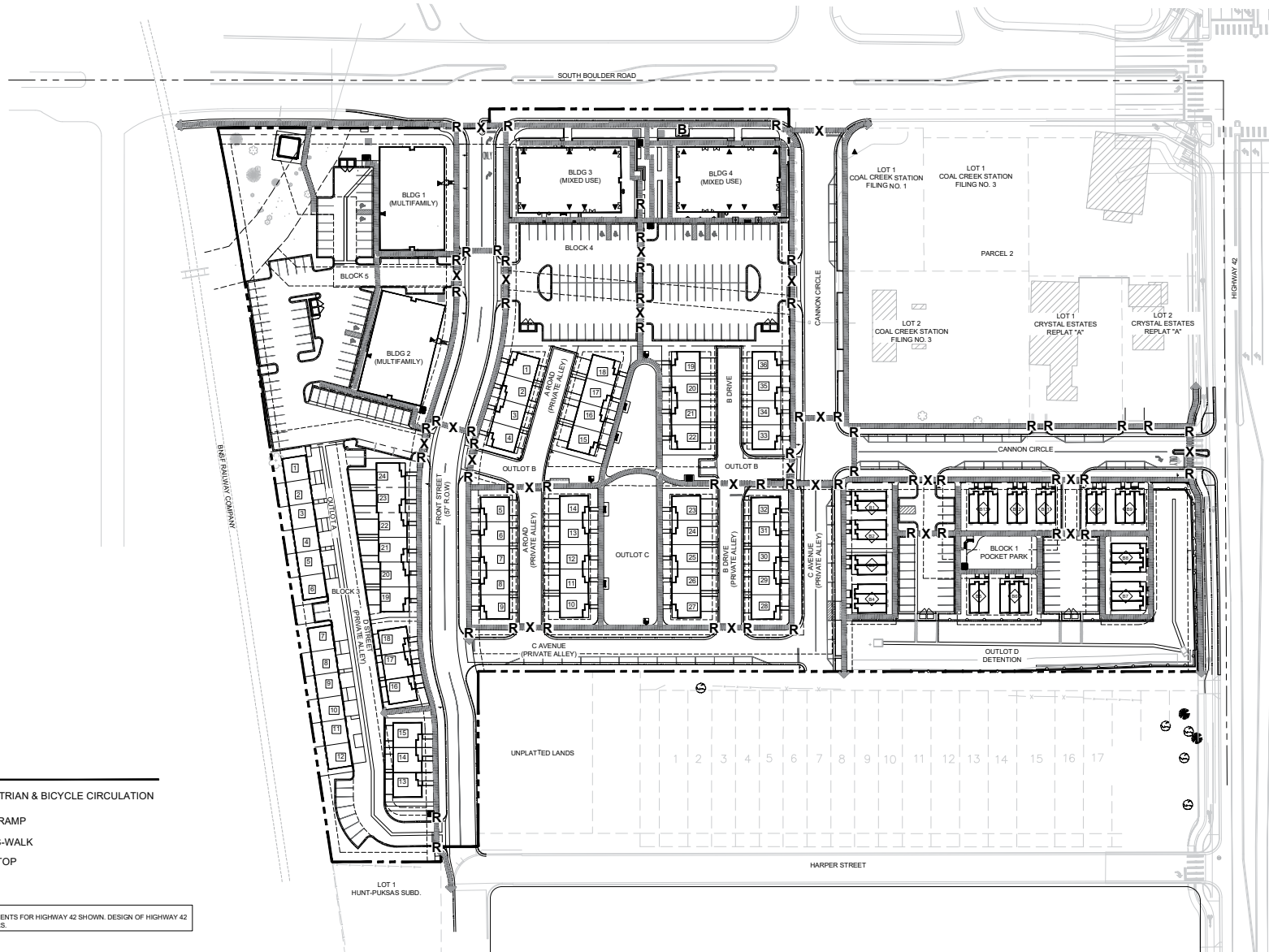
||||| PEDESTRIAN & BICYCLE CIRCULATION

R WALK RAMP

X CROSS-WALK

B BUS-STOP

NOTE:
* CONCEPTUAL IMPROVEMENTS FOR HIGHWAY 42 SHOWN. DESIGN OF HIGHWAY 42 IMPROVEMENTS BY OTHERS.



COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER/LANDSCAPE ARCHITECT

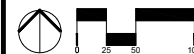
RIPLY DESIGN INC.
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4119 Canyon Ave. Suite 200
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ORIGINAL SIZE 24X36

ISSUED		DATE
No.	DESCRIPTION	
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024
REVISIONS		DATE
No.	DESCRIPTION	

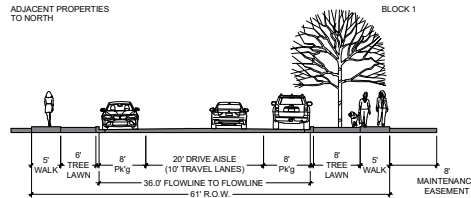
PEDESTRIAN CIRCULATION PLAN

SEAL:

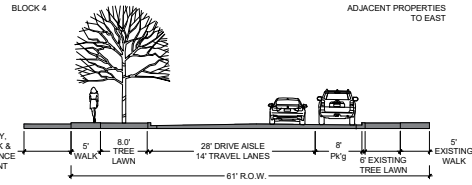


PROJECT No.: 1004550
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

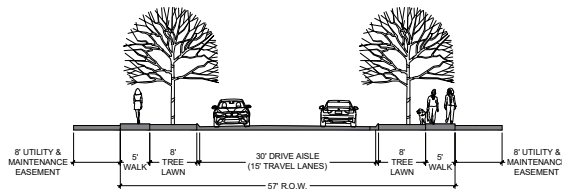
Plotted By: Megan McGrigor | Layout: 5.4 STREET SECTIONS | Printed On: 3/28/2024 4:45 PM | File Name: SITE PLAN.dwg



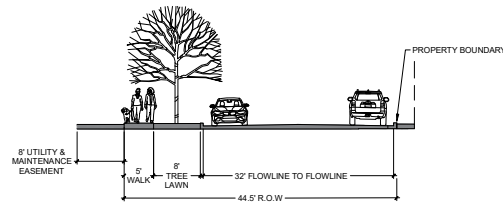
CANNON CIRCLE (EAST/WEST DIRECTION)
PARKING ON BOTH SIDES



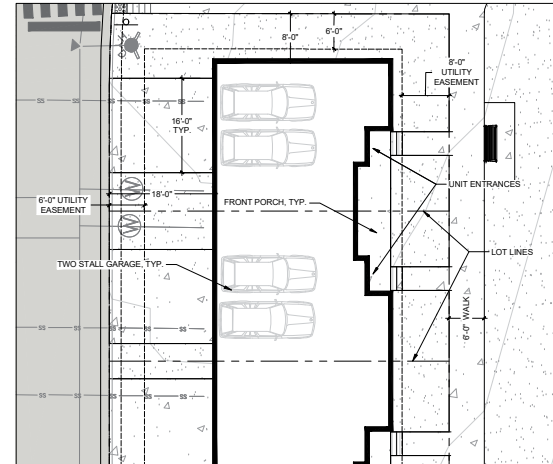
CANNON CIRCLE (NORTH/SOUTH DIRECTION)



FRONT STREET (NORTH OF OUTLOT B)

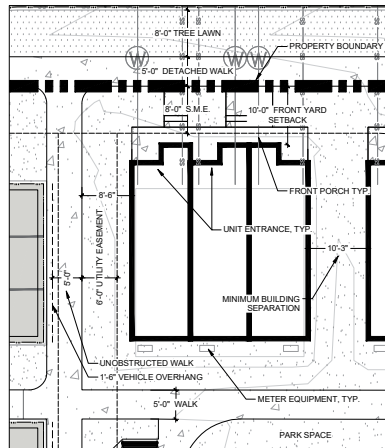


FRONT STREET (SOUTH OF OUTLOT B TO HARPER)
PARKING ON ONE SIDE



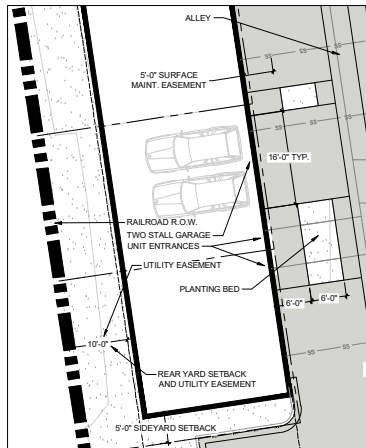
TYPICAL ALLEY LOADED TOWNHOME

SCALE: 1"=10'



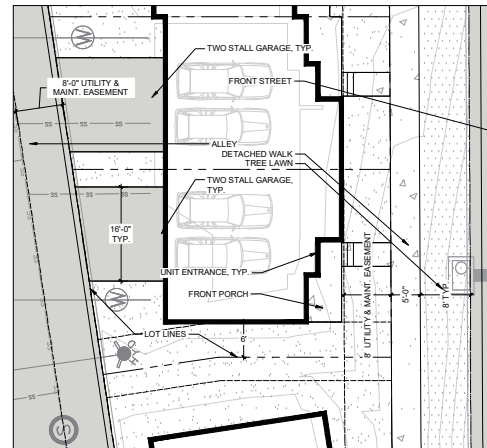
TYPICAL MICRO TOWNHOME

SCALE: 1"=10'



FRONT LOADED TOWNHOME

SCALE: 1"=10'



HEIGHT RESTRICTED ALLEY LOADED TOWNHOME

SCALE: 1"=10'

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

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Joel Weikert
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P: 970.224.5828

OWNER

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ENGINEER

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Joel Weikert
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P: 303.651.8626

ORIGINAL SIZE 24X36

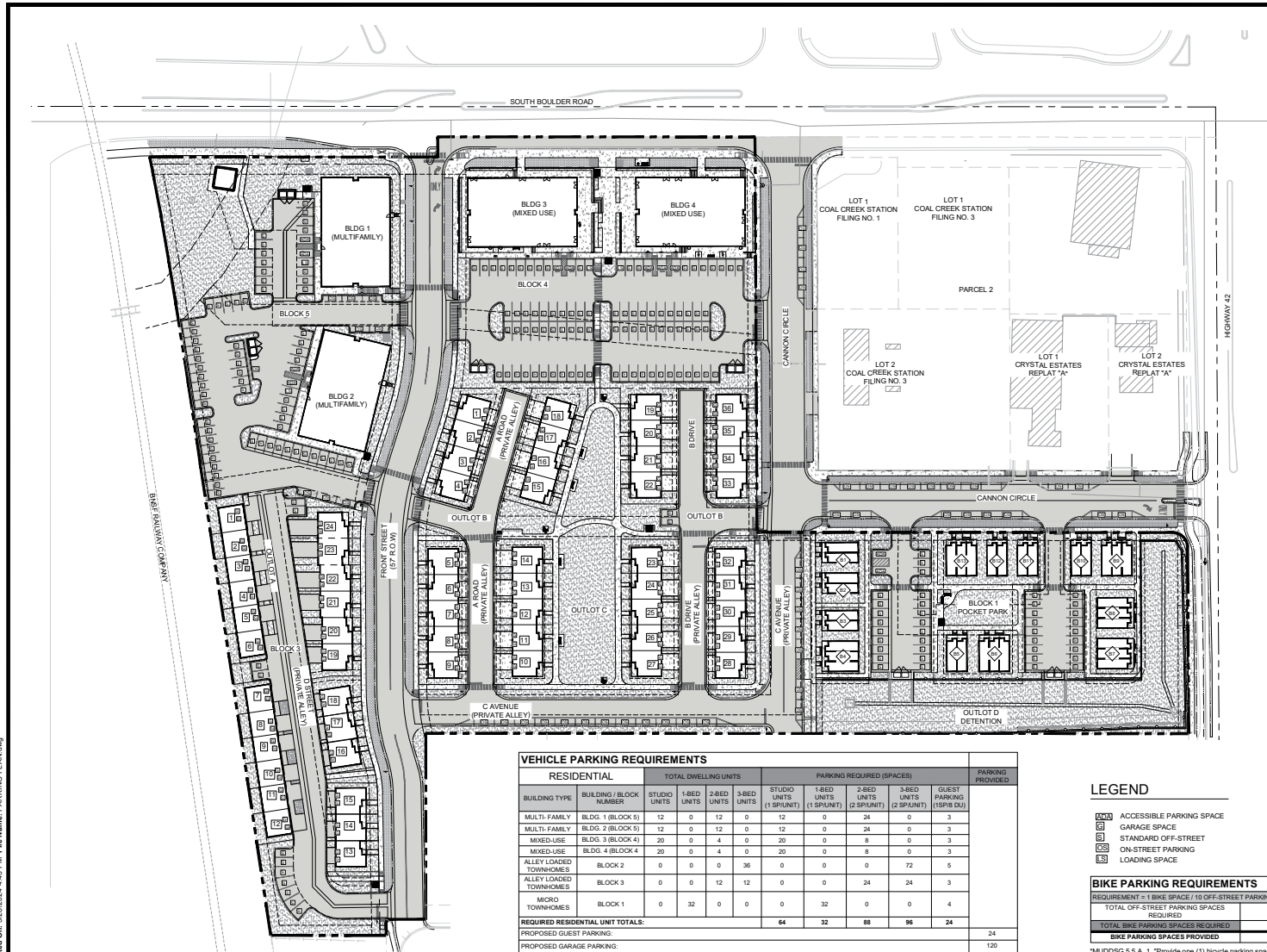
ISSUED	DATE
1. PRELIMINARY PUD	01/22/2021
2. PRELIMINARY PUD RD 2	05/21/2021
3. PRELIMINARY PUD RD 3	06/17/2022
4. PRELIMINARY PUD RD 4	12/23/2022
5. PRELIMINARY PUD RD 5	08/04/2023
6. PRELIMINARY PUD RD 6	05/14/2024
REVISIONS	DATE

PLANNING STREET SECTIONS AND TYPICALS

SEAL:



PROJECT NO: 1234-030
DRAWN BY: [Signature]
REVIEWED BY: [Signature]
DRAWING NUMBER:



VEHICLE PARKING REQUIREMENTS											PARKING PROVIDED
RESIDENTIAL		TOTAL DWELLING UNITS				PARKING REQUIRED (SPACES)				GUEST PARKING (10% DU)	
BUILDING TYPE	BUILDING / BLOCK NUMBER	STUDIO UNITS	1-BED UNITS	2-BED UNITS	3-BED UNITS	STUDIO UNITS (1 SPLIT)	1-BED UNITS (1 SPLIT)	2-BED UNITS (2 SPLIT)	3-BED UNITS (2 SPLIT)		
MULTI-FAMILY	BLDG. 1 (BLOCK 5)	12	0	12	0	12	0	24	0	3	
MULTI-FAMILY	BLDG. 2 (BLOCK 5)	12	0	12	0	12	0	24	0	3	
MIXED-USE	BLDG. 3 (BLOCK 4)	20	0	4	0	20	0	8	0	3	
MIXED-USE	BLDG. 4 (BLOCK 4)	20	0	4	0	20	0	8	0	3	
ALLEY LOADED TOWNHOMES	BLOCK 2	0	0	0	36	0	0	0	72	5	
ALLEY LOADED TOWNHOMES	BLOCK 3	0	0	12	12	0	0	24	24	3	
MICRO TOWNHOMES	BLOCK 1	0	32	0	0	0	32	0	0	4	
REQUIRED RESIDENTIAL UNIT TOTALS:						64	32	88	96	24	
PROPOSED GUEST PARKING:										24	
PROPOSED GARAGE PARKING:										120	
PROPOSED OFF-STREET PARKING:										172	
TOTAL PARKING REQUIRED FOR RESIDENTIAL								304		316	

VEHICLE PARKING REQUIREMENTS				
COMMERCIAL				
BUILDING TYPE	BUILDING / BLOCK NUMBER	TOTAL COMMERCIAL AREA (S.F.)	PARKING REQUIRED (1 SPACE / 300 S.F.)	PARKING PROVIDED
MIXED-USE	BLDG. 3 (BLOCK 4)	6767	22	
MIXED-USE	BLDG. 4 (BLOCK 4)	6767	22	
EXISTING BUILDING LOT 2		428	2	
TOTAL PARKING REQUIRED FOR COMMERCIAL			46	

VEHICLE PARKING TOTALS	
TOTAL PARKING REQUIRED FOR RESIDENTIAL	316
TOTAL PARKING REQUIRED FOR COMMERCIAL	46
TOTAL PROJECT PARKING REQUIRED	362
TOTAL PROJECT PARKING PROVIDED	364*

*TOTAL INCLUDES 21 SPACES PROVIDED ON PUBLIC STREETS

OFF STREET LOADING SPACES

OFF-STREET LOADING SPACES PROVIDED 4

*A minimum of one (1) dedicated, off-street loading space is required for nonresidential uses greater than 50,000 square feet in gross leasable area and for multi-family residential uses containing more than fifteen (15) units, per MUDSG Sec. 4.3

LEGEND

- ACCESSIBLE PARKING SPACE
- GARAGE SPACE
- STANDARD OFF-STREET
- ON-STREET PARKING
- LOADING SPACE

BIKE PARKING REQUIREMENTS

REQUIREMENT = 1 BIKE SPACE / 10 OFF-STREET PARKING SPACES REQUIRED	
TOTAL OFF-STREET PARKING SPACES REQUIRED	351
TOTAL BIKE PARKING SPACES REQUIRED	20
BIKE PARKING SPACES PROVIDED	35

*MUDSG 5.5 A. 1: "Provide one (1) bicycle parking space for every ten (10) required off-street automobile parking spaces up to a total of twenty (20) bicycle parking spaces. (57)

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



APPLICANT

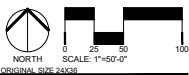
RIPLY DESIGN INC.
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OWNER

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ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	05/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024
REVISIONS		
No.	DESCRIPTION	DATE

PARKING PLAN

SEAL:



PROJECT No.: R20-030

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:

Plotted By: Megan McGregor Layout: 58 MICRO COTTAGE CONDO ELEVATIONS Printed On: 3/26/2024 10:25 AM File Name: ELEVATIONS_MICRO-HOMES.dwg



MODEL A

FRONT ELEVATIONS

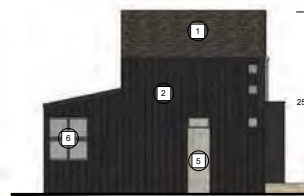


MODEL B



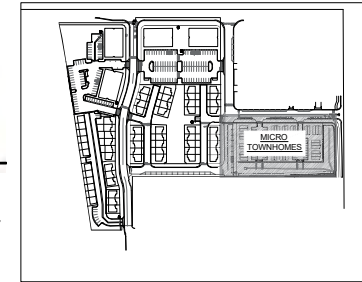
MODEL A

LEFT ELEVATIONS



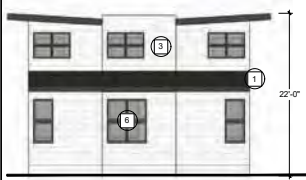
MODEL B

KEY MAP



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

REAR ELEVATIONS

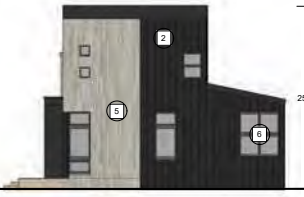


MODEL B



MODEL A

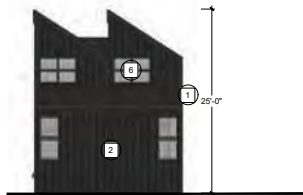
RIGHT ELEVATIONS



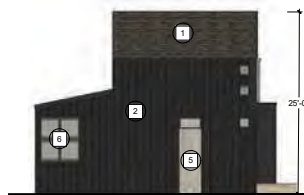
MODEL B



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

MICRO TOWNHOME UNITS, DUPLEX

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



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ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	05/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

No.	DESCRIPTION	DATE

MICRO TOWNHOME ELEVATIONS

SEAL:



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



FRONT ELEVATION VIEW



REAR ELEVATION VIEW



END ELEVATION VIEW 1



FRONT PERSPECTIVE VIEW



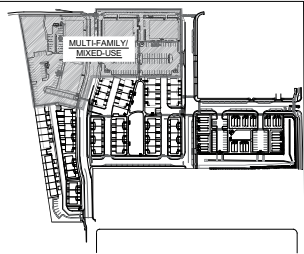
REAR PERSPECTIVE VIEW



END ELEVATION VIEW 2

MULTI-FAMILY BUILDINGS

KEY MAP



MATERIAL LEGEND

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
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



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ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
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5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024
REVISIONS		
No.	DESCRIPTION	DATE

MULTI-FAMILY &
MIXED-USE
ELEVATIONS

SEAL:



PROJECT No.	R20-039
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

Plotted By: Megan McGregor Layout: 88 TOWN HOME ELEVATIONS Printed On: 3/26/2024 10:31 AM File Name: ELEVATIONS_TOWNHOMES.dwg



MODEL A



MODEL B

FRONT ELEVATIONS

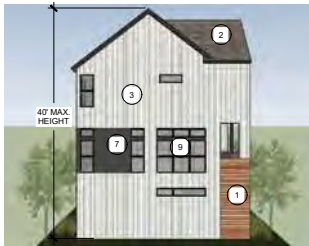


MODEL A



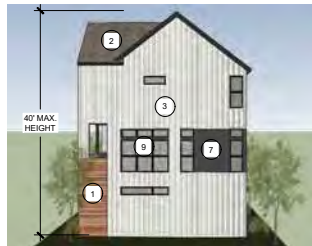
MODEL B

REAR ELEVATIONS



LEFT ELEVATION

MODEL A



RIGHT ELEVATION

MODEL A



LEFT ELEVATION

MODEL B



RIGHT ELEVATION

MODEL B

END ELEVATIONS

ALLEY LOADED TOWNHOME (4-PLEX)



LEFT ELEVATION

FRONT ELEVATION

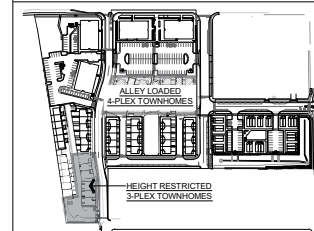


RIGHT ELEVATION

REAR ELEVATION

HEIGHT RESTRICTED, ALLEY LOADED TOWNHOME (3-PLEX)

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

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



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ORIGINAL SIZE 24X36

ISSUED	DATE
1. PRELIMINARY PUD	01/22/2021
2. PRELIMINARY PUD RD 2	06/21/2021
3. PRELIMINARY PUD RD 3	06/17/2022
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5. PRELIMINARY PUD RD 5	08/04/2023
6. PRELIMINARY PUD RD 6	05/14/2024

ALLEY LOADED TOWNHOME ELEVATIONS

SEAL:



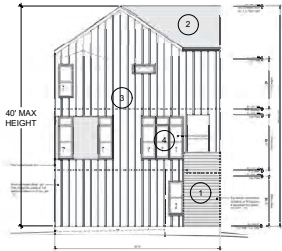
PROJECT No: R23-039

DRAWN BY:

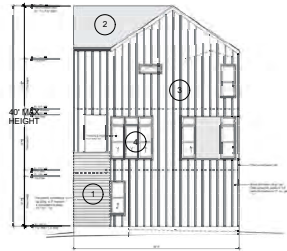
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DRAWING NUMBER:

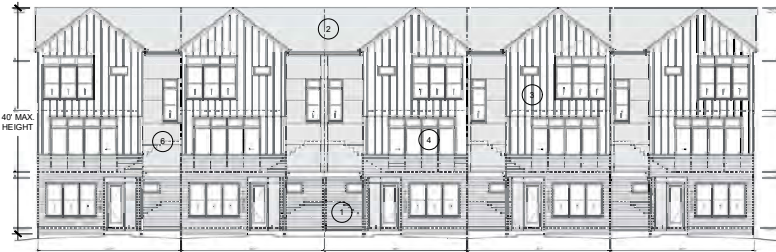
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LEFT ELEVATION

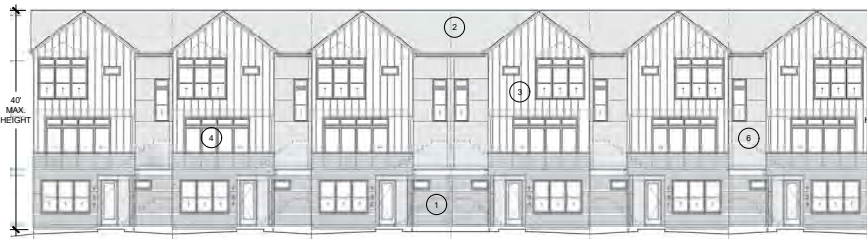


RIGHT ELEVATION



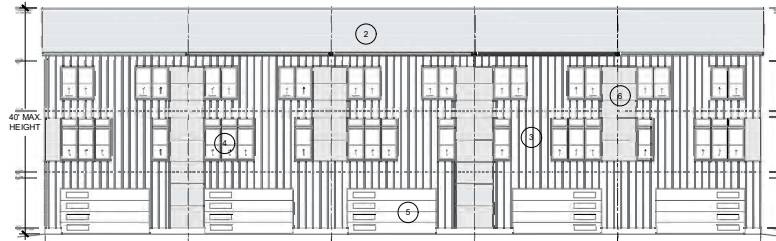
FRONT ELEVATION

ALLEY LOADED TOWNHOME (5-PLEX) - FARMHOUSE

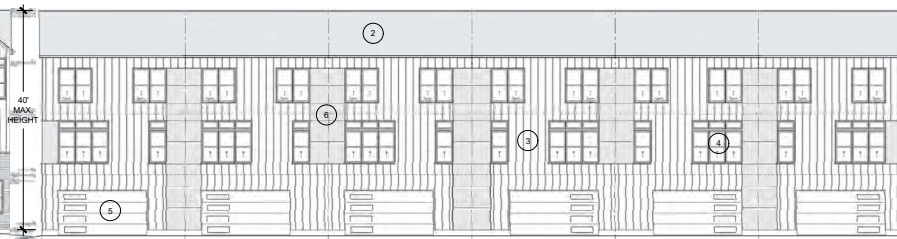


FRONT ELEVATION

ALLEY LOADED TOWNHOME (6-PLEX) - FARMHOUSE

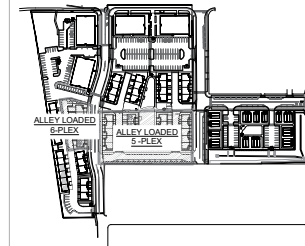


REAR ELEVATION



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 AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



APPLICANT

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Joel Weikert
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OWNER

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P. 303.775.6224

ENGINEER

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

ORIGINAL SIZE 24X36

NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	05/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

NO.	DESCRIPTION	DATE

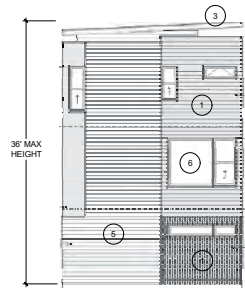
ALLEY LOADED TOWNHOME ELEVATIONS

SEAL:

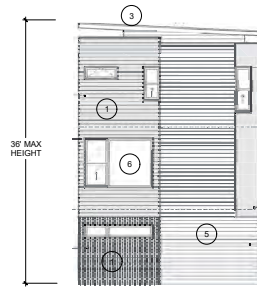


PROJECT NO.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

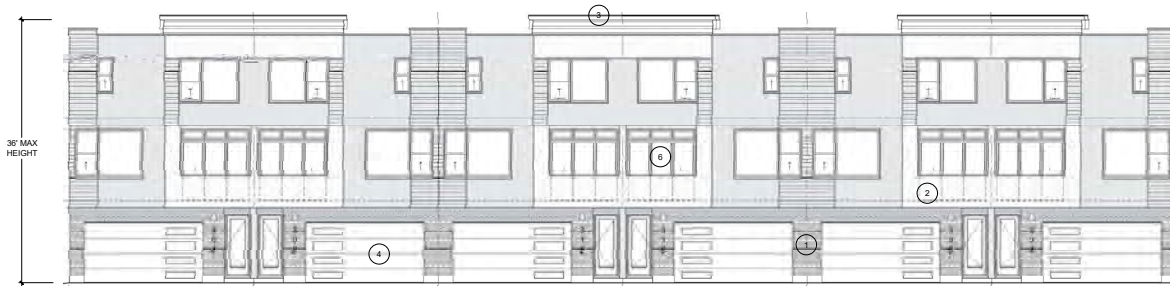
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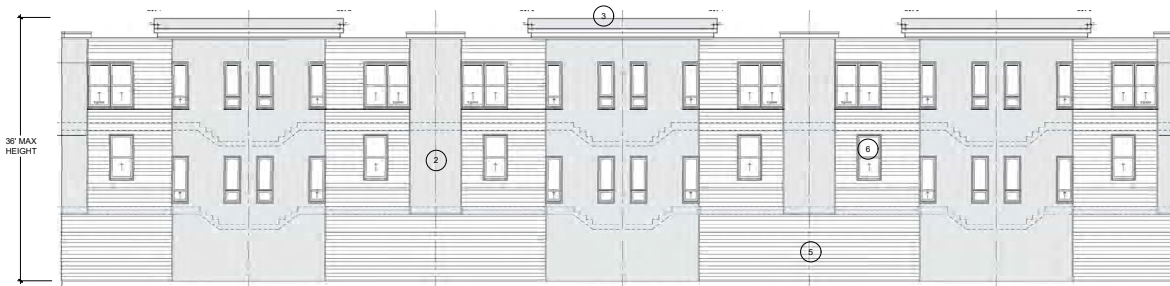
LEFT ELEVATION



RIGHT ELEVATION



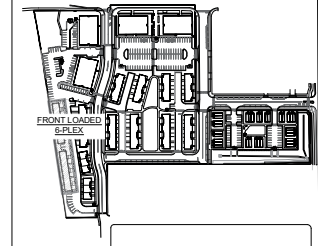
FRONT ELEVATIONS



REAR ELEVATIONS

FRONT LOADED TOWNHOME (6-PLEX) - MODERN

KEY MAP



MATERIAL LEGEND	
KEY - ITEM	MATERIAL - ITEM
1	BRICK OR TILE VENEER
2	PANEL OR STUCCO
3	EPDM ROOF
4	GARAGE DOORS WITH WINDOWS
5	LAP SIDING
6	VINYL WINDOWS

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



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ORIGINAL SIZE 24X36

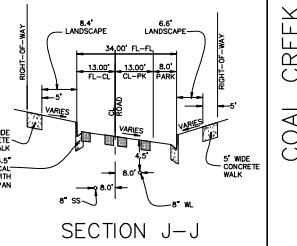
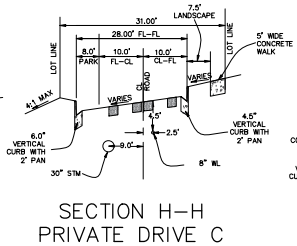
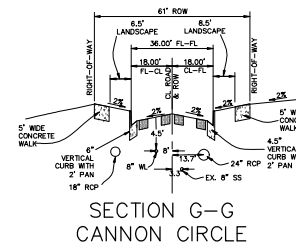
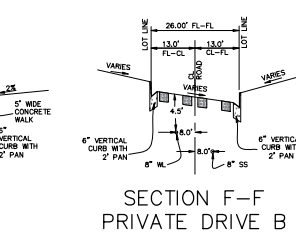
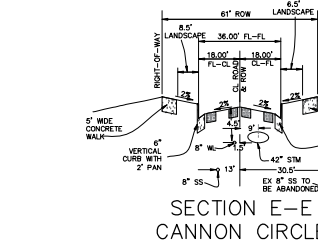
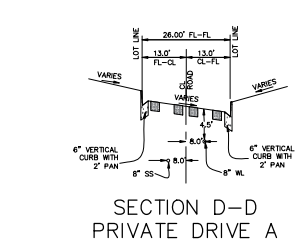
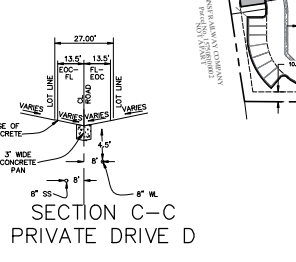
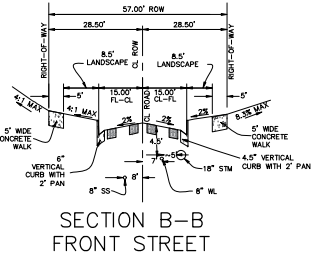
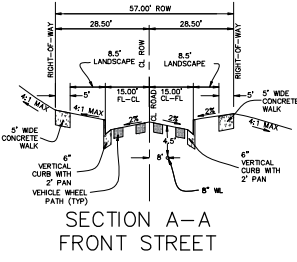
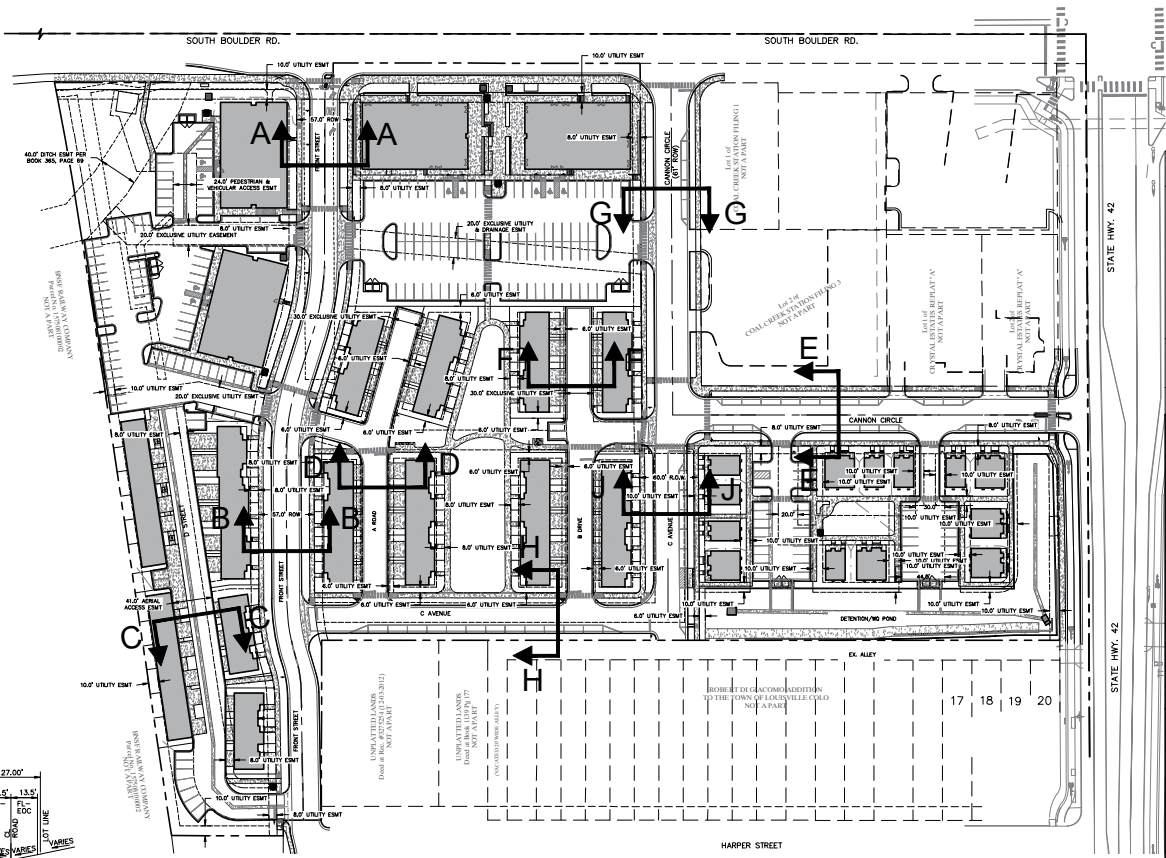
ISSUED	
No.	DESCRIPTION
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2	PRELIMINARY PUD RD 2
3	PRELIMINARY PUD RD 3
4	PRELIMINARY PUD RD 4
5	PRELIMINARY PUD RD 5
6	PRELIMINARY PUD RD 6
REVISIONS	
No.	DESCRIPTION

FRONT LOADED TOWNHOME ELEVATIONS

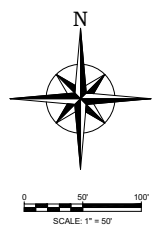
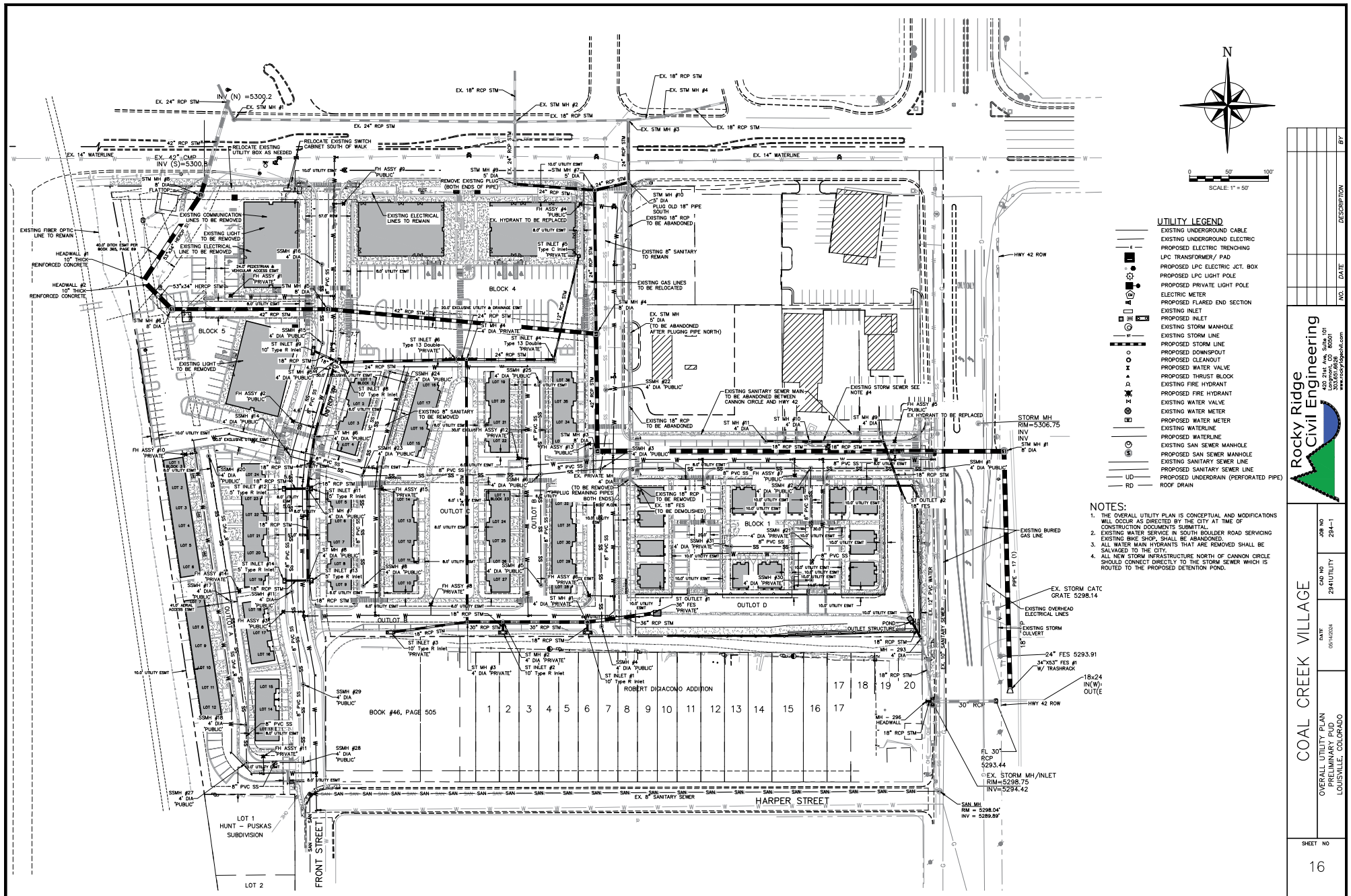
SEAL:



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



STREET SECTIONS PRELIMINARY PUD LOUISVILLE, COLORADO		CAN NO 294BASE	DATE 09/12/2024	SHEET NO 15
COAL CREEK VILLAGE		CAN NO 294-1	DATE	
Rocky Ridge Civil Engineering		NO. DATE DESCRIPTION BY		



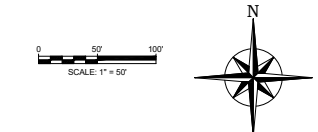
- UTILITY LEGEND**
- EXISTING UNDERGROUND CABLE
 - EXISTING UNDERGROUND ELECTRIC
 - PROPOSED ELECTRIC TRENCHING
 - LPC TRANSFORMER / PAD
 - PROPOSED LPC ELECTRIC ACT. BOX
 - PROPOSED LPC LIGHT POLE
 - PROPOSED PRIVATE LIGHT POLE
 - ELECTRIC METER
 - PROPOSED FLARED END SECTION
 - EXISTING INLET
 - PROPOSED 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
 - UD
 - RD

- NOTES:**
1. THE OVERALL UTILITY PLAN IS CONCEPTUAL AND MODIFICATIONS WILL OCCUR AS DIRECTED BY THE CITY AT TIME OF CONSTRUCTION DOCUMENTS SUBMITTAL.
 2. EXISTING WATER SERVICE IN SOUTH BOULDER ROAD SERVING EXISTING BKE SHOP, SHALL BE ABANDONED.
 3. ALL WATER MAIN HYDRANTS THAT ARE REMOVED SHALL BE SALVAGED TO THE CITY.
 4. ALL NEW STORM INFRASTRUCTURE NORTH OF CANNON CIRCLE SHOULD CONNECT DIRECTLY TO THE STORM SEWER WHICH IS ROUTED TO THE PROPOSED DETENTION POND.

 Rocky Ridge Civil Engineering 1000 1/2 N. 10th St., Suite 101 Louisville, CO 80201 www.rockyridgecivil.com		DATE	JOB NO.	SHEET NO.
		09/12/2024	294-UTILITY	294-1
COAL CREEK VILLAGE				
OVERALL UTILITY PLAN PRELIMINARY PUD LOUISVILLE, COLORADO				
SHEET NO.				

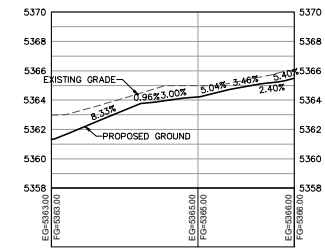
LEGEND

- 5075 --- EXISTING 5' CONTOUR
- 5074 --- EXISTING 1' CONTOUR
- 5075 --- PROPOSED 5' CONTOUR
- 5074 --- PROPOSED 1' CONTOUR

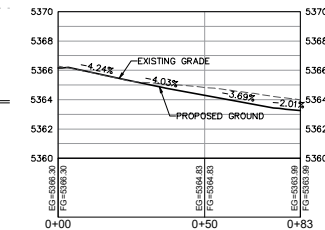


DRAINAGE SUMMARY TABLE

Design Point	Basin	Area	Q (10-yr)	Q (100-yr)
1	P	0.60	1.9	3.6
3	A	0.63	2.0	3.7
4	B	0.37	1.2	2.3
6	C	0.48	1.5	2.8
8	D	0.95	3.0	5.6
7	E	0.61	1.9	3.6
9	F	0.77	2.4	4.6
11	I	1.06	3.3	6.3
12	OS7	0.54	1.8	3.4
13	J	0.30	0.9	1.8
14	K	1.30	4.1	7.7
16	M	0.15	0.5	0.9
17	OS5	0.20	0.1	0.7
18	OS4	0.50	0.2	1.6
19	OS1	0.76	0.6	2.9
20	OS2	1.92	1.2	6.6
21	OS8	0.22	0.8	1.4
22	OS9	0.08	0.3	0.5
23	OS10	0.14	0.5	0.9
24	N3	0.10	0.3	0.6
25	N2	0.27	0.9	1.6
26	N1	0.10	0.3	0.6
28	Q	0.76	2.4	4.5
29	G	1.30	4.1	7.7
30	OS3	0.38	1.3	2.4
31	OS6	0.18	0.1	0.6
35	OS11	0.13	0.3	0.6



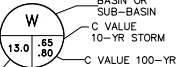
Ramp Bldg #1 PROFILE
SCALE: (H) 1" = 10.00' (V) 1" = 2.00'
START STA: 0+00.00, END STA: 0+82.79



Ramp Bldg #3 PROFILE
SCALE: (H) 1" = 10.00' (V) 1" = 2.00'
START STA: 0+00.00, END STA: 0+82.53

DRAINAGE LEGEND

- W BASIN OR SUB-BASIN
- C VALUE 10-YR STORM
- C VALUE 100-YR STORM
- DESIGN POINT
- BASIN LIMIT
- RUNOFF FLOW DIRECTION



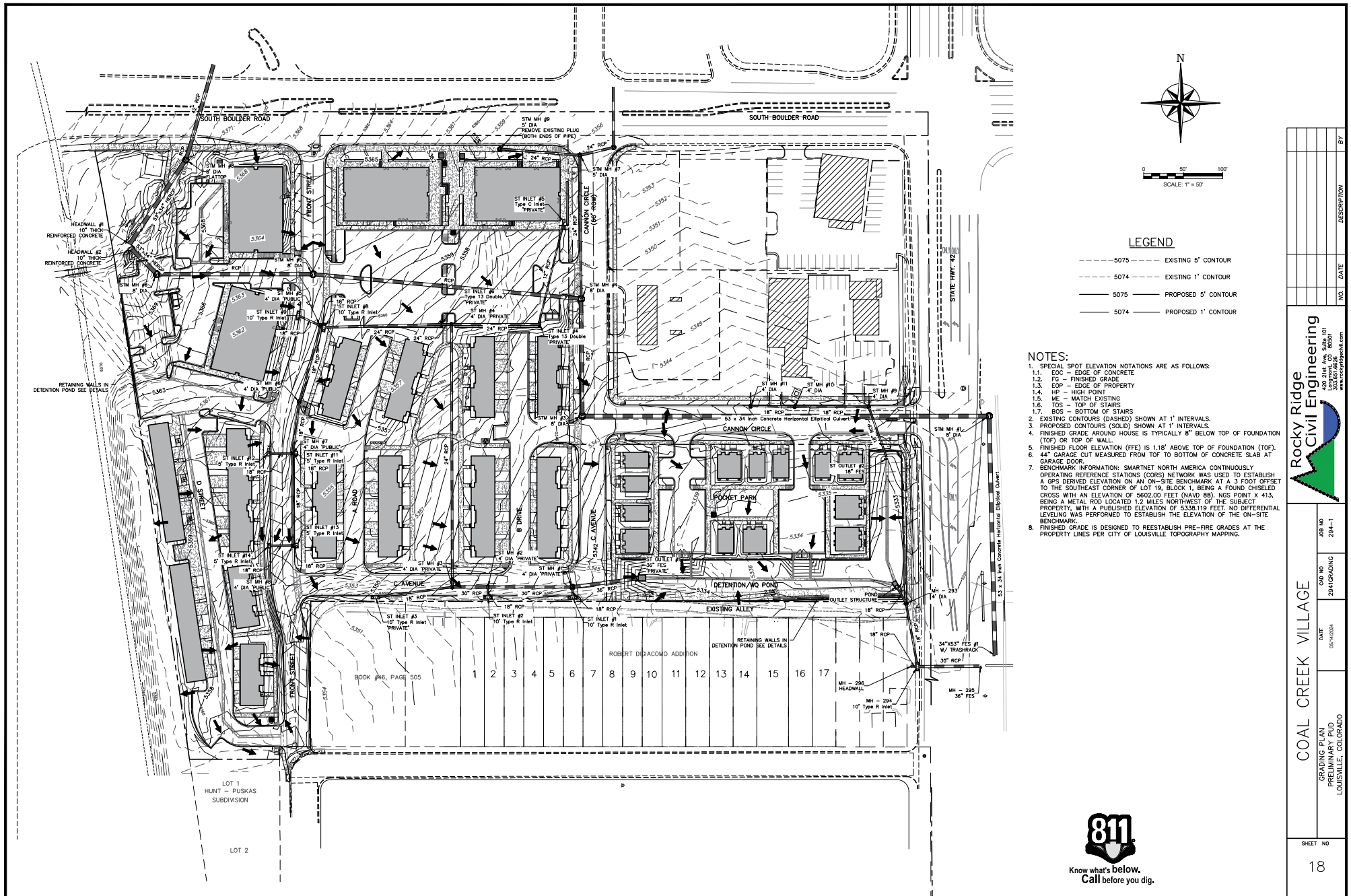
COAL CREEK VILLAGE

DRAINAGE & GRADING PLAN
PRELIMINARY PUD
LOUISVILLE, COLORADO

SHEET NO

17

NO.	DATE	DESCRIPTION	BY



LEGEND

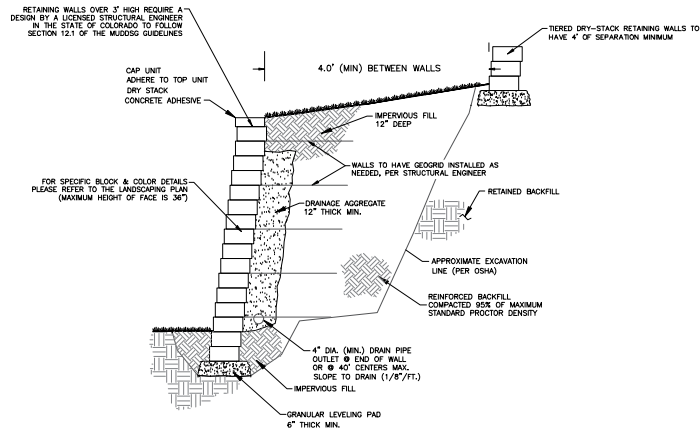
- 5075 --- EXISTING 5' CONTOUR
- 5074 --- EXISTING 1' CONTOUR
- 5075 --- PROPOSED 5' CONTOUR
- 5074 --- PROPOSED 1' CONTOUR

NOTES:

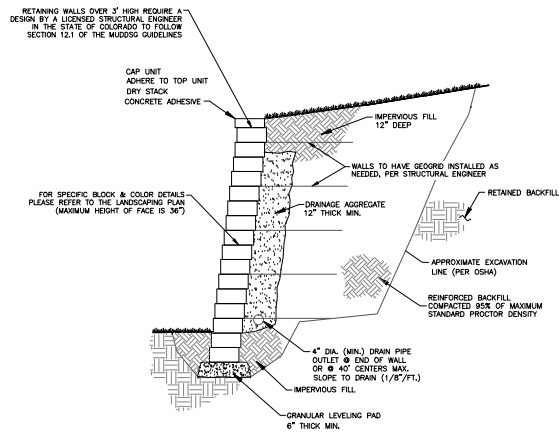
- SPECIAL SPOT ELEVATION NOTATIONS ARE AS FOLLOWS:
 - EDC - EDGE OF CONCRETE
 - FG - FINISHED GRADE
 - EOP - EDGE OF PROPERTY
 - HP - HIGH POINT
 - ME - MATCH EXISTING
 - TOS - TOP OF STAIRS
 - BOS - BOTTOM OF STAIRS
- EXISTING CONTOURS (DASHED) SHOWN AT 1' INTERVALS.
- PROPOSED CONTOURS (SOLID) SHOWN AT 1' INTERVALS.
- EXISTING GRADE AROUND HOUSE IS TYPICALLY 8" BELOW TOP OF FOUNDATION (TOP) OR TOP OF WALL.
- FINISHED FLOOR ELEVATION (FFE) IS 1.18' ABOVE TOP OF FOUNDATION (TOF).
- 44" GARAGE OUT MEASURED FROM TOF TO BOTTOM OF CONCRETE SLAB AT GARAGE DOOR.
- BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK AT A 3 FOOT OFFSET TO THE SOUTHEAST CORNER OF LOT 19, BLOCK 1, BEING A FOUND CHISELED CROSS WITH AN ELEVATION OF 4602.00 FEET (NAVD 83). NOS POINT X 413, BEING A METAL ROD LOCATED 1.2 MILES NORTHWEST OF THE SUBJECT PROPERTY, WITH A PUBLISHED ELEVATION OF 5338.119 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.
- EXISTING GRADE IS DESIGNED TO REESTABLISH PRE-FIRE GRADES AT THE PROPERTY LINES PER CITY OF LOUISVILLE TOPOGRAPHY MAPPING.



COAL CREEK VILLAGE		Rocky Ridge Civil Engineering	
GRADING PLAN	DATE	CDR NO	BY
PRELIMINARY PUD	09/14/2024	2941GRADING	
LOUISVILLE, COLORADO		294-1	
SHEET NO		DESCRIPTION	
18			



TYPICAL SECTION--DRY STACK RETAINING WALL
(LOCATED IN DETENTION POND)
SCALE: NONE



TYPICAL SECTION--DRY STACK RETAINING WALL
(LOCATED ON WEST PROPERTY LINE)
SCALE: NONE



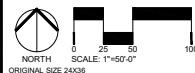
ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING

478 Canyon Ave. Suite 200 Westcliffe, CO 80557
phone 970.235.5528 / fax 970.235.8037 / www.ripleydesigninc.com

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ISSUED		
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2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
-	SHOWN IN FINAL PUD PUD 6	08/14/2023

6	PRELIMINARY PUD RD 6	05/14/2024
REVISIONS		

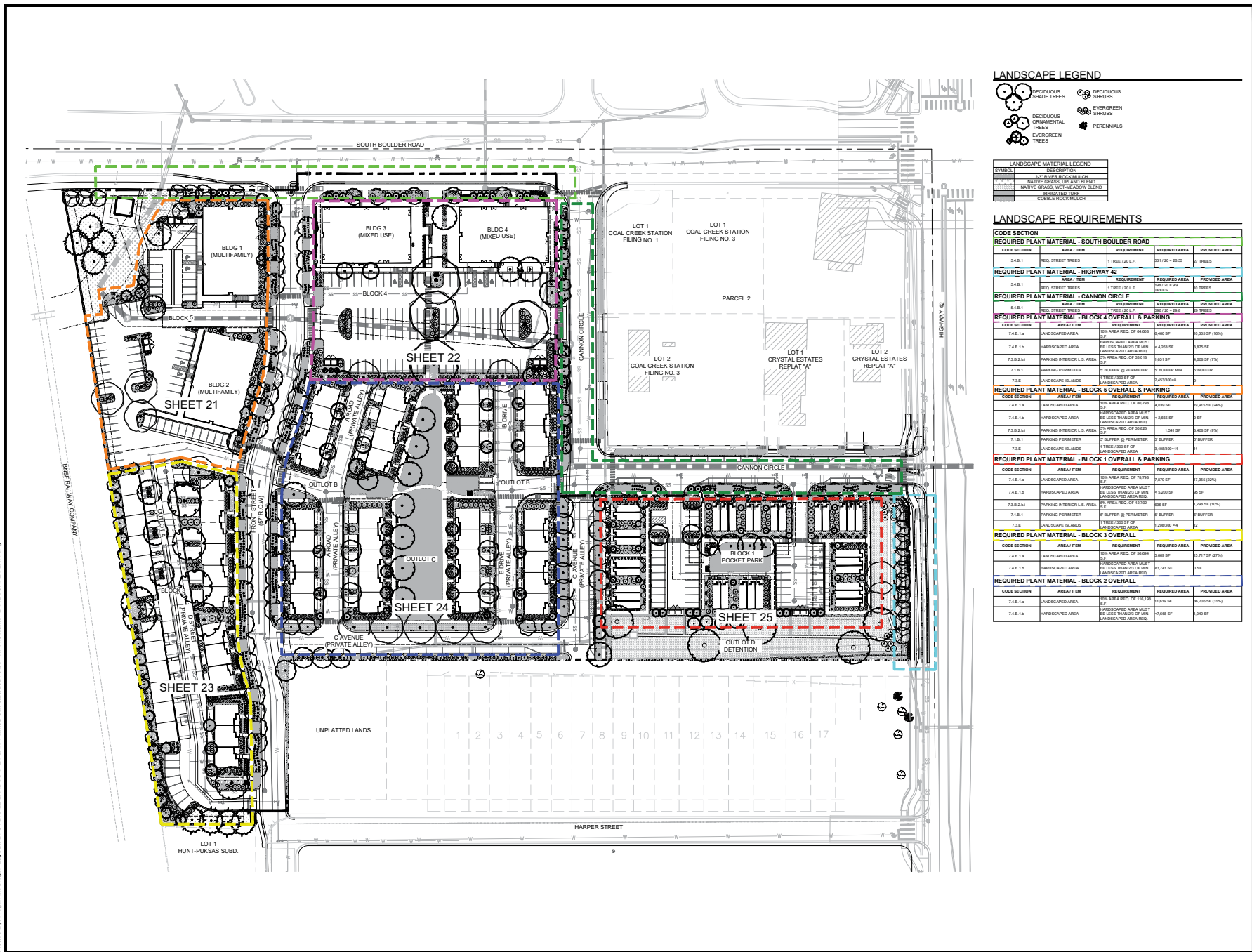
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OVERALL LANDSCAPE PLAN

SEAL:

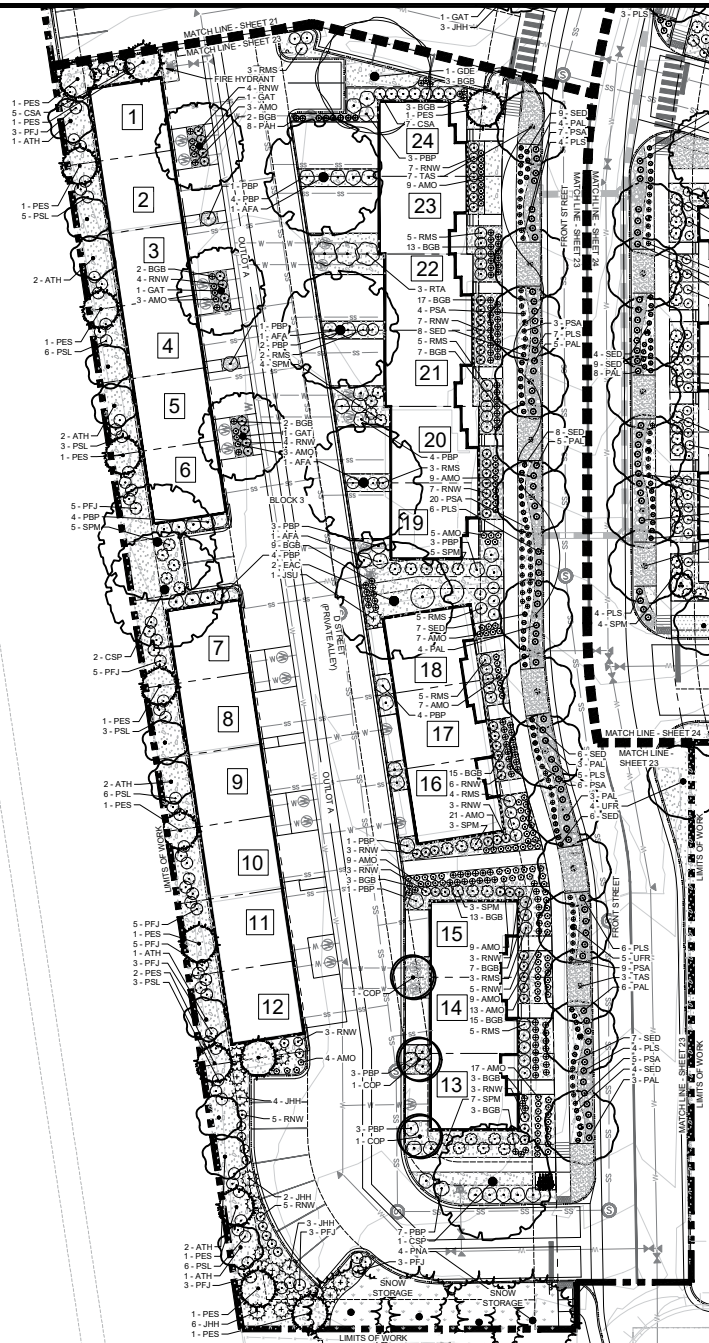


PROJECT No.:	R20-030
DRAWN BY:	RDI
REVIEWED BY:	RDI
DRAWING NUMBER:	





SHRUB PLANTING COMPANY



PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
AFA	4	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B & B	2.5" CAL	
CSP	3	CATALPA SPECIOSA / WESTERN CATALPA	B & B	2.5" CAL	
GAT	3	CELTIS OCCIDENTALS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL	
GDE	1	GLEDITSIA TRICANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL	
TAS	10	GYNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5" CAL	
UFR	6	ULMUS AMERICANA 'SENTINEL' / AMERICAN LINDEN	B & B	2.5" CAL	
UFR	6	ULMUS FRONTALIS / FRONTIER ELM	B & B	2.5" CAL	

EVERGREEN TREES					
PES	14	PRUNUS EDULIS / PRUNYON PINE	B & B	6" HT	
PNA	4	PRUNUS NIGRA / AUSTRALIAN PINE	B & B	6" HT	

ORNAMENTAL TREES					
ATH	11	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5" CAL	

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
DECIDUOUS SHRUBS				
CSA	12	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	
EAC	2	ELIONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL	
PAL	33	PEROVSKIA ATRIPLICIFOLIA 'LISSITT' / LACEY BLUE RUSSIAN SAGE	5 GAL	
PSL	32	PHYSCOCARPUS OPULOIFOLUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL	
PFJ	35	POTENTILLA FRUTICOSA 'JACKMANI' / JACKMAN POTENTILLA	5 GAL	
PBP	48	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL	
RTA	3	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL	
RMS	40	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE	5 GAL	
RNW	72	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL	
SPM	27	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC	5 GAL	

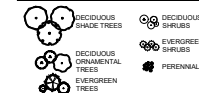
EVERGREEN SHRUBS				
JRH	15	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL	
JSU	1	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	
PLS	32	PRUNUS LEUCODERMIS 'SMITTI' / DWARF GLOBE BOSNIAN PINE	5 GAL	

PERENNIALS				
AMO	128	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL	
BGB	117	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL	
PAH	8	PENNETSETUM ALOPECUROIDES 'HAEMELN' / DWARF FOUNTAIN GRASS	1 GAL	
PSA	54	PENNETSETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL	
SED	55	SEDUM X 'DAZZLEBERRY' / DAZZLEBERRY STONECROP	1 GAL	

REQUIRED PLANT MATERIAL - BLOCK 3 OVERALL

CODE SECTION	AREA / ITEM	REQUIRED QUANTITY	REQUIRED AREA	PROVIDED AREA
TAB. 1A	LANDSCAPED AREA	10,000 SQ FT OF TOTAL	8888 SF	10,717 SF (97%)
TAB. 1B	LANDSCAPED AREA	BE LESS THAN 20% OF MIN. LANDSCAPED AREA TOTAL	15,741 SF	9 SF

LANDSCAPE LEGEND



LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
[Pattern]	2-3" RIVER ROCK MULCH
[Pattern]	NATIVE GRASS, UPLAND BLEND
[Pattern]	NATIVE GRASS, WET MEADOW BLEND
[Pattern]	IRRIGATED TURF
[Pattern]	COBBLE ROCK MULCH

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISEVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

JOEL WEINERT

4119 Canyon Ave, Suite 200

Fort Collins, CO 80521

P: 970.224.8828

OWNER

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Michael Markel

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P: 303.481.8624

ENGINEER

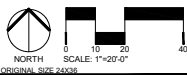
ROCKY RIDGE CIVIL ENGINEERING

Joel Weinert

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LONGMONT, COLORADO 80501

P: 303.481.8624



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6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:

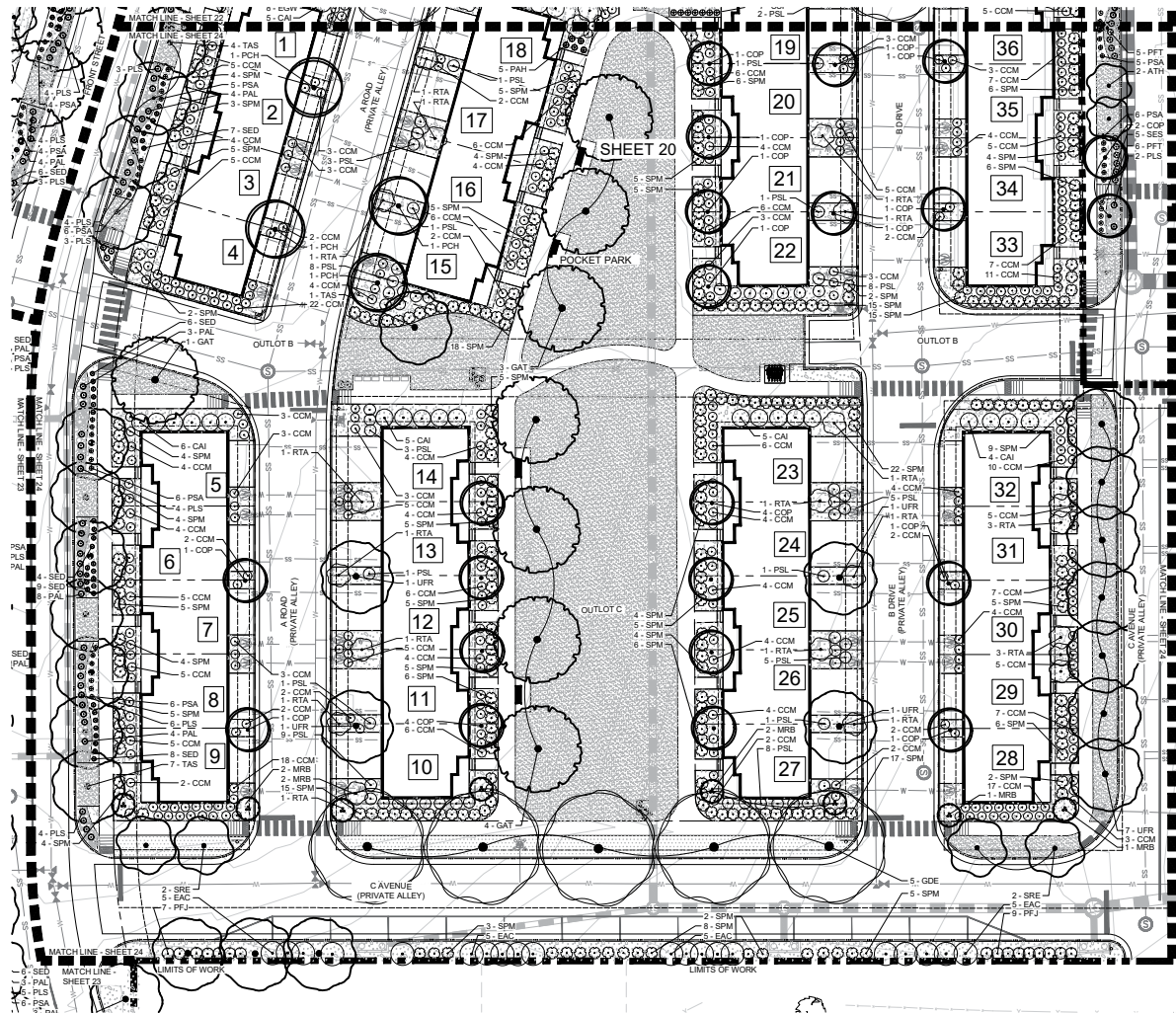


PROJECT No.: 623-639

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:



PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL
DECIDUOUS TREES				
COP	22	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	8 & B	2.5' CAL
GAT	8	GLUEDISIA TRICANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	8 & B	2.5' CAL
GDE	5	CYNOCALOUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	8 & B	2.5' CAL
TAS	12	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN	8 & B	2.5' CAL
UFR	15	ULMUS 'FRONTIER' / FRONTIER ELM	8 & B	2.5' CAL

ORNAMENTAL TREES				
ATH	2	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	8 & B	1.5' CAL
MRB	8	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	8 & B	1.5' CAL
PCH	4	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	8 & B	1.5' CAL
SRE	4	SYRINGA RETICULATA / JAPANESE LILAC TREE	8 & B	1.5' CAL

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
DECIDUOUS SHRUBS				
CCM	326	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL	
CAI	20	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD	5 GAL	
EAC	20	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL	
PAL	19	PEROVSKIA ATROPURPUREA 'LISBETH' / LACEY BLUE RUSSIAN SAGE	5 GAL	
PSL	57	PHYSCARPUS OPULOIDIS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL	
PFJ	16	POTENTILLA FRUTICOSA 'JACKMANI' / JACKMAN POTENTILLA	5 GAL	
PTT	10	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5 GAL	
RTA	22	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL	
SPM	275	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC	5 GAL	

EVERGREEN SHRUBS				
PLS	26	PINUS LEUCODERMIS 'SMITOW' / DWARF GLOBE BOSNIAN PINE	5 GAL	

PERENNIALS				
PAH	5	PENNISETUM ALOPECUROIDES 'HAEMELI' / DWARF FOUNTAIN GRASS	1 GAL	
PSA	33	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL	
SED	34	SEDUM X 'DAZZLEBERRY' / DAZZLEBERRY STONECROP	1 GAL	
SES	5	SEDUM X 'KNIGHT RIDER' / KNIGHT RIDER STONECROP	1 GAL	

REQUIRED PLANT MATERIAL - BLOCK 2 OVERALL

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
T.A.B.1.4	LANDSCAPED AREA	NEW AREA NEED OF TREES	1,619 SF	36,716 SF (21%)
T.A.B.1.5	LANDSCAPED AREA	NEW AREA NEED OF SHRUBS	17,668 SF	1,040 SF

LANDSCAPE LEGEND



LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
[Pattern]	2-3" RIVER ROCK MULCH
[Pattern]	NATIVE GRASS, UPLAND BLEND
[Pattern]	NATIVE GRASS, WET MEADOW BLEND
[Pattern]	IRRIGATED TURF
[Pattern]	COBBLE ROCK MULCH

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



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ENGINEER

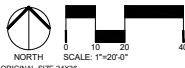
ROCKY RIDGE CIVIL ENGINEERING

Jeff Swanson

420 21ST AVENUE, SUITE 101

LONGMONT, COLORADO 80501

P: 303.651.8626



ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	05/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:



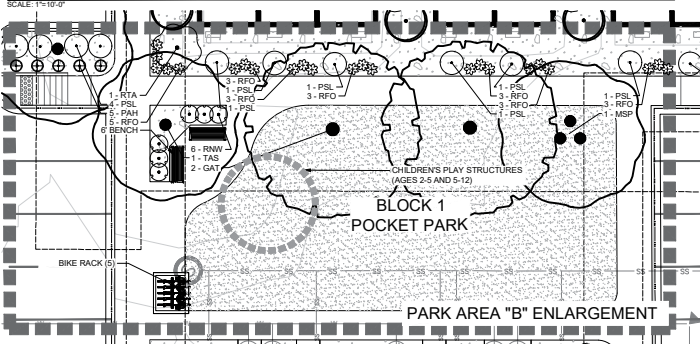
PROJECT No. 1234-030

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:

PARK AREA "B" - ENLARGMENT

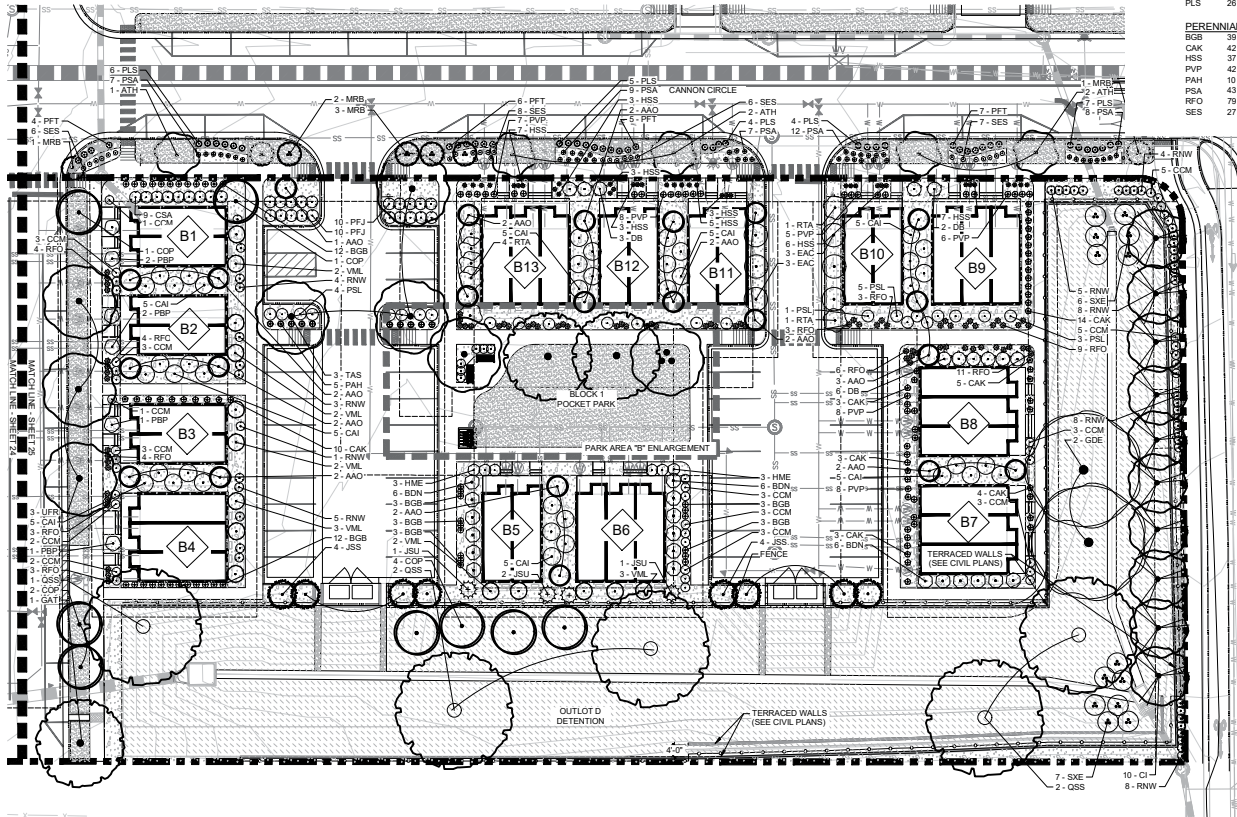


PLANT LEGEND (PARK AREA "B" ENLARGEMENT)

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES				
GAT	2	GLEDTISIA TRIACANTHOS 'SKYLINE'	B & B	2.5'CAL
TAS	2	SKYLINE HONEY LOCUST 40-50' HT. 30-40" W.	B & B	2.5'CAL
		TLIA AMERICANA 'SENTRY' AMERICAN LINDEN 60-80' HT. 30-50" W.		
ORNAMENTAL TREES				
AAO	3	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION SERVICEBERRY 12-15' HT. 5.0" W.	B & B	1.5'CAL
MSP	1	MALLUS 'SPRING SNOW' SPRING SNOW CRAB APPLE 20-25' HT. 20-25" W.	B & B	1.5'CAL
DECIDUOUS SHRUBS				
PSL	11	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	5 GAL	
RTA	1	DWARF NINEBARK 3-4' HT. 3-4" W.	5 GAL	
RNW	6	RHUS TRILOBATA 'GRO LOW' SKUNKBUSH SUMAC 2-3' HT. 6-8" W.	5 GAL	
		ROSA X 'NEARLY WILD' NEARLY WILD SHRUB ROSE 2-3' HT. 2-3" W.		
PERENNIALS				
PAH	5	PENNETSETUM ALOPECUROIDES 'HAMELIN' DWARF FOUNTAIN GRASS 1'2" HT. 12-18" W.	1 GAL	
RFO	23	RUBECKIA FULGIDA 'GOLDSTURM' BLACK-EYED SUSAN 18-24" HT. 18-24" W.	1 GAL	

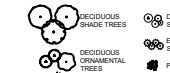
PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
COP	8	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5'CAL	
GAT	3	GLEDTISIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5'CAL	
GDE	2	CYNOCALAJUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEE TREE	B & B	2.5'CAL	
QSS	5	QUERUS SHUMARDII / SHUMARD RED OAK	B & B	2.5'CAL	
TAS	4	TLIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5'CAL	
UFR	3	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5'CAL	
EVERGREEN TREES					
JSS	8	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6' HT
ORNAMENTAL TREES					
AAO	22	AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY	B & B	1.5'CAL	
CI	10	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	1.5'CAL	
MSP	1	MALLUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5'CAL	
MSB	7	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5'CAL	
DECIDUOUS SHRUBS					
BON	18	BOUTELOUA DAVIDI NANOHOENSIS 'PETITE SNOW' / COMPACT BUTTERFLY BUSH	5 GAL		
CCM	40	CARYOPTERIS X CLAUDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL		
CAI	40	CORNUS ALBA 'NORVY HALO' / NORVY HALO VAREGATED DOGWOOD	5 GAL		
CSA	9	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL		
DB	11	DAPHNE X BURWODDII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL		
EAC	6	EUNYALUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL		
HME	6	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL		
PSL	24	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL		
PFJ	20	POTENTILLA FRUTICOSA JACKMANI / JACKMAN POTENTILLA	5 GAL		
PPT	22	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5 GAL		
PFB	6	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL		
RTA	7	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL		
RNW	52	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL		
SKE	13	SALEX ENGELM 'COYOTE WILLOW' / NEARLY WILD SHRUB ROSE	5 GAL		
VML	14	VIBURNUM LENTAGO / MANNYBERRY	5 GAL		
EVERGREEN SHRUBS					
JSS	4	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL		
PLS	26	PINUS LEUCODERMIS 'SMITTF' / DWARF GLOBE BOSNIAN PINE	5 GAL		
PERENNIALS					
BGB	39	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL		
CAK	42	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		
HSS	37	HEUCHERA SANGUINEA 'SNOW ANGEL' / VAREGATED CORAL BELLS	1 GAL		
PVP	42	PANICUM VIRGATUM 'PRAIRIE FIRE' / RED SWITCH GRASS	5 GAL		
PAH	10	PENNETSETUM ALOPECUROIDES 'HAMELIN' / DWARF FOUNTAIN GRASS	1 GAL		
PSA	43	PENNETSETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL		
RFO	79	RUBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL		
SES	27	SEDUM X 'KNIGHT RIDER' / KNIGHT RIDER STONECROP	1 GAL		



CODE SECTION	AREA / ITEM	REQUIRED	PROVIDED
7.4.8.1.a	LANDSCAPED AREA	51,156 SQ. FT.	51,156 SQ. FT.
7.4.8.1.b	LANDSCAPED AREA	4,100 SQ. FT.	4,100 SQ. FT.
7.3.8.2.a	PARKING INTERIOR L.S. AREA	1,200 SQ. FT.	1,200 SQ. FT.
7.3.8.1	PARKING PERIMETER	1,200 SQ. FT.	1,200 SQ. FT.
7.3.8	LANDSCAPE ISLANDS	1,200 SQ. FT.	1,200 SQ. FT.

LANDSCAPE LEGEND



SYMBOL	DESCRIPTION
	2-3" RIVER ROCK MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET MEADOW BLEND
	BRIDGED TURF
	COBBLE ROCK MULCH

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



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NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	05/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

LANDSCAPE PLAN ENLARGEMENT

SEAL:



PROJECT NO.: 620-030
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

Plotted By: Megan McGregor Layout: L7 LANDSCAPE SCHEDULE Printed On: 3/26/2024 4:54 PM File Name: LANDSCAPE PLAN.dwg

PLANT SCHEDULE

SYMBOL	CODE	QTY	REMARKS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SYMBOL	CODE	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES													
	AFA	4	40'-50' HT. 30'-40' W.	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B & B	2.5"	CAL		AAR	10	6'-8' HT. 6'-8' W.	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL
	CSP	3	40'-60' HT. 30'-50' W.	CATALPA SPECIOSA / WESTERN CATALPA	B & B	2.5"	CAL		BDN	18	4'-6' HT. 4'-5' W.	BUDDLEJIA DAVIDII NANOENSIS 'PETITE SNOW' / COMPACT BUTTERFLY BUSH	5 GAL
	COP	38	35'-45' HT. 10'-12' W.	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5"	CAL		CCM	389	3'-4' HT. 2'-3' W.	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL
	GAT	26	40'-50' HT. 30'-40' W.	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5"	CAL		CAI	86	5'-6' HT. 5'-6' W.	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD	5 GAL
	GDE	13	50'-60' HT. 40'-50' W.	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5"	CAL		CSA	44	3'-4' HT. 3'-4' W.	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
	PAC	4	70'-100' HT. 65'-80' W.	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANETREE	B & B	2.5"	CAL		CSK	6	2'-3' HT. 2'-3' W.	CORNUS SERICEA 'KELSEY' / KELSEY DWARF DOGWOOD	5 GAL
	QSS	5	40'-50' HT. 30'-40' W.	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2.5"	CAL		CDI	13	4'-6' HT. 6'-8' W.	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	5 GAL
	TAS	28	60'-80' HT. 30'-50' W.	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5"	CAL		DB	11	3'-5' HT. 3'-5' W.	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL
	UFR	31	25'-35' HT. 15'-25' W.	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5"	CAL		EAC	28	6'-8' HT. 6'-8' W.	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL
EVERGREEN TREES													
	JCB	8	8'-12' HT. 5'-6' W.	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B		6' HT		HME	44	3'-5' HT. 3'-5' W.	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL
	JSS	8	20'-30' HT. 10'-15' W.	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6' HT		PAL	95	18-24" H X 18-24" W.	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE	5 GAL
	PES	17	20'-30' HT. 10'-20' W.	PINUS EDULIS / PINYON PINE	B & B		6' HT		PSL	140	3'-4' HT. 3'-4' W.	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL
	PNA	8	40'-60' HT. 30'-40' W.	PINUS NIGRA / AUSTRIAN PINE	B & B		6' HT		PFJ	93	2'-3' HT. 3'-4' W.	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5 GAL
ORNAMENTAL TREES													
	ATH	30	18'-20' HT. 15'-20' W.	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5"	CAL		PFT	43	18-24" H X 18-24" W.	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5 GAL
	AAO	22	12'-15' HT. 5'-7' W.	AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY	B & B	1.5"	CAL		PBP	90	15'-30' HT. 4'-6' W.	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL
	CI	23	15'-25' HT. 15'-20' W.	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	1.5"	CAL		RTA	63	2'-3' HT. 6'-8' W.	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL
	MSP	1	20'-25' HT. 20'-25' W.	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5"	CAL		RMS	59	2'-4' HT. 2'-3' W.	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE	5 GAL
	MRB	33	15'-18' HT. 7'-8' W.	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5"	CAL		RNW	140	2'-3' HT. 2'-3' W.	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL
	PCH	9	20-30' HT. 15'-20' W.	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5"	CAL		SXE	13	6'-12' HT. 4'-8' W.	SALIX EXIGUA / COYOTE WILLOW	5 GAL
	SRE	4	15'-25' HT. 15'-20' W.	SYRINGA RETICULATA / JAPANESE LILAC TREE	B & B	1.5"	CAL		SPM	352	3'-5' HT. 3'-5' W.	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC	5 GAL
DECIDUOUS SHRUBS													
	AAR	10	6'-8' HT. 6'-8' W.	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL				VML	24	8'-15' HT. 6'-8' W.	VIBURNUM LENTAGO / NANNYBERRY	5 GAL
	BDN	18	4'-6' HT. 4'-5' W.	BUDDLEJIA DAVIDII NANOENSIS 'PETITE SNOW' / COMPACT BUTTERFLY BUSH	5 GAL			EVERGREEN SHRUBS					
	CCM	389	3'-4' HT. 2'-3' W.	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL				EGW	8	18"-24" HT. 3'-4' W.	EUONYMUS FORTUNEI 'EMERALD GAUITY' TM / EMERALD GAUITY WINTERCREEPER	5 GAL
	CAI	86	5'-6' HT. 5'-6' W.	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD	5 GAL				JHH	37	1'-2' HT. 5'-8' W.	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
	CSA	44	3'-4' HT. 3'-4' W.	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL				JSU	26	12"-18" HT. 6'-8' W.	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL
	CSK	6	2'-3' HT. 2'-3' W.	CORNUS SERICEA 'KELSEY' / KELSEY DWARF DOGWOOD	5 GAL				PLS	137	1-2H X 1-2W	PINUS LEUCODERMIS 'SMIDTII' / DWARF GLOBE BOSNIAN PINE	5 GAL
	CDI	13	4'-6' HT. 6'-8' W.	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	5 GAL				PMB	1	6'-8' HT. 5'-6' W.	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	10 GAL
	DB	11	3'-5' HT. 3'-5' W.	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL			PERENNIALS					
	EAC	28	6'-8' HT. 6'-8' W.	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL				AMO	141	24"-30" HT. 18"-24" W.	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL
	HME	44	3'-5' HT. 3'-5' W.	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL				BGB	156	30"-36" HT. 20"-24" W.	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL
	PAL	95	18-24" H X 18-24" W.	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE	5 GAL				CAK	42	4'-5' HT. 18"-24" W.	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
	PSL	140	3'-4' HT. 3'-4' W.	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL				HSE	13	2'-3' HT. 18"-24" W.	HELICOTRICHON SEMPERVIRENS / BLUE AVENA GRASS	1 GAL
	PFJ	93	2'-3' HT. 3'-4' W.	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5 GAL				HNS	42	2'-3' HT. 2'-3' W.	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL
	PFT	43	18-24" H X 18-24" W.	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5 GAL				HSS	97	12"-18" HT. 10"-15" W.	HEUCHERA SANGUINEA 'SNOW ANGEL' / VARIEGATED CORAL BELLS	1 GAL
	PBP	90	15'-30' HT. 4'-6' W.	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL				NWL	49	18"-24" HT. 2'-3' W.	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL
	RTA	63	2'-3' HT. 6'-8' W.	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL				PVP	93	4-5H X 2W	PANICUM VIRGATUM 'PRAIRE FIRE' / RED SWITCH GRASS	5 GAL
	RMS	59	2'-4' HT. 2'-3' W.	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE	5 GAL				PAH	58	1'-2' HT. 12"-18" W.	PENNISETUM ALOPECUROIDES 'HAMELIN' / DWARF FOUNTAIN GRASS	1 GAL
	RNW	140	2'-3' HT. 2'-3' W.	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL				PSA	201	1-2H X 12-18" W.	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL
	SXE	13	6'-12' HT. 4'-8' W.	SALIX EXIGUA / COYOTE WILLOW	5 GAL				RFO	98	18"-24" HT. 18"-24" W.	RUDBECKIA FULGIDA 'GOLDSURM' / BLACK-EYED SUSAN	1 GAL
	SPM	352	3'-5' HT. 3'-5' W.	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC	5 GAL				SSP	25	3'-4' HT. 15'-18"	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / LITTLE BLUESTEM GRASS	1 GAL
	VML	24	8'-15' HT. 6'-8' W.	VIBURNUM LENTAGO / NANNYBERRY	5 GAL				SED	144	6-8" H X 15-18" W.	SEDUM X 'DAZZLEBERRY' / DAZZLEBERRY STONECROP	1 GAL
									SES	53	20-24" H X 12-18" W.	SEDUM X KNIGHT RIDER / KNIGHT RIDER STONECROP	1 GAL

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
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p. 970.224.5828

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ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Weiland
420 2187 AVENUE, SUITE 101
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P. 303.651.8626

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024
REVISIONS		
No.	DESCRIPTION	DATE

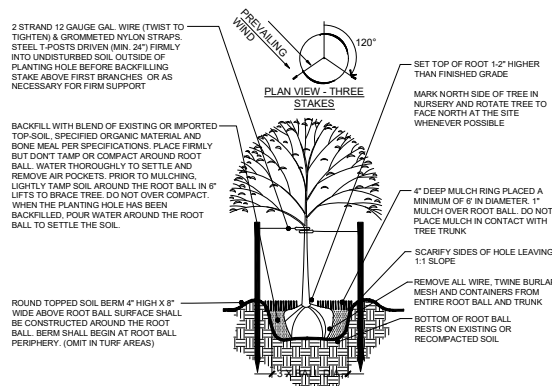
PLANT SCHEDULE

SEAL:



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

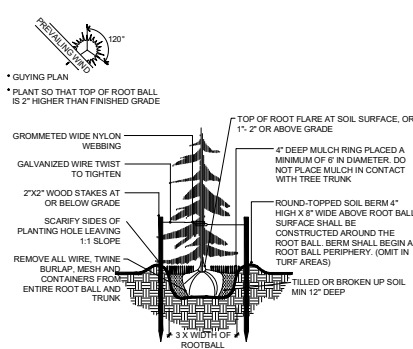
Plotted By: Megan McGregor Layout: L7 LANDSCAPE DETAILS & NOTES Printed On: 3/26/2024 4:55 PM File Name: LANDSCAPE PLAN.dwg



1 TREE PLANTING DETAIL

NO SCALE

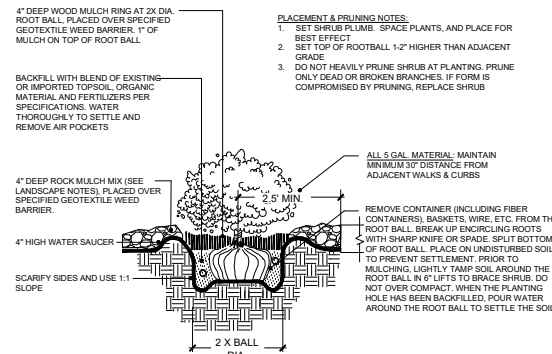
OP-KE3-01



2 CONIFER TREE PLANTING DETAIL

3/8" = 1'-0"

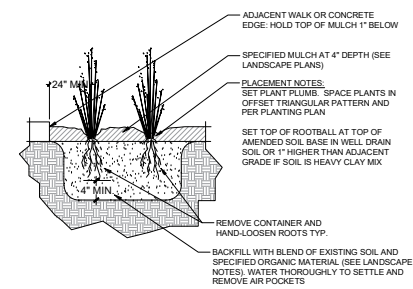
OP-NO1-05



3 SHRUB PLANTING DETAIL

NO SCALE

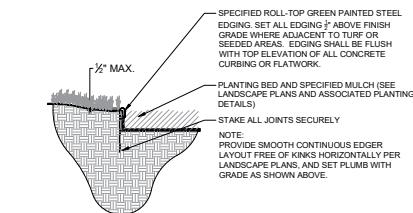
OP-KE3-02



4 PERENNIAL PLANTING DETAIL

NO SCALE

OP-KE3-03



5 STEEL EDGER DETAIL

NO SCALE

OP-KE3-04

GENERAL LANDSCAPE NOTES

1. TREE PLANTING SHALL BE COORDINATED WITH THE PUBLIC SERVICE COMPANY. DECIDUOUS TREES SHALL NOT BE PLANTED CLOSER THAN 4 FEET TO ANY GAS OR ELECTRIC LINE AND NO CLOSER THAN 7 FEET TO ANY WATER OR SEWER LINE. EVERGREEN TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET TO ANY UTILITY LINE. LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. A HORIZONTAL DISTANCE OF 40' BETWEEN STREET TREES AND STREET LIGHTS AND 15' BETWEEN ORNAMENTAL TREES AND STREET LIGHTS SHALL BE MAINTAINED. PLANT MATERIAL SHALL BE ADJUSTED IN THE FIELD TO MAINTAIN THE ABOVE CLEARANCE.
2. ALL TURF SHALL BE AT LEAST 5 FEET AWAY FROM BUILDING FOUNDATIONS.
3. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
4. ALL TURF AREAS TO BE PLANTED WITH TEXAS BLUEGRASS "REVEILL" TURF MIX UNLESS INDICATED ON PLAN AS NATIVE GRASS AREA.
5. ALL SHRUB BEDS EXCEPT THOSE NOTED SHALL BE MULCHED WITH A MINIMUM 4" DEPTH RIVER ROCK, 2-3" (INCHES) IN DIAMETER OVER WATER PERMEABLE GEO-TEXTILE FABRIC MESH WEED BARRIER.
6. EDGING BETWEEN SOO AND SHRUB BEDS SHALL BE 14 GA. X 4" GALVANIZED STEEL SET LEVEL WITH TOP OF SOO.
7. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUALITY AND QUANTITY SHALL BE CONSISTENT WITH THIS PLAN.
8. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE.
9. ALL TURF AREAS SHALL HAVE SOIL PREPARATION AT A RATE OF 3 CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SQ. FEET OF LANDSCAPED AREA.
10. NO TREES, SHRUBS, FENCES, BERMS, OR OTHER MATERIAL CONSTITUTING VISUAL OBSTRUCTION SHALL BE PLANTED WITHIN ANY SITE DISTANCE TRIANGLE.
11. MINIMUM REQUIREMENTS FOR SOIL PREPARATION SHALL INCLUDE 3 CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SF OF EXISTING SOIL, TILED TO A MINIMUM DEPTH OF 6 INCHES. TREE AND SHRUB PITS SHALL BE BACKFILLED USING A MIXTURE OF ONE THIRD EXISTING SITE SOIL AND ONE THIRD TOPSOIL AND ONE THIRD ORGANIC MATTER.
12. APPLICANT TO PROVIDE IRRIGATION TO THE FRONT YARDS, TREE LAWN AREAS AND DRIP TO STREET TREES ON PRIVATE LOTS.
13. APPLICANT TO SOO THE LAWN AND TREE LAWN AREAS WITH TEXAS BLUEGRASS "REVEILL".
14. OPEN SPACE TO BE SEEDED NATIVE SEED AND RECEIVE TEMPORARY IRRIGATION TO ESTABLISHMENT. A MANAGEMENT GUIDE OUTLINING NATIVE GRASS MAINTENANCE SHALL BE PROVIDED TO THE HOA.
15. DRIP IRRIGATION TO TREES AND LANDSCAPING IN OPEN SPACE AREA AND DETENTION POND TO HAVE COMMON LANDSCAPE IRRIGATION METER, CONTROLLER AND SYSTEM MAINTAINED BY HOME OWNERS ASSOCIATION. APPROXIMATE LOCATION SHOWN ON PLAN.
16. STREET TREES TO BE INSTALLED WITH ADJACENT LOT CONSTRUCTION.
17. ALL IRRIGATION AND MAINTENANCE OF THE STREET TREES AND THE LANDSCAPE WITHIN THE RIGHT-OF-WAY ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS.
18. QUANTITIES PROVIDED ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN QUANTITY TAKE-OFFS FOR PLANTS AND MATERIALS SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE OWNERS REPRESENTATIVE OF ANY MAJOR DISCREPANCIES FOR REVIEW AND DIRECTION.
19. TREES ADJACENT TO PUBLIC STREETS WITHIN TREE LAWNS, PLANTED CLOSER THAN 5' TO WALKS OR STREET CURBS, SHALL INCLUDE ROOT BARRIER PROTECTION PER THE INCLUDED DETAIL.

NATIVE GRASS SEED MIXES

NATIVE DRYLAND SEED MIX	
SEED PERCENTAGE	SEED TYPE
44%	FAIRWAY CRESTED WHEAT GRASS
10%	BLUE GRAMA
10%	BUTTE SIDE OATS GRAMA
3%	TEXOKA BUFFALO GRASS
20%	ANNUAL RYE GRASS
10%	WESTERN WHEAT GRASS
3%	CRIANA WHEAT GRASS
100%	PURE LIVE SEED (PLS)

SEEDING RATES:

1. MECHANICAL DRILL SEEDING RATE:
15 LB/ACRE BY VOLUME (1/2 LB/1000 S.F.)
2. BROADCAST SEEDING RATE:
40 LB/ACRE BY VOLUME (1 LB/1000 S.F.)

WET MEADOW NATIVE SEED MIX	
SEED PERCENTAGE	SEED TYPE
5%	ALKALI BULRUSH
20%	CANADA WILDRYE
20%	SWITCHGRASS
15%	INDIANGRASS
15%	PRAIRIE COROGRASS
5%	SOFT STEM RUSH
5%	THREE SQUARE BULRUSH
5%	HARDSTEM BULRUSH
5%	NEBRASKA SEDGE, BALTIC RUSH
5%	CREeping SPIKERUSH
100%	PURE LIVE SEED (PLS)

SEEDING RATES:

1. MECHANICAL DRILL SEEDING RATE:
15 LB/ACRE BY VOLUME (1/2 LB/1000 S.F.)
2. BROADCAST SEEDING RATE:
40 LB/ACRE BY VOLUME (1 LB/1000 S.F.)

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER/LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
Joel Weiland
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ORIGINAL SIZE 24X36

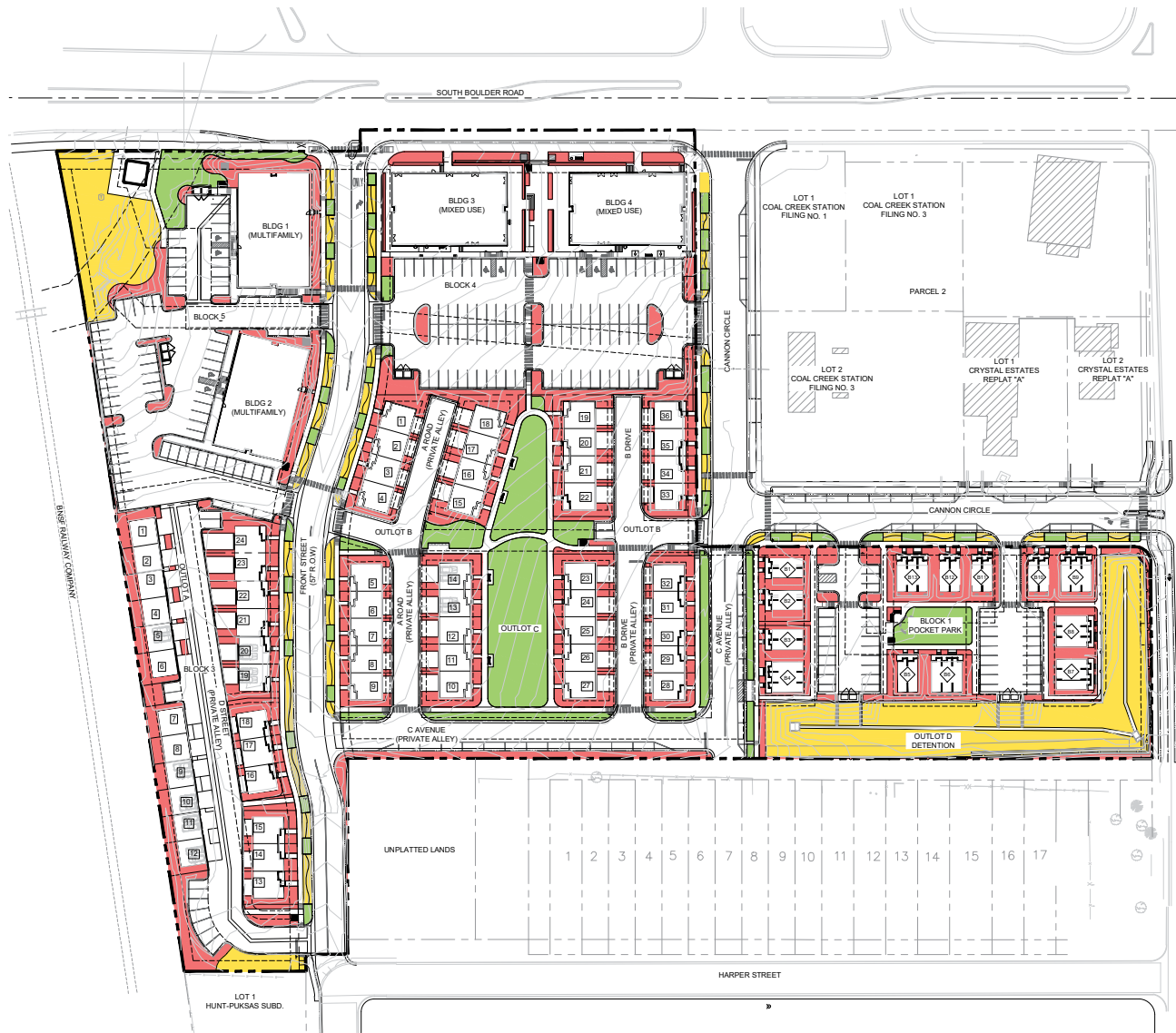
ISSUED		
No.	DESCRIPTION	DATE
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4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

LANDSCAPE DETAILS & NOTES

SEAL:



PROJECT No.: R23-030
DRAWN BY: RDI
REVIEWED BY: RDI
DRAWING NUMBER:



LEGEND

---	PROPERTY BOUNDARY
---	FIBER OPTIC UTILITY
---	GAS UTILITY
---	STORM DRAIN UTILITY
---	SANITARY SEWER UTILITY
---	TELEPHONE UTILITY
---	UNDERGROUND ELECTRIC UTILITY
---	WATER LINE UTILITY
---	EASEMENT
---	PROPOSED FENCING OR HANDRAIL
---	REFER TO FENCING PLAN
---	PROPOSED RETAINING WALL

HYDROZONE LEGEND

SYMBOL	DESCRIPTION	QTY
Green	HYDROZONE - HIGH	33,072 SF
Red	HYDROZONE - MODERATE	63,503 SF
Yellow	HYDROZONE - LOW	38,836 SF

WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	33,072	18	595,296
MODERATE	62,786	14	879,004
LOW	38,836	8	310,688
TOTAL	134,694	13.25	1,784,988

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER/LANDSCAPE ARCHITECT

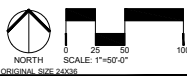
RIPLY DESIGN INC.
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ISSUED	DATE
1. PRELIMINARY PUD	01/22/2021
2. PRELIMINARY PUD RD 2	05/21/2021
3. PRELIMINARY PUD RD 3	06/17/2022
4. PRELIMINARY PUD RD 4	12/23/2022
5. PRELIMINARY PUD RD 5	08/04/2023
6. PRELIMINARY PUD RD 6	05/14/2024

REVISIONS	DATE

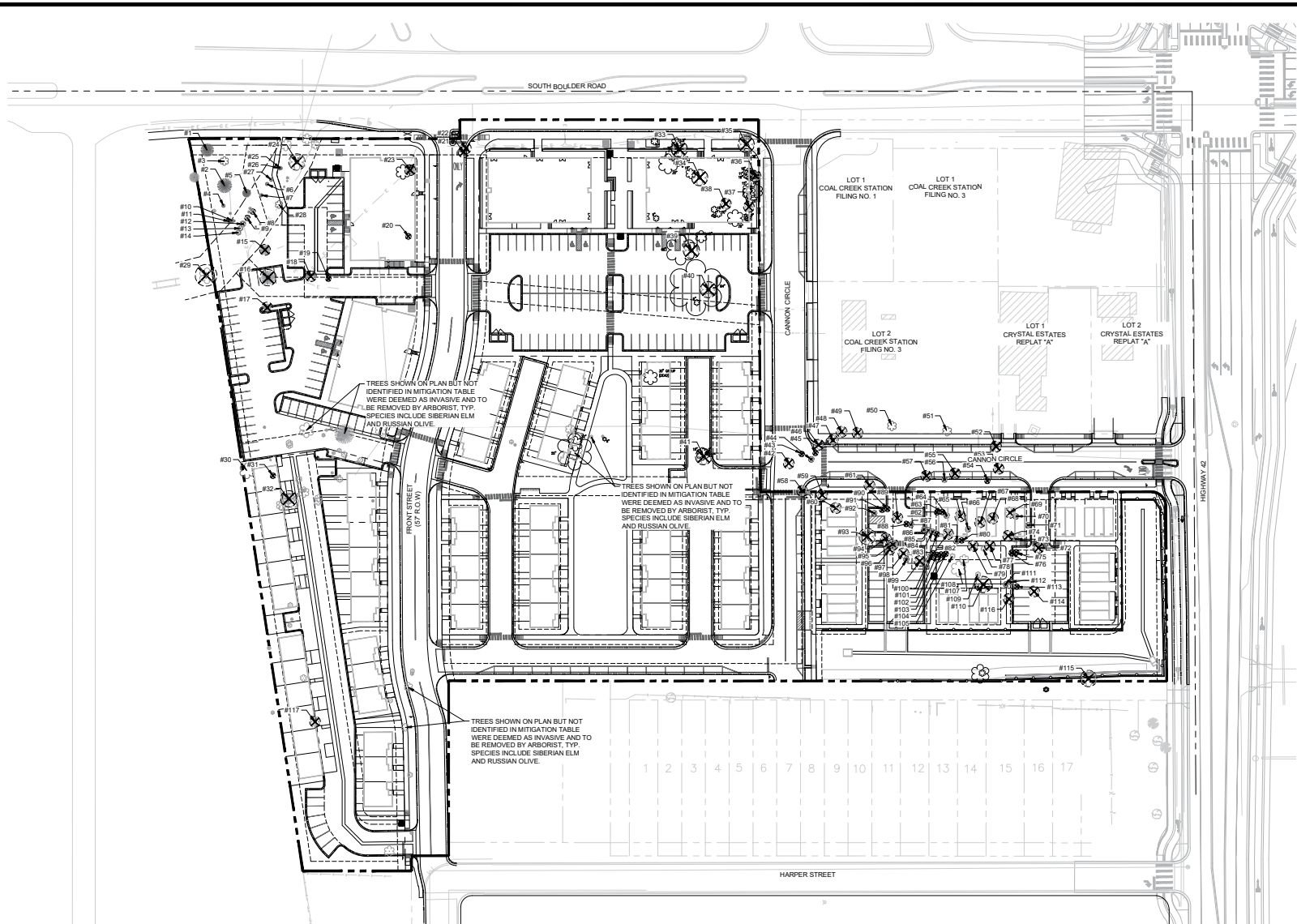
HYDROZONE PLAN

SEAL:



PROJECT No.: 420-030
DRAWN BY: RDI
REVIEWED BY: RDI
DRAWING NUMBER:

Plotted By: Megan McGregor Layout: TREE INVENTORY Printed On: 3/28/2024 4:52 PM File Name: TREE INVENTORY.dwg



TREE MITIGATION LEGEND



- NOTES:
1. THIS PLAN IS REPRESENTATIVE ONLY. FIELD VERIFY BEFORE REMOVAL OF ANY TREE.
 2. TREES SHOWN ON PLAN BUT NOT IDENTIFIED IN MITIGATION TABLE WERE DEEMED AS INVASIVE AND ARE TO BE REMOVED BY ARBORIST. INVASIVE TREE SPECIES INCLUDE: SIBERIAN ELM (*ULMUS PUMILA*), AND RUSSIAN OLIVE (*ELAEAGNUS ANGUSTIFOLIA*).

Plotted By: Megan McGregor Layout: TREE INVENTORY (2) Printed On: 3/26/2024 2:39 PM File Name: TREE INVENTORY.dwg

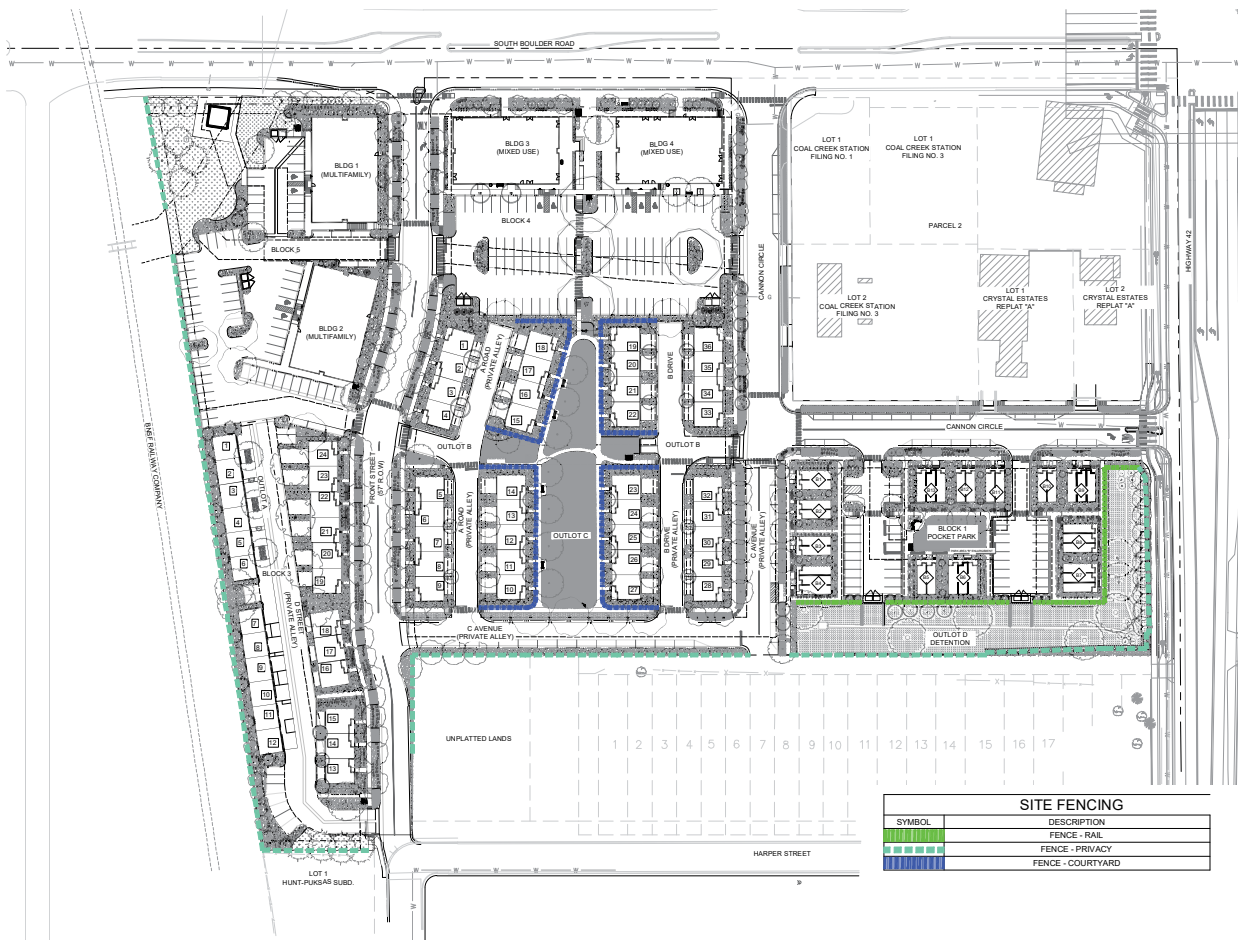
59	COTTONWOOD SSP	2"	60	LEAN	REMOVE
60	GREEN ASH	10" (X2)	30	POOR STRUCTURE, POOR LOCATION, LOW LCR.	REMOVE
61	GREEN ASH	10" (X3)	25	POOR STRUCTURE, LEAN	REMOVE
62	GREEN ASH	6"	50	IMMEDIATE SAB TREATMENT WOULD BE NECESSARY	REMOVE
63	GREEN ASH	4"	45	IMMEDIATE SAB TREATMENT WOULD BE NECESSARY	REMOVE
64	GREEN ASH	6"	30	LOW LCR.	REMOVE
65	GREEN ASH	24" (X4)	25	POOR STRUCTURE.	REMOVE
66	GREEN ASH	30"	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.	REMOVE
73	GREEN ASH	6"	20	POOR STRUCTURE, LEAN	REMOVE
74	CHOKECHERRY	12" (X6)	60		REMOVE
75	GREEN ASH	6"	45		REMOVE
76	GREEN ASH	4"	40	LEAN	REMOVE
77	GREEN ASH	13" (X3)	40	POOR STRUCTURE, LEAN	REMOVE
78	GREEN ASH	4"	45	PRESERVE	PRESERVE
79	GREEN ASH	18" (X4)	30	POOR STRUCTURE, LEAN	REMOVE
80	GREEN ASH	5"	40	LOW LCR, ERODED ROOT BASE	REMOVE
81	GREEN ASH	4"	30	HEAVY LEAN	REMOVE
82	GREEN ASH	10" (X4)	25	POOR STRUCTURE.	REMOVE
83	GREEN ASH	6"	40		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	4"	50		REMOVE
89	GREEN ASH	12" (X4)	30	POOR STRUCTURE, POOR LOCATION, HEAVY LEAN	REMOVE
90	COTTONWOOD SSP	6"	65	POOR LOCATION.	REMOVE
91	COTTONWOOD SSP	6"	60	POOR LOCATION.	REMOVE
92	GREEN ASH	6" (X2)	25	POOR LOCATION.	REMOVE
93	COTTONWOOD SSP	9" (X3)	20	LOW LCR (+25%)	REMOVE
94	BLACK LOCUST	10" (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.	REMOVE
100	BLACK LOCUST	5" (X2)	30	LOW LCR, APICAL DIEBACK.	REMOVE
101	COTTONWOOD SSP	5"	70		REMOVE
102	GREEN ASH	4"	40	IMMEDIATE SAB TREATMENT WOULD BE NECESSARY.	REMOVE
103	COTTONWOOD SSP	8"	60		REMOVE
104	COTTONWOOD SSP	4"	55		REMOVE
105	COTTONWOOD SSP	9"	50	PROBLEMATIC ROOT FLARE.	PRESERVE
106					
107	CHOKECHERRY	13" (X3)	75	GOOD SPECIMEN.	PRESERVE
108	COTTONWOOD SSP	164" (X7)	70	PRESERVE	PRESERVE
109	CHOKECHERRY	7" (X4)	60	PRESERVE	PRESERVE
110	COTTONWOOD SSP	109" (X5)	65	POOR STRUCTURE, HEAVY LEAN	REMOVE
111	GREEN ASH	8" (X2)	30	POOR STRUCTURE.	REMOVE
112	GREEN ASH	7" (X2)	30	POOR STRUCTURE.	REMOVE
113	COTTONWOOD SSP	5"	70		REMOVE
114	PEACHLEAF WILLOW	26" (X6)	65		REMOVE
115	BOKSLEI	51" (X9)	30	POOR STRUCTURE, MAJOR DEFECTS.	REMOVE
116	PEACHLEAF WILLOW	12" (X2)	55	HEAVY LEAN.	REMOVE
117	FLESHY HAWTHORN	13" (X4)	65	INTERESTING SPECIMEN.	REMOVE



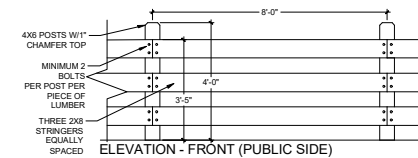
TREE PROTECTION NOTES

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS OR BY A FIELD SURVEYOR.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERRECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO CUTTING OR REMOVAL OF EQUIPMENT OR MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
4. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PANTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
5. NO DAMAGES ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
6. NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING BEEN INSPECTED AND APPROVED BY A FIELD SURVEYOR. IF ANY ACTIVE NESTS ARE FOUND, THE CITY WILL HAVE THE NESTS EXISTING ON THE PROJECT SITE. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL AGENCIES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

30 OF 32



- NOTE:**
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
 2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



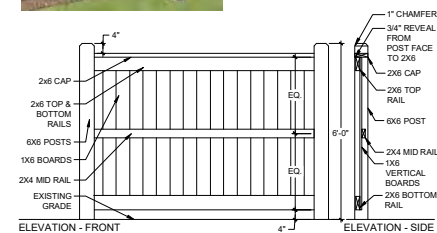
1 RAIL FENCE

 $\frac{1}{2}'' = 1'-0''$

OP-SI-05



- NOTE:**
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
 2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



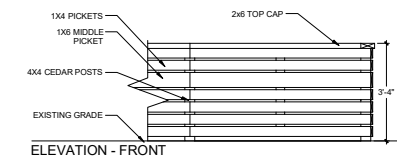
2 PRIVACY FENCE

 $\frac{1}{2}'' = 1'-0''$

OP-SI-07



- NOTE:**
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
 2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



3 COURTYARD FENCE

$$1/2^* = 1/4\pi$$

OP-5105

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

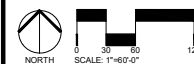
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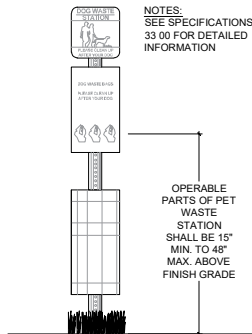
FENCING PLAN

SEAL:



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

Plotted By: Megan McGregor Layout: 1.10 SITE DETAILS Printed On: 3/26/2024 10:39 AM File Name: LANDSCAPE PLAN.dwg



NOTES:
SEE SPECIFICATIONS SECTION 32
33 00 FOR DETAILED
INFORMATION

OPERABLE
PARTS OF PET
WASTE
STATION
SHALL BE 15"
MIN. TO 48"
MAX. ABOVE
FINISH GRADE

1 DOG WASTE STATION.
1/2" = 1'-0"

OP-BR2-33

2 BENCH
NTS

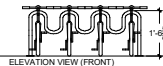
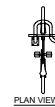
MANUFACTURER: ANOVA FURNISHINGS
MODEL: MADISON 6' RECYCLED PLASTIC CONTOUR
BENCH
PLASTIC SLAT COLOR: CEDAR
FRAME COLOR: TEXTURED BLACK

NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.



OP-C03-01

3 BIKE RACK
1/2" = 1'-0"



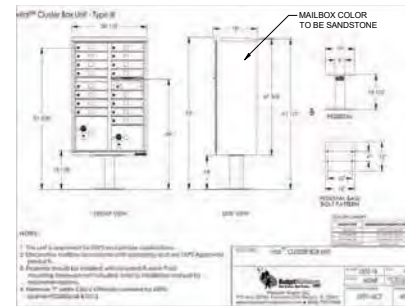
NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.

MODEL:
H4H (SHOWN) = 6 BIKES (MAX)

1-888-337-6729, WWW.DERO.COM
DERO HIGH-ROLLER BIKE RACK
MODEL H4H - 60"
SURFACE MOUNT
COLOR: BLACK

OP-C03-05

4 MAILBOX
1/2" = 1'-0"



OP-ND3-17



MANUFACTURER: ANOVA FURNISHINGS
MODEL: MADISON 35 GAL RECYCLED PLASTIC
RECEPTACLE, OPEN HOOD TOP
PLASTIC SLAT COLOR: CEDAR
FRAME COLOR: TEXTURED BLACK
LID COLOR: TEXTURED BLACK

NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.

5 TRASH CAN
NTS

OP-C03-02

6 PLANTER
NTS

MANUFACTURER: PLANTERS UNLIMITED
MODEL: MODERN FIBERGLASS TAPERED ROUND PLANTER
COLOR: BLACK
SIZE: 36" DIAMETER, 30" HEIGHT

NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.



OP-C03-03

7 RUNNING BOND BLOCK RETAINING WALL
NTS

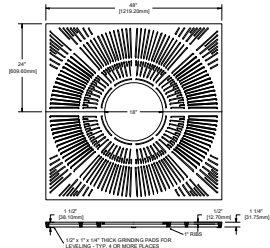


MANUFACTURER: BELGARD
MODEL: MELVILLE TANDEM
BLOCK COLOR: PEWTER
CAP COLOR: PEWTER

NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.

OP-C03-04

8 IRONSMITH STARBURST SERIES 1 TREE GRATE
3/4" = 1'-0"

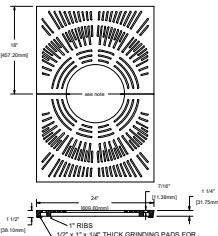


TREE GRATE #M4814-1
STYLE: STARBURST
SERIES 1

NOTES:
SLOT WIDTH IS 1/4" MAXIMUM. MEETS ADA COMPLIANCE.
GRATE CAST FROM GRAY IRON OR ALUMINUM.
TREE OPENING SIZE: 16"
STEEL ANGLE FRAME REQUIRED FOR INSTALLATION. USE MODEL M4800F -
SEE SIDE WALK CHASE DETAIL. A CIVIL DWG.
OUTER FRAME DIM. IS 3/4" x 1/8" GREATER THAN GRATE.

OP-AUS-05

TREE GRATE #M3654-1
STYLE: STARBURST
RECTANGULAR
SERIES 1

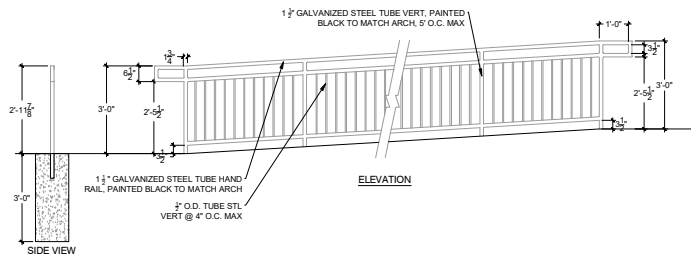


NOTES:
SLOT WIDTH IS 1/4" MAXIMUM. MEETS ADA COMPLIANCE.
GRATE CAST FROM GRAY IRON OR ALUMINUM
TREE OPENING SIZE: 16", 18", OR 28"
STEEL ANGLE FRAME REQUIRED FOR INSTALLATION. USE MODEL M24X36F
OUTER FRAME DIM. IS 3/4" x 1/8"
GREATER THAN GRATE.

9 IRONSMITH STARBURST SERIES 1 TREE GRATE
1" = 1'-0"

OP-C03-06

10 SURFACE MOUNTED RAMP RAILING
1/2" = 1'-0"



OP-C03-07

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

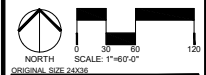
RIPLY DESIGN INC.
Joel Weiland
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
P: 970.224.5828

OWNER

COAL CREEK VILLAGE LLC
Michael Markel
6723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P: 303.775.5524

ENGINEER

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



ORIGINAL SIZE 24X36

ISSUED	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	05/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS	DESCRIPTION	DATE

SITE DETAILS

SEAL:

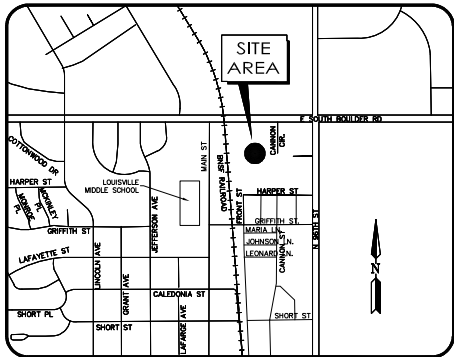


PROJECT No: 420-030
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

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

INDEX TO SHEETS

- 1 COVER SHEET
- 2 HISTORIC PLATTING INFORMATION
- 3 PRELIMINARY PLAT PLAN
- 4 NEW EASEMENT INFORMATION
- 5 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 ARAPAHO AVE., SUITE B2
BOULDER, CO 80301
(303) 449-8689

CONTACT: MICHAEL MARKEL / CHAD KIPPER

CIVIL ENGINEER

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

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 THERE TO;

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 D J GACOMO 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 OUTCLAIM 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-PUKASAS 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:

1. NORTH 08°30'12" WEST, 471.84 FEET TO A POINT;
2. NORTH 08°28'40" WEST, 81.59 FEET TO A POINT;
3. NORTH 08°52'07" WEST, 79.23 FEET TO A POINT;
4. NORTH 08°23'12" WEST, 43.90 FEET TO A POINT;
5. NORTH 08°49'41" WEST, 43.90 FEET TO A POINT;
6. NORTH 10°34'58" WEST, 43.90 FEET TO A POINT;
7. 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:

1. SOUTH 89°58'20" EAST, 285.10 FEET TO A POINT;
2. NORTH 00°17'50" WEST, 20.00 FEET TO A POINT;
3. 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

1. 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.

2. 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 PLATTING SHOWN HEREON.

3. THE LINEAR UNIT OF MEASUREMENT FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT, DEFINED AS EXACTLY 1200/3937 METER.

4. 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. AB070663585-4, WITH AN EFFECTIVE DATE OF MAY 27, 2021 AT 5:00 P.M.

5. 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.

6. 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.

7. 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.

8. 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 DISCRETION 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 TRANSVERSE 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.

9. 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, 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.

10. 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. _____.

11. 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.

12. A 10' WIDE MAINTENANCE ACCESS EASEMENT ALLOWED ON EITHER SIDE OF EXCLUSIVE UTILITY EASEMENTS OR 5' ON EACH SIDE OF THE EXCLUSIVE UTILITY EASEMENTS.

13. PEDESTRIAN EASEMENTS AND ACCESS EASEMENTS ARE HEREBY GRANTED FOR BLOCKS 1, 4 & 5 OVER ALL PAVED SURFACES, SUCH AS PARKING LOTS AND SIDEWALKS.

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 0508K, 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.

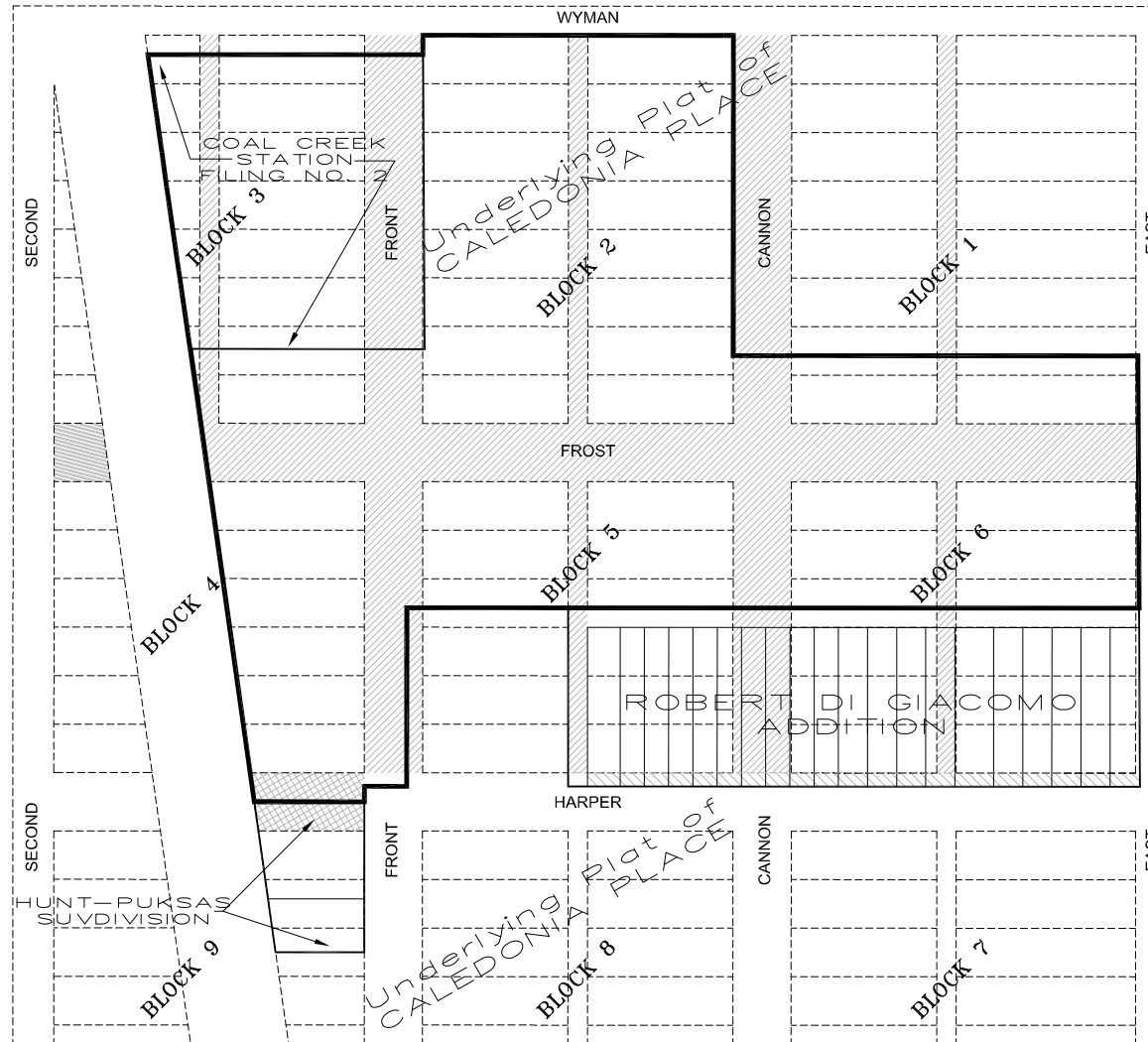
RICHARD BRUCE GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

COVER SHEET

 Richard Bruce Gabriel P.L.S. Colorado License No. 37929 For and on behalf of Power Surveying Company, Inc.	TYPE OF SUBMITTAL:	PRELIMINARY PLAT
	PREPARATION DATE:	DECEMBER 22, 2022
	REVISION DATE:	FEBRUARY 5, 2024
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
DRAWN BY: MB	REVIEWED BY: FZ	
JOB NO. 16-216	001-16-216 PP 2022-12-22.dwg	
SHEET 1 OF 5		

COAL CREEK VILLAGE

PRELIMINARY PLAT
SHEET 2 OF 5



-  1901 VACATION OF CERTAIN STREETS AND ALLEYS IN CALEDONIA PLACE
-  14' WIDE VACATION OF A PORTION OF HARPER STREET PER ORDINANCE 352
-  80' WIDE VACATION OF A PORTION OF FROST STREET PER ORDINANCE 369
-  60' WIDE VACATION OF A PORTION OF HARPER STREET PER ORDINANCE 599

HISTORIC PLATING INFORMATION

 POWER Surveying Company, Inc. <i>Established 1948</i> 801 E. 10th Street Denver, CO 80202 P: 303.733.4477 F: 303.733.4478 www.powerinc.com	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	001-16-216 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°05'48"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	S19°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°36'50"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 BEG	CHORD LENGTH
C1	15.00'	89°58'20"	23.55'	N44°59'10"W	21.21'
C2	250.58'	17°30'27"	78.57'	N08°45'14"E	76.27'
C3	269.82'	17°48'28"	83.86'	S08°36'13"W	83.52'
C4	269.82'	92°42'22"	44.30'	S12°48'16"W	44.25'
C5	269.82'	142°59'	8.06'	S07°14'46"W	8.06'
C6	269.82'	54°142'	28.82'	S03°32'35"W	26.81'
C7	269.82'	059°46'	4.69'	S00°11'52"W	4.69'
C8	240.00'	181°51'00"	68.07'	S08°23'52"E	67.94'
C9	240.00'	446°05'	19.97'	S02°41'04"E	19.97'
C10	240.00'	612°37'	26.01'	S08°10'29"E	26.00'
C11	240.00'	516°20'	22.08'	S13°54'53"E	22.08'
C12	110.00'	15°33'39"	59.87'	N08°46'14"W	59.78'
C13	110.00'	1°33'27"	2.99'	N15°46'19"W	2.99'
C14	110.00'	817°38'	15.92'	N10°50'47"W	15.91'
C15	110.00'	542°34'	10.86'	N03°50'41"W	10.86'
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'	031°52'	1.97'	S00°02'05"E	1.97'
C19	212.82'	115°01'5"	43.87'	S08°08'59"W	43.89'
C20	212.82'	526°21"	20.20'	S14°47'17"W	20.30'
C21	307.58'	17°30'27"	83.99'	N08°45'14"E	83.62'
C22	307.58'	210°09'	11.65'	N16°25'22"E	11.64'
C23	307.58'	519°59'	28.63'	N12°40'18"E	28.62'
C24	307.58'	100°01'9"	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"	14.76'	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'	72°29'22"	1.96'	S03°53'30"E	1.96'
C34	5.00'	90°19'41"	7.86'	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°48'57"W	53.95'
C38	198.50'	3°02'06"	12.25'	S01°46'02"W	12.24'
C39	198.50'	115°31'8"	41.19'	S05°28'44"W	41.11'
C40	198.50'	011°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

 8611 BIRCHWOOD DENVER, CO 80231 <i>Established 1948</i> P.O. Box 200 Fax: 303.750.0181 www.powerinc.com	TYPE OF SUBMITTAL:	PRELIMINARY PLAT
	PREPARATION DATE:	DECEMBER 22, 2022
	REVISION DATE:	FEBRUARY 5, 2024
	REVISION DATE:	
	REVISION DATE:	
JOB NO. 16-216	DRAWN BY: MB	REVIEWED BY: FZ

Coal Creek Village PUD

Requested Waivers

Coal Creek PUD conforms to the majority of the standards and guidelines created for the City of Louisville and specifically for the Highway 42 Revitalization Area, however, there are some instances where conforming to the standard would not be possible because of existing conditions or, would not serve the best interest of the City. We believe that in each case that a waiver is requested, the proposed design is superior to a design that would strictly adhere to the standard. The City of Louisville anticipated this situation and included the following rule in the Municipal Code:

“General rule allowing waiver or modification of standards. Unless otherwise limited by this section, the city may waive or modify all applicable stated Mixed Use Development Design Standards and Guidelines stated in this chapter, or other generally applicable design standards and provision of this [Title 17](#), if the decision-making body finds that the proposed development represents an improvement in site and building design over that which could be accomplished through strict compliance with otherwise applicable district standards. Unless specifically waived or modified during the review and approval process, the zoning, use, bulk, dimensional, development, and design standards stated in this chapter and the Mixed Use Design Standards and Guidelines shall apply.”

The Applicant respectfully requests the following Waivers:

Waiver Number 1

City Document: Implementation of the Highway 42 Revitalization Area Plan - Appendix A
Mixed Use Development Design Standards and Guidelines (MUDDSG)

Requirement: MUDDSG 1.3.A.1 East and west sides of blocks to be 270-320 feet.
MUDDSG 1.3.B.1 North and south sides of blocks to be 300-400 feet.

Proposed:	Block One	<u>East and west sides 146 feet</u>
		North and south sides 321 feet
	Block Two	East and west sides 293 feet
		North and south sides 333 feet
	Block Three	<u>East and west sides 443 feet</u>
		<u>North and South side 155 feet</u>
	Block Four	<u>East and west sides 221 feet</u>
		<u>North and south sides 295 feet</u>
	Block Five	<u>East and west sides 332 feet</u>
		<u>North and south sides 246 feet</u>

Justification:
The intent of the Street and Block Design Standards is to encourage a synergistic mix of uses within the MU-R and CC Districts, complement existing Downtown development, to disperse and distribute traffic to multiple access points and to create a pedestrian-oriented and pedestrian friendly district. Furthermore *“Street alignment within the MU-R and CC Districts shall generally conform to the street pattern adopted in the Highway 42 Plan to the maximum extent practicable.”*



From the Highway 42 Revitalization Area Framework Plan

The street layout and resulting block sizes are largely determined by existing access points along South Boulder Road and Highway 42. In addition, the Front Street alignment connecting to the south is consistent with the Highway 42 Revitalization Area Framework Plan depicted above. The fact that the site is bordered by the Colorado and Southern Railroad on the west further puts limitations on block size.

While not all the specific block dimensions are consistent with requirements, the street layout and blocks do meet the intent of the MUDDSG. Traffic is dispersed and distributed in a logical fashion consistent with the Highway 42 Framework Plan shown above. The site plan proposes sidewalks and tree lawns along all public streets and provides for safe, convenient and attractive pedestrian connections throughout.

Waiver Number 2

City Document: Implementation of the Highway 42 Revitalization Area Plan - Appendix A
Mixed Use Development Design Standards and Guidelines (MUDDSG)

Requirement: **MUDDSG 5.4. Public Sidewalk Design Standards**

B. In the MU-R and CC Districts, all public sidewalks shall be a minimum of ten (10) feet wide incorporating tree planting within the right-of-way. The right-of-way shall be landscaped with street trees and other living plant material or, as an alternative, tree grates for street trees combined with decorative paving and/or moveable planters may be utilized.

Proposed: 8-foot-wide detached sidewalks with an 8-foot parkway are provided along South Boulder Road and Highway 42. Along Front Street and Canon Circle, a 5-foot-wide detached sidewalk with an 8-foot parkway is provided.

Justification:

Coal Creek PUD meets the pedestrian connectivity standards stated in the MUDDSG by providing well-defined pedestrian connections through out the site and to off-site locations. Walkways are designed to be direct and efficient creating opportunities for residents to walk to commercial areas along SBR and Hwy 42, as well as to on-site parks, open space and amenities. The public sidewalks are all detached with adjacent tree lawns. We believe the proposed 5-foot and 8-foot sidewalk widths will be adequate for the numbers of pedestrians anticipated and will provide a more comfortable human scale than 10-foot sidewalks would.

The proposed sidewalk widths are also consistent with recommendations of the National Association of City Transportation Officials. *“The pedestrian through zone is the primary, accessible pathway that runs parallel to the street. The through zone ensures that pedestrians have a safe and adequate place to walk and should be 5–7 feet wide in residential settings and 8–12 feet wide in downtown or commercial areas.”* (NACTO)

Waiver Number 3

City Document: City of Louisville Commercial development Design Standards and Guidelines (CDDSG)

Requirement: 2.2.1 Surface Parking Lots

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. (G)

Proposed: 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.

Justification:

Given the overall dimensions of the parking lot (determined by existing access points), arranging the drive aisles to be perpendicular to the buildings would be an inefficient use of the land. We believe given the dimensions and small size of the parking lot, that in this case the parallel drive aisles create a superior design that works better for pedestrians and drivers that will utilize the parking area. The proposed parking lot is divided into two halves separated by a generous pedestrian walkway that is perpendicular to the buildings and aligns with a proposed central plaza. As required by the MUDDSG the parking meets the quantity and locational requirements of the anticipated uses and provides adequate, safe and attractive pedestrian movement.

Additionally, the City of Louisville has adopted Appendix D of the International Fire Code which means buildings taller than 30' are required to provide aerial fire access along one of the elongated sides of the building. Aerial access requires a fire truck staging area to be within 15-30' from the eave of a proposed building. Because of this requirement, the staging area to satisfy aerial access would either have to come from the interior of the site, or from South Boulder Road. The Louisville Fire Protection District has given our team the direction to provide aerial access on the interior of our site and not along South Boulder Road. This requirement and direction from the Fire District further demonstrates the need to orient parking parallel to the Mixed-Use Buildings proposed with Coal Creek Village.

Waiver Number 4

City Document: **Municipal Code 17.14.060**
 Table 3: Mixed Use Zoning District Dimensional and Bulk Standards

Requirement: **Minimum Lot Width 40 feet**

Proposed: **Townhome lots vary from 24'-6" to 32 feet wide.**

Justification:

The proposed townhomes are designed for residents that desire urban scale living, that is attractive, low maintenance, energy efficient, architecturally exciting and attainable. By reducing lot size the developer can lower the cost of the dwelling unit, making it more attainable. densities that utilize public infrastructure and land more effectively, helping to lower housing costs as well. In Smaller lot sizes also help to create more efficient addition, small lots fit the lifestyle of active adults and are preferred by many urban dwellers. A few examples of contemporary townhome design that utilize the narrower lot width include the following communities: North End (Louisville), Northfield Commons (Boulder), and Dakota Ridge – Northbriar (Boulder).

Waiver Number 5

City Document: Municipal Code 17.14.060
Table 3: Mixed Use Zoning District Dimensional and Bulk Standards

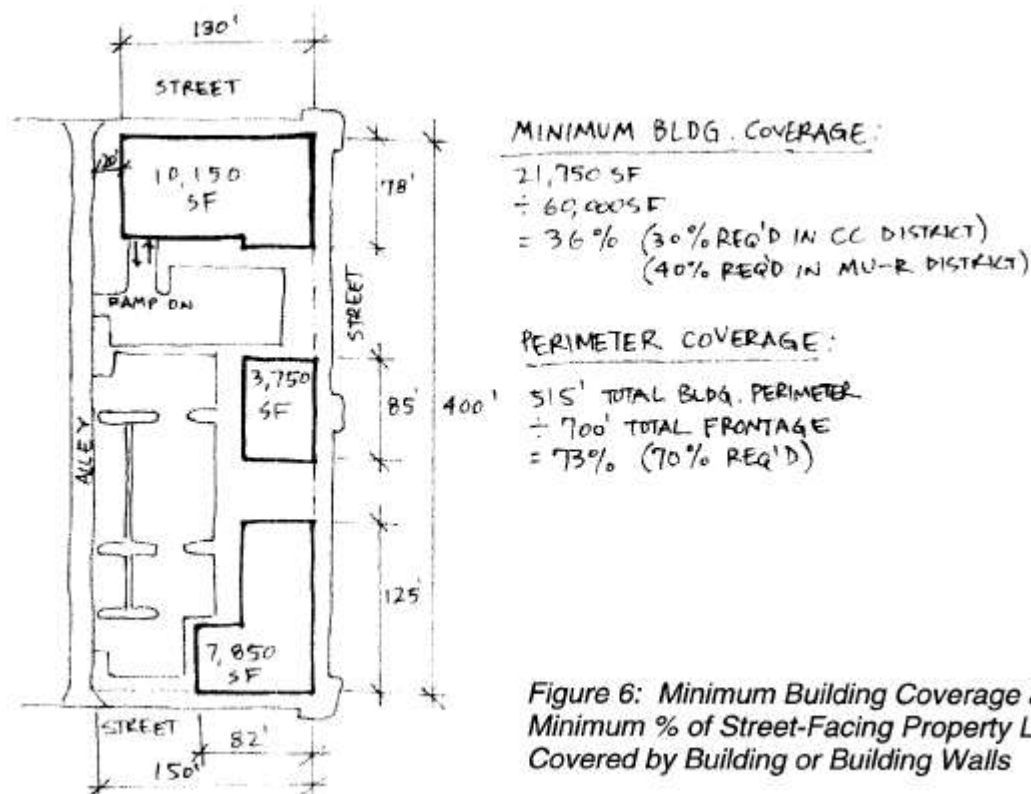
Requirement: Minimum Building Coverage 40%

Proposed: 21.2%

Justification:

The dimensional and bulk standards are intended to encourage and allow more "urban scale" development within the Highway 42 Revitalization Area consistent with planning goals for that area. Compared to other commercial and residential development allowed in Louisville, "urban scale" generally means taller buildings like those found in downtown Louisville, greater lot coverage, and buildings pushed close to the front property line.

We believe that Coal Creek Village PUD accomplishes the intent of the standard. Most of the buildings in the development are 3-stories tall and are brought close to the front property line with parking enclosed in garages or located to the back side. However, it's hard to imagine how the proposed project could achieve 40% building coverage without providing structured parking. Figure 6 (below) was provided to help clarify the standard. The example illustrates 1-story buildings, and it only achieves 36% coverage. The proposed mixed-use buildings (3 & 4) and the multi-family buildings (1&2) are 3-story buildings and require more parking than a 1-story building would. Additional parking means more circulation drives and the additional pavement requires additional stormwater detention. The overall residential density of 16.5 DU/AC necessitates the need for additional site amenities, parks and open space. Additionally, Figure 6 alludes to the use of structured parking to help achieve the standard – but the cost to construct structured parking is so great that the use of structured parking would remove the middle-class attainability aspect of the proposed development. Given the nature of the proposed mixed-use project, we believe achieving 40% lot coverage is not necessary nor practical as demonstrated by Figure 6.



Waiver Number 6

City Document: **Municipal Code 17.14.060**
 Table 3: Mixed Use Zoning District Dimensional and Bulk Standards

Requirement: 20-Foot Minimum Setback from Rear Property Line

Proposed: Townhome and Micro Cottages rear yard setbacks from 6-20 feet

Justification:

The townhome and micro cottages proposed for Coal Creek PUD are designed for residents that desire urban scale living, that is attractive, low maintenance, energy efficient, architecturally exciting and attainable. Smaller back yards that still provide opportunities for outdoor dining and relaxation without the need to mow or water a lawn fit the lifestyle of many urban dwellers. Smaller back yards also help create more efficient densities that utilize public infrastructure and land more effectively, helping to lower housing costs.

Waiver Number 7

City Document:

Municipal Code 17.14.060

Table 3: Mixed Use Zoning District Dimensional and Bulk Standards

Requirement:

Minimum 70% of Street Facing Property Lines must contain a Building or Building Wall

Proposed:

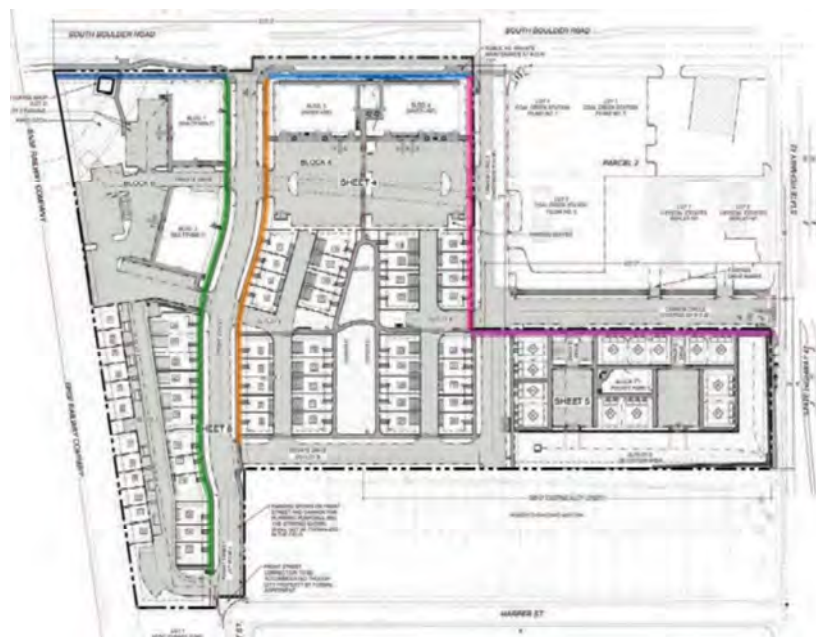
58.6%

Justification:

The standard is intended to support a pedestrian friendly environment along the district's streets. Buildings pushed closer to the street edge provide a sense of enclosure for the pedestrian, making the district a more inviting place to walk. The 70% is a very high standard that is difficult to achieve particularly when site amenities and landscaped open space is left out of the equation. We believe that a variety of building types and scales that are interspersed with a plaza, park and landscaped open space create a diverse and pleasant streetscape for pedestrians to enjoy. The walking experience proposed throughout Coal Creek Village PUD is further enhanced by street trees that are provided in tree lawns along all the public streets.

Additionally, the City of Louisville has adopted Appendix D of the International Fire Code which has a component related to dead-end fire apparatus access on roads within a new development. This means that a fire truck access path shall go no further than 150' without a means to turn around or exit the access road. On the site plan, this creates the need for additional access points along public streets to comply with this IFC requirement and thus reduces the percentage of street facing property lines that contain a building or building wall.

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	
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 *	80070
TOTAL % BUILDING COVERAGE (USING TOTAL NET SITE ACREAGE 8.66 AC):				21.2% *



COAL CREEK VILLAGE

LOUISVILLE, COLORADO

PREPARED BY:



APPLICANT

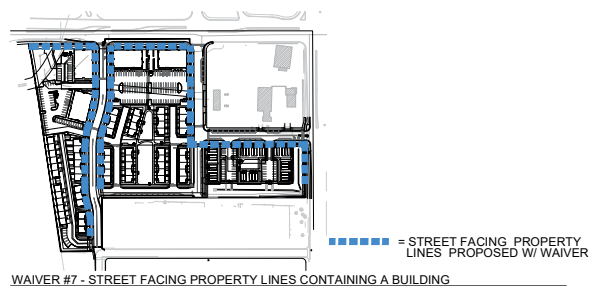
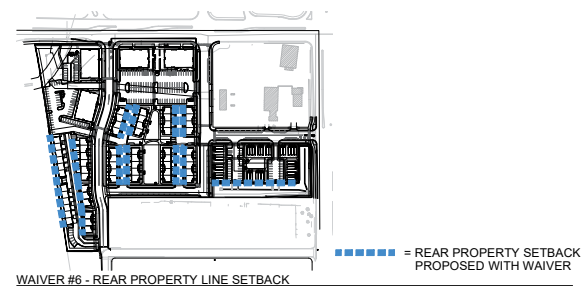
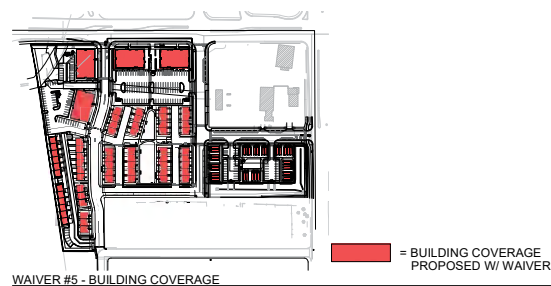
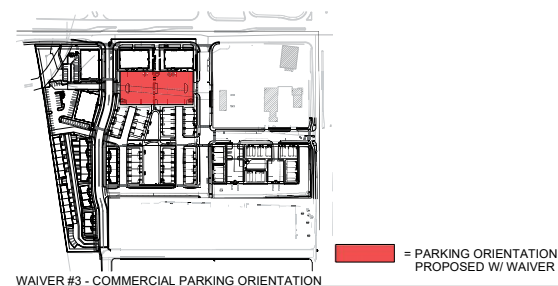
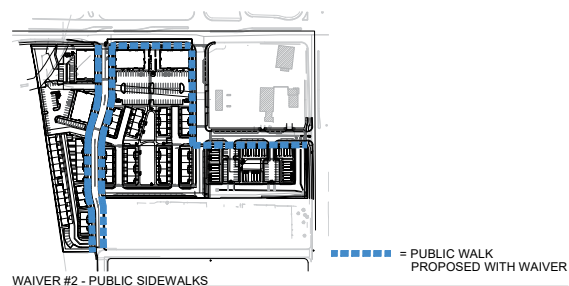
RIPLEY DESIGN INC.
Joel Weikert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

COAL CREEK VILLAGE LLC
Michael Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.775.5524

ENGINEER

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

[illegible]

WAIVER REFERENCE DIAGRAMS

SEAL:



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

W

Coal Creek Village PUD

Special Review Request

The Applicant is requesting a Special Review to allow residential use on the first floor of multi-unit dwellings (multi-family and townhomes). The City's criteria for approving Special Review requests are included below along with the Applicant's rationale for the request.

Coal Creek Village Proposal

The project proposes 13,534 square feet of commercial use on the ground floor of the multi-family buildings that face South Boulder Road (SBR). With commercial spaces facing SBR, as well as to the interior of the site, the commercial uses will benefit from traffic along SBR and from medium to high density residential development in the immediate vicinity. Small-scale restaurants, retail and personal service shops are anticipated. Grouping these kinds of uses together in one area of the project will create a synergy that will help them all be more successful than if they were scattered throughout the project.

In addition to the mixed-use, multi-family buildings along SBR, the project includes two 24-plex multi-family buildings, and a variety of townhomes and condominiums. Providing commercial use on the ground floor of each of these structures would not be economically successful and would result in a much lower residential density. The decrease in density could jeopardize the success of the commercial uses proposed along SBR. Furthermore, we believe the medium to high residential density as proposed (16.5 DU/AC) will support the existing commercial uses on the corner and in historic downtown Louisville.

Reason for Request

Consider the current climate for retail/ office space. Commercial vacancies are at record highs and the only retail absorption is in the fast food, gas-convenience, and banking sectors, all of which do not apply to the retail availability proposed at Coal Creek Village. The risk associated with building commercial/retail in this market can only be offset by increasing the residential housing sales prices. These higher cost residential units automatically become more burdensome to sell and ace the middle-class buyer out of a multi-family obtainable unit.

For example, losing 20,000SF of first floor condo/ apartment space equals the loss of 16-2bed/2 bath units which translates to \$8,000,000 in lost sales, only to be replaced by commercial space that cannot be financially absorbed, so it would need to be paid for in cash. This unlevered cash expenditure for retail/ office space will raise the other residential units around the subdivision around \$45,000/ unit on a for sale basis.

All this compounds into an extremely risky venture fraught with expensive building costs coupled with massive commercial vacancies. With commercial development waning (please refer to the attached analysis of current retail/office trends in Metro-Denver), the lending environment for vertical mixed use projects is extremely challenging. Many lenders balk at the idea of being stuck with commercial square footage when their real value is driven underwriting is backstopped by the residential units. Because of this, it is too challenging to obtain investors and lenders in a real-world environment during turbulent economic times and the recent collapse of the office/ retail industry.

The city fiscal impact model does not account for the current downturn in the commercial/retail space. The existing assumed commercial/retail property tax revenues used in the models that produced the comprehensive plan numbers are antiquated and don't reflect the strong downturn in city tax revenues in this new market. Because of this, the result is that more residential housing is needed to strengthen the existing retail, rather than building out new retail to compete with already abysmal vacancy rates on existing supply.

Criteria for Special Review

The following criteria shall be considered by the planning commission and the city council in reviewing applications for special review use under this chapter:

That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

That such use/development will lend economic stability, compatible with the character of any surrounding established areas;

The proposed development plan is consistent with the spirit and intent of the City's Comprehensive Plan regarding development in the Highway 42 Revitalization Area. The proposed project is consistent with goals for mixed-use, pedestrian connectivity, landscaping, site amenities, street patterns, block structure, building placement, building heights, residential densities and transitions to existing neighborhoods.

The standard requiring commercial on the ground floor of all multi-family buildings, would result in scattered, non-cohesive commercial development and lower residential density. We believe that approving this Special Review Request would not be harmful to public good and would contribute more to the City's economic prosperity than would a plan that met the standard.

That the use/development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;

The Coal Creek Village PUD is designed to be a well-organized, attractive, walkable neighborhood. Residents will be able to enjoy detached sidewalks along tree-lined streets and a variety of parks, open space and site amenities such as benches, outdoor dining opportunities, bicycle parking, dog waste stations and attractive landscaping. There is adequate public infrastructure to serve the neighborhood safely and conveniently regarding water, sewer, storm water, and electrical power.

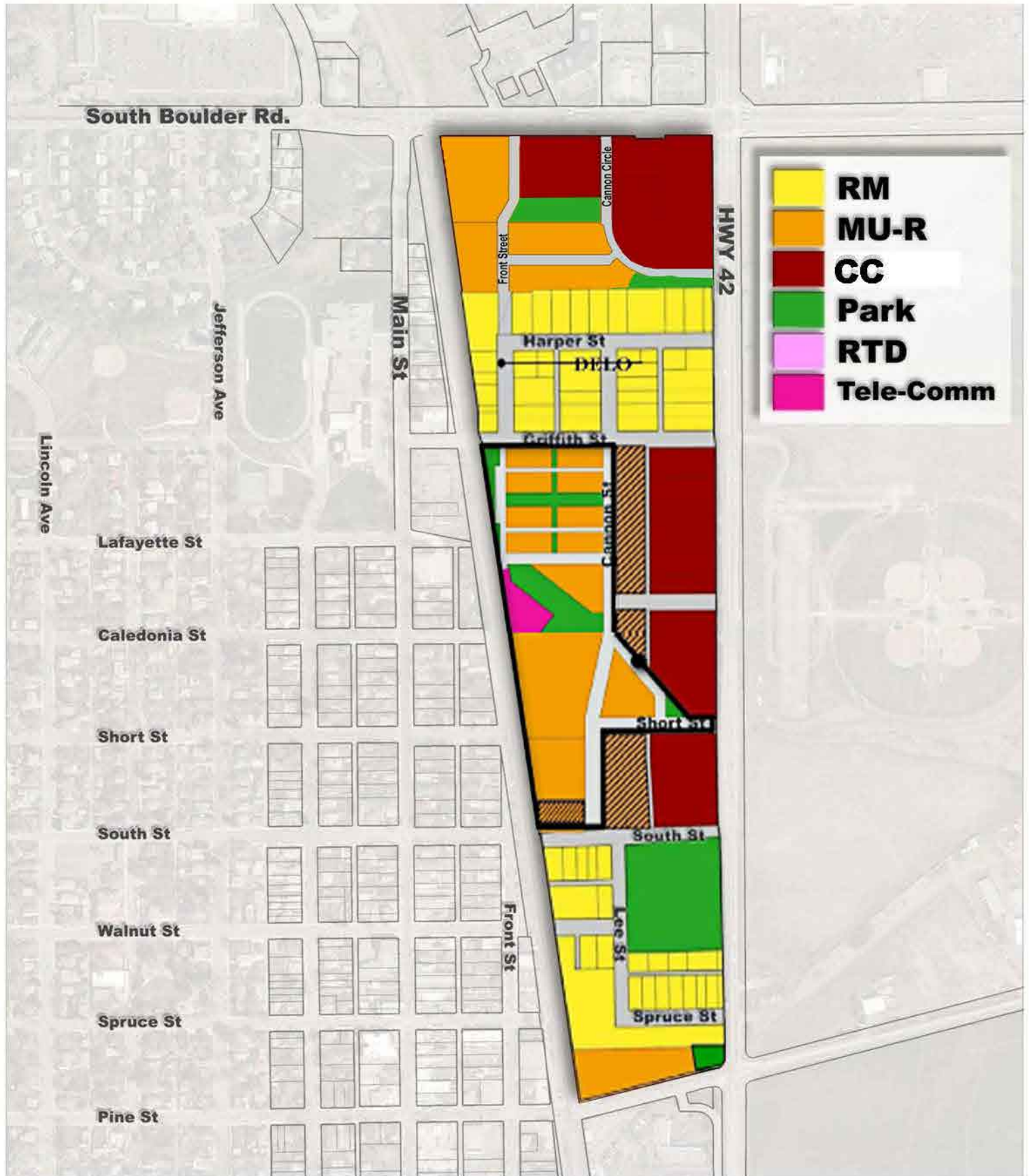
That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;

The project is designed to be compatible with adjacent uses in the vicinity. Curb cuts are aligned with existing curb cuts providing safe and convenient access to existing commercial uses on the corner and a sidewalk is provided for easy access to the existing coffee shop along SBR. A unique micro townhome condominium development is proposed to provide an appropriate land use transition between existing commercial uses and the existing "Little Italy" neighborhood. Signs and lighting will be designed to meet City standards. Trash receptacles and dog waste stations are provided at appropriate locations throughout the neighborhood.

That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

All public streets have detached sidewalks with tree lawns that separate the pedestrian from vehicular traffic and crosswalks are provided at intersections to alert motorist to pedestrian movements. Parking lots are designed to be safe, efficient and screened from view along public streets.

Land Use Plan Exhibit A



**ORDINANCE NO. 1641
SERIES 2013**

AN ORDINANCE APPROVING A REZONING OF A 10.97-ACRE PARCEL OF LAND LOCATED AT 1035 E SOUTH BOULDER ROAD FROM CITY OF LOUISVILLE COMMERCIAL BUSINESS (CB) ZONING TO CITY OF LOUISVILLE MIXED-USE RESIDENTIAL (MU-R), COMMERCIAL COMMUNITY (CC), AND RESIDENTIAL MEDIUM DENSITY (RM)

WHEREAS, Coal Creek Station Properties, LLC is the owner of certain real property totaling approximately 10.97 acres, which property is designated as a portion of the Caledonia Place and Coal Creek Station subdivisions of the Highway 42 Revitalization Area and the legal description of which is attached hereto as Exhibit A (the "Property"); and

WHEREAS, the landowner of the Property has submitted to the City of Louisville a request to approve a rezoning of the Property from Commercial Business (CB) to Mixed-Use Residential (MU-R), Community Commercial (CC), and Residential Medium Density (RM); and

WHEREAS, the Louisville Planning Commission has held a public hearing on the proposed rezoning and has forwarded a recommendation to the City Council to approve the rezoning, and the City Council has duly considered the Commission's recommendation; and

WHEREAS, the City Staff and Louisville Planning Commission have reviewed the proposed rezoning and found it to comply with the City of Louisville comprehensive plan, Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the City Council finds the request complies with the Land Use Plan incorporated as Exhibit A in Chapter 17.14 of the Louisville Municipal Code; and

WHEREAS, the City Council has held a public hearing on the proposed rezoning and has provided notice of the public hearing as provided by law; and

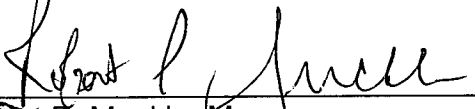
WHEREAS, no protests were received by the City pursuant to C.R.S. §31-23-305; and

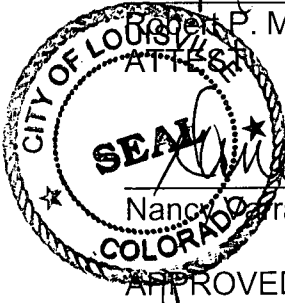
WHEREAS, the Mixed-Use Residential (MU-R), Community Commercial (CC), and Residential Medium Density (RM) zoning classifications for the Property are consistent with the City of Louisville comprehensive plan, Louisville zoning regulations and other applicable sections of the Louisville Municipal Code.

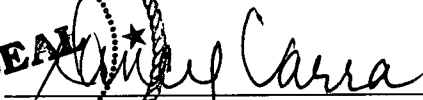
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. Pursuant to the zoning ordinances of the City, that certain Property legally described on Exhibit A, attached hereto and incorporated herein by reference, is hereby rezoned from Commercial Business (CB) to Mixed-Use Residential (MU-R), Community Commercial (CC), and Residential Medium Density (RM), with the area zoned into each such district as described in Exhibit A, and the City zoning map shall be amended accordingly.

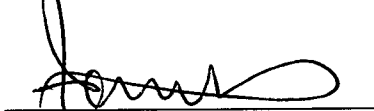
INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED
this 20th day of August, 2013.


Robert P. Muckle, Mayor

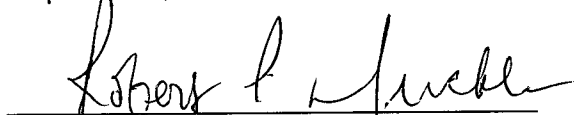



Nancy Carra, City Clerk

APPROVED AS TO FORM:


Light, Kelly & Dawes, P.C.
City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this 3rd day of
September, 2013.


Robert P. Muckle, Mayor

ATTEST:


Nancy Carra, City Clerk

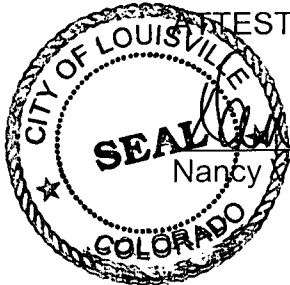


Exhibit A

LEGAL DESCRIPTION FOR AREA TO BE ZONED CC

PCOMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S00°17'50"E ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 50.00 FEET; THENCE N89°58'20"W, A DISTANCE OF 30.03 FEET TO A POINT ON WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 42, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°17'50"E, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S00°17'50"E, A DISTANCE OF 211.01 FEET; THENCE DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE N90°00'00"W, A DISTANCE OF 211.13 FEET; THENCE ALONG A CURVE TO THE RIGHT 333.02 FEET, SAID CURVE HAVING A RADIUS OF 217.33 FEET WITH A DELTA OF 87°47'48" AND A CHORD THAT BEARS N45°30'36"W, A DISTANCE OF 301.38 FEET; THENCE N00°17'50"W, A DISTANCE OF 96.52 FEET; THENCE N89°58'20"W, A DISTANCE OF 295.96 FEET; THENCE N02°41'43"W, A DISTANCE OF 28.94 FEET; THENCE N00°00'00"E, A DISTANCE OF 184.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BOULDER ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S89°58'20"E, A DISTANCE OF 436.22 FEET; (2) S00°17'50"E, A DISTANCE OF 10.00 FEET; (3) S89°58'20"E, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF LOT 1, COAL CREEK STATION FILING NO. 3; THENCE S00°17'50"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF LOT 2, COAL CREEK STATION FILING NO. 3; THENCE ALONG THE NORTH LINE OF SAID LOT 2 N89°58'20"W, A DISTANCE OF 190.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF CANNON CIRCLE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) S00°17'50"E, A DISTANCE OF 160.00 FEET; (2) S89°58'20"E, A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR AREA TO BE ZONED MU-R

PCOMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S00°17'50"E ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 50.00 FEET; THENCE N89°58'20"W, A DISTANCE OF 30.03 FEET TO A POINT ON WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 42; THENCE S00°17'50"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 521.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S00°17'50"E, A DISTANCE OF 48.68 FEET TO A POINT ON THE NORTH LINE OF THE ALLEY LOCATED IN THE ROBERT DIGIACOMO ADDITION AS RECORDED AT BOOK 5, PAGE 17; THENCE ALONG SAID NORTH LINE AND NORTH LINE EXTENDED S89°49'59"W, A DISTANCE OF 937.78 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSE: (1) N08°30'12"W, A DISTANCE OF 272.50 FEET; (2) N08°28'40"W, A DISTANCE OF 81.59 FEET; (3) N08°52'07"W, A DISTANCE OF 79.23 FEET; (4) N09°23'12"W, A DISTANCE OF 43.90 FEET; (5) N09°49'41"W, A DISTANCE OF 43.90 FEET; (6) N10°34'58"W, A DISTANCE OF 43.90 FEET; (7) N11°44'18"W, A DISTANCE OF 15.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BOULDER ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°58'20"E, A DISTANCE OF 303.88 FEET; THENCE DEPARTING SAID SOUTH

RIGHT-OF-WAY LINE S00°00'00"W, A DISTANCE OF 184.57 FEET; THENCE S02°41'43"E, A DISTANCE OF 28.94 FEET; THENCE S89°58'20"E, A DISTANCE OF 295.96 FEET; THENCE S00°17'50"E, A DISTANCE OF 96.52 FEET; THENCE ALONG A CURVE TO THE LEFT 333.02 FEET, SAID CURVE HAVING A RADIUS OF 217.33 FEET WITH A DELTA OF 87°47'48" AND A CHORD THAT BEARS S45°30'36"E, A DISTANCE OF 301.38 FEET; THENCE S90°00'00"E, A DISTANCE OF 211.13 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR AREA TO BE ZONED RM

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S00°17'50"E ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 50.00 FEET; THENCE N89°58'20"W, A DISTANCE OF 30.03 FEET TO A POINT ON WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 42; THENCE S00°17'50"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 569.69 FEET TO A POINT ON THE NORTH LINE OF THE ALLEY LOCATED IN THE ROBERT DIGIACOMO ADDITION AS RECORDED AT BOOK 5, PAGE 17; THENCE ALONG SAID NORTH LINE AND NORTH LINE EXTENDED S89°49'59"W, A DISTANCE OF 754.53 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY RECORDED AT BOOK 46, PAGE 505; THENCE S00°10'01"E ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 46, PAGE 505, A DISTANCE OF 184.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARPER STREET; THENCE S89°49'59"W ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S00°10'01"E ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 15.63 FEET TO THE NORTHEAST CORNER OF LOT 1, HUNT-PUSKAS SUBDIVISION AS RECORDED AT RECEPTION NO. 483037; THENCE S89°39'16"W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 113.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N08°30'12"W, A DISTANCE OF 201.77 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE N89°49'59"E, A DISTANCE OF 183.25 FEET TO THE POINT OF BEGINNING.

Martin Roth
Senior Vice President

CBRE, Inc.
Land Services Group



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Denver, Colorado 80202

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+1 303 628 1751 Fax

martin.roth@cbre.com
www.cbre.com

September 12, 2022

RE: Coal Creek Village

Dear City of Louisville Planning Department,

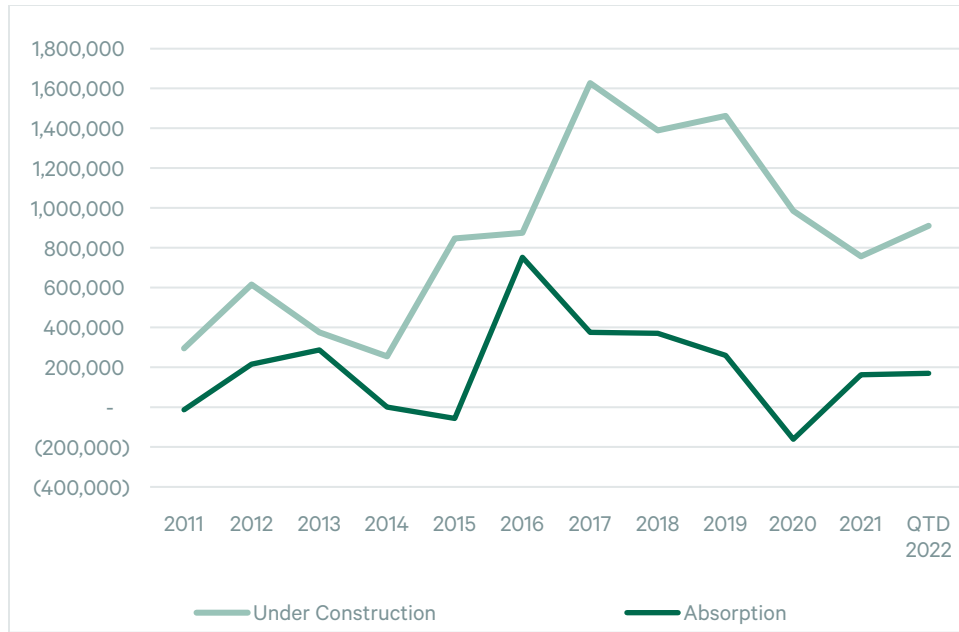
Over the past 21 years I've worked solely with CBRE Land Services and Capital Markets Group specializing in the marketing and disposition of land for development purposes. During this time our assignments have covered a majority of asset classes including master planned communities, institutional multifamily, large- and small-scale retail, office, industrial, and medical development sites.

RETAIL

Over the past seven years we have experienced a fundamental downward shift in new retail construction and absorption due to the expansion of e-commerce and last mile delivery retail platforms. In most cases the depth of demand we are seeing is generated from smaller scale retail pad users such as gas-convenience, fast food and the occasional bank.

Per the Metro-Denver statistical data below, new construction and absorption have both trended downward to levels not experienced since 2015/2016, despite metro area population expansion during the same time period.

Q4 Year	Under Construction	Absorption
2011	295,000	(13,605)
2012	615,593	215,890
2013	375,626	287,097
2014	254,989	720
2015	846,410	(56,540)
2016	874,545	752,748
2017	1,626,973	375,509
2018	1,389,024	370,613
2019	1,461,605	259,880
2020	984,567	(160,340)
2021	757,045	162,504
QTD 2022	910,248	169,639



Source: CBRE Research

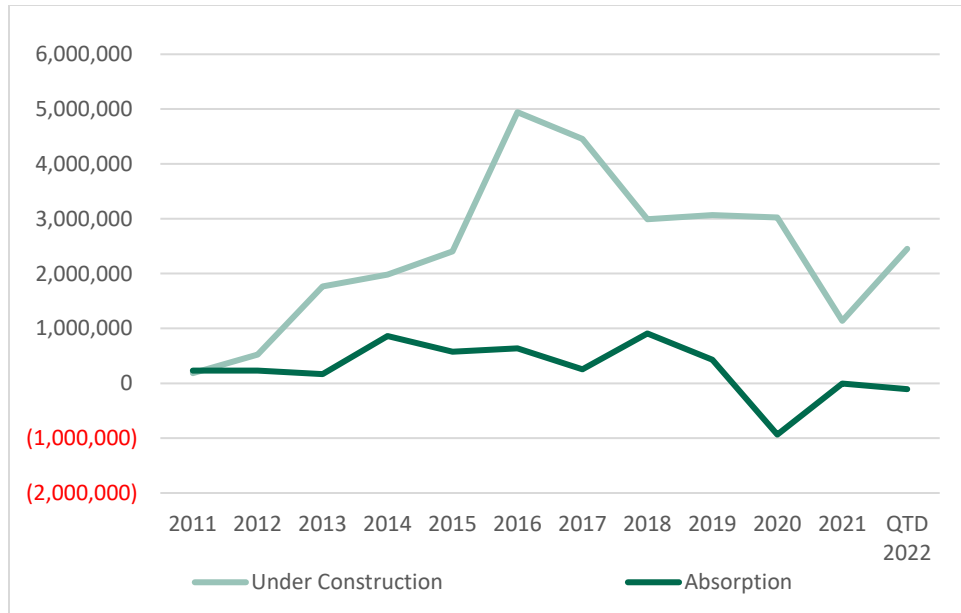
In some municipalities, we are seeing a trend of supporting residential density in proximity to their existing retail centers, to further support the viability of those retailers they already have rather than over saturate a market that's already experiencing a drop in demand.

OFFICE

The market for new office development has also shifted in a downward direction, most of which has been related to exceedingly high increases in construction costs and COVID. Based on more companies' acceptance of the work-from-home model, they are downsizing their overall office space needs. This scenario is adding to the amount of existing office space available on the market and resulting in lease rates that typically won't support new construction.

Per the Metro-Denver statistical data below, new construction and absorption of office have both trended downwards. New construction coming out of COVID are at levels not experienced since 2015, and absorption is below anything experienced over the past decade.

Q4 Year	Under Construction	Absorption
2011	186,231	230,853
2012	522,974	230,853
2013	1,763,794	167,463
2014	1,981,474	860,176
2015	2,404,327	574,572
2016	4,942,140	635,573
2017	4,453,975	254,358
2018	2,989,276	907,439
2019	3,064,794	429,249
2020	3,023,551	(933,603)
2021	1,138,518	(4,397)
QTD 2022	2,451,662	(107,799)



Source: CBRE Research

Please feel free to call me with any questions.

Sincerely,

Martin Roth
T +1 720 528 6367
martin.roth@cbre.com