

COAL CREEK VILLAGE

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

SIGNATURE BLOCKS

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__.

Ridgeline Development Corporation
Michael Markel, President

Notary Name (print) _____ (Notary Seal)

Notary Signature

My Commission
Expires _____

CLERK AND RECORDER CERTIFICATE
(COUNTY OF BOULDER, STATE OF COLORADO)
I hereby certify that this instrument was filed in

my office at _____ o'clock, _____, M., this
_____ day of _____, 20__, and is recorded

_____ in Plan File _____, Fee

_____ paid. _____ Film No.

_____ Reception.

Clerk & Recorder

Deputy

PLANNING COMMISSION CERTIFICATE

Approved this ____ day of _____.

20__ by the Planning Commission of the City

of Louisville, Colorado.

Resolution No. _____, Series _____

CITY COUNCIL CERTIFICATE

Approved this ____ day of _____.

20__ by the City Council of the City of

Louisville, Colorado.

Resolution No. _____, Series _____

Mayor Signature

City Clerk Signature
(City Seal)

Goodhue Ditch & Reservoir Company

Approved this ____ day of _____.

20__.

Signature

LEGAL DESCRIPTION

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

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

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

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

PARCEL 6:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF CALEDONIA PLACE, AN ADDITION TO THE TOWN OF LOUISVILLE; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF SAID CALEDONIA PLACE A DISTANCE OF 175 FEET TO A POINT CALLED CORNER NO. 1, TRUE POINT OF BEGINNING; THENCE SOUTH PARALLEL, TO THE EAST LINE OF BLOCK 1, CALEDONIA PLACE, A DISTANCE OF 330 FEET TO CORNER NO. 2; THENCE WEST AND PARALLEL, WITH THE SOUTH BOUNDARY LINE OF SAID BLOCK 1, CALEDONIA PLACE, 790 FEET TO THE RIGHT-OF-WAY OF THE COLORADO AND SOUTHERN RAILROAD COMPANY, CORNER NO. 3; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RIGHT-OF-WAY A POINT ON THE NORTH BOUNDARY LINE OF SAID CALEDONIA PLACE A DISTANCE OF 330 FEET, MORE OR LESS, CORNER NO. 4; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID CALEDONIA PLACE, TO A POINT 175 WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF CALEDONIA PLACE, A DISTANCE OF 790 FEET, MORE OR LESS, THE TRUE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS PLATTED AS COAL CREEK STATION FILING NO. 1 AND COAL CREEK STATION FILING NO. 2 AND COAL CREEK STATION FILING NO. 3 AND ANY PORTION LYING WITHIN THE RIGHT-OF-WAY FOR SOUTH BOULDER ROAD, ALSO KNOWN AS COUNTY ROAD NO. 80.

PARCEL 7:
THAT PORTION OF LOTS 5 AND 6, BLOCK 4 OF THE CALEDONIA PLACE SUBDIVISION AS RECORDED ON PAGE 87, BOOK 2 IN THE RECORDS OF THE BOULDER COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF SAID LOTS 5 AND 6 OF SAID CALEDONIA PLACE SUBDIVISION THAT IS CONTAINED WITHIN THE DEEDS OF RIGHT OF WAY AS RECORDED IN THE RECORDS OF BOULDER COUNTY IN BOOK 395 AT PAGE 11.

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

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

COUNTY OF BOULDER, STATE OF COLORADO

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

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

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

PARCEL 11:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STAT OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 1, CALEDONIA PLACE, ACCORDING TO THE RECORDED PLAT; THENCE SOUTH 330 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 967 FEET, MORE OR LESS TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF BLOCK 4 IN SAID CALEDONIA PLACE; THENCE EAST, ALONG THE SOUTH LINE OF BLOCK 4 IN SAID CALEDONIA PLACE TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE REX MINE NO. 1 SPUR; THENCE EASTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID REX MINE NO. 1 SPUR, TO A POINT ON THE EAST LINE OF BLOCK 6 IN SAID CALEDONIA PLACE; THENCE NORTH, ALONG THE EAST LINE OF BLOCK 6 AND ALONG THE EAST LINE OF BLOCK 1, IN SAID CALEDONIA PLACE, 230 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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

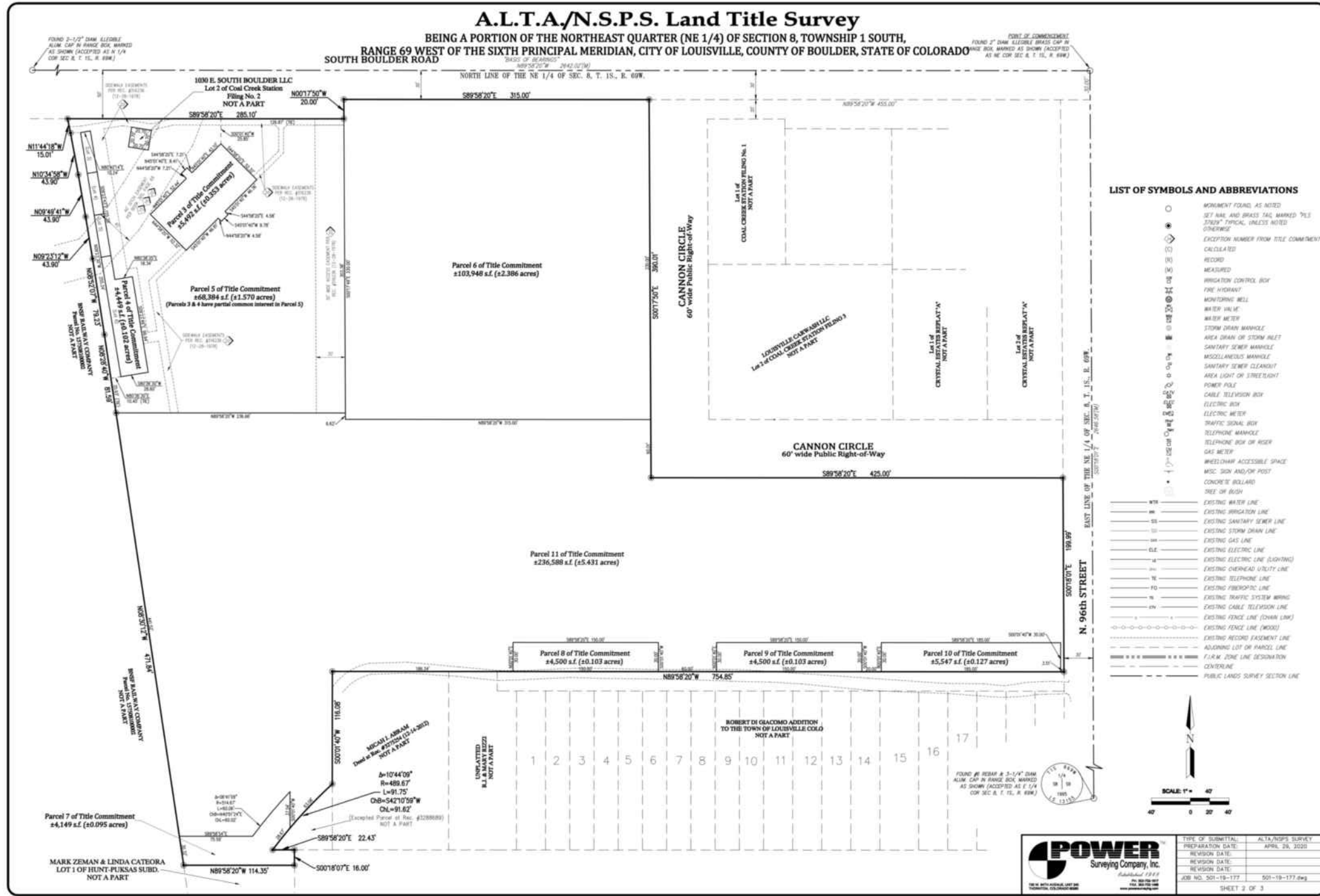
EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN BOOK 846 AT PAGE 505 AND EXCEPTING ANY PORTION PLATTED AS COAL CREEK STATION FILING NO. 1 AND EXCEPTING THAT PORTION DESCRIBED IN DEED RECORDED FEBRUARY 11, 2013 UNDER RECEPTION NO. 3288689, AND EXCEPTING ANY PORTION LYING WITHIN THE ROBERT DI GIACOMO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

CONTAINING $\pm 465,673$ SQUARE FEET OR ± 10.690 ACRES OF LAND, MORE OR LESS.

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

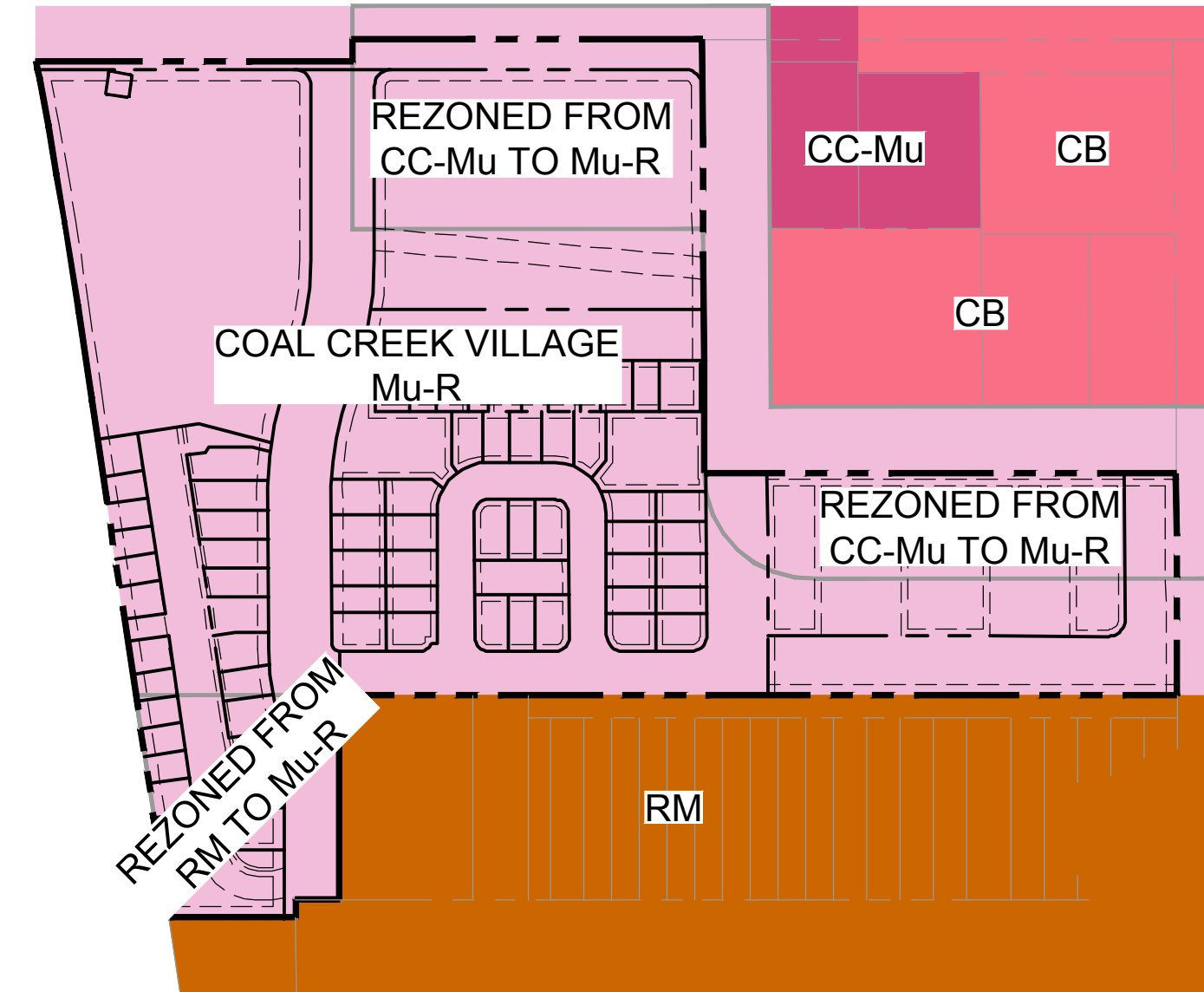
LAND TITLE SURVEY

NO S



PROPOSED ZONING

SCALE: 1"=150'-0"



THIS PRELIMINARY PUD PROPOSES TO DEVELOP A VIBRANT MIXED-USE PROJECT THAT INCLUDES APPROXIMATELY 15,000 SQUARE FEET OF COMMERCIAL USE ADJACENT TO SOUTH BOULDER ROAD. THE SITE IS CURRENTLY ZONED AS CC-Mu, Mu-R & RM, AND THE APPLICANT IS PROPOSING TO REZONE THE ENTIRE PROPERTY TO MU-R (AS SHOWN ABOVE). BY DOING SO, THE APPLICANT IS ABLE TO PROPOSE A WIDE VARIETY OF HOUSING CHOICES THAT ARE EXCITING, ENERGY EFFICIENT AND MOST OF ALL ATTAINABLE. SPECIFIC PRODUCT TYPES ARE DESCRIBED AS FOLLOWS:

- 3-STORY MIXED-USE BUILDINGS PROPOSED TO BE LOCATED ALONG SOUTH BOULDER ROAD.
- 3-STORY MULTI-FAMILY BUILDINGS FACE FRONT STREET AND CREATE AND ATTRACTIVE PEDESTRIAN-ORIENTED STREETScape AT THE ENTRANCE TO THE NEIGHBORHOOD.
- FURTHER SOUTH ALONG FRONT STREET, ALLEY-LOADED TOWNHOMES CONTINUE THE ARCHITECTURALLY DOMINANT STREETScape. THEY ARE 3-STORIES WITH A GARAGE ON THE FIRST, LEVEL ACCESSED FROM THE ALLEY.
- DUPLEX AND TRI-PLEX FRONT-LOADED TOWNHOMES ON FEE SIMPLE LOTS ARE CENTRALLY LOCATED IN THE NEIGHBORHOOD.
- 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.

THE PROPOSED STREET PATTERN IS LOGICAL AND CONFORMS TO THE INTENT OF THE HIGHWAY 42 REVITALIZATION FRAMEWORK PLAN.

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COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

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

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Chad Kipper
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8689

ENGINEER

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



NORTH

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/15/2022

REVISIONS

No.	DESCRIPTION	DATE

COVER SHEET

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

DRAWING NUMBER:

S1 OF 28

COAL CREEK VILLAGE

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

GROSS DENSITY

GROSS AREA* (ACRES)	11.378
TOTAL DWELLING UNITS	186
GROSS DENSITY (DU/AC)	16.3

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

DWELLING UNIT BREAK DOWN

DWELLING TYPE	DUs
MULTI-FAMILY	96
ALLEY-LOADED TOWNHOME UNITS	24
FRONT-LOADED TOWNHOME UNITS	34
MICRO TOWNHOME UNITS	32
TOTAL	186

SETBACKS & HEIGHT PER LOT

DWELLING TYPE / BLOCK	HEIGHT (FT.)	STORIES	FRONT (FT.)	SIDE (FT.)	REAR (FT.)
COMMERCIAL (BLOCK 4)	45	3	5	5	5
TOWNHOMES (BLOCK 5)	45	3	5	5	5
MULTI-FAMILY (BLOCK 6)	45	3	5	5	5
TOWNHOMES (BLOCKS 2 & 3)	35	3	5	5	5
MICRO-TOWNHOMES (BLOCK 1)	35	1.5	5	(1)	5

(1) 5' AT STREET OR OUTLOT. 6' BETWEEN BUILDINGS (5' IMAGINARY LOT LINE, PLUS 1' TO 1 HOUR 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	403	284	70.5	
EAST OF FRONT STREET	295	216	73.2	
WEST OF FRONT STREET	108	68	63.0	
FRONT STREET	998	746	74.7	
EAST SIDE	345	218	63.2	
WEST SIDE	653	528	80.9	
CANNON CIRCLE	545	248	45.5	
NORTH/ SOUTH LEG	223	98	43.9	
EAST/ WEST LEG	322	150	46.6	
HIGHWAY 42	147	90	61.2	
TOTALS:	4039	2646	65.5	85725
TOTAL % BUILDING COVERAGE (USING TOTAL NET SITE ACREAGE 8.66 AC):				23% *

* WAIVER REQUEST INCLUDED WITH THIS APPLICATION.

DIMENSIONAL /BULK STANDARDS

RESIDENTIAL DENSITY	REQUIRED BY CODE			PROVIDED	
	MIN:	12	UNITS/GROSS ACRE	16.3	UNITS/ GROSS ACRE
	MAX:	20	UNITS/GROSS ACRE		
MINIMUM LOT AREA	NA				
MINIMUM LOT WIDTH	40'-0"				24'-0" **
MINIMUM BUILDING COVERAGE	40%				23% **
MINIMUM LANDSCAPE COVERAGE	10%				32%
BUILDING SETBACKS FROM PROPERTY LINES:					
MINIMUM/MAXIMUM SETBACKS FROM PROPERTY LINE ADJACENT TO HWY. 42 AND SOUTH BOULDER ROAD:				NA	NA
MINIMUM/MAXIMUM SETBACKS FROM ALL OTHER STREET-FACING PROPERTY LINES:			MIN:	0	6'-0"
			MAX:	10'-0"	20'-0" **
MINIMUM SIDE-YARD SETBACK				0	0
MINIMUM REAR-YARD SETBACK				20'-0"	6'-0" **
BUILDING HEIGHT (PRINCIPAL BUILDINGS)			2-STORIES	35'-0"	2-STORIES: 35'-0"
			3-STORIES	45'-0"	3-STORIES: 45'-0"
MAXIMUM GROUND FLOOR BUILDING FOOTPRINT			(1)		(1)
MAXIMUM BUILDING LENGTH ALONG STREET FRONTAGE					
FRONTING HWY. 42:			NA		N/A
ALL OTHER BUILDINGS:			200'-0"		156'-0"
MINIMUM % OF STREET-FACING PROPERTY LINES THAT MUST FRONT A BUILDING OR BUILDING WALL			70%		64% **
(1) 10,000 SQ. FT. OPTION: SPECIAL REVIEW REQUIRED FOR BUILDINGS > 10,000 SQ. FT					

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

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

** WAIVER REQUEST INCLUDED WITH THIS APPLICATION.

WAIVERS*

CODE SECTION	REQUIREMENT	PROPOSED
1 MUDDSG 1.3.A.1 MUDDSG 1.3.B.1	EAST/ WEST BLOCK WIDTH = 270 - 320' NORTH/ SOUTH BLOCK WIDTH = 300 - 400'	BLOCK ONE: EAST AND WEST SIDES =146', NORTH AND SOUTH SIDES =320'; BLOCK TWO: EAST AND WEST SIDES =145', NORTH AND SOUTH SIDES =86'; BLOCK THREE: EAST AND WEST SIDES =270', NORTH SIDE =307'; BLOCK FOUR: EAST AND WEST SIDES =215', NORTH AND SOUTH SIDES 285'; BLOCK FIVE: EAST AND WEST SIDES =410-435', NORTH AND SOUTH SIDES =110-155'; BLOCK 6: EAST AND WEST SIDES =335', NORTH AND SOUTH SIDES =162-245'.
2 MUDDSG 2.2.D MUDDSG 2.2.E	D) A MINIMUM SEPARATION OF FIFTY (50) FEET SHALL BE MAINTAINED BETWEEN ADJACENT CURB-CUTS ALONG PRIVATE STREETS. E) A MINIMUM SEPARATION OF EIGHTY FEET SHALL BE MAINTAINED BETWEEN A PUBLIC OR PRIVATE STREET AND A PARCEL CURB-CUT.	D) ALONG THE PRIVATE STREETS THAT SERVE THE FRONT LOADED TOWNHOME PRODUCTS, SEPARATIONS BETWEEN CURB CUTS VERY FROM 20 FEET TO 40 FEET. E) THE CURB CUT PROVIDING ACCESS TO BLOCK 4 IS APPROXIMATELY 55 FEET FROM THE PROPOSED LANE A (PRIVATE STREET) LOCATED SOUTH OF BLOCK 4
3 MUDDSG 5.4.B	ALL PUBLIC SIDEWALKS SHALL BE A MINIMUM OF TEN (10) FEET WIDE INCORPORATING TREE PLANTING INTO THE RIGHT OF WAY (ROW).	ALONG SOUTH BOULDER ROAD AND HIGHWAY 42: 8' DETACHED SIDEWALK AND AN 8' TREE LAWN. ALONG FRONT STREET AND CANNON CIRCLE: 5' WIDE DETACHED SIDEWALK AND AN 8' TREE LAWN.
4 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.
5 MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM LOT WIDTH = 40 FEET	FRONT-LOADED TOWNHOME LOTS VARY FROM 24-40 FEET WIDE, WITH AN AVERAGE BEING 32 FEET WIDE.
6 MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM BUILDING COVERAGE (SF) = 40%	BUILDING COVERAGE PROVIDED = 22.2%
7 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 6-10 FEET.
8 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.	64.4% OF STREET FACING PROPERTY LINES CONTAIN A BUILDING OR BUILDING WALL.
9 MUDDSG 8.3.A.2	WITHIN FIFTY FEET FROM THE EDGE OF THE STREET RIGHT-OF-WAY, THE AVERAGE HEIGHT OF A BUILDING SHALL NOT EXCEED THIRTY-FIVE FEET. WITHIN FIFTY FEET FROM THE ALLEY CENTERLINE, OR FROM THE REAR OR SIDE PROPERTY LINE OF THE PROTECTED RESIDENTIAL USE, THE MAXIMUM HEIGHT OF A BUILDING SHALL NOT EXCEED TWENTY-SEVEN FEET.	IN BLOCK 5, BUILDINGS 13-15 MEET THE SETBACK REQUIREMENTS HOWEVER THEY EXCEED THE REQUIRED MAXIMUM BUILDING HEIGHT OF 35 FEET BY 5 FEET. THE PROPOSED TOWNHOMES ARE ~40 FEET TALL.

*PLEASE REFER TO WAIVER REFERENCE DIAGRAMS ON SHEET S10 AND DESCRIPTIONS IN WAIVER REQUEST DOCUMENT FOR MORE INFORMATION.

VEHICLE PARKING REQUIREMENTS

RESIDENTIAL		TOTAL BEDS				PARKING REQUIRED (SPACES)				
BUILDING TYPE	BUILDING / BLOCK NUMBER	STUDIO UNITS	1-BED UNITS	2-BED UNITS	3-BED UNITS	STUDIO UNITS (1 SP/UNIT)	1-BED UNITS (1 SP/UNIT)	2-BED UNITS (2 SP/UNIT)	3-BED UNITS (2 SP/UNIT)	GUEST PARKING (1SP/8 DU)
MULTI-FAMILY	BLDG. 1 (BLOCK 6)	12	0	12	0	12	0	24	0	3
MULTI-FAMILY	BLDG. 2 (BLOCK 6)	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
FRONT LOADED TOWNHOMES	BLOCKS 2 AND 3	0	0	0	34	0	0	0	68	4
ALLEY LOADED TOWNHOMES	BLOCK 5	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	92	23
TOTAL PARKING REQUIRED FOR RESIDENTIAL						299				
COMMERCIAL										
BUILDING TYPE	BUILDING / BLOCK NUMBER	TOTAL COMMERCIAL AREA (S.F.)				PARKING REQUIRED (1 SPACE / 300 S.F.)				
MIXED-USE	BLDG. 3 (BLOCK 4)	6755				22.5				
MIXED-USE	BLDG. 3 (BLOCK 4)	6755				22.5				
TOTAL PARKING REQUIRED FOR COMMERCIAL						45				
TOTAL PROJECT PARKING REQUIRED						344				
TOTAL PROJECT PARKING PROVIDED						380				

BIKE PARKING REQUIREMENTS

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



PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION (PRIMARY ROUTE)
R WALK RAMP
X CROSS-WALK
B BUS-STOP

SITE COVERAGES

DESCRIPTION	AREA (SF)	AREA (AC)
SITE AREA (GROSS)	495,625	11.38
SITE AREA (NET)	377,229	8.66
MULTI-FAMILY/MIXED-USE - BLOCKS 4 & 6 AREA	132,990	3.05
MULTI-FAMILY/MIXED-USE - BUILDING COVERAGE	29,264	0.67
TOWNHOME UNITS - BLOCK 5 AREA	56,219	1.29
TOWNHOME UNITS - BUILDING COVERAGE	15,985	0.37
TOWNHOME UNITS - BLOCKS 2 & 3 AREA	114,348	2.63
TOWNHOME UNITS - BUILDING COVERAGE	28,799	0.66
MICRO-TOWNHOME - BLOCK 1 AREA	73,672	1.69
MICRO-TOWNHOME - BUILDING COVERAGE	9,600	0.02
DRIVES & PARKING	177,235	4.07
LANDSCAPE AREA - PRIVATE	24,996	0.57
OPEN SPACE & LANDSCAPE AREA - HOA	112,342	2.58
LANDSCAPE AREA - R.O.W.	20,712	0.48
WALK AREA & DRIVEWAYS	55,343	1.27
PORCH AREA	2,664	0.06
PAVERS	4,942	0.11
TOTAL BUILDING COVERAGE	83,648	
BUILDING COVERAGE PERCENTAGE	22.17%	

OUTLOTS

AREA	AREA (SF)	AREA (AC)	USE
OUTLOT A	25,109	0.58	PRIVATE ALLEY, DRAINAGE, UTILITY, LANDSCAPE, ACCESS, EAE
OUTLOT B	37,714	0.87	PRIVATE DRIVE, DRAINAGE, UTILITY, LANDSCAPE, ACCESS, EAE
OUTLOT C	7,465	0.17	DRAINAGE, UTILITY, LANDSCAPE, ACCESS, PARK
OUTLOT D	6,723	0.15	DRAINAGE, UTILITY, LANDSCAPE, ACCESS, PARK
OUTLOT E	26,518	0.61	PRIVATE ALLEY, DRAINAGE, UTILITY, LANDSCAPE, ACCESS, EAE
OUTLOT F	15,503	0.36	30' PRIVATE RIGHT OF WAY
OUTLOT G	2,592	0.06	DRAINAGE, UTILITY, LANDSCAPE, ACCESS, PARK

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

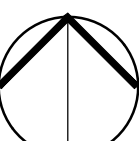
RIPLY DESIGN INC.
Sam Cutts
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
Chad Kipfer
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

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



NORTH
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6-2-2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/15/2022

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		
4		
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7		
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9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

SITE PLAN DATA

SEAL:



PROJECT No.: R20-030

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:

COAL CREEK VILLAGE

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

BUILDING TYPE

- ALLEY LOAD TOWNHOME
- FRONT LOAD TOWNHOME
- MICRO TOWNHOME

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

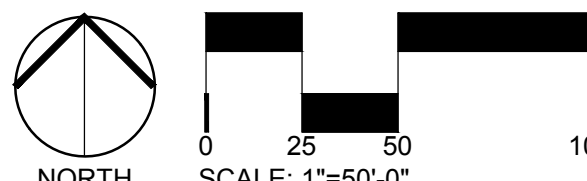
RIPLY DESIGN INC.
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ORIGINAL SIZE 24X36

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No.	DESCRIPTION	DATE
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3	CITY COMMENTS	11/18/2021
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REVISIONS

No.	DESCRIPTION	DATE

SITE PLAN

SEAL:

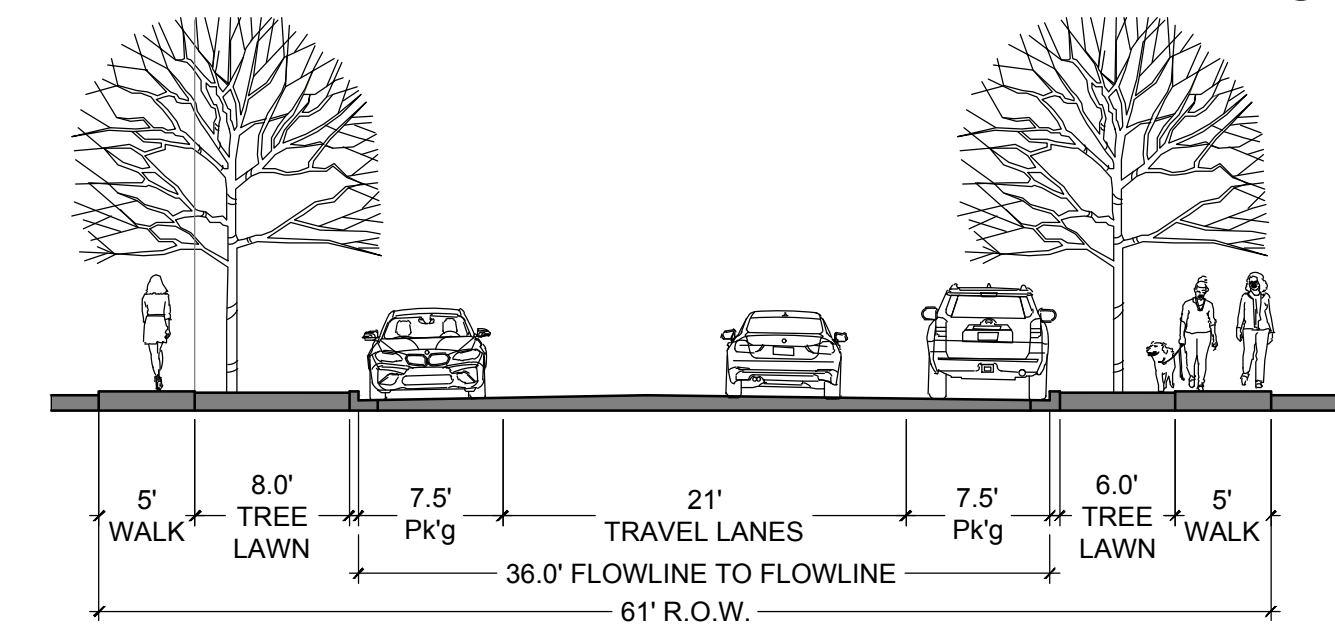


PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

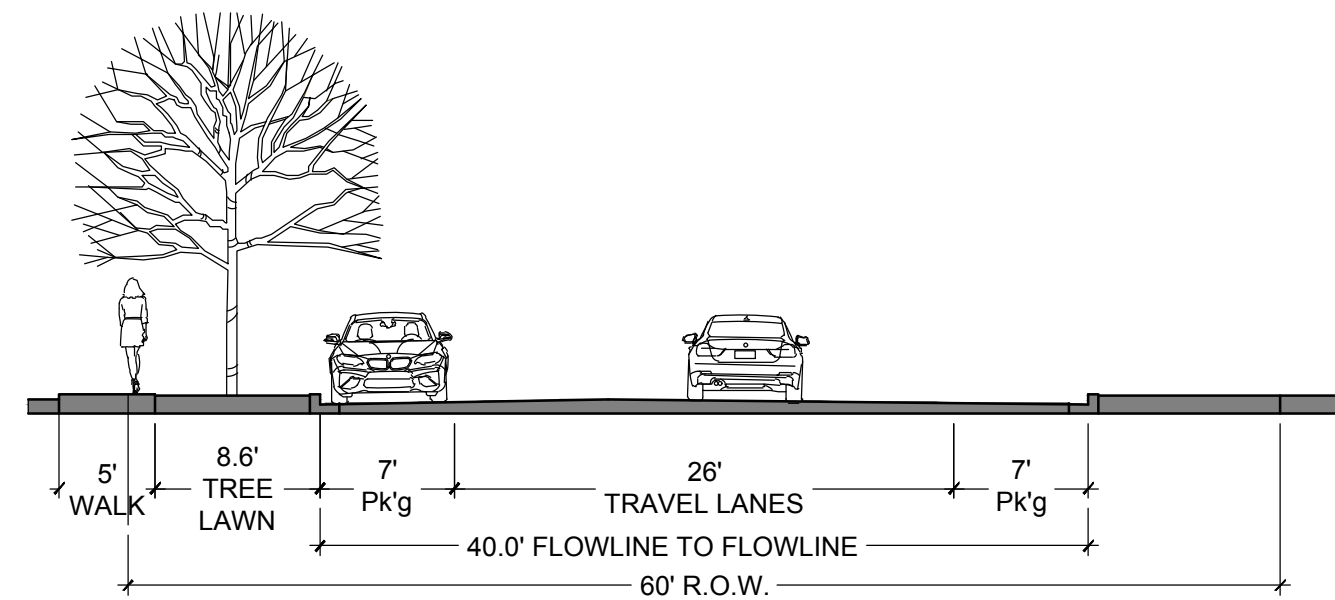
LEGEND		
DRIVES & PARKING	177,235	4.07
LANDSCAPE AREA - PRIVATE	24,996	0.57
OPEN SPACE & LANDSCAPE AREA - HOA	112,342	2.58
LANDSCAPE AREA - R.O.W.	20,712	0.48
WALK AREA & DRIVEWAYS	55,343	1.27
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PAVERS	4,942	0.11

COAL CREEK VILLAGE

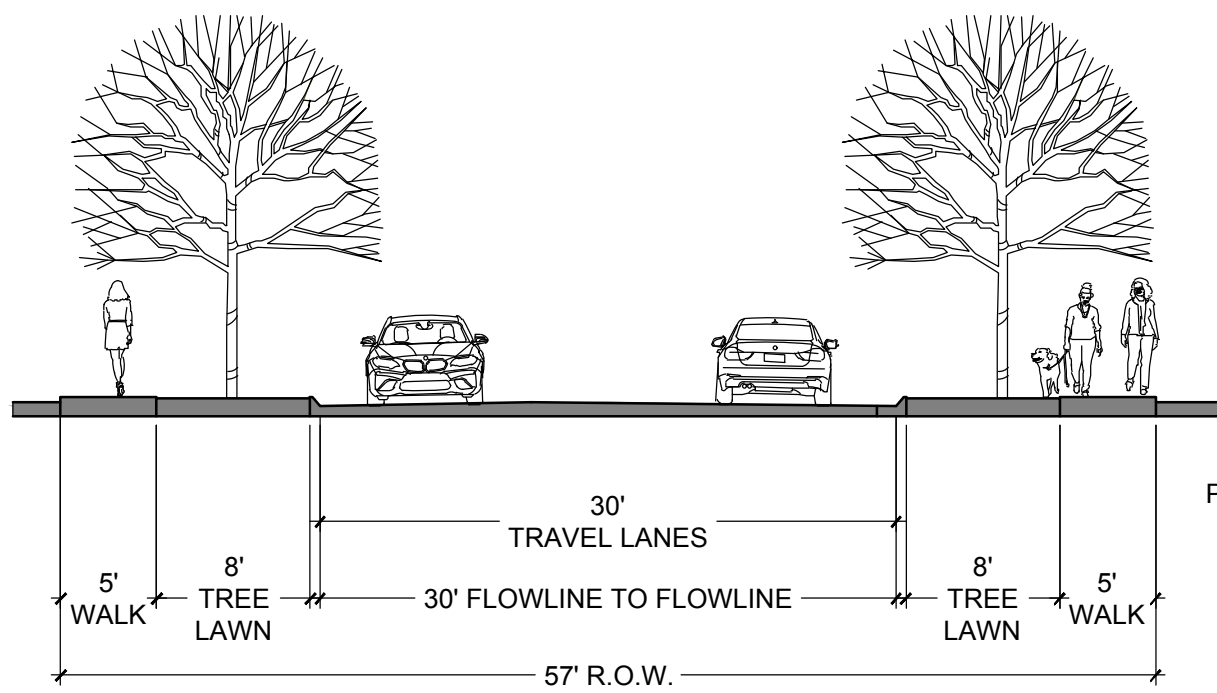
A RESUBDIVISION OF PORTIONS OF COAL CREEK STATION FILING NO 1 AND CALEDONIA PLACE, TOGETHER WITH ALL OF COAL CREEK STATION FILING NO. 2, ALSO TOGETHER WITH OTHER LANDS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



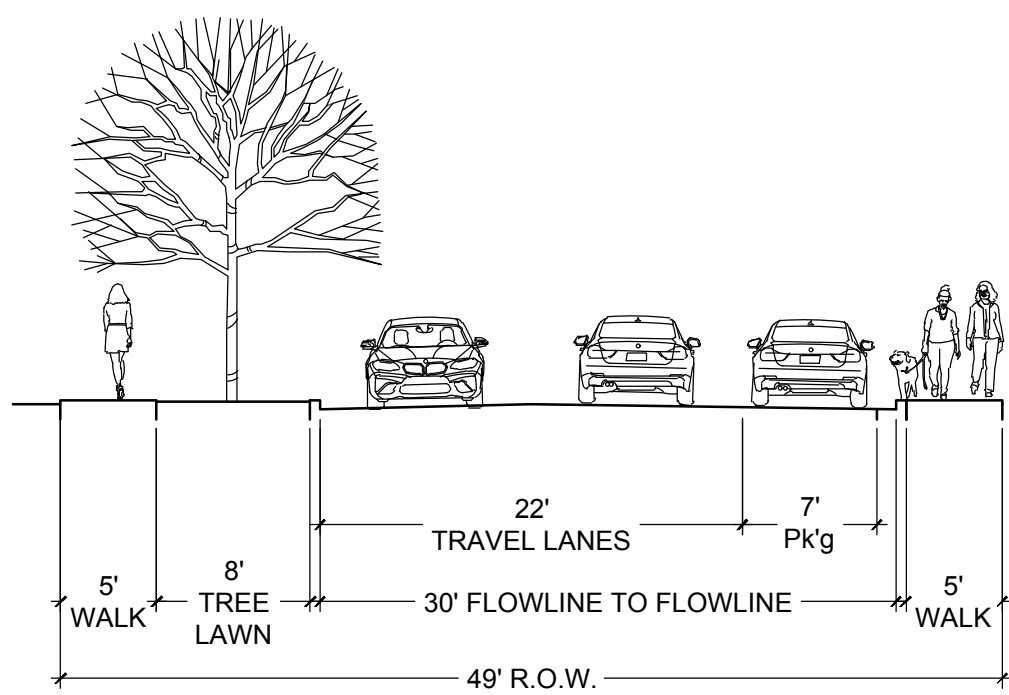
CANNON CIRCLE (EAST/WEST)
PARKING ON BOTH SIDES



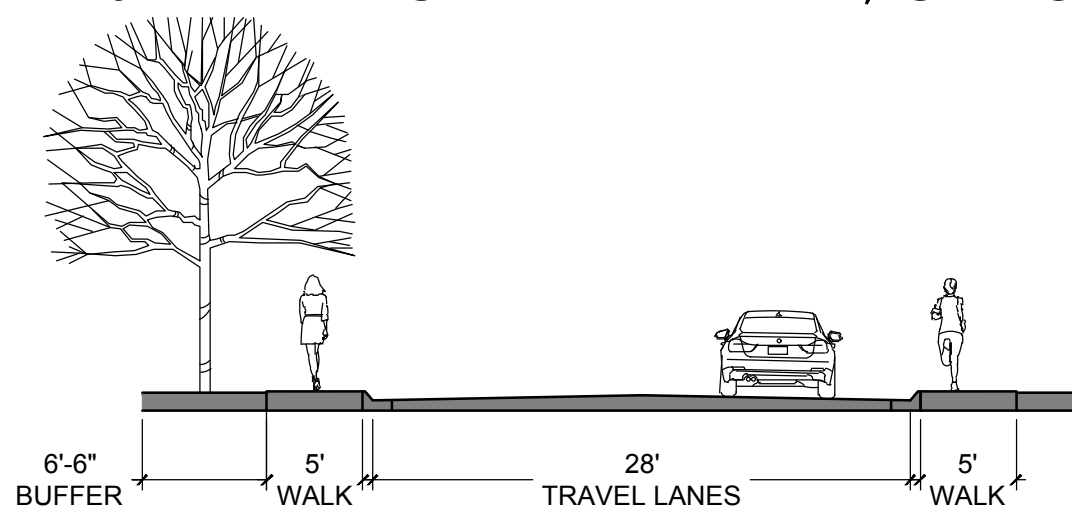
CANNON CIRCLE (NORTH/SOUTH)
PARKING ON BOTH SIDES



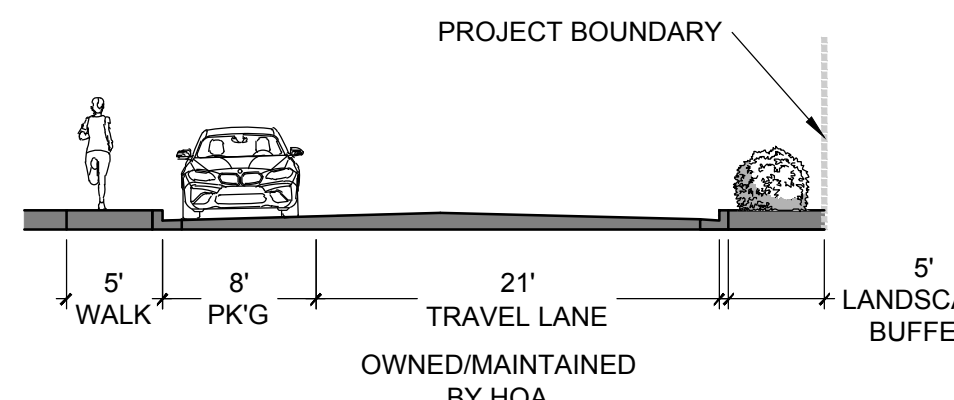
FRONT STREET



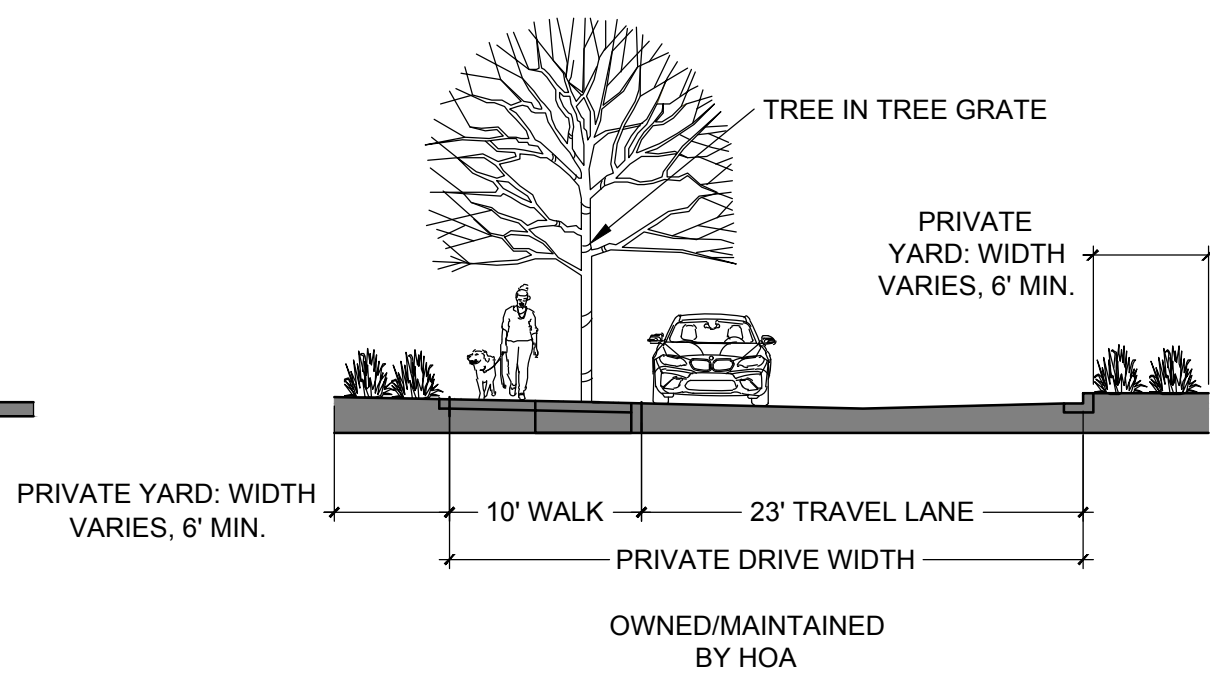
FRONT STREET (SOUTH OF OUTLOT B TO HARPER)
PARKING ON ONE SIDE



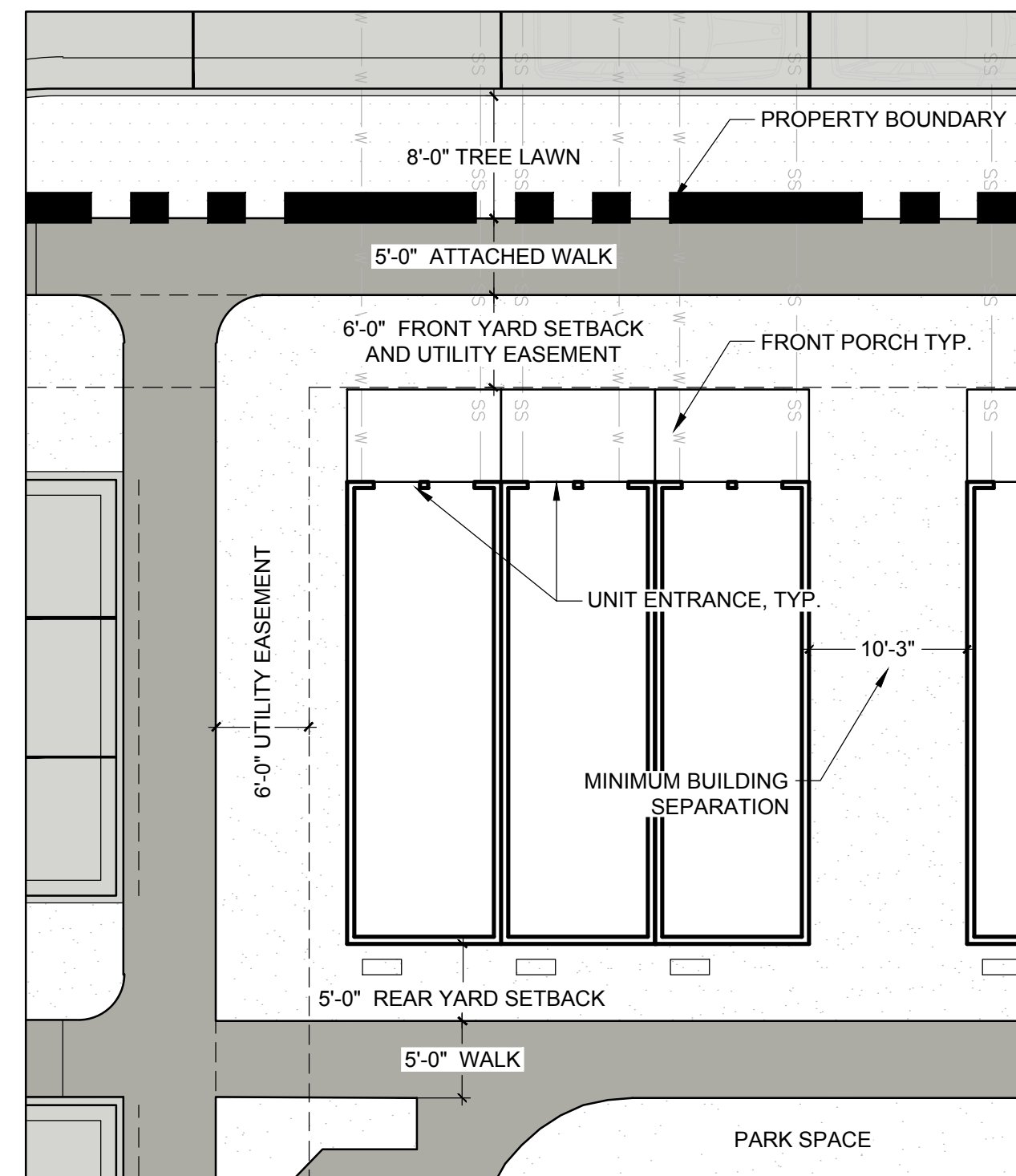
OUTLOT F - PRIVATE DRIVE



OUTLOT B - PRIVATE DRIVE (EAST/WEST)
PARKING ON ONE SIDE

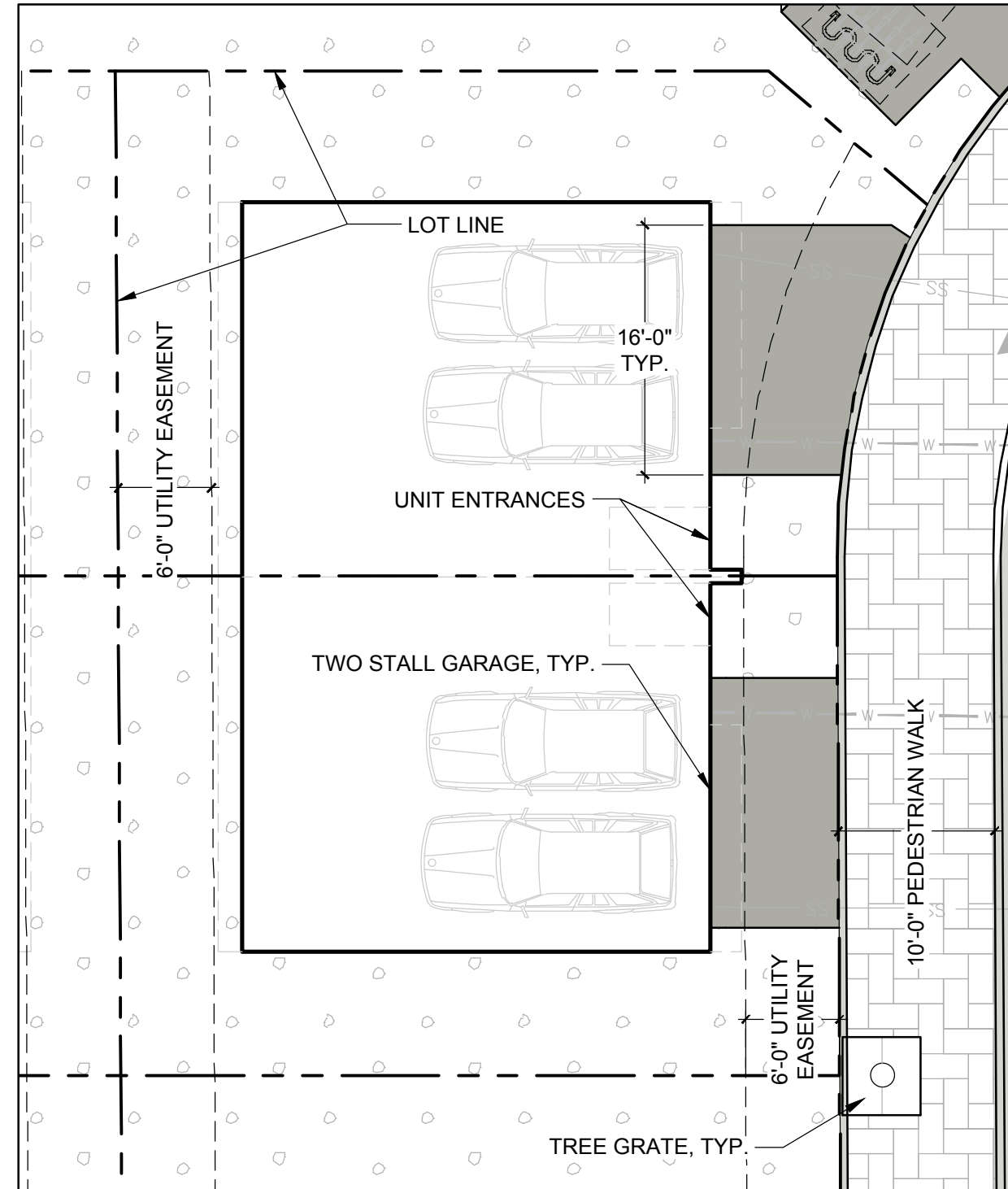


OUTLOT B - PRIVATE DRIVE (LOOP)



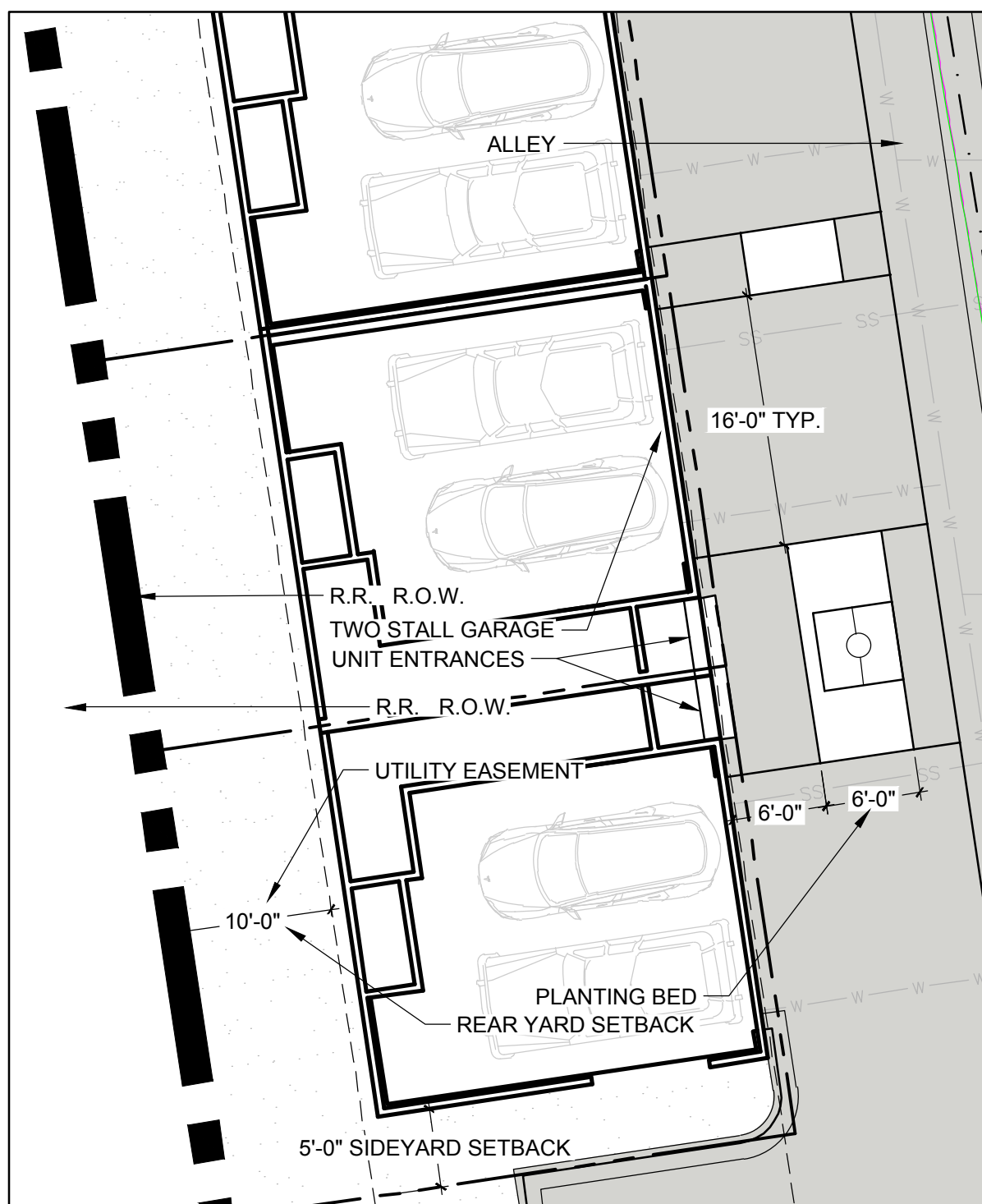
TYPICAL MICRO TOWNHOME

SCALE: 1"=10'



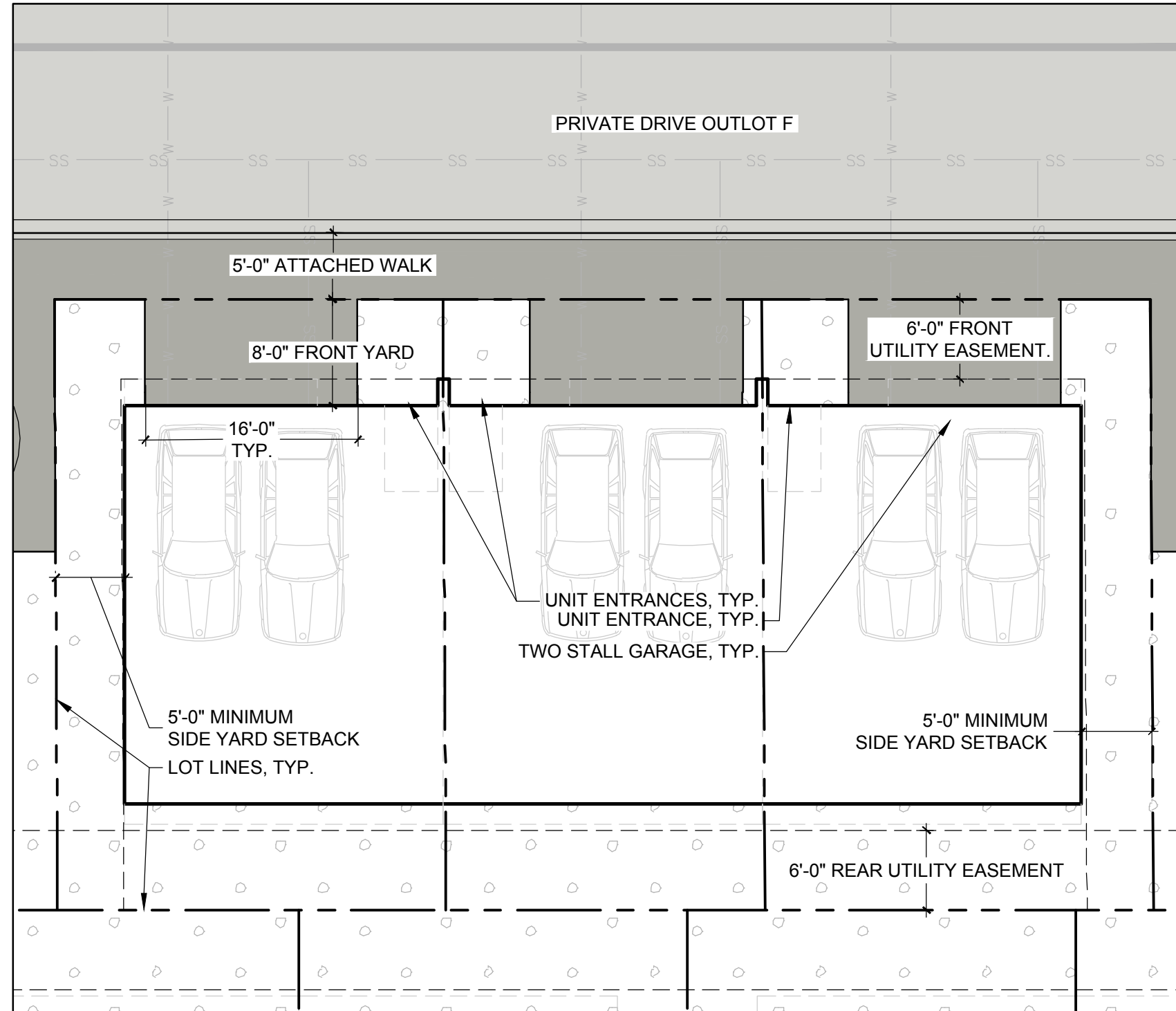
TYPICAL FRONT LOADED TOWNHOME, TYPE 1

SCALE: 1"=10'



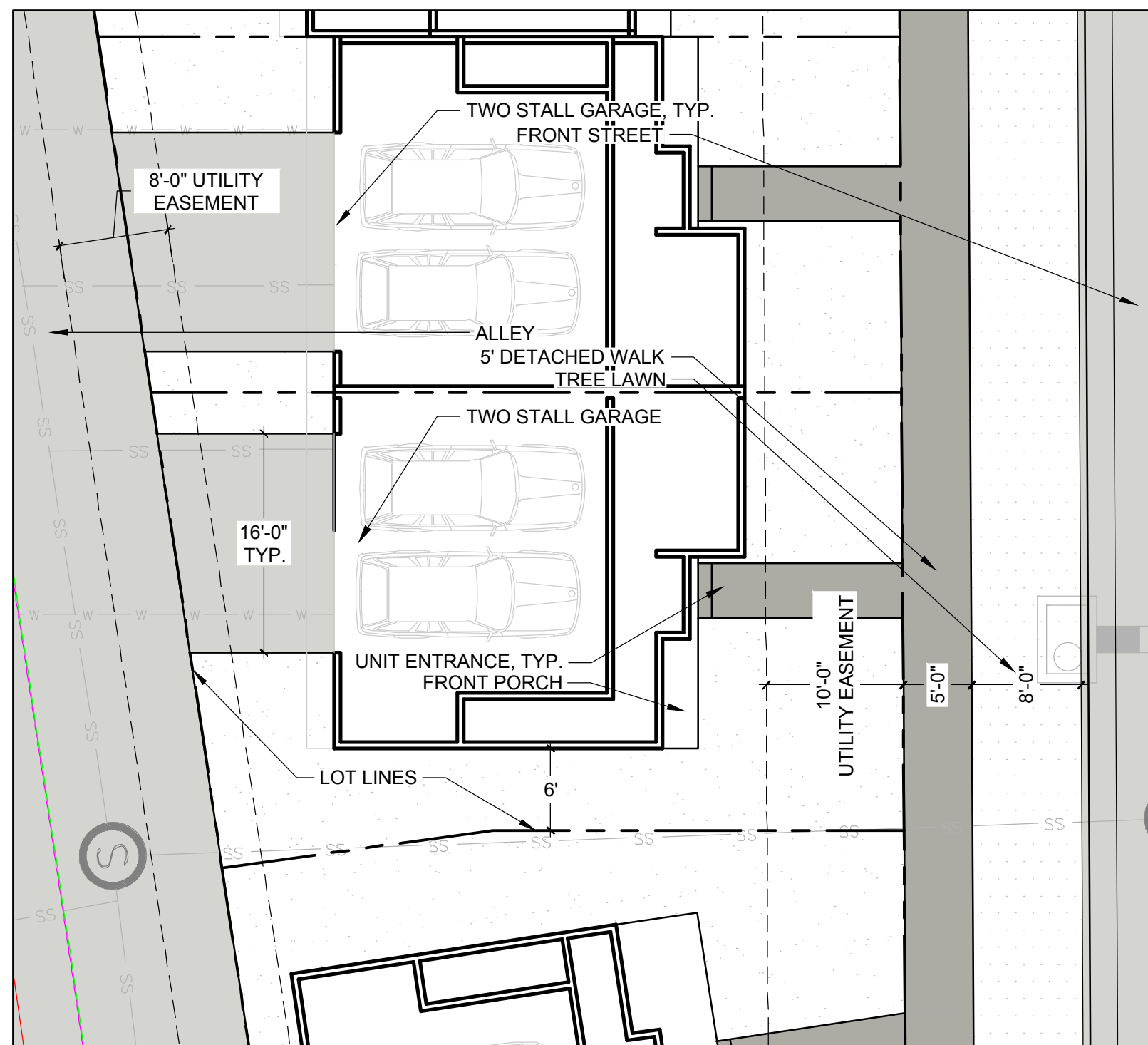
TYPICAL ALLEY LOADED TOWNHOME, TYPE 1

SCALE: 1"=10'



TYPICAL FRONT LOADED TOWNHOME, TYPE 2

SCALE: 1"=10'



TYPICAL ALLEY LOADED TOWNHOME, TYPE 2

SCALE: 1"=10'

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5521 fax 970.225.6507 www.ripleydesigninc.com

OWNER

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5521 fax 970.225.6507 www.ripleydesigninc.com

ENGINEER

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/15/2022

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
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10		

STREET SECTIONS AND TYPICALS

SEAL:



PROJECT No.: R20-030

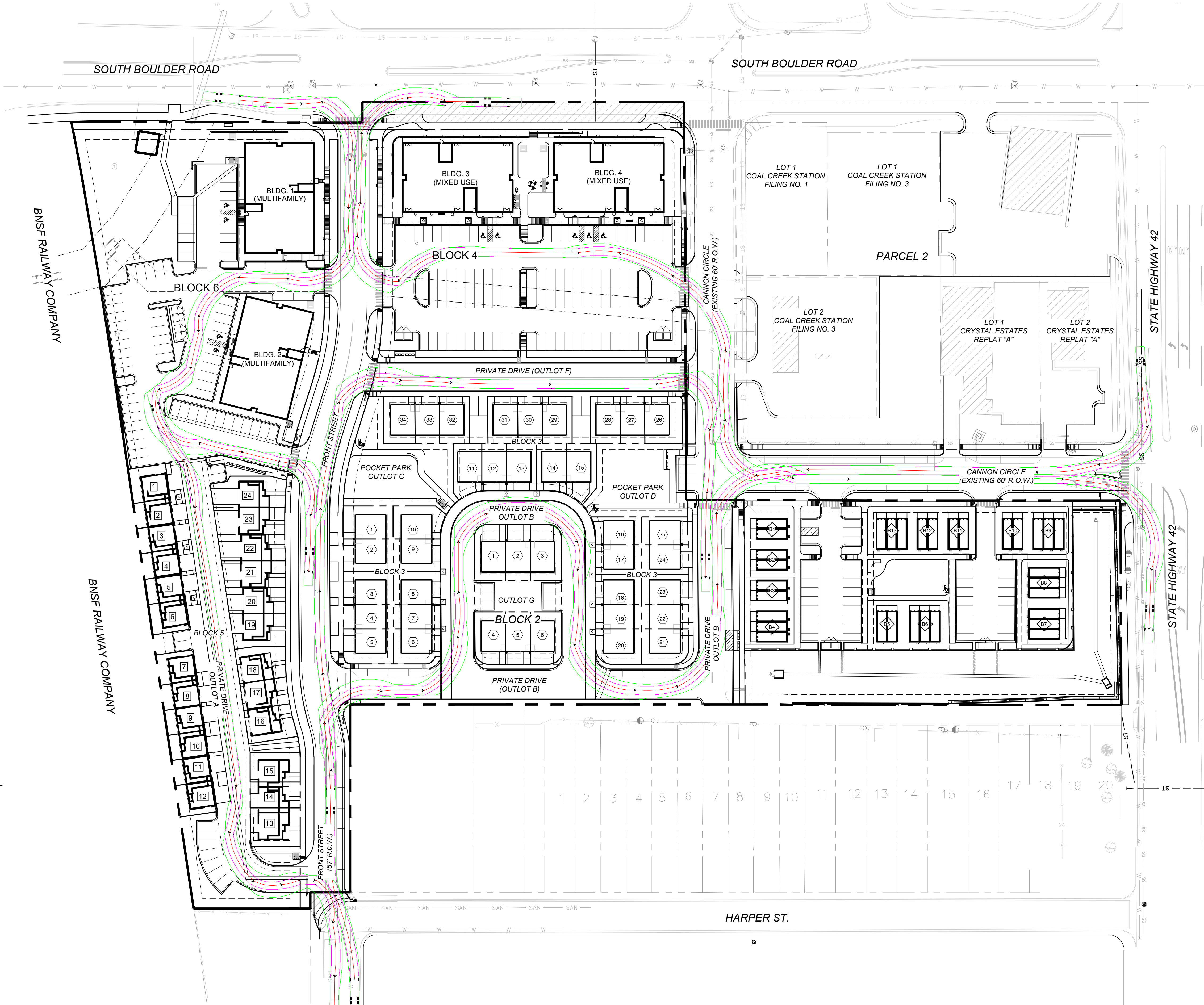
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REVIEWED BY:

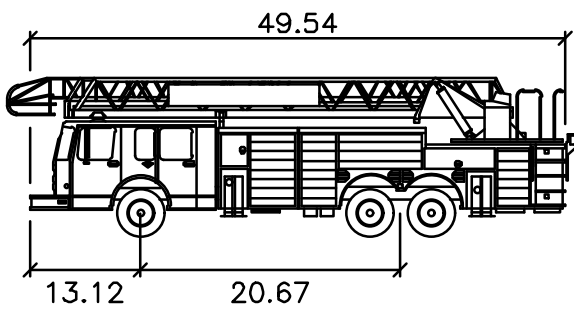
DRAWING NUMBER:

COAL CREEK VILLAGE

A RESUBDIVISION OF PORTIONS OF COAL CREEK STATION FILING NO 1 AND CALEDONIA PLACE,
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OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



FIRE TRUCK DATA



Fire Truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 32.6

- PATH OF TRAVEL (DIRECTION)
- PATH OF WHEEL TRAVEL
- PATH OF CAB TRAVEL (SWING)

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

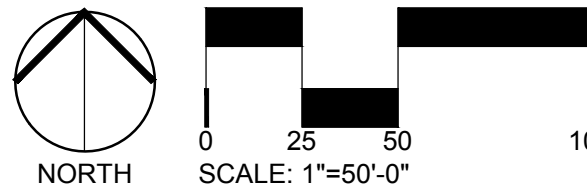
RIPLEY DESIGN INC.
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ORIGINAL SIZE 24X36

ISSUED

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4	CITY COMMENTS	6/15/2022

REVISIONS

No.	DESCRIPTION	DATE

FIRE TRUCK TURNING

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

COAL CREEK VILLAGE

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OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

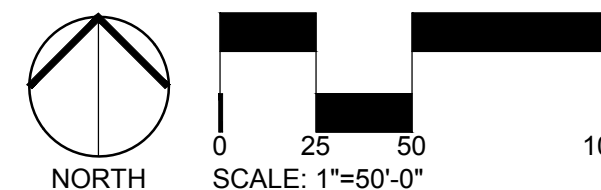
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ORIGINAL SIZE 24X36

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No.	DESCRIPTION	DATE
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2	CITY COMMENTS	6-2-2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/15/2022

REVISIONS

No.	DESCRIPTION	DATE

AERIAL ACCESS

SEAL:

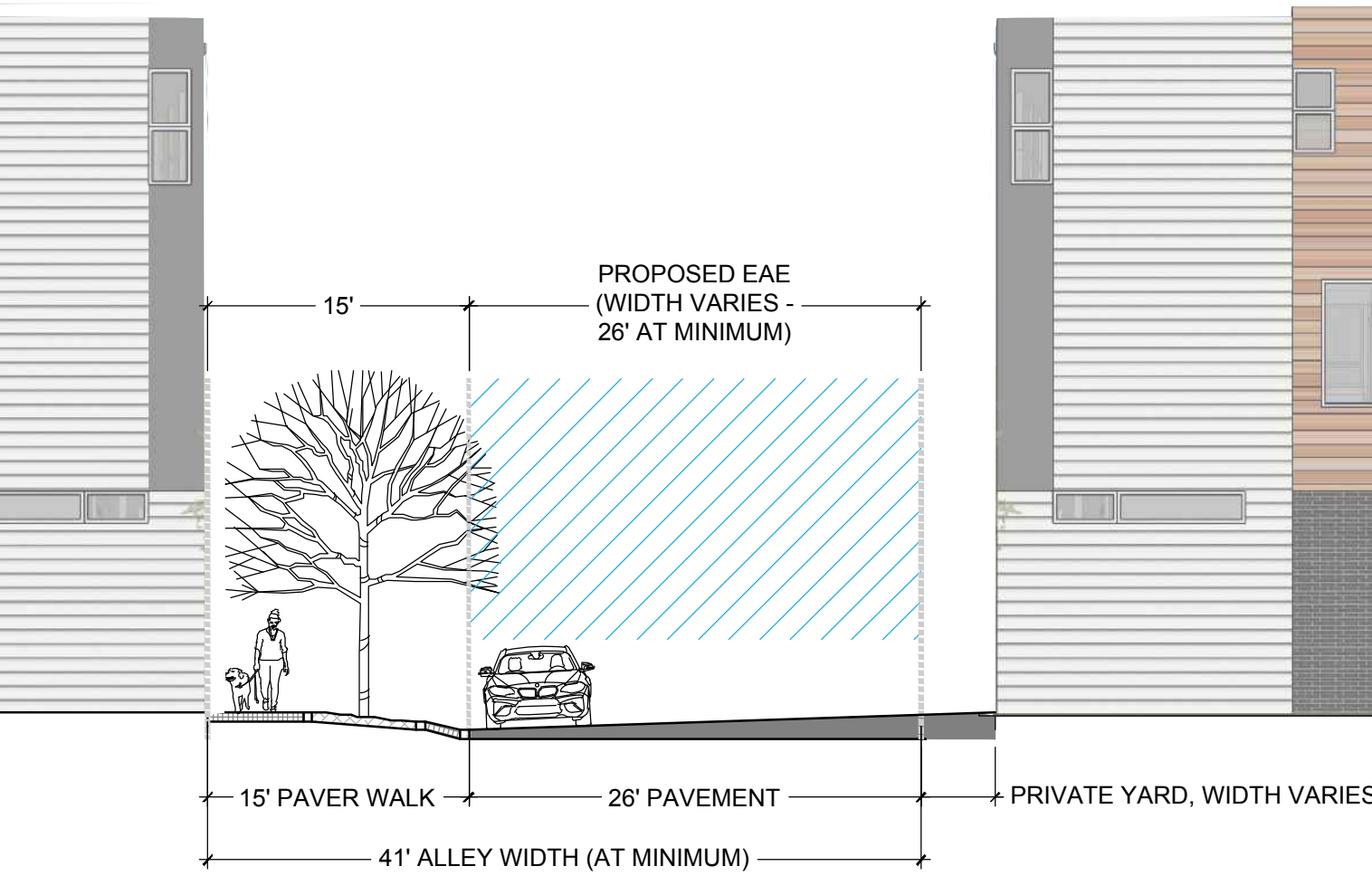
ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

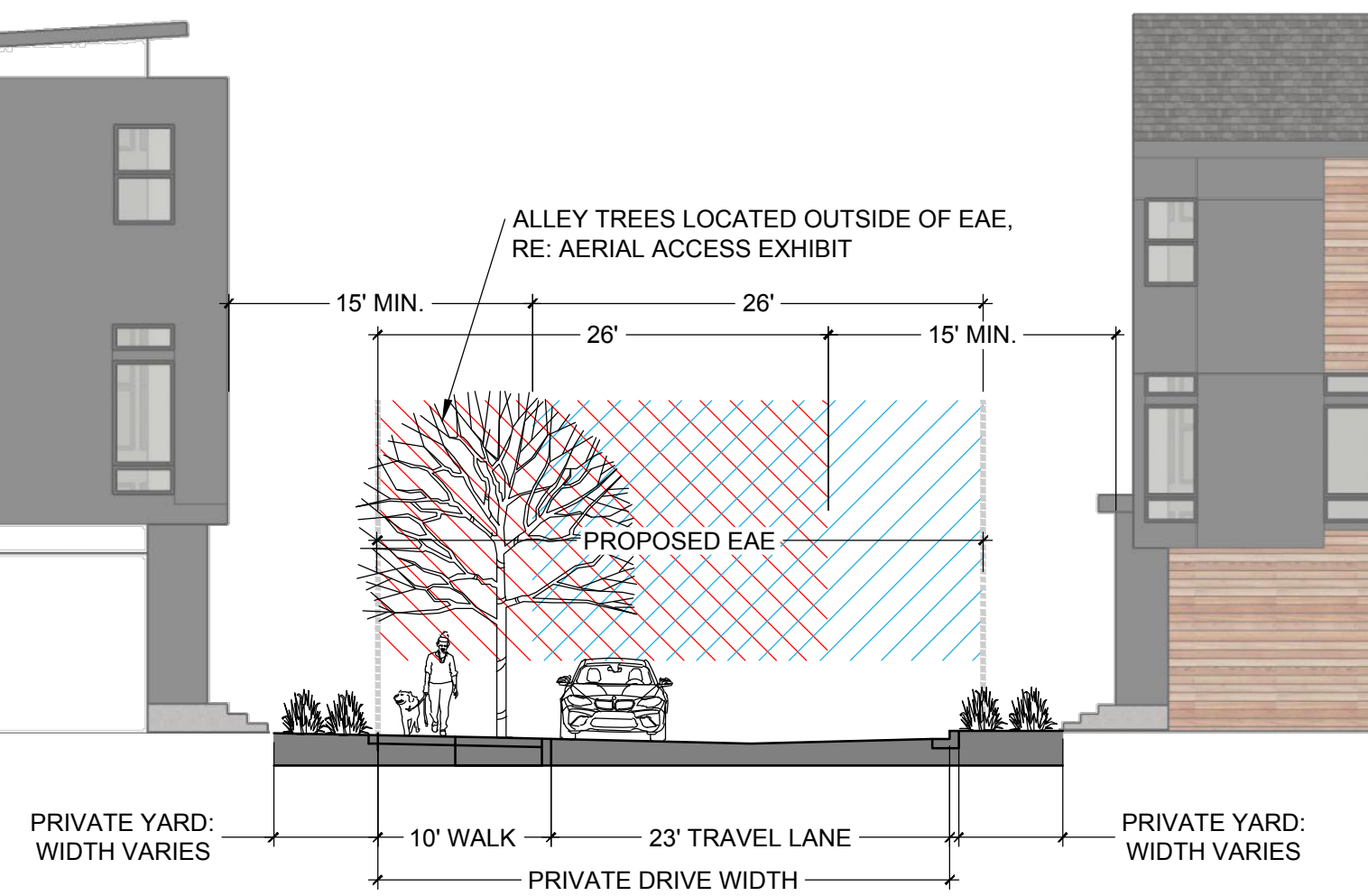
S6 OF 28

LEGEND

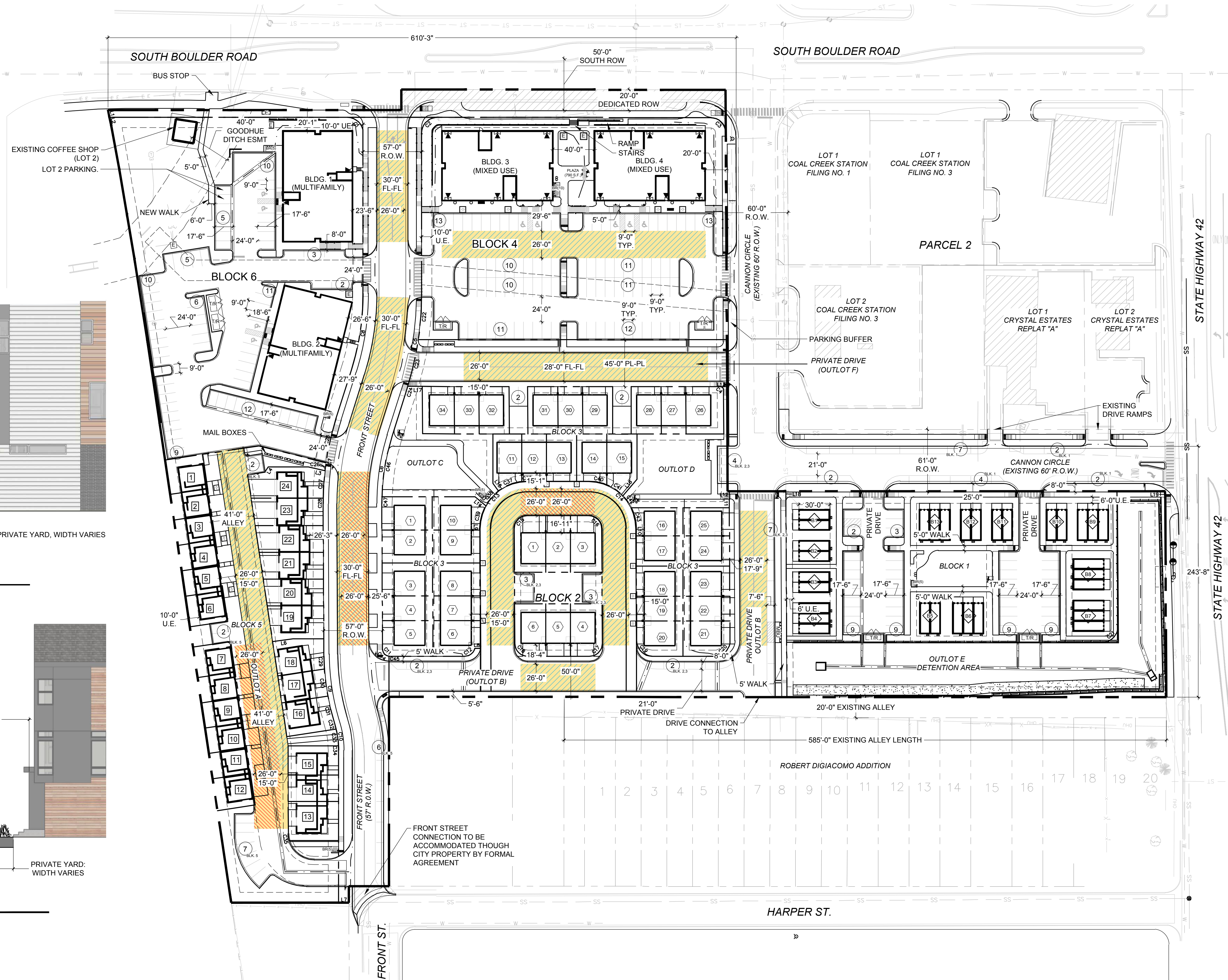
- TOTAL EMERGENCY ACCESS AREA
- 26-FT WIDE STAGING AREA
- ADDITIONAL 26-FT WIDE STAGING AREA OVERLAY



OUTLOT A "ALLEY CONDITION"



OUTLOT B "ALLEY CONDITION"



Plotted By: Joel Weikert Layout: AERIAL ACCESS Printed On: 6/13/2022 3:57 PM File Name: AERIAL ACCESS.dwg

COAL CREEK VILLAGE

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

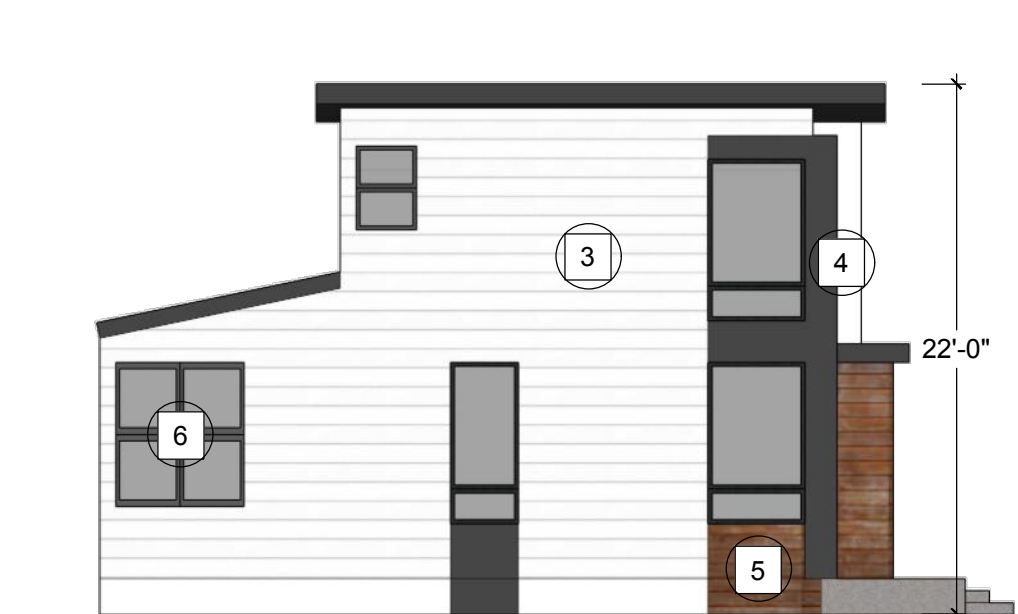


MODEL A

FRONT ELEVATIONS



MODEL B



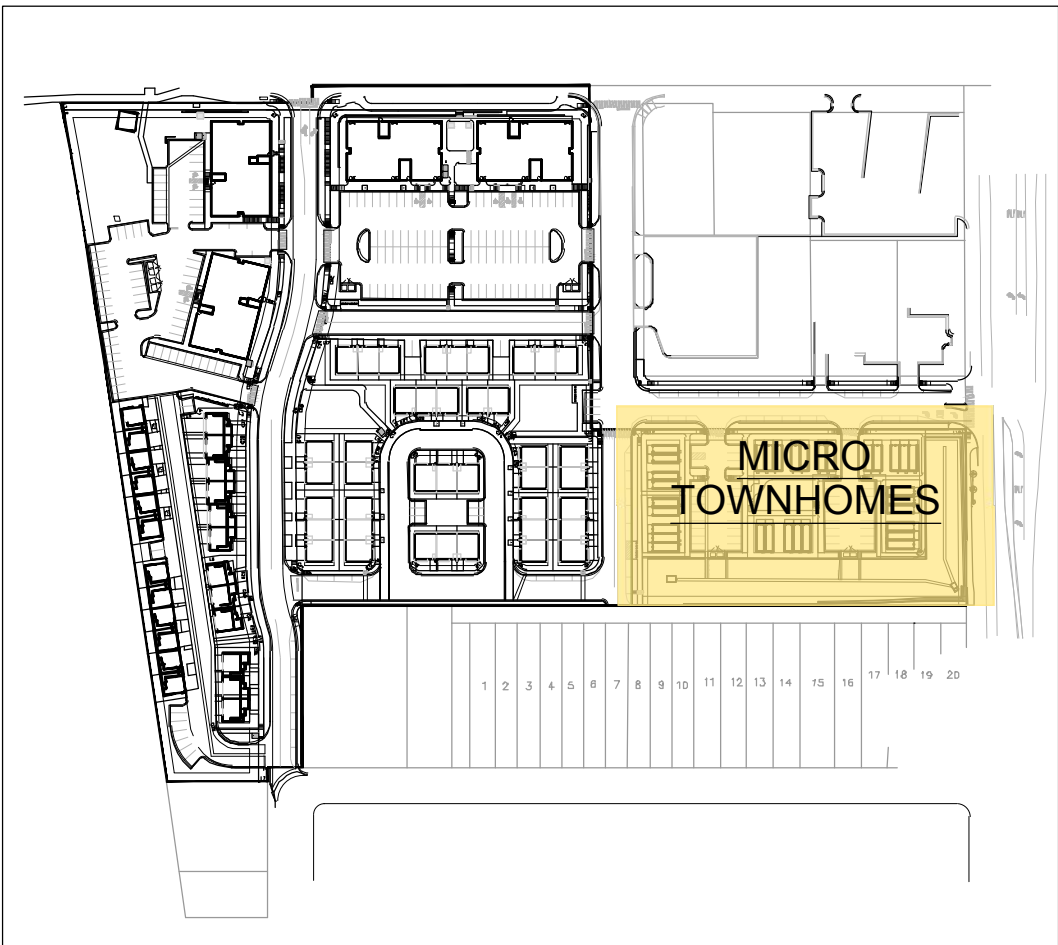
MODEL A

LEFT ELEVATIONS



MODEL B

KEY MAP



NOTE

ARCHITECTURAL DESIGN AND MINOR SITE CHANGES MAY BE ADJUSTED ADMINISTRATIVELY BY CITY STAFF FOR CONFORMATION OF PUD BULK STANDARDS AND CONCEPTUAL PUD DESIGNS. ARCHITECTURAL DESIGNS SHOWN ARE CONCEPTUAL IN INTENT AND ARE MEANT TO REFLECT THE HEIGHT, SCALE, MASS AND DIRECTION FOR THE PROJECT. CONSTRUCTION DOCUMENTS WILL BE SUBMITTED WITH EACH INDIVIDUAL BUILDING PERMIT AND MAY DIFFER FROM PUD ELEVATIONS, BUT WILL CAPTURE THE SPIRIT OF THE CONCEPTUAL DESIGNS AND FOLLOW THE APPROVED BULK STANDARDS.

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

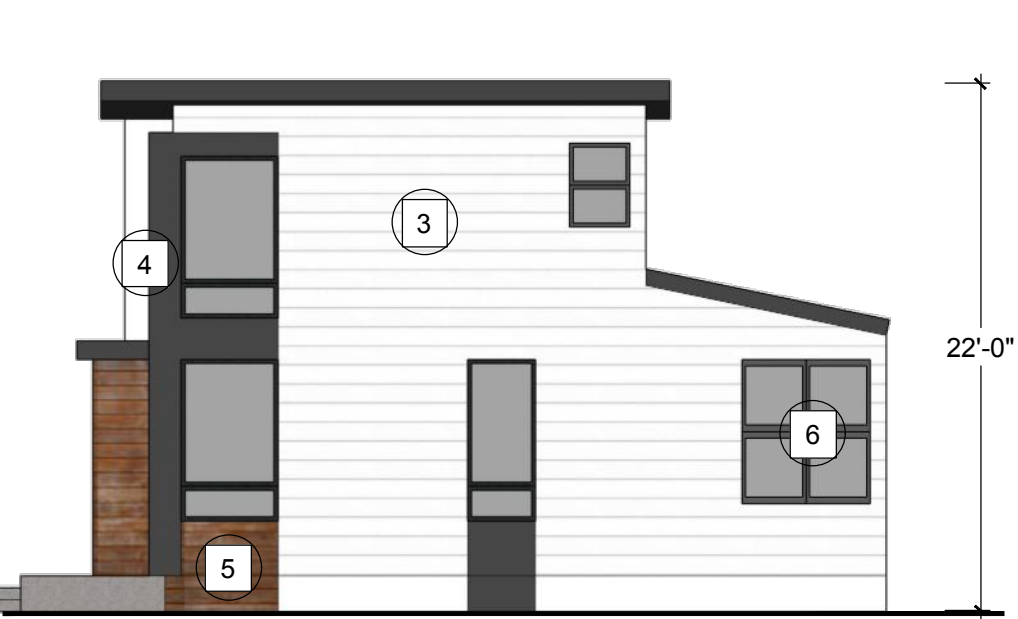


MODEL A

REAR ELEVATIONS



MODEL B



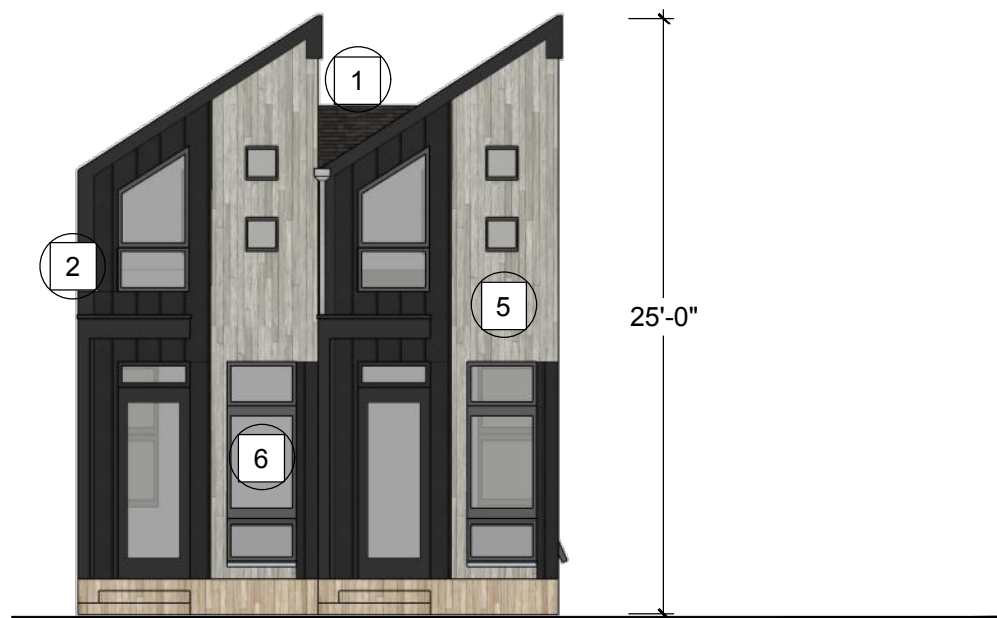
MODEL A

RIGHT ELEVATIONS

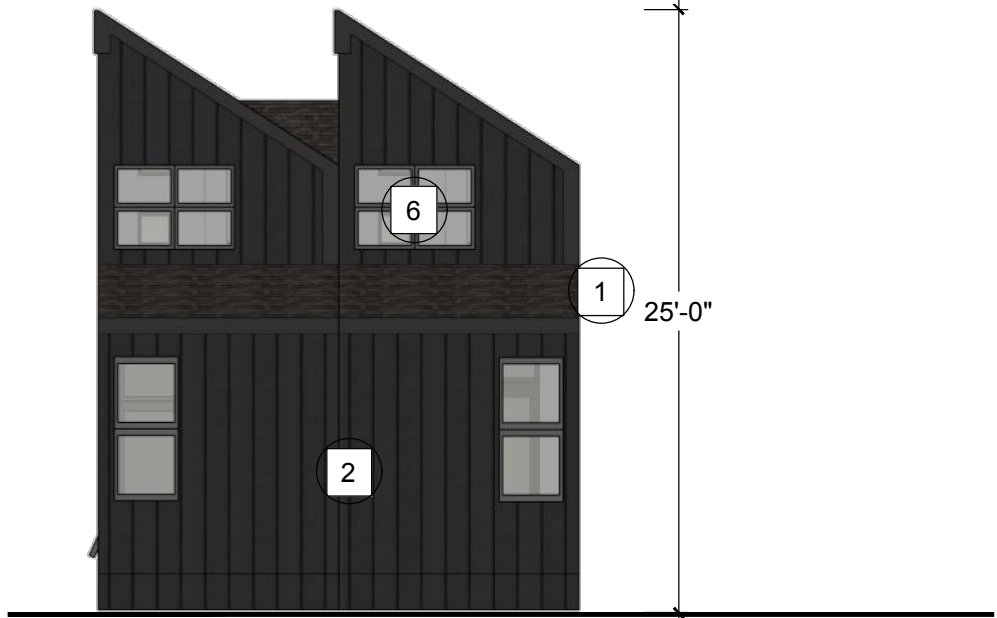


MODEL B

MICRO TOWNHOME UNITS, TYPE 1



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

MICRO TOWNHOME UNITS, TYPE 2

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



APPLICANT

RIPLEY DESIGN INC.
Sam Coutts
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
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P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
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4	CITY COMMENTS	6/15/2022

REVISIONS

No.	DESCRIPTION	DATE

MICRO TOWNHOME ELEVATIONS

SEAL:



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

DRAWING NUMBER:

COAL CREEK VILLAGE

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



MULTI-FAMILY - FRONT ELEVATION VIEW



MULTI-FAMILY - REAR ELEVATION VIEW



MULTI-FAMILY - END ELEVATION VIEW 1



MULTI-FAMILY - FRONT PERSPECTIVE VIEW



MULTI-FAMILY - REAR PERSPECTIVE VIEW



MULTI-FAMILY - END ELEVATION VIEW 2



MIXED-USE - FRONT ELEVATION VIEW



MIXED-USE - REAR ELEVATION VIEW



MIXED-USE - END ELEVATION VIEW 1



MIXED-USE - FRONT PERSPECTIVE VIEW

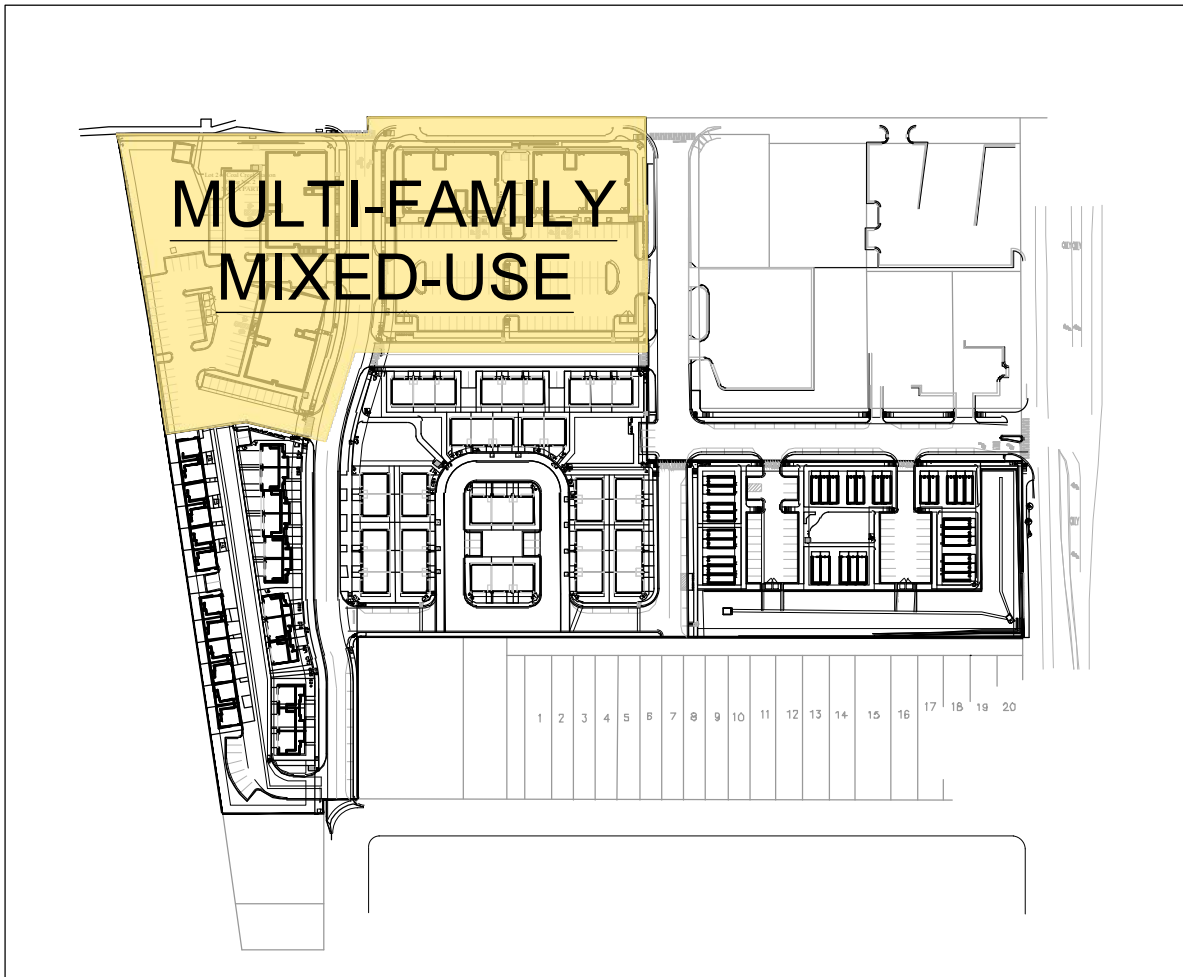


MIXED-USE - REAR PERSPECTIVE VIEW



MIXED-USE - END ELEVATION VIEW 2

KEY MAP



NOTE

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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
10	STUCCO
11	ALUMINUM STORE-FRONT
12	STEEL RAILING

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



APPLICANT

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Sam Coutts
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

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CHAD KIPPER
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ENGINEER

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Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
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2	CITY COMMENTS	6-2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/15/2022
REVISIONS		
No.	DESCRIPTION	DATE

MULTI-FAMILY & MIXED-USE ELEVATIONS

SEAL:



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

COAL CREEK VILLAGE

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

A-L TOWNHOME UNITS, TYPE 2



FRONT ELEVATION



REAR ELEVATION

A-L TOWNHOME UNITS, TYPE 2



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

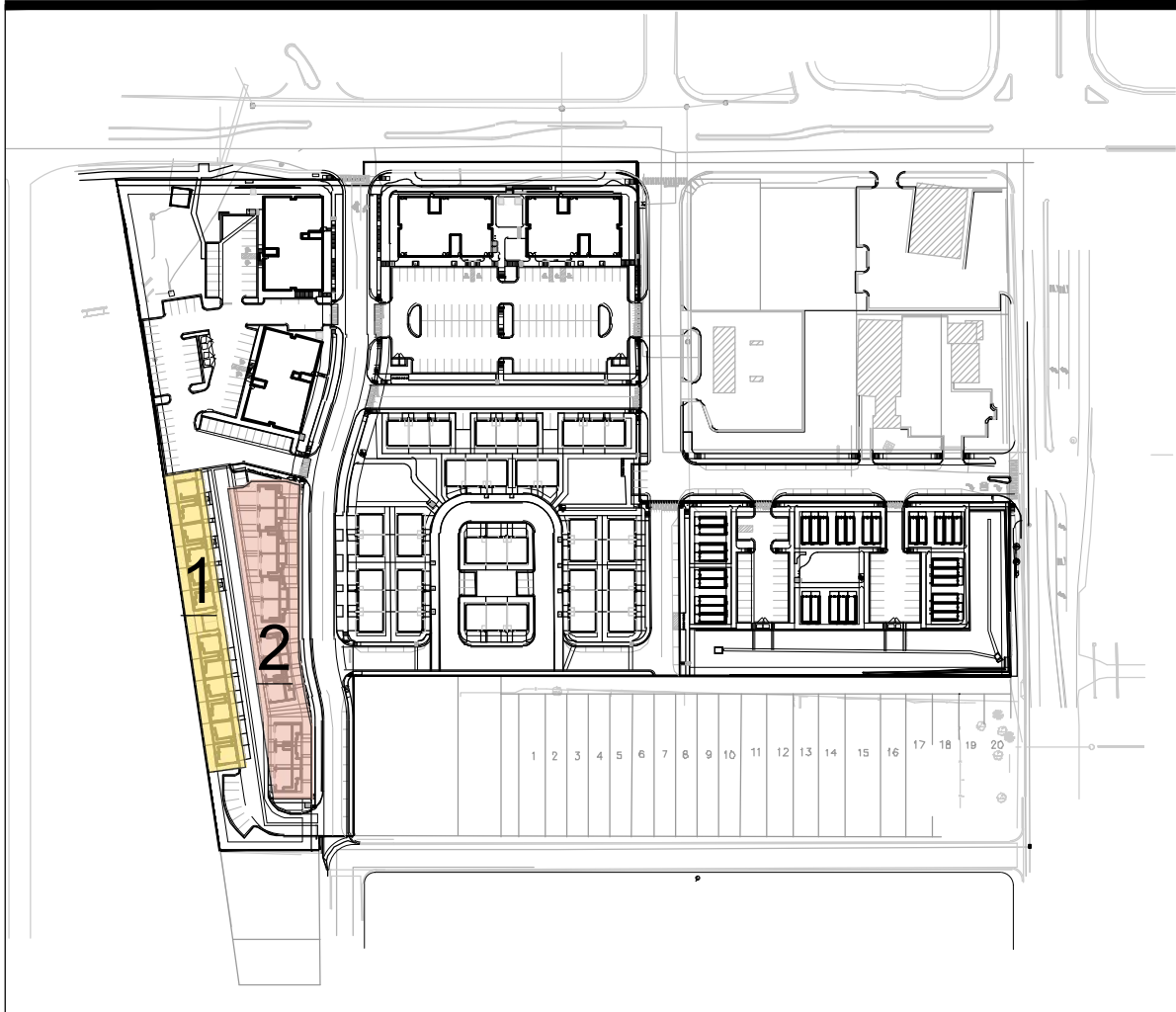


LEFT ELEVATION



RIGHT ELEVATION

KEY MAP



NOTE

ARCHITECTURAL DESIGN AND MINOR SITE CHANGES MAY BE ADJUSTED ADMINISTRATIVELY BY CITY STAFF FOR CONFORMATION OF PUD BULK STANDARDS AND CONCEPTUAL PUD DESIGNS. ARCHITECTURAL DESIGNS SHOWN ARE CONCEPTUAL IN INTENT AND ARE MEANT TO REFLECT THE HEIGHT, SCALE, MASS AND DIRECTION FOR THE PROJECT. CONSTRUCTION DOCUMENTS WILL BE SUBMITTED WITH EACH INDIVIDUAL BUILDING PERMIT AND MAY DIFFER FROM PUD ELEVATIONS, BUT WILL CAPTURE THE SPIRIT OF THE CONCEPTUAL DESIGNS AND FOLLOW THE APPROVED BULK STANDARDS.

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

LOUISVILLE, COLORADO

PREPARED BY:



APPLICANT

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

OWNER

RIDGELINE DEVELOPMENT CORPORATION
CHAD KIPFER
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.449.8889

ENGINEER

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

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/15/2022

REVISIONS

No.	DESCRIPTION	DATE

ALLEY LOADED TOWNHOME ELEVATIONS

SEAL:

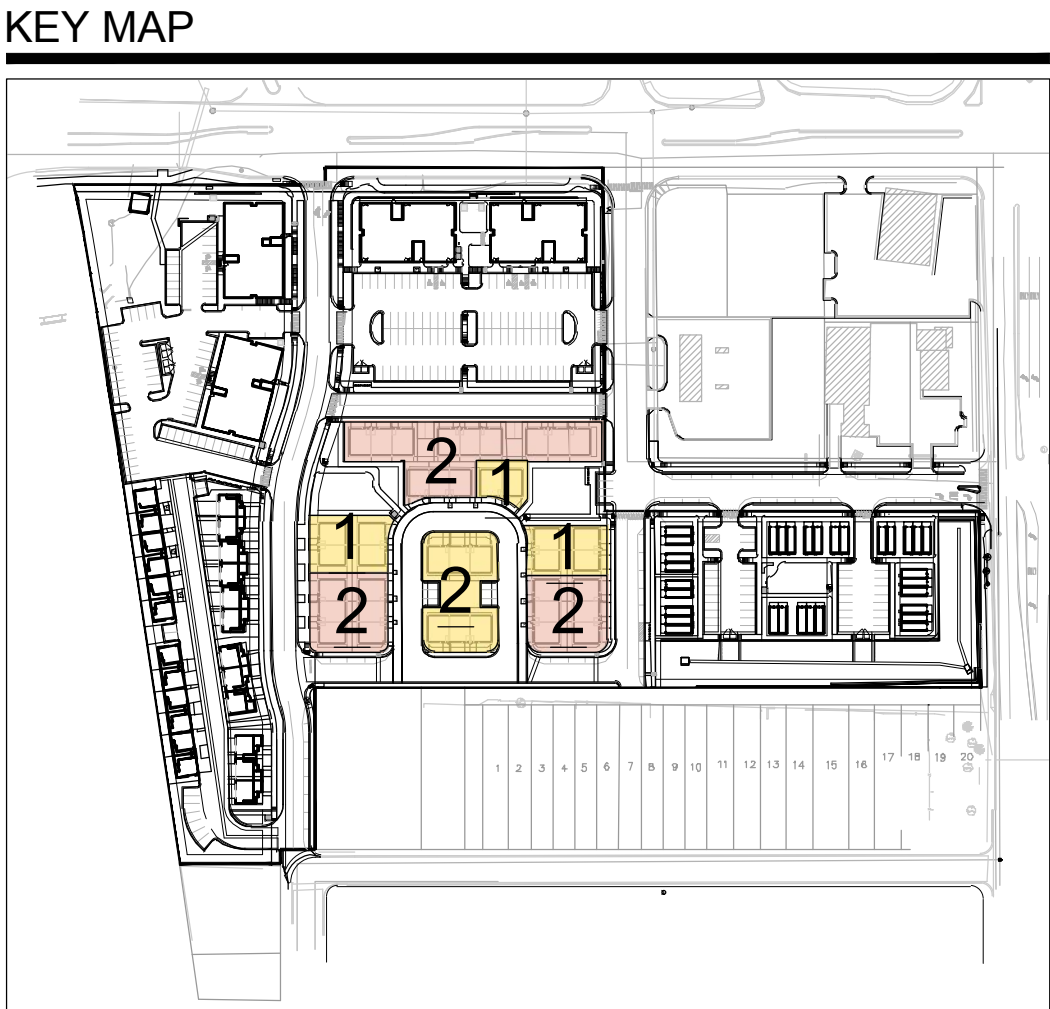
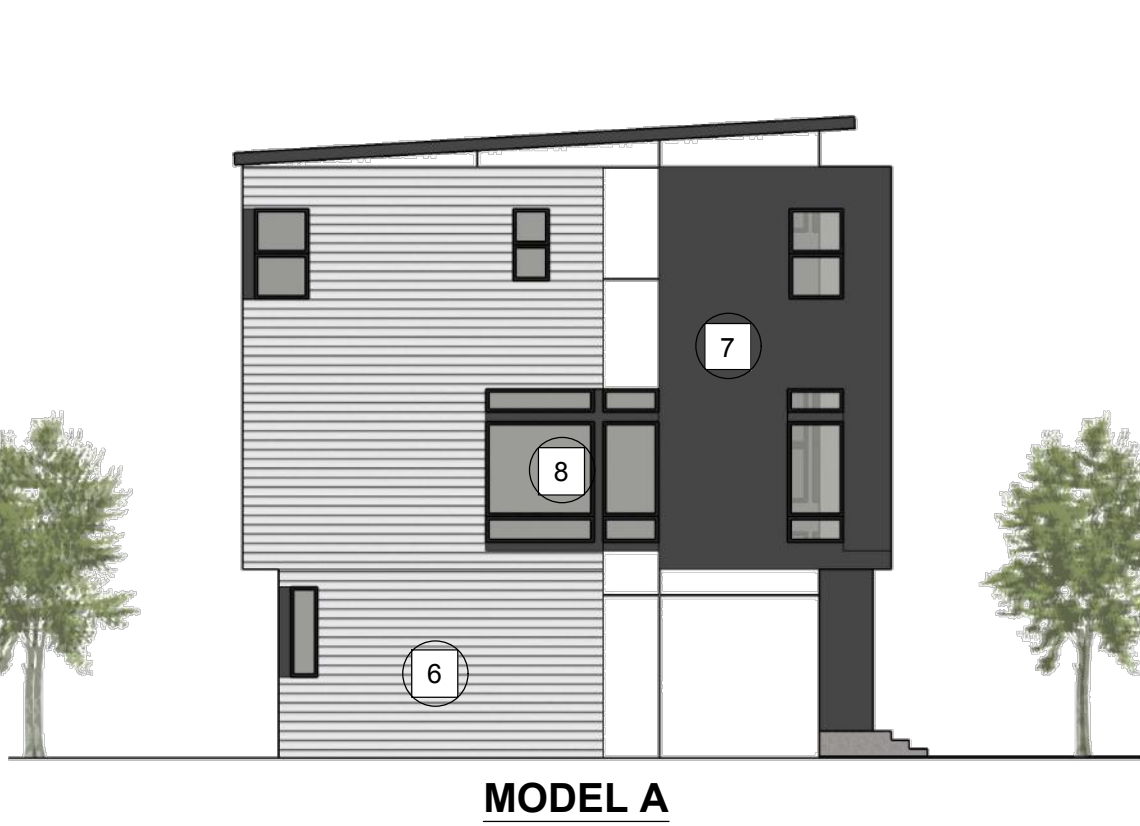


PROJECT No.:	R20-030
DRAWN BY:	-
REVIEWED BY:	-
DRAWING NUMBER:	-

COAL CREEK VILLAGE

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

F-L TOWNHOME UNITS, TYPE 1



FRONT ELEVATIONS

LEFT ELEVATIONS



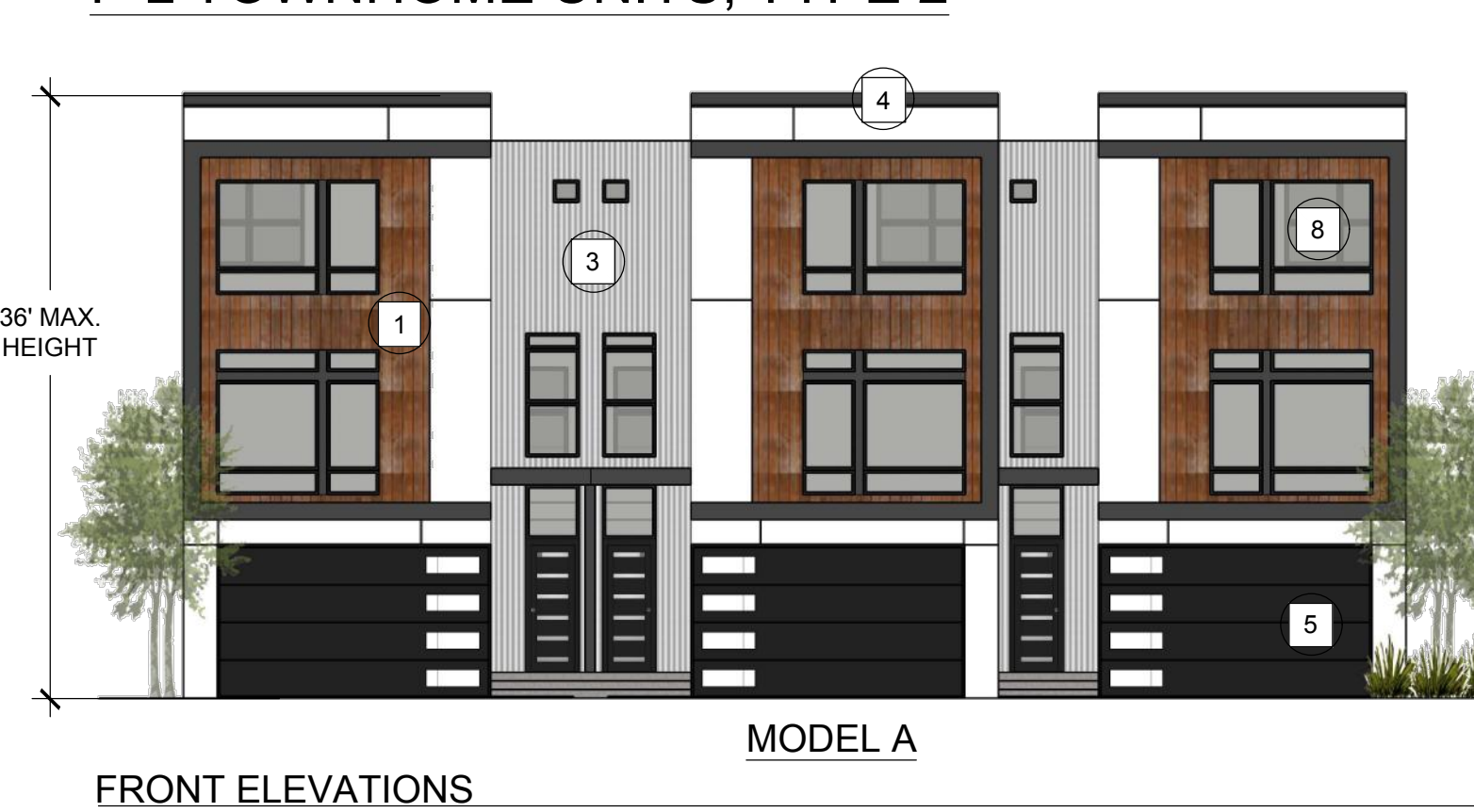
REAR ELEVATIONS

RIGHT ELEVATIONS

NOTE
ARCHITECTURAL DESIGN AND MINOR SITE CHANGES MAY BE ADJUSTED ADMINISTRATIVELY BY CITY STAFF FOR CONFORMANCE OF PUD BULK STANDARDS AND CONCEPTUAL PUD DESIGNS. ARCHITECTURAL DESIGNS SHOWN ARE CONCEPTUAL IN INTENT AND ARE MEANT TO REFLECT THE HEIGHT, SCALE, MASS AND DIRECTION FOR THE PROJECT. CONSTRUCTION DOCUMENTS WILL BE SUBMITTED WITH EACH INDIVIDUAL BUILDING PERMIT AND MAY DIFFER FROM PUD ELEVATIONS, BUT WILL CAPTURE THE SPIRIT OF THE CONCEPTUAL DESIGNS AND FOLLOW THE APPROVED BULK STANDARDS.

MATERIAL LEGEND	
KEY - ITEM	MATERIAL - ITEM
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5	GARAGE DOORS WITH WINDOWS
6	LAP SIDING
7	PANEL OR STUCCO
8	VINYL WINDOWS

F-L TOWNHOME UNITS, TYPE 2

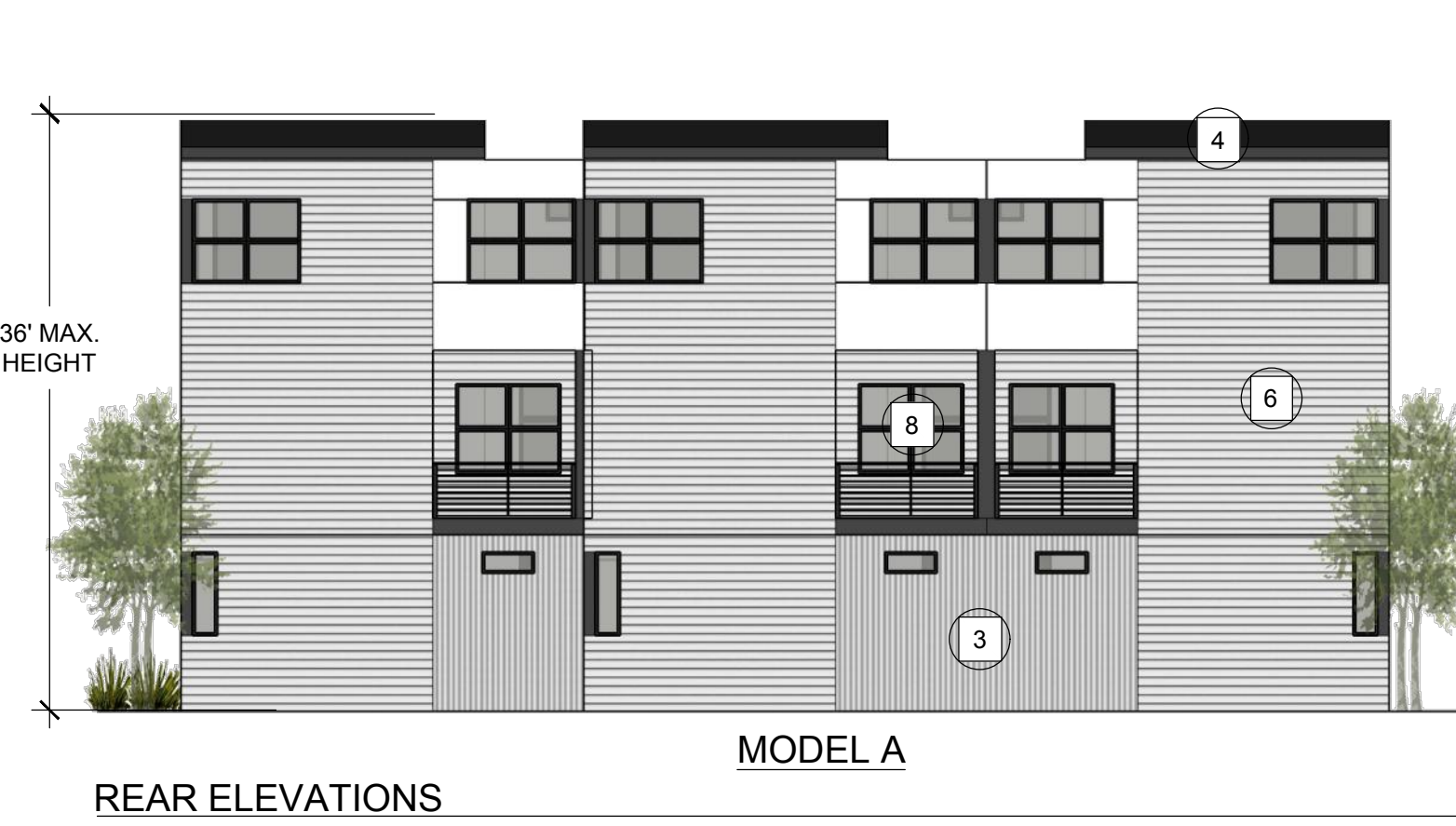


FRONT ELEVATIONS

MODEL B

LEFT ELEVATIONS

MODEL B



REAR ELEVATIONS

MODEL B

RIGHT ELEVATIONS

MODEL B

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



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Fort Collins, CO 80521
p. 970.224.5828

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CHAD KIPPER
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
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Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
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4	CITY COMMENTS	6/15/2022

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

FRONT LOADED TOWNHOME ELEVATIONS

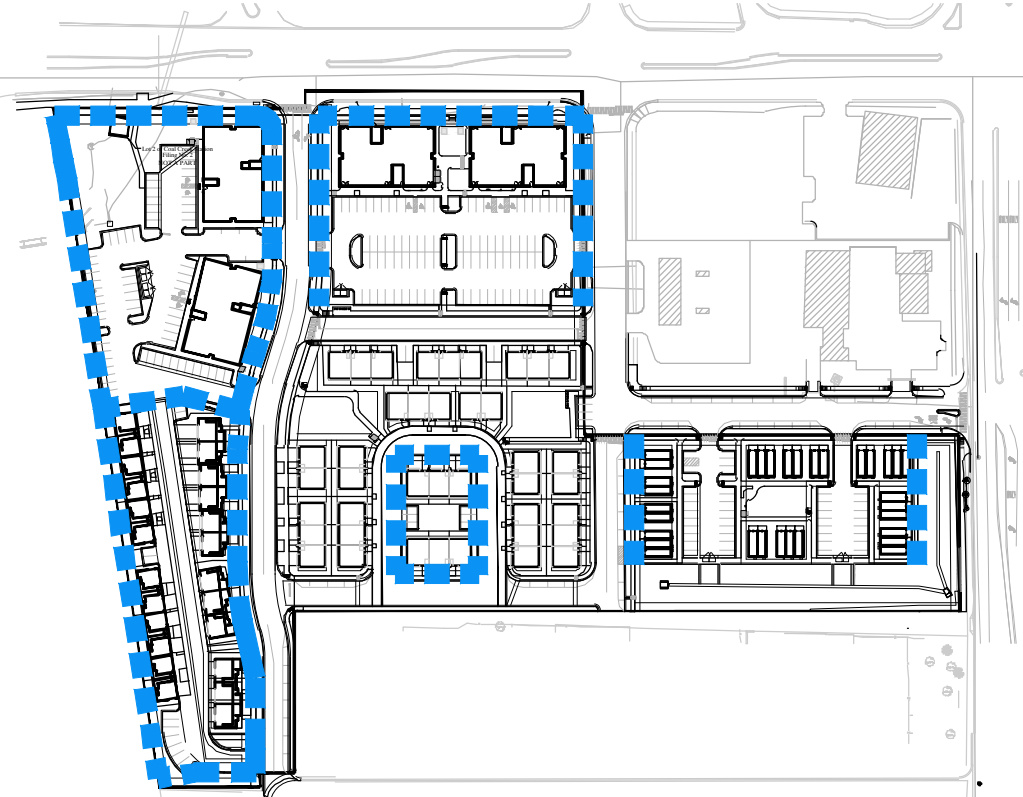
SEAL:



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

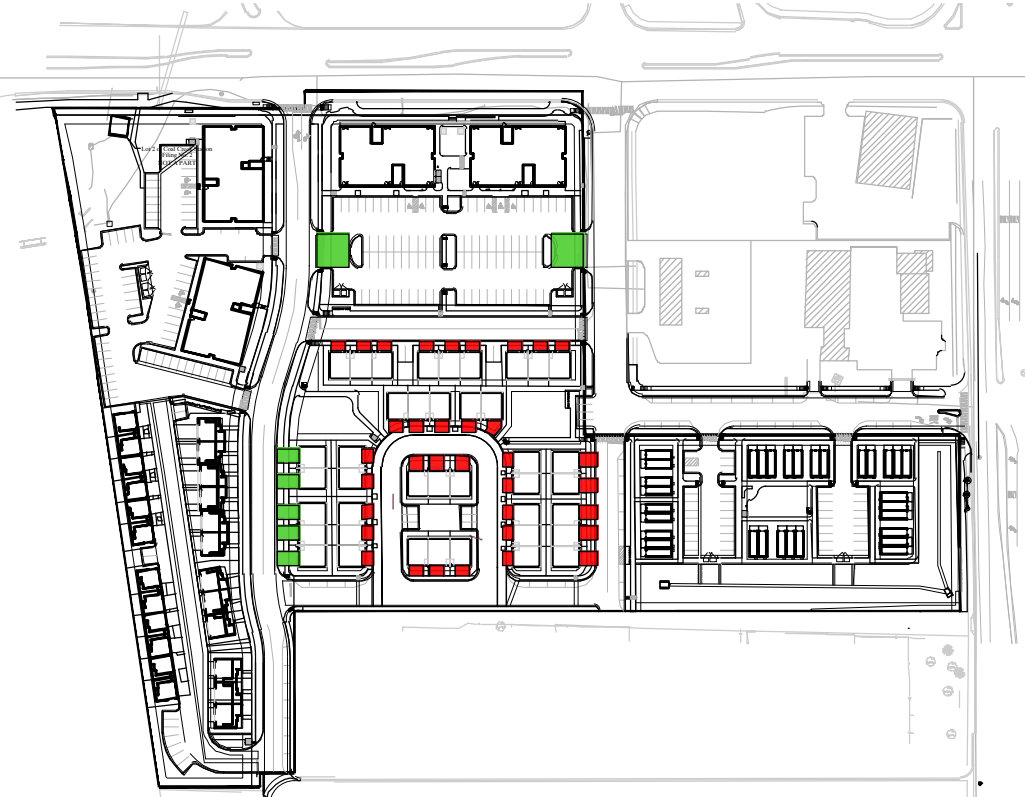
COAL CREEK VILLAGE

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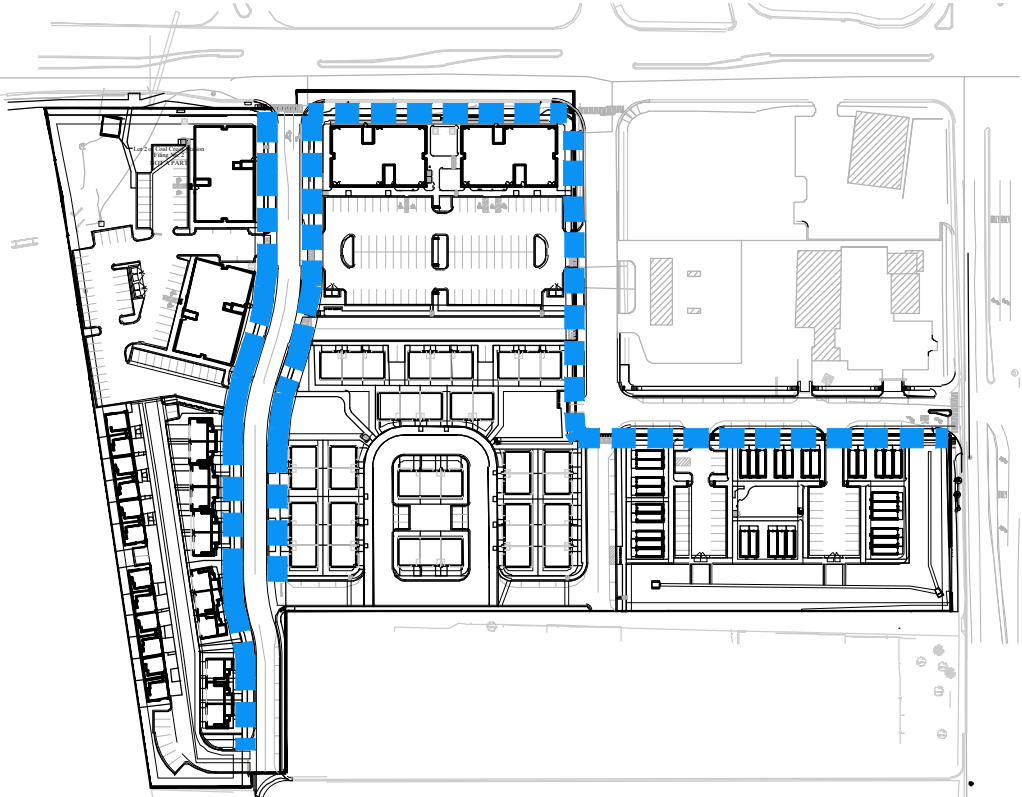
WAIVER #1 - BLOCK WIDTHS

===== = BLOCK LENGTH / WIDTH PROPOSED WITH WAIVER



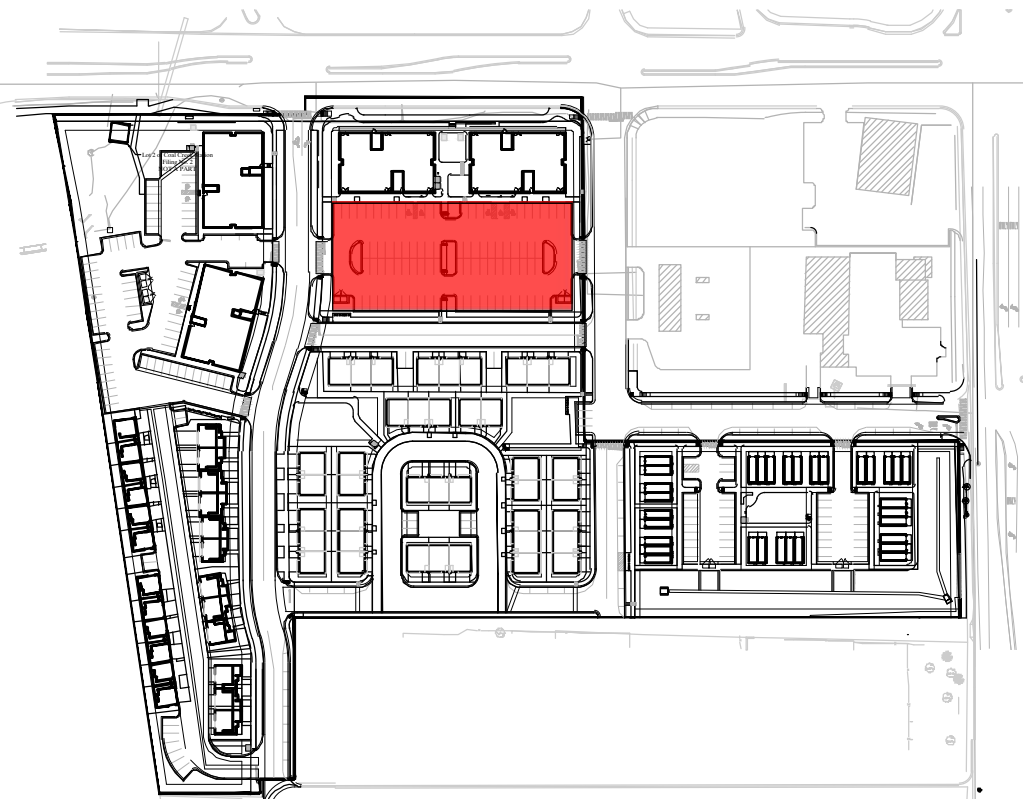
WAIVER #2 - CURB CUTS

===== = PRIVATE STREET CURB CUT PROPOSED W/ WAIVER
===== = PUBLIC STREET CURB CUT PROPOSED W/ WAIVER



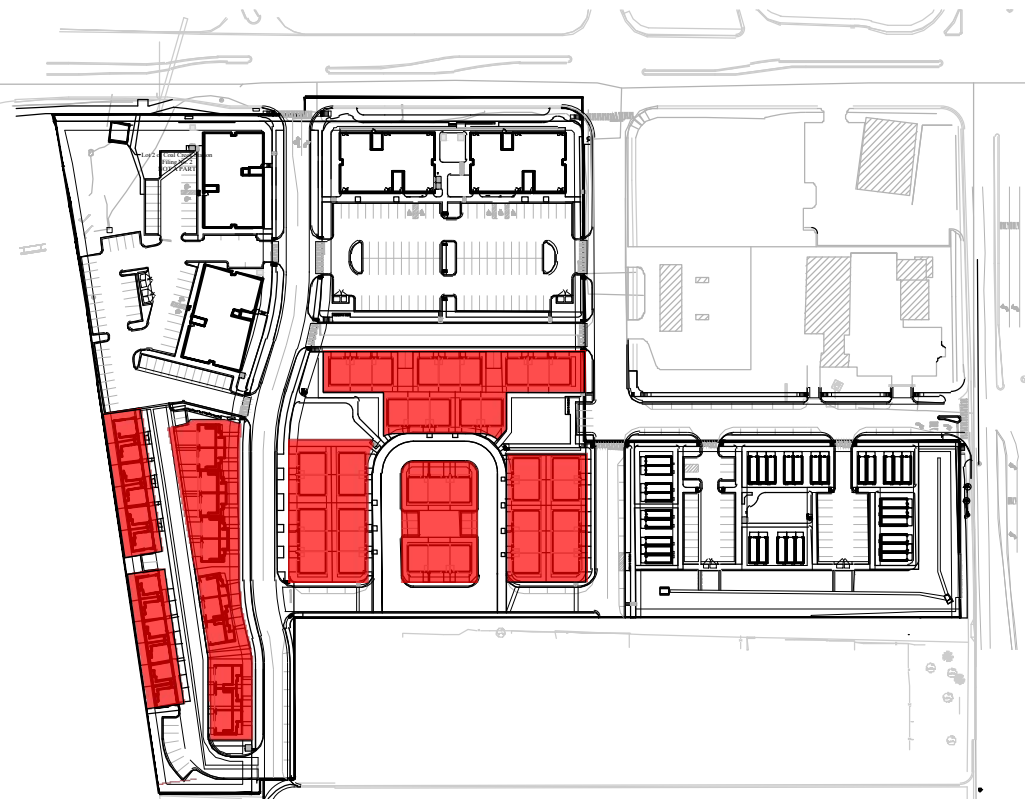
WAIVER #3 - PUBLIC SIDEWALKS

===== = PUBLIC WALK PROPOSED WITH WAIVER



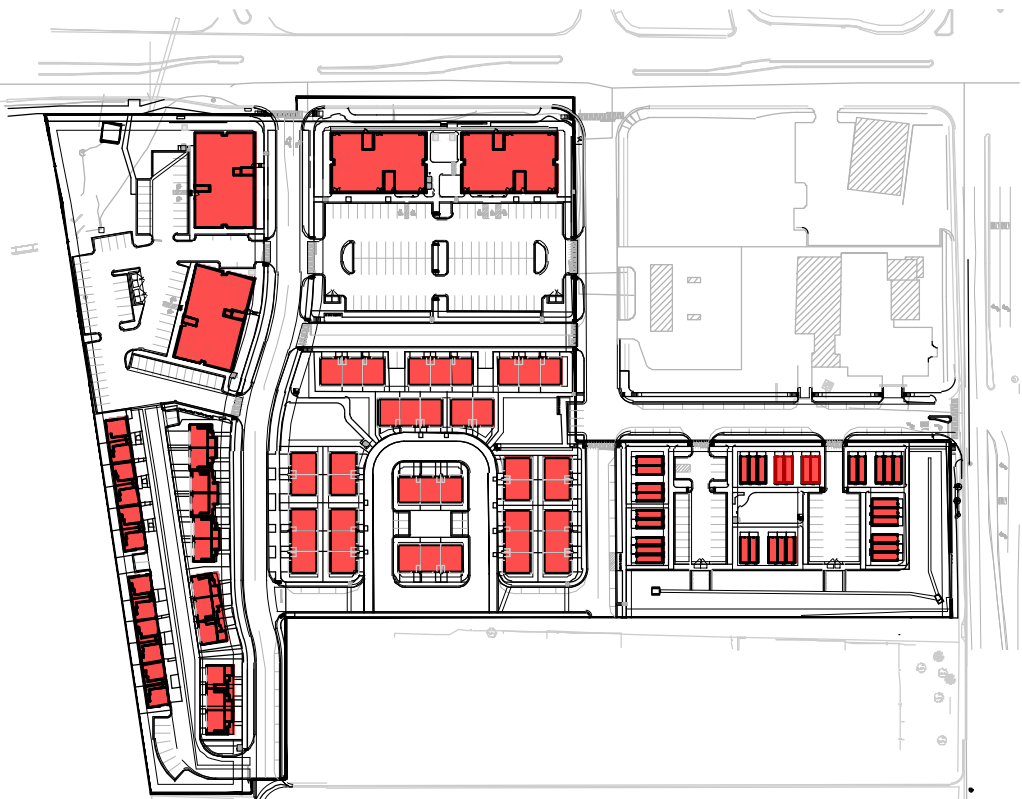
WAIVER #4 - COMMERCIAL PARKING ORIENTATION

===== = PARKING ORIENTATION PROPOSED W/ WAIVER



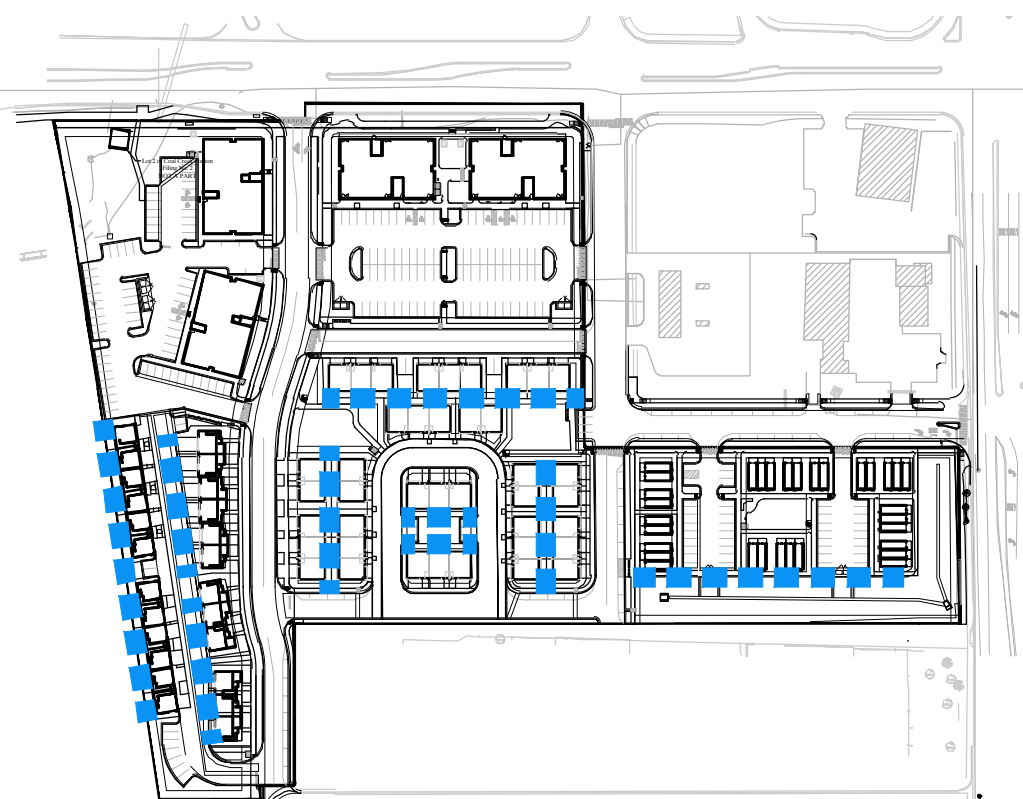
WAIVER #5 - MINIMUM LOT WIDTH

===== = MIN. LOT WIDTH PROPOSED W/ WAIVER



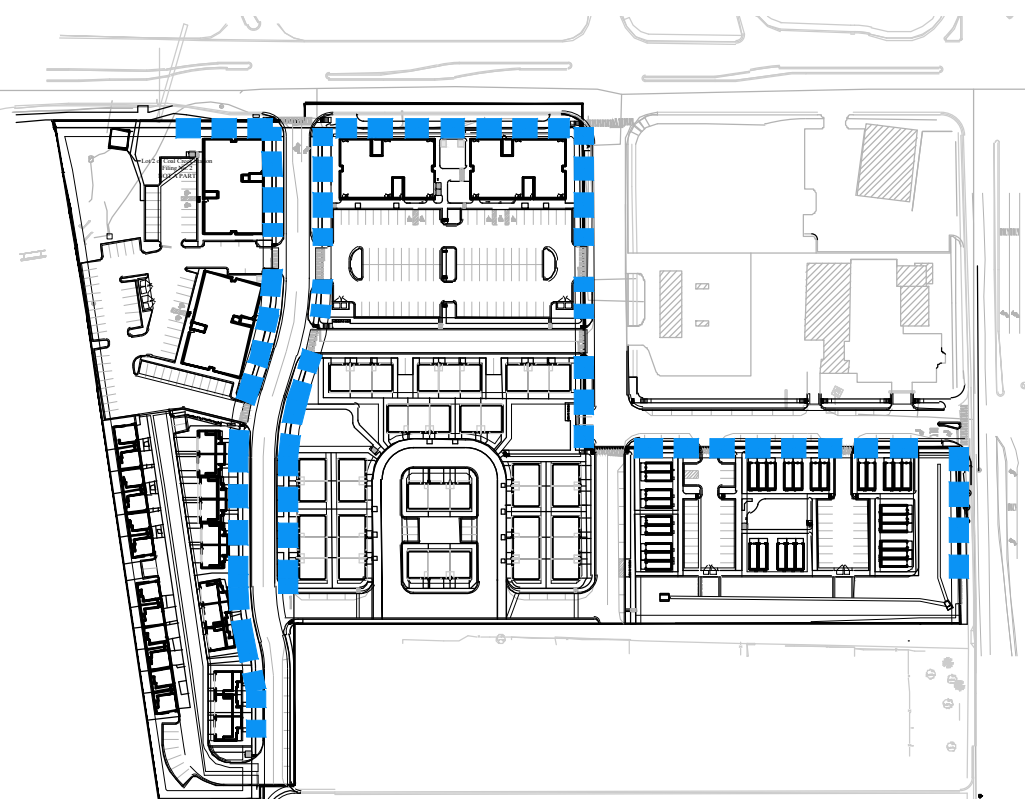
WAIVER #6 - BUILDING COVERAGE

===== = BUILDING COVERAGE PROPOSED W/ WAIVER



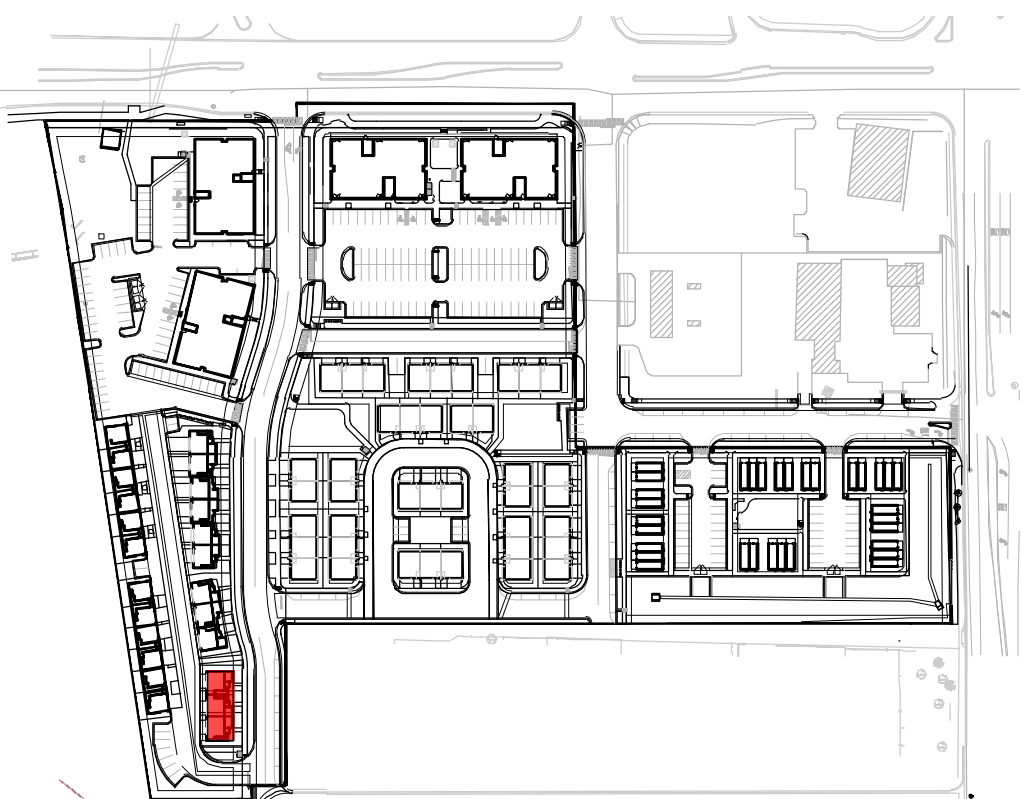
WAIVER #7 - REAR PROPERTY LINE SETBACK

===== = REAR PROPERTY SETBACK PROPOSED WITH WAIVER



WAIVER #8 - STREET FACING PROPERTY LINES CONTAINING A BUILDING

===== = STREET FACING PROPERTY LINES PROPOSED W/ WAIVER



WAIVER #9 - TRANSITIONAL BUILDING HEIGHT BETWEEN DISTRICTS

===== = BUILDING HEIGHT REQUIRING WAIVER

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



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CHAD KIPFER
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ENGINEER

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

ORIGINAL SIZE 24X36

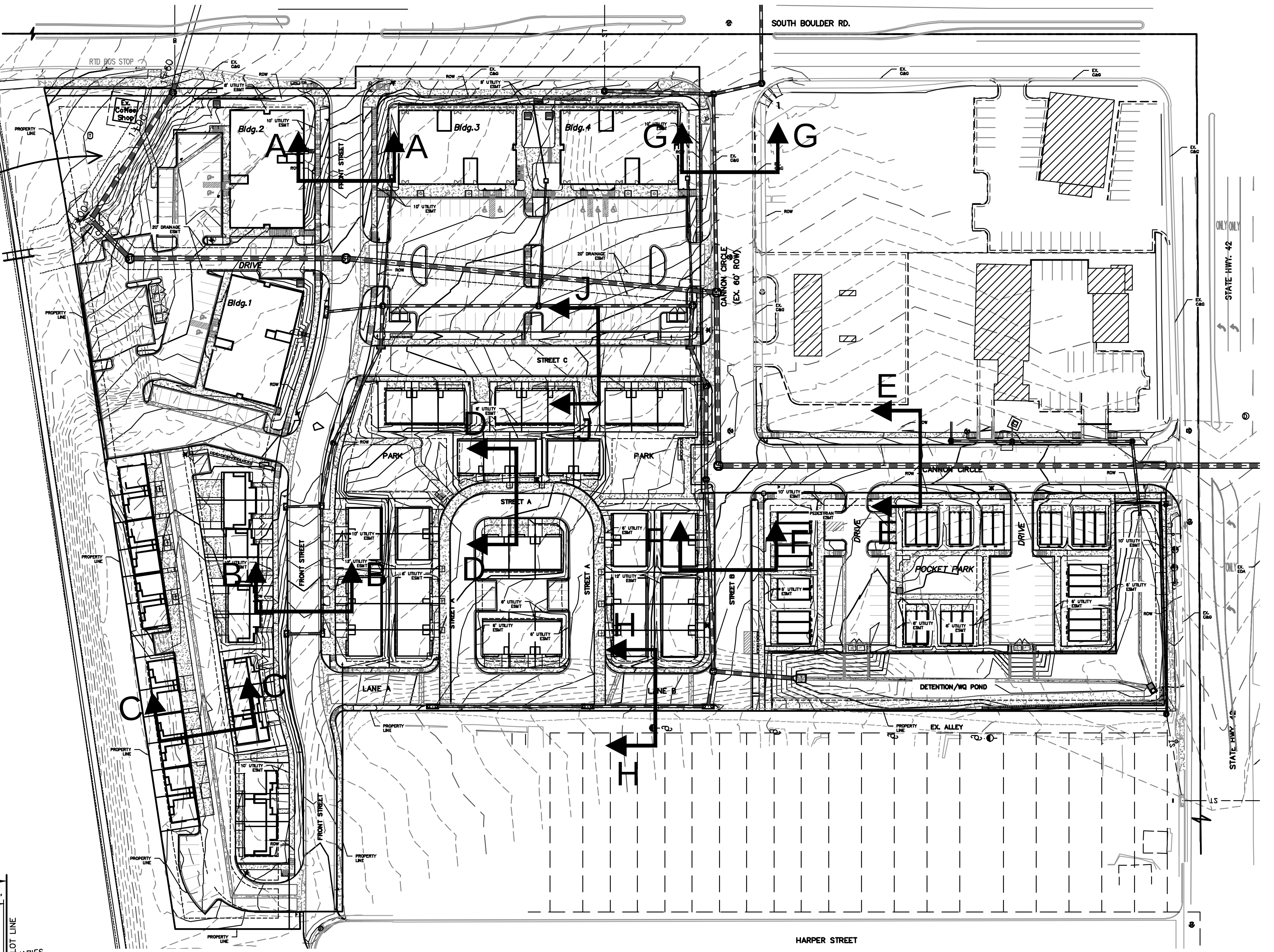
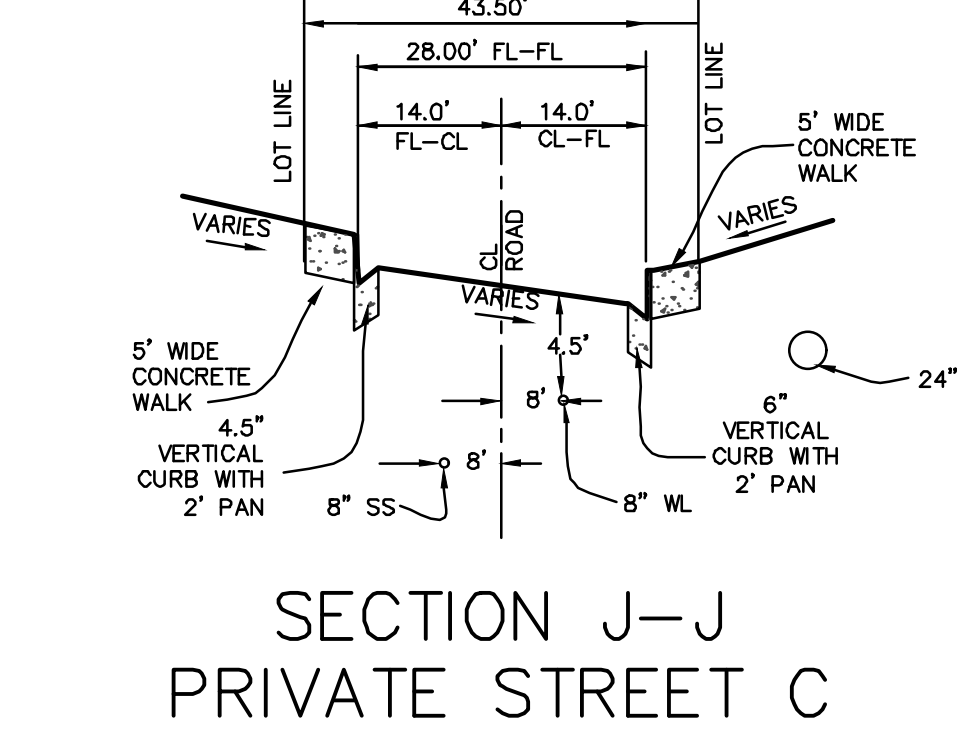
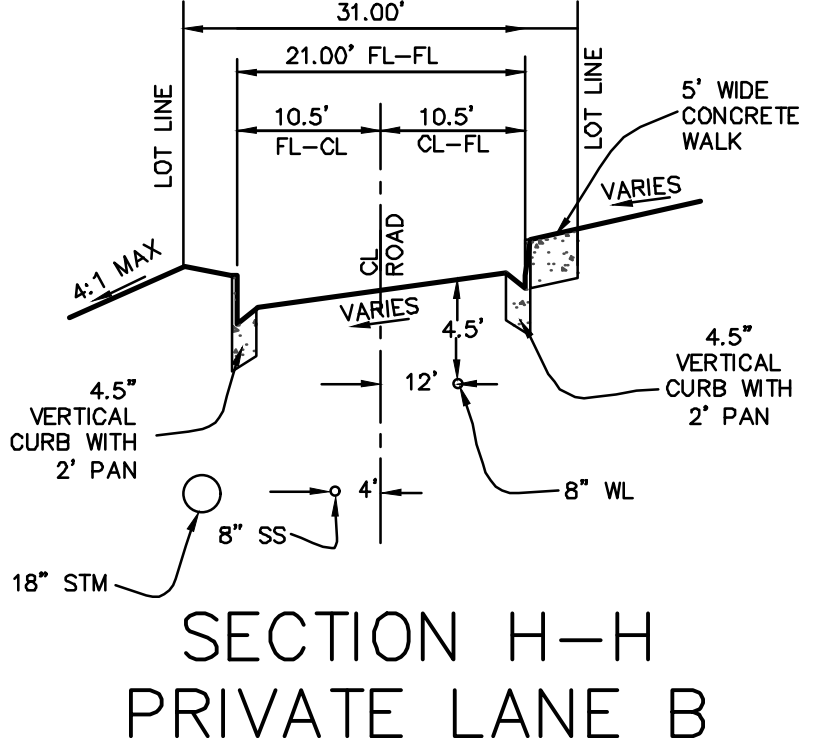
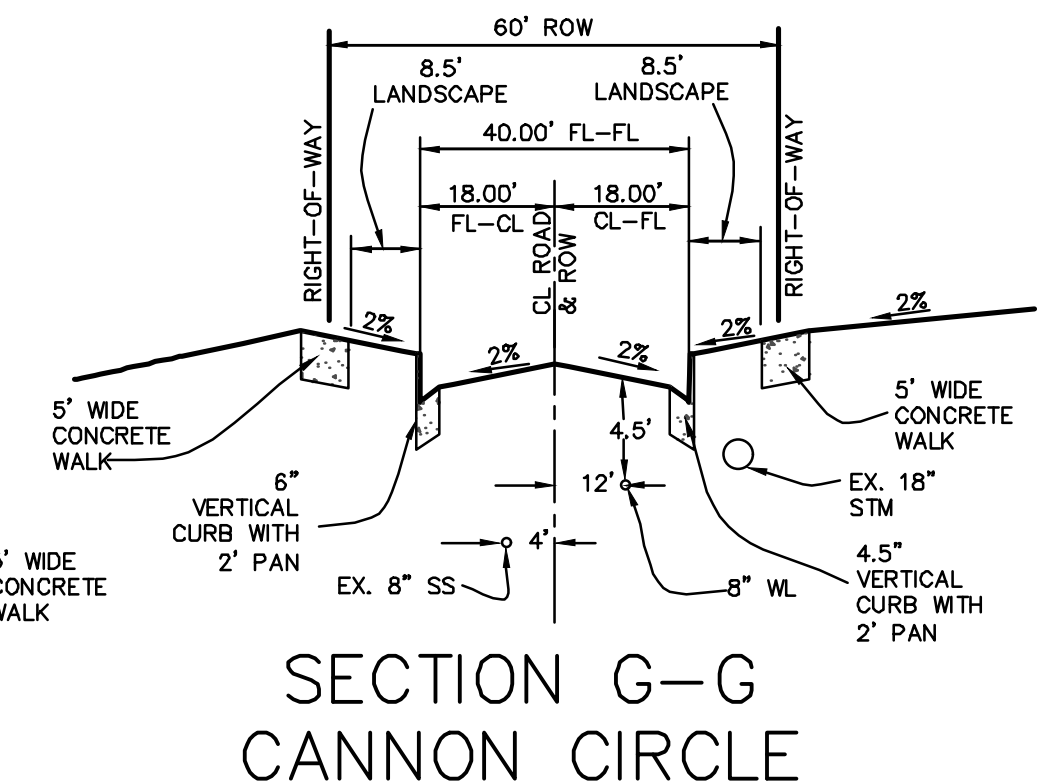
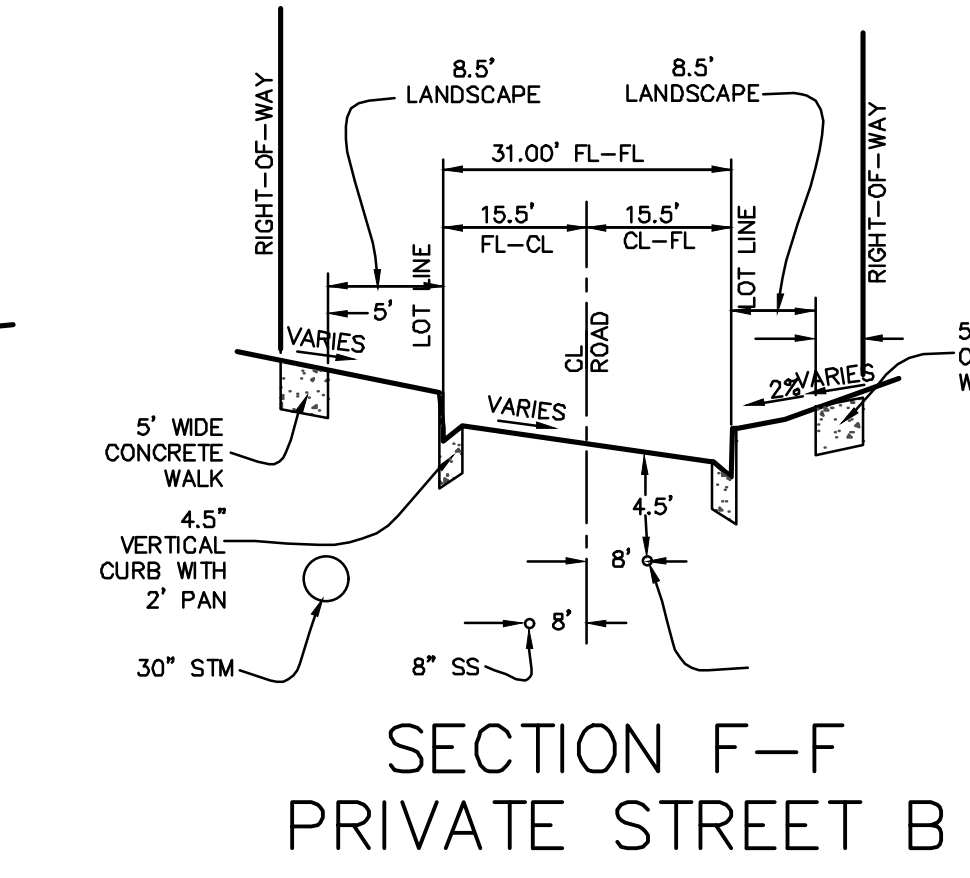
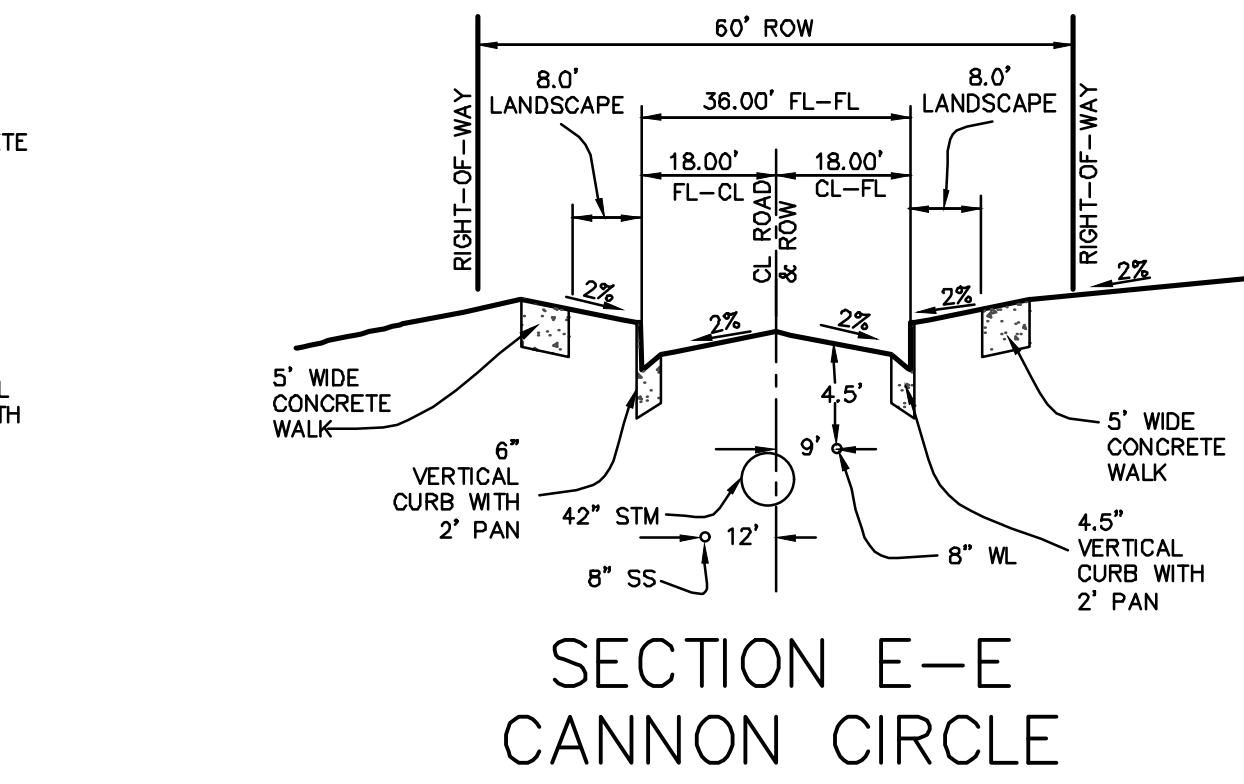
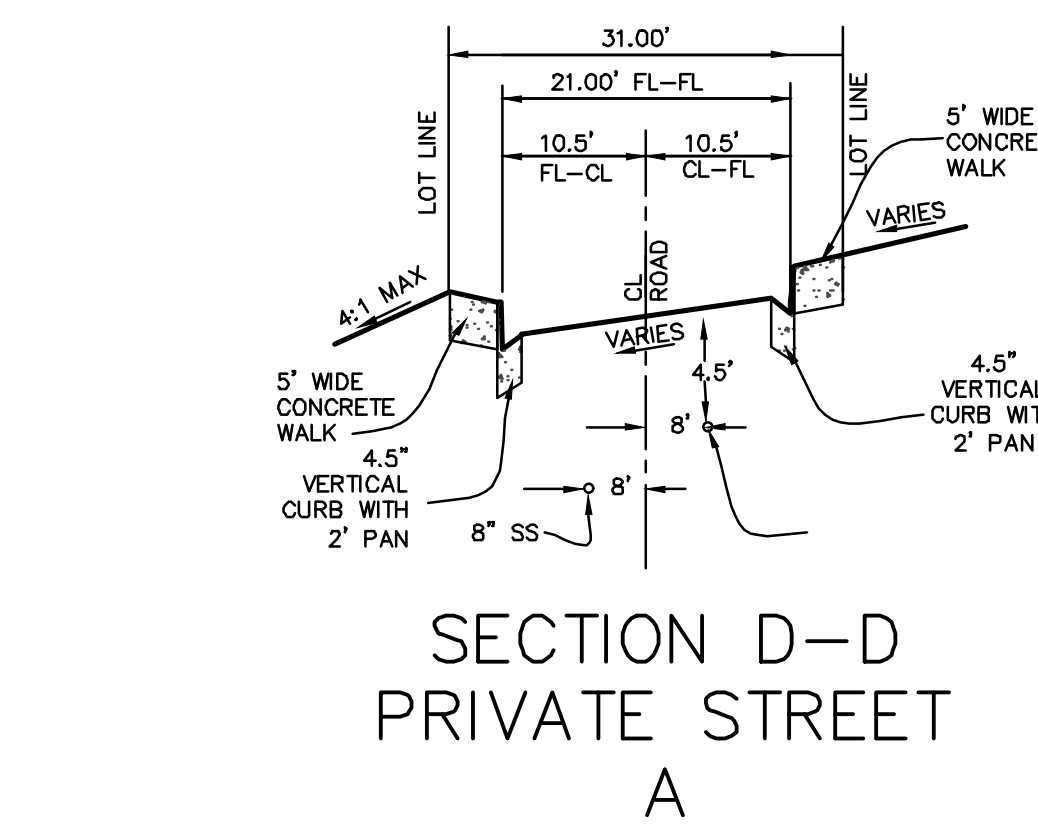
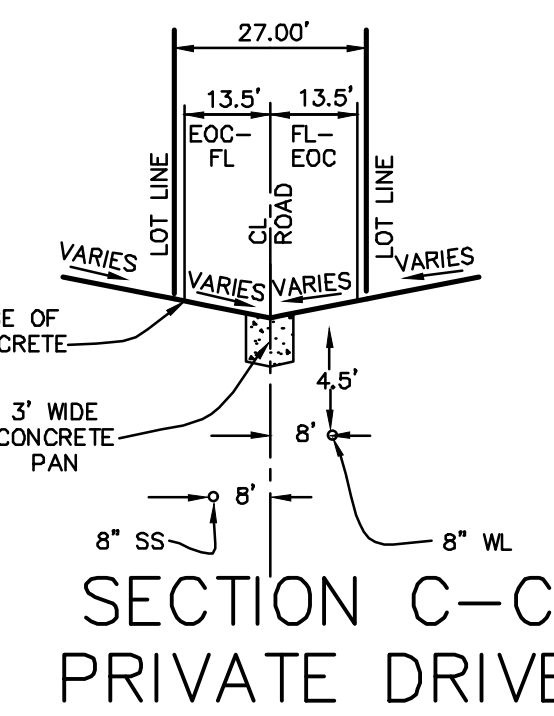
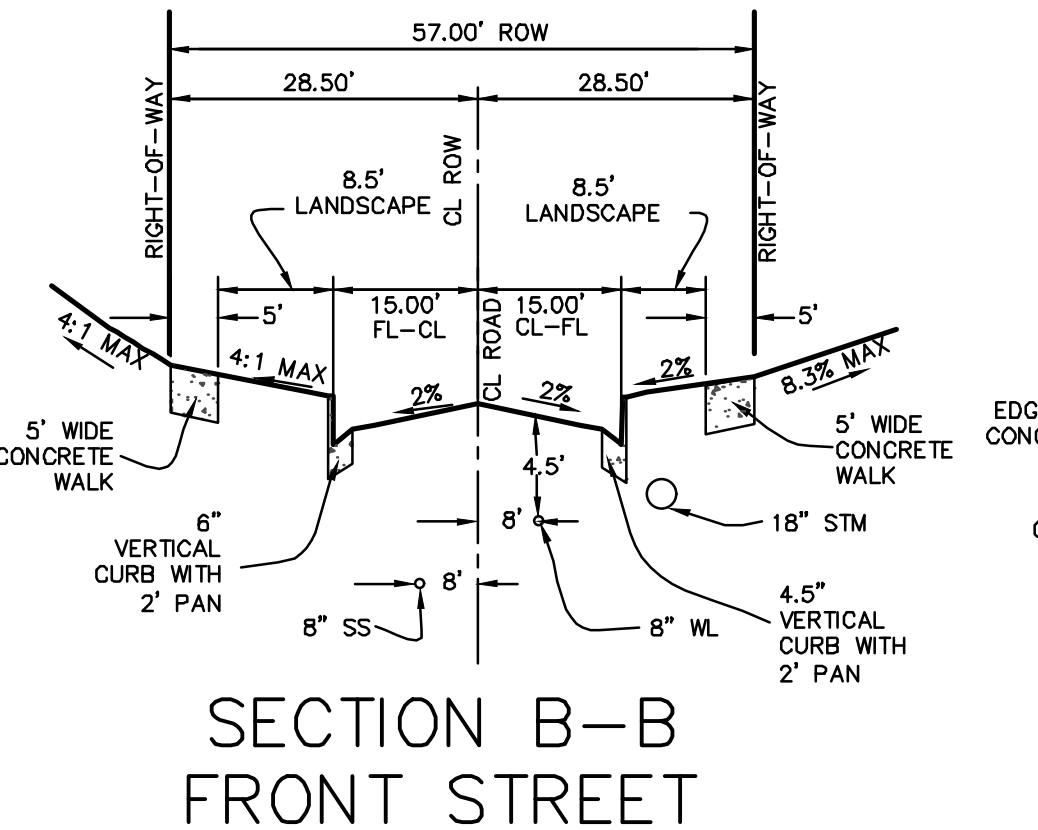
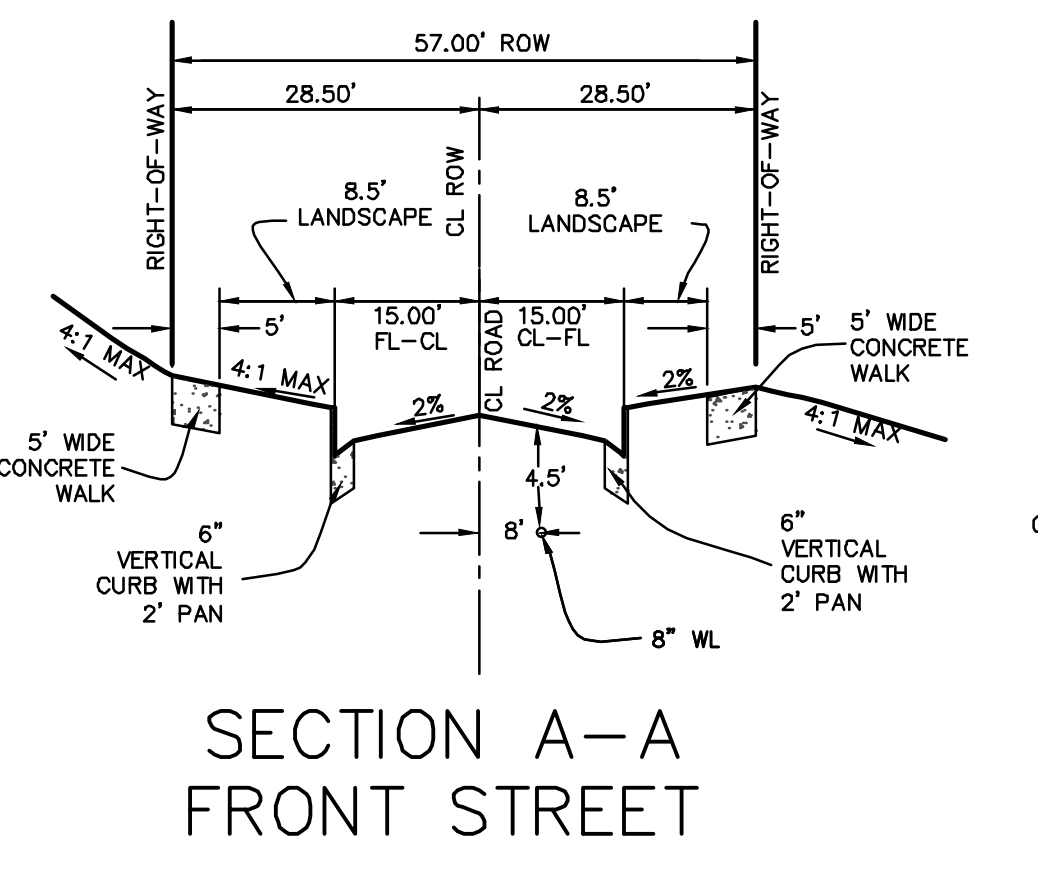
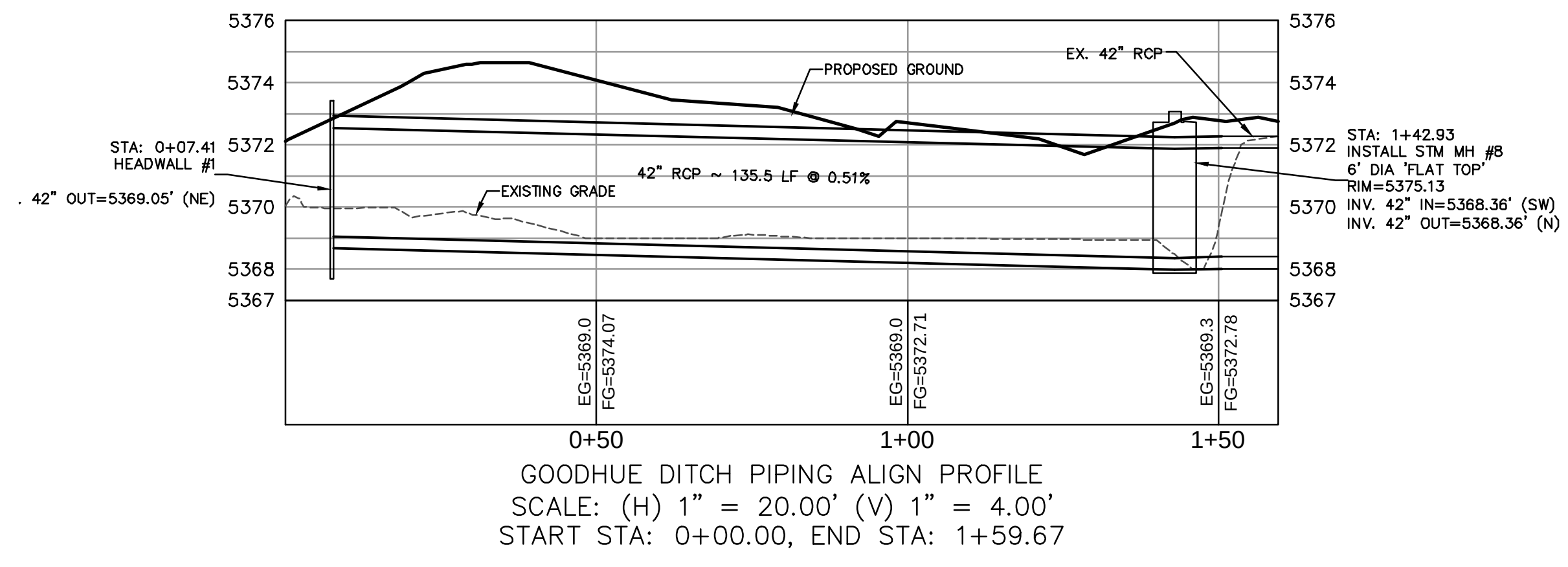
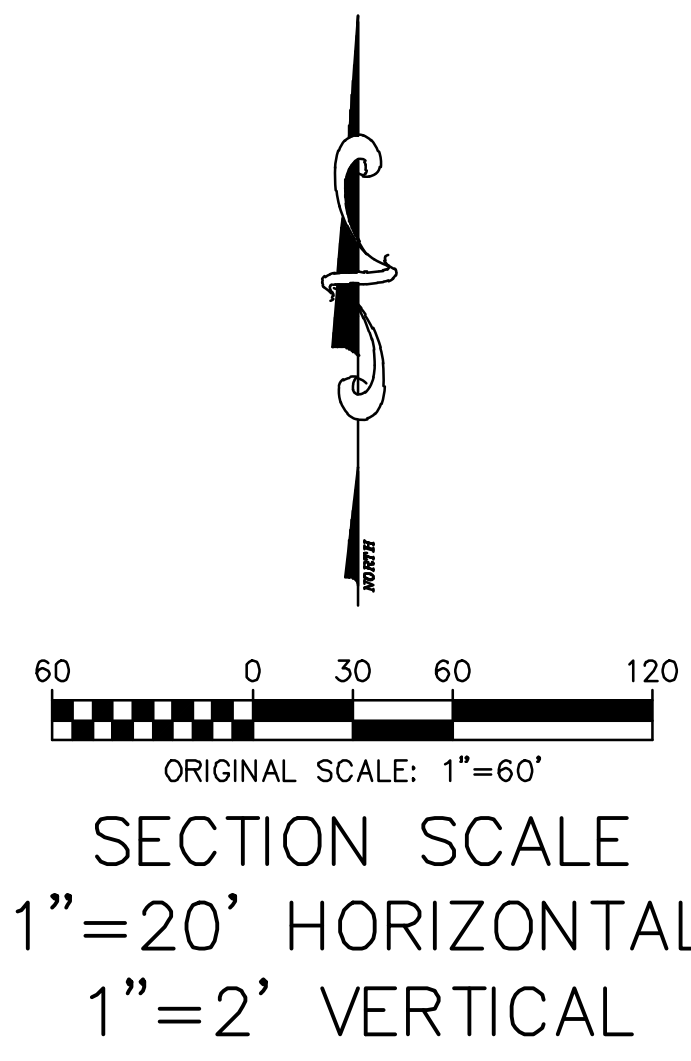
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REVISIONS		
No.	DESCRIPTION	DATE

WAIVER REFERENCE DIAGRAM

SEAL:

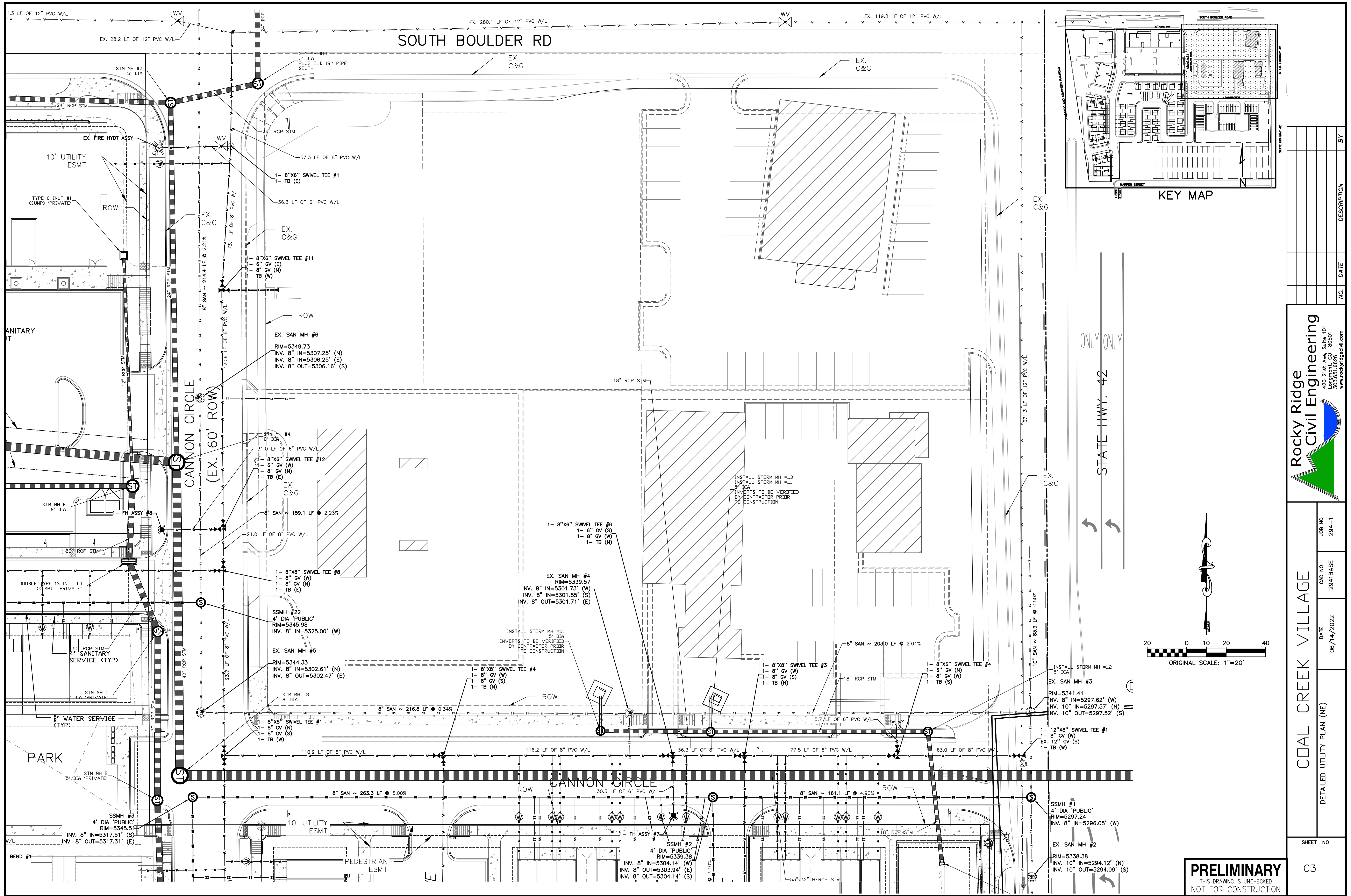


PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	



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Rocky Ridge Civil Engineering 420 21st Ave, Suite 101 Longmont, CO 80501 303.651.6826 www.rockyridgecivil.com		NO.	DATE	DESCRIPTION	BY
		294-1	06/14/2022	STREET SECTIONS & GOODHUE DITCH PROFILE	
COAL CREEK VILLAGE		SHEET NO			
		C1			

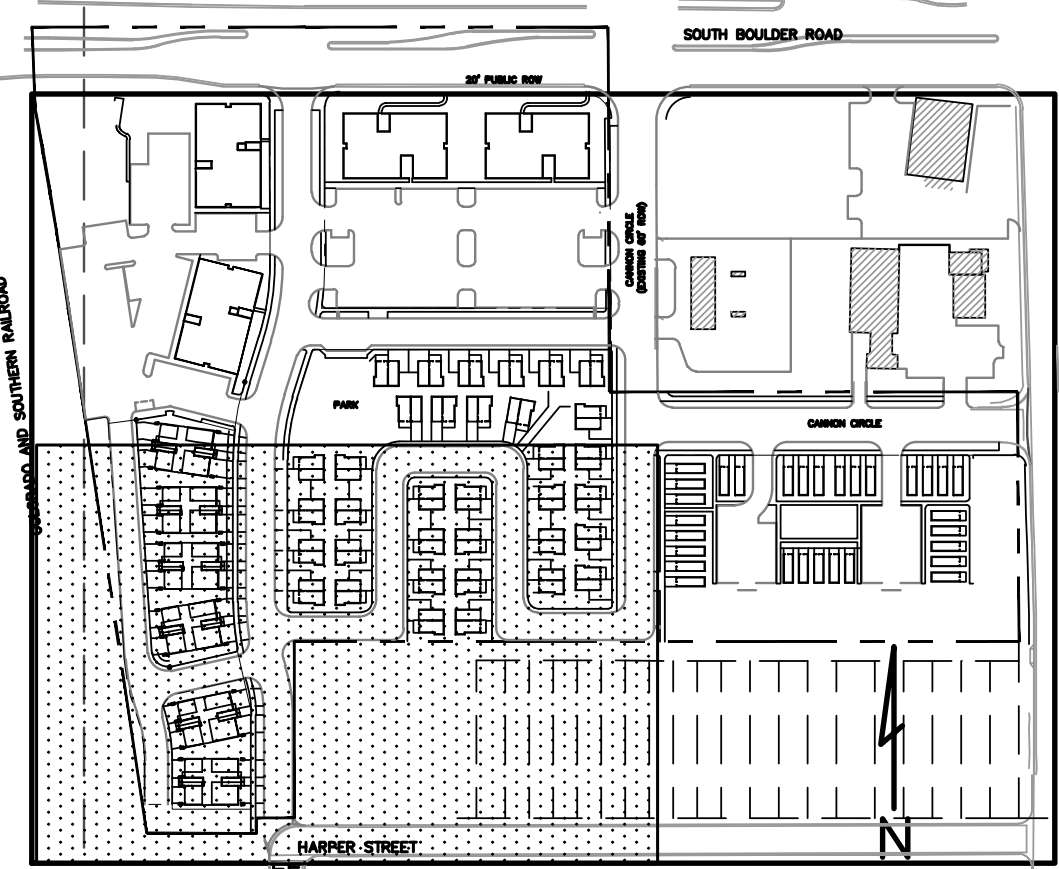
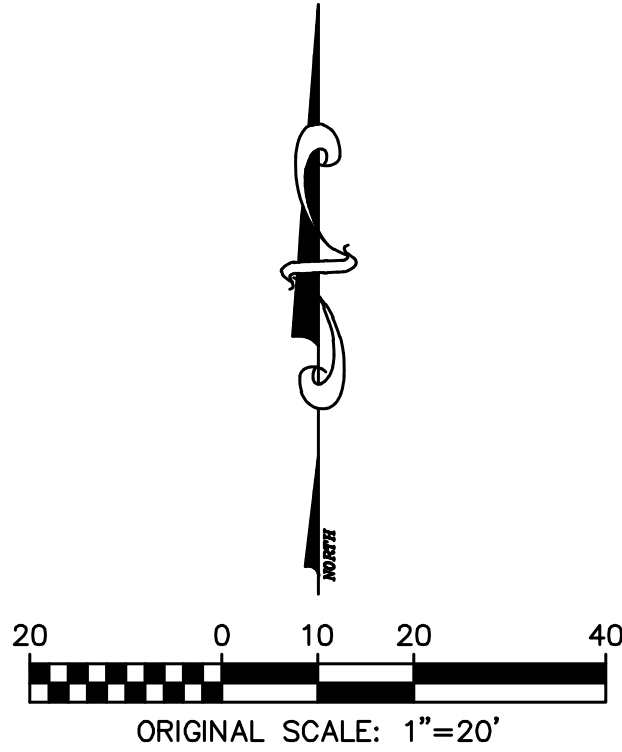
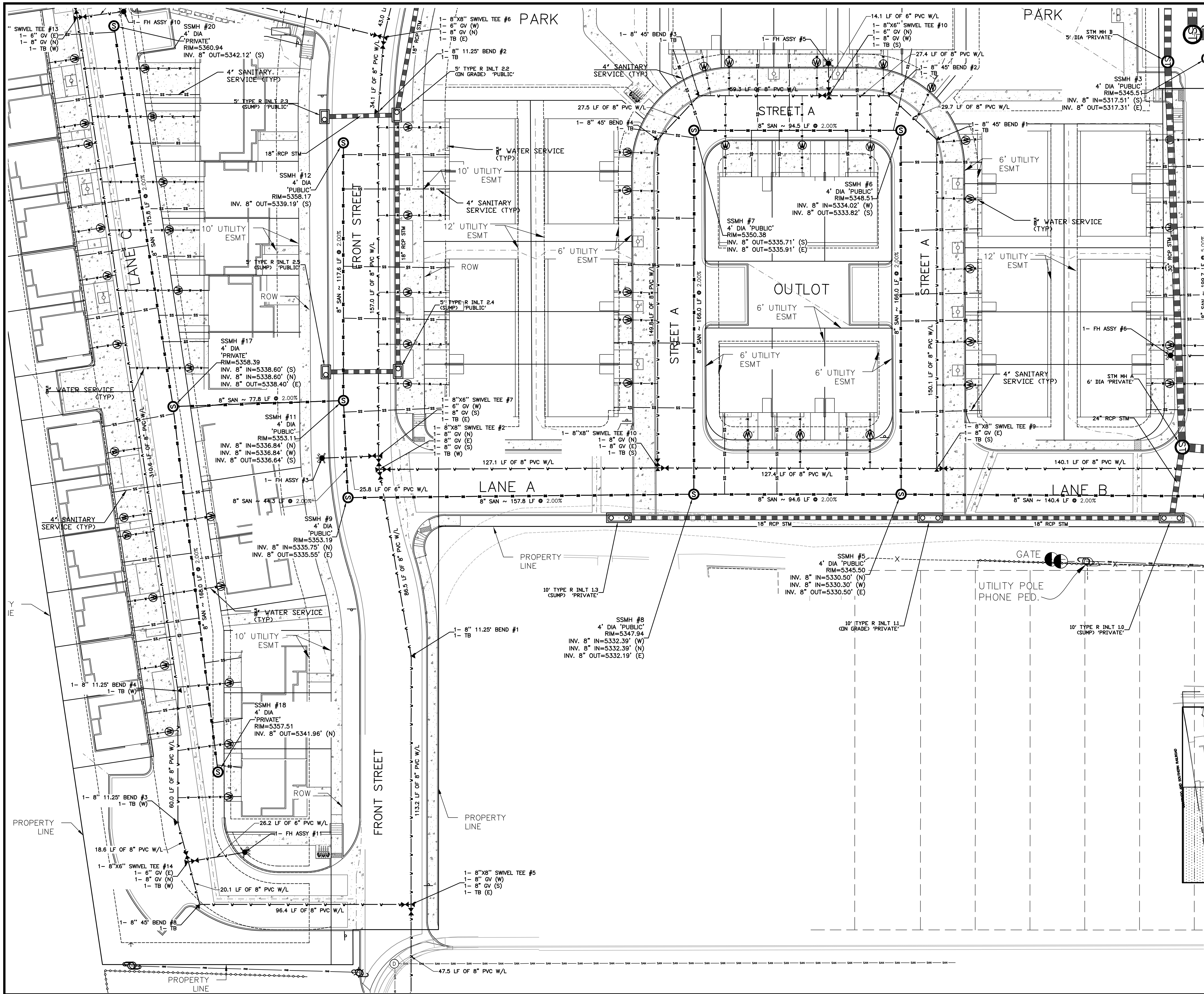


NO.	DATE	DESCRIPTION	BY

Rocky Ridge
Civil Engineering

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

DATE	CAD NO	JOB NO
06/14/2022	2941BASE	294-1
DETAILED UTILITY PLAN (NE)		
SHEET NO		
C3		



KEY MAP

NO.	DATE	DESCRIPTION	BY

Rocky Ridge
Civil Engineering

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

DATE	CAD NO	JOB NO
06/14/2022	2941BASE	294-1

COAL CREEK VILLAGE

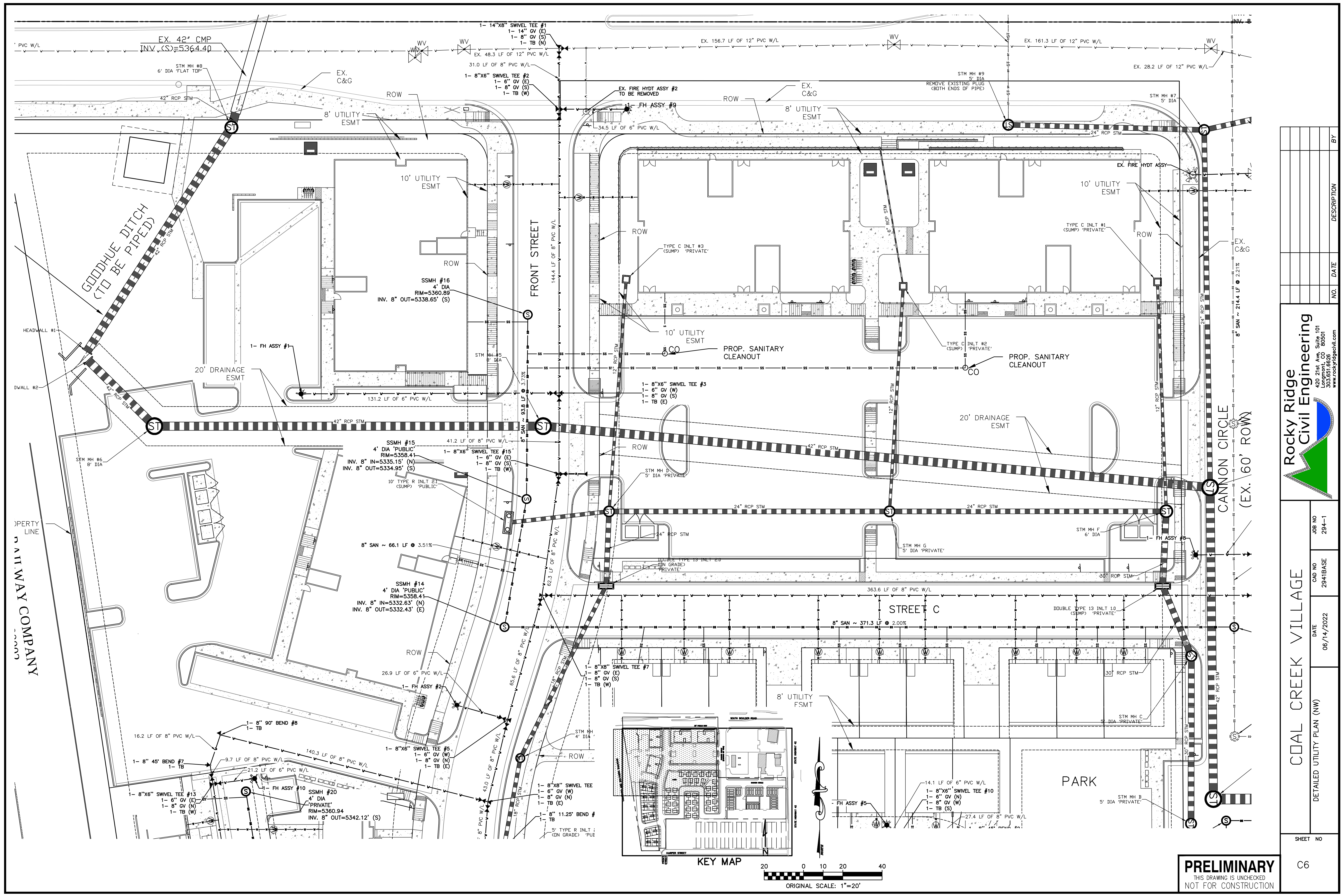
DETAILED UTILITY PLAN (SW)

SHEET NO

C4

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COAL CREEK VILLAGE

DETAILED UTILITY PLAN (NW)

DATE
06/14/2022

JOB NO
294-1

CAD NO
2941BASE

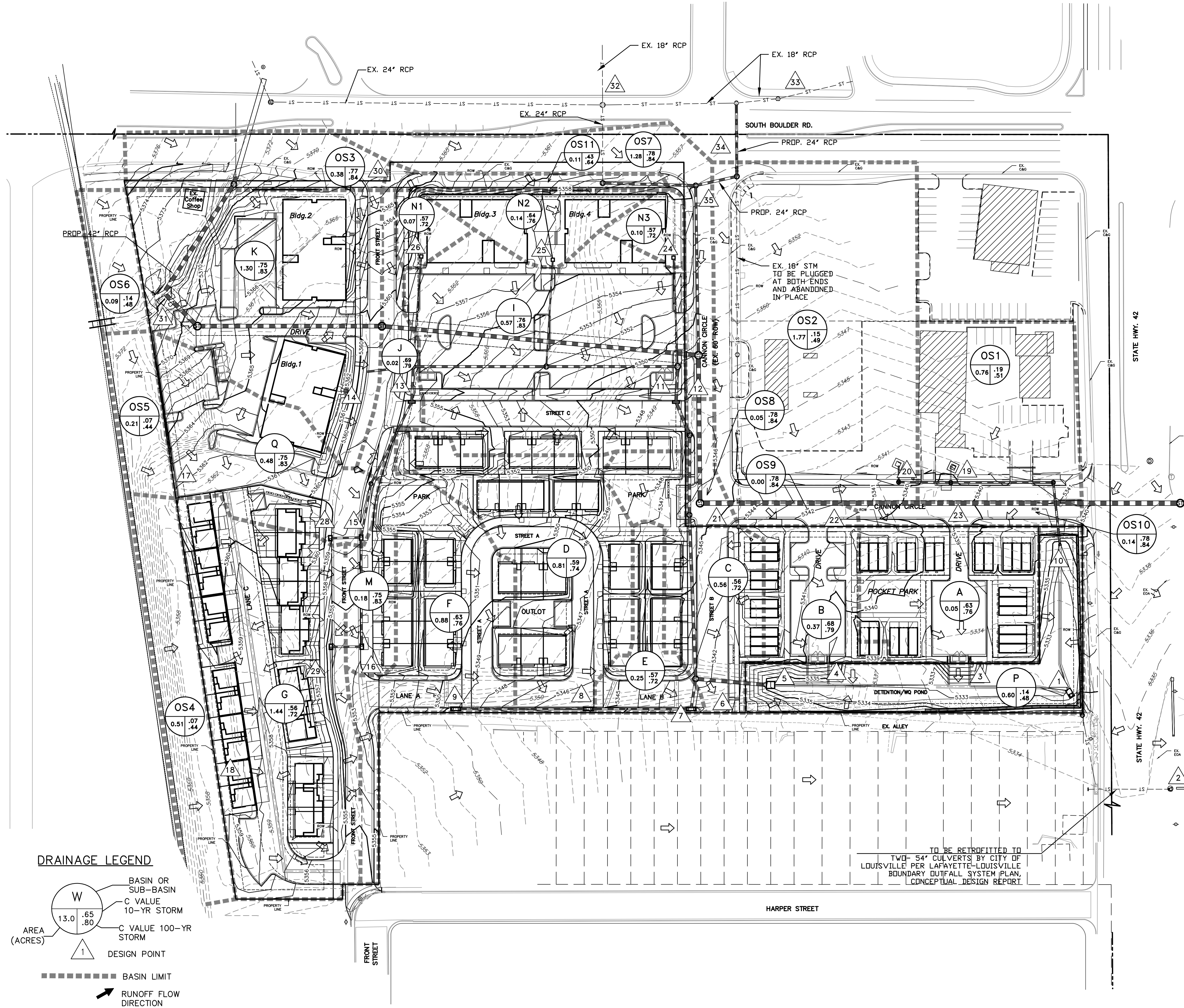
SHEET NO
C6

DATE
NO. DATE

DESCRIPTION
BY

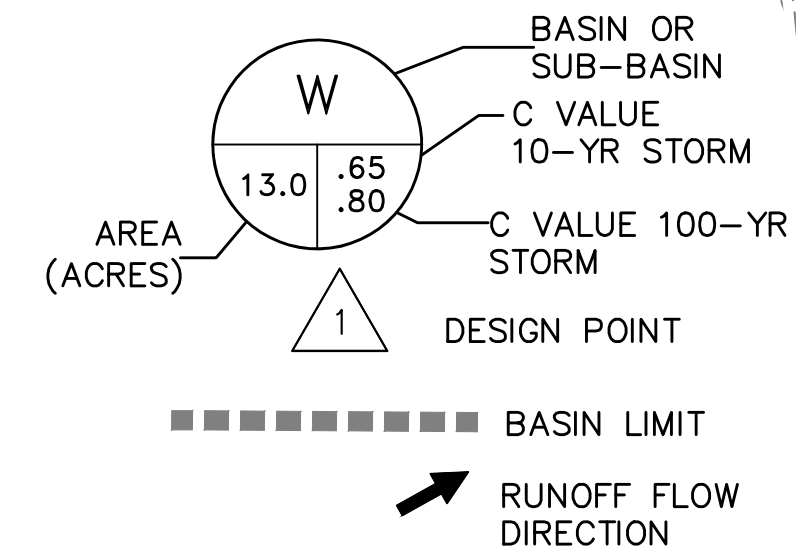
PRELIMINARY

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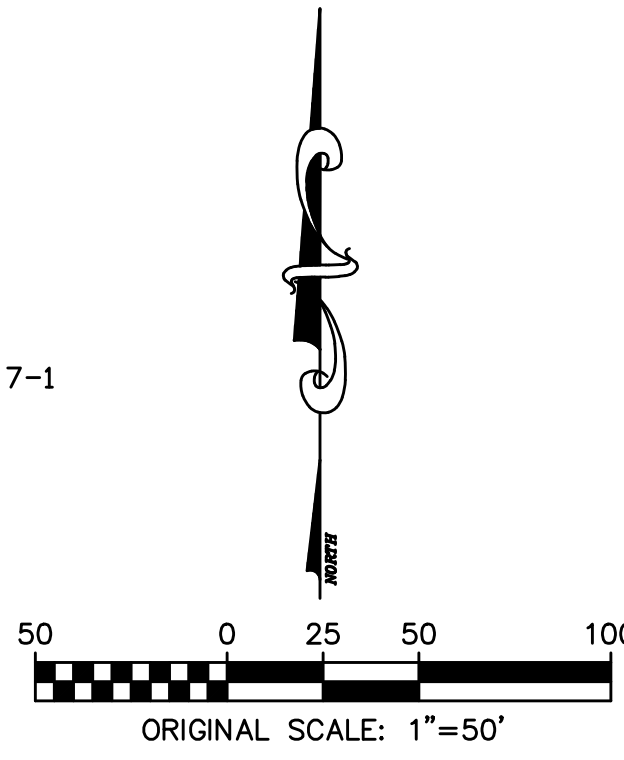


Subcatchment Name	Area (ac)	Percent Imperviousness	Peak Flow, Q (cfs)		DESIGN POINT
			10-yr	100-yr	
Individual Basins					
BASIN A	0.63	71%	0.3	2.1	3
BASIN B	0.37	77%	0.1	1.1	4
BASIN C	0.55	63%	0.1	1.6	6
BASIN D	0.91	67%	0.2	2.7	8
BASIN E	0.25	64%	0.1	0.7	7
BASIN F	0.82	72%	0.2	2.3	9
BASIN G	1.44	62%	0.3	4.2	29
BASIN Q	0.67	86%	0.2	2.0	28
BASIN I	1.43	88%	0.3	3.9	11
BASIN J	0.21	78%	0.0	0.6	13
BASIN K	1.30	86%	0.3	3.8	14
BASIN M	0.18	86%	0.0	0.5	16
BASIN N1	0.10	64%	0.0	0.3	26
BASIN N2	0.27	72%	0.1	0.8	25
BASIN N3	0.10	64%	0.0	0.3	24
BASIN P	0.60	10%	0.1	1.8	1
BASIN OS1	0.76	17%	0.2	2.2	19
BASIN OS2	1.82	12%	0.4	5.3	20
BASIN OS3	0.38	89%	0.1	1.1	30
BASIN OS4	0.51	2%	0.1	1.5	18
BASIN OS5	0.21	2%	0.0	0.6	17
BASIN OS6	0.18	11%	0.0	0.5	31
BASIN OS7	0.56	90%	0.1	1.5	12
BASIN OS8	0.11	90%	0.0	0.3	21
BASIN OS9	0.08	90%	0.0	0.2	22
BASIN OS10	0.14	90%	0.0	0.4	23
BASIN OS11	0.11	47%	0.0	0.3	

DRAINAGE LEGEND



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



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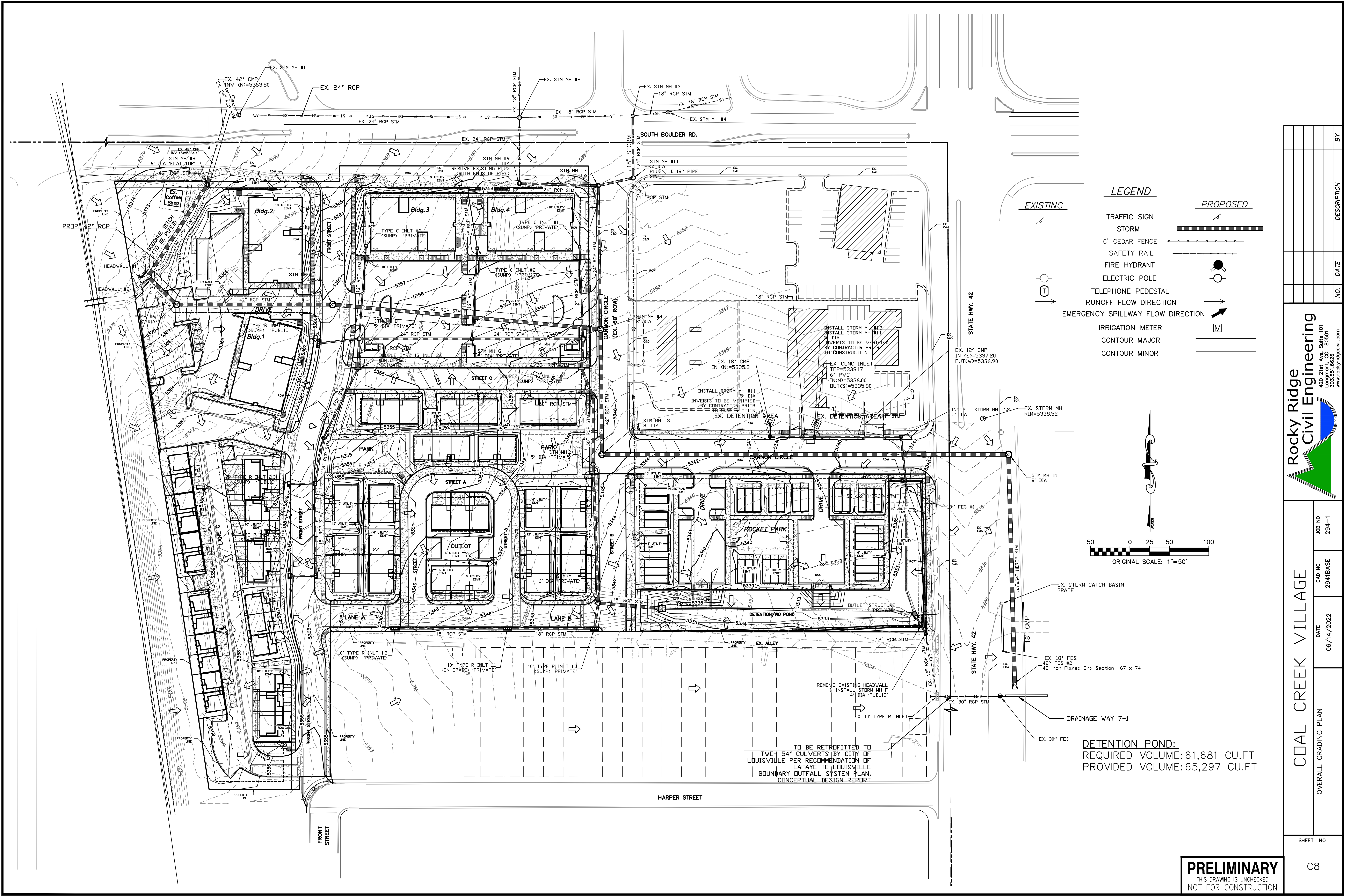
COAL CREEK VILLAGE

OVERALL DRAINAGE & GRADING PLAN

DATE 06/14/2022
JOB NO 294-1
CAD NO 2941BASE

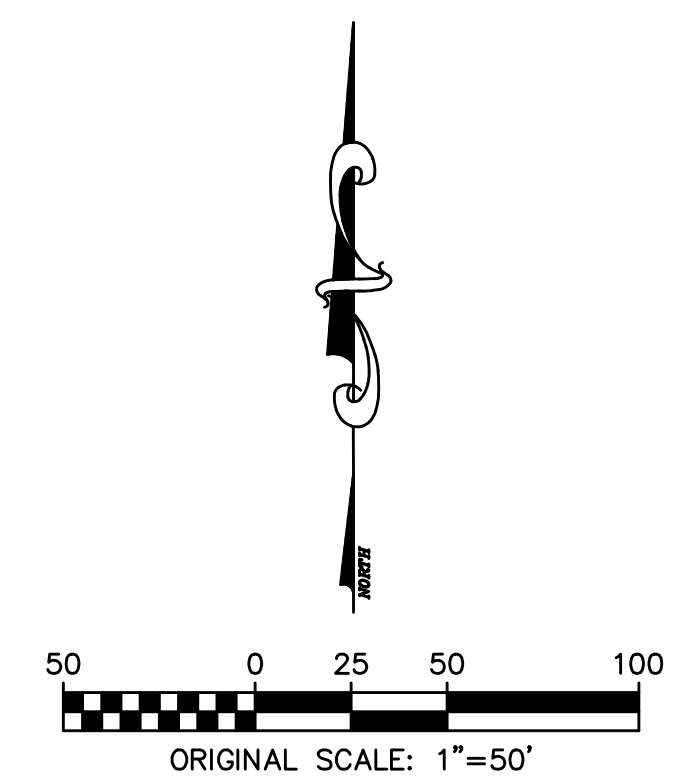
NO.	DATE	DESCRIPTION	BY

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LEGEND

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



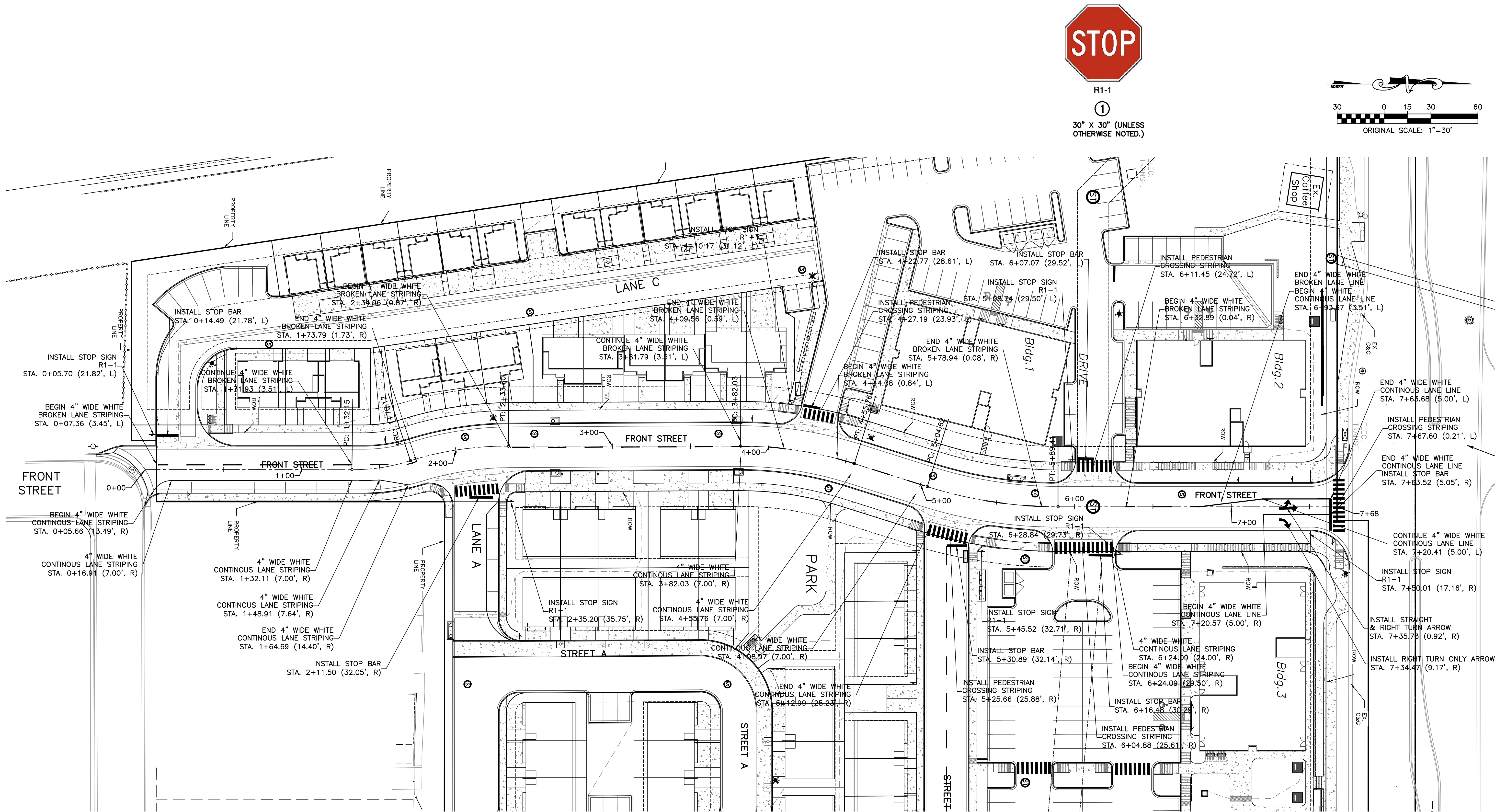
TO BE RETROFITTED TO TWO 54" CULVERTS BY CITY OF LOUISVILLE PER RECOMMENDATION OF LAFAYETTE-LOUISVILLE BOUNDARY OUTFALL SYSTEM PLAN, CONCEPTUAL DESIGN REPORT

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

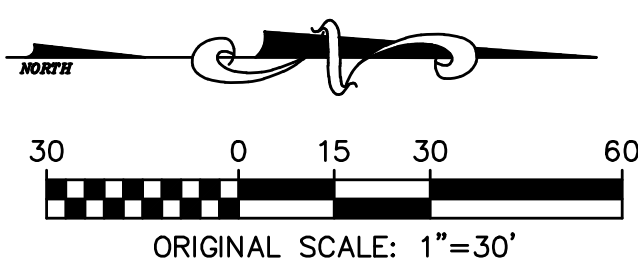
		JOB NO 294-1	
		CAD NO 2941BASE	
OVERALL GRADING PLAN		DATE 06/14/2022	SHEET NO C8
COAL CREEK VILLAGE		DESCRIPTION BY	

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
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R1-1
 ①
 30" X 30" (UNLESS OTHERWISE NOTED.)



NO.	DATE	DESCRIPTION	BY

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 303.631.6626
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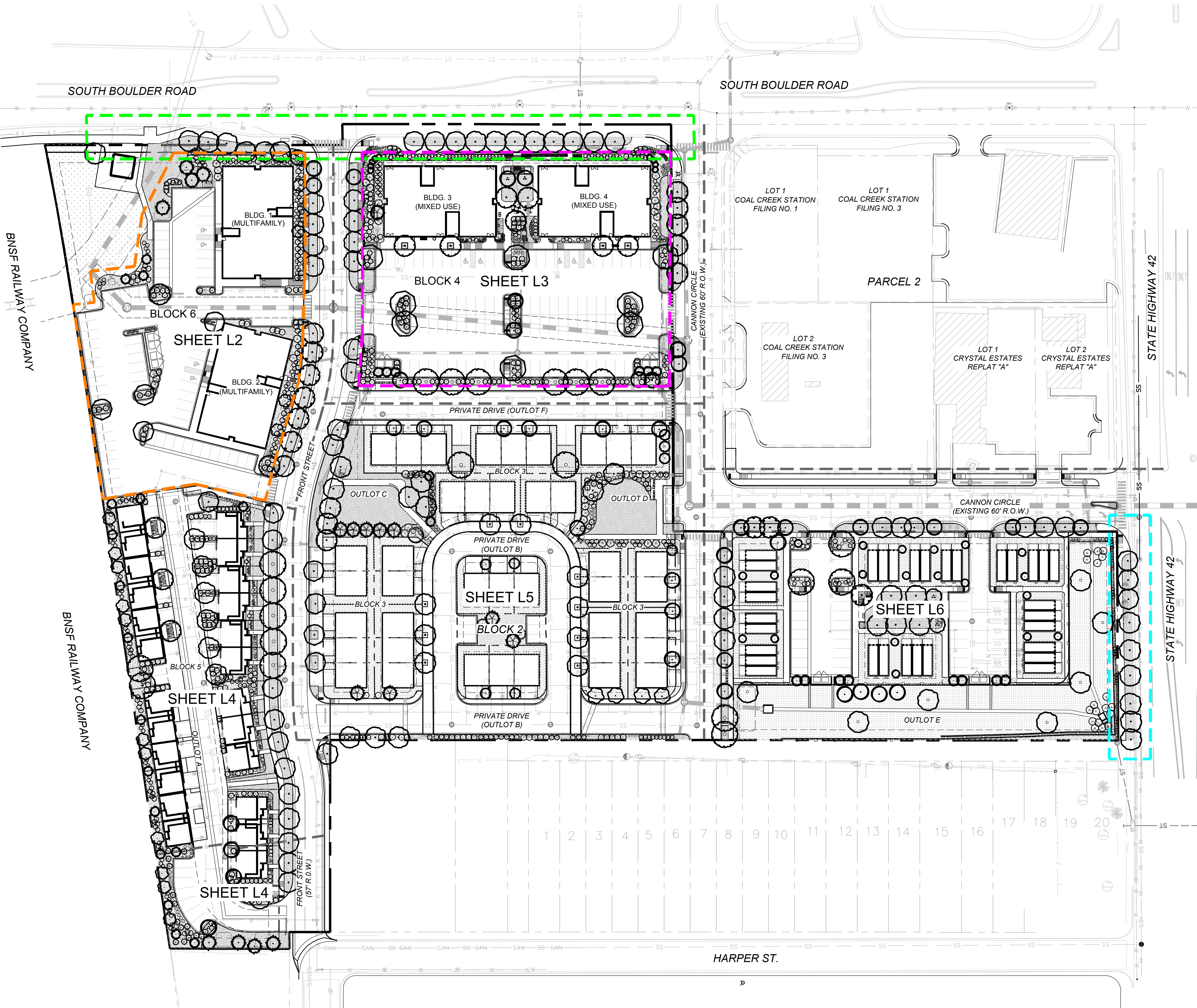
COAL CREEK VILLAGE	CAD NO 2941BASE	JOB NO 294-1
FRONT ST STRIPING PLAN	DATE 06/14/2022	

SHEET NO C9

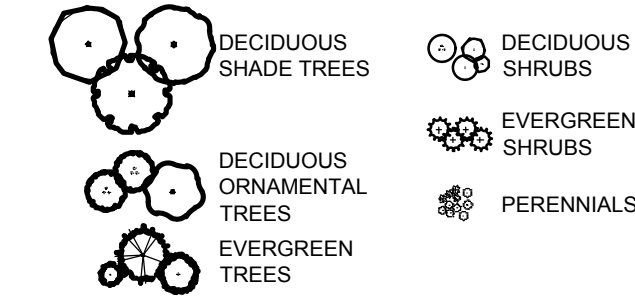
PRELIMINARY
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COAL CREEK VILLAGE

BEING A PORTION OF 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



LANDSCAPE LEGEND



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

REQUIRED PLANT MATERIAL - SOUTH BOULDER ROAD			
AREA / ITEM	REQUIRED FORMULA	REQUIRED MATERIAL	PROVIDED MATERIAL
BUFFER & LENGTH OF FRONTAGE	10' BUFFER @ 3M L.F.	14 REQ. TREES	19 TREES PROVIDED
TREES REQUIRED W/IN BUFFER	1 TREE / 40 L.F.		
SHRUBS REQUIRED W/IN BUFFER	1 SHRUB / 5 L.F.	107 REQ. SHRUBS	123 SHRUBS PROVIDED

REQUIRED PLANT MATERIAL - HIGHWAY 42			
AREA / ITEM	REQUIRED FORMULA	REQUIRED MATERIAL	PROVIDED MATERIAL
BUFFER & LENGTH OF FRONTAGE	10' BUFFER @ 206 L.F.	6 REQ. TREES	9 TREES PROVIDED
TREES REQUIRED W/IN BUFFER	1 TREE / 40 L.F.		
SHRUBS REQUIRED W/IN BUFFER	1 SHRUB / 5 L.F.	42 REQ. SHRUBS	42 SHRUBS PROVIDED

REQUIRED PLANT MATERIAL - BLOCK 4 OVERALL & PARKING			
AREA / ITEM	REQUIRED FORMULA	REQUIRED MATERIAL	PROVIDED MATERIAL
LANDSCAPE AREA	10% L.S. AREA REQUIRED	6,532 S.F. (@ 10%)	15,691 S.F. PROVIDED
PARKING INTERIOR L.S. AREA	5% AREA REQ. (1,666 SF)	1,666 SF	2,199 SF
PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER	5' BUFFER

REQUIRED PLANT MATERIAL - BLOCK 6 OVERALL & PARKING			
AREA / ITEM	REQUIRED FORMULA	REQUIRED MATERIAL	PROVIDED MATERIAL
LANDSCAPE AREA	10% L.S. AREA REQUIRED	7,000 S.F. (@ 10%)	20,899 S.F. PROVIDED
PARKING INTERIOR L.S. AREA	5% AREA REQ. (1,700 SF)	1,700 SF	1,892 SF
PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER	5' BUFFER

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

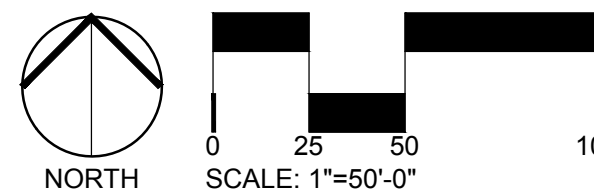
RIPLY DESIGN INC.
Sam Coutts
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5521

OWNER

RIDGELINE DEVELOPMENT CORPORATION
CHAD KIPFER
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
p. 303.449.8889

ENGINEER

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



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	1/25/2021
2	CITY COMMENTS	6-2-2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/15/2022

REVISIONS

No.	DESCRIPTION	DATE

OVERALL LANDSCAPE
PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

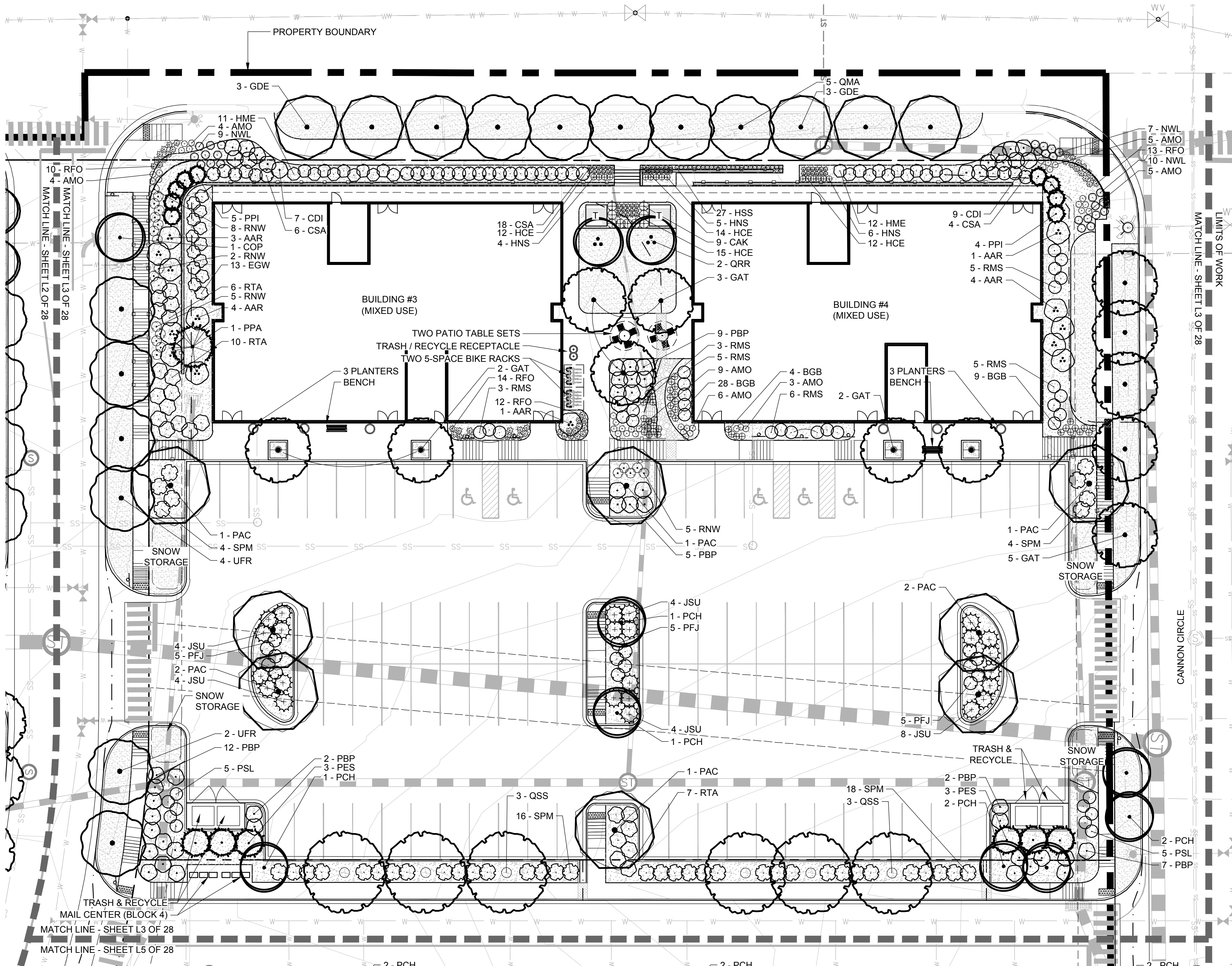
BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF
BOULDER, STATE OF COLORADO



L2 OF 28

COAL CREEK VILLAGE

BEING A PORTION OF 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



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ATH	15	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5" CAL	
AFA	8	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B & B	2.5" CAL	
AAO	20	AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY	B & B	2.5" CAL	
CSP	2	CATALPA SPECIOSA / WESTERN CATALPA	B & B	2.5" CAL	
COP	21	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL	
GAT	22	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL	
GDE	35	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5" CAL	
JSS	8	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6' HT
MSP	2	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5" CAL	
MRB	10	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5" CAL	
PPA	8	PICEA PUNGENS 'BAKERI' / BAKERI SPRUCE	B & B		6' HT
PPI	9	PICEA PUNGENS 'ISELI FASTIGIATA' / COLUMNAR COLORADO BLUE SPRUCE	B & B		6' HT
PES	25	PINUS EDULIS / PINYON PINE	B & B		6' HT
PNA	8	PINUS NIGRA / AUSTRIAN PINE	B & B		6' HT
PAC	8	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANETREE	B & B	2.5" CAL	
PSD	7	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD	B & B	2.5" CAL	
PCH	18	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5" CAL	
QMA	21	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL	
QRR	3	QUERCUS ROBUR 'REGAL PRINCE' / REGAL PRINCE ENGLISH OAK	B & B	2.5" CAL	
QSS	16	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2.5" CAL	
SRE	4	SYRINGA RETICULATA / JAPANESE LILAC TREE	B & B	1.5" CAL	
TAS	21	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5" CAL	
UFR	24	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5" CAL	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
AAR	41	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL
CCM	18	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL
CSA	86	CORNUS SERICEA 'ARCHTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
CDI	24	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	5 GAL
EAC	22	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL
EGW	13	EUONYMUS FORTUNEI 'EMERALD GAITY' TM / EMERALD GAITY WINTERCREEPER	5 GAL
HME	37	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL
JHH	34	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
JSU	36	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL
PSL	62	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL
PFJ	101	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5 GAL
PBP	121	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL
RTA	81	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL
RMS	102	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE	5 GAL
RNW	137	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL
SXE	18	SALIX EXIGUA / COYOTE WILLOW	5 GAL
SPM	89	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC	5 GAL
VML	10	VIBURNUM LENTAGO / NANNYBERRY	5 GAL

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
AMO	102	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL
BGB	102	BOUTELLOU GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL
CAK	9	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
HNS	15	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL
HSS	27	HEUCHERA SANGUINEA 'SNOW ANGEL' / VARIEGATED CORAL BELLS	1 GAL
HCE	53	HEUCHERA X 'CITRONELLE' / CITRONELLE YELLOW CORAL BELLS	5 GAL
NWL	29	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL
PAH	14	PENNISETUM ALOPECUROIDES 'HAMELN' / DWARF FOUNTAIN GRASS	1 GAL
RFO	53	RUDEBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL

REQUIRED PLANT MATERIAL - BLOCK 4 OVERALL & PARKING

AREA / ITEM	REQUIRED FORMULA	REQUIRED MATERIAL	PROVIDED MATERIAL
LANDSCAPE AREA	10% L.S. AREA REQUIRED	6,532 S.F. (@ 10%)	15,591 S.F. PROVIDED
PARKING INTERIOR L.S. AREA	5% AREA REQ. (1,666 SF)	1,666 SF	2,199 SF
PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER	5' BUFFER

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

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

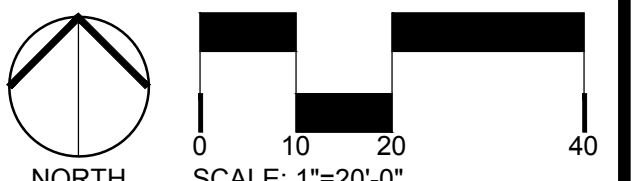
RIPLY DESIGN INC.
Sam Cutts
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Fort Collins, CO 80521
p. 970.224.5828

OWNER

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ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
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P. 303.651.6626



ORIGINAL SIZE 24X36

ISSUED

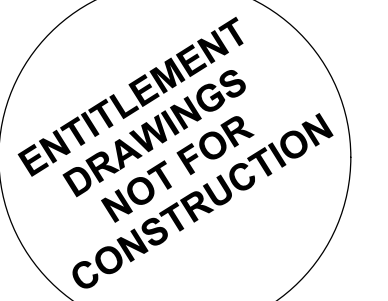
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/15/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN
ENLARGEMENT

SEAL:



PROJECT No.: R20-030

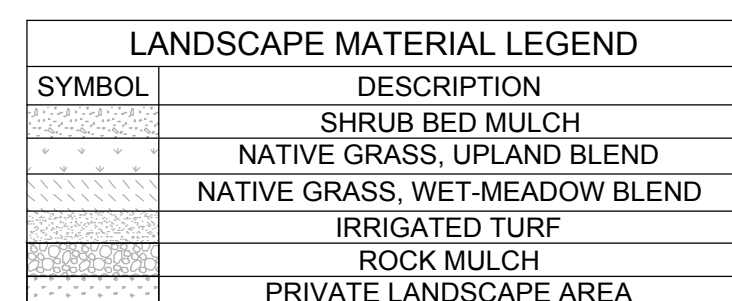
DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:

L3 OF 28

BEING A PORTION OF 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



PERENNIALS	QTY	BOTANICAL X 'COMMON NAME	SIZE
AMO	102	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL
BGB	102	BOUETOLOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL
CAK	9	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
HNS	15	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL
HSS	27	HEUCHERA SANGUINEA 'SNOW ANGEL' / VARIEGATED CORAL BELLS	1 GAL
HCE	53	HEUCHERA X 'CITRONELLE' / CITRONELLE YELLOW CORAL BELLS	5 GAL
NWL	29	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL
PAH	14	PENNISETUM ALOPECUROIDES 'HAMELI' / DWARF FOUNTAIN GRASS	1 GAL
RFO	53	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL



LOUISEVILLE, COLORADO

PREPARED BY:

**PLANNER / LANDSCAPE ARCHITECT**

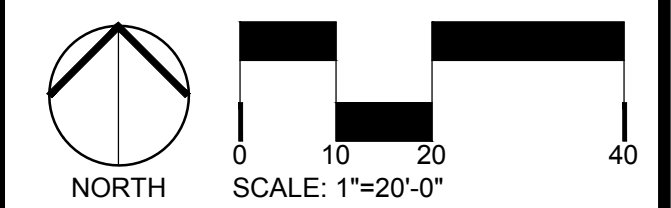
RIPLEY DESIGN INC.
Sam Coutts
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION
CHAD KIPFER
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
p. 303.449.8689

ENGINEER

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



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/15/2022

	REVISIONS

[illegible]

SEAL:

**ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION**

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

L4 OF 28

COAL CREEK VILLAGE

BEING A PORTION OF 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

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

PLANT SCHEDULE

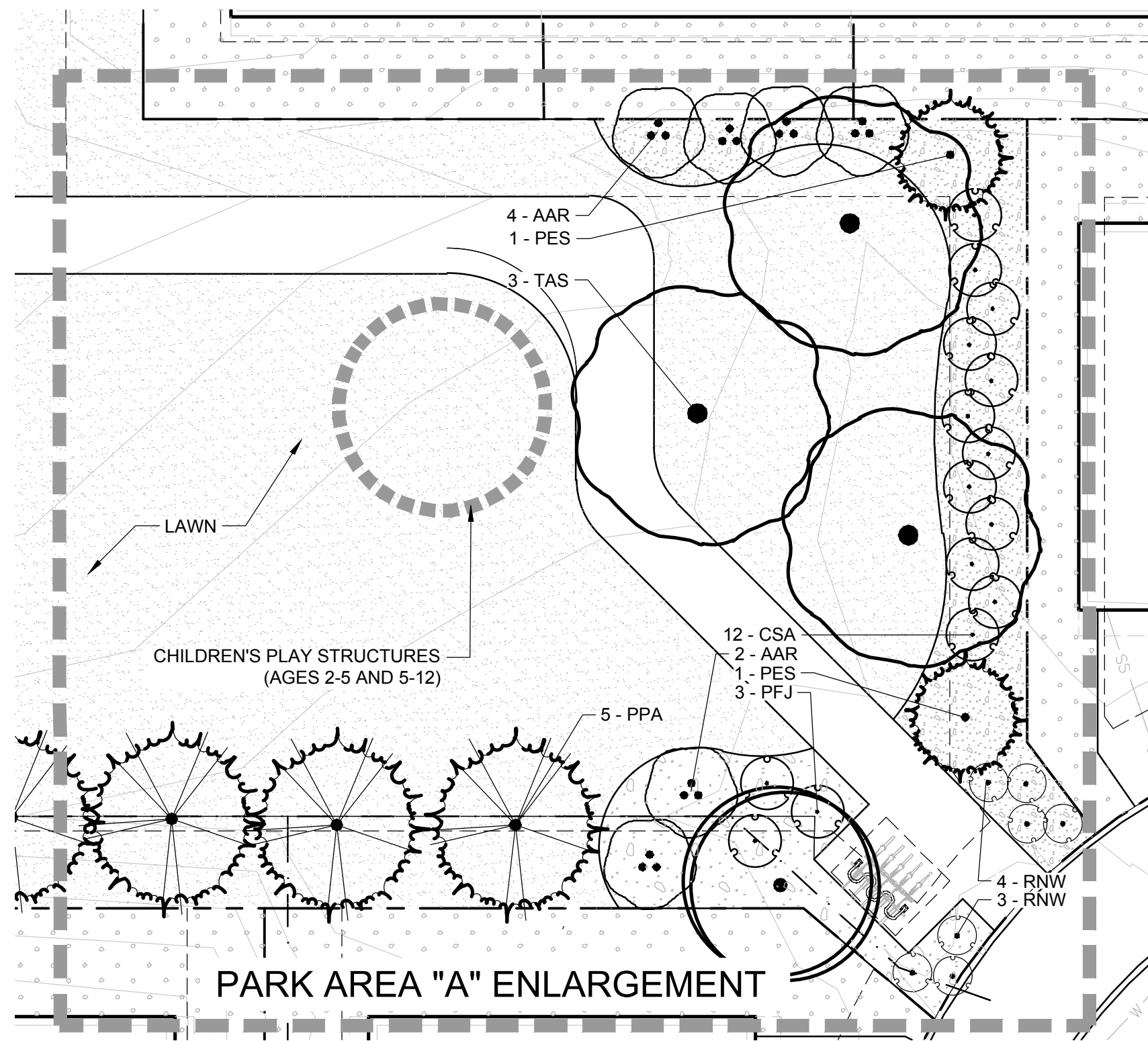
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
ATH	15	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5" CAL
AFA	8	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B & B	2.5" CAL
AAO	20	AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY	B & B	2.5" CAL
CSP	2	CATALPA SPECIOSA / WESTERN CATALPA	B & B	2.5" CAL
COP	21	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL
GAT	22	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL
GDE	35	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5" CAL
JSS	8	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	
MSP	2	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5" CAL
MRB	10	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5" CAL
PPA	8	PICEA PUNGENS 'BAKERI' / BAKERI SPRUCE	B & B	
PPI	9	PICEA PUNGENS 'ISELI FASTIGIATA' / COLUMNAR COLORADO BLUE SPRUCE	B & B	
PES	25	PINUS EDULIS / PINYON PINE	B & B	
PNA	8	PINUS NIGRA / AUSTRIAN PINE	B & B	
PAC	8	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANETREE	B & B	2.5" CAL
PSD	7	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD	B & B	2.5" CAL
PCH	18	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5" CAL
QMA	21	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL
QRR	3	QUERCUS ROBUR 'REGAL PRINCE' / REGAL PRINCE ENGLISH OAK	B & B	2.5" CAL
QSS	16	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2.5" CAL
SRE	4	SYRINGA RETICULATA / JAPANESE LILAC TREE	B & B	1.5" CAL
TAS	21	TILIA AMERICANA 'SENTINEL' / AMERICAN LINDEN	B & B	2.5" CAL
UFR	24	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5" CAL

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
AAR	41	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL
CCM	18	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL
CSA	86	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
CDI	24	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	5 GAL
EAC	22	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL
EGW	13	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM / EMERALD GAIETY WINTERCREEPER	5 GAL
HME	37	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL
JHH	34	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
JSU	36	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL
PSL	62	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL
PFJ	101	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5 GAL
PBP	121	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL
RTA	81	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL
RMS	102	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE	5 GAL
RNW	137	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL
SXE	18	SALIX EXIGUA / COYOTE WILLOW	5 GAL
SPM	89	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC	5 GAL
VML	10	VIBURNUM LENTAGO / NANNYBERRY	5 GAL

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
AMO	102	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL
BGB	102	BOULEOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL
CAK	9	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
HNS	15	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL
HSS	27	HEUCHERA SANGUINEA 'SNOW ANGEL' / VARIEGATED CORAL BELLS	1 GAL
HCE	53	HEUCHERA X 'CITRONELLE' / CITRONELLE YELLOW CORAL BELLS	5 GAL
NWL	29	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL
PAH	14	PENNISETUM ALOPECUROIDES 'HAEMEL' / DWARF FOUNTAIN GRASS	1 GAL
RFO	13	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL

PARK AREA "A" - ENLARGEMENT

SCALE: 1"=10'-0"



COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISEVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

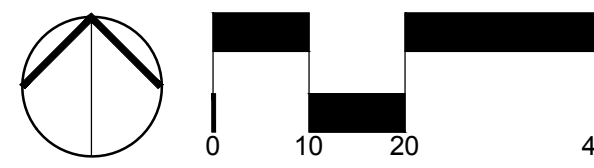
RIPLY DESIGN INC.
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ENGINEER

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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/15/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:

PROJECT No.: R20-030

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:

L5 OF 28

OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH,
T OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF
BOULDER, STATE OF COLORADO



PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
AMO	102	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL
BGB	102	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL
CAK	9	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
HNS	15	HELICTOTRICHON SEMPERVIRENS 'BLUE OT GRASS	1 GAL
HSS	27	HEUCHERA SANGUINEA 'SNOW ANGEL' / VARIEGATED CORAL BELLS	1 GAL
HCE	53	HEUCHERA X 'CITRONELLE' / CITRONELLE YELLOW CORAL BELLS	5 GAL
NWL	29	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL
PAH	14	PENNISETUM ALOPECUROIDES 'HAEMEL' / DWARF FOUNTAIN GRASS	1 SETUM
RFO	53	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL

SEEDING RATES:

1. MECHANICAL DRILL SEEDING RATE:
15 LB/ACRE BY VOLUME ($\frac{1}{3}$ LB/1000 S.F.)
2. BROADCAST SEEDING RATE:
40 LB/ACRE BY VOLUME (1 LB/1000 S.F.)

DRAWING NUMBER

COAL CREEK VILLAGE

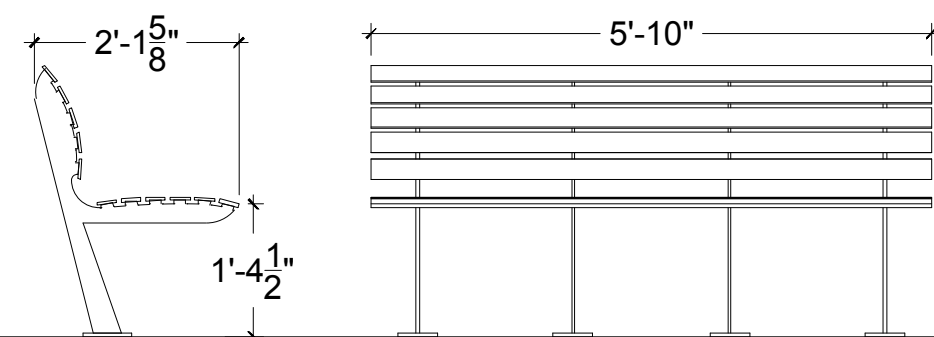
BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH,
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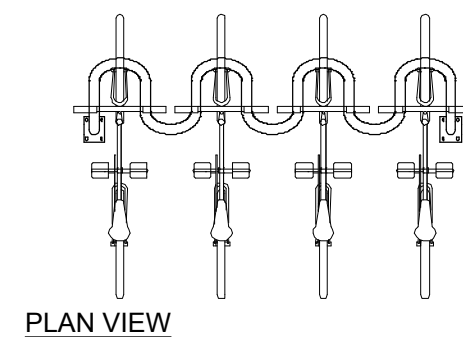
DOG WASTE STATION:
WWW.DOGWASTEDEPOT.COM
DEPOT-006-B
COLOR: GREEN



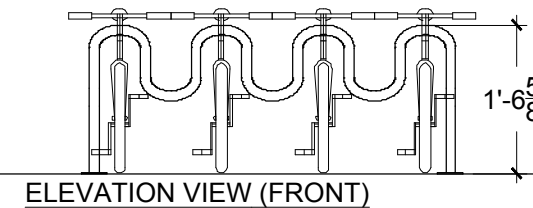
KEYSTONE RIDGE DESIGNS, INC.
670 MERCER ROAD
BUTLER, PA 16001
1-800-284-8208
FAX: (724) 284-1253
www.keystoneridgedesigns.com



CARSON 6" BENCH WITH BACK STEEL FINISH, POWDER COATED "BRONZE"
#39 SURFACE MOUNT (OR EQUAL)



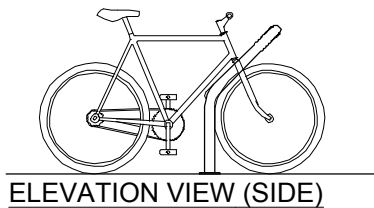
PLAN VIEW



ELEVATION VIEW (FRONT)

MODEL:
HI4H (SHOWN) = 6 BIKES (MAX)

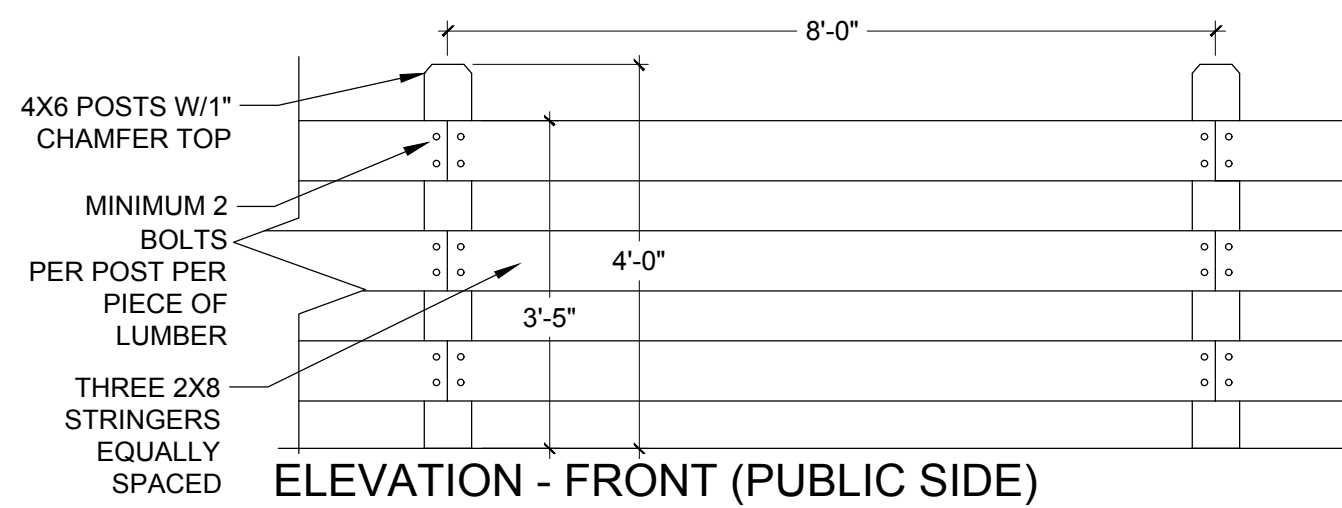
1-888-337-6729, WWW.DERO.COM
DERO HIGH-ROLLER BIKE RACK
MODEL HI4H - 90"
SURFACE MOUNT
COLOR: BLACK



ELEVATION VIEW (SIDE)



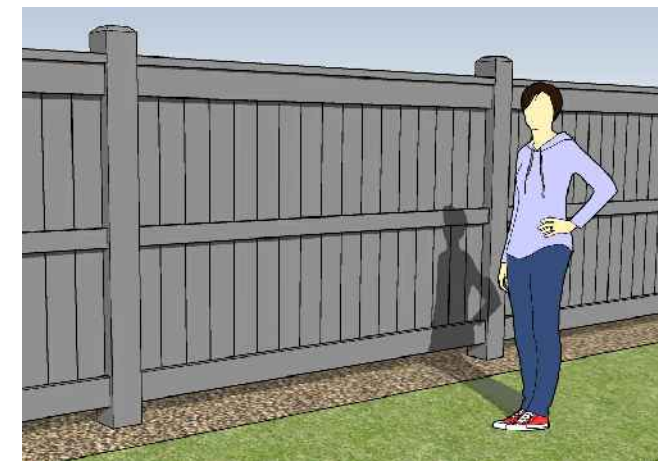
- NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
 2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



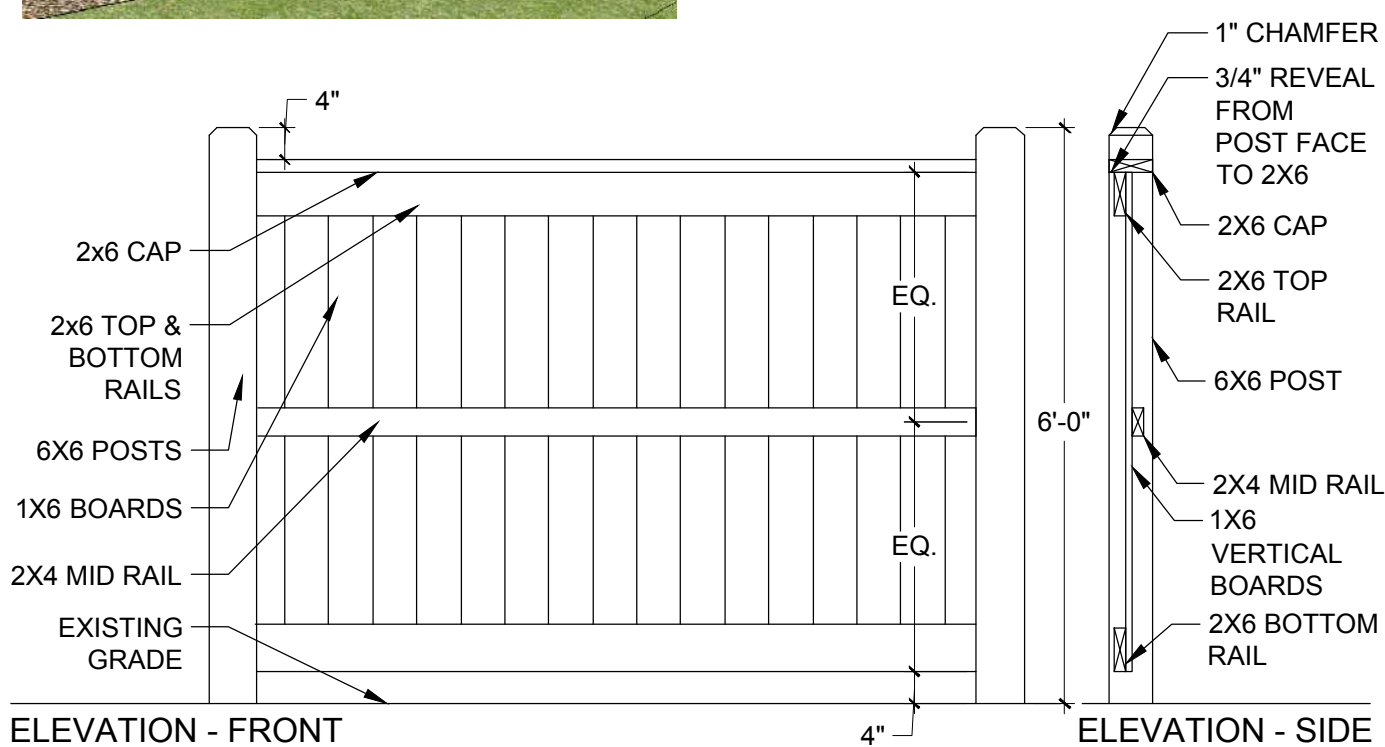
4 RAIL FENCE

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



5 PRIVACY FENCE

1/2" = 1'-0"

OP-SI-07

1 DOG WASTE STATION.

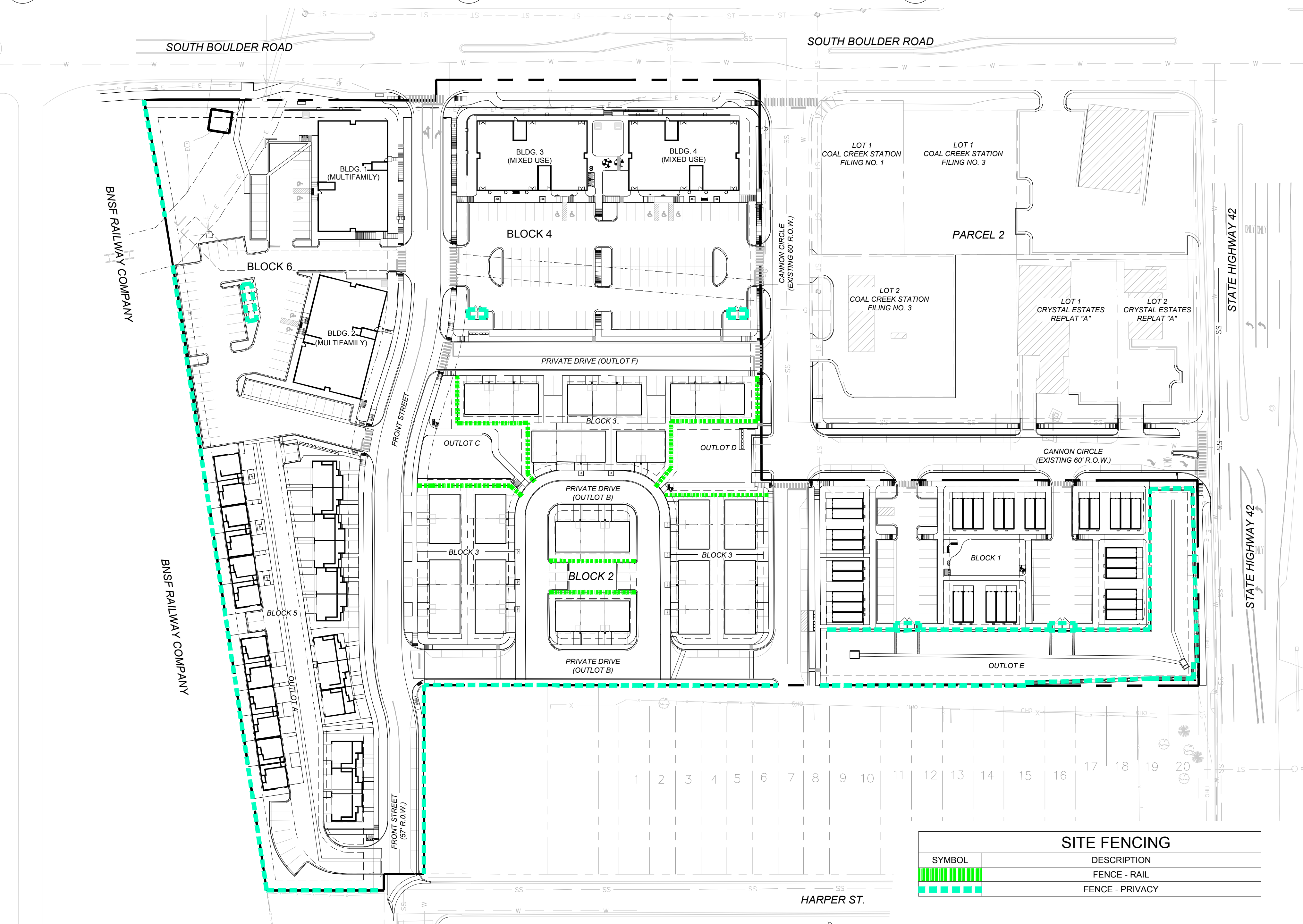
1/2" = 1'-0"

2 BENCH

1/2" = 1'-0"

3 BIKE RACK

1/2" = 1'-0"



SITE FENCING	
SYMBOL	DESCRIPTION
	FENCE - RAIL
	FENCE - PRIVACY

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

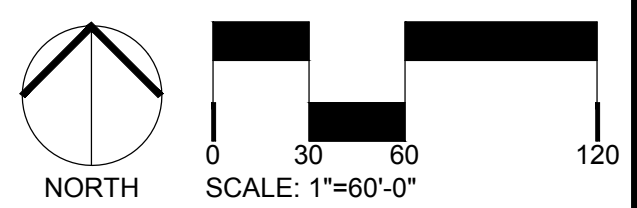
RIPLY DESIGN INC.
Sam Cutts
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5528

OWNER

RIDGELINE DEVELOPMENT CORPORATION
CHAD KIPPER
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
p. 303.449.8889

ENGINEER

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



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/15/2022

REVISIONS		
No.	DESCRIPTION	DATE

FENCING PLAN & SITE DETAILS

SEAL:



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

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