

North End Market

NORTH END, BLOCK 11, SECOND REPLAT OF NORTH END PARCEL 1, OUTLOT H AND OUTLOT K REPLAT

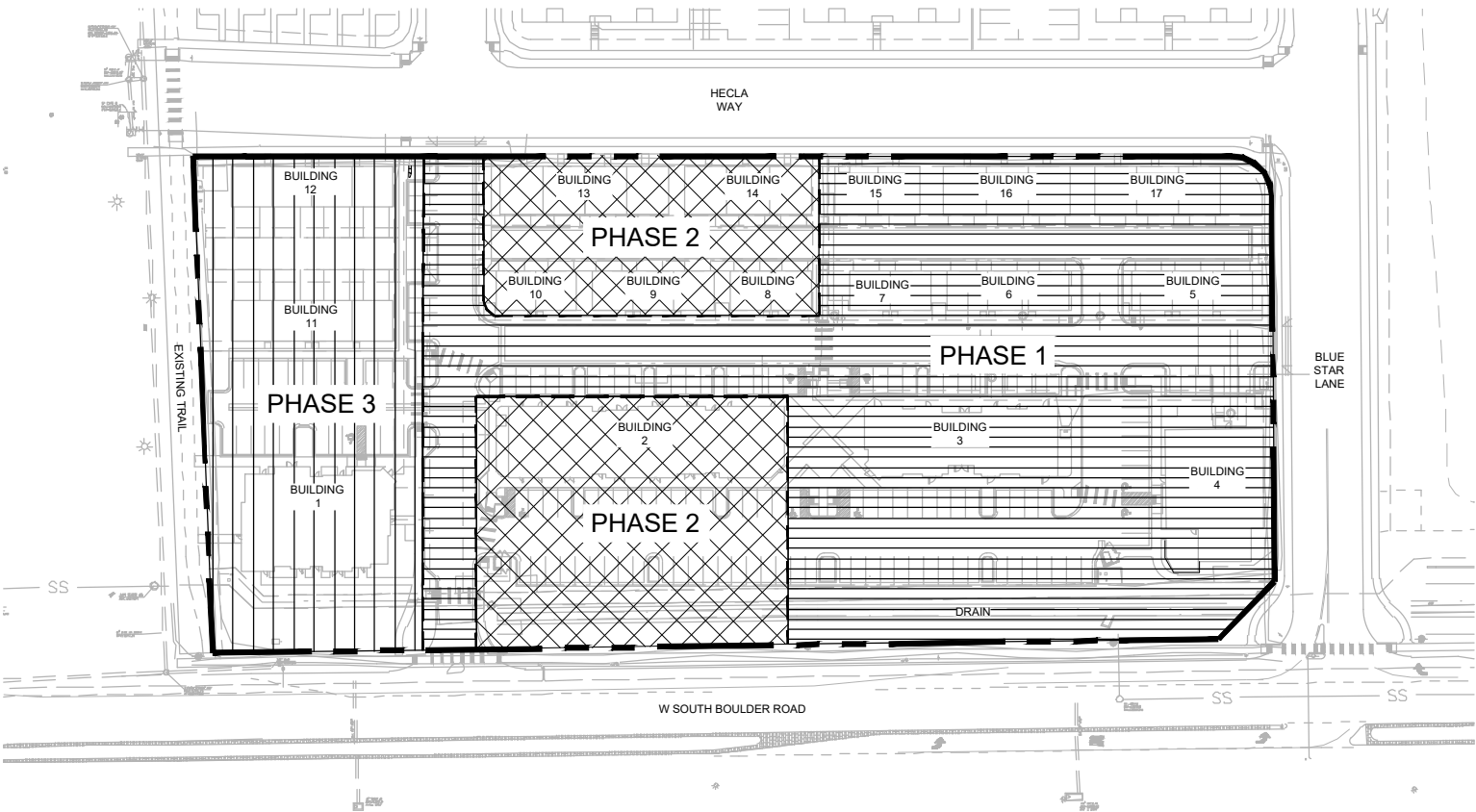
PROJECT DESCRIPTION

THIS PROJECT IS A MIXED USE NEIGHBORHOOD MARKET CONSISTING OF RESIDENTIAL, RETAIL AND OFFICE USES. THE RESIDENTIAL BUILDINGS WILL BE MARKET RATE. THE PROJECT IS DESIGNED WITH A MAIN STREET AND NEW URBAN CHARACTER.

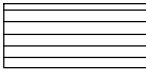
COVERAGE AREA

	LOT 1		LOT 2		LOT 3		BLOCK 11 TOTAL	
	MULTI-FAMILY RESIDENTIAL USE		MULTI-FAMILY RESIDENTIAL USE		COMMERCIAL		-	
	S.F.	Acres	S.F.	Acres	S.F.	Acres	S.F.	Acres
BUILDING COVERAGE	5000	0.115	20675	0.475	21999	0.505	47,674	1.095
% OF LOT	33.25		40.94		18.93		23.94	
DRIVES AND PARKING	4689	0.108	14620	0.336	53557	1.229	72,866	1.672
% OF LOT	31.18		28.95		46.09		36.58	
OPEN SPACE AND LANDSCAPING	5350	0.123	15204	0.349	40635	0.932	61,189	1.4038
% OF LOT	35.57		30.11		34.97		30.72	
OUTLOT A	-						17,449	0.401
TOTALS	15,039	0.345	50,499	1.160	116,191	2.666	199,178	4.571
% OF DEVELOPMENT	7.55		25.35		58.34		99.99	

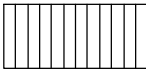
PHASING PLAN OF RESIDENTIAL AND COMMERCIAL REQUIREMENTS



PHASE 1:
BUILDINGS: RESIDENTIAL BUILDINGS 5, 6, 7, 15, 16, AND 17
COMMERCIAL BUILDING 3 & 4.
RESIDENTIAL UNITS: 16 DU
LEASABLE COMMERCIAL SQ.FT: 12,904 SQ.FT.



PHASE 3:
BUILDINGS: RESIDENTIAL BUILDINGS 11 AND 12
COMMERCIAL BUILDING 1
RESIDENTIAL UNITS: 8 DU
LEASABLE COMMERCIAL SQ.FT: 10,942 SQ.FT.



- NOTES:**
- IN PHASE 1, CONCURRENT CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDINGS.
 - IN PHASE 2, CONCURRENT CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDINGS.
 - IN PHASE 3, CONCURRENT CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDINGS.
 - NO RESIDENTIAL BUILDING PERMITS SHALL BE ISSUED UNTIL COMPLETION AND FINAL INSPECTION APPROVAL OF A FOUNDATION FOR COMMERCIAL BUILDINGS IN EACH PHASE.

USE DENSITIES

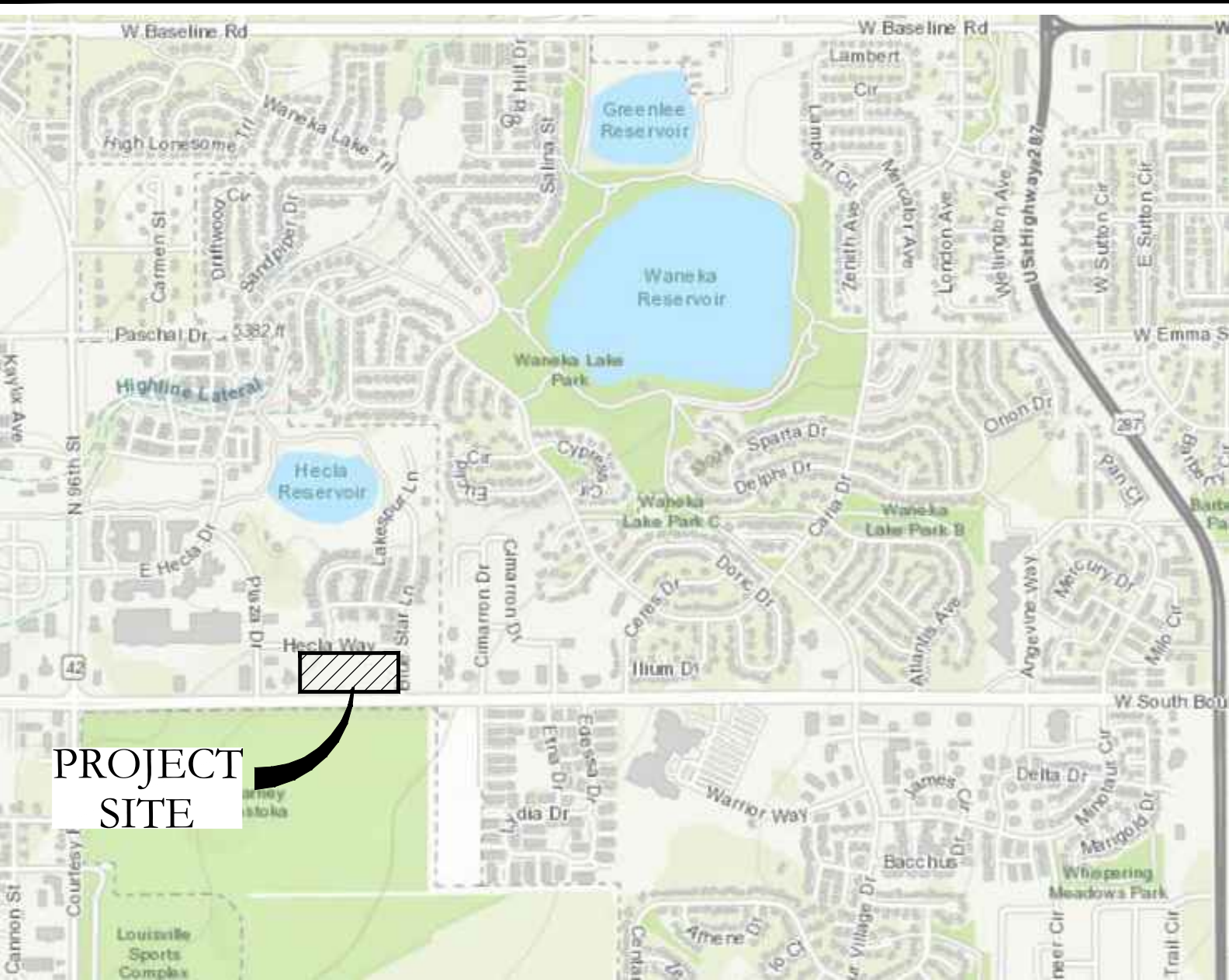
GROSS DENSITY (GDU/ AC) OF PLANNING AREA #1 = 4.20 DWELLING UNITS PER ACRE.

COMMERCIAL FLOOR AREA RATIO (FAR) IS 0.19 FAR. THIS WAS CALCULATED USING THE GROSS AREA OF BLOCK 11.

17.76 - INCLUSIONARY HOUSING

TO SATISFY THIS PORTION OF THE CODE OF ORDINANCES, THE DEVELOPER PLANS TO PURSUE THE FEE IN LIEU OPTION AVAILABLE WITHIN THE CODE.

VICINITY MAP



NOT TO SCALE

PUD DIMENSIONAL AND BULK STANDARDS

DIMENSIONAL / BULK STANDARD	COMMERCIAL STANDARD (GDP)	PROPOSED COMMERCIAL (PUD)	BLOCK 11 - RESIDENTIAL STANDARD (GDP)	PROPOSED BLOCK 11 RESIDENTIAL (PUD)
MINIMUM LOT AREA	5,000 SF	116,165 SF	N/A	15,039 SF
MINIMUM LOT WIDTH	-	-	N/A	N/A
MAXIMUM LOT COVERAGE (% OF LOT AREA)	0.25 FAR	0.19 FAR	85%	70%
MINIMUM FRONT YARD SETBACK FOR PRINCIPLE USES	0'-0"	0'-0"	6'-0"	6'-0"
MINIMUM FRONT SETBACK TO PORCH/ UPPER DECK	-	-	6'-0"	6'-0"
MINIMUM SETBACK BETWEEN ALL BUILDINGS	10'-0"	50'-0"	10'-0"	10'-0"
MINIMUM SIDE YARD AND ACCESSORY USES SETBACK	0'-0"	0'-0"	5'-0"	5'-0"
MINIMUM REAR YARD SETBACK	0' OR 10' IF ABUTTING RESIDENTIAL ZONE	0' OR 10' IF ABUTTING RESIDENTIAL ZONE	0'-0"	0'-0"
MAXIMUM BUILDING HEIGHT (PRINCIPLE BUILDING)	40'-0"	40'-0"	45'-0"	45'-0"
MAXIMUM BUILDING HEIGHT (ACCESSORY BUILDING)	28'-0"	N/A (NO ACCESSORY BUILDINGS)	N/A	N/A
PARKING SPACES REQUIRED (OFF STREET)	-	-	1 BED: 1 SPACE 2 BED: 1.5 SPACES 3 BED: 2 SPACES	1 BED: 1 SPACE 2 BED: 1.5 SPACES 3 BED: 2 SPACES
ALL RETAIL USES	1 SPACE/ 250 SQ FT	1 SPACE/ 250 SQ FT	-	-
ALL OFFICE USES	1 SPACE/ 300 SQ FT	1 SPACE/ 300 SQ FT	-	-
MAXIMUM ROOF OVERHANG ENCROACHMENT WITHIN SETBACKS AND EASEMENTS	-	-	2'-6"	2'-6"

MINIMUM PARKING LOT SETBACKS - PER CDDSG 1.2. C

CONDITION	MINIMUM REQUIRED	MINIMUM PROVIDED
ARTERIAL STREET R.O.W. - SOUTH BOULDER ROAD	25'-0"	33'-8"
INTERNAL/ COMMON PROPERTY LINE - ALL OTHER CONDITIONS	10'-0"	10'-0"

PROPERTY DESCRIPTION & SIGNATURE BLOCK

OWNERSHIP SIGNATURE BLOCK

By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/our hand(s) seal(s) this ____ day of _____, 20__.

Owner Name and Signature _____

Notary Name (print) _____ (Notary Seal)

Notary Signature _____

My Commission Expires _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS ____ DAY OF _____,

20__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

CLERK AND RECORDER CERTIFICATE

(COUNTY OF BOULDER, STATE OF COLORADO)

I hereby certify that this instrument was filed in my office at ____ o'clock, ____ M., this ____ day of _____, 20__, and is recorded in Plan File _____, Fee _____ paid, _____ Film No. _____ Reception.

Clerk & Recorder _____

Deputy _____

CITY COUNCIL CERTIFICATE

Approved this ____ day of _____,

20__ by the City Council of the City of Louisville, Colorado.

Resolution No. _____, Series _____

(City Seal)

Mayor Signature _____

City Clerk Signature _____

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

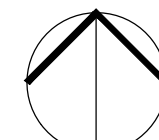
RIPLEY DESIGN INC
Sam Courts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Marker
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8699

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224



NORTH
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

REVISIONS

No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

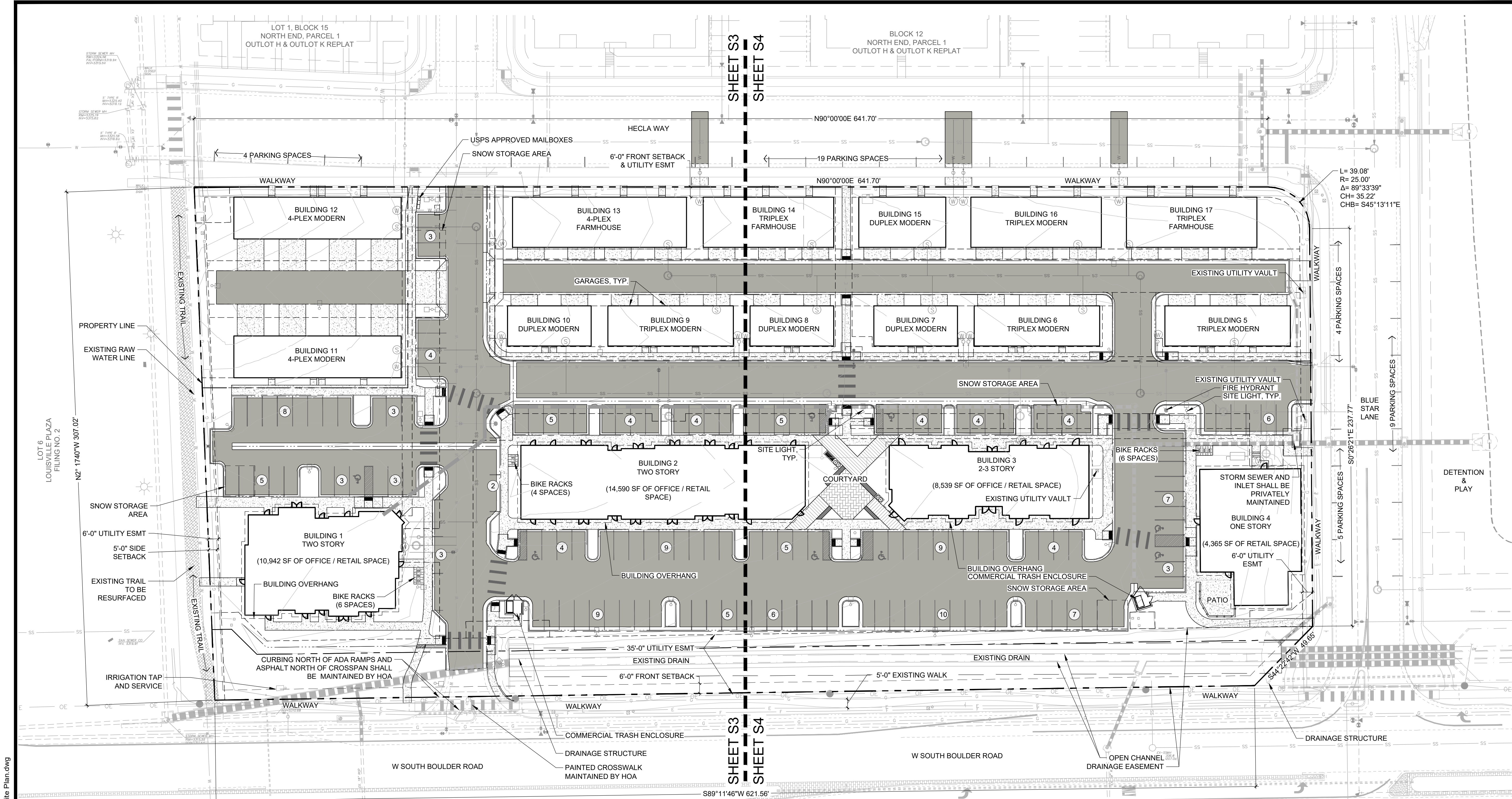
COVER

SEAL:



PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC

DRAWING NUMBER:



LEGEND

	BIKE RACK		PROPERTY LINE
	WALK CHASE		RIGHT-OF-WAY / LOT PROPERTY LINE
	DRAIN PIPE		EASEMENT LINE
	DRAIN INLET		BUILDING SETBACK LINE
	MANHOLE		PROPOSED SANITARY SEWER SERVICE LINE
	WATER METER		PROPOSED STORM DRAIN LINE
	FIRE HYDRANT		PROPOSED WATER SERVICE LINE
	PARKING COUNT		PROPOSED STORM DRAIN
			EXISTING SANITARY SEWER SERVICE LINE
			EXISTING STORM DRAIN LINE
			EXISTING WATER SERVICE LINE
			EXISTING STORM DRAIN
			EXISTING FIBER OPTIC LINE
			ASPHALT
			CONCRETE
			CRUSHED FINES TRAIL
			PAVER 1 BELGARD MELVILLE PLANK COLOR: RIO
			PAVER 2 BELGARD CATALINA SLATE COLOR: VICTORIAN

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 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 OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR 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.
- FIRE ACCESS REMAINS AS APPROVED ON ORIGINAL FDP FOR PHASE II
- HOA SHALL MAINTAIN PRIVATE WALK CONNECTIONS TO PUBLIC TRAIL AND PUBLIC WALKS.
- HOA SHALL MAINTAIN THE PAINTED CROSSWALK WITHIN THE PRIVATE DRIVE ADJACENT TO SOUTH BOULDER ROAD.
- HOA SHALL PROVIDE SNOW REMOVAL FROM PUBLIC WALKS ON HELCA WAY, BLUE STAR LANE, AND S. BOULDER ROAD ADJACENT THE SITE. SNOW SHALL BE STOCK PILED ON SNOW STORAGE AREAS SHOWN AND NOT STOCK PILED ON PUBLIC STREETS.
- HOA TO PRIVATELY MAINTAIN ONSITE STORM SEWER.
- FIRE LANES SHALL BE PRIVATELY MAINTAINED BY THE HOA. RESIDENTIAL FIRE LINE PIPING COMMENCES DOWNSTREAM FROM THE GATE VALVE CONNECTION AT CITY WATER MAIN.
- PARKING REQUIREMENTS WILL BE VERIFIED AT BUILDING PERMIT TO CONFIRM COMPLIANCE WITH PARKING MINIMUMS FOR EACH USE ON SITE.
- SURFACE RESTORATION WITHIN EXCLUSIVE UTILITY EASEMENTS (E.G. PAVEMENT, LANDSCAPE, ETC.) DAMAGED DURING CITY UTILITY MAINTENANCE/ REPAIR OPERATIONS SHALL BE RESTORED BY THE OWNER/ HOA AT THEIR EXPENSE. CITY TO COORDINATE PLANNED REPAIRS WITH HOA TO MITIGATE EXTENSIVE MAINTENANCE REPAIRS.

BUILDING KEY

BUILDING	USE	DWELLING UNITS OR LEASABLE SQUARE FOOTAGE
1	COMMERCIAL	10,942 SF OFFICE / RETAIL
2	COMMERCIAL	14,590 SF OFFICE / RETAIL
3*	COMMERCIAL	8,539 SF OFFICE / RETAIL
4	COMMERCIAL	4,365 SF RETAIL
5	RESIDENTIAL	3 D.U. (TRIPLEX)
6	RESIDENTIAL	3 D.U. (TRIPLEX)
7	RESIDENTIAL	2 D.U. (DUPLEX)
8	RESIDENTIAL	2 D.U. (DUPLEX)
9	RESIDENTIAL	3 D.U. (TRIPLEX)
10	RESIDENTIAL	2 D.U. (DUPLEX)
11	RESIDENTIAL	4 D.U. (4-PLEX)
12	RESIDENTIAL	4 D.U. (4-PLEX)
13	RESIDENTIAL	4 D.U. (4-PLEX)
14	RESIDENTIAL	3 D.U. (TRIPLEX)
15	RESIDENTIAL	2 D.U. (DUPLEX)
16	RESIDENTIAL	3 D.U. (TRIPLEX)
17	RESIDENTIAL	3 D.U. (TRIPLEX)

COMMERCIAL BUILDINGS: AREA BY STORY

BUILDING NUMBER	FLOOR	AREA (SF)	TOTAL AREA (SF)
1	1	5,471 SF (RETAIL)	10,942 SF
	2	5,471 SF (OFFICE)	
2	1	7,295 SF (RETAIL)	14,590 SF
	2	7,295 SF (OFFICE)	
3*	1	3,742 SF (RETAIL)	8,539 SF
	2	4164 SF (OFFICE)	
	3	633 SF (OFFICE)	
4	1	4,365 SF (RETAIL)	4,365 SF
	TOTAL		38,436 SF

* SF #S ON COMMERCIAL BUILDING NUMBER 3 ARE SHOWN FOR RENTABLE SPACE INTENDED FOR COMMERCE. SQUARE FOOTAGES FOR VESTIBULES, MECHANICAL ROOMS, ELEVATORS, AND STAIRS NOT INCLUDED IN FIGURE.

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

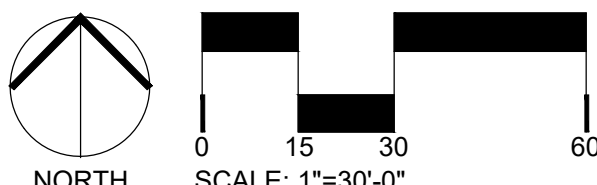
RIPLY DESIGN INC
Sam Cutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

REVISIONS

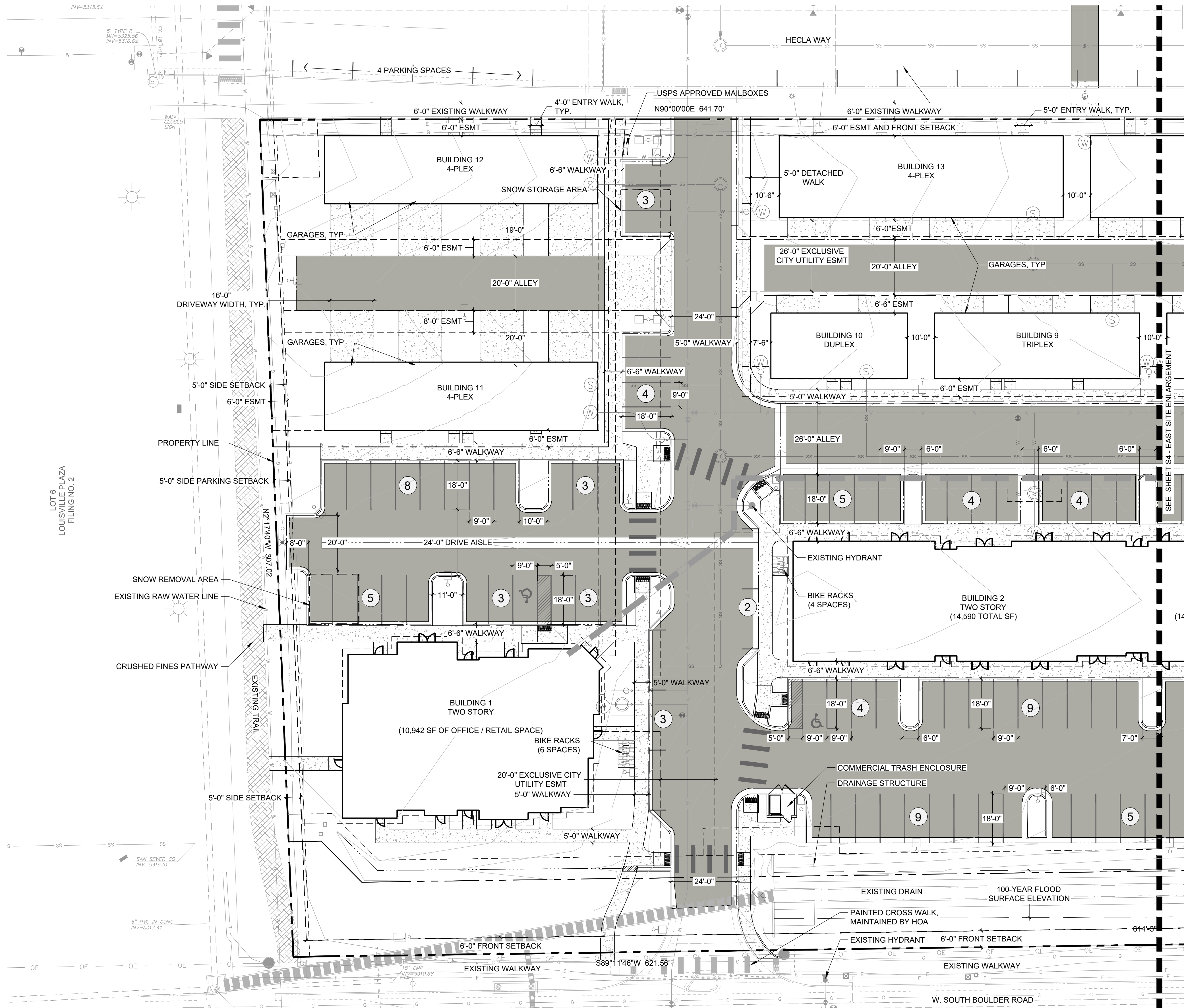
No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

OVERALL SITE PLAN

SEAL:

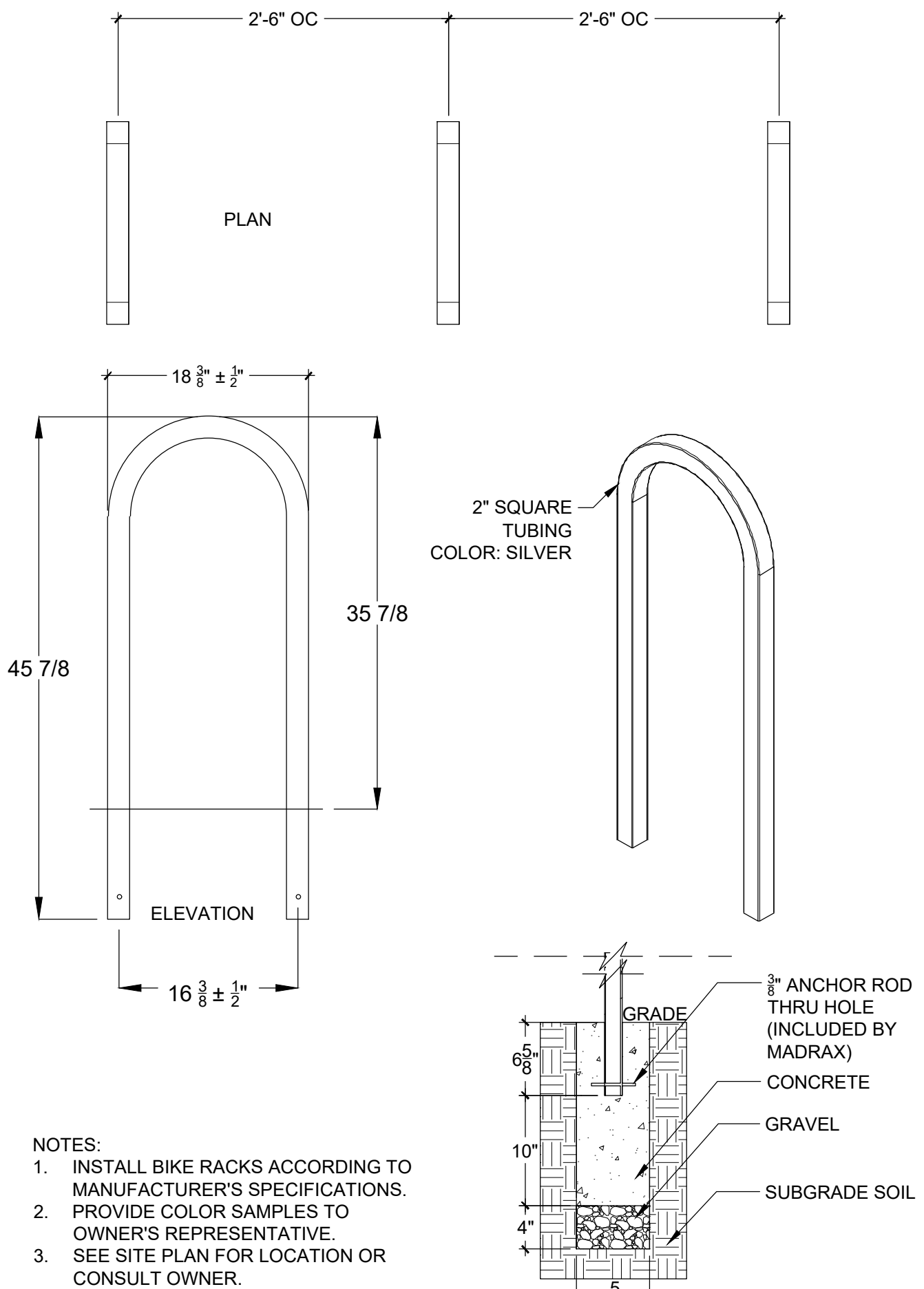


PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC
DRAWING NUMBER:	

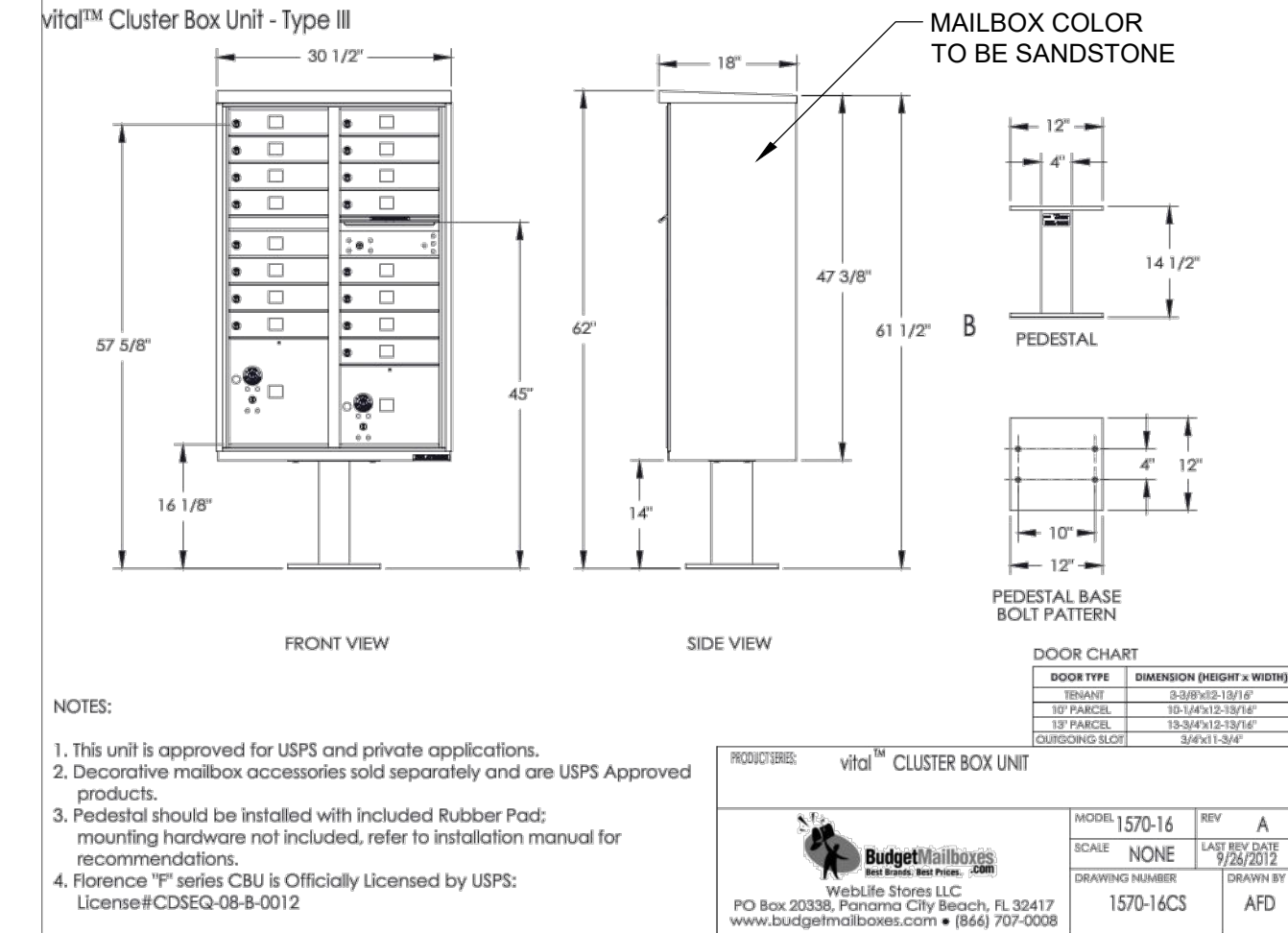


LEGEND

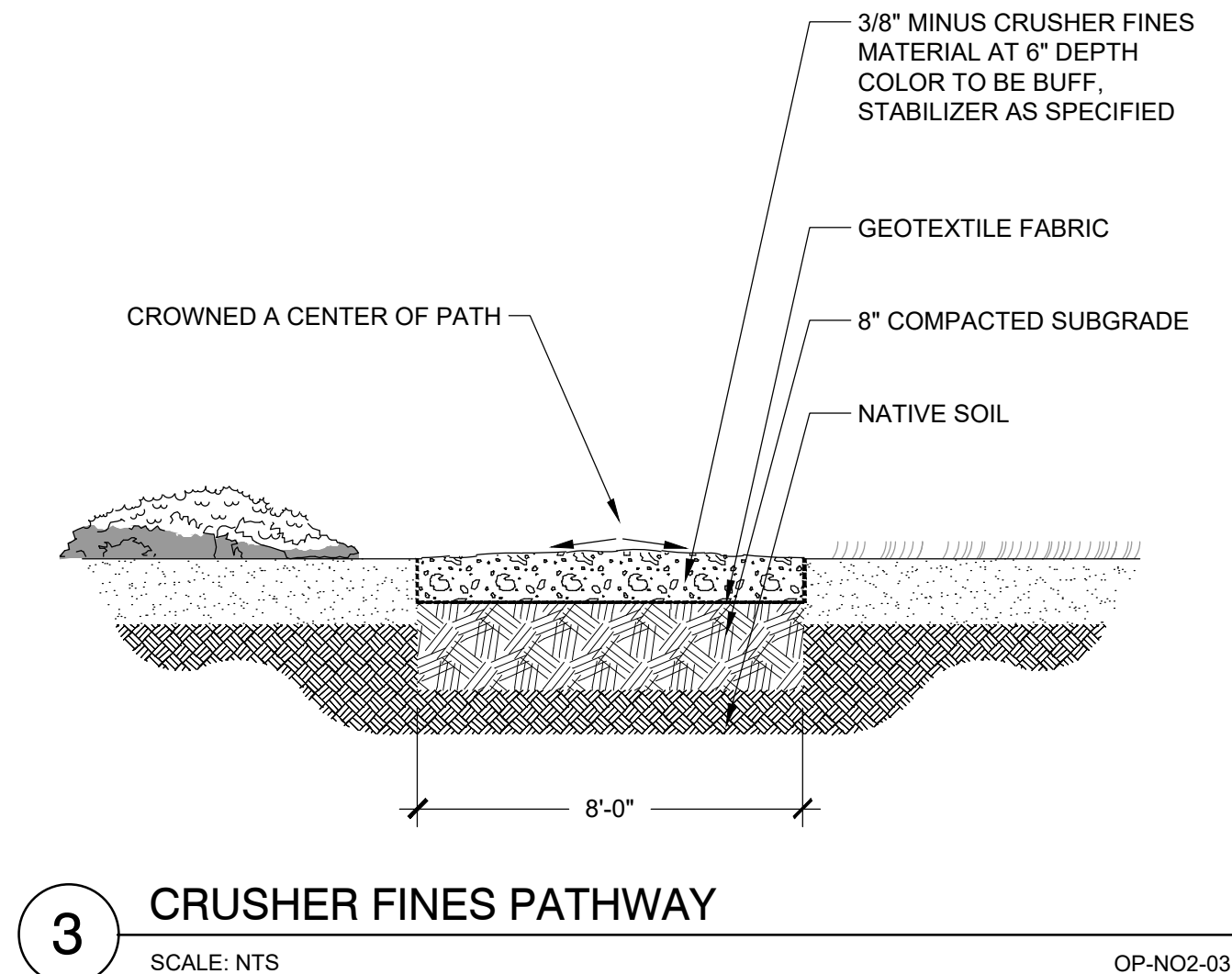
	BIKE RACK		PROPERTY LINE
	WALK CHASE		RIGHT-OF-WAY / LOT PROPERTY LINE
	DRAIN PIPE		EASEMENT LINE
	DRAIN INLET		BUILDING SETBACK LINE
	MANHOLE		PROPOSED SANITARY SEWER SERVICE LINE
	WATER METER		PROPOSED STORM DRAIN LINE
	FIRE HYDRANT		PROPOSED WATER SERVICE LINE
	PARKING COUNT		PROPOSED STORM DRAIN
	ASPHALT		EXISTING SANITARY SEWER SERVICE LINE
	CONCRETE		EXISTING STORM DRAIN LINE
	CRUSHED FINES TRAIL		EXISTING WATER SERVICE LINE
	PAVER 1 BELGARD MELVILLE PLANK COLOR: RIO		EXISTING STORM DRAIN
	PAVER 2 BELGARD CATALINA SLATE COLOR: VICTORIAN		EXISTING FIBER OPTIC LINE



1 BIKE RACK
1" = 1'-0" OP-NO2-01



2 MAILBOX
1/2" = 1'-0" OP-NO2-17



3 CRUSHER FINES PATHWAY
SCALE: NTS OP-NO2-03

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

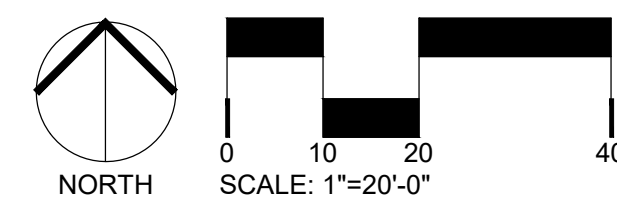
RIPLEY DESIGN INC
Sam Coutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224

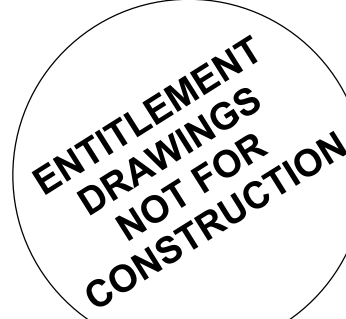


ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017
REVISIONS		
No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

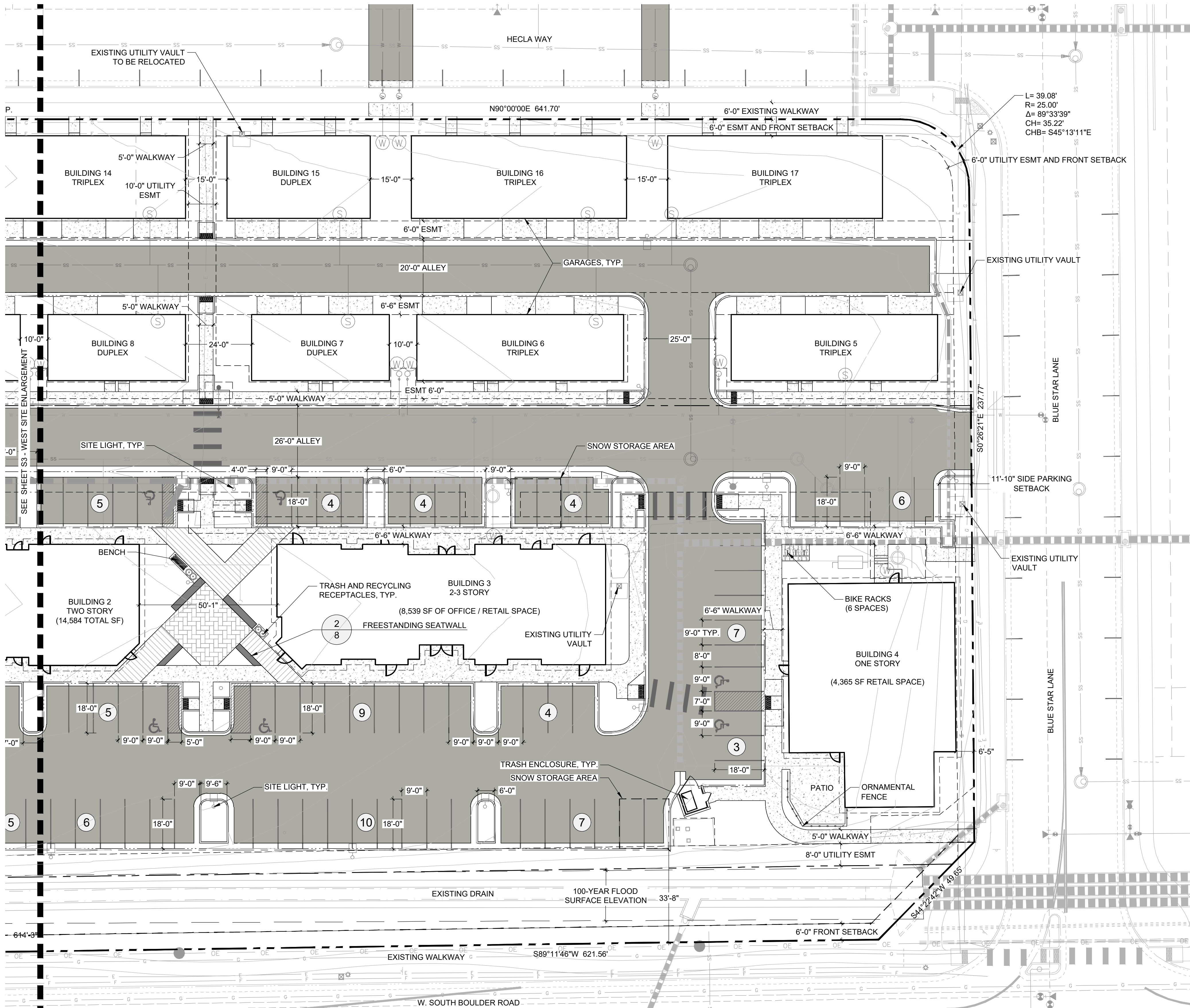
SITE PLAN
ENLARGEMENT

SEAL:



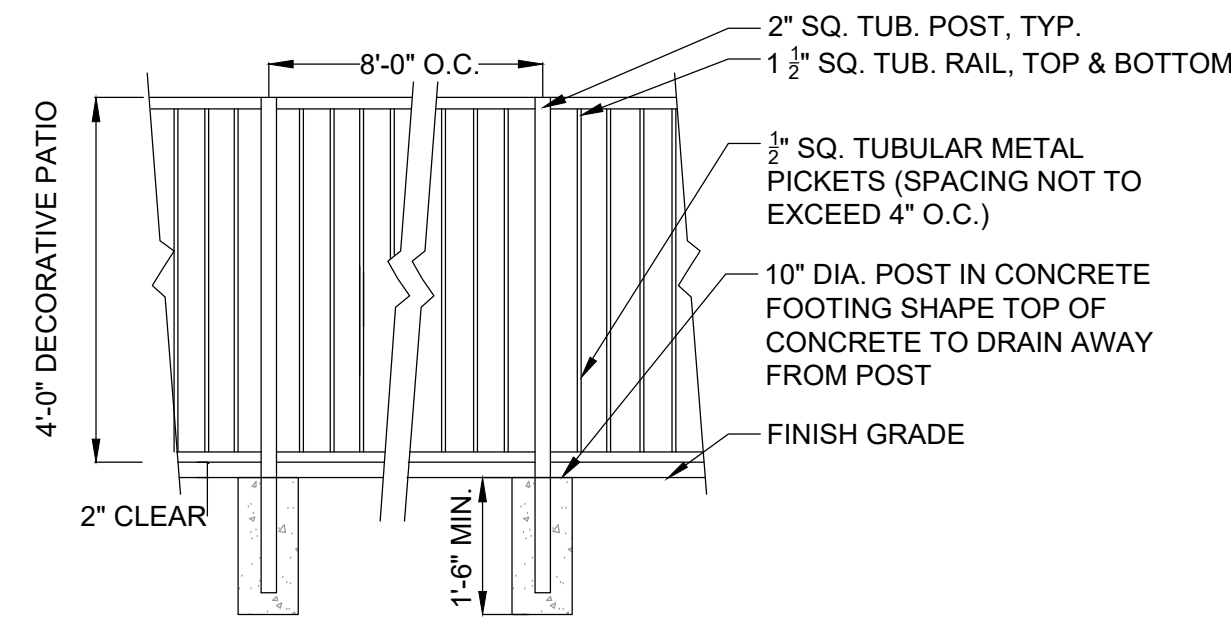
PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC
DRAWING NUMBER:	

Plotted By: Evan Callis Layout: SITE PLAN ENLARGMENT Printed On: 8/12/2022 2:12 PM File Name: Site Plan.dwg



LEGEND

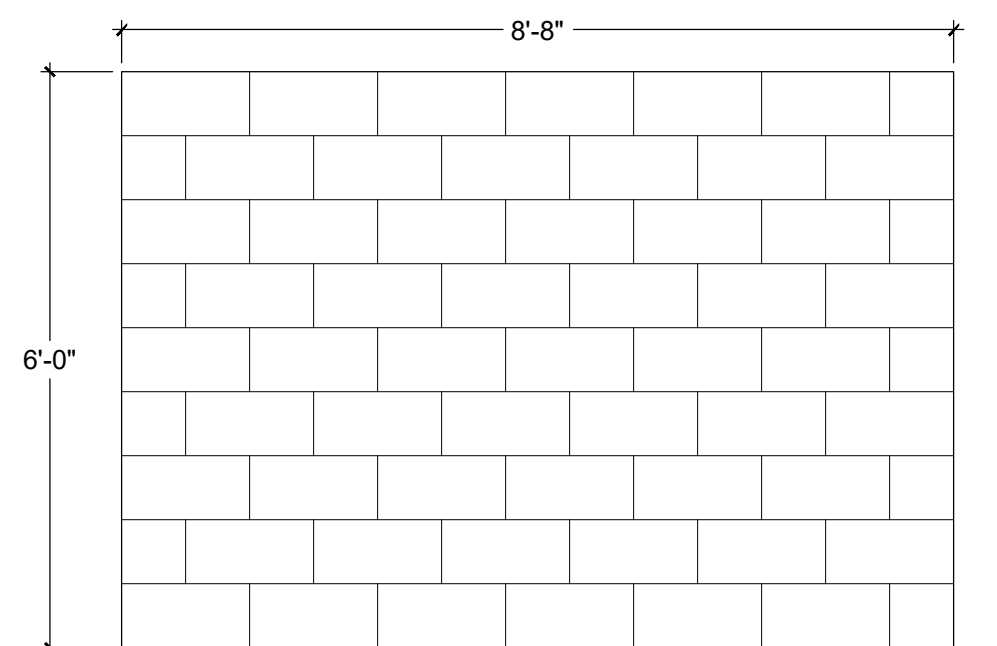
	BIKE RACK		PROPERTY LINE
	WALK CHASE		RIGHT-OF-WAY / LOT PROPERTY LINE
	DRAIN PIPE		EASEMENT LINE
	DRAIN INLET		BUILDING SETBACK LINE
	MANHOLE		PROPOSED SANITARY SEWER SERVICE LINE
	WATER METER		PROPOSED STORM DRAIN LINE
	FIRE HYDRANT		PROPOSED WATER SERVICE LINE
	PARKING COUNT		PROPOSED STORM DRAIN
			EXISTING SANITARY SEWER SERVICE LINE
			EXISTING STORM DRAIN LINE
			EXISTING WATER SERVICE LINE
			EXISTING STORM DRAIN
			EXISTING FIBER OPTIC LINE
	ASPHALT		
	CONCRETE		
	CRUSHED FINES		
	PAVES 1 BELGARD MELVILLE PLANK COLOR: RIO		PAVES 2 BELGARD CATALINA SLATE COLOR: VICTORIAN



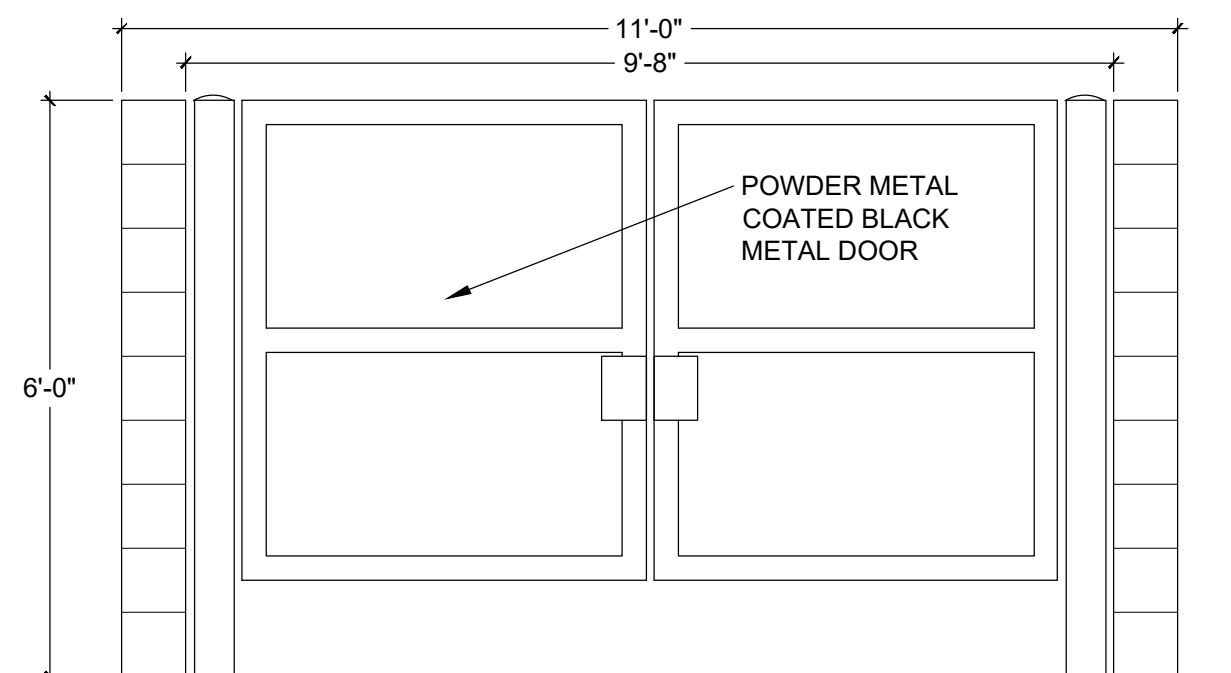
- NOTES:
- GRIND ALL WELDS SMOOTH
 - ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS.
 - PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" X 21/8" WW304S.S (OR APPROVED EQUAL).
 - SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

1 ORNAMENTAL FENCE

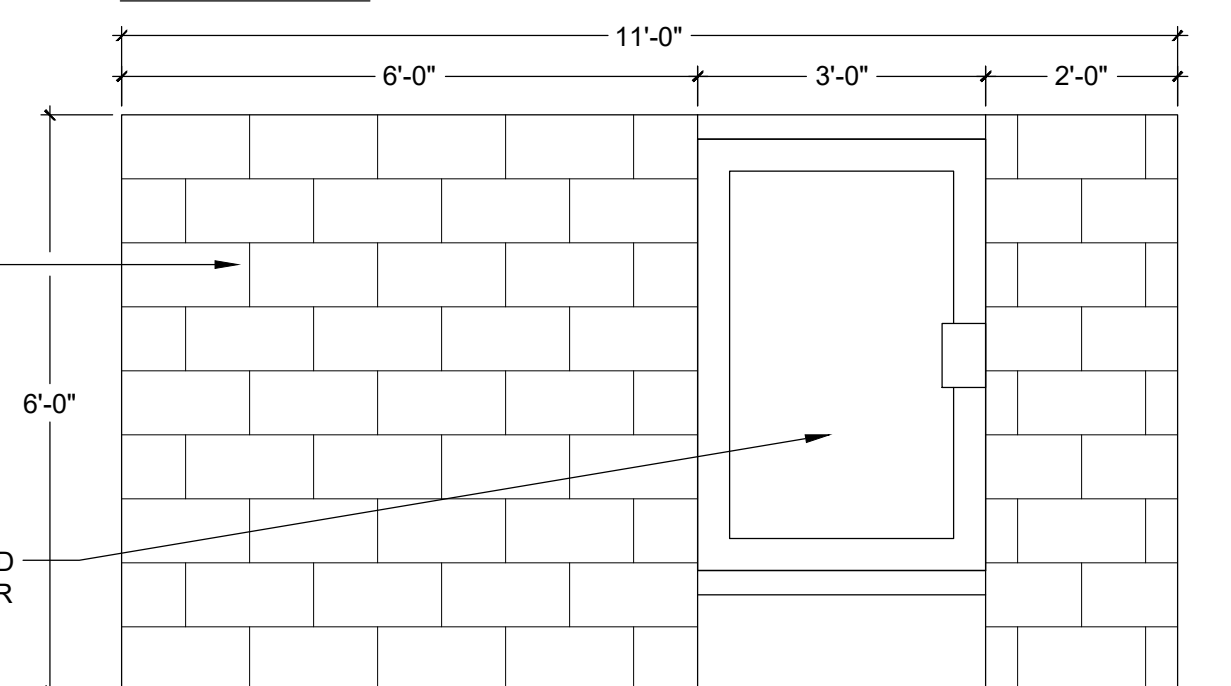
NTS OP-N02-10



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

2 TRASH ENCLOSURE ELEVATIONS

1/2" = 1'-0" OP-N02-19

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

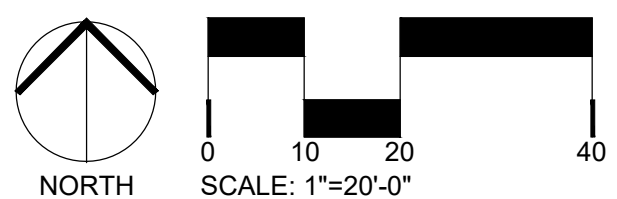
RIPLEY DESIGN INC
Sam Cutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224



ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

SITE PLAN ENLARGEMENT

SEAL:



PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC
DRAWING NUMBER:	

LOUISVILLE, CO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

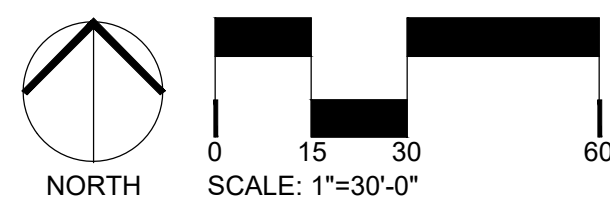
RIPLEY DESIGN INC
Sam Cutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PUD	9/23/2016
02	MYLAR	7/27/2017

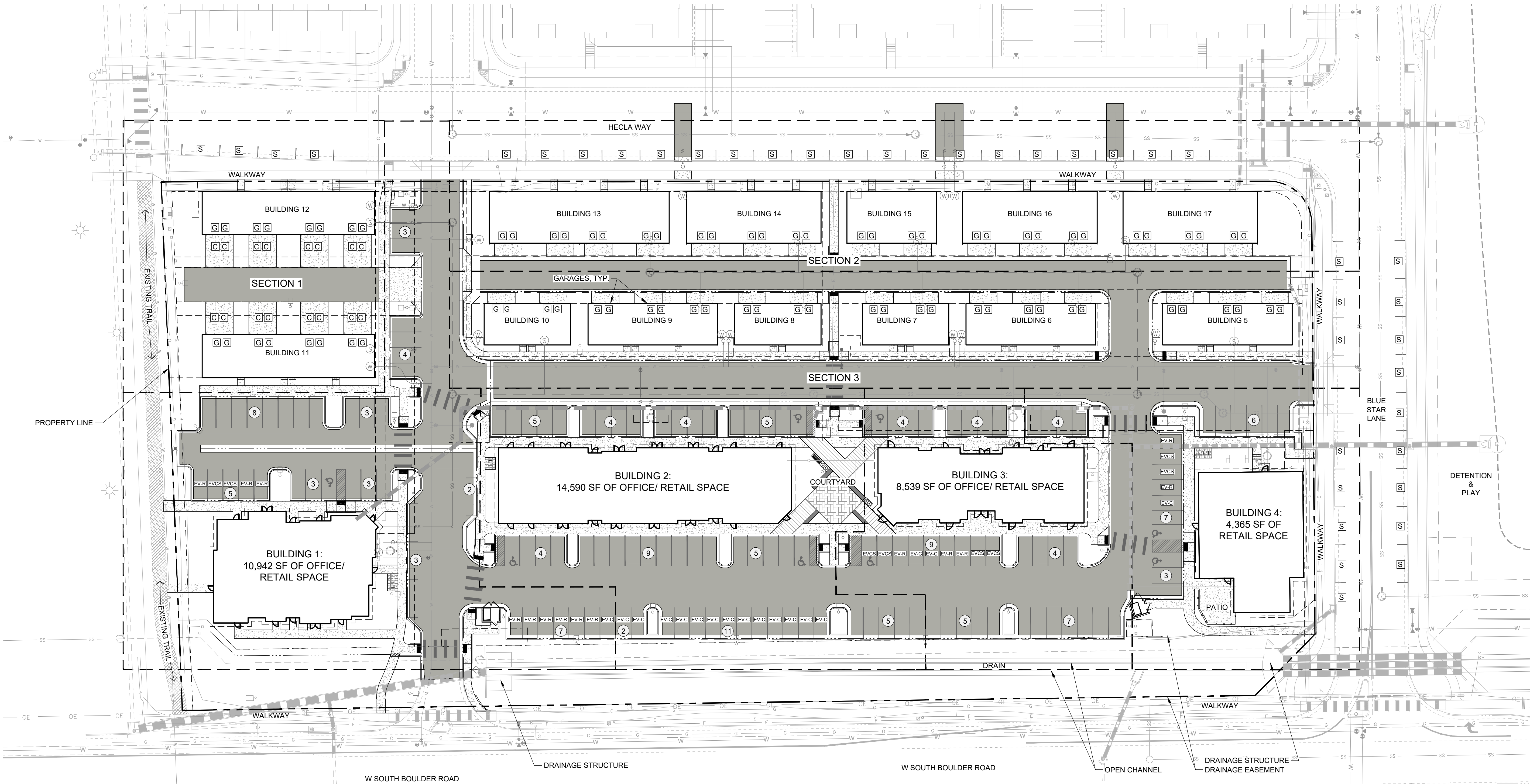
REVISIONS		
No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

PARKING PLAN

SEAL:



PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC
DRAWING NUMBER:	



PARKING CALCULATIONS - RESIDENTIAL

SECTION 1 - QUADRIplex		RATIO	REQUIRED	PROVIDED (GARAGE & DRIVEWAY)
8	UNITS (2-BED UNITS)	1.50 SPACES / UNIT	12.0 SPACES	
TOTAL			12 SPACES	32
SECTION 2 - QUADRIplex, DUPLEX, & TRIPLEX		RATIO	REQUIRED	PROVIDED (GARAGE)
15	UNITS (3-BED UNITS)	2.00 SPACES / UNIT	30 SPACES	
TOTAL			30 SPACES	30
SECTION 3 - DUPLEX & TRIPLEX		RATIO	REQUIRED	PROVIDED (GARAGE)
15	UNITS (2-BED UNITS)	1.50 SPACES / UNIT	23 SPACES	
TOTAL			23 SPACES	30
RESIDENTIAL TOTAL			64.5 SPACES	92

RESIDENTIAL EV CALCULATIONS - SEC. 17.20.170.C

BLOCK 11 - RESIDENTIAL	RATIO (MULTIFAMILY UNIT, WITH DEDICATED GARAGES)	REQUIRED	EV SPACES PROVIDED (WITHIN GARAGES)
38 UNITS	EV-READY 1 SPACES / UNIT	38.0 SPACES	38
	EV CAPABLE 1 SPACES / UNIT	38.0 SPACES	38

*PLEASE NOTE: ALL RESIDENTIAL UNITS WITHIN BLOCK 11 HAVE A TWO-STALL GARAGE AS SHOWN IN THE PLAN ABOVE. FOR EACH TWO-STALL GARAGE, ONE GARAGE PARKING SPACE SHALL BE EV-READY, WHILE THE OTHER PARKING SPACE SHALL BE EV CAPABLE.

PARKING CALCULATIONS - COMMERCIAL

BUILDING 1		RATIO	REQUIRED	PROVIDED OFF-STREET
5471 SF	RETAIL	1.00 SPACES / 250 S.F.	21.9 SPACES	
5471 SF	OFFICE	1.00 SPACES / 300 S.F.	18.2 SPACES	
TOTAL 10,942 SQ.FT.			40.1 SPACES	41 (37)
BUILDING 2		RATIO	REQUIRED	PROVIDED OFF-STREET
7295 SF	RETAIL	1.00 SPACES / 250 S.F.	29.2 SPACES	
7295 SF	OFFICE	1.00 SPACES / 300 S.F.	24.3 SPACES	
TOTAL 14,590 SQ.FT.			53.5 SPACES	54
BUILDING 3		RATIO	REQUIRED	PROVIDED OFF-STREET
3742 SF	RETAIL	1.00 SPACES / 250 S.F.	15.0 SPACES	
4797 SF	OFFICE	1.00 SPACES / 300 S.F.	16.0 SPACES	
TOTAL 8,539 SQ.FT.			31.0 SPACES	33 (31)
BUILDING 4		RATIO	REQUIRED	PROVIDED OFF-STREET
4365 SF	RETAIL	1.00 SPACES / 250 S.F.	17.5 SPACES	
TOTAL 5,471 SQ.FT.			17.5 SPACES	20 (18)

* PARENTHESIS INDICATE THE NUMBER OF PARKING SPACES AVAILABLE WHEN SPACES DESIGNATED AS SNOW STORAGE ARE IN USE.

COMMERCIAL TOTAL		REQUIRED	PROVIDED OFF-STREET
38,436	SQ.FT.	142 SPACES	148

ACCESSIBLE PARKING SPACES

OFF-STREET	REQUIRED	PROVIDED
148 COMMERCIAL	6 SPACES	8 (2 VAN ACCESSIBLE)

PARKING CALCULATIONS - ON STREET

ON-STREET	RATIO	REQUIRED	PROVIDED ON-STREET
HECLA WAY	NA	NA SPACES	23
BLUE STAR LANE	NA	NA SPACES	17
		0 SPACES	40

PARKING CALCULATIONS - OVERALL

BUILDING TYPE	REQUIRED	PROVIDED	DIFFERENCE
COMMERCIAL(OFFICE/ RETAIL = 38,436 SF)	142 SPACES	148 SPACES	
ON STREET	0 SPACES	40 SPACES	
TOTAL	142 SPACES	188 SPACES	46

BICYCLE PARKING CALCULATIONS - CDDSG 3.4.E

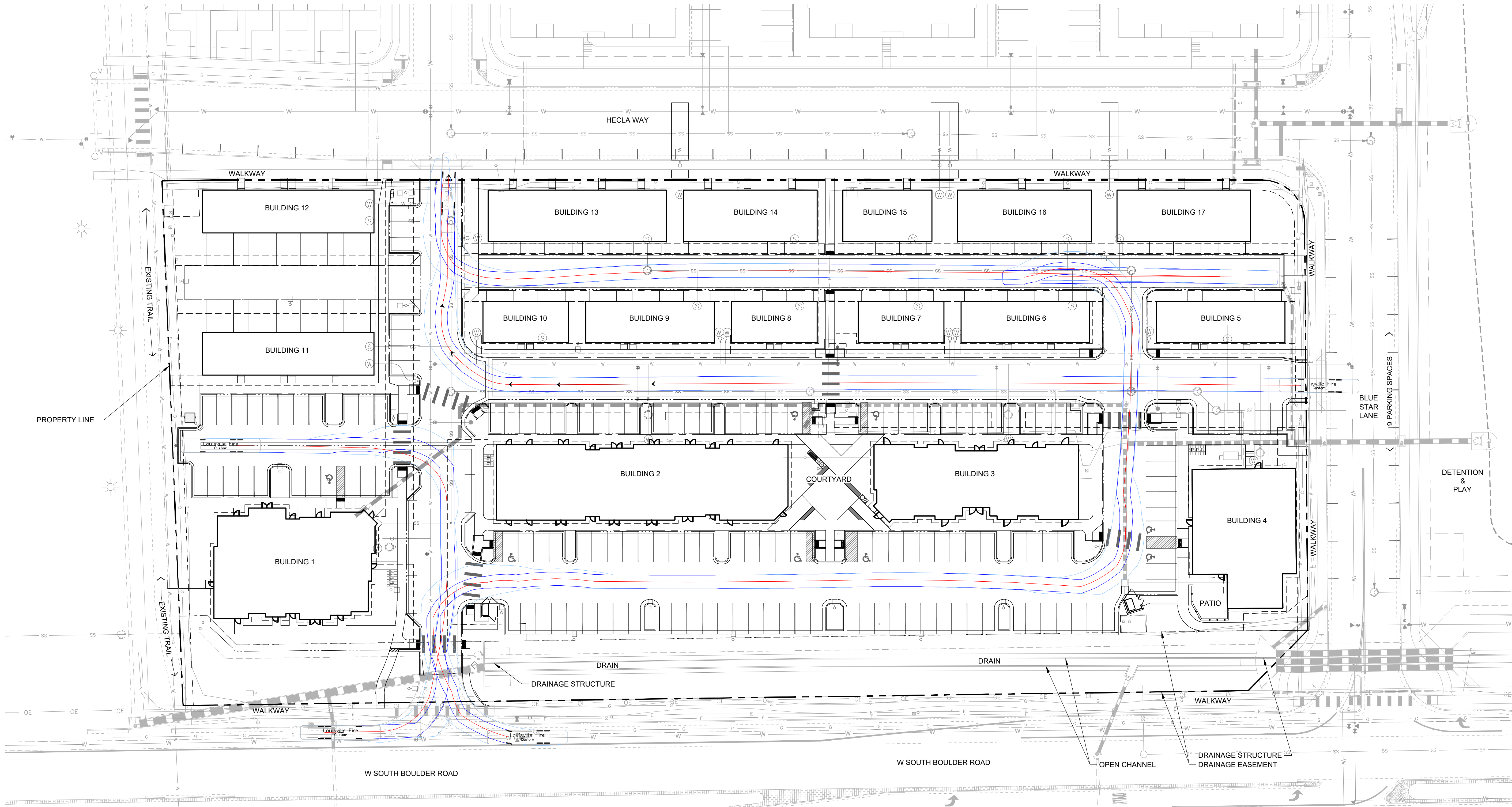
	VEHICULAR PARKING SPACES	BICYCLE PARKING SPACES REQUIRED*	BICYCLE PARKING SPACES PROVIDED
COMMERCIAL LOT	148 SPACES	14.8	16

* REQUIRED BICYCLE PARKING IS CALCULATED AS FOLLOWS: 148 PARKING SPACES / 10 = 14.8 BICYCLE SPACES.

COMMERCIAL EV CALCULATIONS - SEC. 17.20.170.C

VEHICLE PARKING		TIER 2 RATIO	REQUIRED	EV SPACES PROVIDED
58	SPACES REQUIRED (FOR OFFICE)	EV INSTALLED 7% OF SPACES	4 SPACES	4
		EV-READY 10% OF SPACES	6 SPACES	6
		EV CAPABLE 15% OF SPACES	9 SPACES	9
VEHICLE PARKING		TIER 3 RATIO	REQUIRED	EV SPACES PROVIDED
84	SPACES REQUIRED (FOR RETAIL)	EV INSTALLED 5% OF SPACES	4 SPACES	4
		EV-READY 10% OF SPACES	8 SPACES	8
		EV CAPABLE 10% OF SPACES	8 SPACES	8

Plotted By: Evan Callis Layout: Emergency Access Plan Printed On: 8/12/2022 2:13 PM File Name: Emergency Access Plan2.dwg



LEGEND

- TRUCK OVERHANG
- WHEEL PATH
- CENTER LINE

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO
PREPARED BY:

ripleydesign
 LANDSCAPE ARCHITECTURE, LAND PLANNING
 419 Canyon Ave, Suite 200 Fort Collins, CO 80521
 phone 970.224.4501 fax 970.225.6601 www.ripleydesigninc.com

PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC
Sam Cutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Market
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224

NORTH SCALE: 1"=30'-0"

ORIGINAL SIZE 24X36

ISSUED		DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

REVISIONS

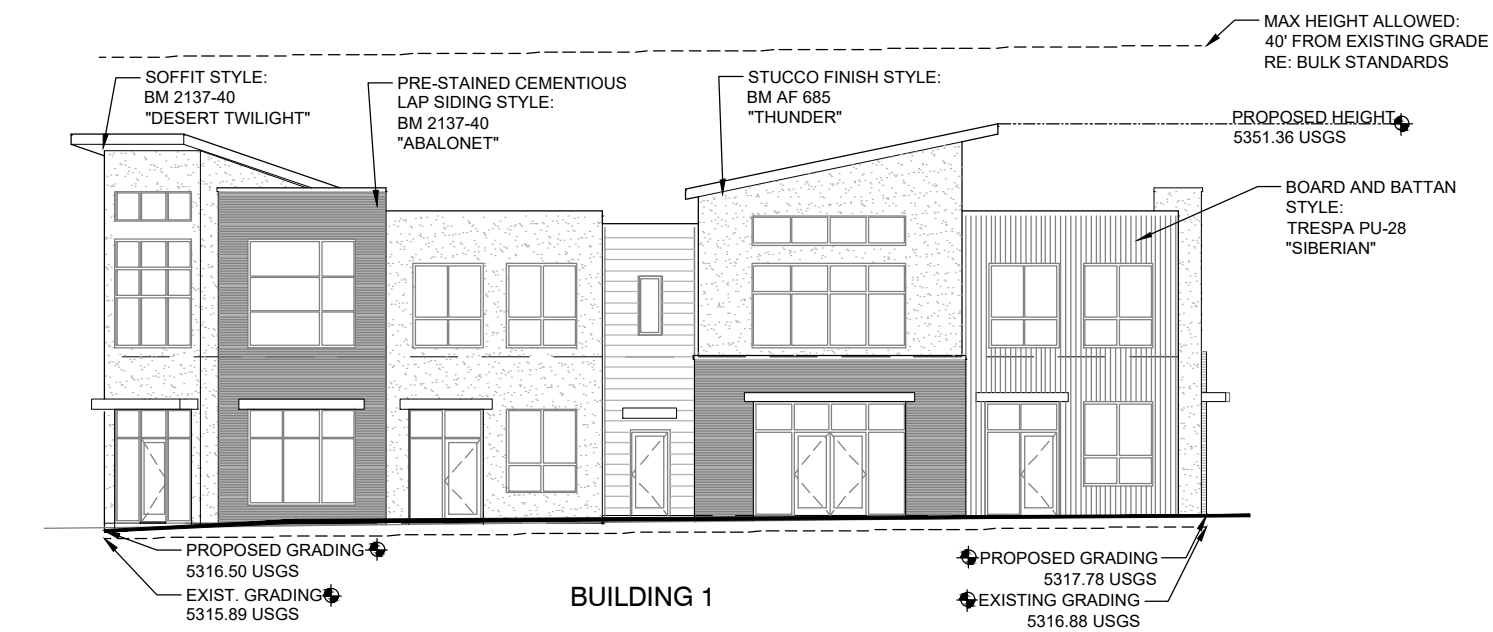
No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

EMERGENCY ACCESS
PLAN

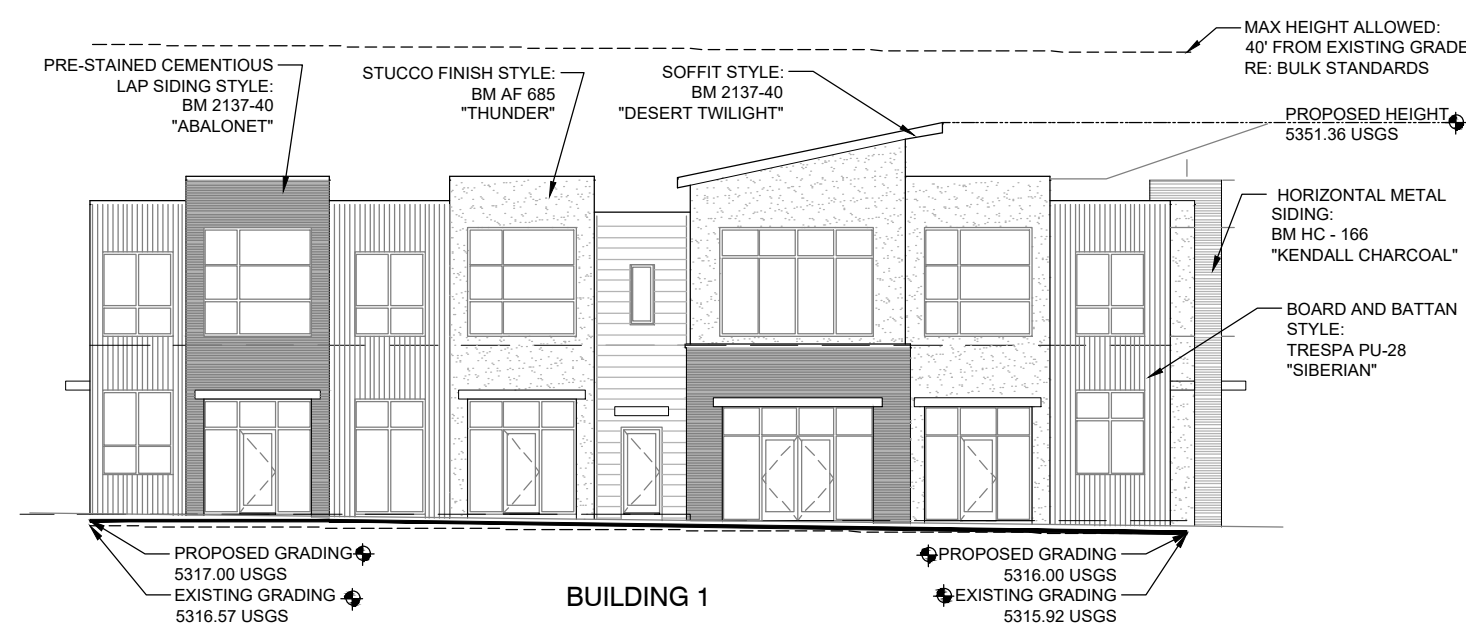
SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

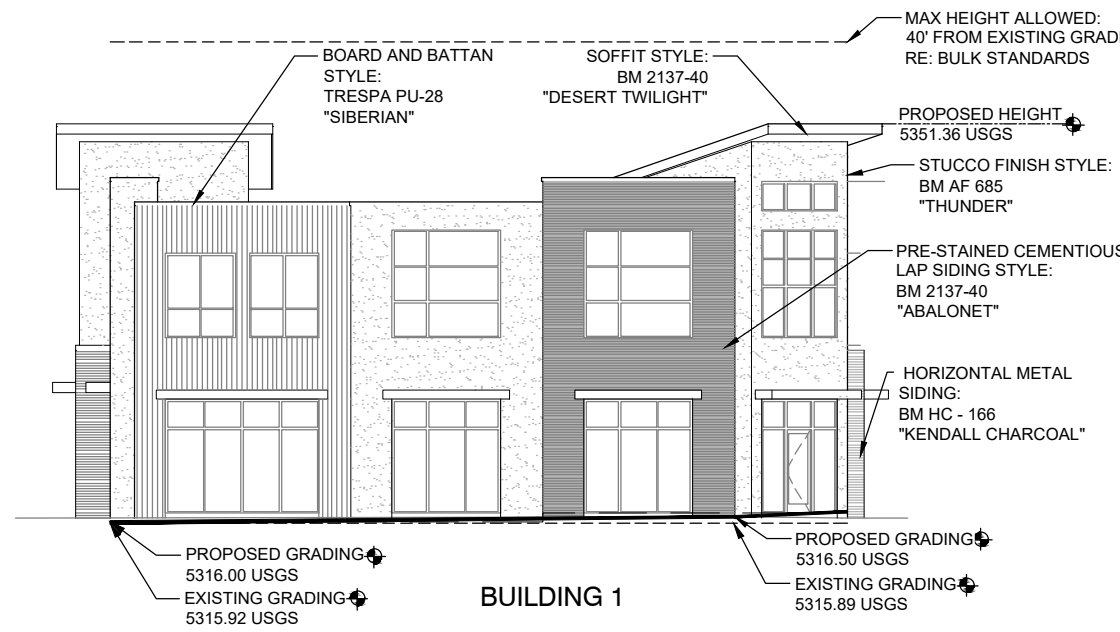
PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC
DRAWING NUMBER:	



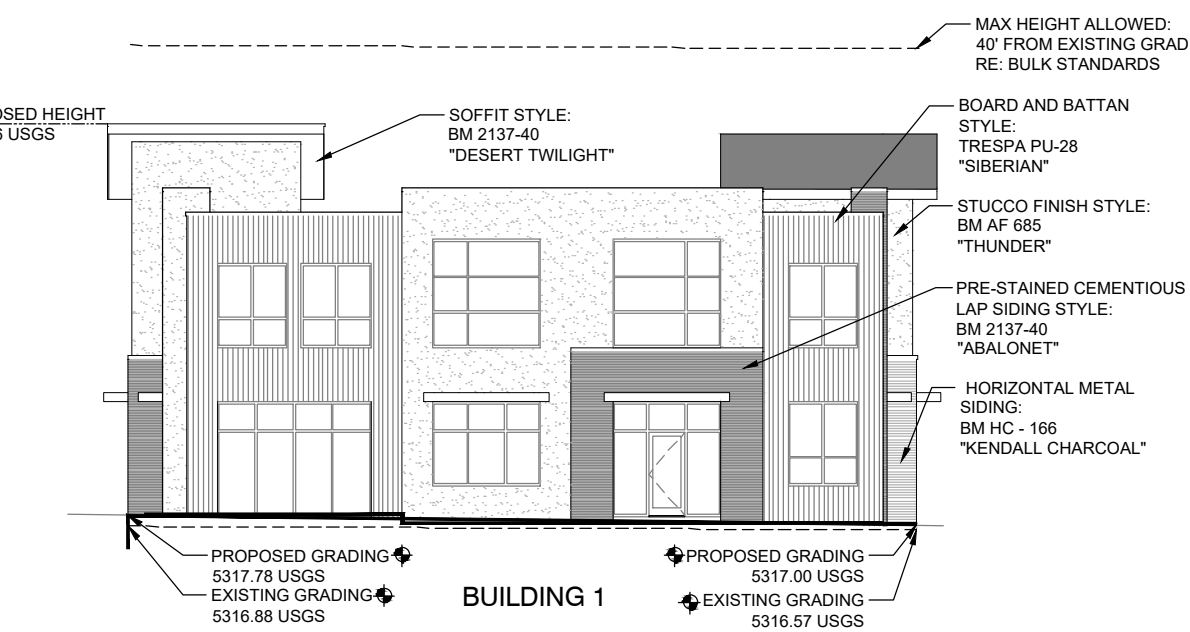
BUILDING 1 - NORTH ELEVATION
1/16" = 1'-0"



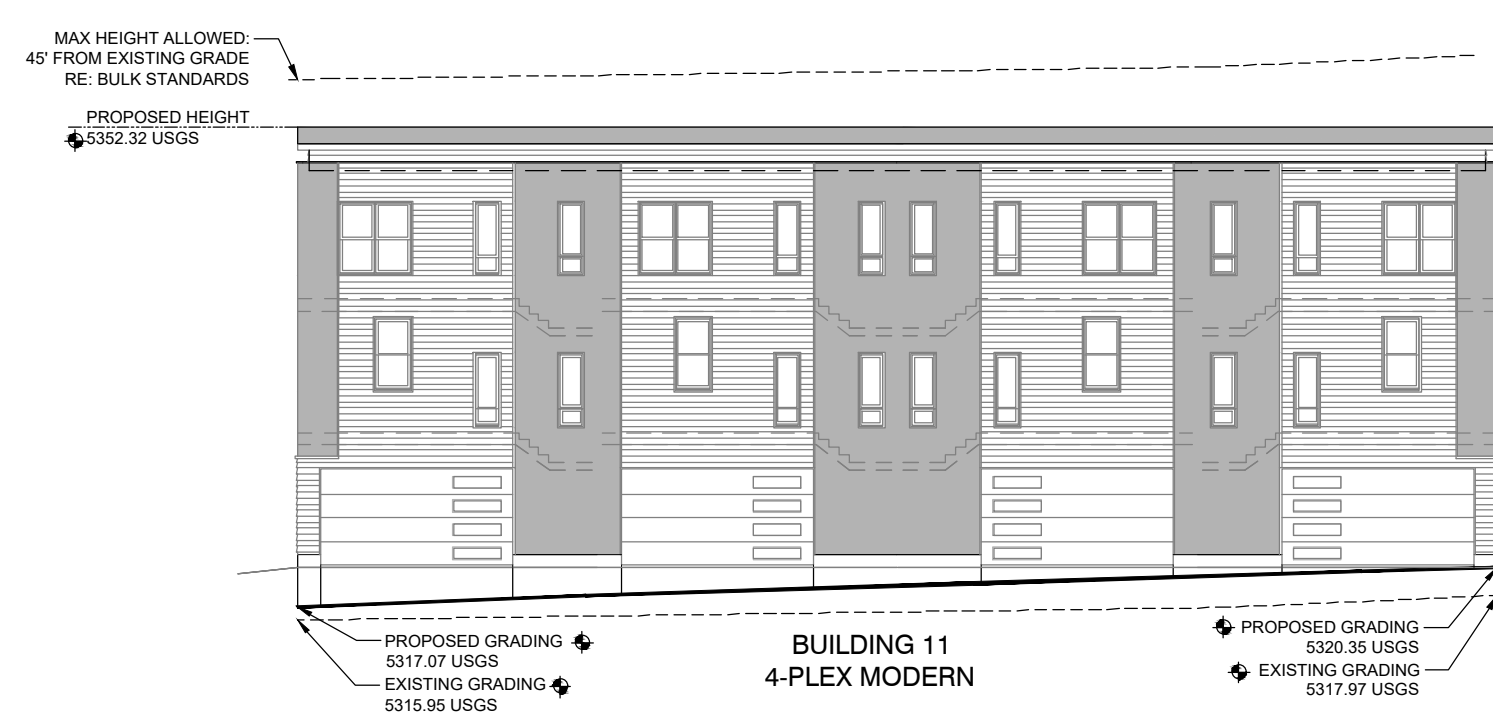
BUILDING 1 - SOUTH ELEVATION
1/16" = 1'-0"



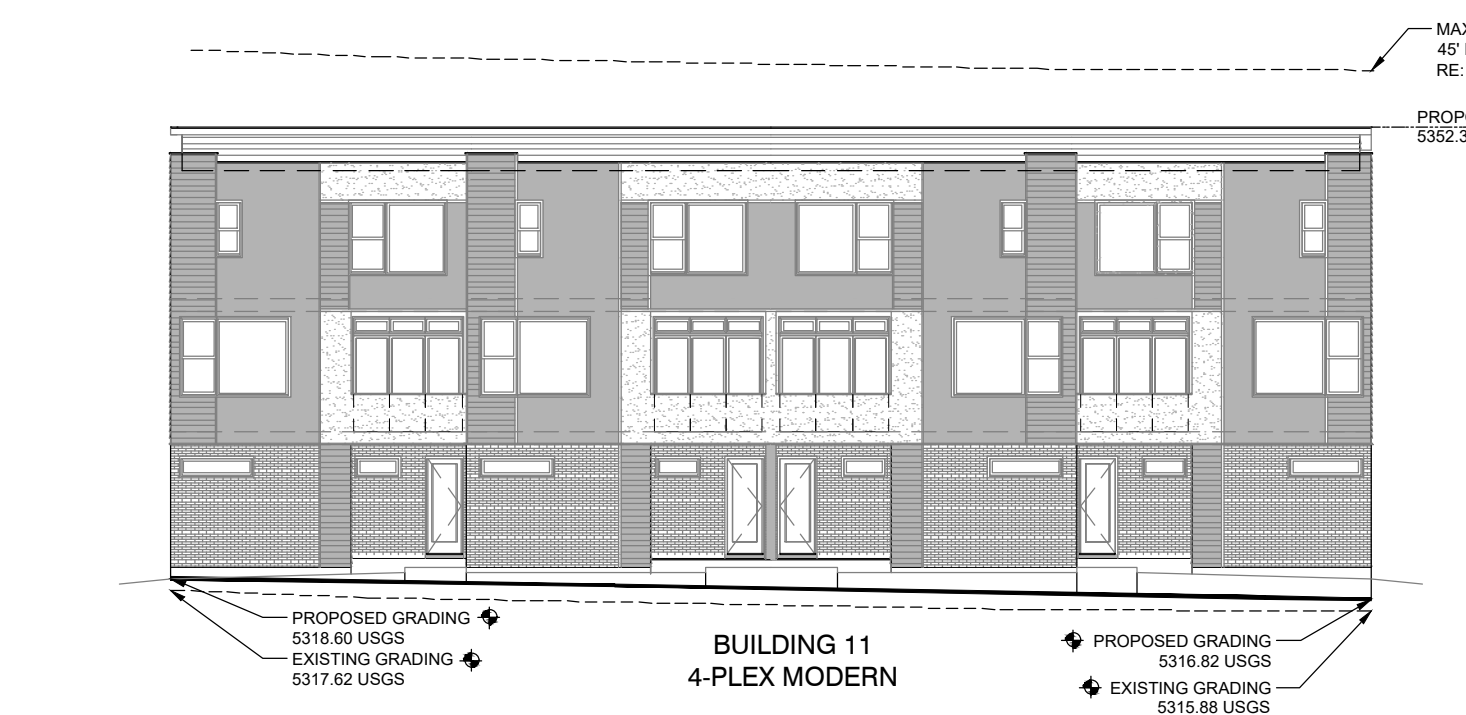
BUILDING 1 - EAST ELEVATION
1/16" = 1'-0"



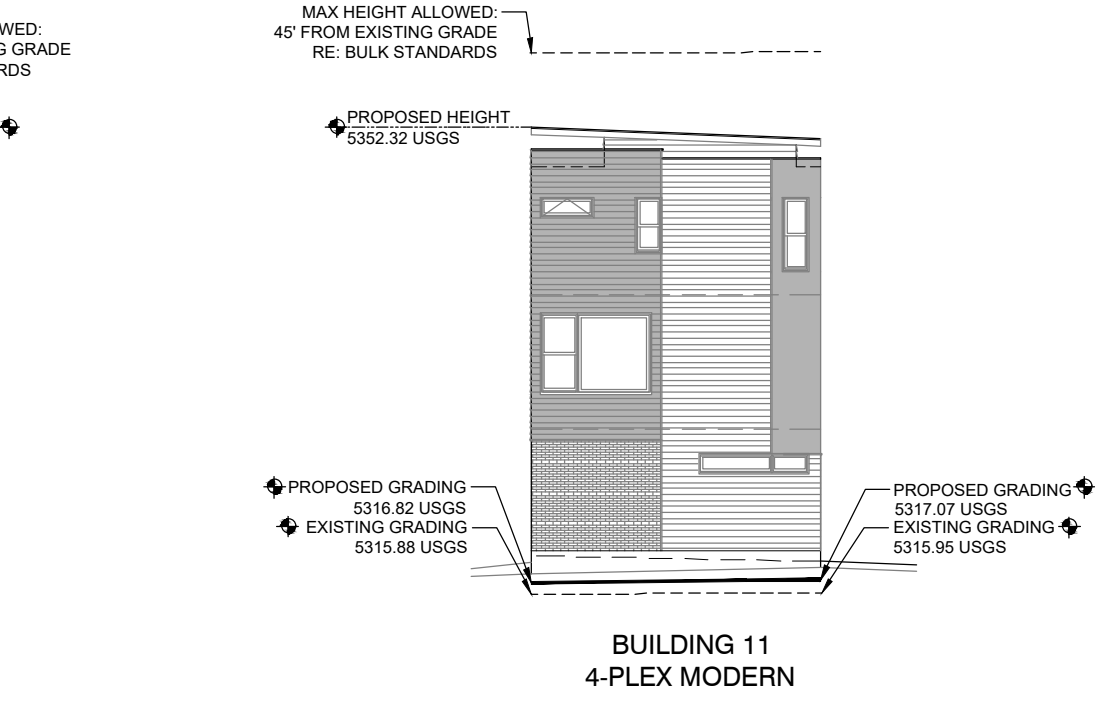
BUILDING 1 - WEST ELEVATION
1/16" = 1'-0"



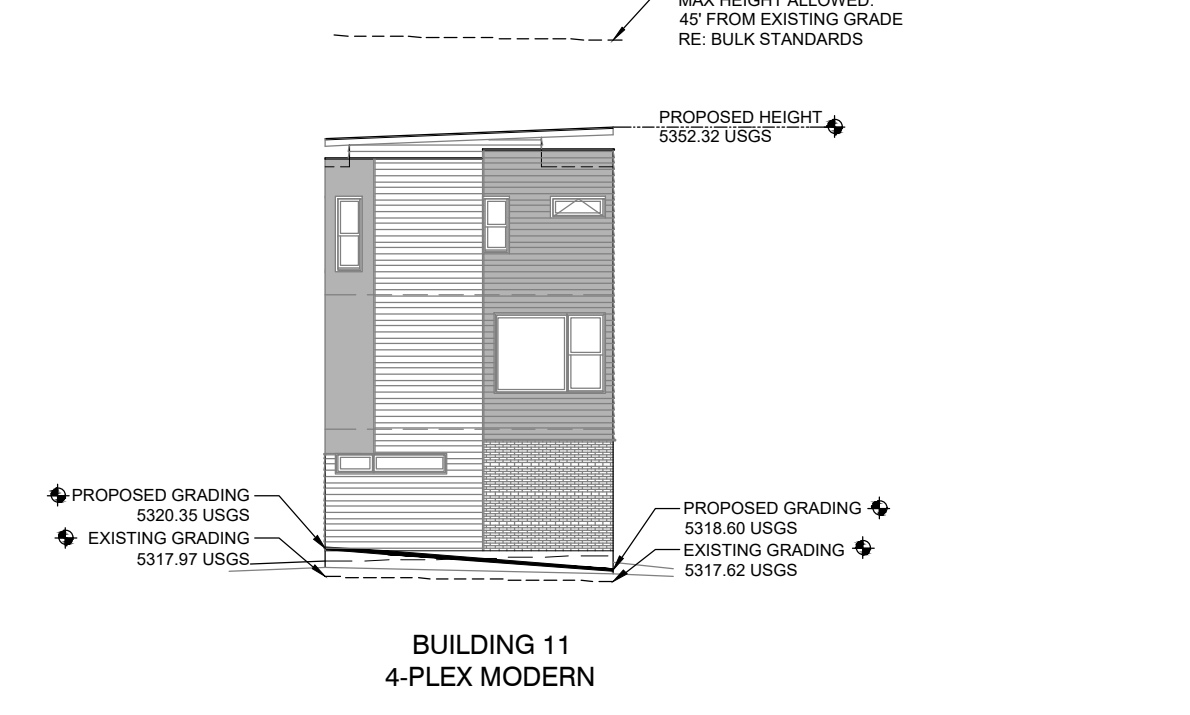
BUILDING 11 - NORTH ELEVATION
1/16" = 1'-0"



BUILDING 11 - SOUTH ELEVATION
1/16" = 1'-0"



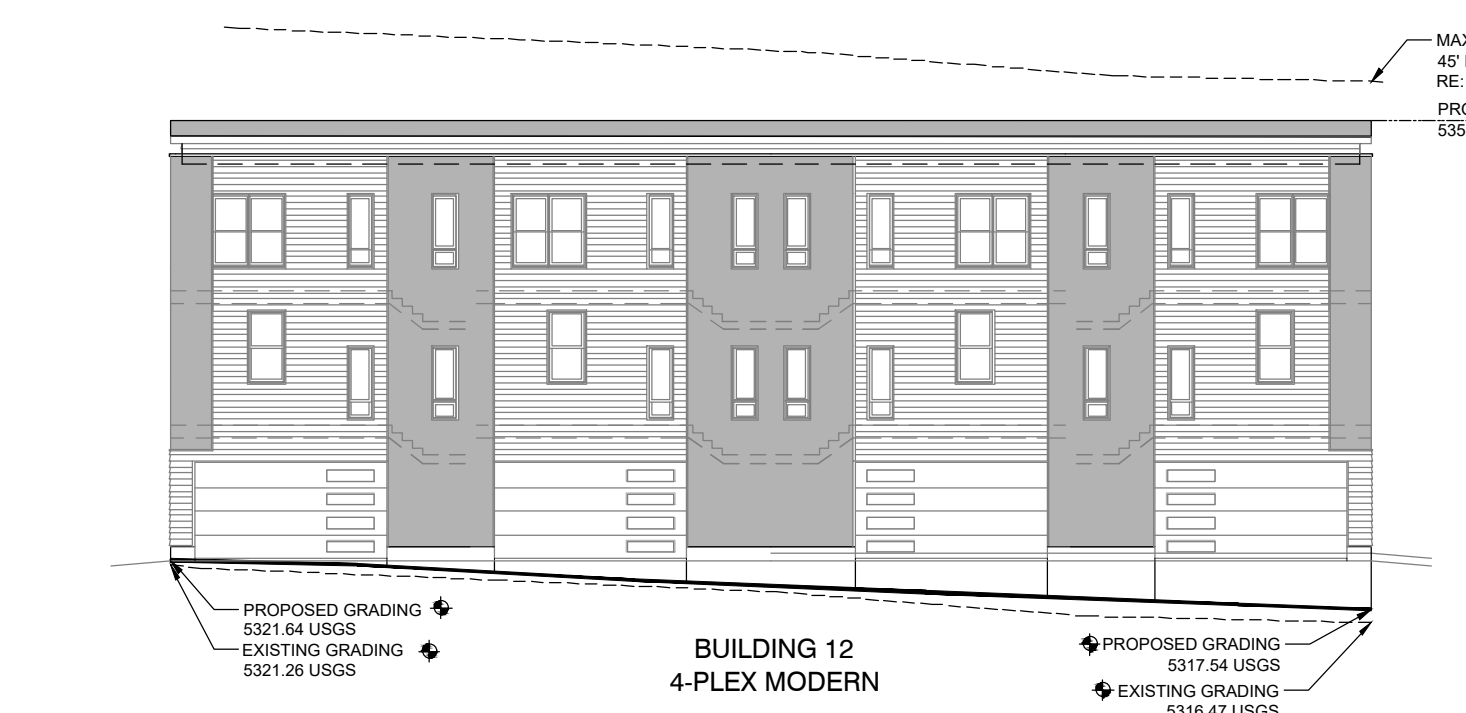
BUILDING 11 - EAST ELEVATION
1/16" = 1'-0"



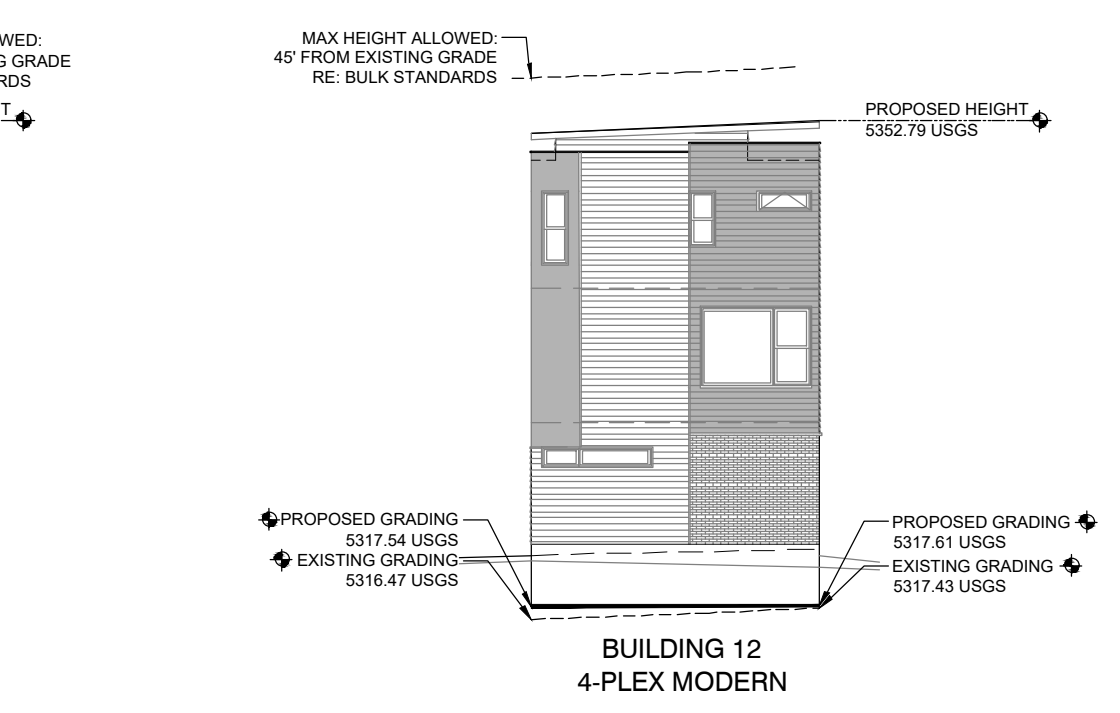
BUILDING 11 - WEST ELEVATION
1/16" = 1'-0"



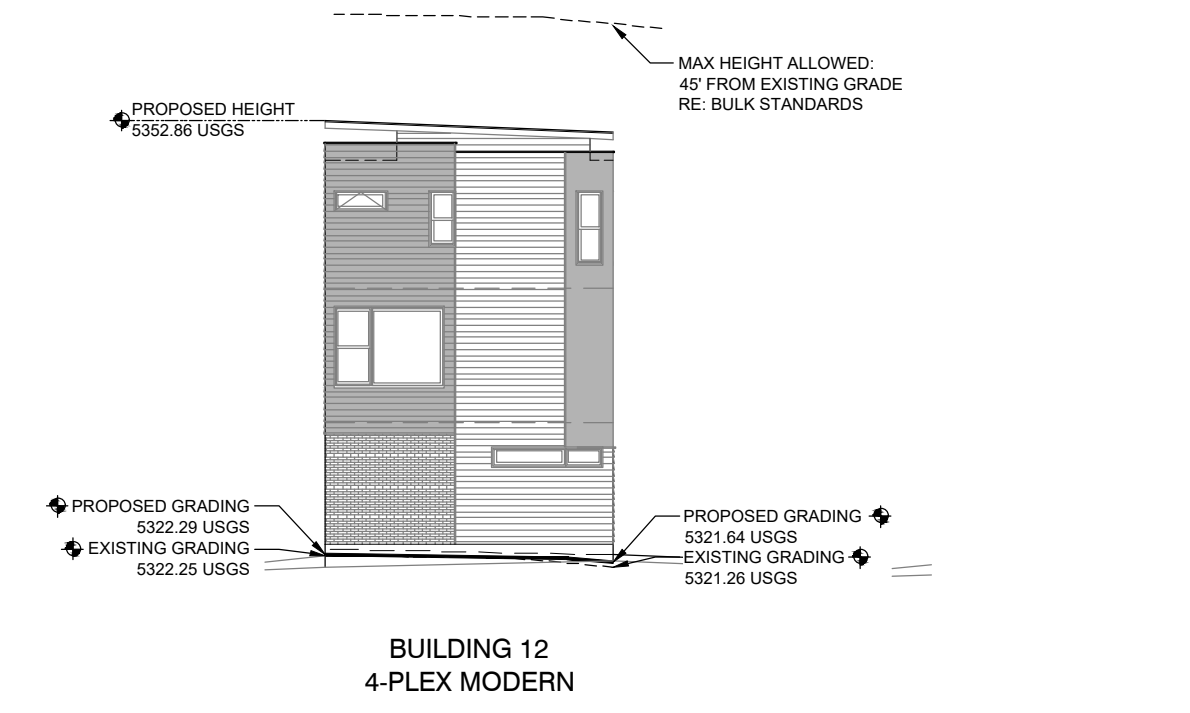
BUILDING 12 - NORTH ELEVATION
1/16" = 1'-0"



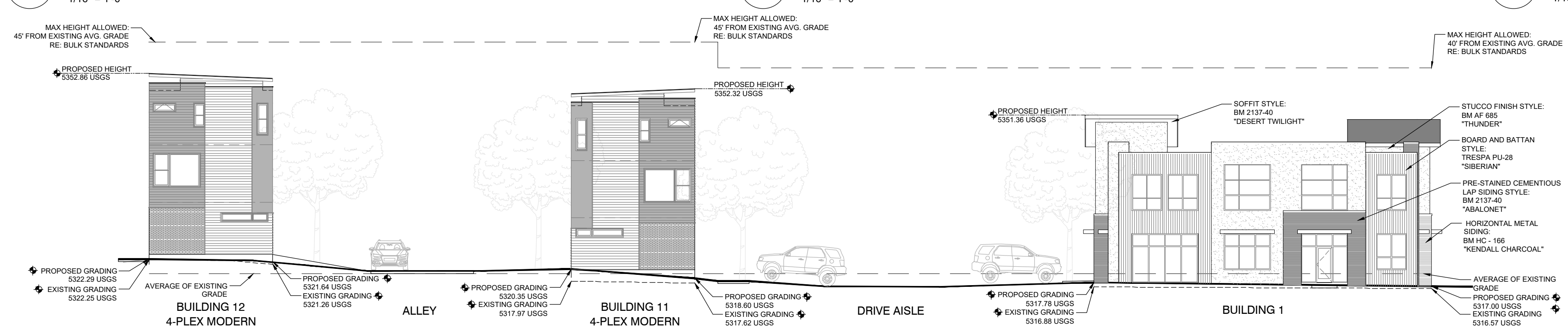
BUILDING 12 - SOUTH ELEVATION
1/16" = 1'-0"



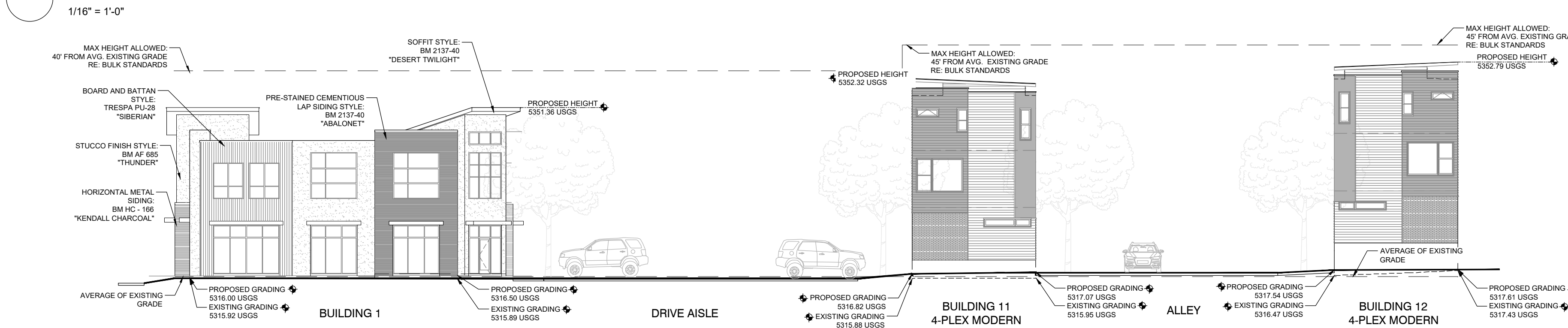
BUILDING 12 - EAST ELEVATION
1/16" = 1'-0"



BUILDING 12 - WEST ELEVATION
1/16" = 1'-0"



NORTH/SOUTH SITE SECTION - WEST ELEVATION FACING EAST (BUILDINGS 12, 11, & 1)
1/16" = 1'-0"



NORTH/SOUTH SITE SECTION - EAST ELEVATION FACING WEST(BUILDINGS 1, 11, & 12)
1/16" = 1'-0"

ARCHITECTURAL MATERIAL LEGEND

- [Pattern] = ASPHALT SHINGLE ROOF
 - [Pattern] = BOARD AND BATTAN SIDING, TYP.
 - [Pattern] = HORIZONTAL SIDING W/ 6" EXPOSURE AND MITERED CORNERS
 - [Pattern] = FIBER CEMENT PANELS
 - [Pattern] = THIN BRICK OR TILE VENEER
 - [Pattern] = STUCCO FINISH
 - [Pattern] = PRE-STAINED CEMENTITIOUS LAP SIDING W/ 6" EXPOSURE
- * APPROVED EXTERIOR COLOR LIST ON FILE WITH THE CITY

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC
Sam Coutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224

ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

REVISIONS

No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

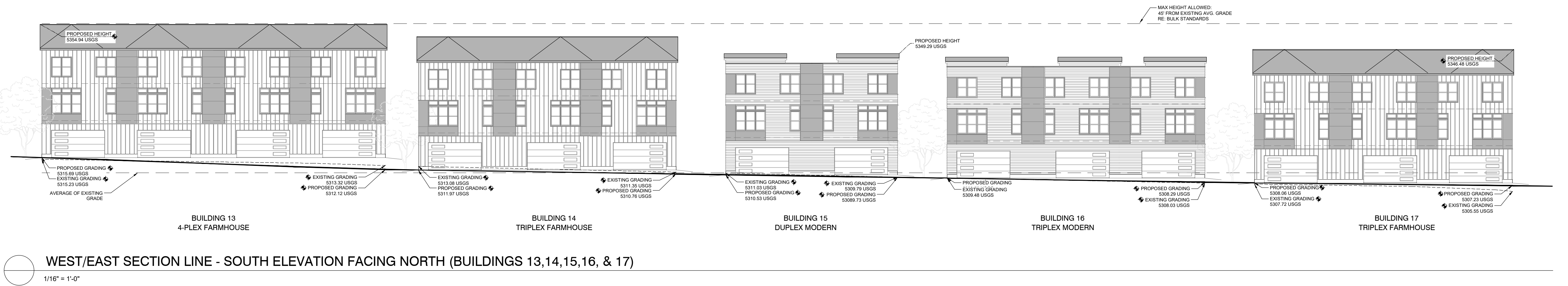
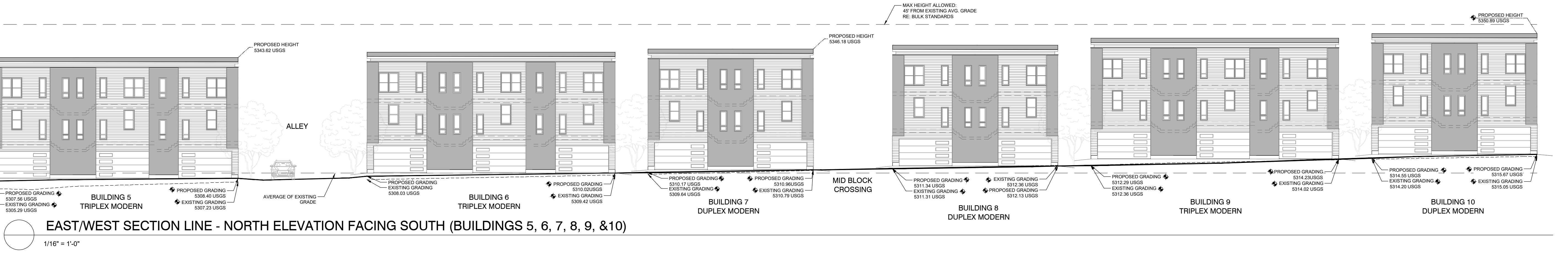
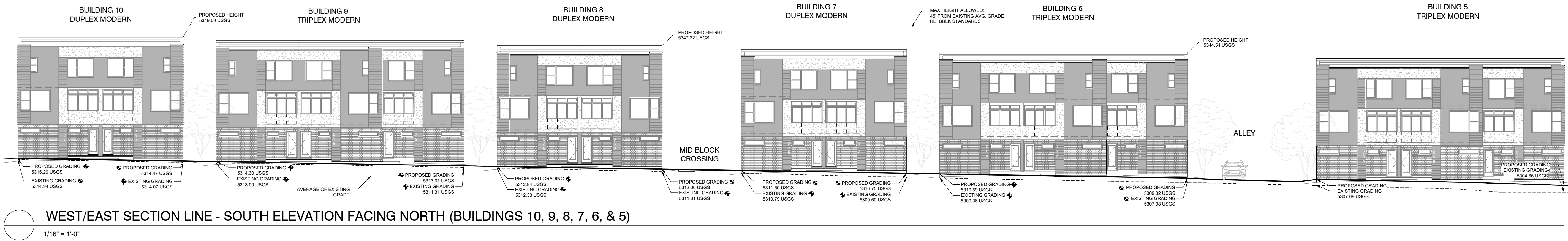
BUILDING SECTION ELEVATIONS

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC
DRAWING NUMBER:	

Plotted By: Evan Callis Layout: BUILDING SECTION ELEVATIONS 2 Printed On: 9/12/2022 2:13 PM File Name: Elevations_PUD.dwg



ARCHITECTURAL MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = BOARD AND BATTAN SIDING, TYP.
- = HORIZONTAL SIDING W/ 6" EXPOSURE AND MITERED CORNERS
- = FIBER CEMENT PANELS
- = THIN BRICK OR TILE VENEER
- = STUCCO FINISH
- = PRE-STAINED CEMENTIOUS LAP SIDING W/ 6" EXPOSURE

* APPROVED EXTERIOR COLOR LIST ON FILE WITH THE CITY

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC
Sam Coutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 303.449.8689

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

REVISIONS

No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

BUILDING SECTION ELEVATIONS

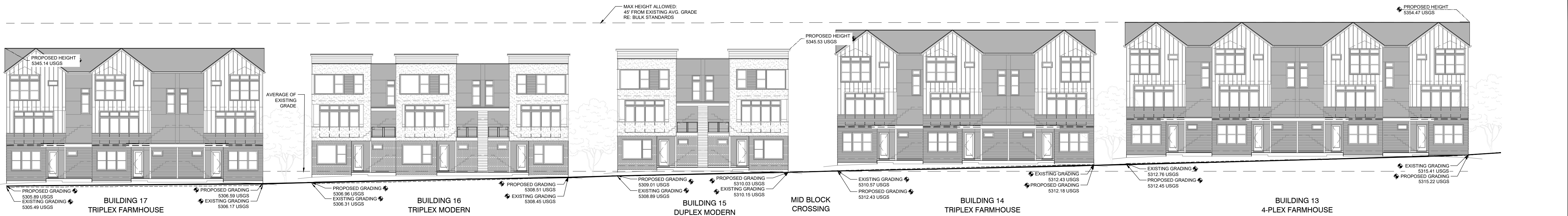
SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC

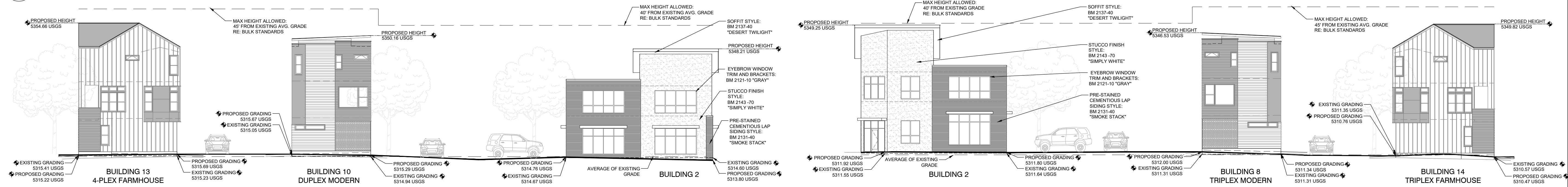
DRAWING NUMBER:

Plotted By: Evan Callis Layout: BUILDING SECTION ELEVATIONS 3 Printed On: 9/12/2022 2:13 PM File Name: Elevations_PUD.dwg



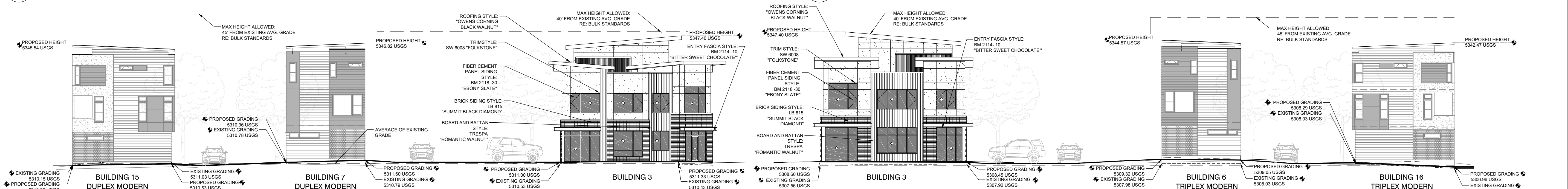
EAST/WEST SECTION LINE - NORTH ELEVATION FACING SOUTH (BUILDINGS 17, 16, 15, 14 & 13)

1/16" = 1'-0"



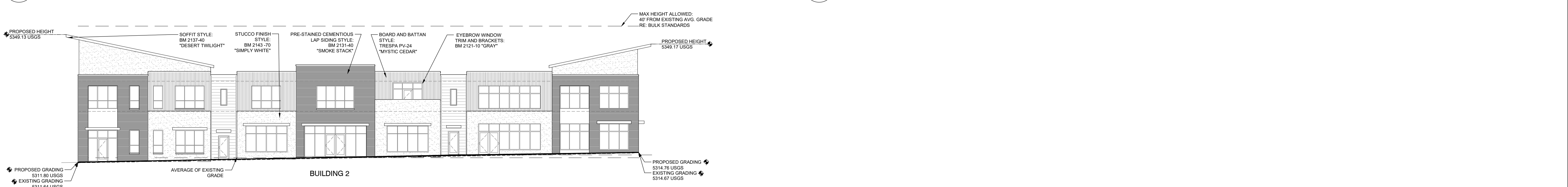
NORTH/SOUTH SITE SECTION - WEST ELEVATION FACING EAST (BUILDINGS 13, 10, & 2)

1/16" = 1'-0"



NORTH/SOUTH SITE SECTION - WEST ELEVATION FACING EAST (BUILDINGS 15, 7, & 3)

1/16" = 1'-0"



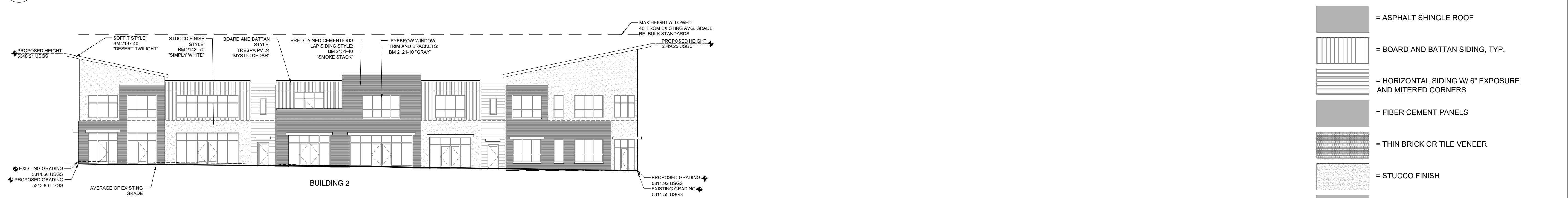
NORTH/SOUTH SITE SECTION - EAST ELEVATION FACING WEST (BUILDINGS 2, 8, 14)

1/16" = 1'-0"



BUILDING 2 - NORTH ELEVATION

1/16" = 1'-0"



BUILDING 2 - SOUTH ELEVATION

1/16" = 1'-0"

ARCHITECTURAL MATERIAL LEGEND

- [Pattern] = ASPHALT SHINGLE ROOF
- [Pattern] = BOARD AND BATTAN SIDING, TYP.
- [Pattern] = HORIZONTAL SIDING W/ 6" EXPOSURE AND MITERED CORNERS
- [Pattern] = FIBER CEMENT PANELS
- [Pattern] = THIN BRICK OR TILE VENEER
- [Pattern] = STUCCO FINISH
- [Pattern] = PRE-STAINED CEMENTIOUS LAP SIDING W/ 6" EXPOSURE

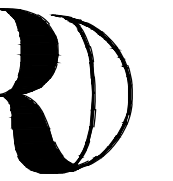
* APPROVED EXTERIOR COLOR LIST ON FILE WITH THE CITY

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO

PREPARED BY:



ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.6501 fax 970.225.6501 www.ripleydesign.com

PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC
Sam Cutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

REVISIONS

No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

BUILDING SECTION ELEVATIONS

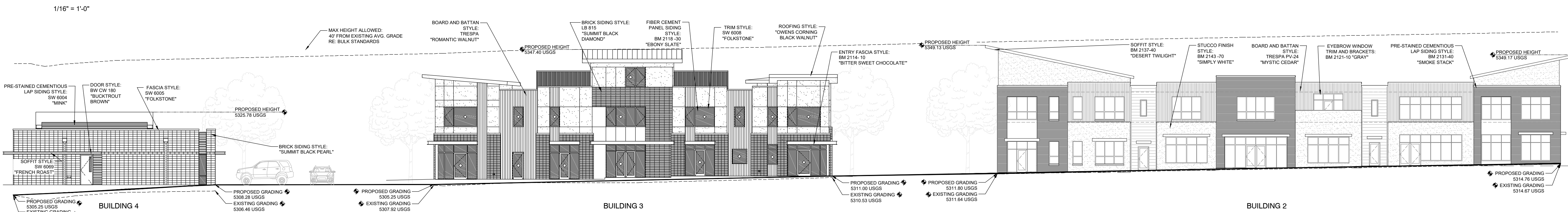
SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

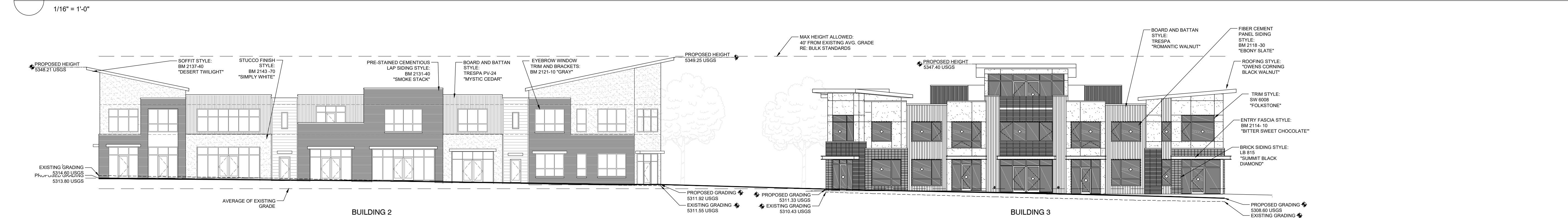
PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC

DRAWING NUMBER:

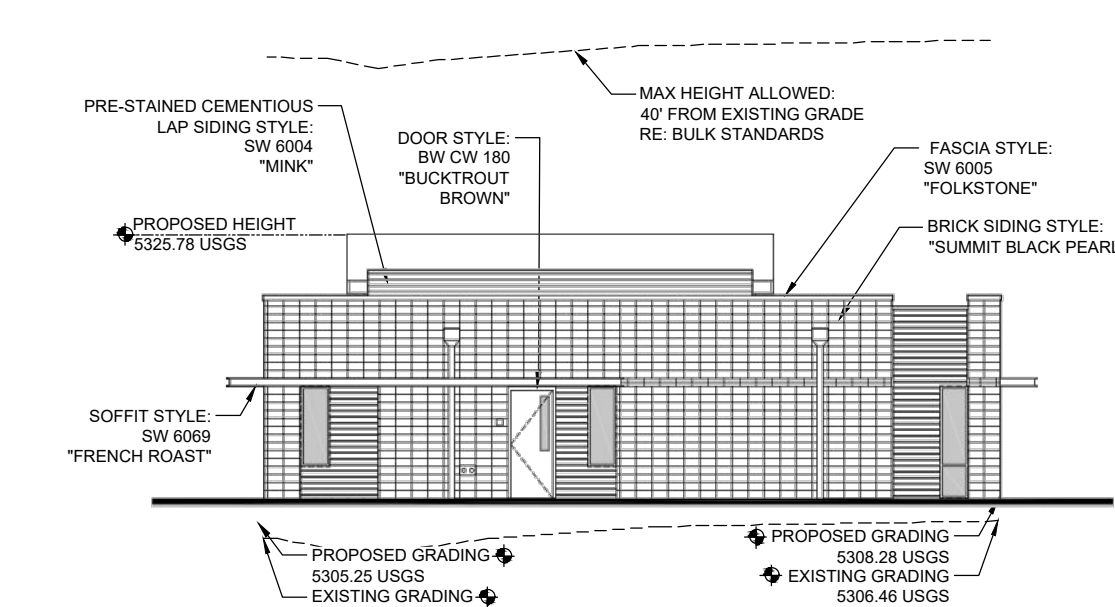
Plotted By: Evan Callis Layout: BUILDING SECTION ELEVATIONS 4 Printed On: 9/12/2022 2:13 PM File Name: Elevations_PUD.dwg



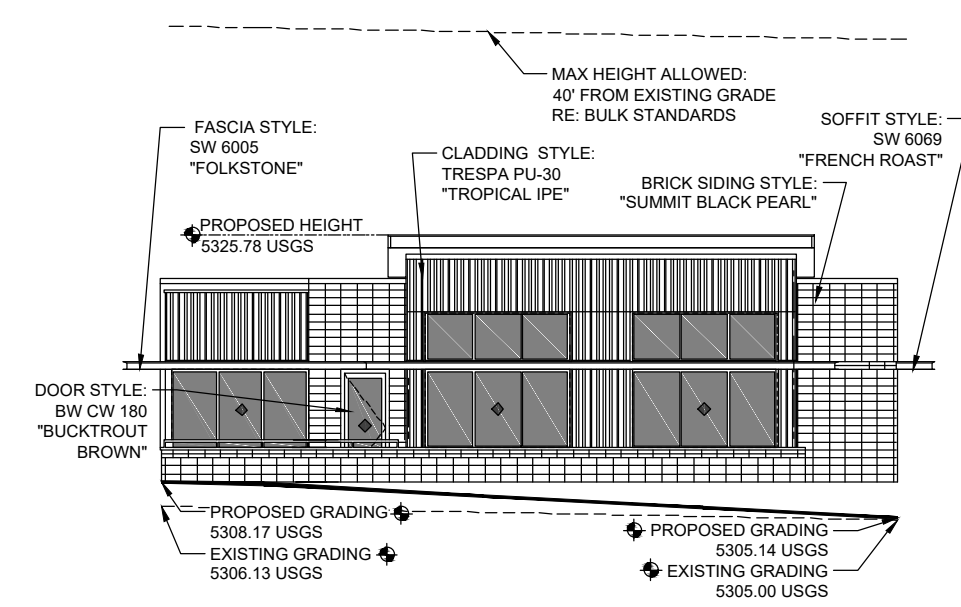
EAST/WEST SITE SECTION - NORTH ELEVATION FACING SOUTH (BUILDINGS 4, 3, & 2)



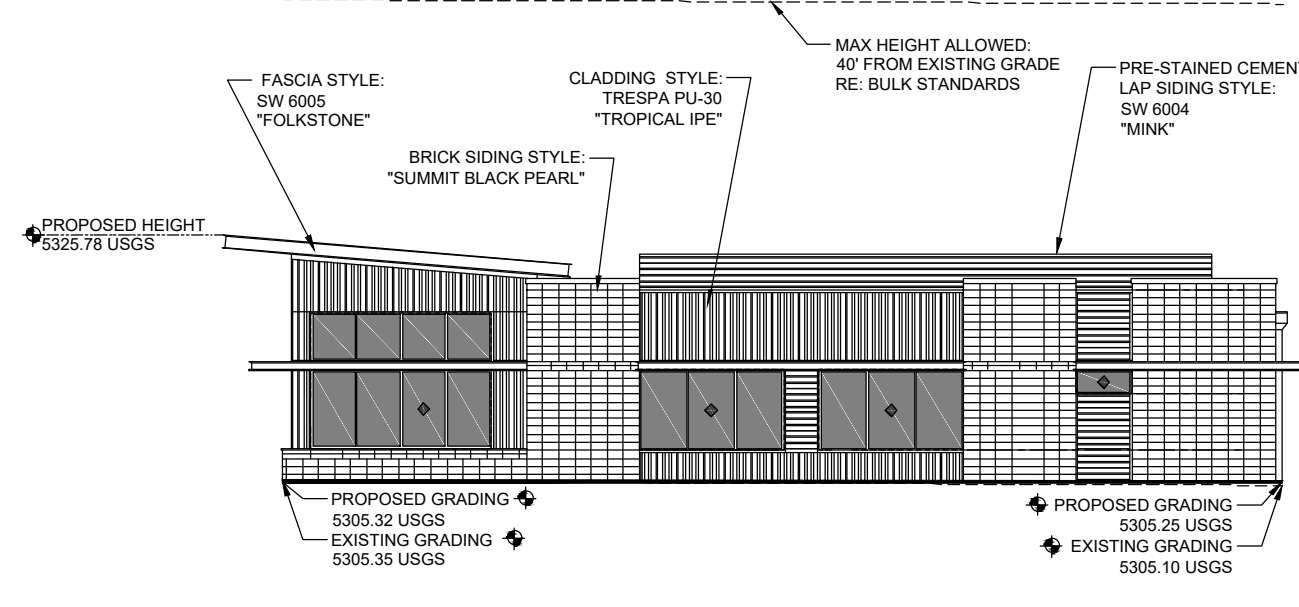
EAST/WEST SITE SECTION - SOUTH ELEVATION FACING NORTH (BUILDINGS 2 & 3)



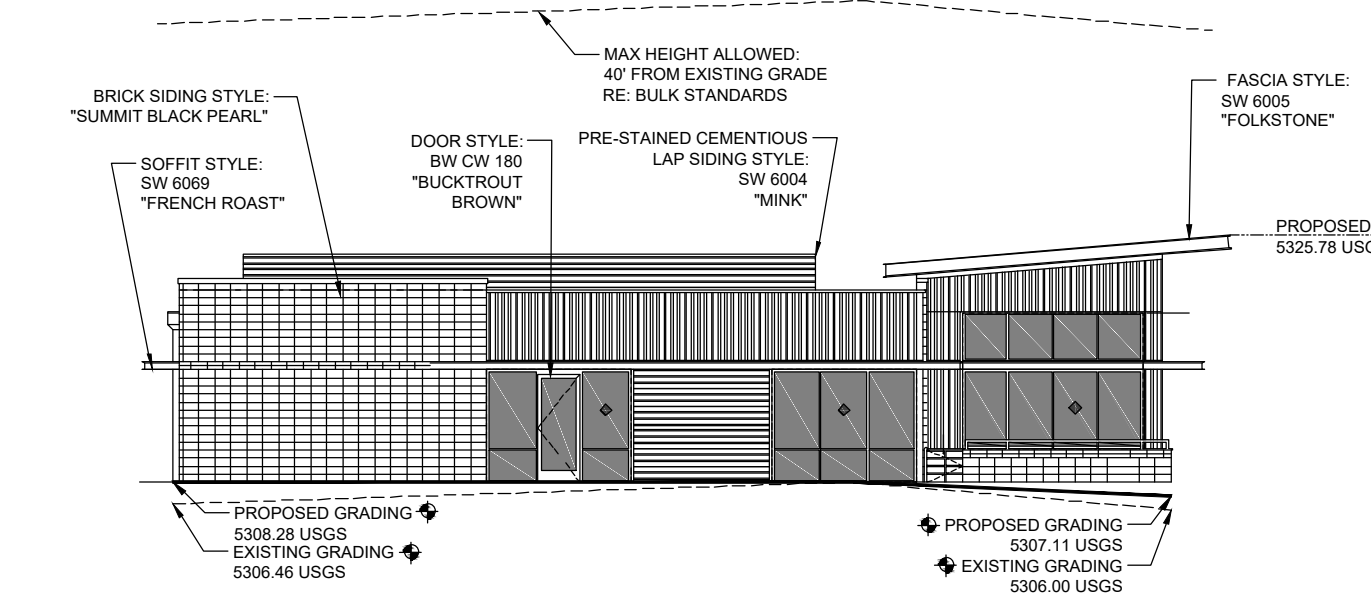
BUILDING 4 - NORTH ELEVATION



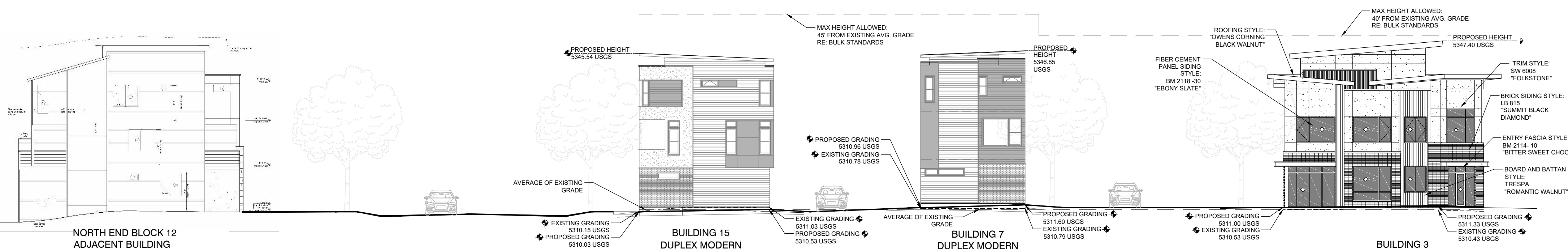
BUILDING 4 - SOUTH ELEVATION



BUILDING 4 - EAST ELEVATION



BUILDING 4 - WEST ELEVATION



NORTH/SOUTH SITE SECTION - WEST ELEVATION FACING EAST (ADJACENT NORTH BLOCK 12 AND BUILDINGS 15, 7, & 3)

ARCHITECTURAL MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = BOARD AND BATTEN SIDING, TYP.
- = HORIZONTAL SIDING W/ 6" EXPOSURE AND MITERED CORNERS
- = FIBER CEMENT PANELS
- = THIN BRICK OR TILE VENEER
- = STUCCO FINISH
- = PRE-STAINED CEMENTITIOUS LAP SIDING W/ 6" EXPOSURE

* APPROVED EXTERIOR COLOR LIST ON FILE WITH THE CITY

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC
Sam Cutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.8528

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

REVISIONS

No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

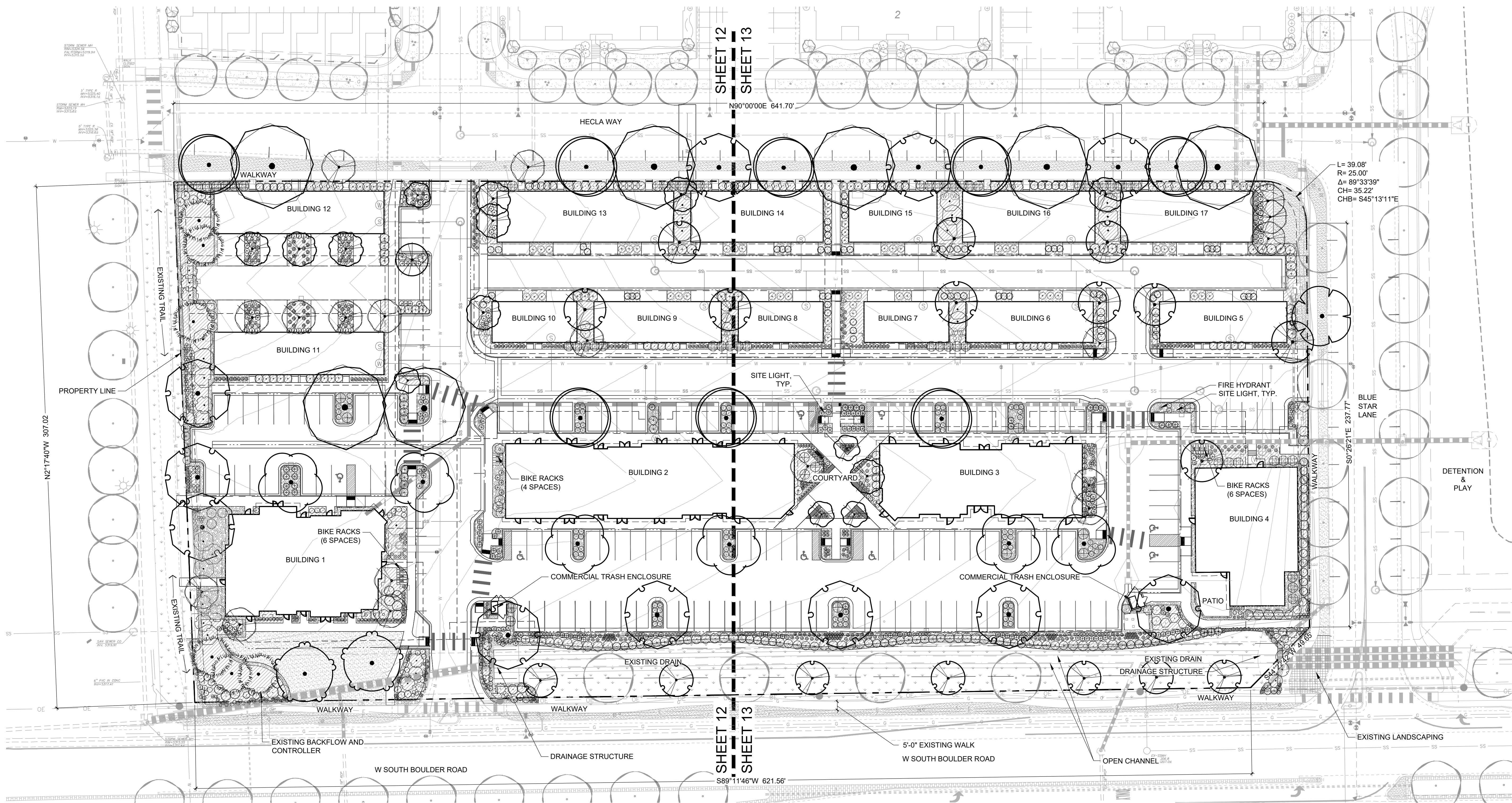
BUILDING SECTION ELEVATIONS

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC

DRAWING NUMBER:

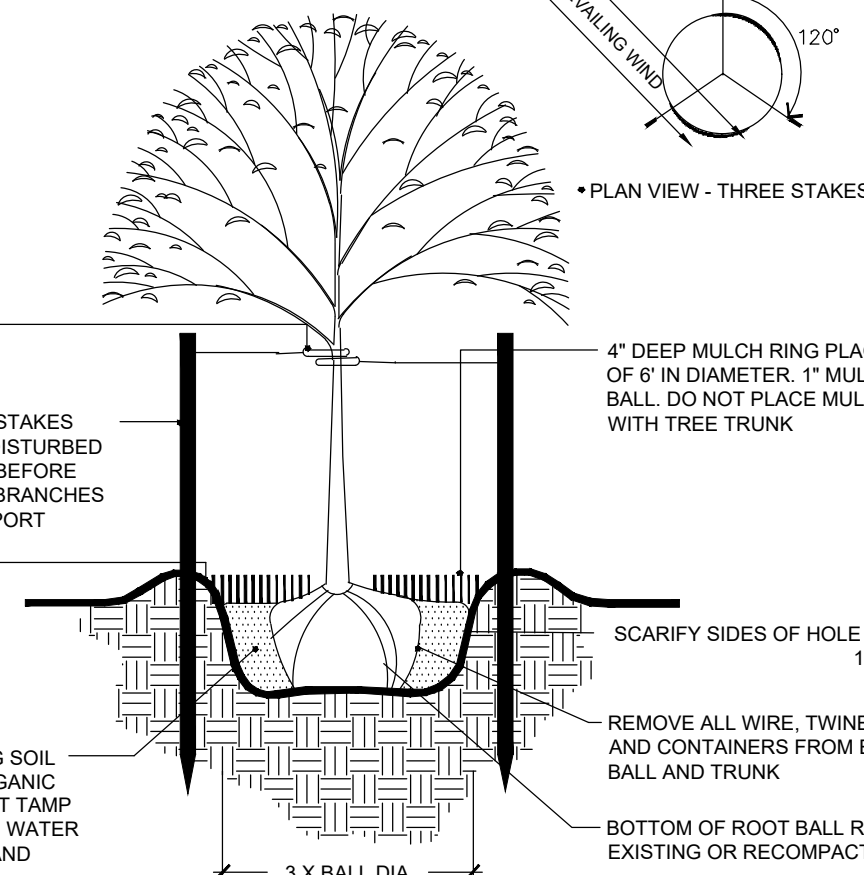


LEGEND

	BIKE RACK		PROPERTY LINE
	WALK CHASE		RIGHT-OF-WAY / LOT PROPERTY LINE
	DRAIN PIPE		EASEMENT LINE
	DRAIN INLET		BUILDING SETBACK LINE
	MANHOLE		PROPOSED SANITARY SEWER SERVICE LINE
	WATER METER		PROPOSED STORM DRAIN LINE
	FIRE HYDRANT		PROPOSED WATER SERVICE LINE
	PARKING COUNT		PROPOSED STORM DRAIN
	EXISTING TREE		EXISTING SANITARY SEWER SERVICE LINE
			EXISTING STORM DRAIN LINE
			EXISTING WATER SERVICE LINE
			EXISTING STORM DRAIN
			EXISTING FIBER OPTIC LINE

NOTES:
SET SO THAT TOP OF ROOT 1-2" HIGHER THAN FINISHED GRADE
MARK NORTH SIDE OF TREE IN NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

2 STRAND 12 GAUGE GAL. WIRE (TWIST TO TIGHTEN & GROMMETED NYLON STRAPS)
THREE (3) TWO INCH LODGE POLE STAKES DRIVEN (MIN. 24") FIRMLY INTO UNDISTURBED SOIL OUTSIDE OF PLANTING HOLE BEFORE BACKFILLING STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT
ROUND TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY. (OMIT IN TURF AREAS)
BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOL.) ORGANIC MATERIAL. PLACE FIRMLY BUT DON'T TAMP OR COMPACT AROUND ROOT BALL. WATER THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.



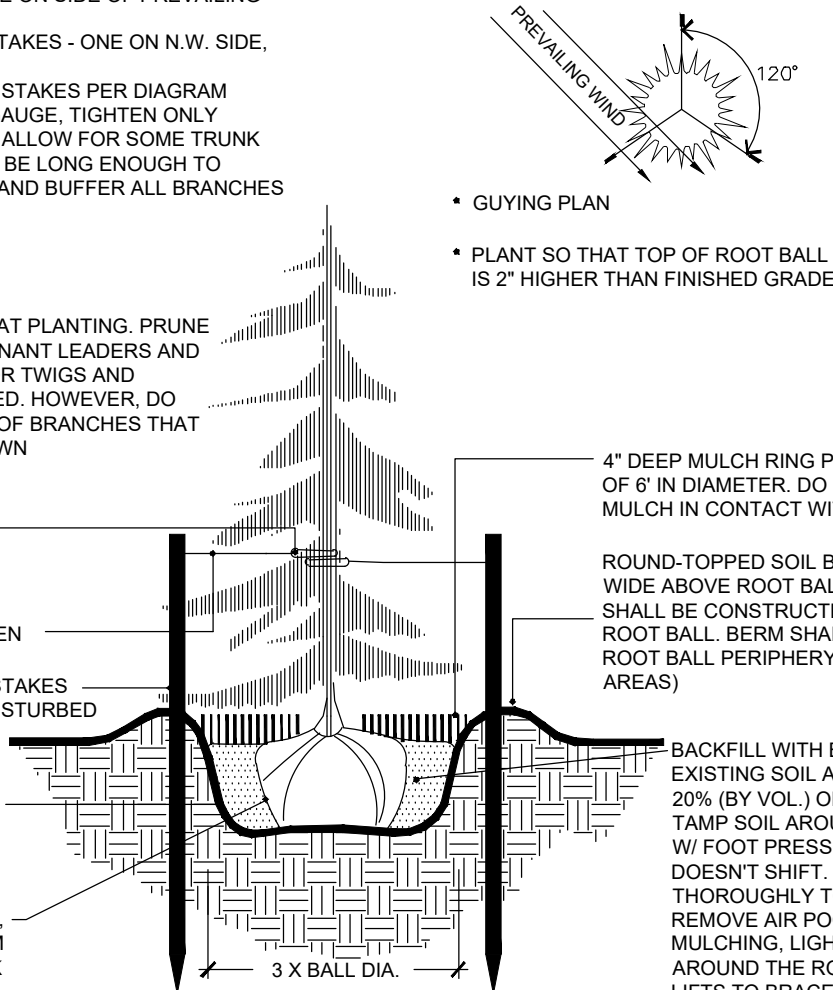
1 TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS

OP-NO2-02

PRUNING NOTES:
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

GROMMETED NYLON STRAPS
GALVANIZED WIRE TWIST TO TIGHTEN
THREE (3) TWO INCH LODGE POLE STAKES DRIVEN (MIN. 24") FIRMLY INTO UNDISTURBED SOIL OUTSIDE ROOTBALL
SCARIFY SIDES OF PLANTING HOLE LEAVING 1:1 SLOPE
REMOVE ALL WIRE, TWINE BURLAP, MESH AND CONTAINERS FROM ENTIRE ROOT BALL AND TRUNK



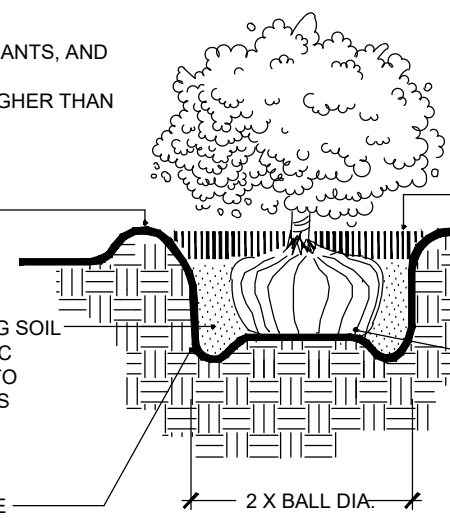
2 CONIFER TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS

OP-NO2-16

PLACEMENT NOTES:
• SET SHRUB PLUMB. SPACE PLANTS, AND PLACE FOR BEST EFFECT
• SET TOP OF ROOTBALL 1-2" HIGHER THAN ADJACENT GRADE

4" HIGH WATER SAUCER
BACKFILL WITH BLEND OF EXISTING SOIL AND A MAX. 20% (BY VOL.) ORGANIC MATERIAL. WATER THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS
THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.



3 SHRUB PLANTING DETAIL

SCALE: NTS

OP-NO2-14

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

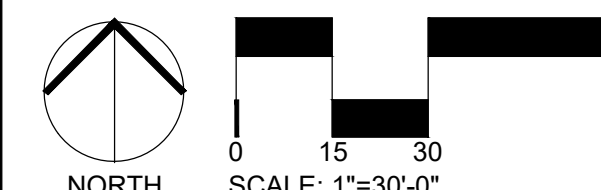
RIPLY DESIGN INC
Sam Cutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.438.9224



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PUD	9/23/2016
02	MYLAR	7/27/2017

REVISIONS

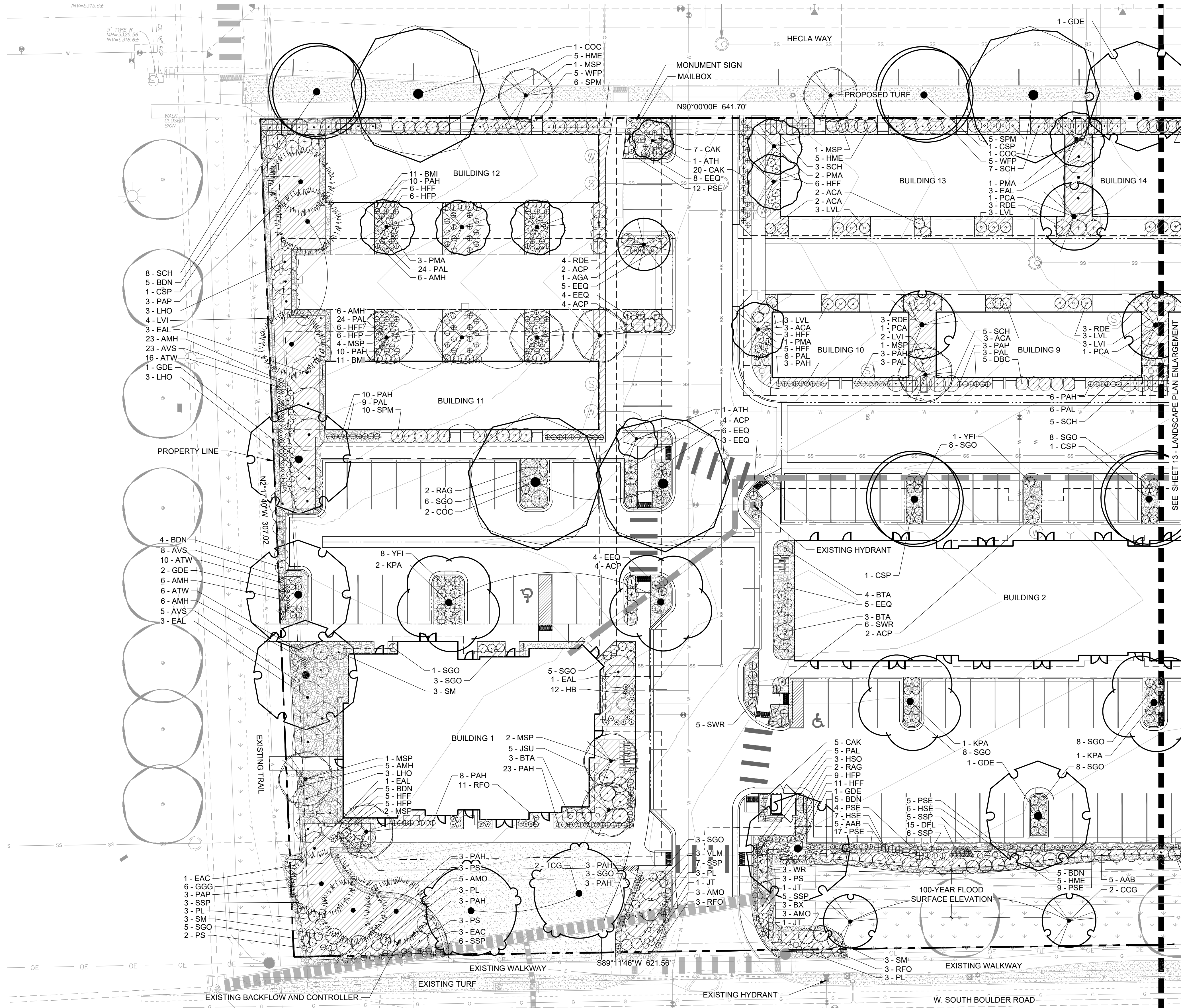
No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

OVERALL LANDSCAPE PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.: R21-011
DRAWN BY: AG, JW
REVIEWED BY: SC
DRAWING NUMBER:



LEGEND

	BIKE RACK		PROPERTY LINE
	WALK CHASE		RIGHT-OF-WAY / LOT PROPERTY LINE
	DRAIN PIPE		EASEMENT LINE
	DRAIN INLET		BUILDING SETBACK LINE
	MANHOLE		PROPOSED SANITARY SEWER SERVICE LINE
	WATER METER		PROPOSED STORM DRAIN LINE
	FIRE HYDRANT		PROPOSED WATER SERVICE LINE
	PARKING COUNT		PROPOSED STORM DRAIN
			EXISTING SANITARY SEWER SERVICE LINE
			EXISTING STORM DRAIN LINE
			EXISTING WATER SERVICE LINE
			EXISTING STORM DRAIN
			EXISTING FIBER OPTIC LINE

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME
PAP	6	WEeping NORWAY SPRUCE
ORNAMENTAL TREE	QTY	COMMON NAME
ATH	5	HOT WINGS MAPLE
AGA	1	AUTUMN BRILLIANCE SERVICEBERRY (SINGLE)
CCG	5	THORNLESS COCKSPUR HAWTHORN
MSP	18	SPRING SNOW CRAB APPLE
PMA	9	AMUR CHOKECHERRY
PCA	10	AUTUMN BLAZE ORNAMENTAL PEAR
SHADE TREE	QTY	COMMON NAME
CSP	9	WESTERN CATALPA
COC	7	WESTERN HACKBERRY
GTI	1	THORNLESS IMPERIAL HONEYLOCUST
GDE	11	SEEDLESS KENTUCKY COFFEETREE
KPA	6	GOLDEN RAIN TREE
TCG	4	GREENSPIRE LINDEN
DECIDUOUS SHRUBS	QTY	COMMON NAME
ACA	58	LEADPLANT
AAB	25	BRILLIANT RED CHOKEBERRY
BTA	7	REDLEAF JAPANESE BARBERRY
BDN	45	COMPACT WHITE BUTTERFLY BUSH
BX	3	LO & BEHOLD BLUE CHIP BUTTERFLY BUSH
CAI	3	IVORY HALO DOGWOOD (VARIEGATED)
DBC	18	CAROL MACKIE DAPHNE
EAL	19	BURNING BUSH
EAC	4	DWARF BURNING BUSH
HME	81	ENDLESS SUMMER HYDRANGEA (BLUE)
LVL	48	LODENSE PRIVET
LVI	14	GOLDEN VICARYI PRIVET
LHO	9	HONEYROSE HONEYSUCKLE
PON	5	DWARF NINEBARK
PL	15	LITTLE DEVIL DWARF NINEBARK
RAG	24	GROWLOW SUMAC
RDE	29	BOULDER RASPBERRY
SGO	26	GOLDMOUND SPIREA
SCH	58	HANCOCK CORALBERRY
SM	9	DWARF KOREAN LILAC
SPM	35	MISS KIM DWARF LILAC (PALE LAVENDER)
VLM	6	MOHICAN WAYFARING TREE
WFP	29	PINK PRINCESS WEIGELA
WR	6	RED PRINCE WEIGELA
EVERGREEN SHRUBS	QTY	COMMON NAME
ACP	33	PANCHITO MANZANITA
BMI	30	WINTER GEM BOXWOOD
EEQ	54	BLUESTEM JOINTFIR
JSU	5	BUFFALO JUNIPER
JT	4	NEW BLUE TAMARIX JUNIPER
YFI	15	YUCCA
ORNAMENTAL GRASS	QTY	COMMON NAME
BGB	18	BLONDE AMBITION GRAMA GRASS
CAK	58	FEATHER REED GRASS
HSE	48	BLUE AVENAB/LUE OAT GRASS
MSI	3	MAIDEN GRASS
PAH	166	DWARF FOUNTAIN GRASS
PAL	121	BLACK FOUNTAIN GRASS
SSP	91	PRAIRIE BLUES LITTLE BLUESTEM GRASS
SWR	11	GIANT SACATON
PERENNIAL	QTY	COMMON NAME
AMO	19	MOONSHINE YARROW
AMH	94	MOKANA IMPROVED COLUMBINE
AVS	62	SEAFOAM SAGE
ATW	81	PURPLE ASTER
DFL	69	FIRST LOVE PINKS
GGO	6	DWARF BLANKET FLOWER
HB	19	BLACK EYED STELLA DAYLILY
HSO	9	SOUTHERN COMFORT CORAL BELLS
HFF	59	FRANCEE HOSTA (VARIEGATED)
HFP	52	PATRIOT HOSTA (VARIEGATED)
PS	11	ROCKY MOUNTAIN PENSTEMON
PSE	77	BLUE CREEPING PHLOX
RFO	44	BLACK-EYED SUSAN

02 LANDSCAPE MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	WOOD MULCH
	IRRIGATED TURF
	ROCK MULCH
	NATIVE SEED 1
	EXISTING LANDSCAPE

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

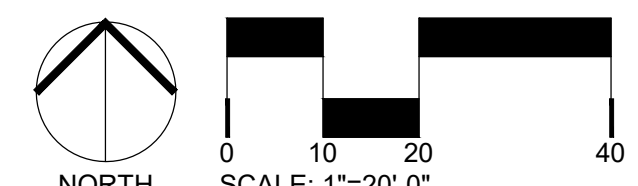
RIPLEY DESIGN INC
Sam Cutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.8528

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

REVISIONS

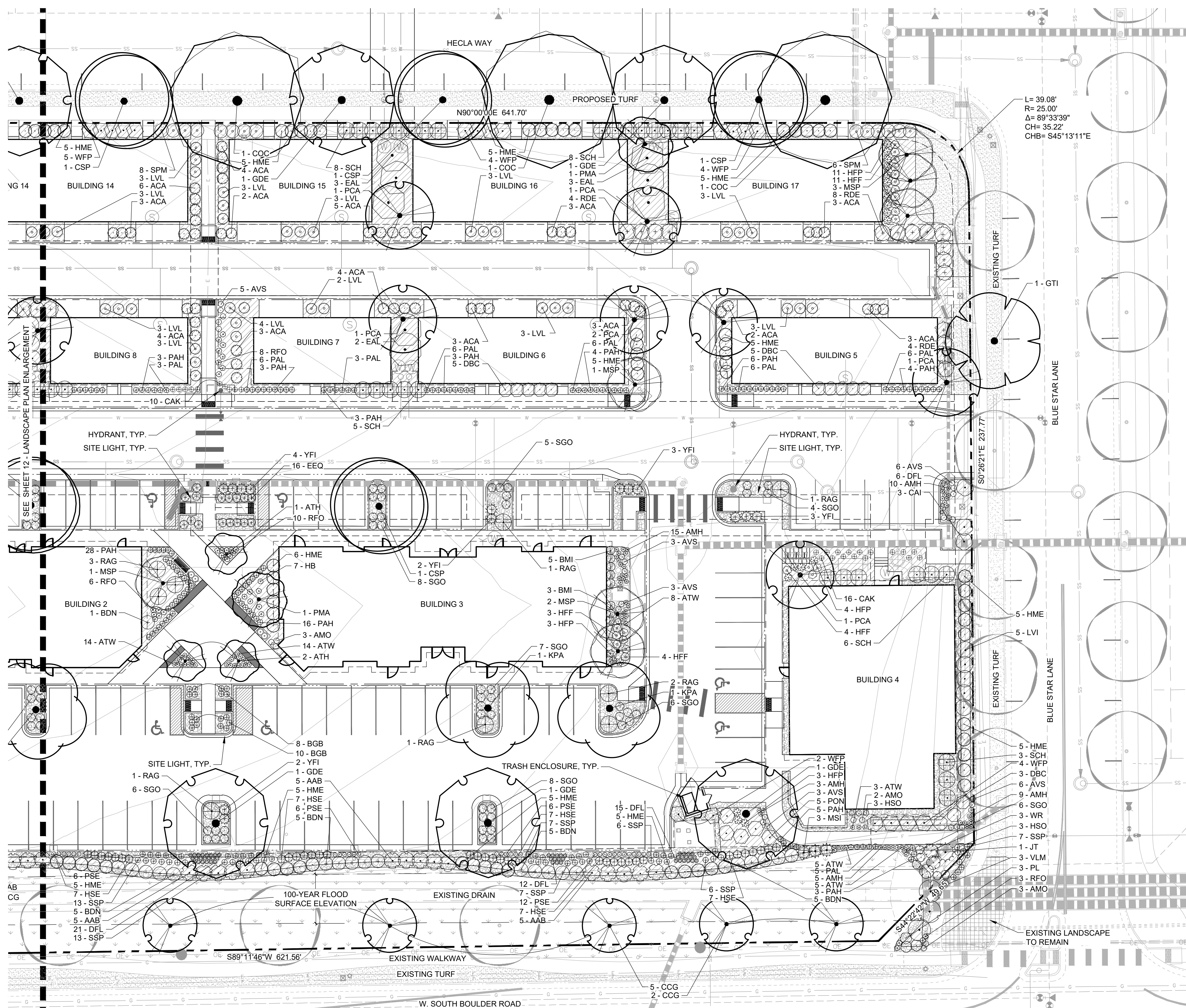
No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

LANDSCAPE PLAN ENLARGEMENT

SEAL:



PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC
DRAWING NUMBER:	



LEGEND

	BIKE RACK		PROPERTY LINE
	WALK CHASE		RIGHT-OF-WAY / LOT PROPERTY LINE
	DRAIN PIPE		EASEMENT LINE
	DRAIN INLET		BUILDING SETBACK LINE
	MANHOLE		PROPOSED SANITARY SEWER SERVICE LINE
	WATER METER		PROPOSED STORM DRAIN LINE
	FIRE HYDRANT		PROPOSED WATER SERVICE LINE
	PARKING COUNT		PROPOSED STORM DRAIN
	EXISTING TREE		EXISTING SANITARY SEWER SERVICE LINE
			EXISTING STORM DRAIN LINE
			EXISTING WATER SERVICE LINE
			EXISTING STORM DRAIN
			EXISTING FIBER OPTIC LINE

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME
PAP	6	WEeping NORWAY SPRUCE
ORNAMENTAL TREE	QTY	COMMON NAME
ATH	5	HOT WINGS MAPLE
AGA	1	AUTUMN BRILLIANCE SERVICEBERRY (SINGLE)
CCG	5	THORNLESS COOKSPUR HAWTHORN
MSP	18	SPRING SNOW CRAB APPLE
PMA	9	AMUR CHOKECHERRY
PCA	10	AUTUMN BLAZE ORNAMENTAL PEAR
SHADE TREE	QTY	COMMON NAME
CSP	9	WESTERN CATALPA
COC	7	WESTERN HACKBERRY
GTI	1	THORNLESS IMPERIAL HONEYLOCUST
GDE	11	SEEDLESS KENTUCKY COFFEETREE
KPA	6	GOLDEN RAIN TREE
TCG	4	GREENSPIRE LINDEN
DECIDUOUS SHRUBS	QTY	COMMON NAME
ACA	58	LEADPLANT
AAB	25	BRILLIANT RED CHOKEBERRY
BTA	7	REDLEAF JAPANESE BARBERRY
BDN	45	COMPACT WHITE BUTTERFLY BUSH
BX	3	LO & BEHOLD BLUE CHIP BUTTERFLY BUSH
CAI	3	IVORY HALO DOGWOOD (VARIEGATED)
DBC	18	CAROL MACKIE DIAPHNE
EAL	19	BURNING BUSH
EAC	4	DWARF BURNING BUSH
HME	81	ENDLESS SUMMER HYDRANGEA (BLUE)
LVL	48	LODENSE PRIVET
LVI	14	GOLDEN VICARYI PRIVET
LHO	9	HONEYROSE HONEYSUCKLE
PON	5	DWARF NINEBARK
PAK	15	LITTLE DEVIL DWARF NINEBARK
RAC	24	GROWLOW SUMAC
RDE	29	BOULDER RASPBERRY
SGO	26	GOLDMOUND SPIREA
SCH	58	HANCOCK CORALBERRY
SM	9	DWARF KOREAN LILAC
SPM	35	MISS KIM DWARF LILAC (PALE LAVENDER)
VLM	6	MOHICAN WAYFARING TREE
WFP	29	PINK PRINCESS WEIGELA
WR	6	RED PRINCE WEIGELA
EVERGREEN SHRUBS	QTY	COMMON NAME
ACP	33	PANCHITO MANZANITA
BMI	30	WINTER GEM BOXWOOD
EEO	54	BLUESTEM JOINTFIR
JSU	5	BUFFALO JUNIPER
JT	4	NEW BLUE TAMARIX JUNIPER
YFI	15	YUCCA
ORNAMENTAL GRASS	QTY	COMMON NAME
BGB	18	BLONDE AMBITION GRAMA GRASS
CAK	58	FEATHER REED GRASS
HSE	48	BLUE AVENA/BLUE OAT GRASS
MSI	3	MAIDEN GRASS
PAH	166	DWARF FOUNTAIN GRASS
PAL	121	BLACK FOUNTAIN GRASS
SSP	91	PRAIRIE BLUES LITTLE BLUESTEM GRASS
SWR	11	GIANT SACATON
PERENNIAL	QTY	COMMON NAME
AMO	19	MOONSHINE YARROW
AMH	94	MOKANA IMPROVED COLUMBINE
AVS	62	SEAFOAM SAGE
ATW	81	PURPLE ASTER
DFL	69	FIRST LOVE PINKS
GGO	6	DWARF BLANKET FLOWER
HB	19	BLACK EYED STELLA DAYLILY
HSD	9	SOUTHERN COMFORT CORAL BELLS
HFF	59	FRANCEE HOSTA (VARIEGATED)
HFP	52	PATRIOT HOSTA (VARIEGATED)
PS	11	ROCKY MOUNTAIN PENSTEMON
PSE	77	BLUE CREEPING PHLOX
RFO	44	BLACK-EYED SUSAN

02 LANDSCAPE MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	WOOD MULCH
	IRRIGATED TURF
	ROCK MULCH
	NATIVE SEED 1
	EXISTING LANDSCAPE

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC

Sam Cutts

419 CANYON AVE #200

FORT COLLINS, CO 80550

p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION

Michael Markel

5723 Arapahoe Ave. #2B

Boulder, CO 80303

p. 303.449.8689

ENGINEER

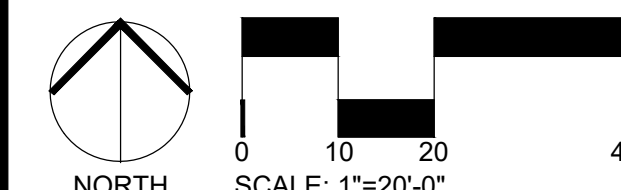
MPD ENGINEERING, LLC

Marc Dolezal, P.E.

1550 QUINCE AVE.

BOULDER, CO 80304

p. 303.438.9224



ORIGINAL SIZE 24X36

ISSUED

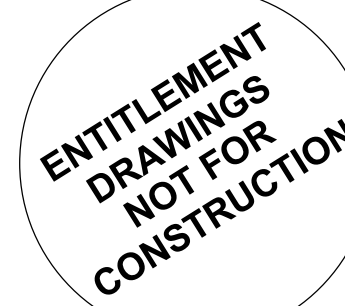
No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017

REVISIONS

No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

LANDSCAPE PLAN ENLARGEMENT

SEAL:



PROJECT No.: R21-011

DRAWN BY: AG, JW

REVIEWED BY: SC

DRAWING NUMBER:

PLANT SCHEDULE

EVERGREEN TREES

CODE	QTY	BOTANICAL / COMMON NAME
PAP	6	PICEA ABIES 'PENDULA' / WEEPING NORWAY SPRUCE
ATH	5	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE
AGA	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY (SINGLE
CCG	7	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN
MSP	18	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE
PMA	9	PRUNUS MAACKII / AMUR CHOKECHERRY
PCA	10	PYRUS CALLERYANA 'AUTUM BLAZE' / AUTUMN BLAZE ORNAMENTAL PEAR

SHADE TREE

CODE	QTY	BOTANICAL / COMMON NAME
CSP	9	CATALPA SPECIOSA / WESTERN CATALPA
COC	7	CELTIS OCCIDENTALIS / WESTERN HACKBERRY
GTI	1	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' / THORNLESS IMPERIAL HONEYLOCUST
GDE	11	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE
KPA	6	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
TCG	2	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN

DECIDUOUS SHRUBS

CODE	QTY	BOTANICAL / COMMON NAME
ACA	58	AMORPHA CANESCENS / LEADPLANT
AAB	25	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' / BRILLIANT RED CHOKEBERRY
BTA	7	BERBERIS THUNBERGII 'ATROPURPUREA' / REDLEAF JAPANESE BARBERRY
BDN	45	BUDDLEJA DAVIDII NANHOENSIS 'PETITE SNOW' / COMPACT WHITE BUTTERFLY BUSH
BX	3	BUDDLEJA X 'BLUE CHIP' TM / LO & BEHOLD BLUE CHIP BUTTERFLY BUSH
CAI	3	CORNUS ALBA 'IVORY HALO' / IVORY HALO DOGWOOD (VARIEGATED)
DBC	18	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE
EAL	19	EUONYMUS ALATUS / BURNING BUSH
EAC	4	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH
HME	81	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA (BLUE)
LVL	48	LIGUSTRUM VULGARE 'LODENSE' / LODENSE PRIVET
LVI	14	LIGUSTRUM X VICARYI / GOLDEN VICARYI PRIVET
LHO	9	LONICERA X HONEYROSE / HONEYROSE HONEYSUCKLE
PON	5	PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK
PL	15	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK
RAG	14	RHUS AROMATICA 'GRO-LOW' / GROW-LOW SUMAC
RDE	29	RUBUS DELICIOSUS / BOULDER RASPBERRY
SGO	116	SPIRAEA X 'GOLDMOUND' / GOLDMOUND SPIREA
SCH	58	SYMPHORICARPOS X CHENAULTII 'HANCOCK' / HANCOCK CORALBERRY
SM	9	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
SPM	35	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC (PALE LAVENDER)
VLM	6	VIBURNUM LANTANA 'MOHICAN' / MOHICAN WAYFARING TREE
WFP	29	WEIGELA FLORIDA 'PINK PRINCESS' / PINK PRINCESS WEIGELA
WR	6	WEIGELA FLORIDA 'RED PRINCE' / RED PRINCE WEIGELA

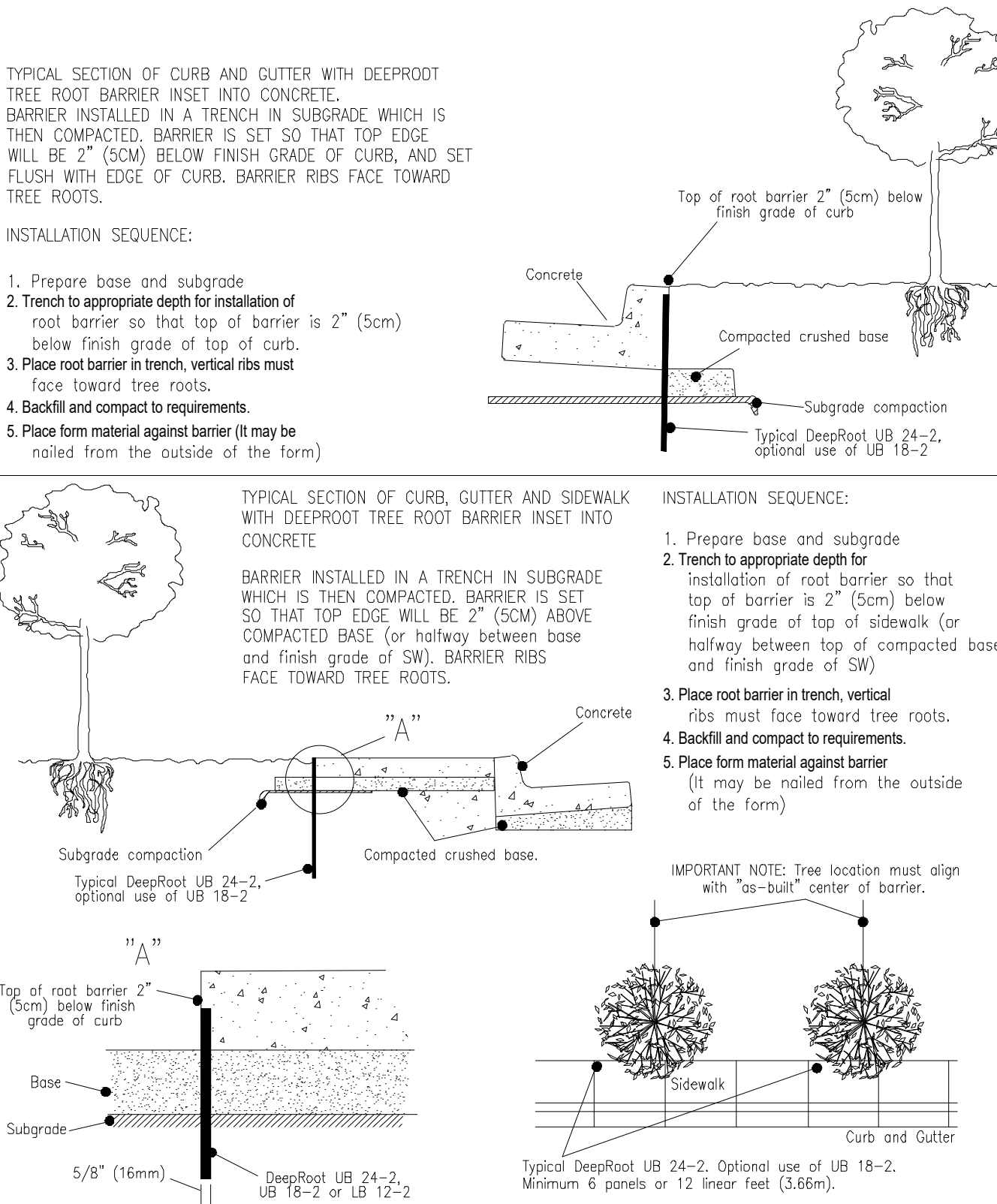
EVERGREEN SHRUBS

CODE	QTY	BOTANICAL / COMMON NAME
ACP	16	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA
BMI	30	BUXUS MICROPHYLLA INSULARIS 'WINTER GEM' / WINTER GEM BOXWOOD
EEQ	55	EPHEDRA EQUISETINA / BLUESTEM JOINTFIR

JSU	5	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER
JT	4	JUNIPERUS SABINA 'TAMARISCIFOLIA NEW BLUE' / NEW BLUE TAMARIX JUNIPER
YFI	23	YUCCA FILAMENTOSA / YUCCA

ORNAMENTAL GRASS	CODE	QTY	BOTANICAL / COMMON NAME
	BGB	18	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS
	CAK	58	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
	HSE	48	HELICOTRICHON SEMPERVIRENS / BLUE AVENA/BLUE OAT GRASS
	MSI	3	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS
	PAH	166	PENNISETUM ALOPECUROIDES 'HAMELN' / DWARF FOUNTAIN GRASS
	PAL	121	PENNISETUM ALOPECUROIDES 'MOUDRY' / BLACK FOUNTAIN GRASS
	SSP	91	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM GRASS
	SWR	11	SPOROBOLUS WRIGHTII / GIANT SACATON

PERENNIAL	CODE	QTY	BOTANICAL NAME
	AMO	19	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW
	AMH	94	AQUILEGIA MCKANA HYBRIDS / MCKANA IMPROVED COLUMBINE
	AVS	62	ARTEMISIA VERSICOLOR 'SEA FOAM' / SEAFOAM SAGE
	ATW	81	ASTER TONGOLENSIS 'WARTBURG STAR' / PURPLE ASTER
	DFL	69	DIANTHUS 'FIRST LOVE' / FIRST LOVE PINKS
	GGG	6	GAILLARDIA X GRANDIFLORA 'GOBLIN' / DWARF BLANKET FLOWER
	HB	19	HEMEROCALLIS X 'BLACK EYED STELLA'™ / BLACK EYED STELLA DAYLILY
	HSO	9	HEUCHERA æSOUTHERN COMFORTæ™ / SOUTHERN COMFORT CORAL BELLS
	HFF	59	HOSTA FORTUNEI 'FRANCEE' / FRANCEE HOSTA (VARIEGATED)
	HFP	52	HOSTA FORTUNEI 'PATRIOT' / PATRIOT HOSTA (VARIEGATED)
	PS	11	PENSTEMON STRICTUS / ROCKY MOUNTAIN PENSTEMON
	PSE	77	PHLOX SUBULATA 'EMERALD CUSHION BLUE' / BLUE CREEPING PHLOX



1 18" DEPTH DEEPROOT ROOT BARRIER

NTS

OP-NO2-18

2 FREESTANDING SEATWALL

1 1/2" = 1'-0"

OP-NO2-04

HYDROZONE DATA

HYDROZONE	AREA (SQ.FT)
HIGH	12,394
MODERATE	22,734
LOW	11,333
TOTAL	46,461

NOTE: IRRIGATION PLANS TO BE PROVIDED AT FUTURE SUBMITTAL.

GENERAL LANDSCAPE NOTES

1. ALL LANDSCAPE IMPROVEMENTS AREA TO BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH CITY OF LOUISVILLE STANDARDS. REVISE TREE SPACING AND/OR RELOCATE TREES AS NEEDED TO AVOID CONFLICT WITH SITE DISTANCE TRIANGLES
2. ALL CITY STREET SIGNS SHALL BE PLACED IN THE TREE LAWNS.
3. TREES TO BE PLANTED AT TIME OF ADJACENT CONSTRUCTION.
4. NATIVE SEED MIX PER CITY OPEN SPACE REQUIREMENTS.
 - 4.1. 3.3 pls# BLUE GRAMA
 - 4.2. 3.3pls# BUFFALOGRASS, CODY
 - 4.3. 2.0pls# SIDEOATS GRAMA, VAUGHN
 - 4.4. 1.0pls# SANDBERG BLUEGRASS, CANBAR
 - 4.5. 0.7pls# PRAIRIE JUNEGRASS
5. ALL DISTURBED AREAS ON PREVIOUSLY DEDICATED OPEN SPACE SHALL BE NATIVE SEEDED AND LANDSCAPED.
6. WHEN INSTALLING NATIVE SEED, THE LANDSCAPE CONTRACTOR IS TO:
 - 6.1. PROVIDE A PHOTO/COPY OF THE ORIGINAL SEED TAGS TO THE CITY.
 - 6.2. DRILL NATIVE SEED TO A DEPTH OF 1/4" - 1/2" OR HAND BROADCAST AT DOUBLE THE SEEDING RATE.
 - 6.3. NOTIFY THE OPEN SPACE DIVISION AND PARKS MANAGER WHEN THE SEEDING WILL BE TAKING PLACE.
7. STREET TREES SHALL BE CENTERED WITHIN THE TREE LAWN. IN AREAS WHERE STREET TREES ARE PLACED IN A TREE LAWN LESS THAN 10' WIDE, ROOT BARRIER SHALL BE PROVIDED AT THE BACK-OF-CURB AND ALONG THE SIDEWALK. IRRIGATION IN THE TREE LAWNS SHALL BE SUBSURFACE IN ALL AREAS. IRRIGATION IN THE TREE LAWNS SHALL BE ON A CENTRAL SYSTEM CONTROLLED BY THE HOA.
8. INDIVIDUAL TREE SPECIES SHALL COMPRISE NO MORE THAN 10% OF THE OVERALL PLANTING QUANTITY, OR AS APPROVED ON FINAL PLAN.
9. CITY RESERVES THE RIGHT TO RELOCATE LANDSCAPING ON FINAL PLAN THAT IS IN CONFLICT WITH THE CITY WET UTILITIES.
10. ALL PLANT MATERIAL SHALL BE AT LEAST 5 FEET AWAY FROM BUILDING FOUNDATIONS UNLESS IN RAISED PLANT BEDS.
11. 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.
12. ALL TURF AREAS TO BE PLANTED WITH TEXAS BLUEGRASS "REVELL" TURF MIX OR EQUIVALENT VARIATION UNLESS INDICATED ON PLAN AS NATIVE GRASS AREA.
13. ALL SHRUB BEDS EXCEPT THOSE NOTED SHALL BE MULCHED WITH A MINIMUM 4" DEPTH WOOD MULCH OVER WATER PERMEABLE GEO-TEXTILE FABRIC MESH WEED BARRIER.
14. EDGING BETWEEN SOD AND SHRUB BEDS SHALL BE 14 GA. X 4" GALVANIZED STEEL SET LEVEL WITH TOP OF SOD.
15. NO TREES, SHRUBS, FENCES, BERMS, OR OTHER MATERIAL CONSTITUTING VISUAL OBSTRUCTION SHALL BE PLANTED WITHIN ANY SITE DISTANCE TRIANGLE.
16. MINIMUM REQUIREMENTS FOR SOIL PREPARATION SHALL INCLUDE 3 CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SF OF EXISTING SOIL TILLED 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.
17. MAINTENANCE OF THE WALK AND LANDSCAPING WITHIN THE RIGHT OF WAY SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
18. LANDSCAPING TO BE INSTALLED WITH ADJACENT LOT OR BUILDING CONSTRUCTION.

PERIMETER LANDSCAPE CALCULATIONS* - CDDSG 5.1.E(2)

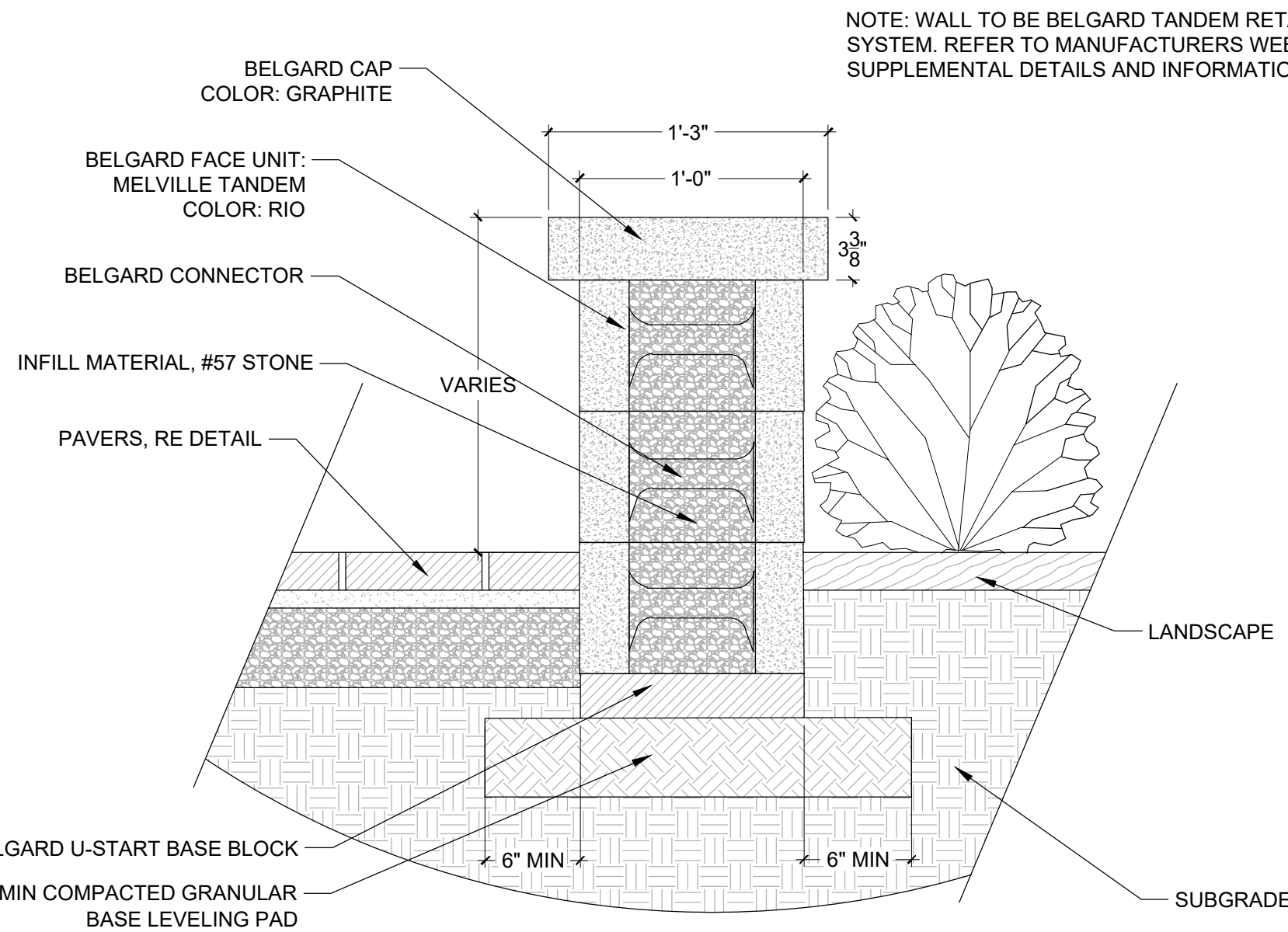
	LENGTH (L.F.)	REQUIRED PLANTINGS**	PROVIDED PLANTINGS
STREET EDGE SOUTH (DETACHED SIDEALK)	622	16 TREES AND 124 SHRUBS	17 TREES, 143 SHRUBS, 171 ORNAMENTAL GRASSES, AND 215 PERENNIALS.

* ADJACENT TO SOUTH BOULDER ROAD
**REQUIRED PARKING LOT LANDSCAPING IS CALCULATED AS FOLLOWS: 622 LINEAL FEET OF STREET FRONTAGE / 40 LINEAL FEET = 16 TREES. 622 LINEAL FEET OF STREET FRONTAGE / 5 LINEAL FEET = 124 SHRUBS.

PARKING LOT LANDSCAPE CALCULATIONS - CDDSG 5.3.C

	VEHICULAR PARKING SPACES	TREES REQUIRED*	TREES PROVIDED
COMMERCIAL LOT	148	SPACES 18.5	20

* REQUIRED PARKING LOT LANDSCAPING IS CALCULATED AS FOLLOWS:
148 PARKING SPACES / 8 = 18.5 TREES REQUIRED



NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC
Sam Coutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017
REVISIONS		
No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

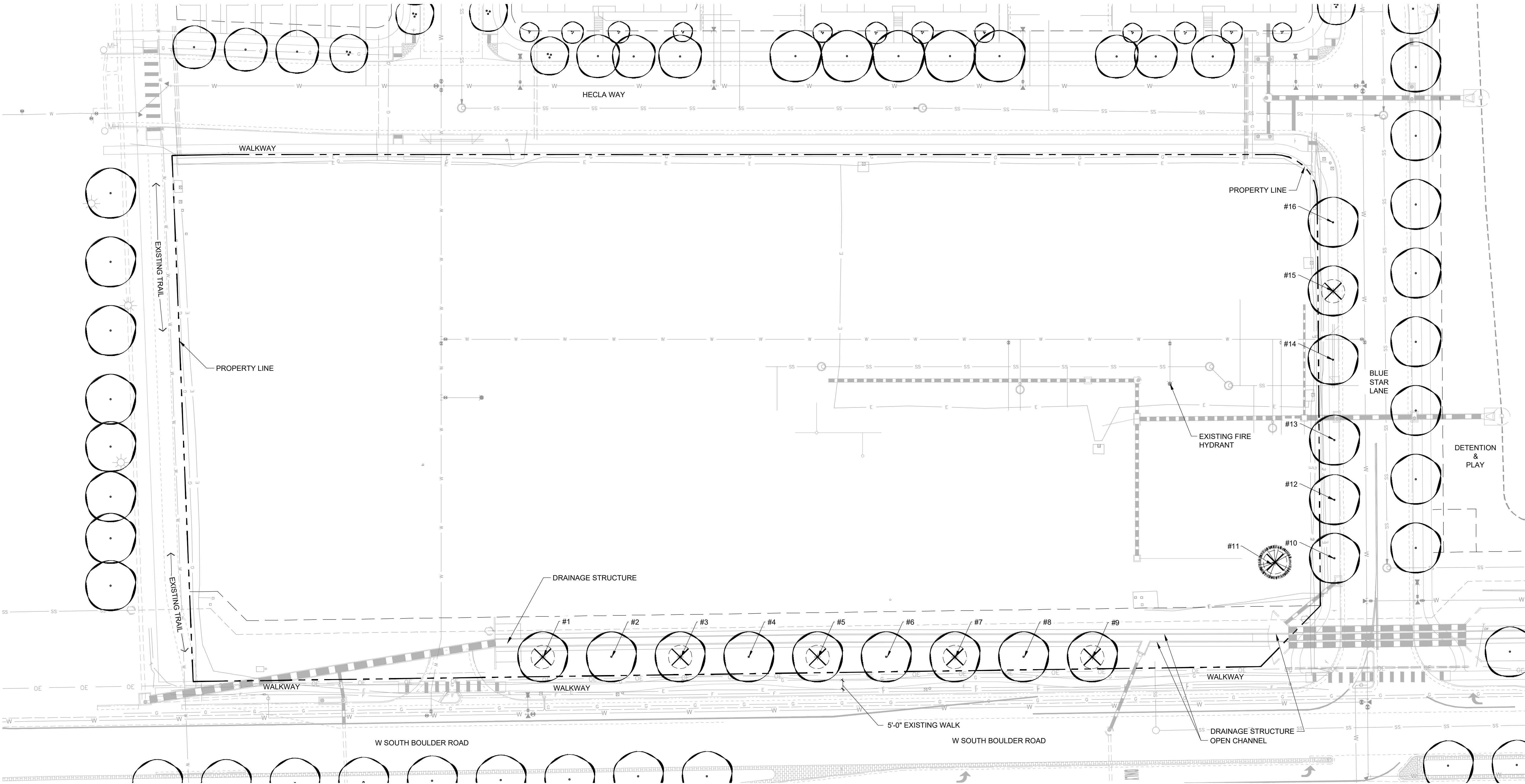
LANDSCAPE SCHEDULE AND NOTES

SEAL:



PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC
DRAWING NUMBER:	

Plotted By: Evan Callis Layout: TREE MITIGATION Printed On: 8/12/2022 2:14 PM File Name: Tree Mitigation Plan.dwg



LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
SS	EXISTING SANITARY SEWER SERVICE LINE
---	EXISTING STORM DRAIN LINE
W	EXISTING WATER SERVICE LINE
SD	EXISTING STORM DRAIN
F	EXISTING FIBER OPTIC LINE
E	EXISTING ELECTRIC LINE

TREE MITIGATION LEGEND

XXX	EXISTING TREES TO SAVE IN PLACE	XXX	EXISTING TO BE REMOVED
-----	---------------------------------	-----	------------------------

TREE MITIGATION TABLE

#	TYPE	TO BE REMOVED?	REASON FOR REMOVAL / NOTES
1	CRABAPPLE	YES	TREE IS DEAD, NEEDS TO BE REPLACED.
2	HAWTHORN	NO	-
3	CRABAPPLE	YES	TREE IS DEAD, NEEDS TO BE REPLACED.
4	HAWTHORN	NO	-
5	CRABAPPLE	YES	TREE IS DEAD, NEEDS TO BE REPLACED.
6	HAWTHORN	NO	-
7	CRABAPPLE	YES	TREE IS DEAD, NEEDS TO BE REPLACED.
8	HAWTHORN	NO	-
9	CRABAPPLE	YES	TREE IS DEAD, NEEDS TO BE REPLACED.
10	KENTUCKY COFFEE	NO	-
11	BLUE SPRUCE	YES	PROPOSED COMMERCIAL BUILDING (4) LOCATION.
12	KENTUCKY COFFEE	NO	-
13	MAPLE	NO	-
14	BUCKEY	NO	-
15	HONEYLOCUST	YES	TREE IS DECLINING AND IN POOR HEALTH, NEEDS TO BE REPLACED.
16	BUCKEY	NO	-
TOTAL REMOVED		7	

TREE PROTECTION NOTES

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
- 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.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED 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 STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- 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 PAINTS, 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.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

NORTH END MARKET

PUD AMENDMENT

LOUISVILLE, CO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

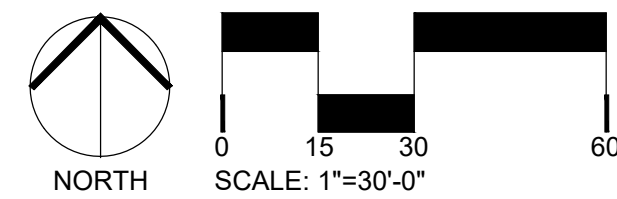
RIPLEY DESIGN INC
Sam Coutts
419 CANYON AVE #200
FORT COLLINS, CO 80550
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Michael Markel
5723 Arapahoe Ave. #2B
Boulder, CO 80303
p. 303.449.8689

ENGINEER

MPD ENGINEERING, LLC
Marc Dolezal, P.E.
1550 QUINCE AVE.
BOULDER, CO 80304
p. 303.498.9224



ORIGINAL SIZE 24X36

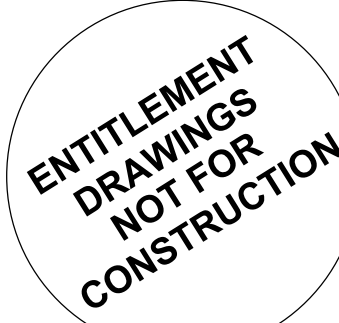
ISSUED		DATE
01	PUD	9/23/2016
02	MYLAR	7/27/2017

REVISIONS

No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2021
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2021
04	AMENDMENT	08/12/2022

TREE MITIGATION PLAN

SEAL:



PROJECT No.:	R21-011
DRAWN BY:	AG, JW
REVIEWED BY:	SC
DRAWING NUMBER:	

NORTH END MARKET BLOCK 11

No.	Description	Date
1	BLDG DEPT COMMENTS	06/06/22
2	CITY REVIEW	08/11/22

Issue	PERMIT SET
Date	11.12.2021
Project Number	21157
Drawn by	MOD
Checked by	MV

SITE
PHOTOMETRIC

Sheet Number

GENERAL NOTES

A. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.

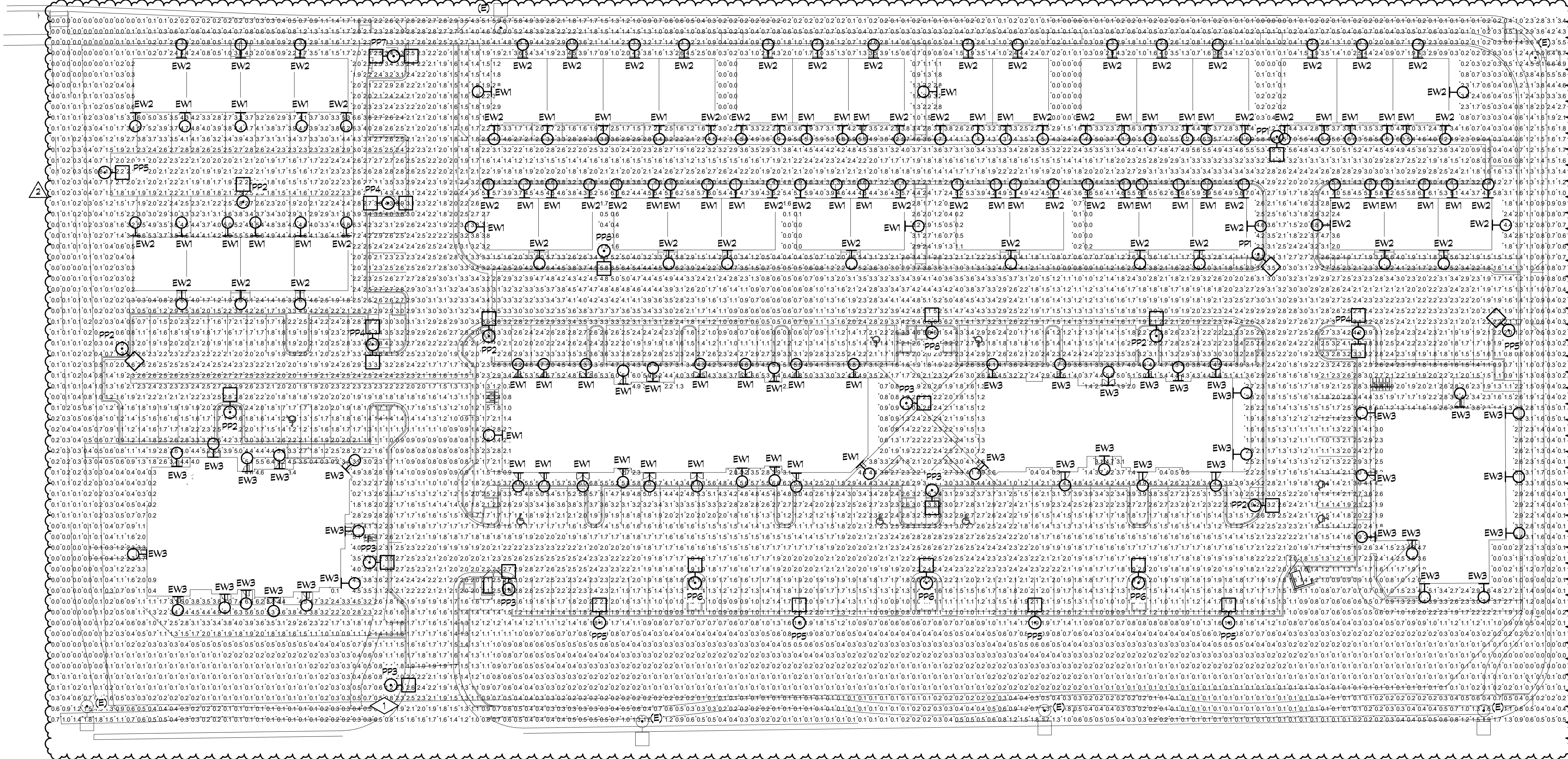
B. ALL FIXTURES SHALL BE FULL CUT-OFF.

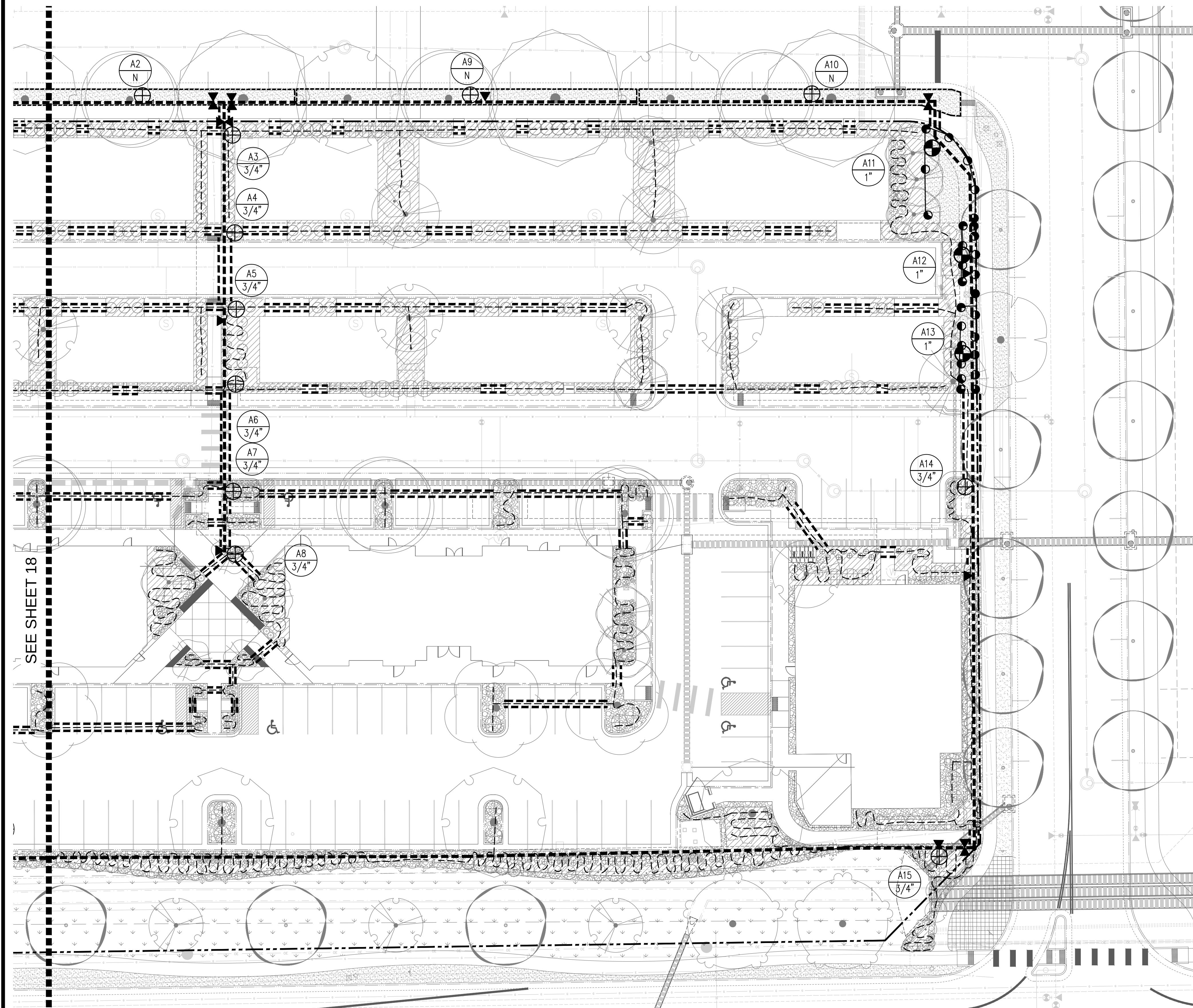
DETAIL NOTES THIS SHEET

1. PROVIDE TEN FEET CLEARANCE BETWEEN STREET LIGHT BASES AND CITY MAINTAINED FACILITIES UNLESS OTHERWISE APPROVED. PERMIT IS REQUIRED FOR LIGHT FIXTURE IN EXCLUSIVE UTILITY EASEMENT.

AVERAGE FC	
AREA	AVERAGE FOOTCANDLES
ENTRANCES	4.9
SIDEWALKS	2.9
COURTS/ PLAZAS	2.2
PARKING LOTS	2.5
ROADWAYS	2.1

BLACK DOT DENOTES
POLE LOCATION



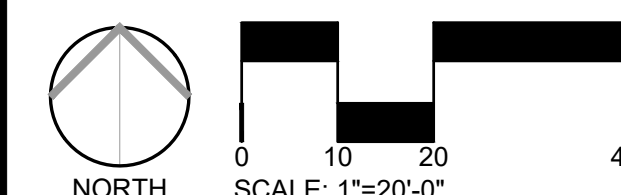


VALVE CHART			
VALVE #	GPM	VALVE #	GPM
A1	3.2		
A2	3.2		
A3	2.3		
A4	1.3		
A5	1.1		
A6	3.4		
A7	1.4		
A8	3.1		
A9	3.2		
A10	3.2		
A11	11		
A12	12		
A13	10		
A14	1.3		
A15	3.8		
A16	4.2		
A17	1.3		
A18	11		
A19	9		
A20	11		
A21	12		
A22	1.3		
A23	2.3		
A24	3.7		
A25	4.3		

Development:	Northend-Louisville			
Date:	6/16/2022			
Form fillout by:	Steve Nelson - IDC, inc.			
Contact Info:				

Approximate Irrigation Usage for Landscape at				Northend-Louisville		
Notes	Type (1)	(2) Area of Landscaping Type (sq.ft.)	(3) Landscaping water needs in Inches per Year	Irrigation application efficiency (%)	Total water needs inches per year	Total water needs Af/y
a)	Seed -Temporary Irrigation	0		85%	0.00	0.00
				85%	0.00	0.00
	Shrubs	34,067	15	85%	17.65	1.15
	Sod	12,394	25	85%	29.41	0.70
				85%	0.00	0.00
				85%	0.00	0.00
				85%	0.00	0.00
				85%	0.00	0.00
				85%	0.00	0.00
				85%	0.00	0.00
					Total	1.85

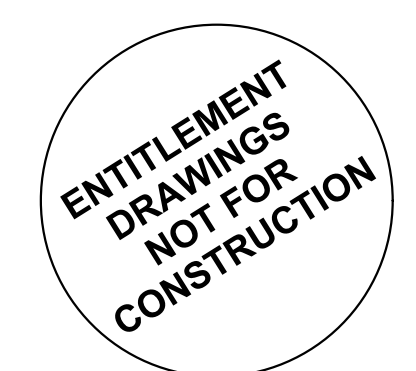
- (1) **Type** of landscaping being irrigated together (i.e. turf grass, shrub beds, native seed) or Drip Irrigation as defined in Louisville Municipal Code (Sec. 13.12.040.B.)
- (2) **Area** associated with provided Type.
- (3) **Water Needs** is the estimated (inches per year) associated with the named landscape



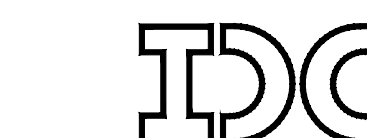
ORIGINAL SIZE 24X36		
ISSUED		
No.	DESCRIPTION	DATE
01	PUD	8/23/2016
02	MYLAR	7/27/2017
REVISIONS		
No.	DESCRIPTION	DATE
01	AMENDMENT	03/25/2020
02	AMENDMENT	06/23/2021
03	AMENDMENT	12/10/2020
04	AMENDMENT	08/12/2022

IRRIGATION PLAN ENLARGEMENT

SEAL:



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



IRRIGATION DESIGN & CONSULTING, INC.
303-442-7027
303-665-8485- FAX



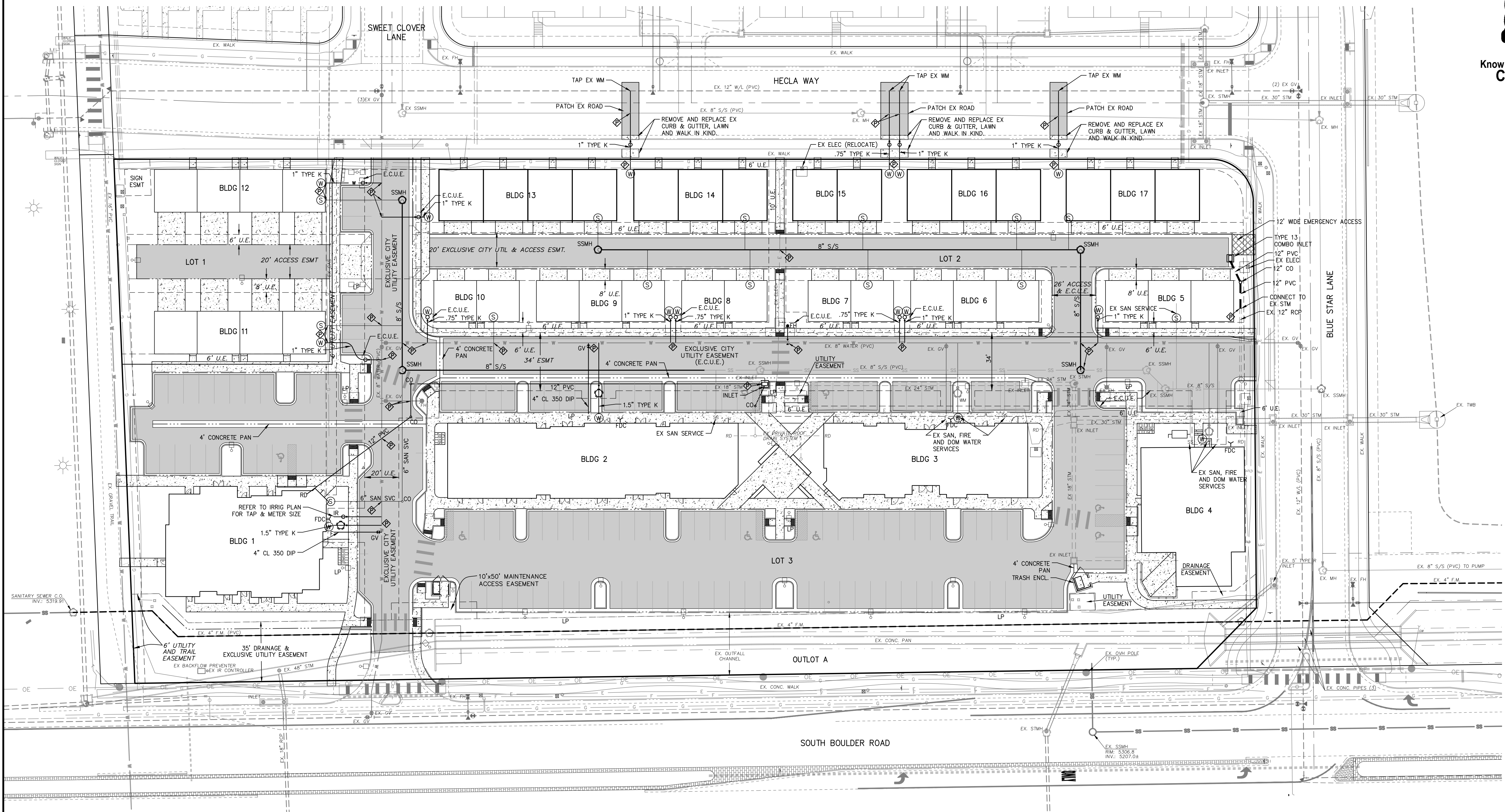
Know what's below.
Call before you dig.

MPD
ENGINEERING
1550 QUINCE AVE.
BOULDER, CO 80304
PHONE: 303.498.9224
marc@mpd-engineering.com

NORTH END, BLOCK 11, SECOND REPLAT OF NORTH END PARCEL 1,
OUTLOT A AND OUTLOT K REPLAT

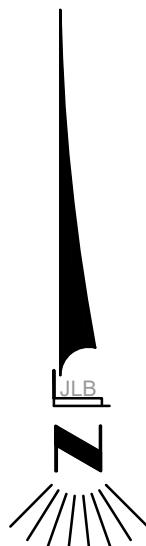
UTILITY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND

- ←→ WATERMAIN, HYDRANT, GATE VALVE
- ⊕ WATER SERVICE
- ⊙ SANITARY SEWER, MANHOLE
- ⊙ SANITARY SEWER SERVICE
- ⊙ STORM SEWER, MANHOLE
- UNDERDRAIN
- ⊙-SS-SS EXISTING SANITARY SEWER, MANHOLE
- ⊙-W-W EXISTING WATERMAIN, HYDRANT, GATE VALVE
- G --- EXISTING GAS LINE
- ⊙-E-E EXISTING ELECTRIC LINE, STREET LIGHTS, BOXES
- T --- EXISTING TELEPHONE LINE
- TV --- EXISTING CABLE LINE
- FO --- EXISTING FIBER OPTIC LINE
- X --- EXISTING FENCE

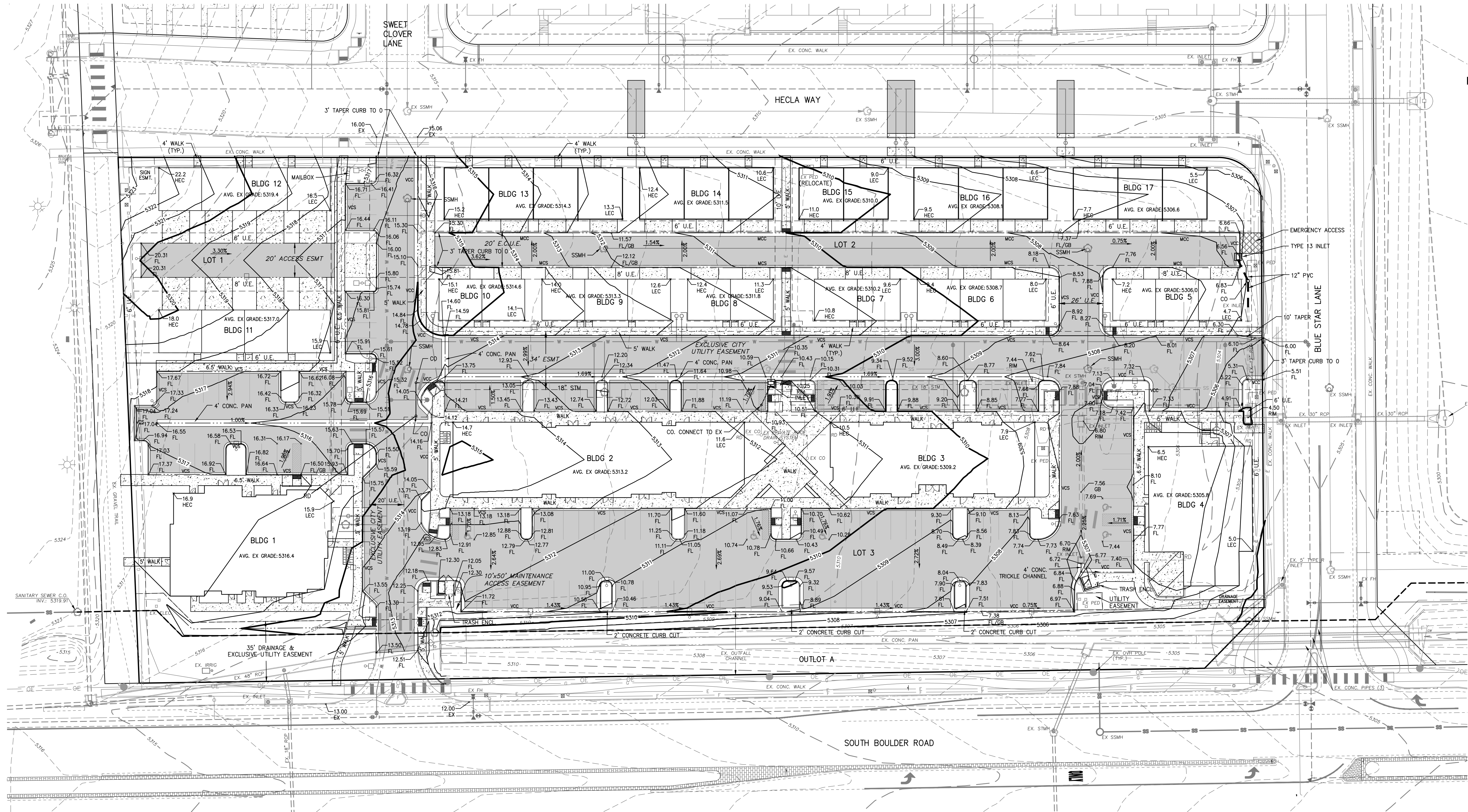


30 0 1"= 30' 30 60
scale feet

REVISION/ISSUE
DATE BY PER CITY COMMENTS

12/10/21 9-23-21
6/17/22 3-21-22
8/XX/22 7-21-22
Design DSS Drawn DSS
Checked MPD Approx MPD
Date JUNE 23, 2021
Job No. 1915
D- 1915-utilityplan

SHEET
20



LEGEND

STORM SEWER, MANHOLE

EXISTING ELECTRIC LINE, STREET LIGHTS, BOXES

EXISTING FENCE

LEGEND

FL = FLOW LINE ELEVATION
EOC = EDGE OF CONCRETE ELEVATION
HP = HIGH POINT
LP = LOW POINT
FFL = FINISH FLOOR ELEVATION
TOW = TOP OF WALL ELEVATION
BOW = BOTTOM OF WALL ELEVATION
U.E. = UTILITY EASEMENT
C.F. = CURB FACE
L/S = LANDSCAPE
T.P. = TRANSITION POINT
G.B. = GRADE BREAK
FLOWLINE = SWALE
FLOWLINE = CURB AND GUTTER
VCS = VERTICAL CURB - SPILL
VCC = VERTICAL CURB - CATCH
MCS = MOUNTABLE CURB - SPILL
MCC = MOUNTABLE CURB - CATCH
HEC = HIGHEST ELEVATION CORNER
LEC = LOWEST ELEVATION CORNER

NOTES

1. GUTTER TRANSITION FROM SPILL TO CATCH OCCURS 1.5' EACH SIDE OF FLOW LINE P.I.

2. SITE LAYOUT PLAN BY OTHERS.

3. SIGN AND STRIPES ON SITE PLAN BY OTHERS.

4. ALL STORM DRAIN SYSTEMS ARE PRIVATE IMPROVEMENTS, OWNED AND MAINTAINED BY THE PROPERTY OWNER OR H.O.A.

5. FOR CURB AND GUTTER TYPES RE: TYPICAL LAYOUT PLAN

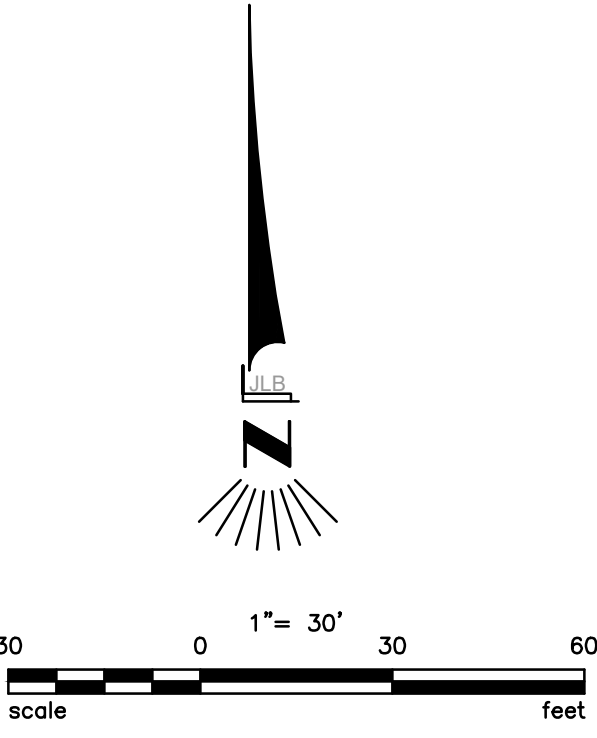
LEGEND OF SURFACING

CONCRETE

ASPHALT

GRAVEL

SEE LANDSCAPE PLANS FOR GROUND COVER



811

Know what's below.
Call before you dig.

MPD
ENGINEERING

1550 QUINCE AVE.
BOULDER, CO 80304
PHONE: 303.498.9224
marc@mpd-engineering.com

NORTH END, BLOCK 11, SECOND REPLAT OF NORTH END PARCEL 1,
OUTLOT A AND OUTLOT K REPLAT

GRADING PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

DATE	BY	REVISION/ISSUE
12/10/21	MPD	PER CITY COMMENTS 9-23-21
6/17/22	MPD	PER CITY COMMENTS 3-21-22
8/XX/22	MPD	PER CITY COMMENTS 7-21-22

Design DSS Drawn DSS
Checked MPD Approx MPD
Date JUNE 23, 2021
Job No. 1915
D- 1915-gradingplan