

COAL CREEK VILLAGE PLANNED UNIT DEVELOPMENT

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

SIGNATURE BLOCKS

OWNERSHIP SIGNATURE BLOCK

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

(COAL CREEK VILLAGE LLC

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

BY: _____
Coal Creek Village LLC
Michael Markel, President

SEAL:

Notary Signature

MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE

Approved this ____ day of _____,
20____ by the City Council of the City of
Louisville, Colorado.
Resolution No. _____, Series _____

(City Seal)

Mayor Signature

City Clerk Signature

PLANNING COMMISSION CERTIFICATE

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

GOODHUE DITCH & RESERVOIR COMPANY

APPROVED THIS ____ DAY OF _____,
20____.

SIGNATURE OF REPRESENTATIVE

VICINITY MAP



SITE SUMMARY

ZONING: Mu-R
TOTAL GROSS SITE AREA: 439,315 SF (10.09 ACRES)
TOTAL COMMERCIAL AREA: 13,534 SF (1ST FLOOR OF BUILDINGS 3 & 4, BLOCK 4)
TOTAL RESIDENTIAL UNITS: 187
GROSS DENSITY*: 16.4 DU/ACRE

*AREA OF DENSITY CALCULATION INCLUDES PLATTED ACREAGE AND ½ THE AREA OF ANY ADJACENT STREET PER SECTION 17.14.060.C.1.A = 495,658 SF (11.378 ACRES)

LEGAL DESCRIPTION

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

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 1, CALEDONIA PLACE, ACCORDING TO THE RECORDED PLAT; THENCE SOUTH 330 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 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 ±440,608 SQUARE FEET OR ±10.115 ACRES OF LAND, MORE OR LESS.

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

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

THENCE ALONG SAID WEST LINE OF CANNON CIRCLE, SOUTH 00°17'50" EAST, 390.01 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CANNON CIRCLE;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°58'20" EAST, 426.02 FEET TO THE WEST LINE OF NORTH 96TH STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'01" EAST, 199.99 FEET TO THE NORTHEAST CORNER OF THE ROBERT DI GIACOMO SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH LINE OF A 20 FOOT WIDE PUBLIC ALLEY;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 754.89 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN QUITCLAIM DEED RECORDED DECEMBER 14, 2012 AT RECEPTION NO. 03275254;
THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°01'40" WEST, 184.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE NORTH LINE OF HARPER STREET;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 39.08 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FRONT STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'07" EAST, 16.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF HUNT-PUKSAS SUBDIVISION;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 114.35 FEET TO A POINT ON THE EAST LINE OF THE B.N.S.F. RAILROAD RIGHT-OF-WAY;
THENCE ALONG SAID EAST LINE THE FOLLOWING SEVEN (7) COURSES:

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

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

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

CONTAINING 440,608 SQUARE FEET OF 10.115 ACRES OF LAND, MORE OR LESS.

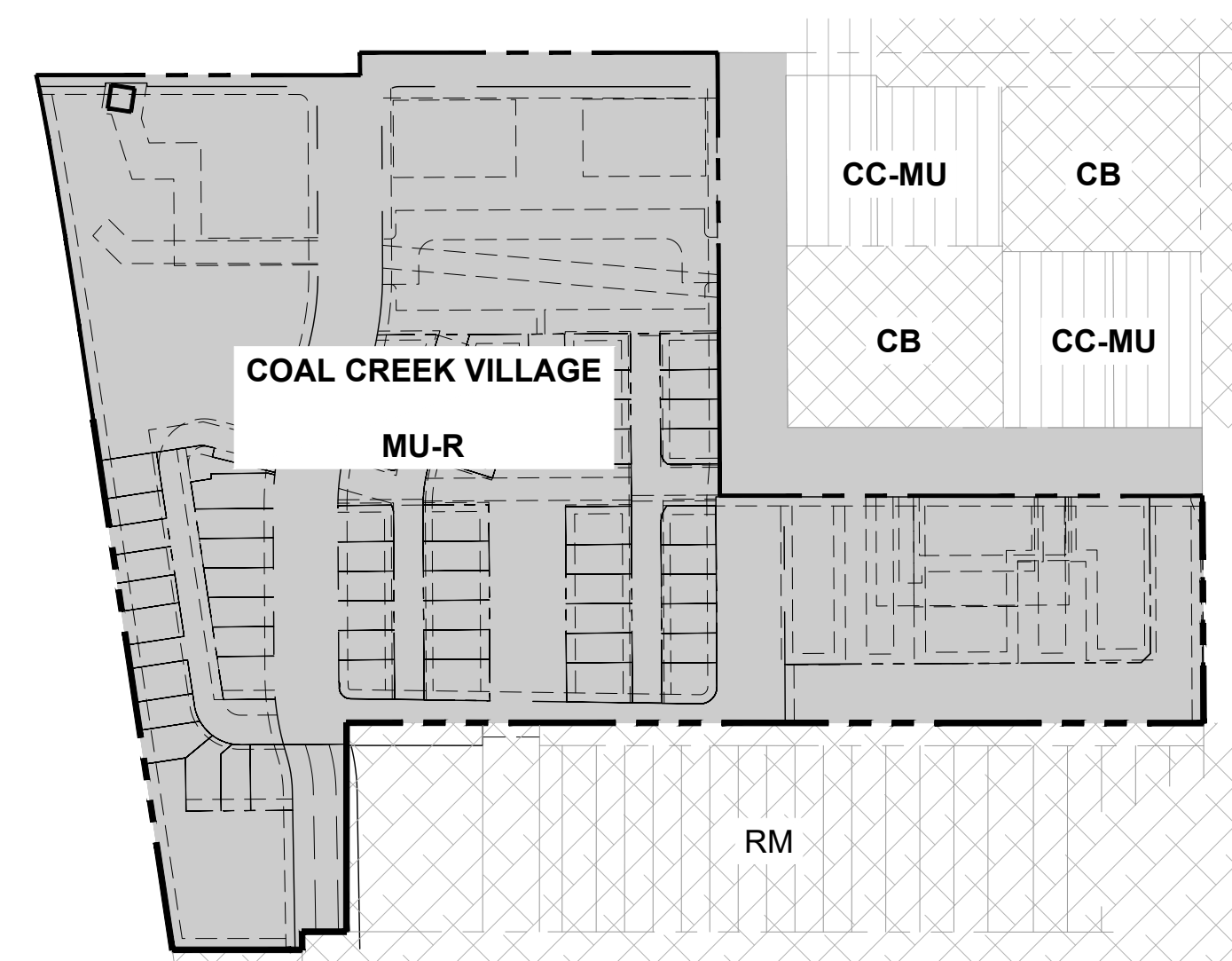
TRACT, OUTLOT, & R.O.W. SUMMARY			
AREA	AREA (SF)	AREA (AC)	USE
TRACT A	7,951	0.18	PUBLIC ACCESS & EMERGENCY ACCESS
OUTLOT A	25,467	0.58	DRAINAGE AND UTILITIES
OUTLOT B	10,530	0.24	DRAINAGE
OUTLOT C	10,306	0.24	DRAINAGE
OUTLOT D	22,952	0.53	DRAINAGE AND UTILITIES
OUTLOT E	10,370	0.24	DRAINAGE
OUTLOT F	26,122	0.60	DRAINAGE
R.O.W. DEDICATION	65,213	1.50	PUBLIC STREETS & ALLEYS

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ZONING

SCALE: 1"=150'-0"



PROJECT HISTORY

- 12.04.1980 AMENDED P.U.D PLAN
- 02.03.2026 PRELIMINARY PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT
- 02.03.2026 REZONING A PORTION OF THE CALEDONIA PLACE SUBDIVISION PLAT FROM COMMERCIAL (C-C) AND RESIDENTIAL MEDIUM DENSITY (R-M) TO MIXED-USE RESIDENTIAL (MU-R) AND APPROVING AN AMENDMENT TO EXHIBIT A, LAND USE PLAN EXHIBIT

PROPOSED PUD

THIS PUD PROPOSES TO DEVELOP A VIBRANT MIXED-USE PROJECT THAT INCLUDES APPROXIMATELY 13,534 SQUARE FEET OF COMMERCIAL USE ADJACENT TO SOUTH BOULDER ROAD. A WIDE VARIETY OF HOUSING CHOICES ARE PROPOSED THAT ARE EXCITING, ENERGY EFFICIENT AND MOST OF ALL ATTAINABLE. SPECIFIC PRODUCT TYPES ARE DESCRIBED AS FOLLOWS:

1. 3-STORY MIXED-USE BUILDINGS PROPOSED TO BE LOCATED ALONG SOUTH BOULDER ROAD.
2. 3-STORY MULTI-FAMILY BUILDINGS FACE FRONT STREET AND CREATE AND ATTRACTIVE PEDESTRIAN-ORIENTED STREETScape AT THE ENTRANCE TO THE NEIGHBORHOOD.
3. FURTHER SOUTH ALONG FRONT STREET, ALLEY-LOADED TOWNHOMES CONTINUE THE ARCHITECTURALLY DOMINANT STREETScape. THEY ARE 3-STORIES WITH A GARAGE ON THE FIRST LEVEL ACCESSED FROM THE ALLEYS.
4. MICRO TOWNHOMES LOCATED SOUTH OF THE EXISTING C-B COMMERCIAL AREA FORM AN IDEAL TRANSITION BETWEEN THE EXISTING COMMERCIAL USES AND THE EXISTING "LITTLE ITALY" RESIDENTIAL NEIGHBORHOOD TO THE SOUTH.
5. A SPECIAL REVIEW USE IS REQUESTED WITH THIS PUD APPLICATION TO ALLOW RESIDENTIAL USE ON THE FIRST FLOOR OF MULTI-UNIT DWELLINGS (MULTIFAMILY AND TOWNHOMES).
6. THIS PUD WILL SUPERSEDE ALL PREVIOUSLY RECORDED PUD'S RELATED TO THE SITE.

PROPOSED PHASING

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

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

COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

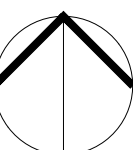
RIPLY DESIGN INC.
Joel Weikert
236 LINDEN STREET, Suite A
Fort Collins, CO 80524
p. 970.224.5828

OWNER

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

ENGINEER

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



NORTH
ORIGINAL SIZE 24X36

ISSUED	
No.	DESCRIPTION
01	FINAL PUD

REVISIONS	
No.	DESCRIPTION

COVER SHEET

SEAL:



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

GROSS DENSITY

GROSS AREA* (ACRES)	10.09
TOTAL DWELLING UNITS	187
GROSS DENSITY (DU/AC)	16.4

*AREA OF DENSITY CALCULATION INCLUDES PLATTED ACREAGE AND ½ THE AREA OF ANY ADJACENT STREET PER SECTION 17.14.060.C.1.A = 495,658 SF (11.378 ACRES)

DWELLING UNIT BREAK DOWN

DWELLING TYPE	DUs
MULTI-FAMILY	96
ALLEY-LOADED TOWNHOME UNITS	59
MICRO TOWNHOME UNITS	32
TOTAL	187

SETBACKS & HEIGHT PER LOT

DWELLING TYPE / BLOCK	HEIGHT (FT.)	STORIES	MINIMUM SETBACK PROVIDED		
			FRONT (FT.)	SIDE (FT.)	REAR (FT.)
MICRO-TOWNHOMES (BLOCK 1)	25'	1.5	8'	(1)	10'
TOWNHOMES (BLOCK 2)	40'	3	9'-6"	(2)	9'-4"
TOWNHOMES (BLOCK 3)	40'	3	9'-0"	(3)	7'-5"
MIXED USE (BLOCK 4)	45'	3	10'-6"	10'	20'+
MULTI-FAMILY (BLOCK 5)	45'	3	9'-3"	10'-8"	20'+

(1) 7'-6" AT OUTLOT, 10' BETWEEN BUILDINGS.

(2) 4'-6" AT ENDS OF TOWNHOME. 0' BETWEEN DWELLINGS OF SAME BUILDING.

(3) 5'-0" AT ENDS OF TOWNHOME. 0' BETWEEN DWELLINGS OF SAME BUILDING.

TOTAL BUILDING FRONTAGE/COVERAGE CALCULATIONS

STREET	APPLICABLE STREET FRONTAGE(FT)	TOTAL BUILDING FRONTAGE(FT)	% BUILDING FRONTAGE	TOTAL BUILDING COVERAGE (SF)
SOUTH BOULDER ROAD	539	305	56.5863	
EAST OF FRONT STREET	295	216	73.2203	
WEST OF FRONT STREET	244	89	36.4754	
FRONT STREET	1149	726	63.1854	
EAST SIDE	564	328	58.1560	
WEST SIDE	585	398	68.0342	
CANNON CIRCLE	786	322	40.9669	
NORTH/ SOUTH LEG	360	172	47.7778	
EAST/ WEST LEG	426	150	35.2113	
HIGHWAY 42	147	90	61.2245	
TOTALS:	5095	2796	54.8773 *	79528

TOTAL % BUILDING COVERAGE (USING GROSS LOT AREA = 439,316 SF)

* WAIVER REQUEST INCLUDED WITH THIS APPLICATION.

DIMENSIONAL STANDARDS

RESIDENTIAL DENSITY		REQUIRED BY CODE				PROVIDED	
	MIN:	12	UNITS/GROSS ACRE			16.4	UNITS/ GROSS ACRE
	MAX:	20	UNITS/GROSS ACRE				
MINIMUM LOT AREA		NA				1261 SF (0.03 AC)	
MINIMUM LOT WIDTH		40'-0" **				25'-0" **	
MINIMUM BUILDING COVERAGE		40%				18.1% **	
LANDSCAPE COVERAGE		10%				45% ***	
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	8'-0"
					MAX:	10'-0"	10'-6"
MINIMUM SIDE-YARD SETBACK					0	0	
MINIMUM REAR-YARD SETBACK					20'-0"	7'-5" MIN. **	
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDINGS)					2-STORIES	35'-0"	2-STORIES: 35'-0"
					3-STORIES	45'-0"	3-STORIES: 45'-0"
MAXIMUM GROUND FLOOR BUILDING FOOTPRINT					10,000 SF	7,325 SF	
MAXIMUM BUILDING LENGTH ALONG STREET FRONTAGE							
FRONTING HWY. 42:					NA	N/A	
ALL OTHER BUILDINGS:					200'-0"	182'-0"	
MINIMUM % OF STREET-FACING PROPERTY LINES THAT MUST FRONT A BUILDING OR BUILDING WALL					70%	54.9% **	

* 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.

*** 45% (OR 4.56 ACRES) OF THE SITE IS DEDICATED TO LANDSCAPE AREA (3.22 ACRES (140,584 SF) IS DEDICATED TO LANDSCAPED PLANT MATERIAL AND 1.34 ACRES (58597 SF) IS HARDSCAPED). IT IS THE APPLICANT'S UNDERSTANDING THAT THE SITE IS COMPLIANT WITH MUDDSG SEC. 7.4.B.1.B AS HARDSCAPE ELEMENTS MAKE UP LESS THAN ⅓ OF THE LANDSCAPE AREA REQUIREMENT.

WAIVERS*

	CODE SECTION	REQUIREMENT	PROPOSED
1	MUDDSG 1.3.A.1 MUDDSG 1.3.B.1	EAST/ WEST BLOCK WIDTH = 270 - 320' NORTH/ SOUTH BLOCK WIDTH = 300 - 400'	BLOCK ONE: EAST AND WEST SIDES = 199', NORTH AND SOUTH SIDES = 368-6"; BLOCK TWO: EAST AND WEST SIDES = 322'-8", NORTH AND SOUTH SIDES =333'; BLOCK THREE: EAST AND WEST SIDES = 444', NORTH AND SOUTH SIDES = 152"; BLOCK FOUR: EAST AND WEST SIDES = 217-9", NORTH AND SOUTH SIDES = 300'; BLOCK FIVE: EAST AND WEST SIDES = 333', NORTH AND SOUTH SIDES = 241'
2	MUDDSG 5.4.B	ALL PUBLIC SIDEWALKS SHALL BE A MINIMUM OF TEN (10) FEET WIDE INCORPORATING TREE PLANTING INTO THE RIGHT OF WAY (ROW).	ALONG FRONT STREET AND CANNON CIRCLE: 5' WIDE DETACHED SIDEWALK AND AN 8' TREE LAWN.
3	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM LOT WIDTH = 40 FEET	INTERIOR TOWNHOME LOTS ARE 25'-0" AT THEIR MINIMUM.
4	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM BUILDING COVERAGE (SF) = 40%	BUILDING COVERAGE PROVIDED = 18.1%
5	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	20-FOOT MINIMUM SETBACK FROM REAR PROPERTY LINE.	TOWNHOME REAR YARD SETBACK RANGES FROM 7-20+ FEET.
6	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM 70% OF STREET FACING PROPERTY LINES MUST CONTAIN A BUILDING OR BUILDING WALL.	54.9% OF STREET FACING PROPERTY LINES CONTAIN A BUILDING OR BUILDING WALL.
7	MUDDSG 8.3.B.2	WHEN NEW DEVELOPMENT IS SEPARATED FROM AN EXISTING RESIDENTIAL USE IN AN R-L OR R-M DISTRICT BY ONLY AN ALLEY, A TRANSITIONAL BUILDING HEIGHT IS REQUIRED WITHIN FIFTY (50) FEET FROM THE ALLEY CENTERLINE. THE MAXIMUM HEIGHT OF A BUILDING SHALL NOT EXCEED TWENTY-SEVEN (27) FEET.	A BUILDING HEIGHT OF FORTY (40) FEET IS PROPOSED WITHIN THE TRANSITIONAL DISTANCE.

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

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FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

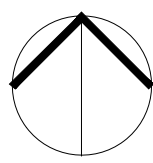
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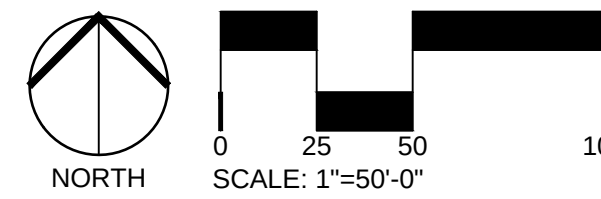
SITE PLAN DATA AND NOTES

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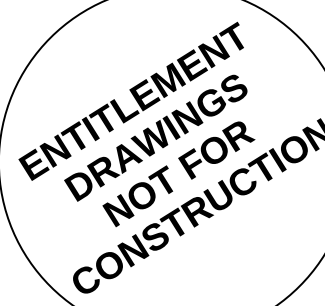


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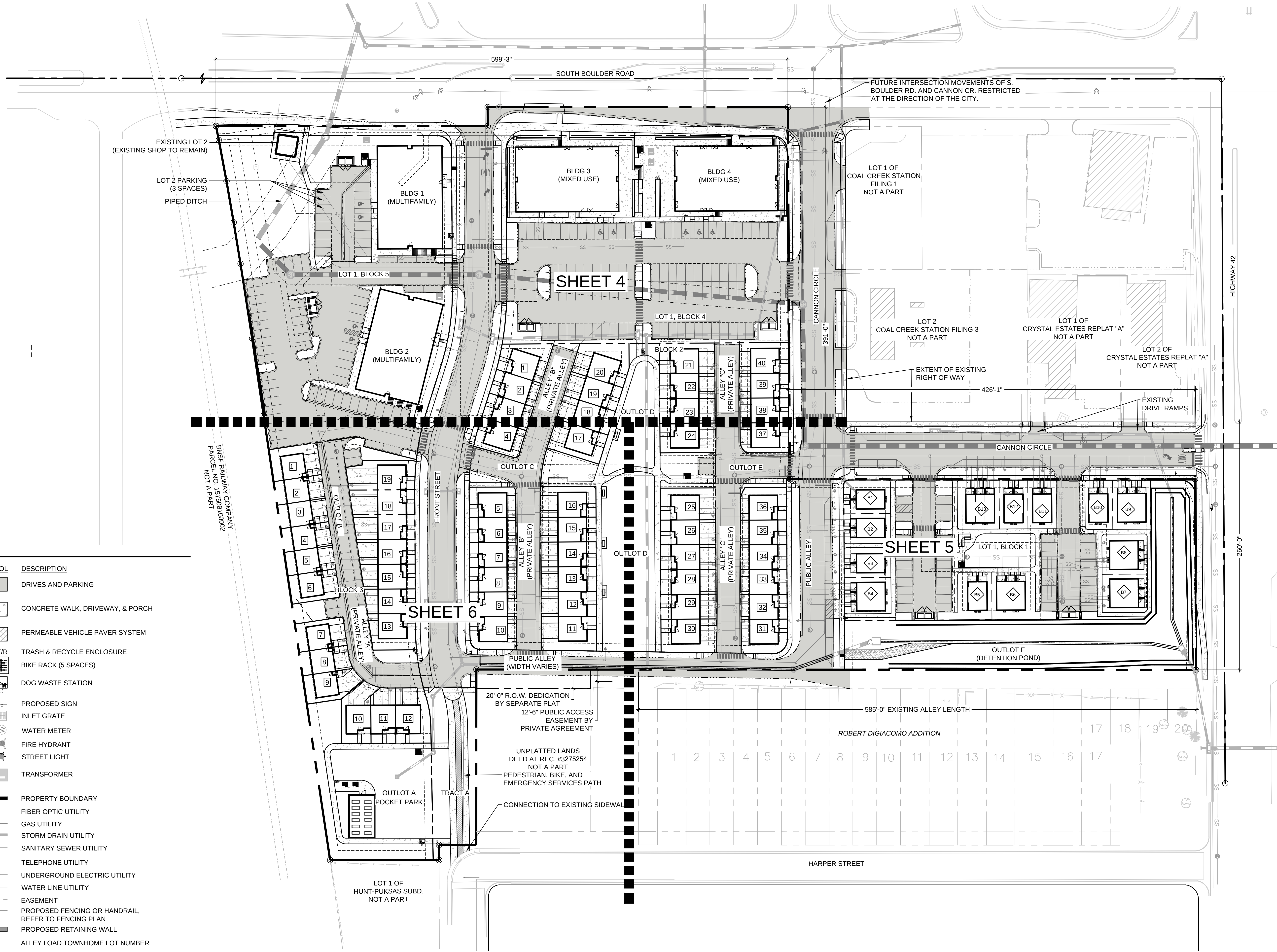
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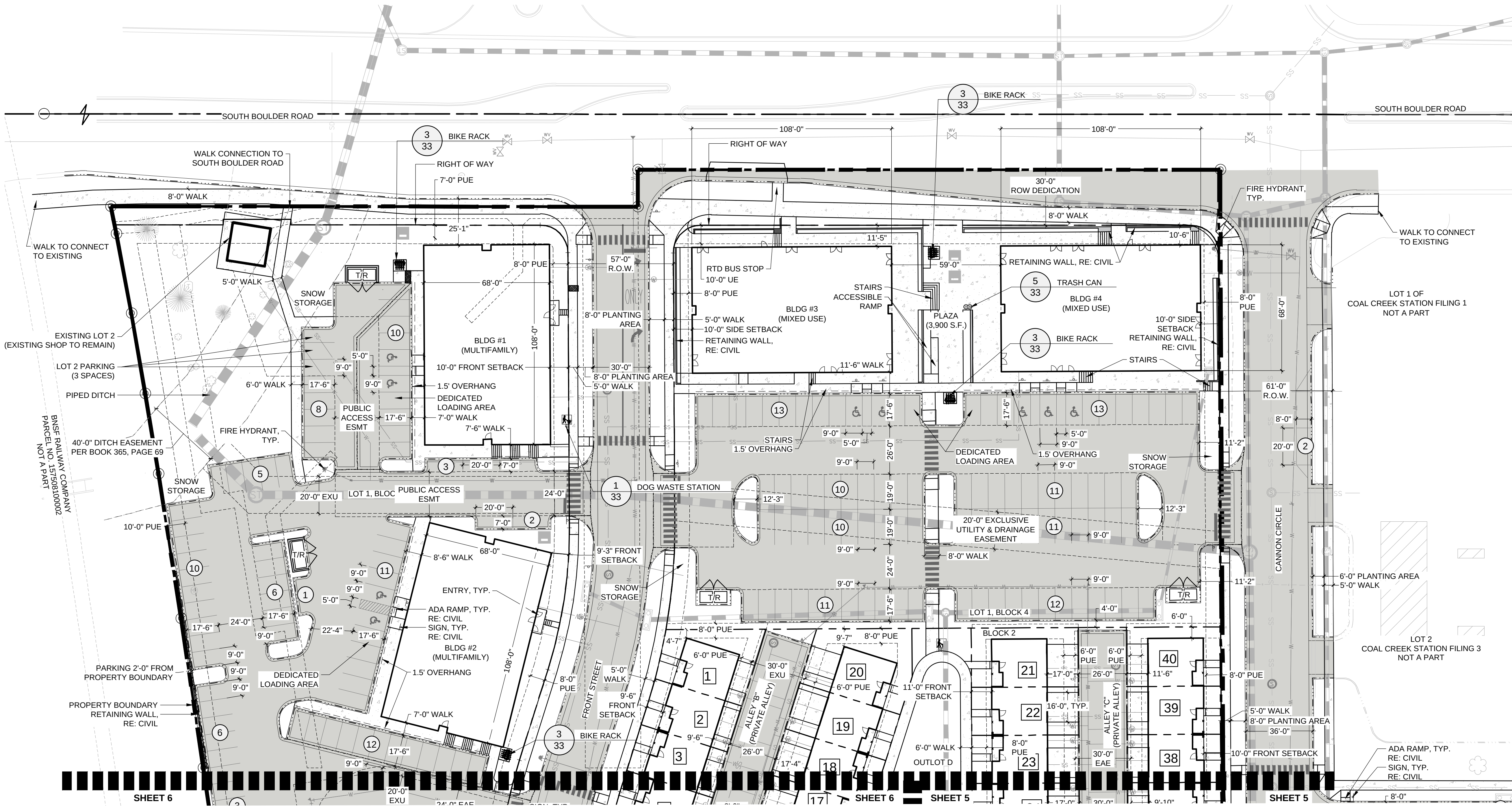
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LEGEND

SYMBOL	DESCRIPTION
[Symbol]	DRIVES AND PARKING
[Symbol]	CONCRETE WALK, DRIVEWAY, & PORCH
[Symbol]	PERMEABLE VEHICLE PAVER SYSTEM
[Symbol]	T/R TRASH & RECYCLE ENCLOSURE
[Symbol]	BIKE RACK (5 SPACES)
[Symbol]	DOG WASTE STATION
[Symbol]	PROPOSED SIGN
[Symbol]	INLET GRATE
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	STREET LIGHT
[Symbol]	TRANSFORMER
[Symbol]	PROPERTY BOUNDARY
[Symbol]	FIBER OPTIC UTILITY
[Symbol]	GAS UTILITY
[Symbol]	STORM DRAIN UTILITY
[Symbol]	SANITARY SEWER UTILITY
[Symbol]	TELEPHONE UTILITY
[Symbol]	UNDERGROUND ELECTRIC UTILITY
[Symbol]	WATER LINE UTILITY
[Symbol]	EASEMENT
[Symbol]	PROPOSED FENCING OR HANDRAIL, REFER TO FENCING PLAN
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	ALLEY LOAD TOWNHOME LOT NUMBER
[Symbol]	MICRO TOWNHOME BUILDING NUMBER
[Symbol]	PUE UTILITY EASEMENT
[Symbol]	DE DRAINAGE EASEMENT
[Symbol]	EAE EMERGENCY ACCESS EASEMENT
[Symbol]	EUDE EXCLUSIVE UTILITY & DRAINAGE EASEMENT
[Symbol]	EXU EXCLUSIVE UTILITY EASEMENT

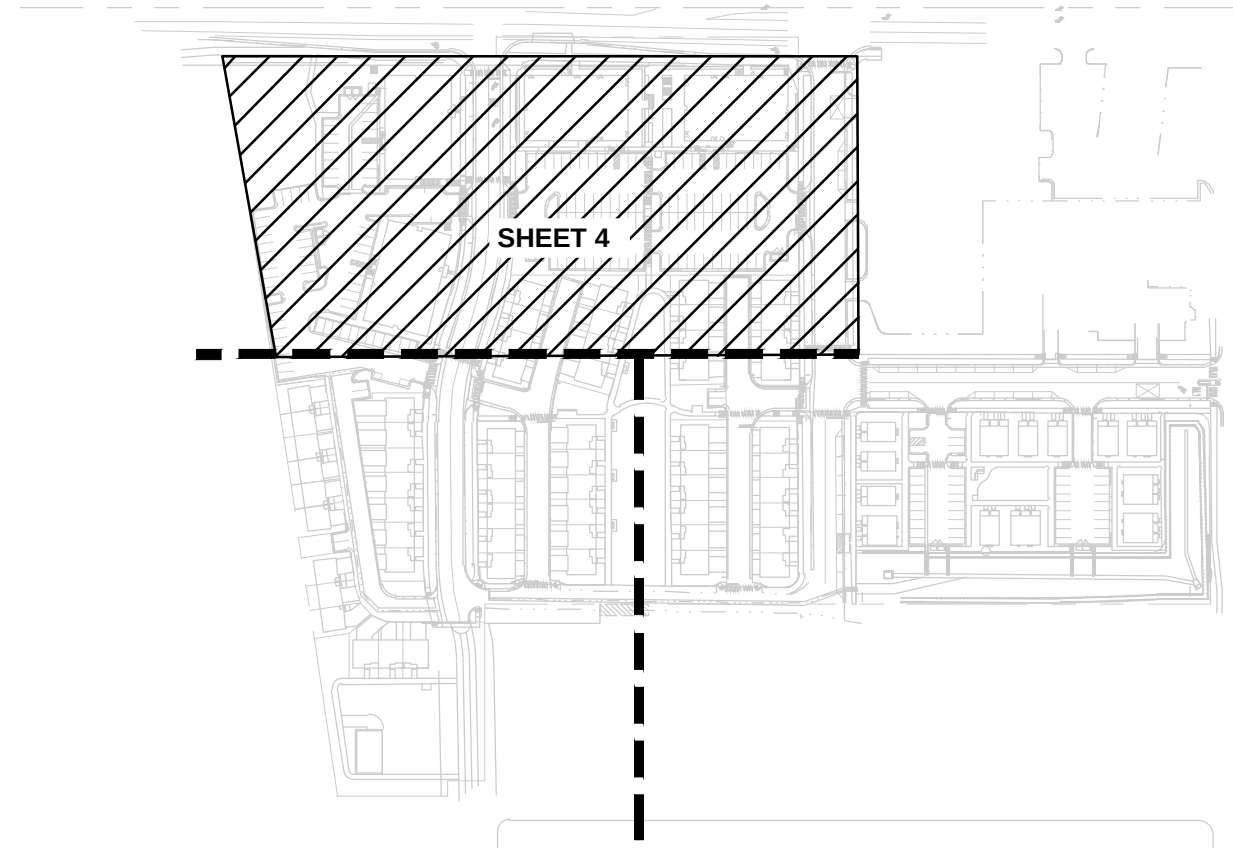
Plotted By: Evan Callis Layout: NORTH SITE PLAN Printed On: 9/30/2026 1:47 PM File Name: SITE PLAN ENLARGEMENT.dwg



LEGEND

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	DRIVES AND PARKING
	CONCRETE WALK, DRIVEWAY, & PORCH
	PERMEABLE VEHICLE PAVER SYSTEM
	TRASH & RECYCLE ENCLOSURE
	BIKE RACK (5 SPACES)
	DOG WASTE STATION
	PROPOSED SIGN
	INLET GRATE
	WATER METER
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	STREET LIGHT
	TRANSFORMER
	FIBER OPTIC UTILITY
	GAS UTILITY
	STORM DRAIN UTILITY
	SANITARY SEWER UTILITY
	TELEPHONE UTILITY
	UNDERGROUND ELECTRIC UTILITY
	WATER LINE UTILITY
	EASEMENT
	PROPOSED FENCING OR HANDRAIL, REFER TO FENCING PLAN
	PROPOSED RETAINING WALL
	ALLEY LOAD TOWNHOME LOT NUMBER
	MICRO TOWNHOME BUILDING NUMBER
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	EMERGENCY ACCESS EASEMENT
	EXCLUSIVE UTILITY & DRAINAGE EASEMENT
	EXCLUSIVE UTILITY EASEMENT

KEY MAP



COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

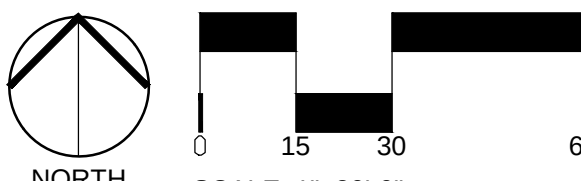
RIPLY DESIGN INC.
Joel Weikert
236 Linden Street, Suite A
Fort Collins, CO 80524
p. 970.224.5828

OWNER

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

ENGINEER

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



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

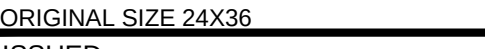
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NO.	DESCRIPTION	DATE
01	FINAL PUD	09/30/2026
REVISIONS		
NO.	DESCRIPTION	DATE

SITE PLAN ENLARGEMENT

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

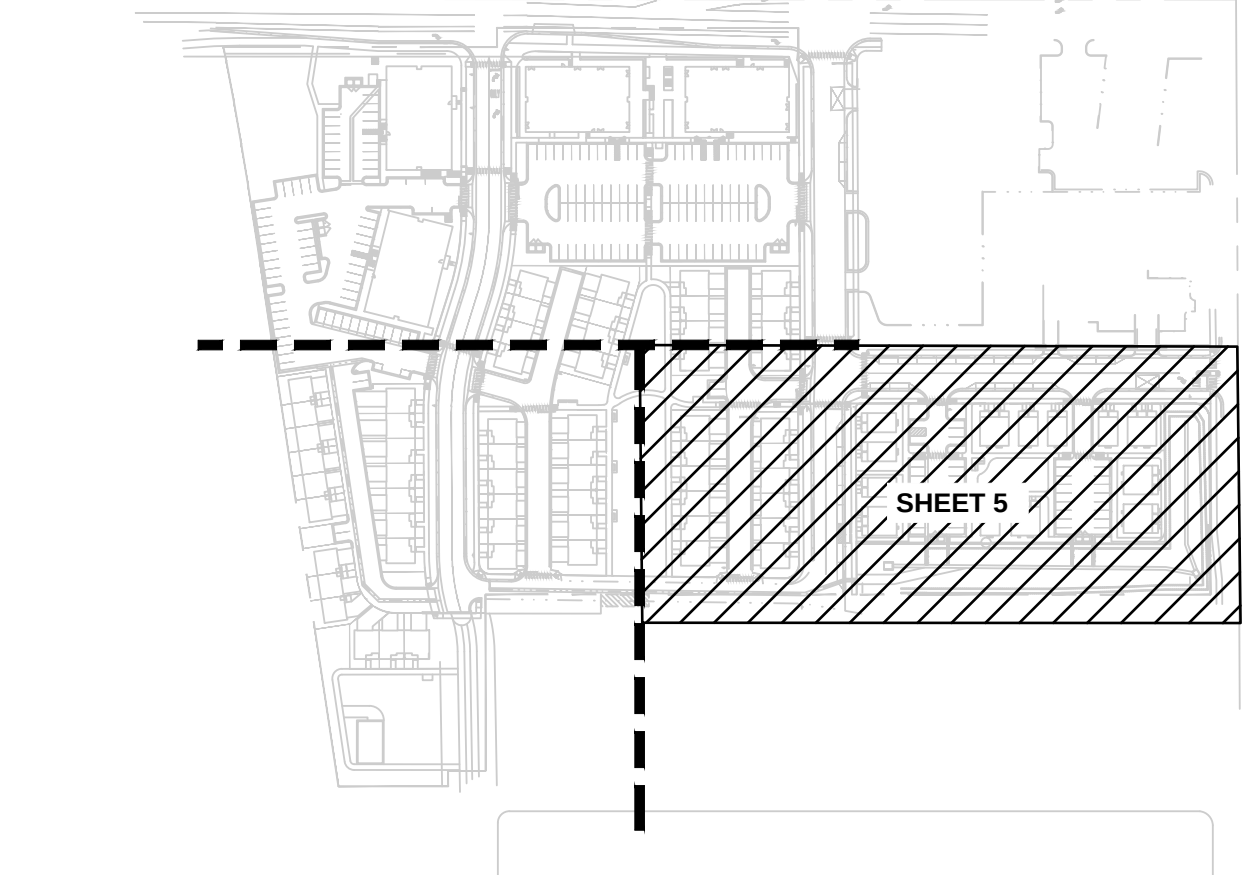
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DRAWN BY:	EC
REVIEWED BY:	JW
DRAWING NUMBER:	



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



LEGEND	
SYMBOL	DESCRIPTION
	DRIVES AND PARKING
	CONCRETE WALK, DRIVEWAY, & PORCH
	PERMEABLE VEHICLE PAVER SYSTEM
	T/R TRASH & RECYCLE ENCLOSURE
	BIKE RACK (5 SPACES)
	DOG WASTE STATION
	PROPOSED SIGN
	INLET GRATE
	WATER METER
	FIRE HYDRANT
	STREET LIGHT
	TRANSFORMER
	PROPERTY BOUNDARY
	FIBER OPTIC UTILITY
	GAS UTILITY
	STORM DRAIN UTILITY
	SANITARY SEWER UTILITY
	TELEPHONE UTILITY
	UNDERGROUND ELECTRIC UTILITY
	WATER LINE UTILITY
	EASEMENT
	PROPOSED FENCING OR HANDRAIL, REFER TO FENCING PLAN
	PROPOSED RETAINING WALL
	ALLEY LOAD TOWNHOME LOT NUMBER
	MICRO TOWNHOME BUILDING NUMBER
PUE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
EUDE	EXCLUSIVE UTILITY & DRAINAGE EASEMENT
EXU	EXCLUSIVE UTILITY EASEMENT



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FINAL PUD AND SRU



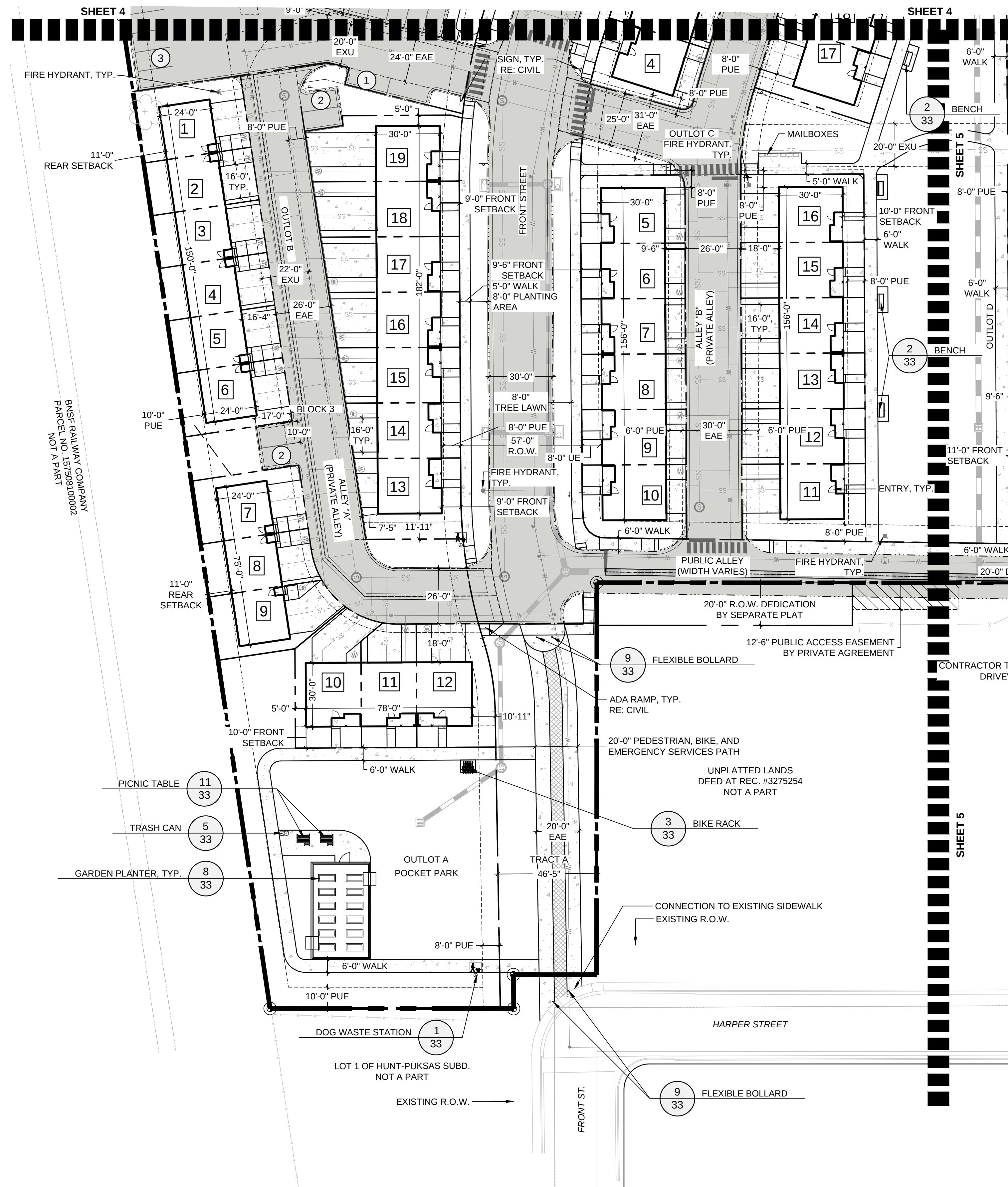
ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave., Suite 200 Fort Collins, CO 80521
phone 970.224.5829 | fax 970.226.6957 | www.ripleydesigninc.com

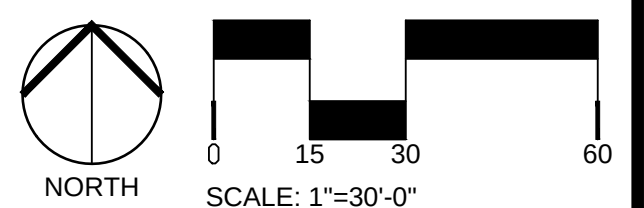
RIPLEY DESIGN INC.
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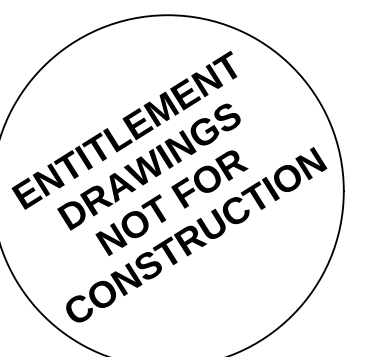
SYMBOL	DESCRIPTION		
	DRIVES AND PARKING		PROPERTY BOUNDARY
	CONCRETE WALK, DRIVEWAY, & PORCH		FIBER OPTIC UTILITY
	PERMEABLE VEHICLE PAVER SYSTEM		GAS UTILITY
	TRASH & RECYCLE ENCLOSURE		STORM DRAIN UTILITY
	BIKE RACK (5 SPACES)		SANITARY SEWER UTILITY
	DOG WASTE STATION		TELEPHONE UTILITY
	PROPOSED SIGN		UNDERGROUND ELECTRIC UTILITY
	INLET GRATE		WATER LINE UTILITY
	WATER METER		EASEMENT
	FIRE HYDRANT		PROPOSED FENCING OR HANDRAIL, REFER TO FENCING PLAN
	STREET LIGHT		PROPOSED RETAINING WALL
	TRANSFORMER	PUE	ALLEY LOAD TOWNHOME LOT NUMBER
		DE	MICRO TOWNHOME BUILDING NUMBER
		EAE	UTILITY EASEMENT
		EUDE	DRAINAGE EASEMENT
		EXU	EMERGENCY ACCESS EASEMENT
			EXCLUSIVE UTILITY & DRAINAGE EASEMENT
			EXCLUSIVE UTILITY EASEMENT



ORIGINAL SIZE 24X36

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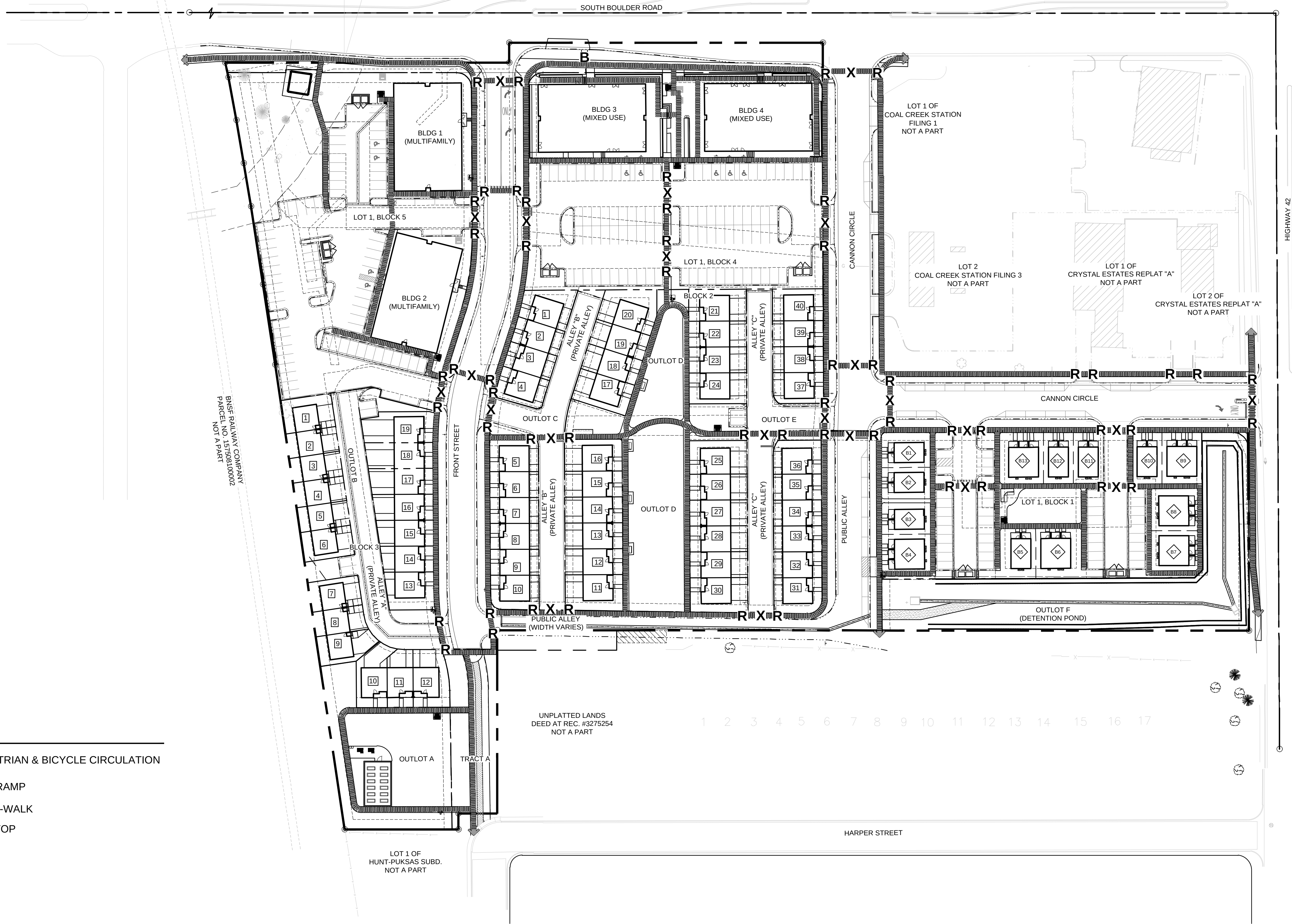
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PROJECT No.:	R20-030
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REVIEWED BY:	JW
DRAWING NUMBER:	

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- LEGEND**
- PEDESTRIAN & BICYCLE CIRCULATION
 - R WALK RAMP
 - X CROSS-WALK
 - B BUS-STOP



COAL CREEK VILLAGE

FINAL PUD AND SRU

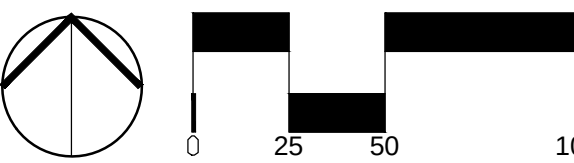
LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT
RIPLEY DESIGN INC.
Joel Weikert
236 LINDEN STREET, Suite A
Fort Collins, CO 80524
p. 970.224.5828

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BOULDER, COLORADO 80303
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420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36

ISSUED	
No.	DESCRIPTION
01	FINAL PUD

REVISIONS	
No.	DESCRIPTION

REVISIONS	
No.	DESCRIPTION

PEDESTRIAN
CIRCULATION PLAN

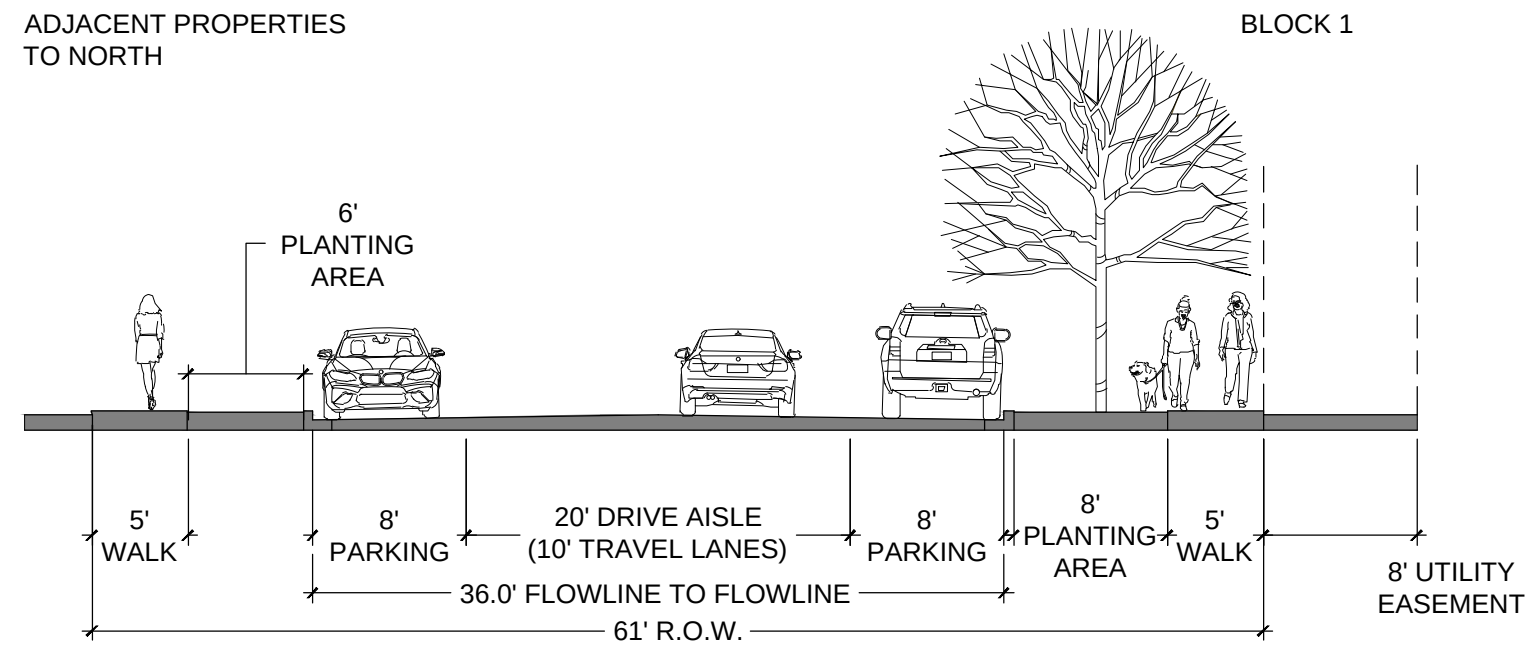
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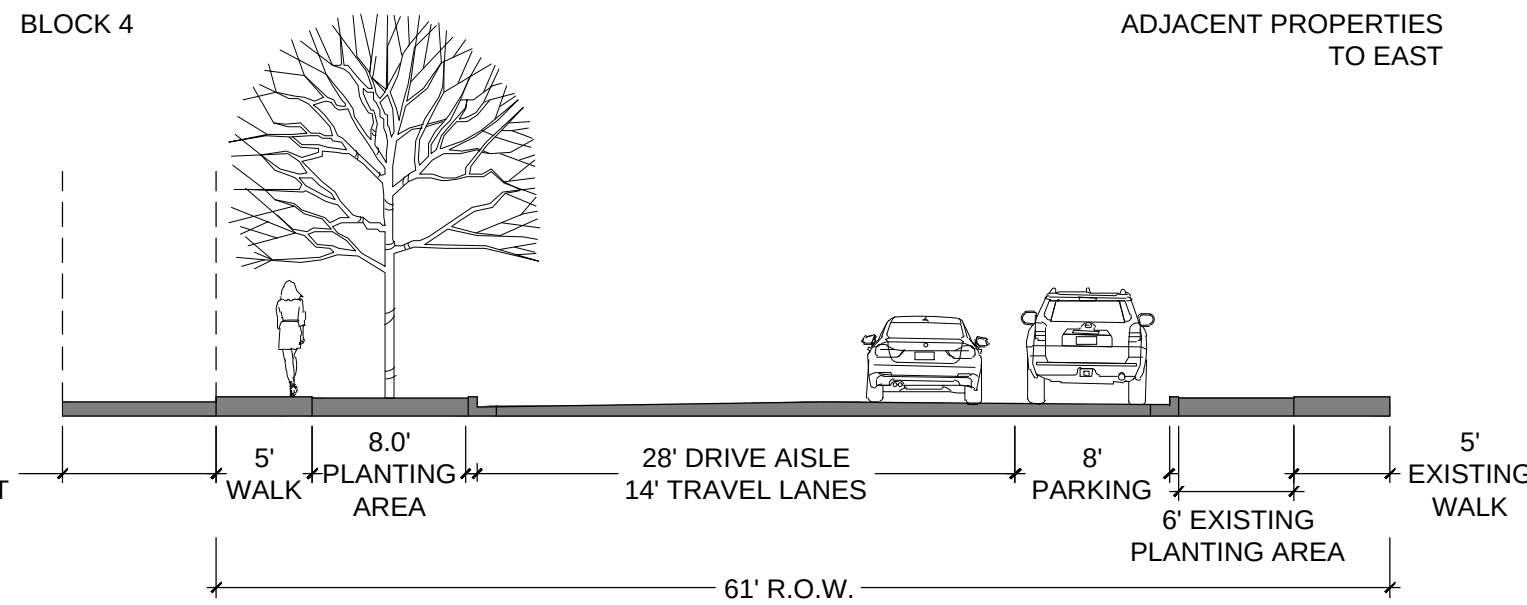
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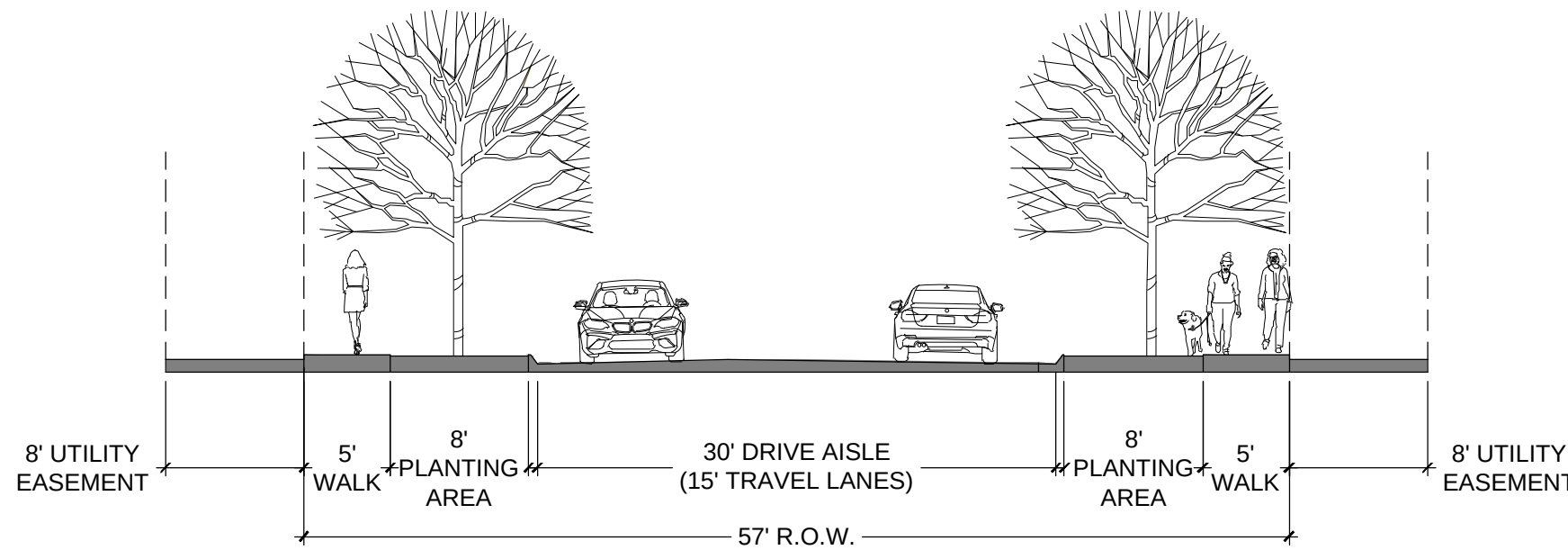
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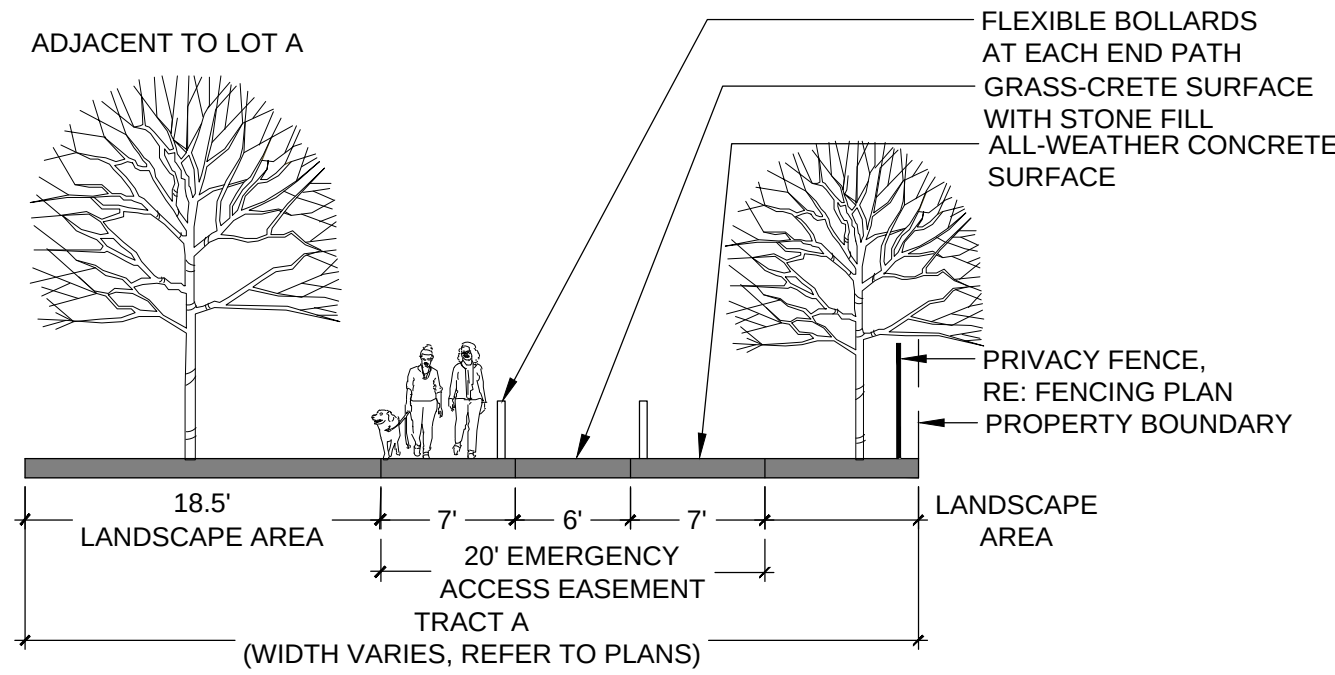
CANNON CIRCLE (EAST/WEST DIRECTION)
PARKING ON BOTH SIDES



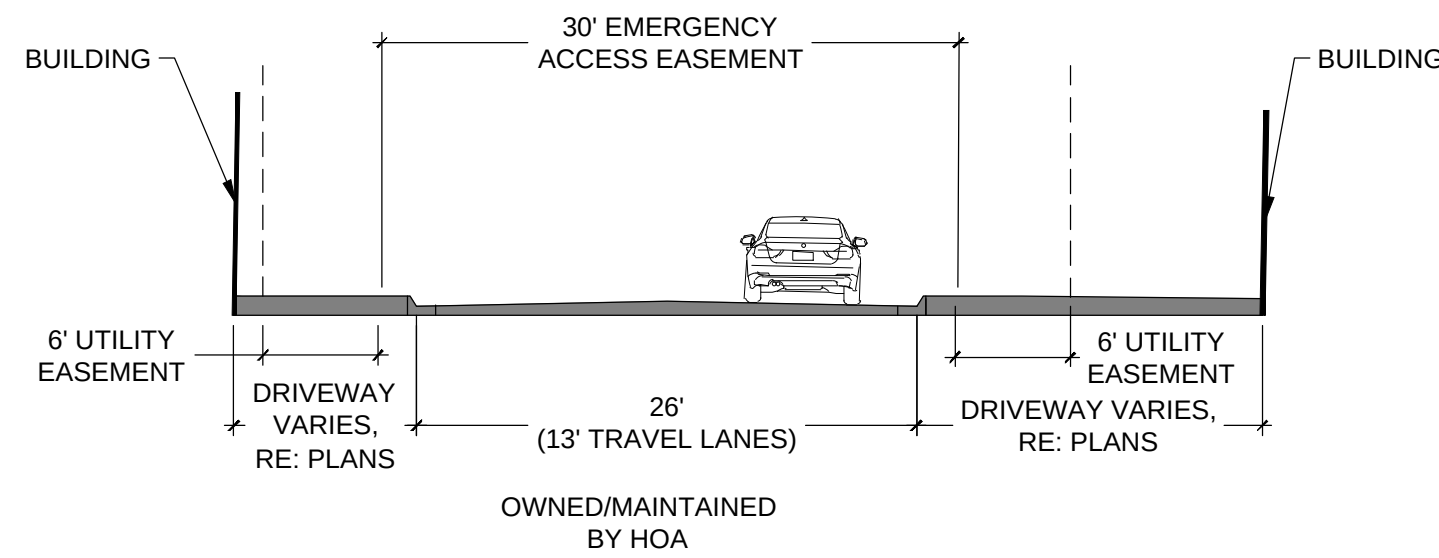
CANNON CIRCLE (NORTH/SOUTH DIRECTION)
PARKING ON EAST SIDE



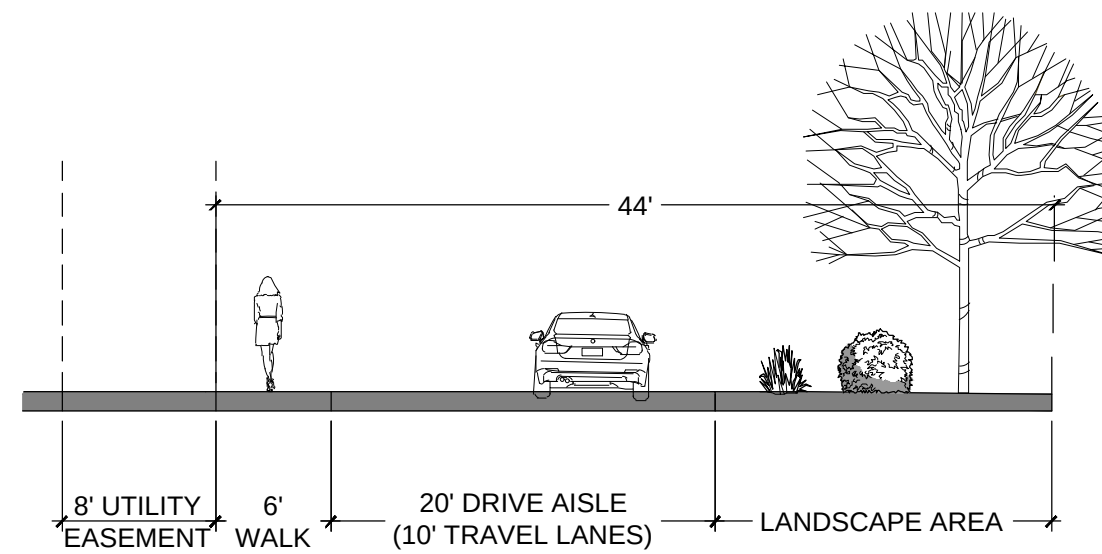
FRONT STREET



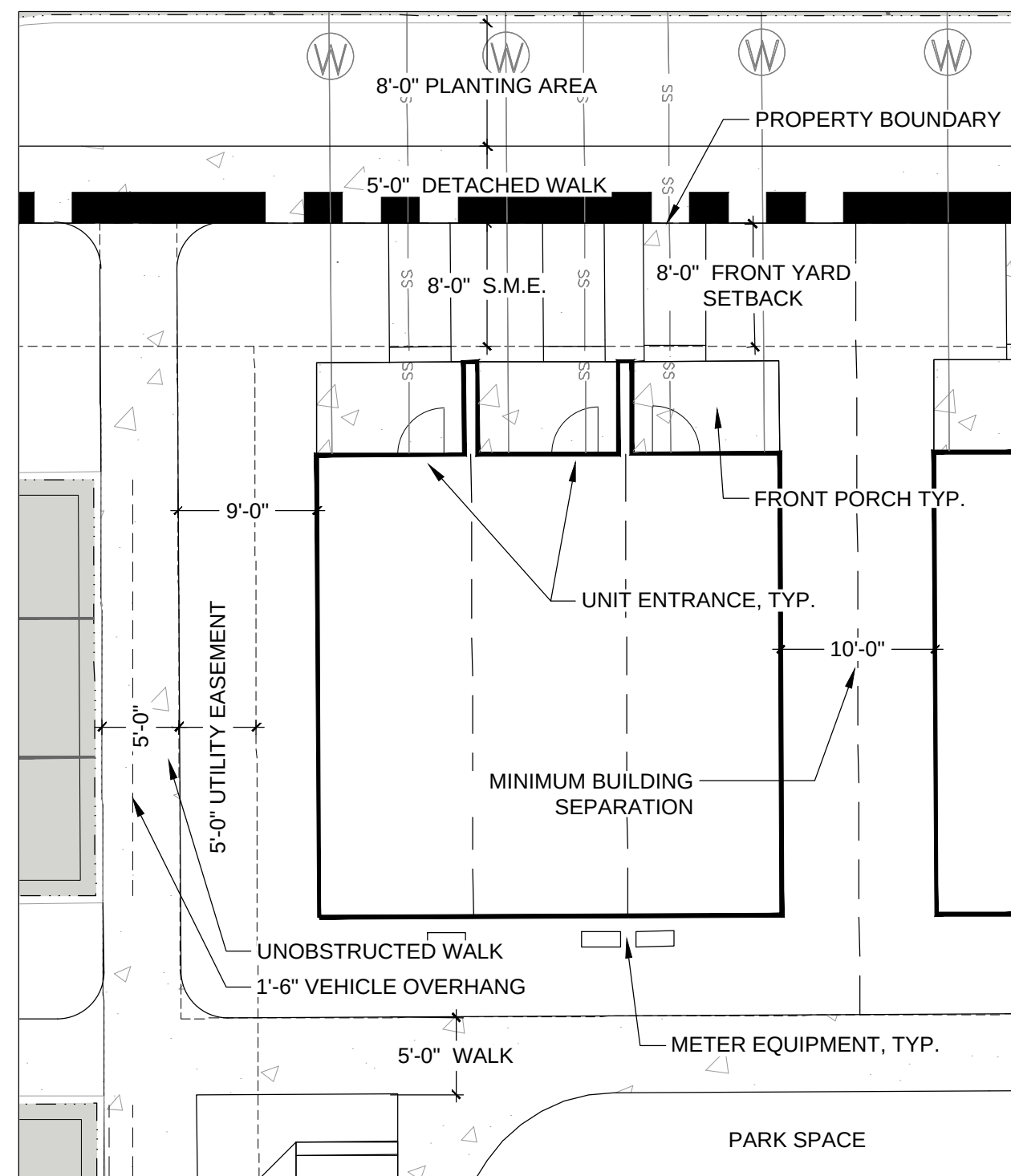
PEDESTRIAN, BIKE, AND EMERGENCY SERVICES PATH
(SOUTH OF FRONT ST. TO HARPER)



PRIVATE ALLEY

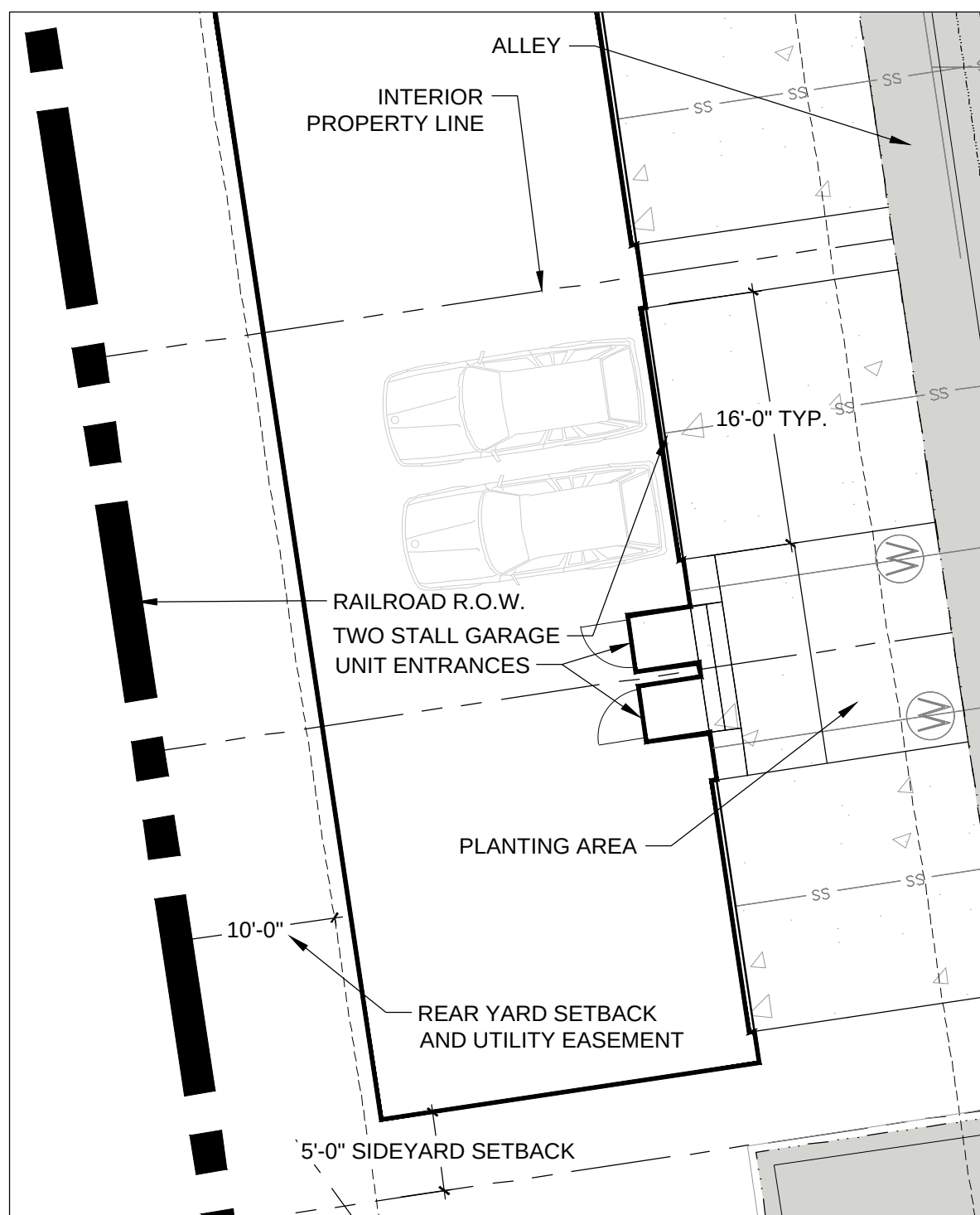


PUBLIC ALLEY



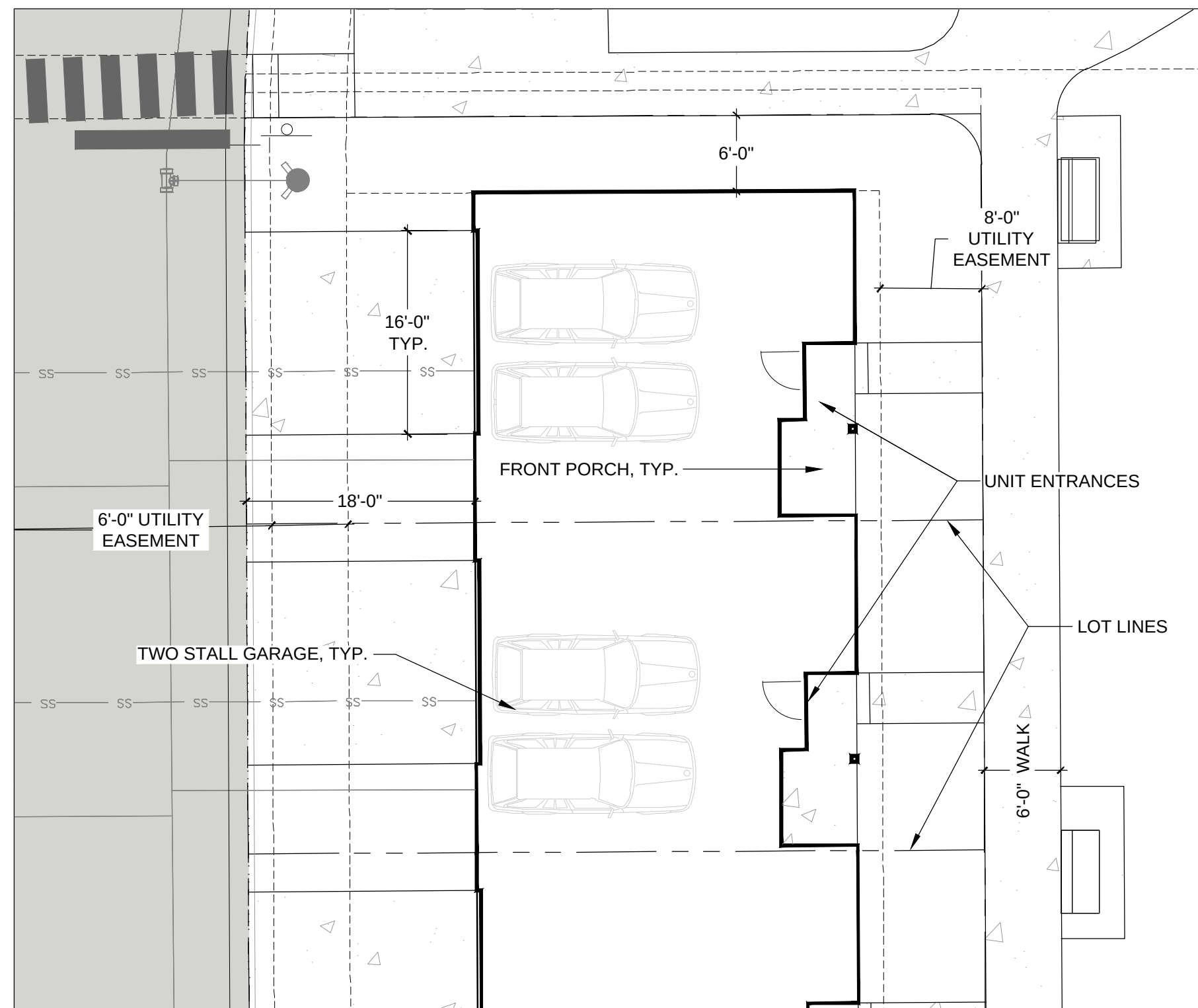
TYPICAL MICRO TOWNHOME

SCALE: 1"=10'



FRONT LOADED TOWNHOME

SCALE: 1"=10'



TYPICAL ALLEY LOADED TOWNHOME

SCALE: 1"=10'

COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

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Joel Weikert
236 LINDEN STREET, Suite A
Fort Collins, CO 80524
p. 970.224.5828

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LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

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No.	DESCRIPTION	DATE
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REVISIONS

No.	DESCRIPTION	DATE

PLANNING STREET SECTIONS AND TYPICALS

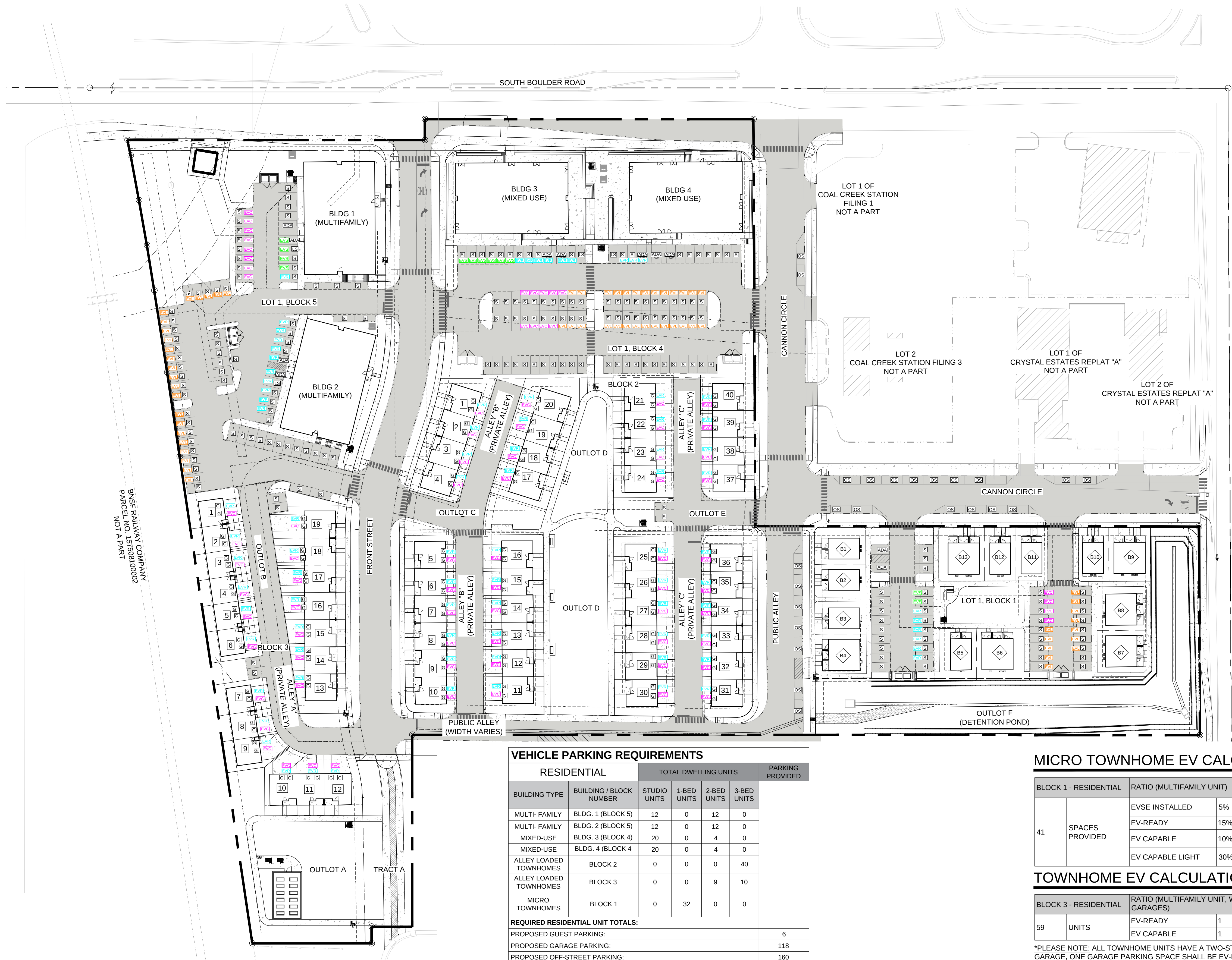
SEAL:

ENTITLEMENT
DRAWINGS
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CONSTRUCTION

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

DRAWING NUMBER:

Plotted By: Evan Callis Layout: PARKING PLAN Printed On: 9/30/2026 1:49 PM File Name: PARKING PLAN.dwg



LEGEND

[ADA]	ACCESSIBLE PARKING SPACE	[EVS]	EV INSTALLED SPACE
[G]	GARAGE SPACE	[EVR]	EV READY SPACE
[S]	STANDARD OFF-STREET	[EVC]	EV CAPABLE SPACE
[OS]	ON-STREET PARKING	[EVL]	EV CAPABLE LIGHT SPACE
[LS]	LOADING SPACE		

BIKE PARKING REQUIREMENTS	
REQUIREMENT = 1 BIKE SPACE / 10 OFF-STREET PARKING SPACES	
TOTAL OFF-STREET PARKING SPACES REQUIRED	207
TOTAL BIKE PARKING SPACES REQUIRED	20
BIKE PARKING SPACES PROVIDED	35

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

VEHICLE PARKING REQUIREMENTS

RESIDENTIAL		TOTAL DWELLING UNITS				PARKING PROVIDED
BUILDING TYPE	BUILDING / BLOCK NUMBER	STUDIO UNITS	1-BED UNITS	2-BED UNITS	3-BED UNITS	
MULTI- FAMILY	BLDG. 1 (BLOCK 5)	12	0	12	0	
MULTI- FAMILY	BLDG. 2 (BLOCK 5)	12	0	12	0	
MIXED-USE	BLDG. 3 (BLOCK 4)	20	0	4	0	
MIXED-USE	BLDG. 4 (BLOCK 4)	20	0	4	0	
ALLEY LOADED TOWNHOMES	BLOCK 2	0	0	0	40	
ALLEY LOADED TOWNHOMES	BLOCK 3	0	0	9	10	
MICRO TOWNHOMES	BLOCK 1	0	32	0	0	
REQUIRED RESIDENTIAL UNIT TOTALS:						
PROPOSED GUEST PARKING:						6
PROPOSED GARAGE PARKING:						118
PROPOSED OFF-STREET PARKING:						160
TOTAL PARKING REQUIRED FOR RESIDENTIAL						284

VEHICLE PARKING REQUIREMENTS

COMMERCIAL		TOTAL COMMERCIAL AREA (S.F.)	PARKING REQUIRED (1 SPACE / 300 S.F.)	OFF-STREET PARKING PROVIDED
BUILDING TYPE	BUILDING / BLOCK NUMBER			
MIXED-USE	BLDG. 3 (BLOCK 4)	6767	22	47
MIXED-USE	BLDG. 4 (BLOCK 4)	6767	22	
EXISTING BUILDING LOT 2		428	2	
TOTAL PARKING REQUIRED FOR COMMERCIAL			46	

TOTAL PARKING

TOTAL PROJECT PARKING PROVIDED	355 *
*TOTAL INCLUDES 24 SPACES PROVIDED ON PUBLIC STREETS	

OFF STREET LOADING SPACES

OFF-STREET LOADING SPACES PROVIDED	4
------------------------------------	---

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

MICRO TOWNHOME EV CALCULATIONS - SEC. 17.20.170.C

BLOCK 1 - RESIDENTIAL		RATIO (MULTIFAMILY UNIT)			REQUIRED		EV SPACES PROVIDED	
41	SPACES PROVIDED	EVSE INSTALLED	5%	OF SPACES	2	SPACES	2	
		EV-READY	15%	OF SPACES	6	SPACES	6	
		EV CAPABLE	10%	OF SPACES	4	SPACES	4	
		EV CAPABLE LIGHT	30%	OF SPACES	12	SAPCES	12	

TOWNHOME EV CALCULATIONS - SEC. 17.20.170.C

BLOCK 3 - RESIDENTIAL		RATIO (MULTIFAMILY UNIT, WITH DEDICATED GARAGES)			REQUIRED		EV SPACES PROVIDED (WITHIN GARAGES)
59	UNITS	EV-READY	1	SPACES / UNIT	59.0	SPACES	59
		EV CAPABLE	1	SPACES / UNIT	59.0	SAPCES	59

*PLEASE NOTE: ALL TOWNHOME UNITS 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.

MULTIFAMILY EV CALCULATIONS - SEC. 17.20.170.C

BLOCK 5 - RESIDENTIAL		RATIO (MULTIFAMILY UNIT, WITH DEDICATED GARAGES)			REQUIRED		EV SPACES PROVIDED	
76	SPACES PROVIDED	EVSE INSTALLED	5%	OF SPACES	4	SPACES	4	
		EV-READY	15%	OF SPACES	11	SPACES	11	
		EV CAPABLE	10%	OF SPACES	8	SPACES	8	
		EV CAPABLE LIGHT	30%	OF SPACES	23	SAPCES	23	

MIXED-USE BUILDING EV CALCULATIONS - SEC. 17.20.170.C

VEHICLE PARKING		RATIO			REQUIRED		EV SPACES PROVIDED	
91	SPACES PROVIDED	EV INSTALLED	7%	OF SPACES	6	SPACES	6	
		EV-READY	10%	OF SPACES	9	SPACES	9	
		EV CAPABLE	15%	OF SPACES	14	SPACES	14	
		EV CAPABLE LIGHT	30%	OF SPACES	27	SPACES	27	

COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

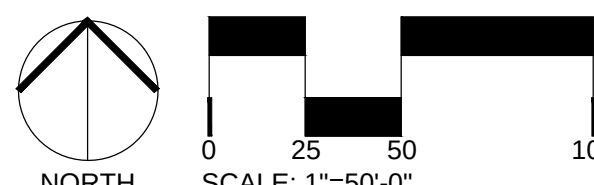
RIPLEY DESIGN INC.
Joel Weikert
238 Linden Street Suite A
Fort Collins, CO 80524
p. 970.224.5828

OWNER

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Michael Markel
5723 ARAPAHOE AVE.
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ORIGINAL SIZE 24X36

ISSUED		DATE
No.	DESCRIPTION	
01	FINAL PUD	09/30/2026

REVISIONS

No.	DESCRIPTION	DATE

PARKING PLAN

SEAL:



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

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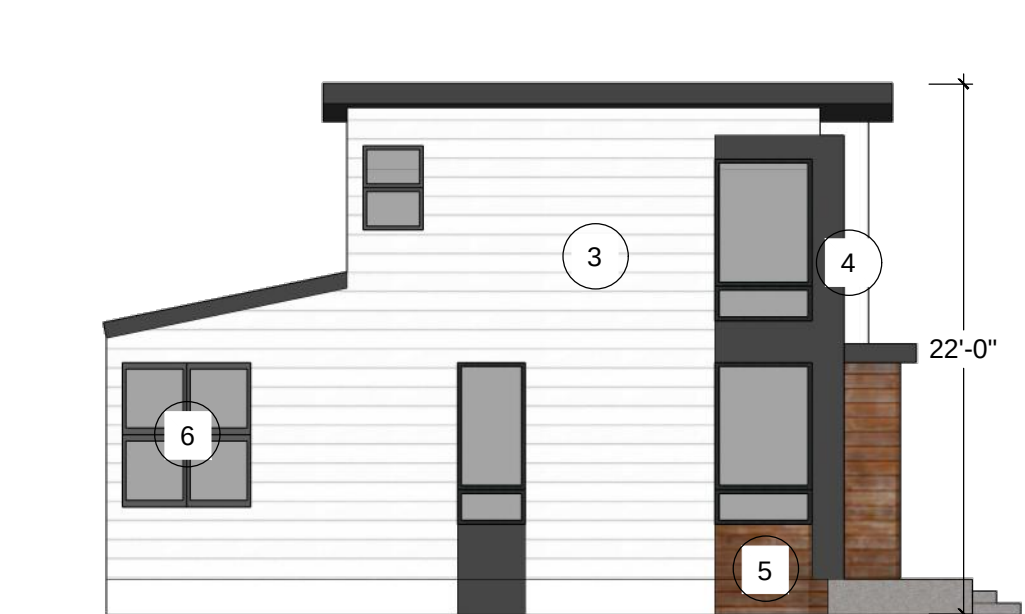


MODEL A



MODEL B

FRONT ELEVATIONS



MODEL A



MODEL B

LEFT ELEVATIONS



MODEL A

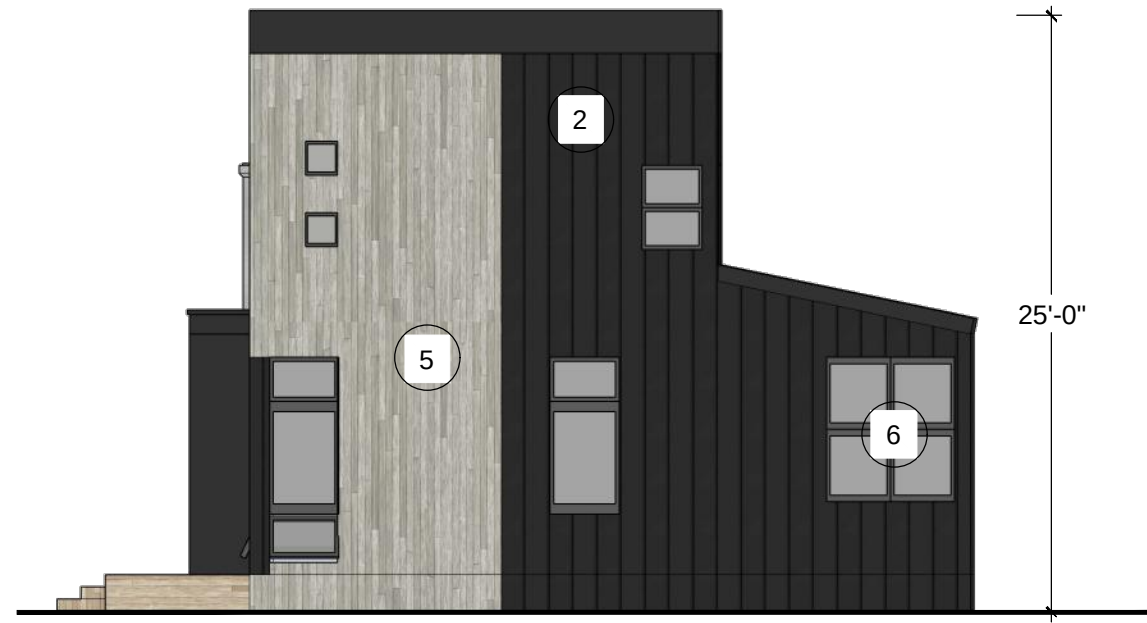


MODEL B

REAR ELEVATIONS

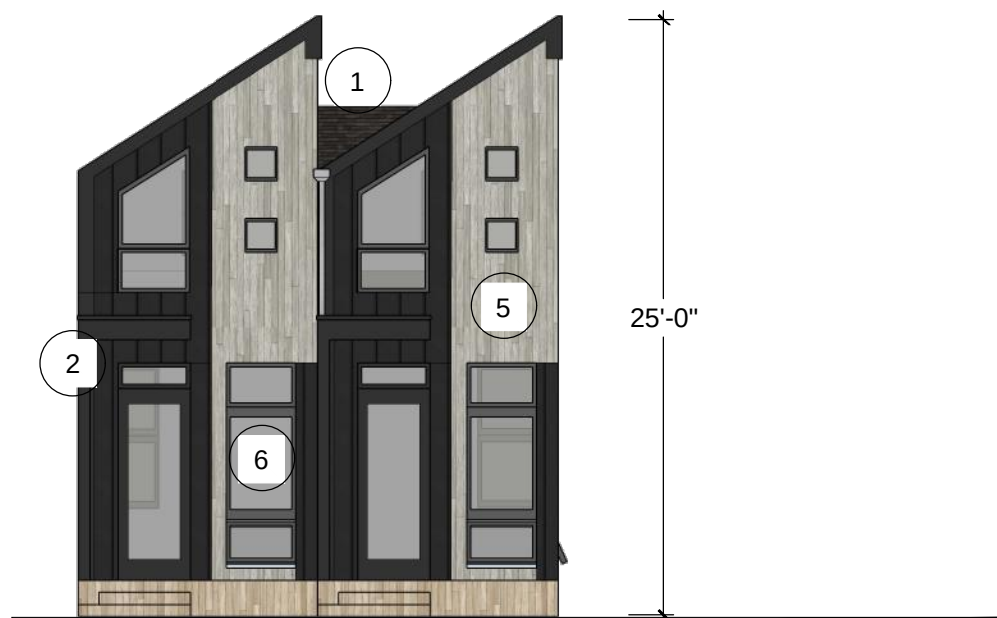


MODEL A

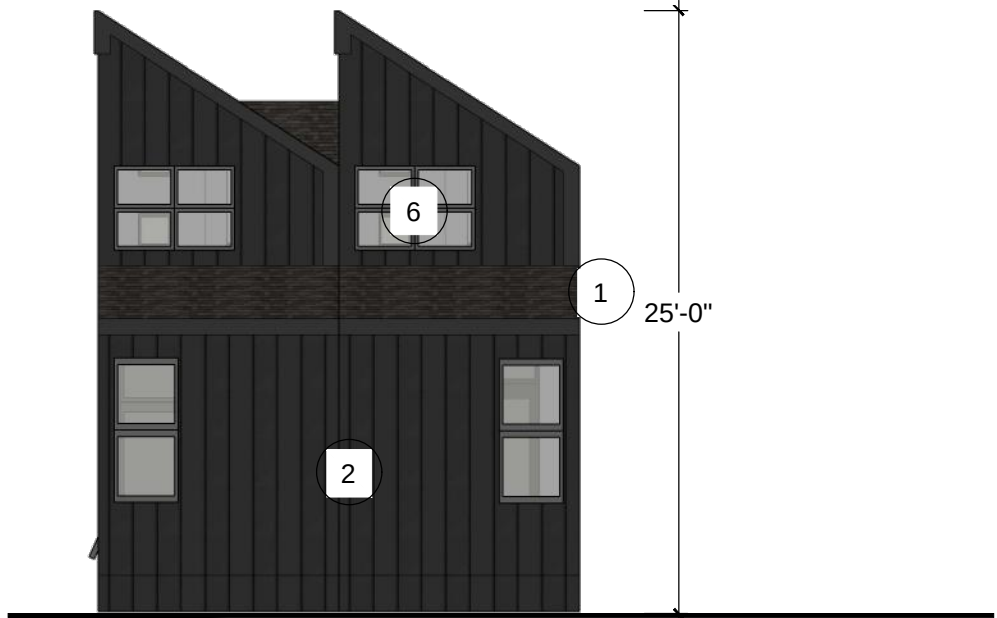


MODEL B

RIGHT ELEVATIONS



FRONT ELEVATION



REAR ELEVATION



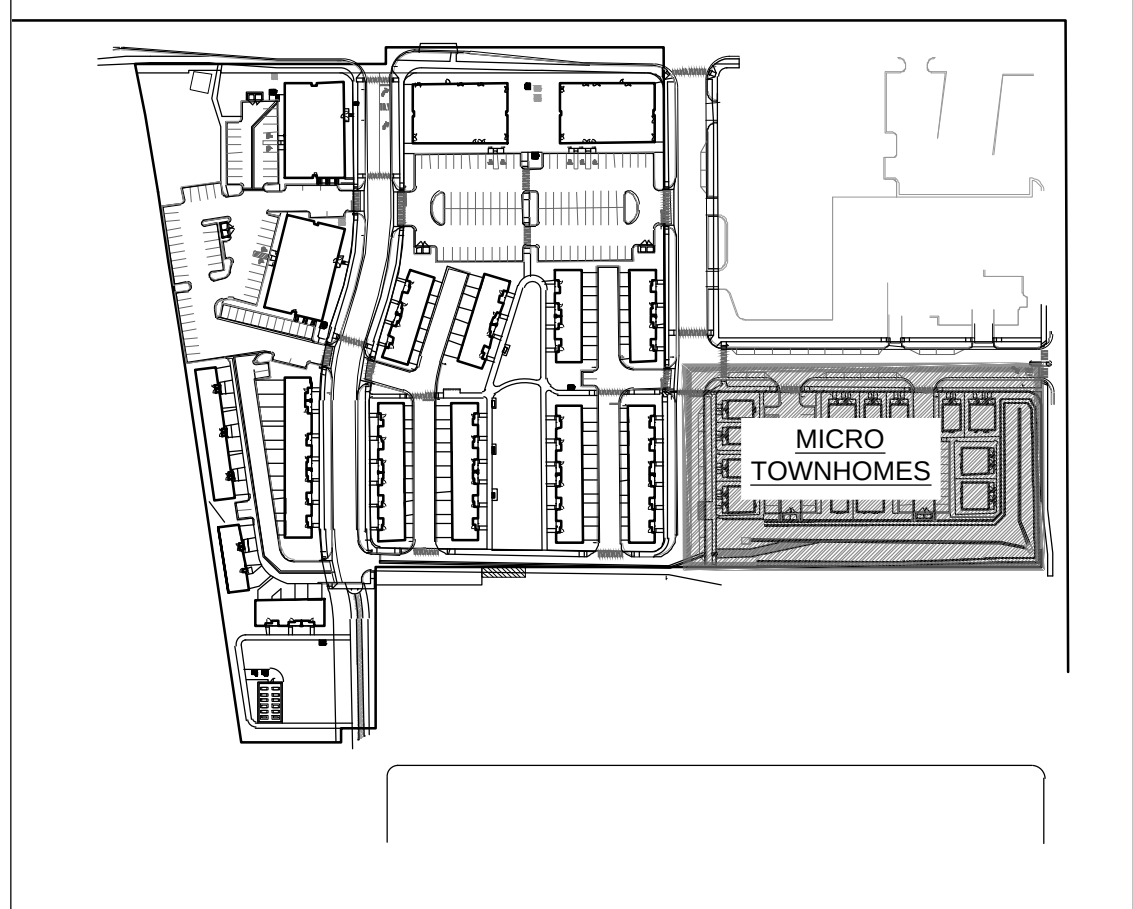
LEFT ELEVATION



RIGHT ELEVATION

MICRO TOWNHOME UNITS, DUPLEX

KEY MAP



MATERIAL LEGEND

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

COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

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ORIGINAL SIZE 24X36

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MICRO TOWNHOME ELEVATIONS

SEAL:

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

Plotted By: Evan Callis Layout: S7 MULTI-FAMILY & MIXED-USE ELEVATIONS Printed On: 9/30/2026 1:50 PM File Name: ELEVATIONS_MULTI-FAMILY-MIXED-USE.dwg



FRONT ELEVATION VIEW



REAR ELEVATION VIEW



END ELEVATION VIEW 1



FRONT PERSPECTIVE VIEW



REAR PERSPECTIVE VIEW



END ELEVATION VIEW 2

MULTI-FAMILY BUILDINGS



FRONT ELEVATION VIEW



REAR ELEVATION VIEW



END ELEVATION VIEW 1



FRONT PERSPECTIVE VIEW



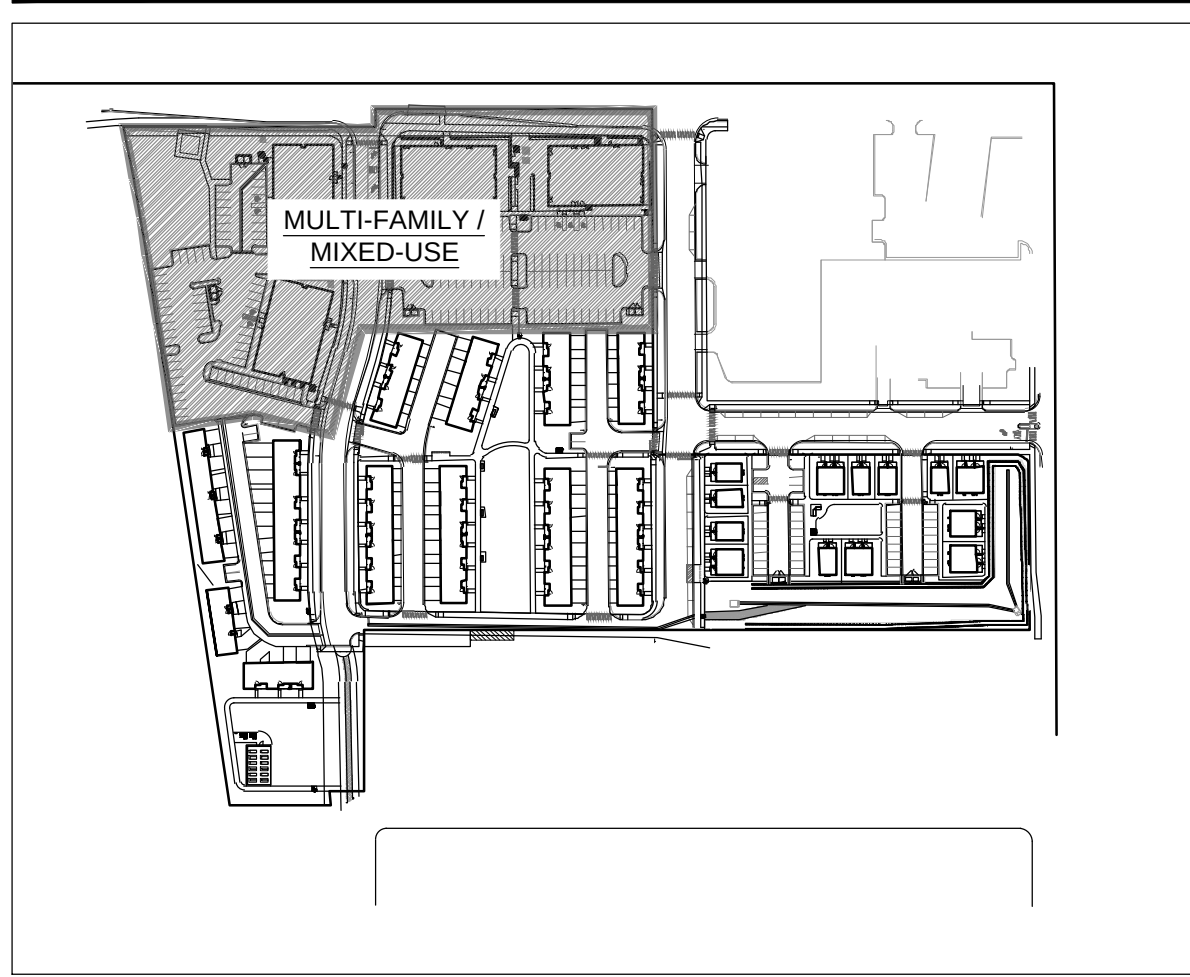
REAR PERSPECTIVE VIEW



END ELEVATION VIEW 2

MIXED-USE BUILDINGS

KEY MAP



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

COAL CREEK VILLAGE

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LOUISVILLE, COLORADO

PREPARED BY:

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ISSUED

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REVISIONS

No.	DESCRIPTION	DATE

MULTI-FAMILY & MIXED-USE ELEVATIONS

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

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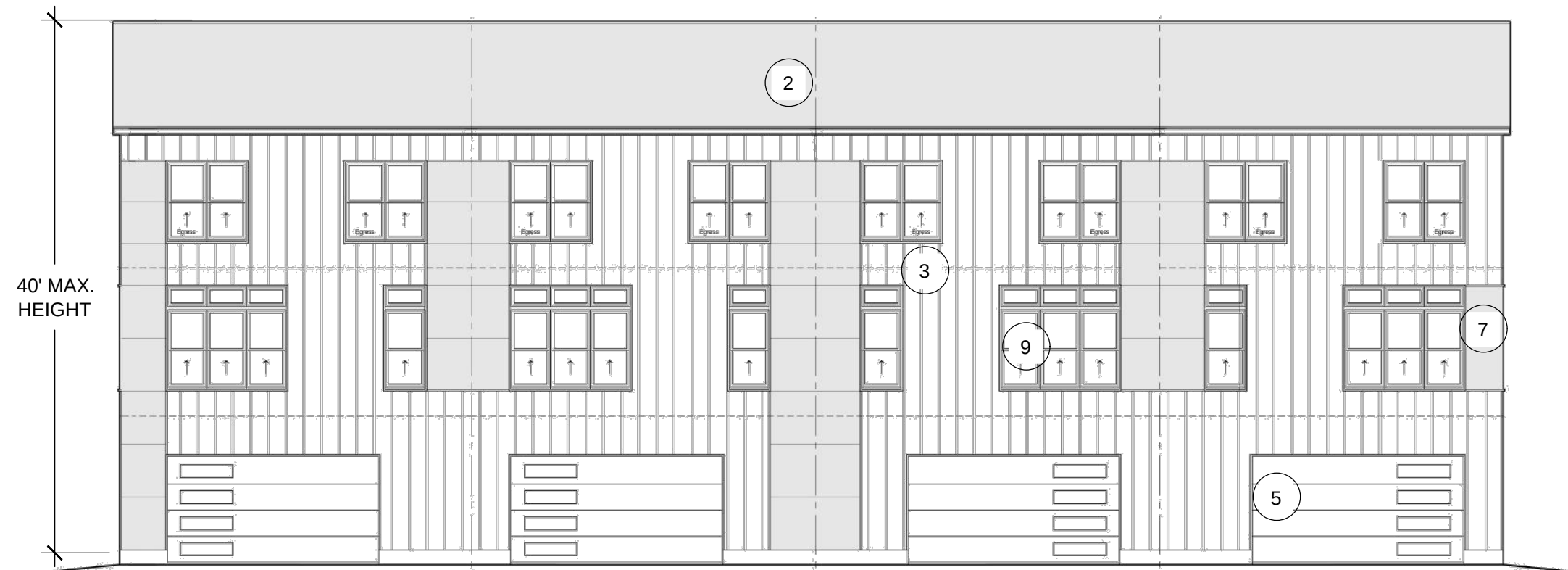


MODEL A



MODEL B

FRONT ELEVATIONS



MODEL A



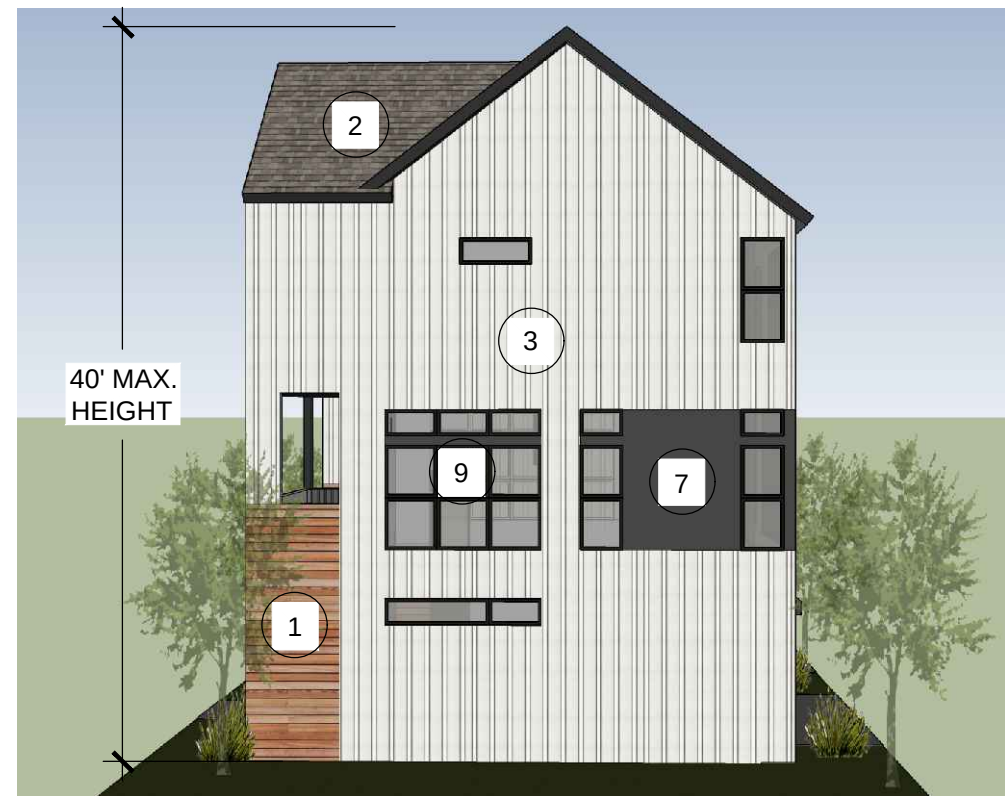
MODEL B

REAR ELEVATIONS



LEFT ELEVATION

MODEL A



RIGHT ELEVATION

MODEL A



LEFT ELEVATION

MODEL B



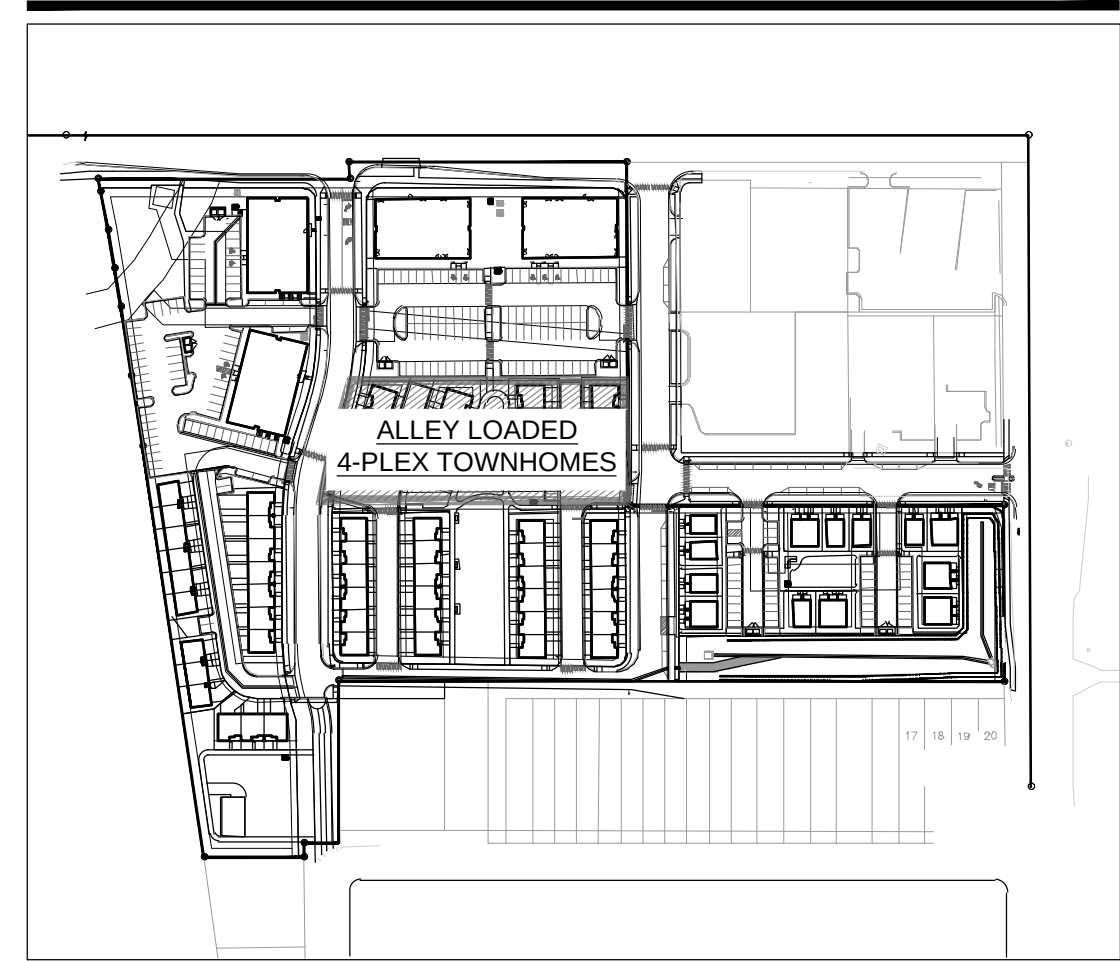
RIGHT ELEVATION

MODEL B

END ELEVATIONS

ALLEY LOADED TOWNHOME (4-PLEX)

KEY MAP



MATERIAL LEGEND

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

COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
Joel Weikert
236 LINDEN STREET, Suite A
Fort Collins, CO 80524
P. 970.224.5828

OWNER

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

ENGINEER

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

ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD	09/30/2026

REVISIONS

No.	DESCRIPTION	DATE

ALLEY LOADED
TOWNHOME
ELEVATIONS

SEAL:

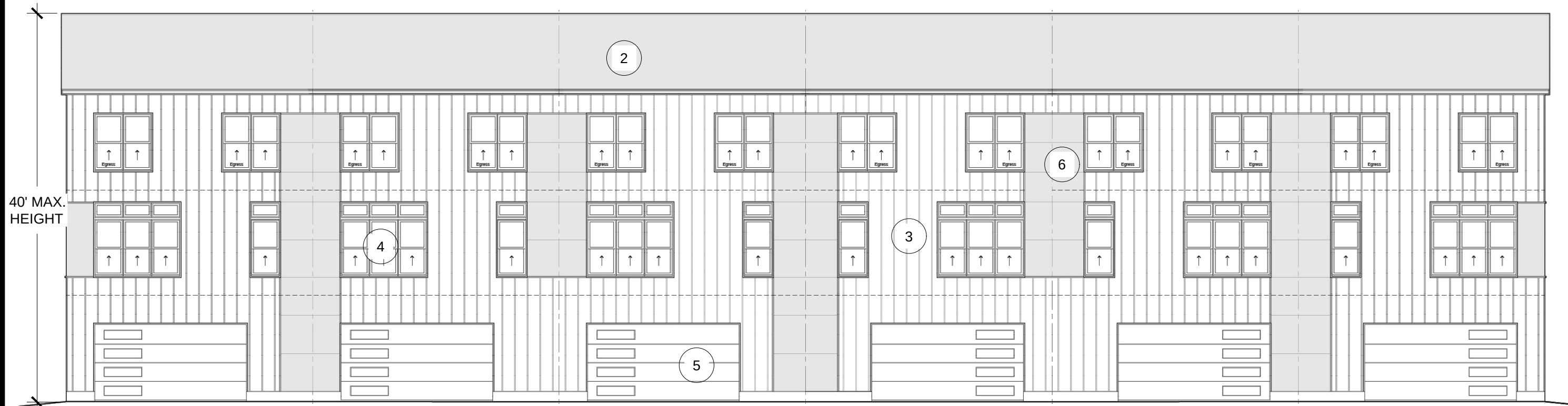
ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

Plotted By: Evan Callis Layout: S10 ALLEY LOADED TOWN HOME ELEVATIONS Printed On: 9/30/2026 1:51 PM File Name: ELEVATIONS_TOWNHOMES.dwg



FRONT ELEVATION

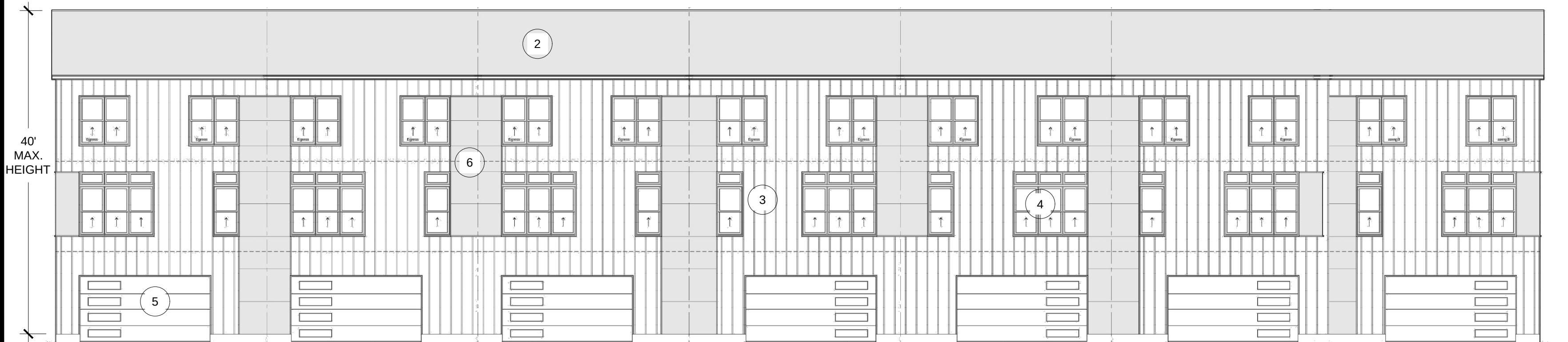


REAR ELEVATION

ALLEY LOADED TOWNHOME (6-PLEX) - FARMHOUSE



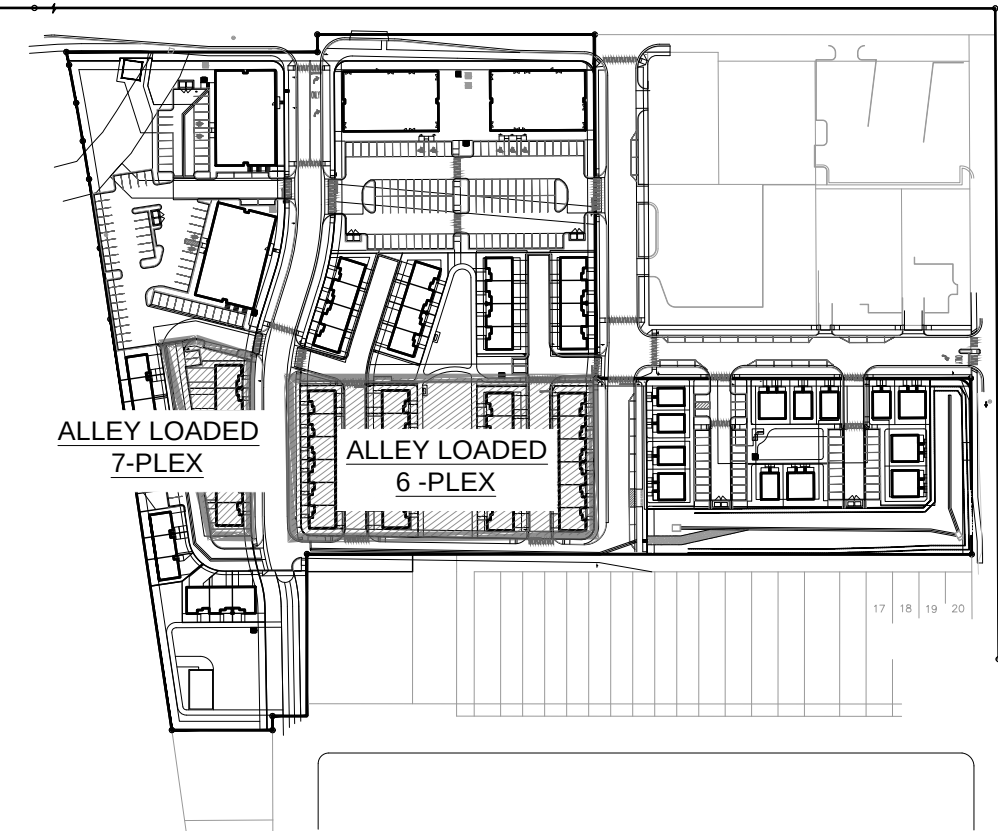
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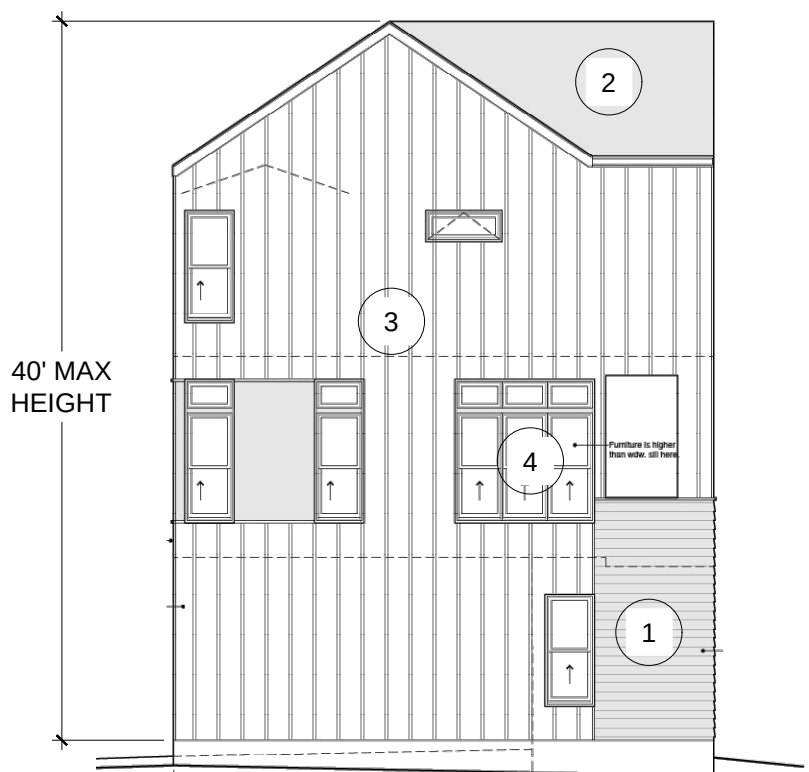
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ALLEY LOADED TOWNHOME (7-PLEX) - FARMHOUSE

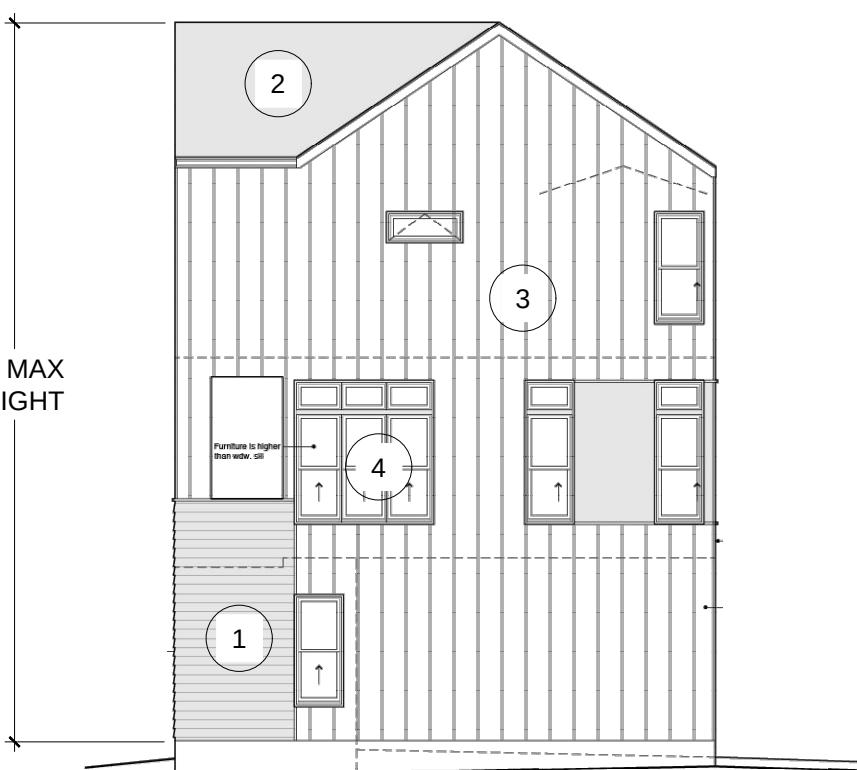
KEY MAP



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



RIGHT ELEVATION



RIGHT ELEVATION

COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:

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P. 303.651.6626

ORIGINAL SIZE 24X36

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REVISIONS		DATE
No.	DESCRIPTION	

ALLEY LOADED
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ELEVATIONS

SEAL:

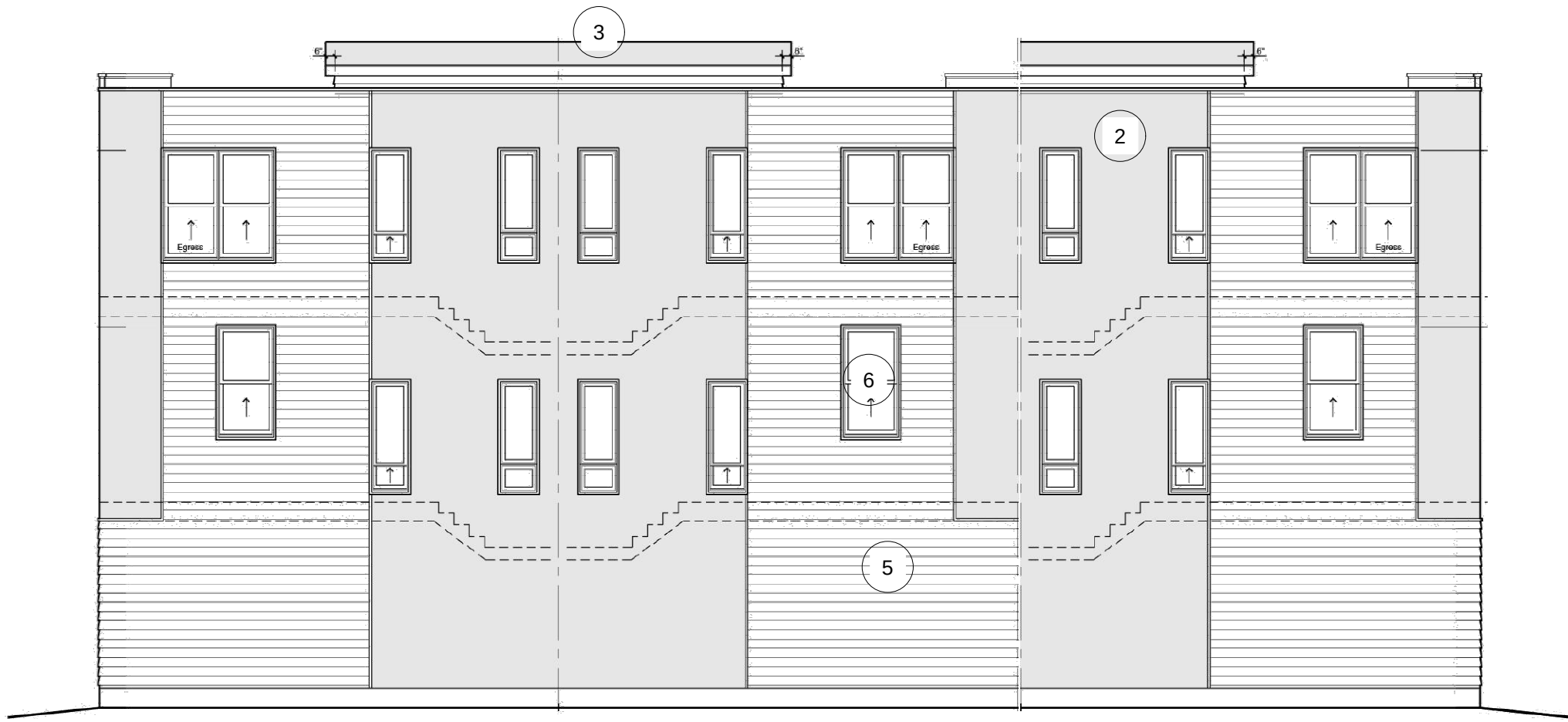
ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

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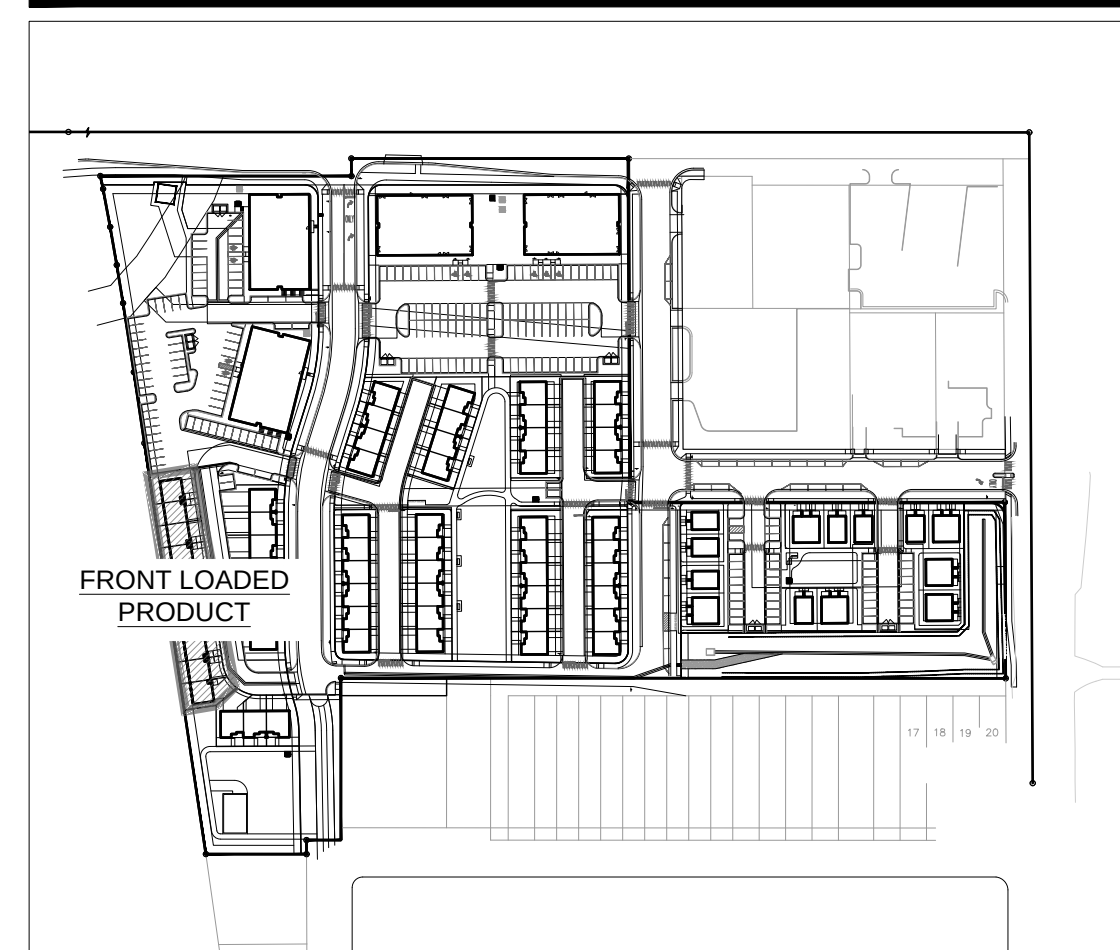


FRONT ELEVATION



REAR ELEVATION

KEY MAP



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

FRONT LOADED TOWNHOME (3-PLEX) - MODERN

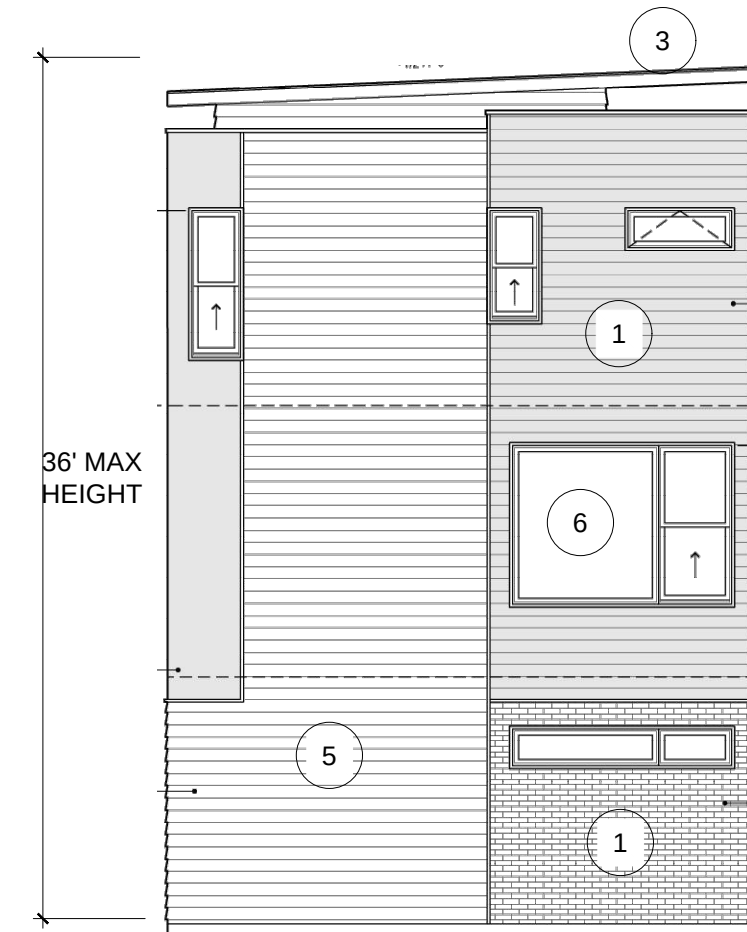


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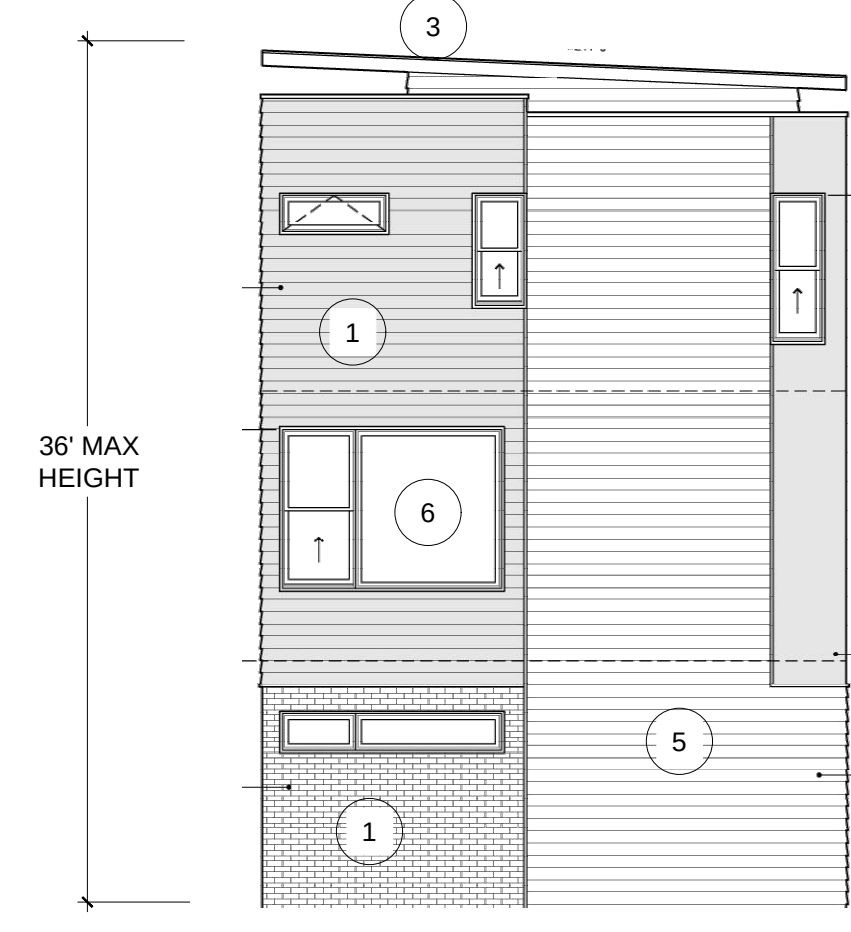


REAR ELEVATIONS

FRONT LOADED TOWNHOME (6-PLEX) - MODERN



LEFT ELEVATION



RIGHT ELEVATION

COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO
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ORIGINAL SIZE 24X36

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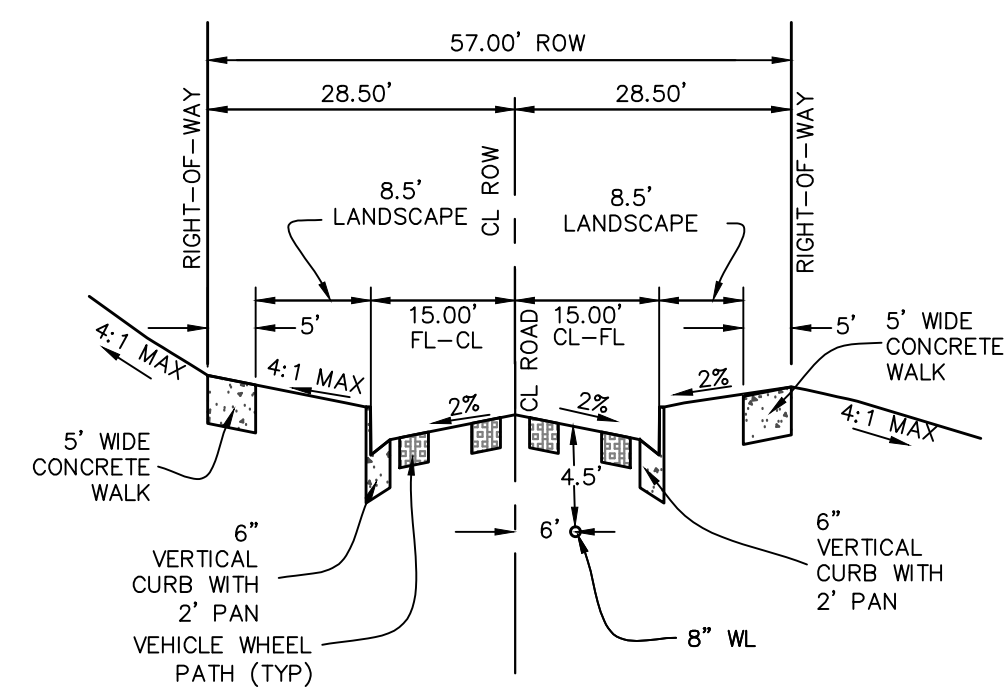
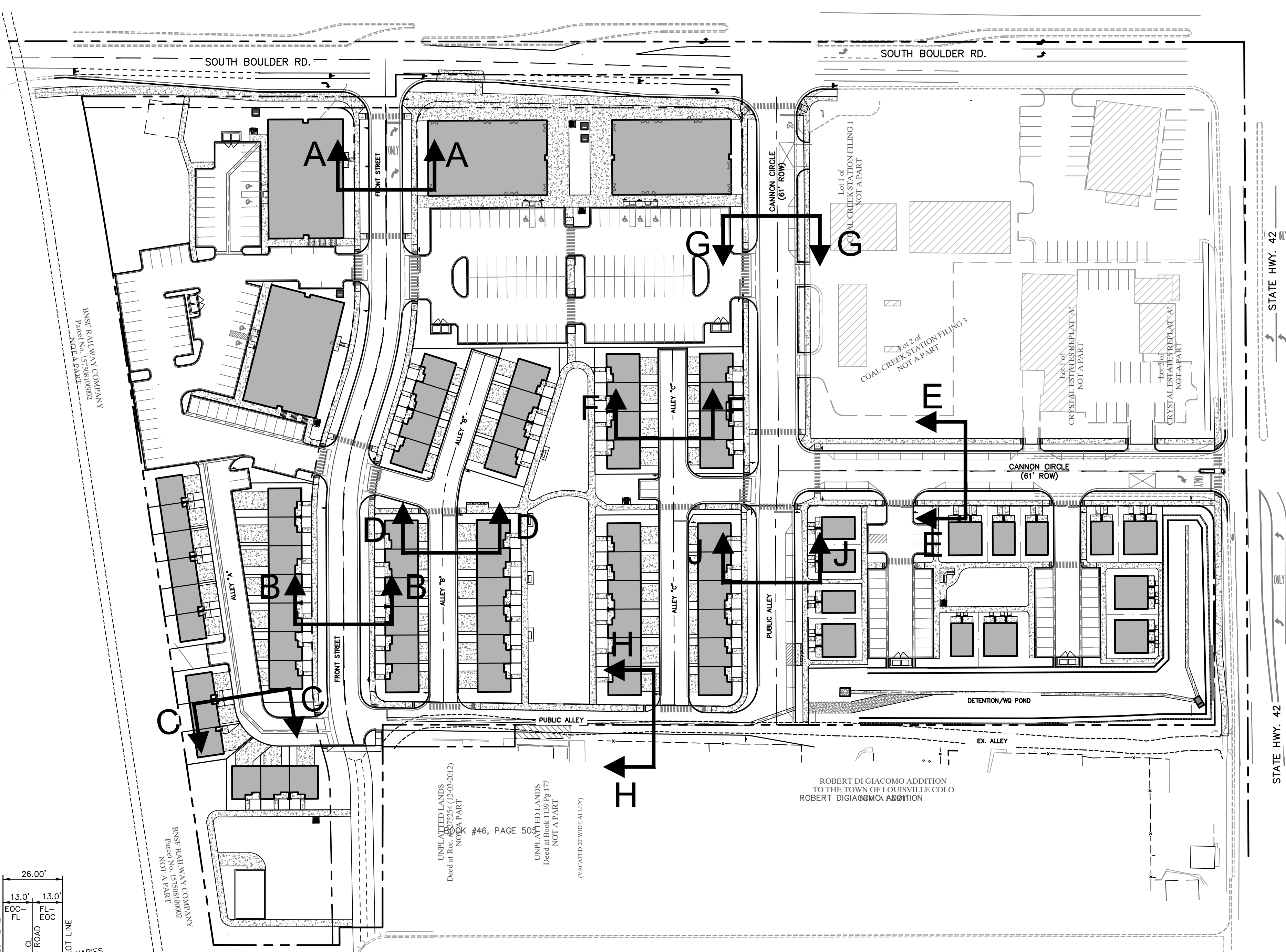
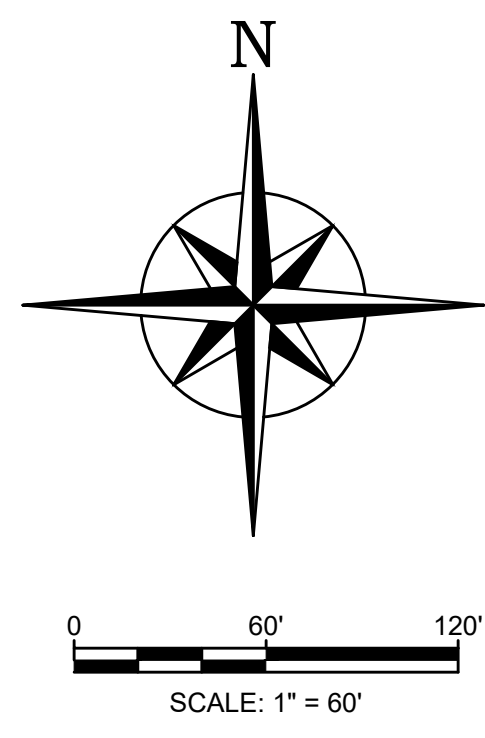
No.	DESCRIPTION	DATE

FRONT LOADED TOWNHOME ELEVATIONS

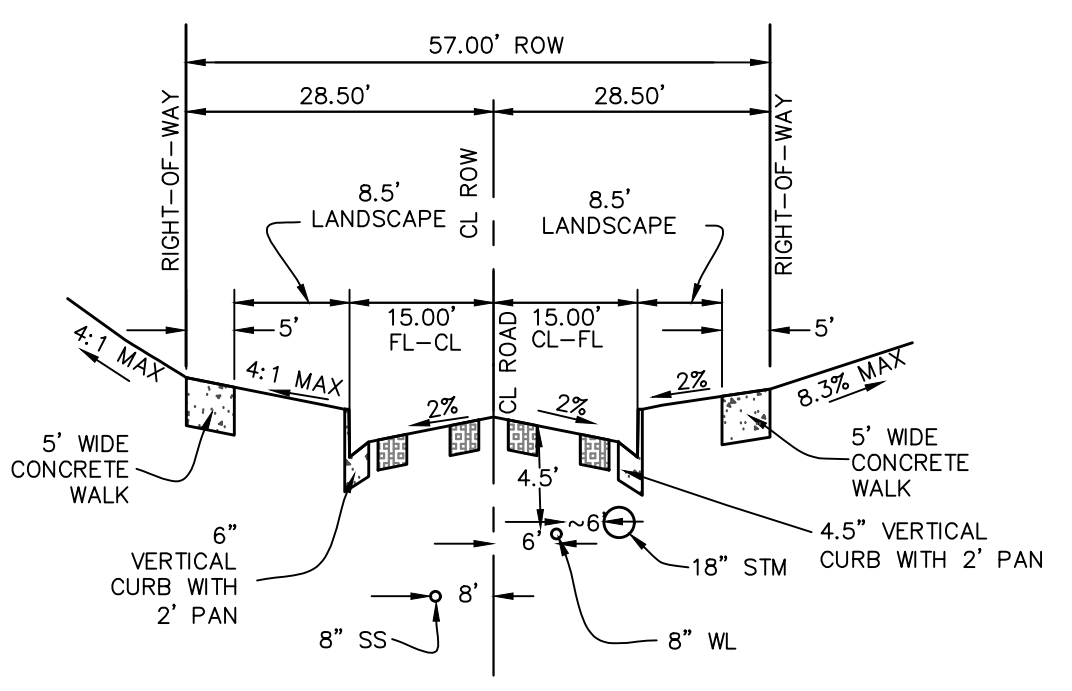
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ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

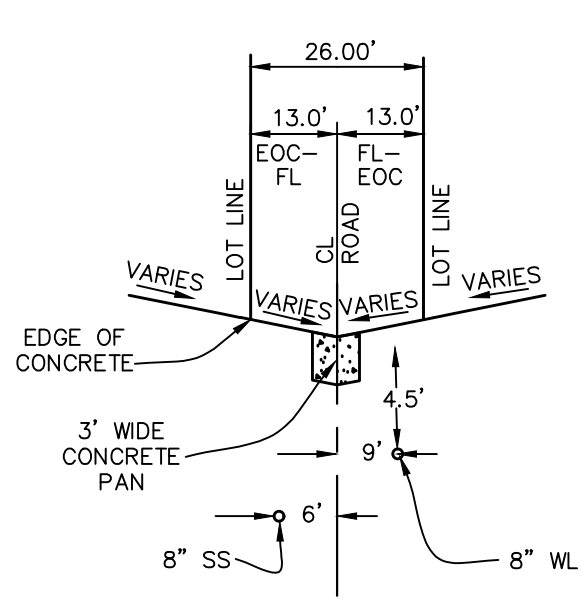
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DRAWN BY:	EC
REVIEWED BY:	JW
DRAWING NUMBER:	



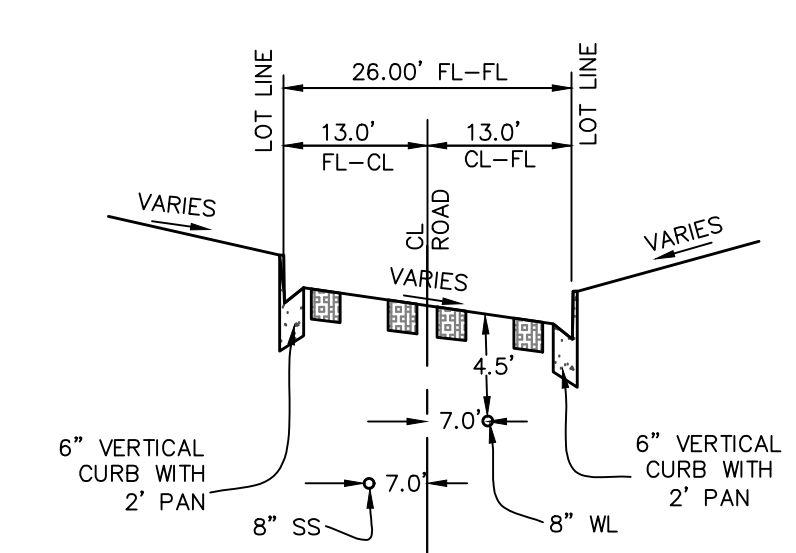
SECTION A-A
FRONT STREET



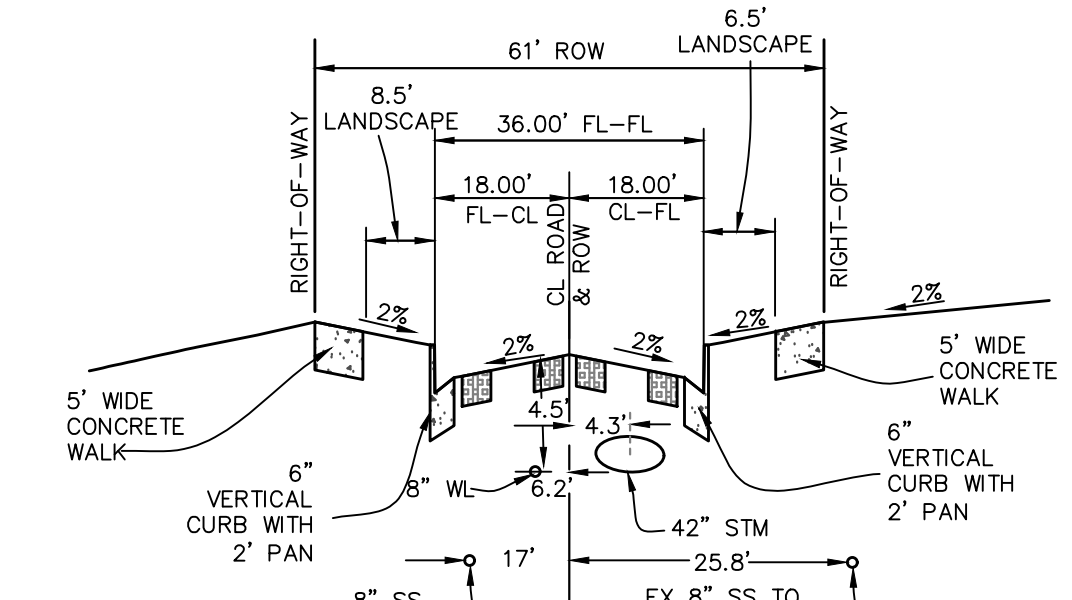
SECTION B-B
FRONT STREET



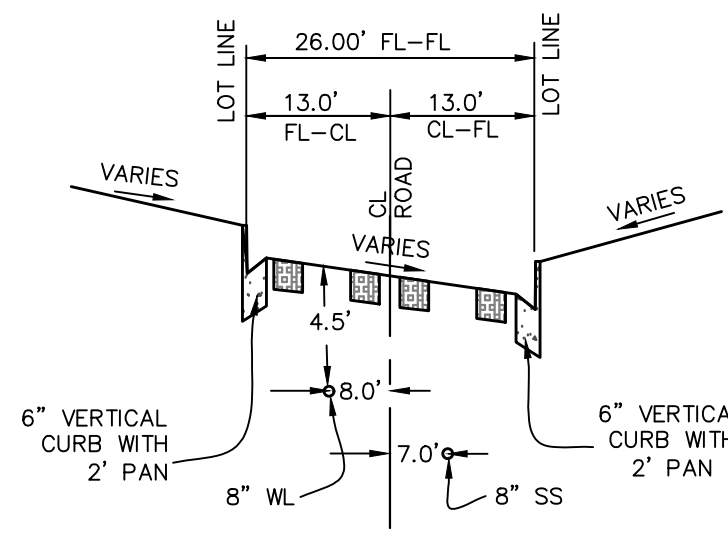
SECTION C-C
ALLEY "A" PRIVATE



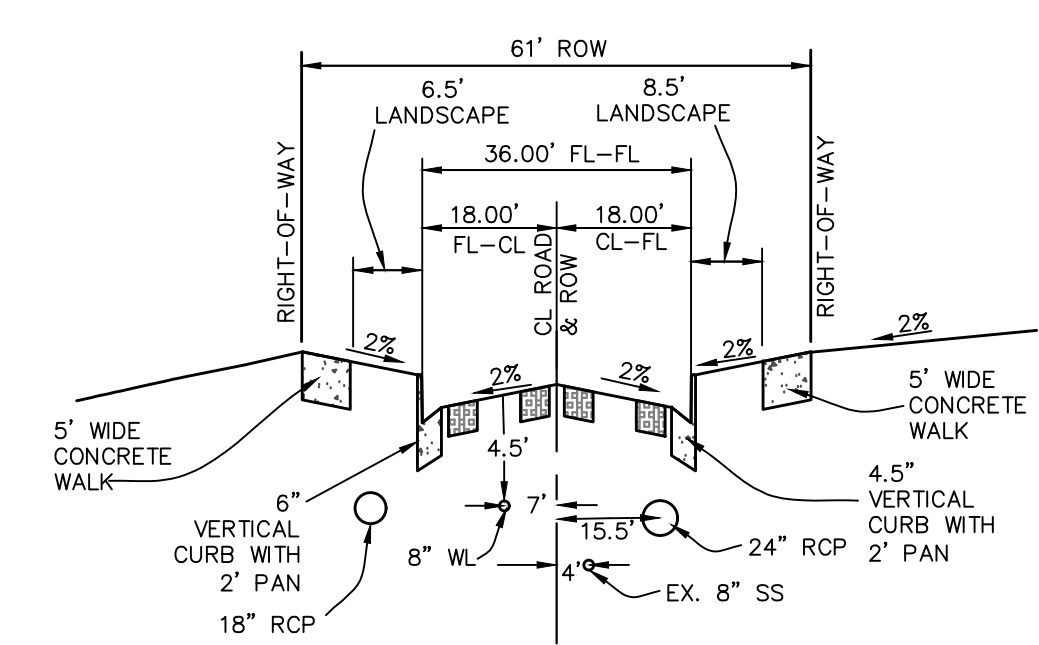
SECTION D-D
ALLEY "B" PRIVATE



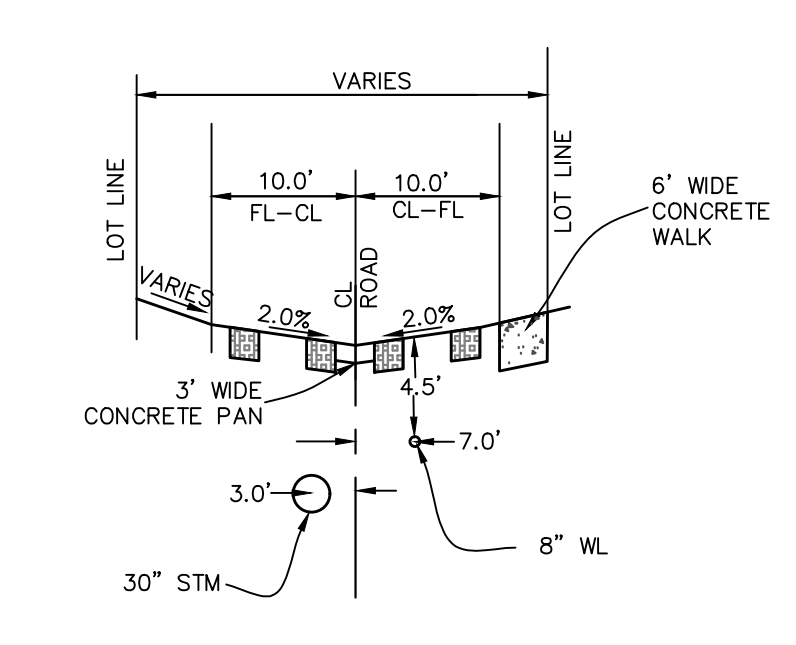
SECTION E-E
CANNON CIRCLE



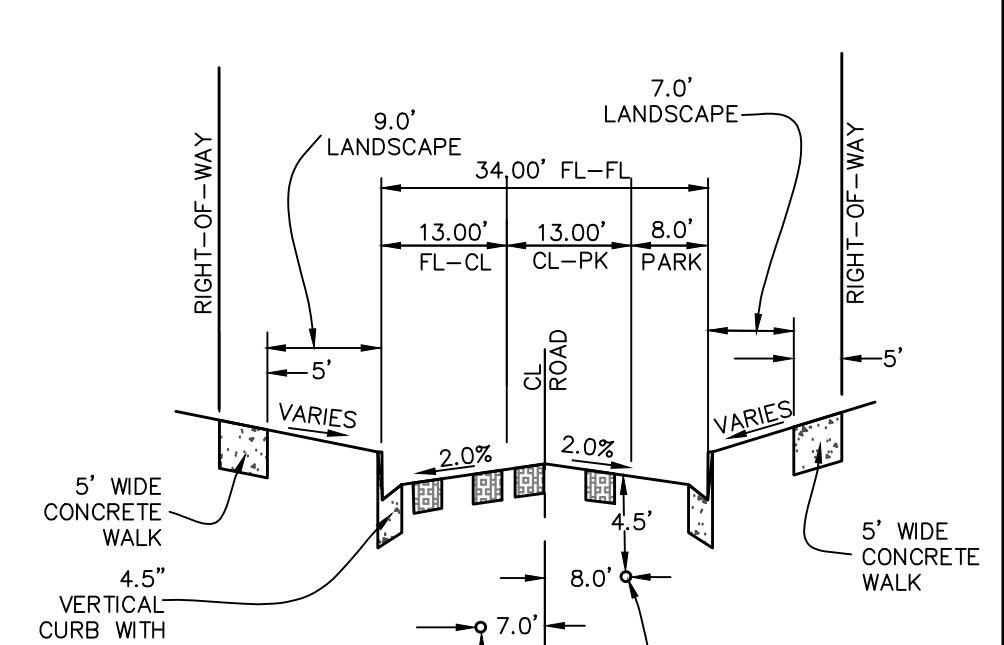
SECTION F-F
ALLEY "C" PRIVATE



SECTION G-G
CANNON CIRCLE

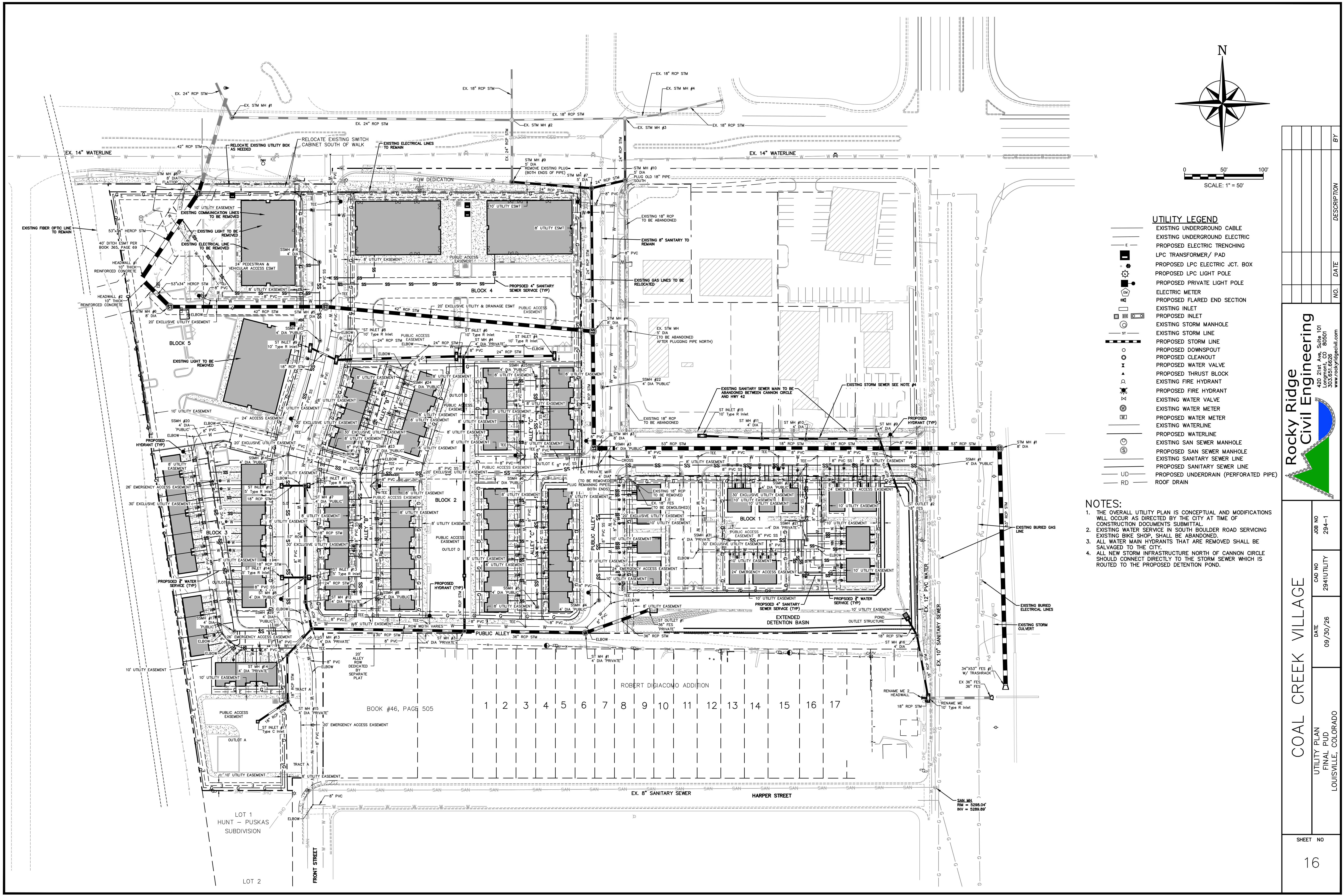


SECTION H-H
PUBLIC ALLEY



SECTION J-J
PUBLIC ALLEY

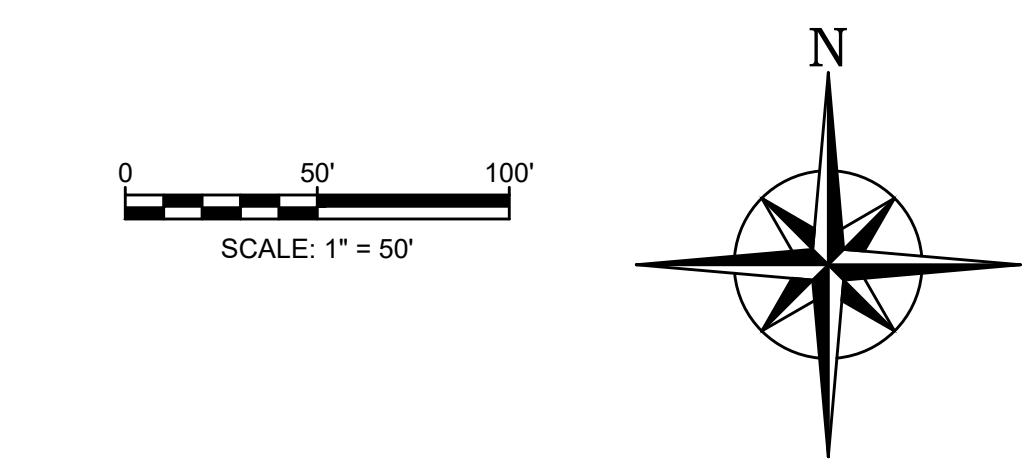
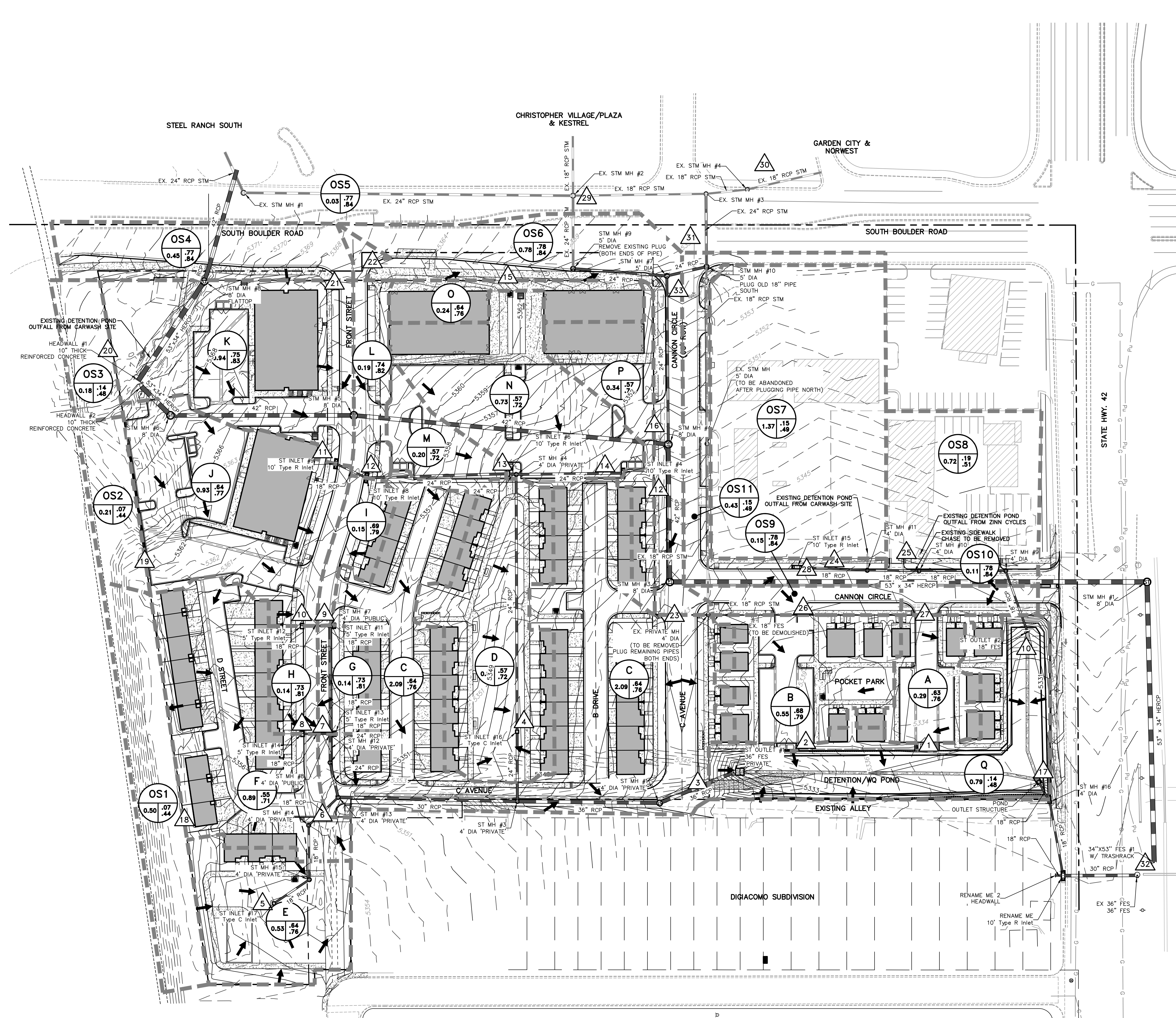
SHEET NO		COAL CREEK VILLAGE			 Rocky Ridge Civil Engineering 420 21st Ave, Suite 101 Longmont, CO 80501 303.651.6626 www.rockyridgecivil.com										
15		STREET SECTIONS FINAL PUD LOUISVILLE, COLORADO		DATE 09/30/26		CAD NO 2941BASE		JOB NO 294-1							
										NO.		DATE		DESCRIPTION	
														BY	
								</							



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

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

Rocky Ridge Civil Engineering 420 21st Ave. Suite 101 Longmont, CO 80501 www.rockyridgecivil.com		NO.	DATE	DESCRIPTION	BY
COAL CREEK VILLAGE		CAD NO	JOB NO		
		2941UTILITY	294-1		
UTILITY PLAN FINAL PUD LOUISVILLE, COLORADO		DATE			
		09/30/26			
SHEET NO		16			



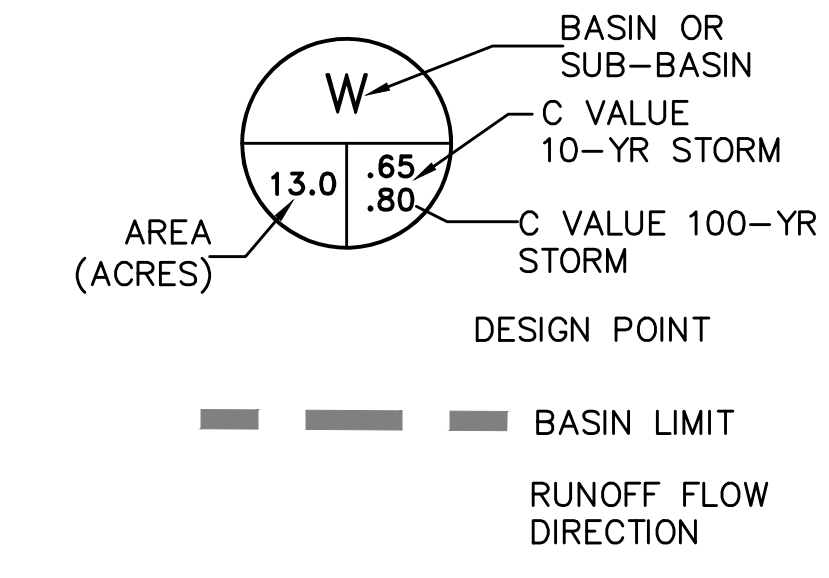
DRAINAGE SUMMARY TABLE

Design Point	Basin	Area	Q (10-yr)	Q (100-yr)
1	A	0.29	0.68	1.73
2	B	0.54	1.06	2.88
3	C	2.09	3.24	8.38
4	D	0.81	1.01	3.47
5	E	0.53	0.63	2.29
6	F	0.89	1.81	4.72
7	G	0.14	0.32	0.84
8	H	0.14	0.32	0.84
9	I	0.15	0.35	0.91
10	J	0.93	2.23	5.33
11	K	0.94	0.30	3.95
12	L	0.19	0.45	1.16
13	M	0.20	0.56	1.32
14	N	0.73	2.14	4.92
15	O	0.24	0.71	1.62
16	P	0.34	0.61	1.65
17	Q	0.79	0.60	2.66
18	OS1	0.58	0.05	1.39
19	OS2	0.21	0.02	0.60
20	OS3	0.18	0.02	0.51
21	OS4	0.45	1.15	2.80
22	OS5	0.03	0.09	0.20
23	OS6	0.78	2.03	4.71
24	OS7	1.37	3.07	7.72
25	OS8	0.72	1.46	3.67
26	OS9	0.15	0.40	0.98
27	OS10	0.27	0.36	1.33
28	OS11	0.43	1.25	2.89

LEGEND

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

DRAINAGE LEGEND



Rocky Ridge
Civil Engineering

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

COAL CREEK VILLAGE

DRAINAGE & GRADING PLAN
FINAL PUD
LOUISVILLE, COLORADO

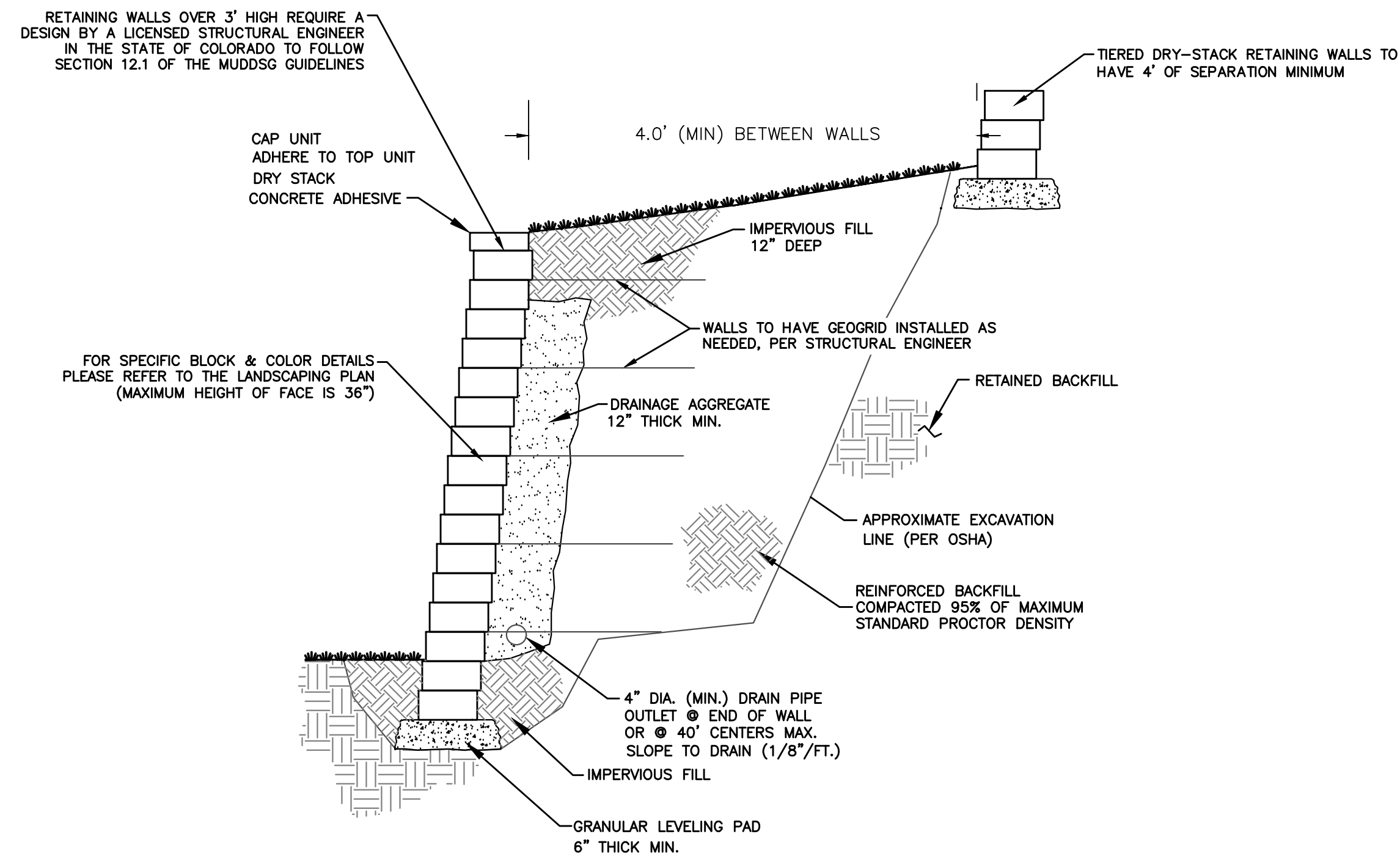
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09/30/26

CAD NO
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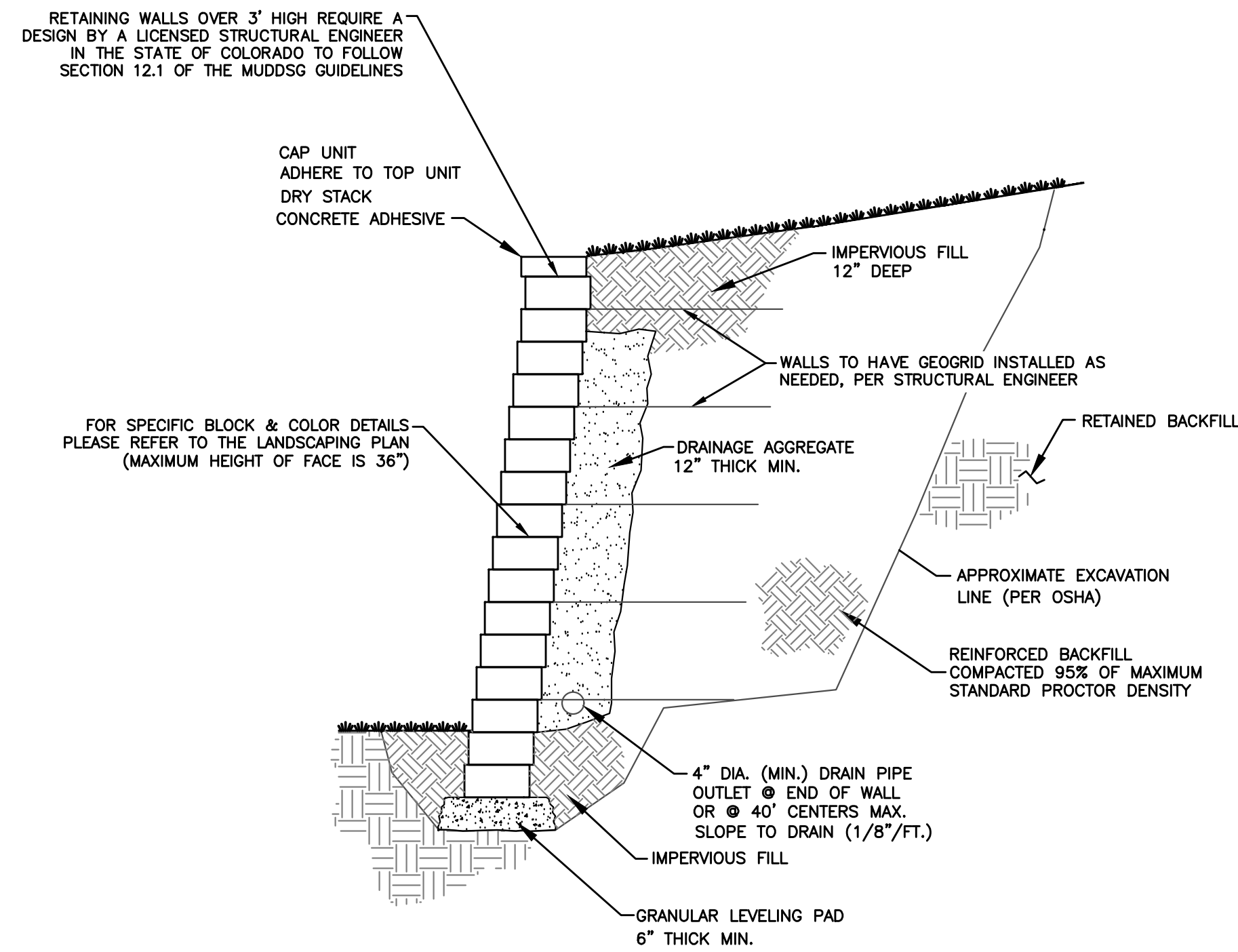
JOB NO
294-1

SHEET NO

17



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



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

NO.	DATE	DESCRIPTION	BY

Rocky Ridge

Civil Engineering

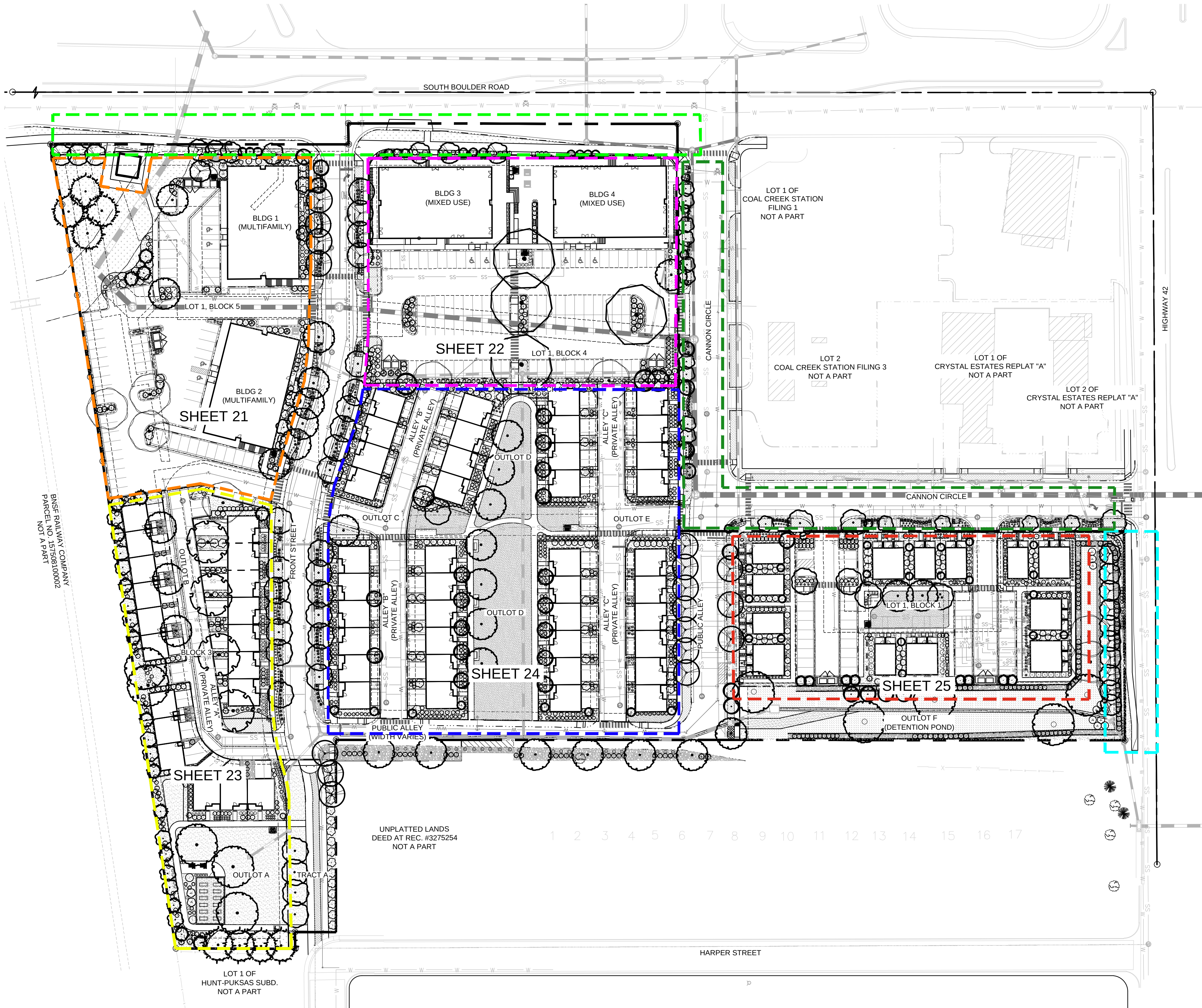
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303.681.6626

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COAL CREEK VILLAGE	DATE	CAD NO	JOB NO
	09/30/26	2941GRADING	294-1
WALL DETAILS CONSTRUCTION DRAWINGS LOUISVILLE, COLORADO			



LANDSCAPE LEGEND

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

SYMBOL	DESCRIPTION
	2-3" RIVER ROCK MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET-MEADOW BLEND
	IRRIGATED TURF
	COBBLE ROCK MULCH
	CRUSHER FINES WITH STABILIZER

LANDSCAPE REQUIREMENTS

CODE SECTION				
REQUIRED PLANT MATERIAL - SOUTH BOULDER ROAD				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
5.4.B.1	REQ. STREET TREES	1 TREE / 20 L.F.	531 / 20 = 26.55	27 TREES
REQUIRED PLANT MATERIAL - HIGHWAY 42				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
5.4.B.1	REQ. STREET TREES	1 TREE / 20 L.F.	190 / 20 = 9.5	10 TREES
REQUIRED PLANT MATERIAL - CANNON CIRCLE				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
5.4.B.1	REQ. STREET TREES	1 TREE / 20 L.F.	596 / 20 = 29.8	29 TREES
REQUIRED PLANT MATERIAL - BLOCK 4 OVERALL & PARKING				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 64,230 S.F.	6,423 SF	17,832 SF (27%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA SHALL ACCOUNT FOR NO MORE THAN 2/3 OF LANDSCAPED AREA	<11,893 SF	10,933 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 31,748 S.F.	1,587 SF	2,158 SF (7%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER MIN	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	2,158/300=7	10
REQUIRED PLANT MATERIAL - BLOCK 5 OVERALL & PARKING				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 68,062 S.F.	6,806 SF	23,172 SF (34%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA SHALL ACCOUNT FOR NO MORE THAN 2/3 OF LANDSCAPED AREA	<15,455 SF	13,423 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 30,280 S.F.	1,513 SF	1,721 SF (5%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	1,721/300=6	6
REQUIRED PLANT MATERIAL - BLOCK 1 OVERALL & PARKING				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 47,158 S.F.	4,715 SF	23,838 (50%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA SHALL ACCOUNT FOR NO MORE THAN 2/3 OF LANDSCAPED AREA	<15,899 SF	5,631 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 13,625 S.F.	681 SF	1,298 SF (9%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	1,298/300 = 4	14
REQUIRED PLANT MATERIAL - BLOCK 3 OVERALL				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 56,043 S.F.	5,604 SF	35,119 SF (62%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA SHALL ACCOUNT FOR NO MORE THAN 2/3 OF LANDSCAPED AREA	<23,423 SF	8,291 SF
REQUIRED PLANT MATERIAL - BLOCK 2 OVERALL				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 105,446 S.F.	10,544 SF	57,366 SF (54%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA SHALL ACCOUNT FOR NO MORE THAN 2/3 OF LANDSCAPED AREA	<38,264 SF	20,319 SF



PLANNER / LANDSCAPE ARCHITECT

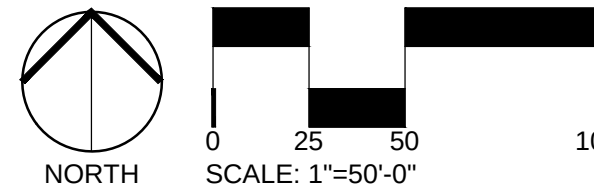
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REVISIONS

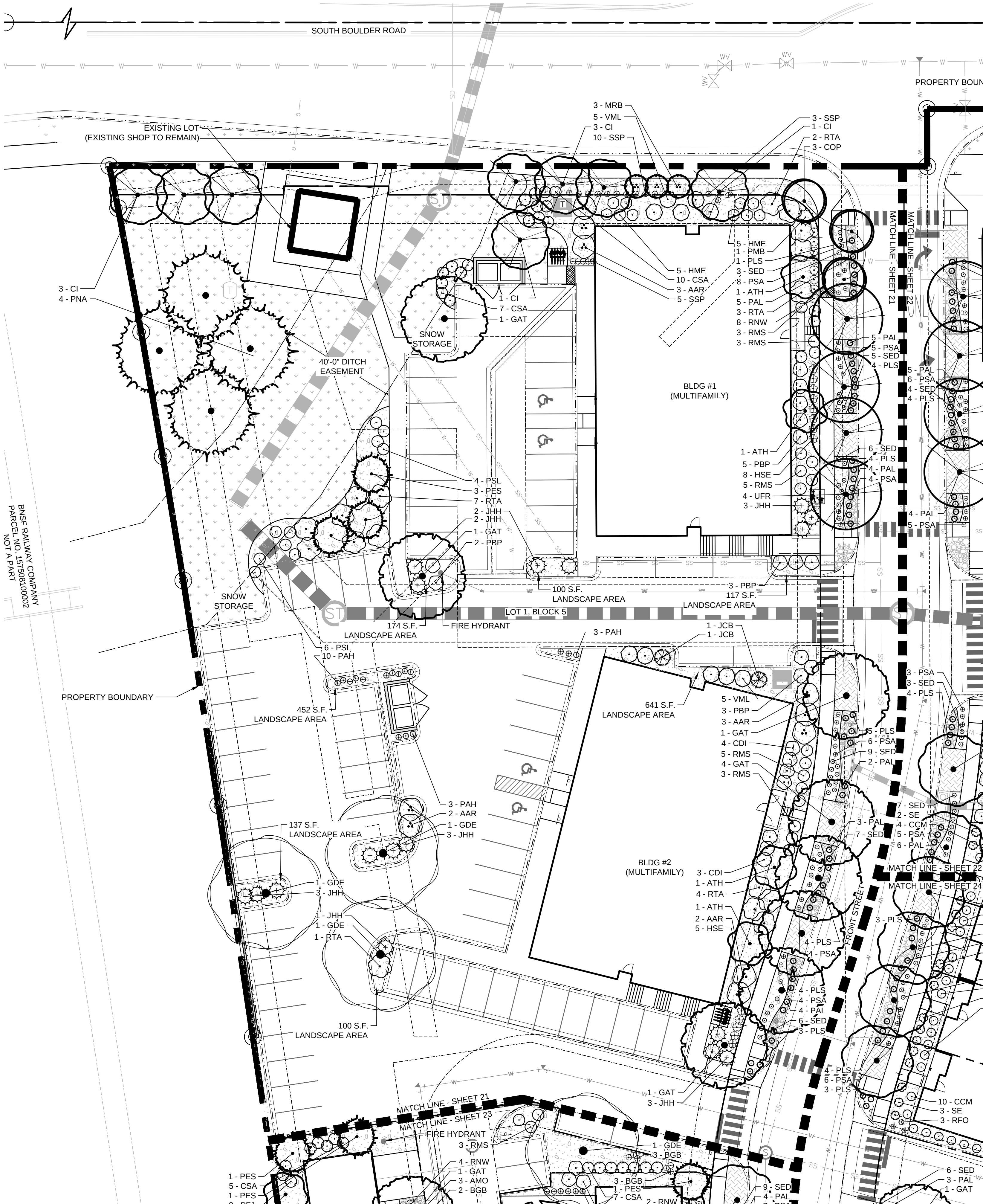
NO.	DESCRIPTION	DATE

OVERALL LANDSCAPE PLAN

SEAL:



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



PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
COP	3	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL	
GAT	8	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL	
GDE	3	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5" CAL	
UFR	4	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5" CAL	

EVERGREEN TREES					
JCB	2	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B		6' HT
PES	3	PINUS EDULIS / PINYON PINE	B & B		6' HT
PNA	4	PINUS NIGRA / AUSTRIAN PINE	B & B		6' HT

ORNAMENTAL TREES					
ATH	4	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5" CAL	
CI	8	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL	
MRB	3	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5" CAL	

CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
AAR	10	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL
CSA	17	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
CDI	7	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	5 GAL
HME	10	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL
PAL	23	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE	5 GAL
PSL	10	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL
PBP	13	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL
RTA	17	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL
RMS	19	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE	5 GAL
RNW	8	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL
VML	10	VIBURNUM LENTAGO / NANNYBERRY	5 GAL

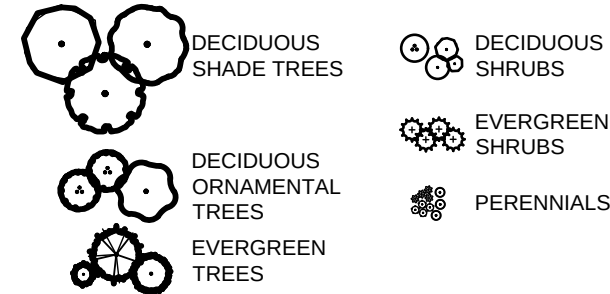
EVERGREEN SHRUBS			
JHH	17	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
PLS	25	PINUS LEUCODERMIS 'SMIDTI' / DWARF GLOBE BOSNIAN PINE	5 GAL
PMB	1	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	10 GAL

PERENNIALS			
HSE	13	HELICOTRICHON SEMPERVIRENS / BLUE AVENA GRASS	1 GAL
PAH	16	PENNISETUM ALOPECUROIDES 'HADELN' / DWARF FOUNTAIN GRASS	1 GAL
PSA	31	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL
SSP	18	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / LITTLE BLUESTEM GRASS	1 GAL
SED	36	SEDUM X 'DAZZLEBERRY' / DAZZLEBERRY STONECROP	1 GAL

REQUIRED PLANT MATERIAL - BLOCK 4 OVERALL & PARKING

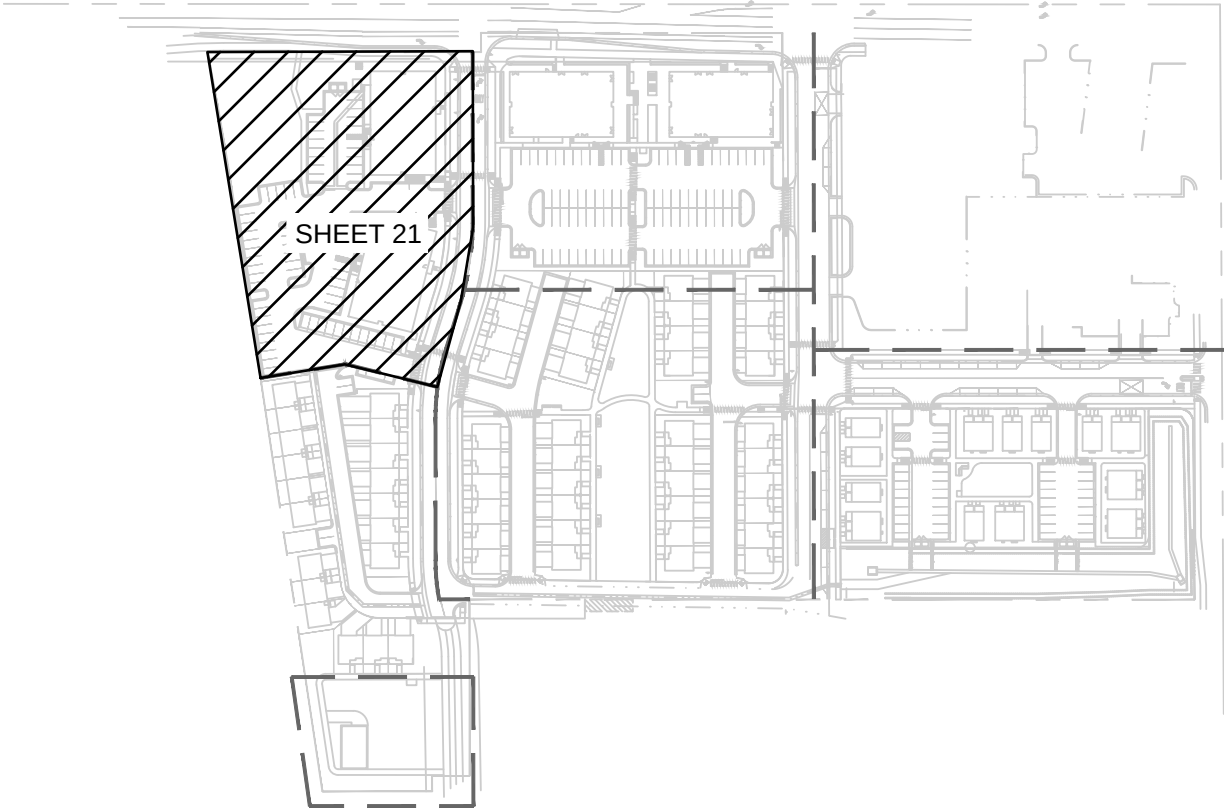
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 64,230 S.F.	6,423 SF	17,832 SF (27%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA SHALL ACCOUNT FOR NO MORE THAN 2/3 OF LANDSCAPED AREA	< 11,893 SF	10,933 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 31,748 S.F.	1,587 SF	2,158 SF (7%)

LANDSCAPE LEGEND



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

KEY MAP



COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

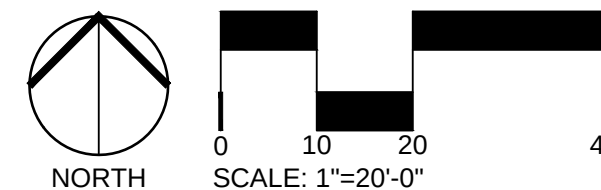
RIPLEY DESIGN INC.
Joel Weikert
236 LINDEN STREET, Suite A
Fort Collins, CO 80524
p. 970.224.5828

OWNER

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

ENGINEER

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



ORIGINAL SIZE 24X36

ISSUED		DATE
No.	DESCRIPTION	
01	FINAL PUD	09/30/2026

REVISIONS

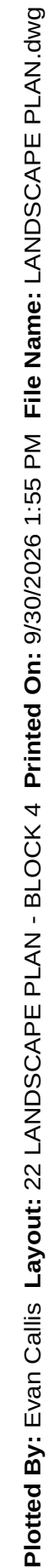
No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:

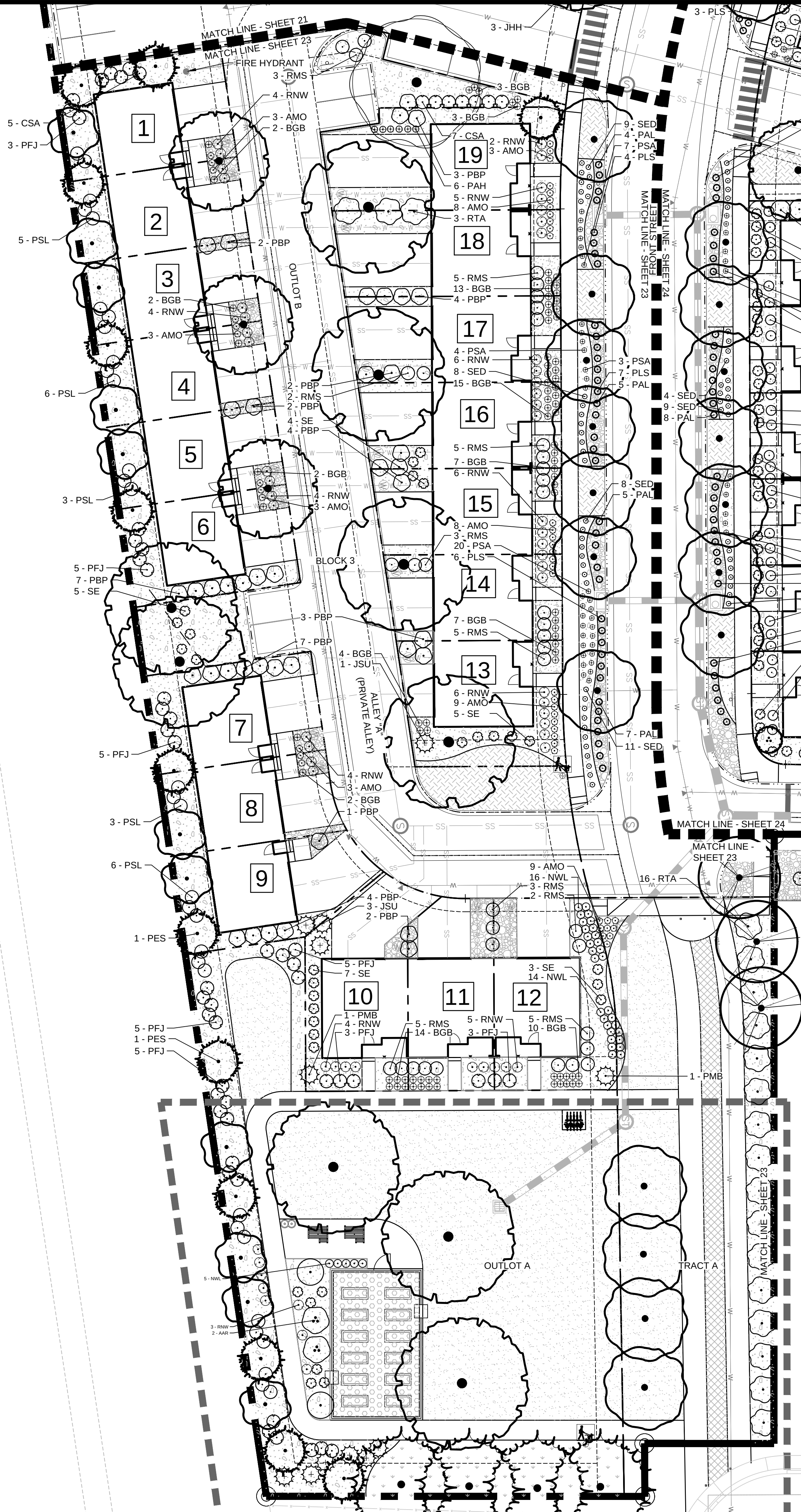


PROJECT No.:	R20-030
DRAWN BY:	EC
REVIEWED BY:	JW
DRAWING NUMBER:	



22 OF 34

BNSF RAILWAY COMPANY
PARCEL NO. 157508100002
NOT A PART



PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
AFA	4	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B & B	2.5" CAL	
CSP	5	CATALPA SPECIOSA / WESTERN CATALPA	B & B	2.5" CAL	
GAT	3	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL	
GDE	1	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5" CAL	
TAS	11	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5" CAL	

EVERGREEN TREES					
PES	13	PINUS EDULIS / PINYON PINE	B & B		6' HT
PNA	4	PINUS NIGRA / AUSTRIAN PINE	B & B		6' HT

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

CODE	QTY	BOTANICAL / COMMON NAME	SIZE
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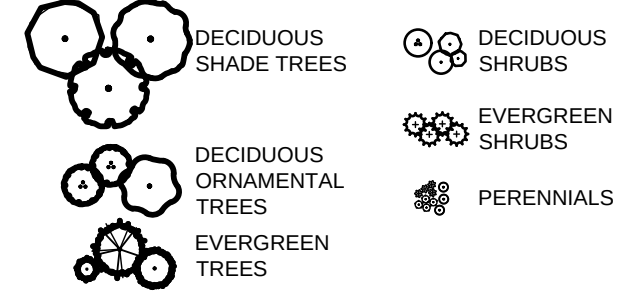
DECIDUOUS SHRUBS			
AAR	2	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL
CSA	12	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
EAC	2	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL
PAL	21	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE	5 GAL
PSL	32	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL
PFJ	43	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5 GAL
PBP	41	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL
RTA	3	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL
RMS	38	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE	5 GAL
RNW	58	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL
SE	30	SYRINGA X 'SMNSDTP' / BABY KIM® DWARF LILAC	5 GAL

EVERGREEN SHRUBS			
JHH	6	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
JSU	4	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL
PLS	17	PINUS LEUCODERMIS 'SMIDTII' / DWARF GLOBE BOSNIAN PINE	5 GAL
PMB	2	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	10 GAL

PERENNIALS			
AMO	49	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL
BGB	84	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL
NWL	35	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL
PAH	6	PENNISETUM ALOPECUROIDES 'HADELN' / DWARF FOUNTAIN GRASS	1 GAL
PSA	34	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL
SED	36	SEDUM X 'DAZZLEBERRY' / DAZZLEBERRY STONECROP	1 GAL

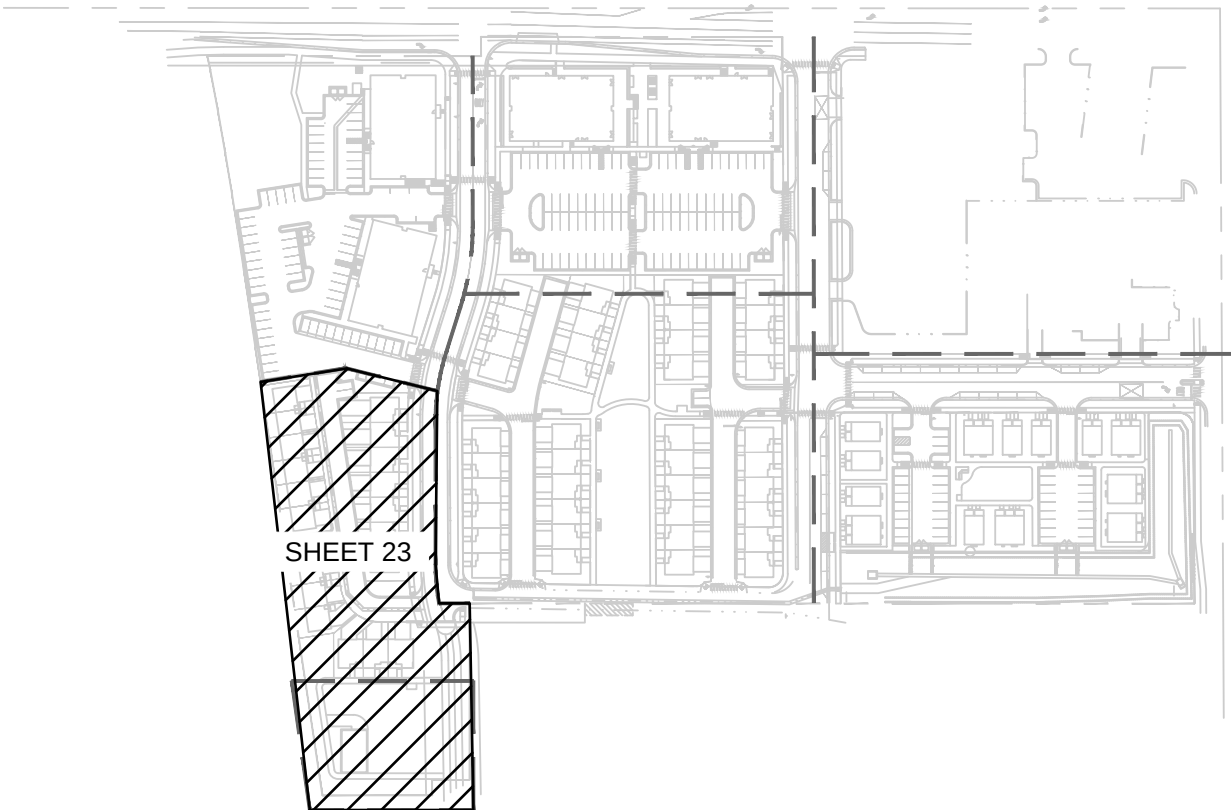
REQUIRED PLANT MATERIAL - BLOCK 3 OVERALL				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.A	LANDSCAPED AREA	10% AREA REQ. OF 56,043 S.F.	5,604 SF	35,118 SF (62%)
7.4.B.1.B	HARDSCAPED AREA	HARDSCAPED AREA SHALL ACCOUNT FOR NO MORE THAN 23 OF LANDSCAPED AREA	<23,423 SF	8,291 SF

LANDSCAPE LEGEND



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

KEY MAP



COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

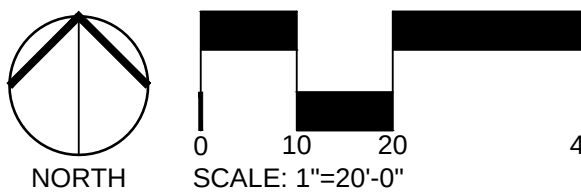
RIPLEY DESIGN INC.
Joel Weikert
236 LINDEN STREET, Suite A
Fort Collins, CO 80524
p. 970.224.5828

OWNER

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

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Colin Geminden
420 215TH AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



ISSUED

No.	DESCRIPTION	DATE
01	FINAL PUD	09/30/2026

REVISIONS

No.	DESCRIPTION	DATE

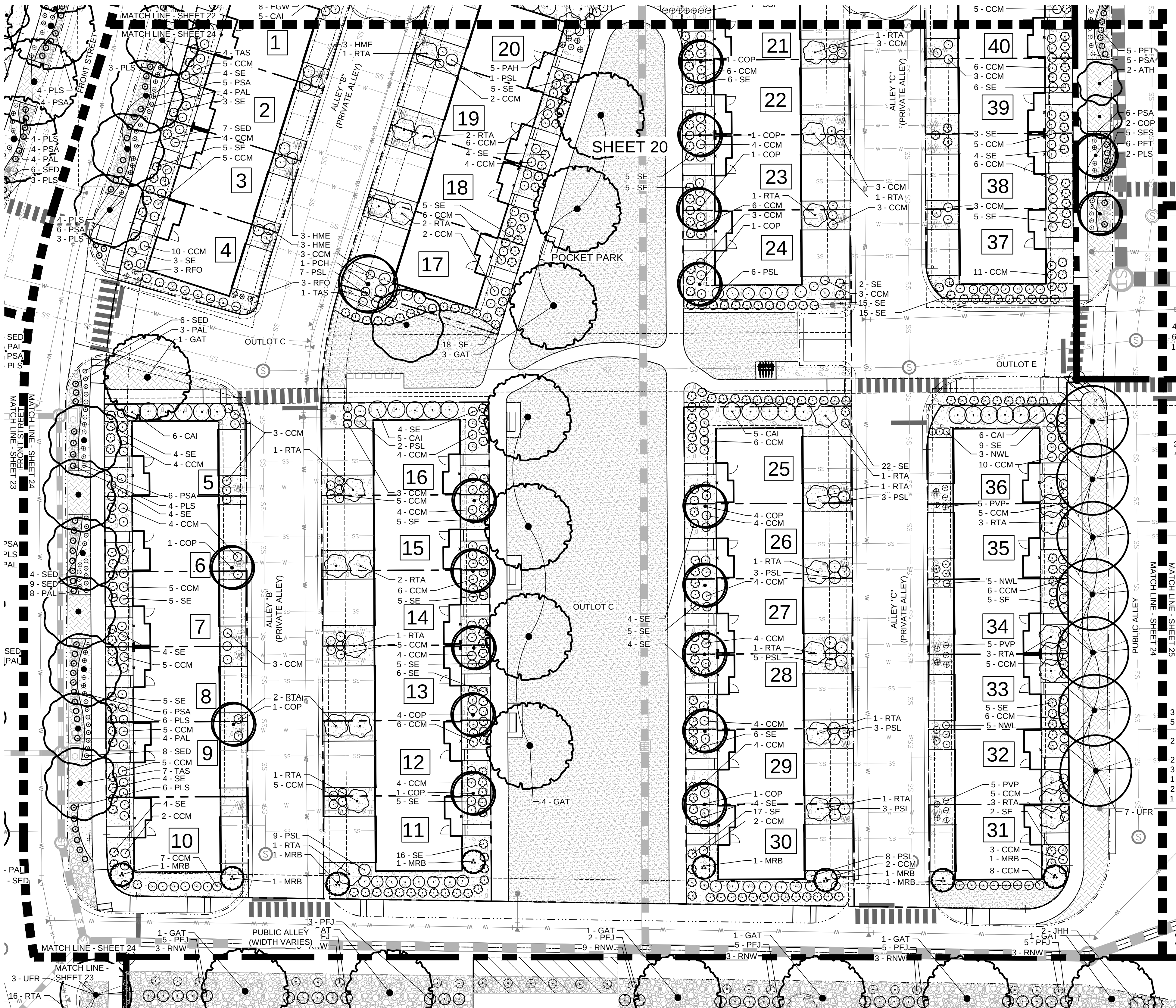
LANDSCAPE PLAN
ENLARGEMENT

SEAL:



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

Plotted By: Evan Callis Layout: 24 LANDSCAPE PLAN - BLOCKS 2 & 3 Printed On: 9/30/2026 1:56 PM File Name: LANDSCAPE PLAN.dwg



PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES				
COP	18	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL
GAT	14	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL
TAS	12	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5" CAL
UFR	7	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5" CAL

ORNAMENTAL TREES				
ATH	2	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5" CAL
MRB	8	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5" CAL
PCH	1	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5" CAL

CODE	QTY	BOTANICAL / COMMON NAME	SI	CNE
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DECIDUOUS SHRUBS				
CCM	287	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5	
CAI	22	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD	5	
HME	9	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5	
PAL	19	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE	5	
PSL	50	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5	
PFJ	30	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5	
PFT	10	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5	
RTA	31	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5	
RNW	24	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5	
SE	272	SYRINGA X 'SMNSDTP' / BABY KIM® DWARF LILAC	5	

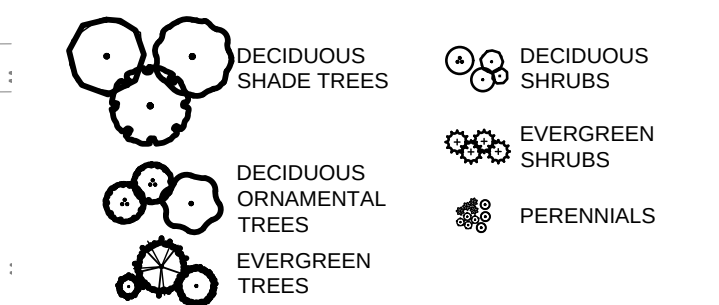
EVERGREEN SHRUBS				
JHH	1	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL	
PLS	28	PINUS LEUCODERMIS 'SMIDTI' / DWARF GLOBE BOSNIAN PINE	5 GAL	

PERENNIALS				
NWL	13	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL	
PVP	15	PANICUM VIRGATUM 'PRAIRE FIRE' / RED SWITCH GRASS	5 GAL	
PAH	5	PENNISETUM ALOPECUROIDES 'HAEMELN' / DWARF FOUNTAIN GRASS	1 GAL	
PSA	33	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL	
RFO	6	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL	

REQUIRED PLANT MATERIAL - BLOCK 2 OVERALL

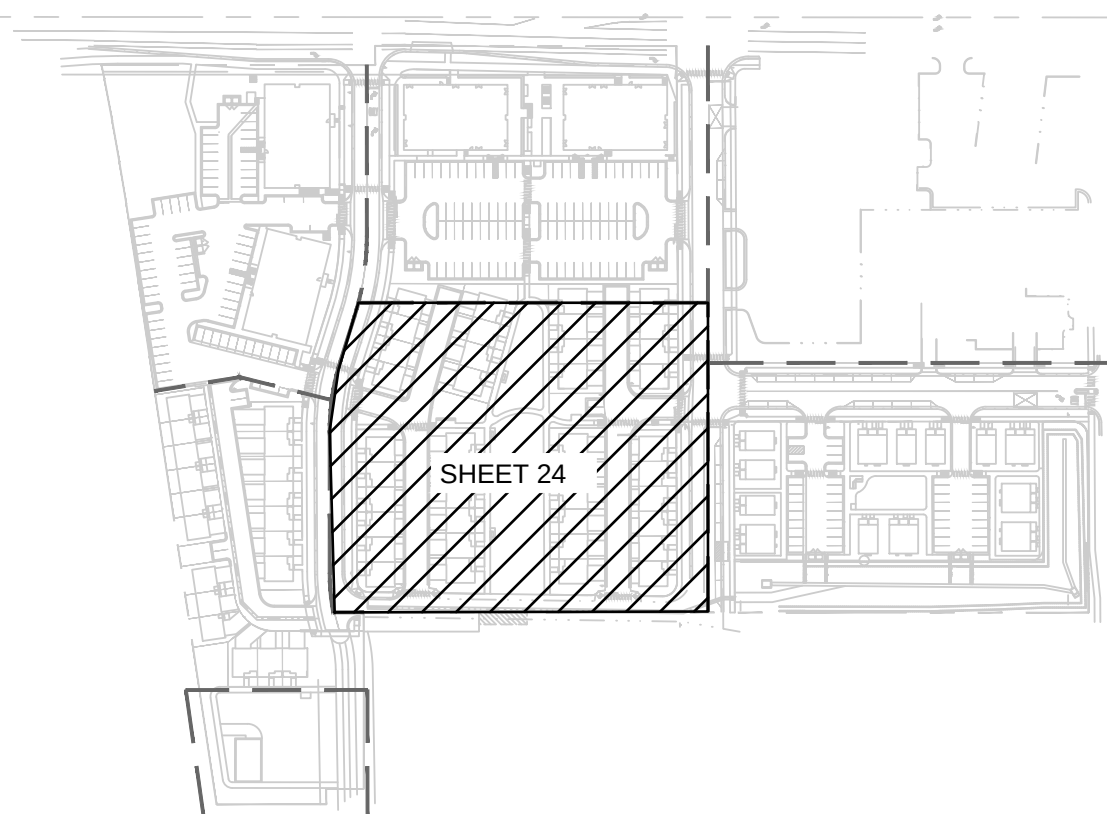
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 105,446 S.F.	10,544 SF	57,388 SF (54%)
7.4.B.1.b	HARDSAPED AREA	HARDSAPED AREA SHALL ACCOUNT FOR NO MORE THAN 23.0% LANDSCAPED AREA	<38,264 SF	20,319 SF

LANDSCAPE LEGEND



SYMBOL	DESCRIPTION
[Pattern]	2-3" RIVER ROCK MULCH
[Pattern]	NATIVE GRASS, UPLAND BLEND
[Pattern]	NATIVE GRASS, WET-MEADOW BLEND
[Pattern]	IRRIGATED TURF
[Pattern]	COBBLE ROCK MULCH
[Pattern]	CRUSHER FINES WITH STABILIZER

KEY MAP



COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

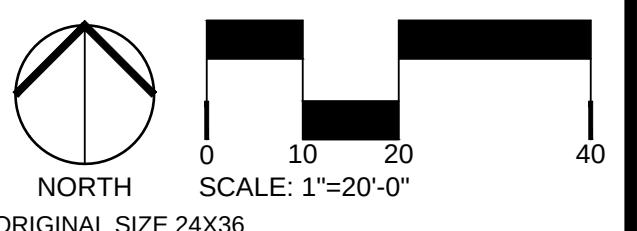
RIPLEY DESIGN INC.
Joel Weikert
236 LINDEN STREET, Suite A
Fort Collins, CO 80524
p. 970.224.5828

OWNER

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

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Colin Geminidin
420 2157 AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
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01	FINAL PUD	09/30/2026
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REVISIONS

No.	DESCRIPTION	DATE
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ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.: R20-030

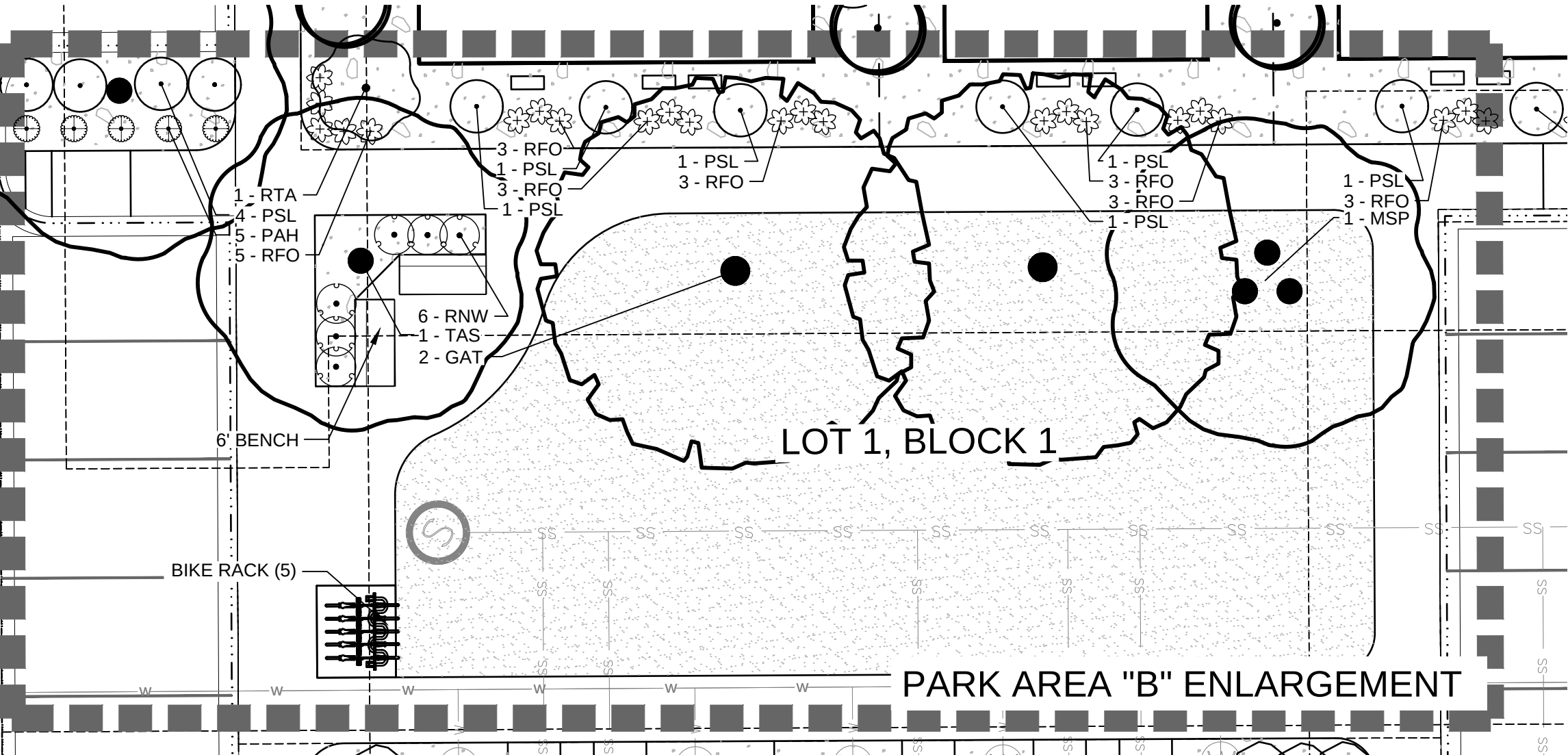
DRAWN BY: EC

REVIEWED BY: JW

DRAWING NUMBER:

PARK AREA "B" - ENLARGMENT

SCALE: 1"=10'-0"



PLANT LEGEND (PARK AREA "B" ENLARGEMENT)

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES				
GAT	2	GLEDTISIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST 40'-50' HT. 30'-40' W.	B & B	2.5" CAL
TAS	2	TILIA AMERICANA 'SENTRY' AMERICAN LINDEN 60'-80' HT. 30'-50' W.	B & B	2.5" CAL
ORNAMENTAL TREES				
AAO	3	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION SERVICEBERRY 12'-15' HT 5'-7' W.	B & B	1.5" CAL
MSP	1	MALUS 'SPRING SNOW' SPRING SNOW CRAB APPLE 20'-25' HT 20'-25' W.	B & B	1.5" CAL
DECIDUOUS SHRUBS				
PSL	11	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM DWARF NINEBARK 3'-4' HT. 3'-4' W.	5 GAL	
RTA	1	RHUS TRILOBATA 'GRO LOW' SKUNKBUSH SUMAC 2'-3' HT. 6'-8' W.	5 GAL	
RNW	6	ROSA X 'NEARLY WILD' NEARLY WILD SHRUB ROSE 2'-3' HT. 2'-3' W.	5 GAL	
PERENNIALS				
PAH	5	PENNISETUM ALOPECUROIDES 'HAEMEL' DWARF FOUNTAIN GRASS 1'-2' HT. 12"-18" W.	1 GAL	
RFO	23	RUDBECKIA FULGIDA 'GOLDSTURM' BLACK-EYED SUSAN 18"-24" HT. 18"-24" W.	1 GAL	

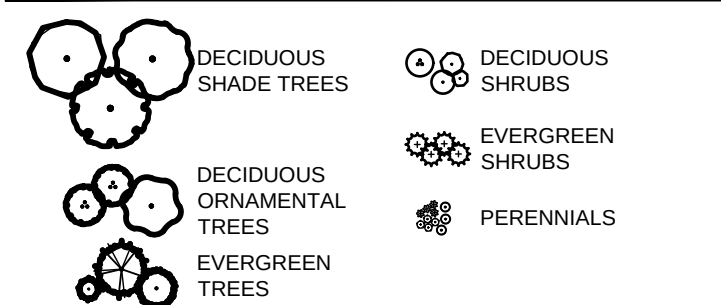
PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
COP	8	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL	
GAT	3	GLEDTISIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL	
GDE	2	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5" CAL	
QSS	5	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2.5" CAL	
TAS	6	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5" CAL	
UFR	3	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5" CAL	
EVERGREEN TREES					
JSS	8	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6' HT
ORNAMENTAL TREES					
ATH	5	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5" CAL	
AAO	22	AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY	B & B	1.5" CAL	
CI	10	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL	
MSP	1	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5" CAL	
MRB	3	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5" CAL	
DECIDUOUS SHRUBS					
BDN	18	BUDDLEJA DAVIDII NANHOENSIS 'PETITE SNOW' / COMPACT BUTTERFLY BUSH	5 GAL		
CCM	48	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL		
CAI	39	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD	5 GAL		
CSA	82	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL		
DB	10	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL		
HME	11	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL		
PSL	24	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL		
PFJ	20	POTENTILLA FRUTICOSA 'JACKMANI' / JACKMAN POTENTILLA	5 GAL		
PFT	22	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5 GAL		
PBP	56	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL		
RTA	4	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL		
RNW	55	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL		
SXE	13	SAUX EXIGUA / COYOTE WILLOW	5 GAL		
VML	15	VIBURNUM LENTAGO / NANNYBERRY	5 GAL		
EVERGREEN SHRUBS					
JSU	4	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL		
PLS	24	PINUS LEUCODERMIS 'SMITII' / DWARF GLOBE BOSNIAN PINE	5 GAL		
PERENNIALS					
BGB	47	BOUTELLOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL		
CAK	38	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		
HSS	34	HEUCHERA SANGUINEA 'SNOW ANGEL' / VARIEGATED CORAL BELLS	1 GAL		
PVP	69	PANICUM VIRGATUM 'PRAIRE FIRE' / RED SWITCH GRASS	5 GAL		
PAH	10	PENNISETUM ALOPECUROIDES 'HAEMEL' / DWARF FOUNTAIN GRASS	1 GAL		
PSA	43	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL		
RFO	82	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL		
SES	27	SEDUM X 'KNIGHT RIDER' / KNIGHT RIDER STONECROP	1 GAL		

REQUIRED PLANT MATERIAL - BLOCK 1 OVERALL & PARKING

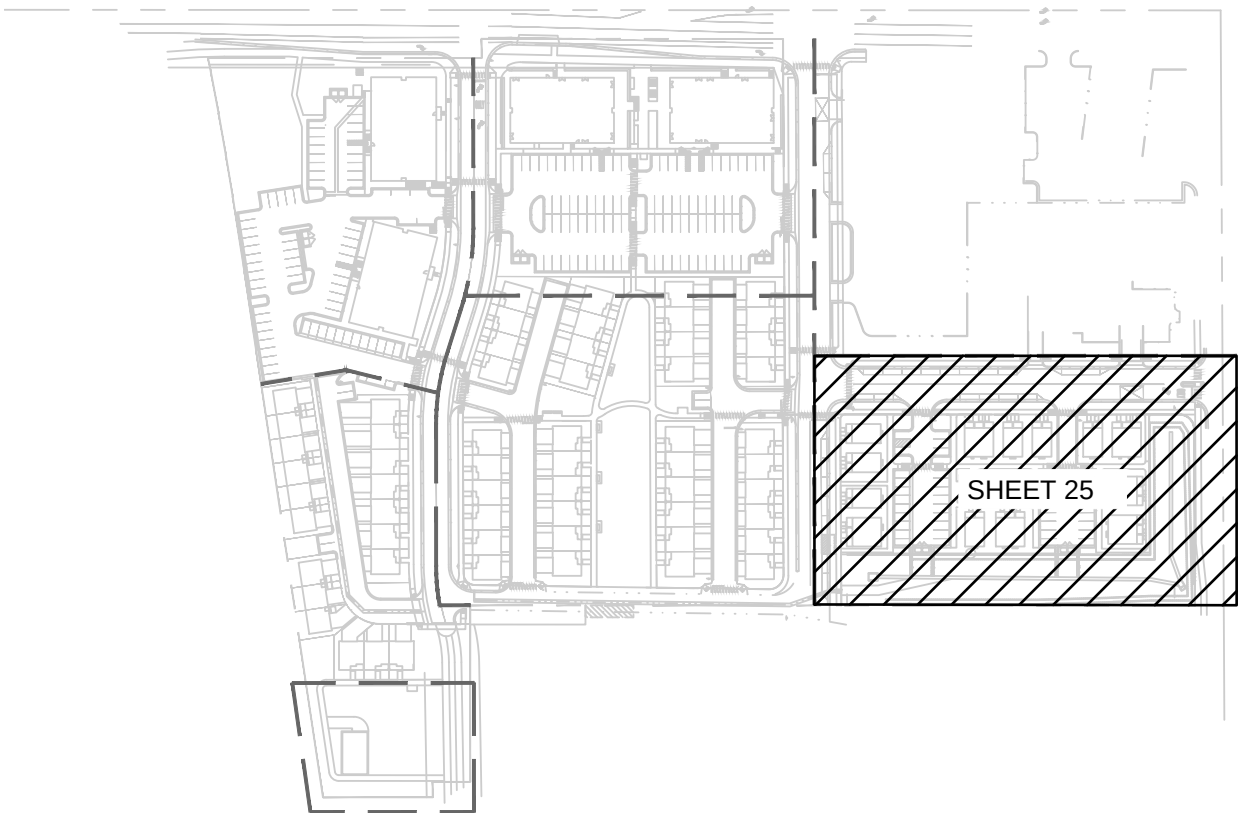
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 47,158 S.F.	4,715 SF	23,838 (50%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA SHALL ACCOUNT FOR NO MORE THAN 25% OF LANDSCAPED AREA	< 15,899 SF	5,631 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 13,625 S.F.	681 SF	1,298 SF (9%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	1,298/300 = 4	14

LANDSCAPE LEGEND



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

KEY MAP



COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

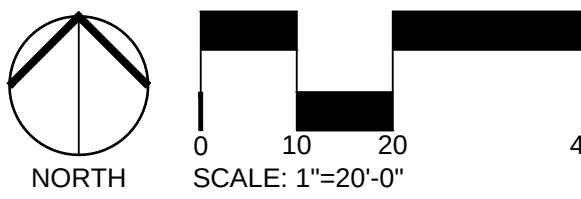
RIPLEY DESIGN INC.
Joel Weikert
236 LINDEN STREET, Suite A
Fort Collins, CO 80524
p. 970.224.5828

OWNER

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

ENGINEER

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



ORIGINAL SIZE 24X36

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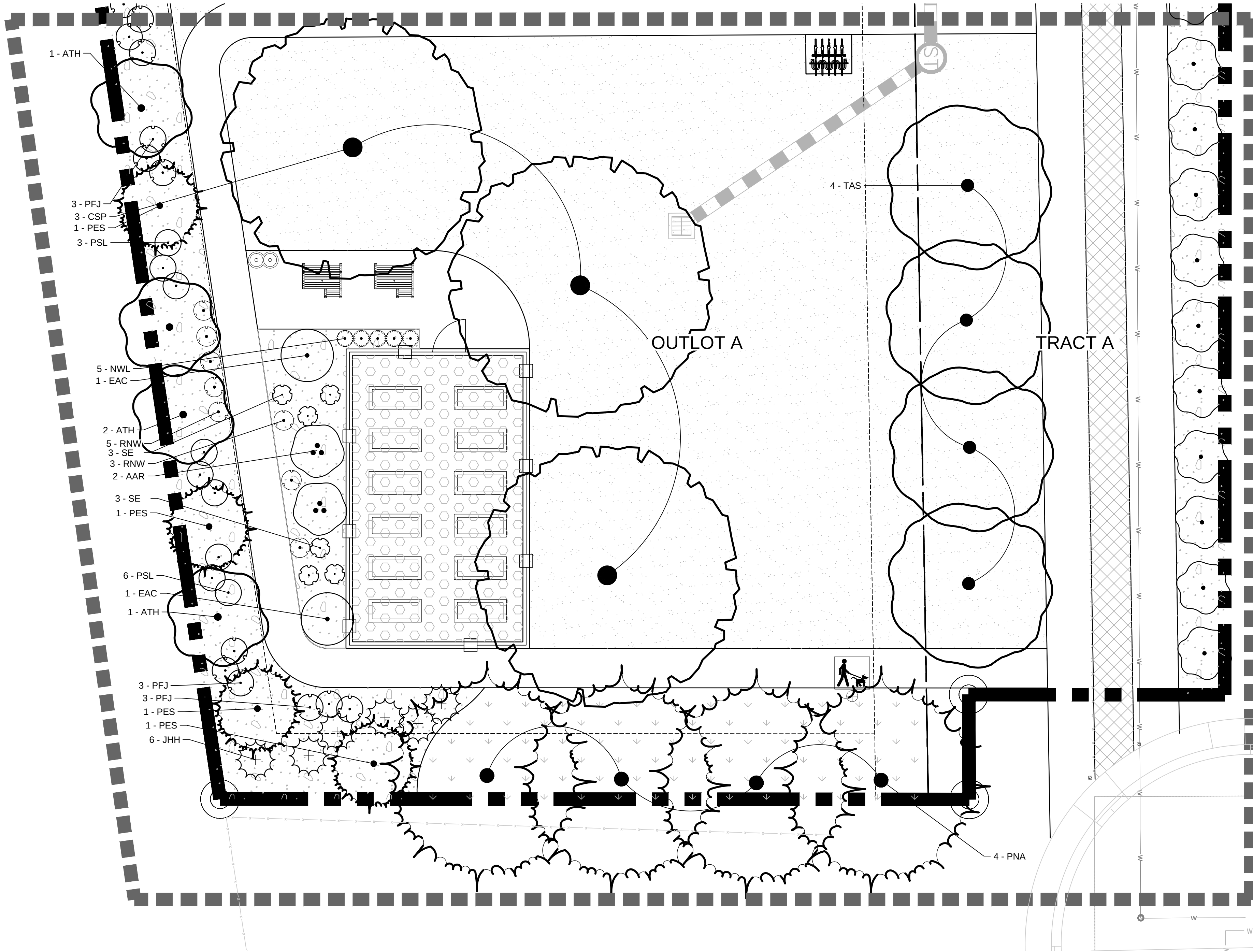
LANDSCAPE PLAN
ENLARGEMENT

SEAL:

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PROJECT No.:	R20-030
DRAWN BY:	EC
REVIEWED BY:	JW
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Plotted By: Evan Callis Layout: 26 LANDSCAPE PARK ENLARGEMENT - BLOCK 3 Printed On: 9/30/2026 1:58 PM File Name: LANDSCAPE PLAN.dwg



PARK AREA "A" - ENLARGMENT

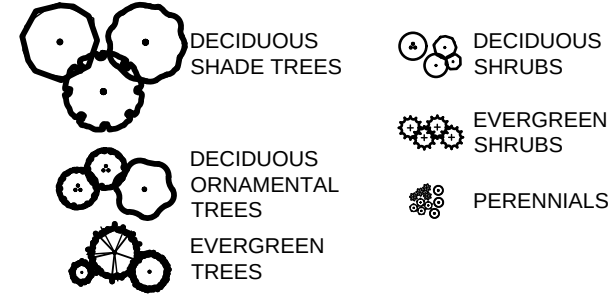
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CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
CSP	2	CATALPA SPECIOSA / WESTERN CATALPA	B & B	2.5"	CAL
EVERGREEN TREES					
PES	3	PINUS EDULIS / PINYON PINE	B & B		6' HT
ORNAMENTAL TREES					
ATH	4	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5"	CAL

CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
AAR	2	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL
EAC	2	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL
PSL	9	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL
PFJ	9	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5 GAL
RTA	10	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL
RNW	8	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL
SE	6	SYRINGA X 'SMNSDTP' / BABY KIM® DWARF LILAC	5 GAL
EVERGREEN SHRUBS			
JHH	3	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
PERENNIALS			
NWL	5	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL

REQUIRED PLANT MATERIAL - BLOCK 3 OVERALL				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 56,043 S.F.	5,604 SF	35,118 SF (62%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA SHALL ACCOUNT FOR NO MORE THAN 23% OF LANDSCAPED AREA	<23,423 SF	9,291 SF

LANDSCAPE LEGEND



LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
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[Pattern]	CRUSHER FINES WITH STABILIZER

KEY MAP



COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

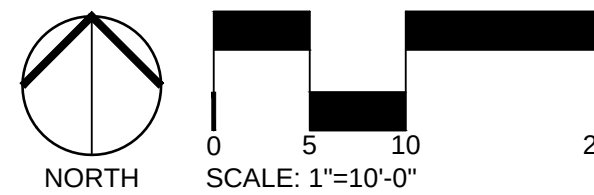
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LONGMONT, COLORADO 80501
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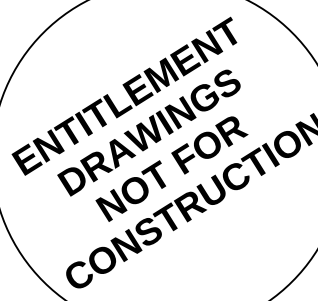


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BLOCK 3 PARK ENLARGEMENT

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SYMBOL	CODE	QTY	REMARKS	BOTANICAL / COMMON NAME		CONT.	CAL.	SIZE		AAR	12'	6'-8' HT. 6'-8' W.	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL	
DECIDUOUS TREES															
	AFA	4	40'-50' HT. 30'-40' W.	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE		B & B	2.5"	CAL		BDN	18	4'-6' HT. 4'-5' W.	BUDDLEJA DAVIDI NANHOENSIS 'PETITE SNOW' / COMPACT BUTTERFLY BUSH	5 GAL	
	CSP	5	40'-60' HT. 30'-50' W.	CATALPA SPECIOSA / WESTERN CATALPA		B & B	2.5"	CAL		CCM	359	3'-4' HT. 2'-3' W.	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL	
	COP	31	35'-45' HT. 10'-12' W.	CELTIS OCCIDENTALIS `PRAIRIE SENTINEL` / PRAIRIE SENTINEL HACKBERRY		B & B	2.5"	CAL		CAI	76	5'-6' HT. 5'-6' W.	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD	5 GAL	
	GAT	29	40'-50' HT. 30'-40' W.	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST		B & B	2.5"	CAL		CSA	114	3'-4' HT. 3'-4' W.	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	
	GDE	8	50'-60' HT. 40'-50' W.	GYMNOCADUS DIOICA `ESPRESSO` / SEEDLESS KENTUCKY COFFEETREE		B & B	2.5"	CAL		CDI	10	4'-6' HT. 6'-8' W.	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	5 GAL	
	PAC	4	70'-100' HT. 65'-80' W.	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANETREE		B & B	2.5"	CAL		DB	10	3'-5' HT. 3'-5' W.	DAPHNE X BURKWOODII 'CAROL Mackie' / CAROL Mackie DAPHNE	5 GAL	
	QSS	5	40'-50' HT. 30'-40' W.	QUERCUS SHUMARDII / SHUMARD RED OAK		B & B	2.5"	CAL		EAC	2	6'-8' HT. 6'-8' W.	EUONYMUS ALATUS `COMPACTUS` / DWARF BURNING BUSH	5 GAL	
	TAS	31	60'-80' HT. 30'-50' W.	TILIA AMERICANA `SENTRY` / AMERICAN LINDEN		B & B	2.5"	CAL		HME	43	3'-5' HT. 3'-5' W.	HYDRANGEA MACROPHYLLA `ENDLESS SUMMER` / ENDLESS SUMMER HYDRANGEA	5 GAL	
	UFR	21	25'-35' HT. 15'-25' W.	ULMUS `FRONTIER` / FRONTIER ELM		B & B	2.5"	CAL		PAL	83	18-24"H X 18-24"W	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE	5 GAL	
EVERGREEN TREES											PSL	131	3'-4' HT. 3'-4' W.	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL
	JCB	8	8'-12' HT. 5'-6' W.	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER		B & B		6' HT		PFJ	115	2'-3' HT. 3'-4' W.	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5 GAL	
	JSS	8	20'-30' HT. 10'-15' W.	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER		B & B		6' HT		PFT	43	18-24"H X 18-24"W	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5 GAL	
	PES	16	20'-30' HT. 10'-20' W.	PINUS EDULIS / PINYON PINE		B & B		6' HT		PBP	132	15"-30" HT. 4'-6' W.	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL	
	PNA	8	40'-60' HT. 30'-40' W.	PINUS NIGRA / AUSTRIAN PINE		B & B		6' HT		RTA	85	2'-3' HT. 6'-8' W.	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL	
ORNAMENTAL TREES											RMS	57	2'-4' HT. 2'-3' W.	ROSA SHRUB `MORDEN SUNRISE` / MORDEN SUNRISE SHRUB ROSE	5 GAL
	ATH	30	18'-20' HT 15'-20' W.	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE		B & B	1.5"	CAL		RNW	153	2'-3' HT. 2'-3' W.	ROSA X `NEARLY WILD` / NEARLY WILD SHRUB ROSE	5 GAL	
	AAO	22	12'-15' HT 5'-7' W.	AMELANCHIER ALNIFOLIA `OBELISK` / STANDING OVATION SERVICEBERRY		B & B	1.5"	CAL		SXE	13	6'-12' HT. 4'-8' W.	SALIX EXIGUA / COYOTE WILLOW	5 GAL	
	CI	21	15'-25' HT. 15'-20' W.	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN		B & B	1.5"	CAL		SE	352	3' HT. 3"W	SYRINGA X 'SMNSDTP' / BABY KIM® DWARF LILAC	5 GAL	
	MSP	1	20'-25' HT 20'-25' W.	MALUS `SPRING SNOW` / SPRING SNOW CRAB APPLE		B & B	1.5"	CAL		VML	25	8'-15' HT. 6'-8' W.	VIBURNUM LENTAGO / NANNYBERRY	5 GAL	
	MRB	27	15'-18' HT. 7'-8' W.	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE		B & B	1.5"	CAL	EVERGREEN SHRUBS						
	PCH	4	20'-30' HT. 15'-20' W.	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR		B & B	1.5"	CAL		EGW	8	18"-24" HT. 3'-4' W.	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM / EMERALD GAIETY WINTERCREEPER	5 GAL	
											JHH	29	1'-2' HT. 5'-8' W.	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
											JSU	29	12"-18" HT. 6'-8' W.	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL
											PLS	121	1-2H X 1-2W	PINUS LEUCODERMIS 'SMIDIIT' / DWARF GLOBE BOSNIAN PINE	5 GAL
											PMB	3	6'-8' HT. 5'-6' W.	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	10 GAL
										PERENNIALS					
											AMO	56	24"-30" HT. 18"-24" W.	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL
											BGB	131	30"-36" HT. 20"-24" W.	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA	

ROCKY RIDGE CIVIL ENGINEERING
John Geminden
20 21ST AVENUE, SUITE 101
BONGMONT, COLORADO 80501
303.651.6626

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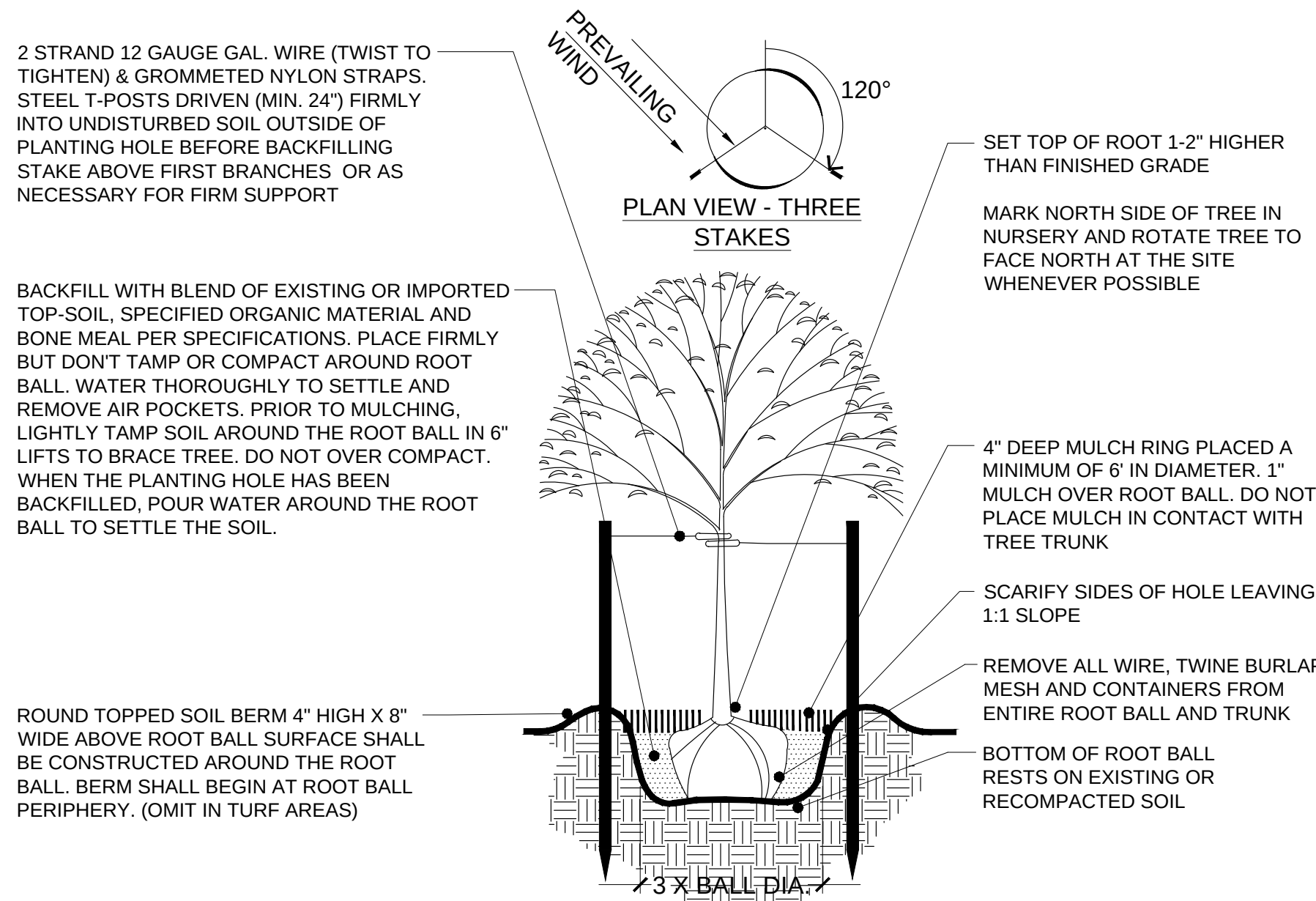
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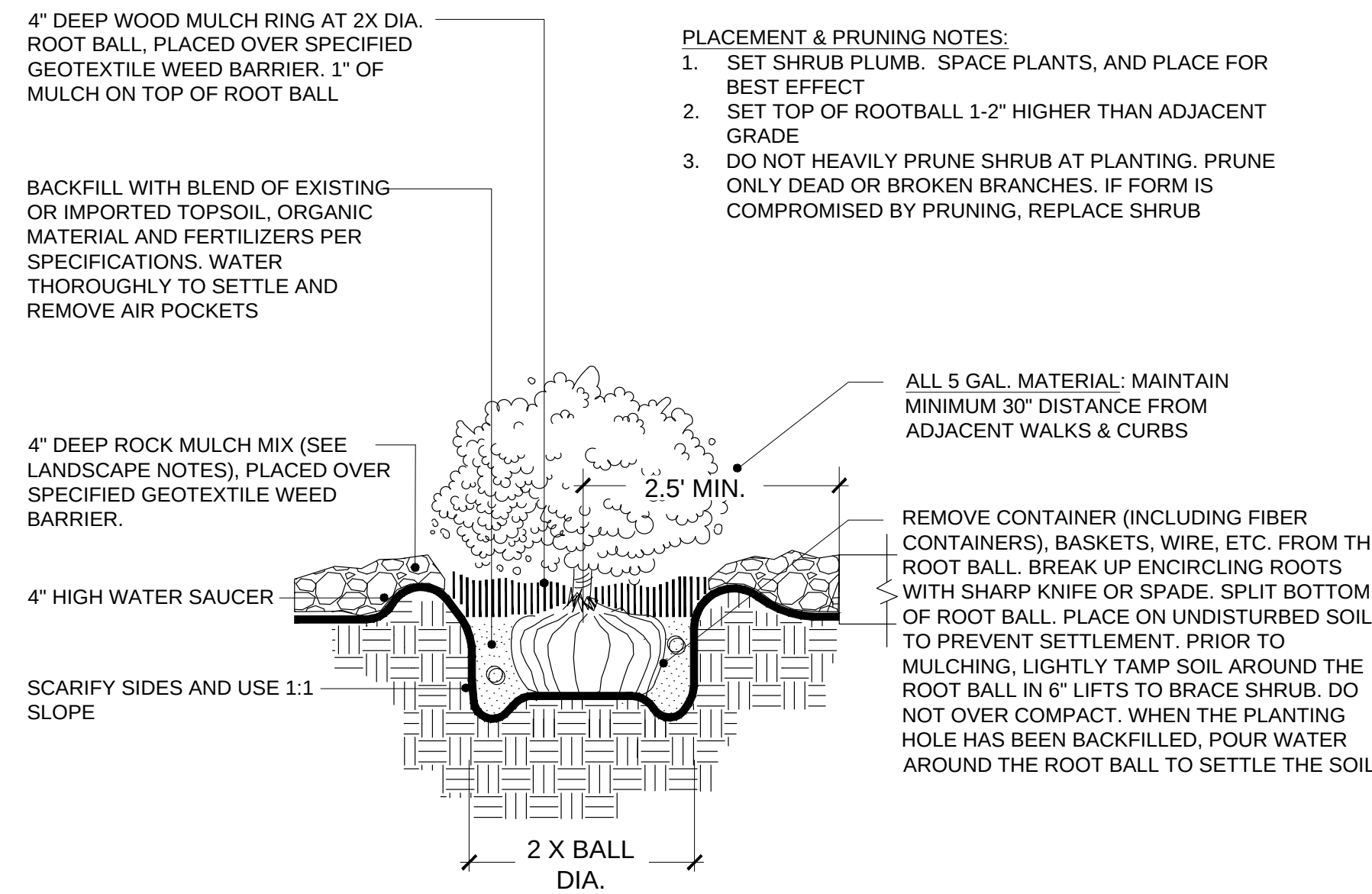


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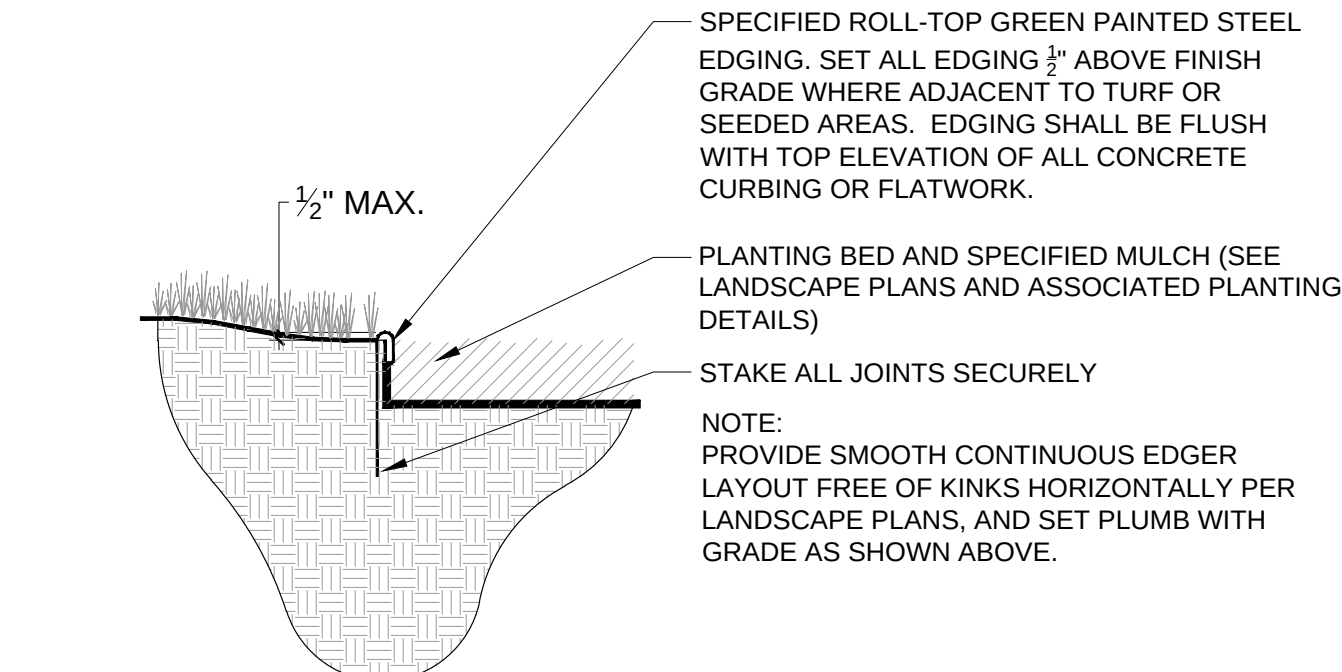
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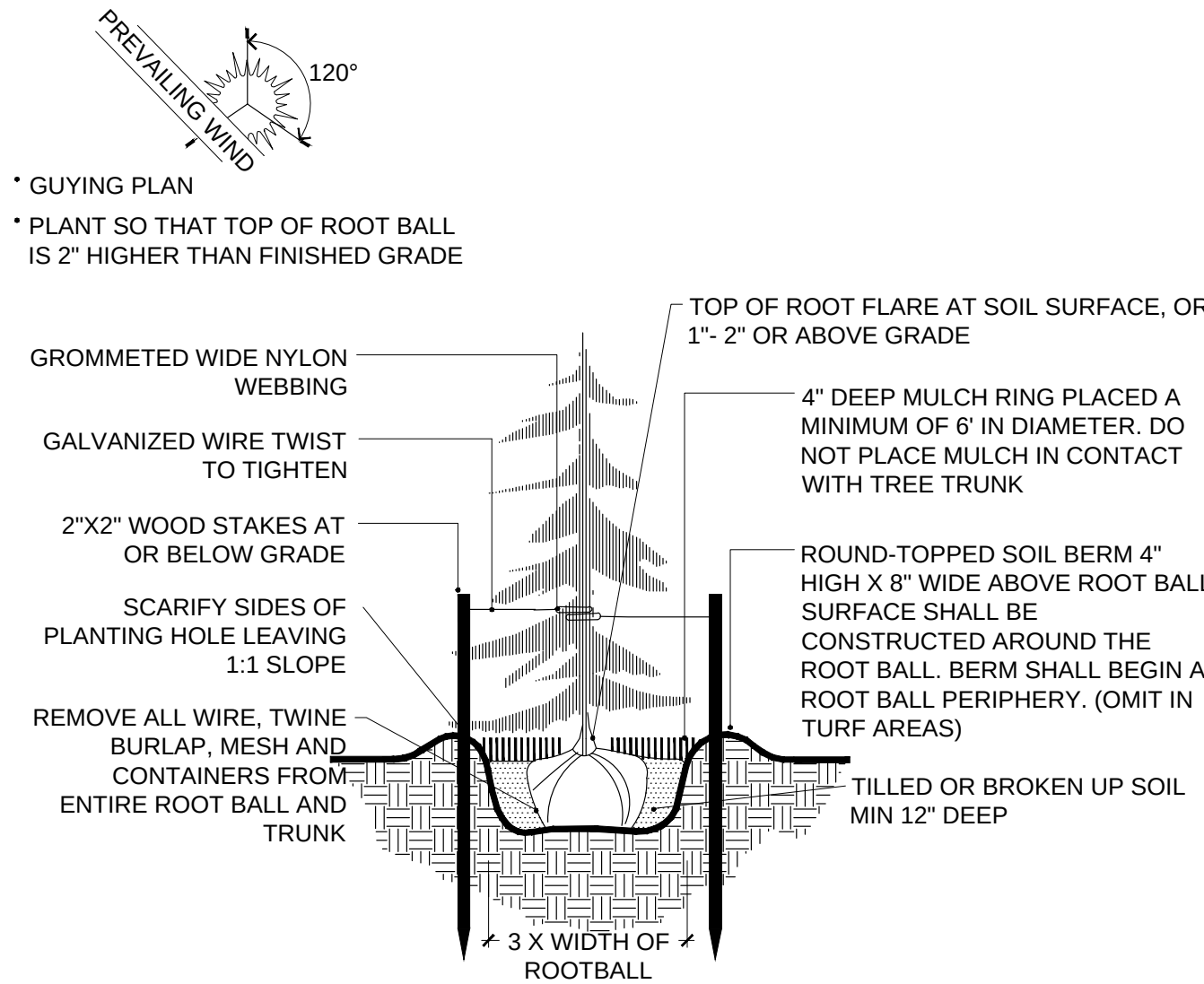
1 TREE PLANTING DETAIL
NO SCALE
OP-KE3-01



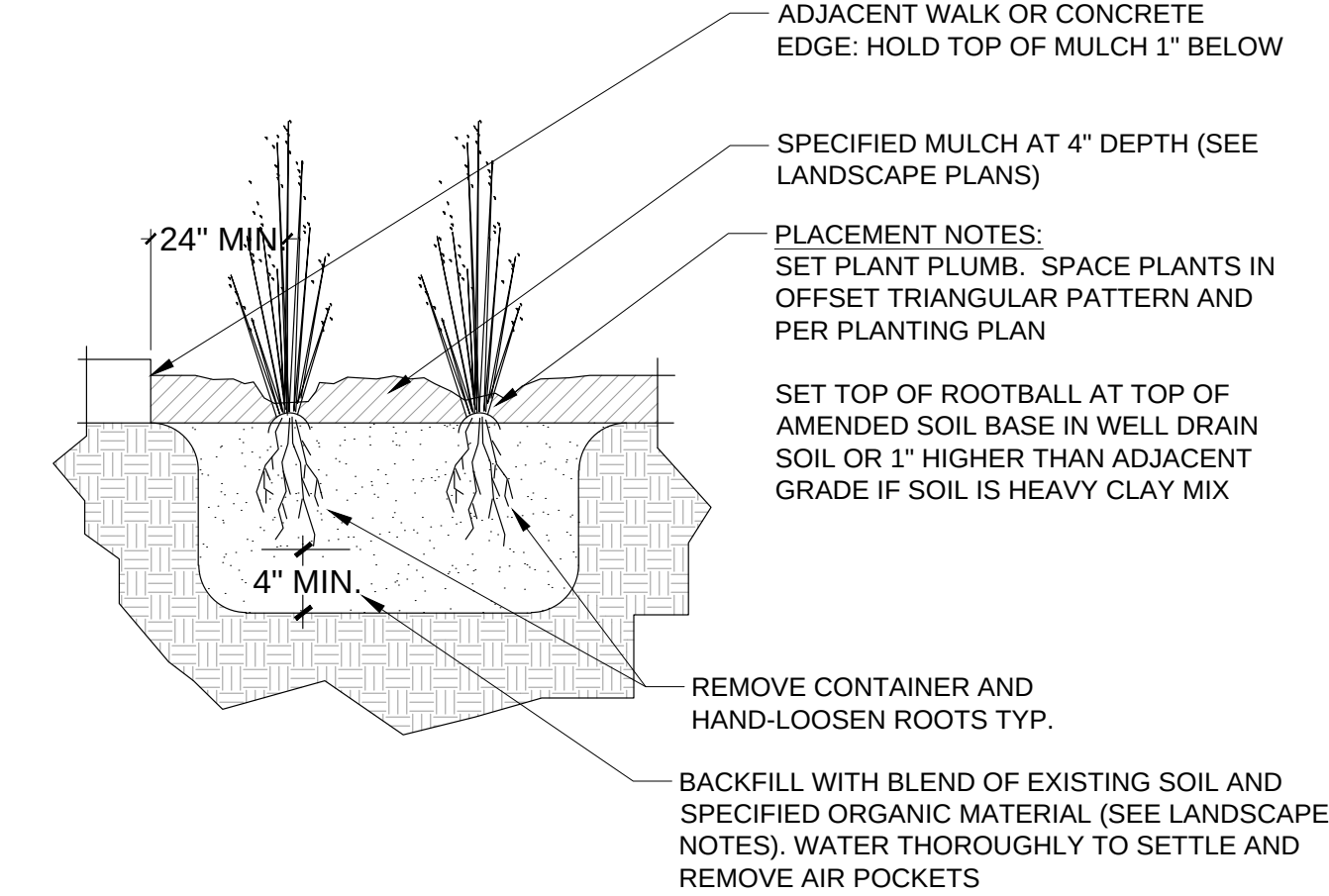
3 SHRUB PLANTING DETAIL
NO SCALE
OP-KE3-02



5 STEEL EDGER DETAIL
NO SCALE
OP-KE3-04



2 CONIFER TREE PLANTING DETAIL
3/8" = 1'-0"
OP-NO1-05



4 PERENNIAL PLANTING DETAIL
NO SCALE
OP-KE3-03

GENERAL LANDSCAPE NOTES

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

NATIVE GRASS SEED MIXES

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

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

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

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

COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

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p. 970.224.5528

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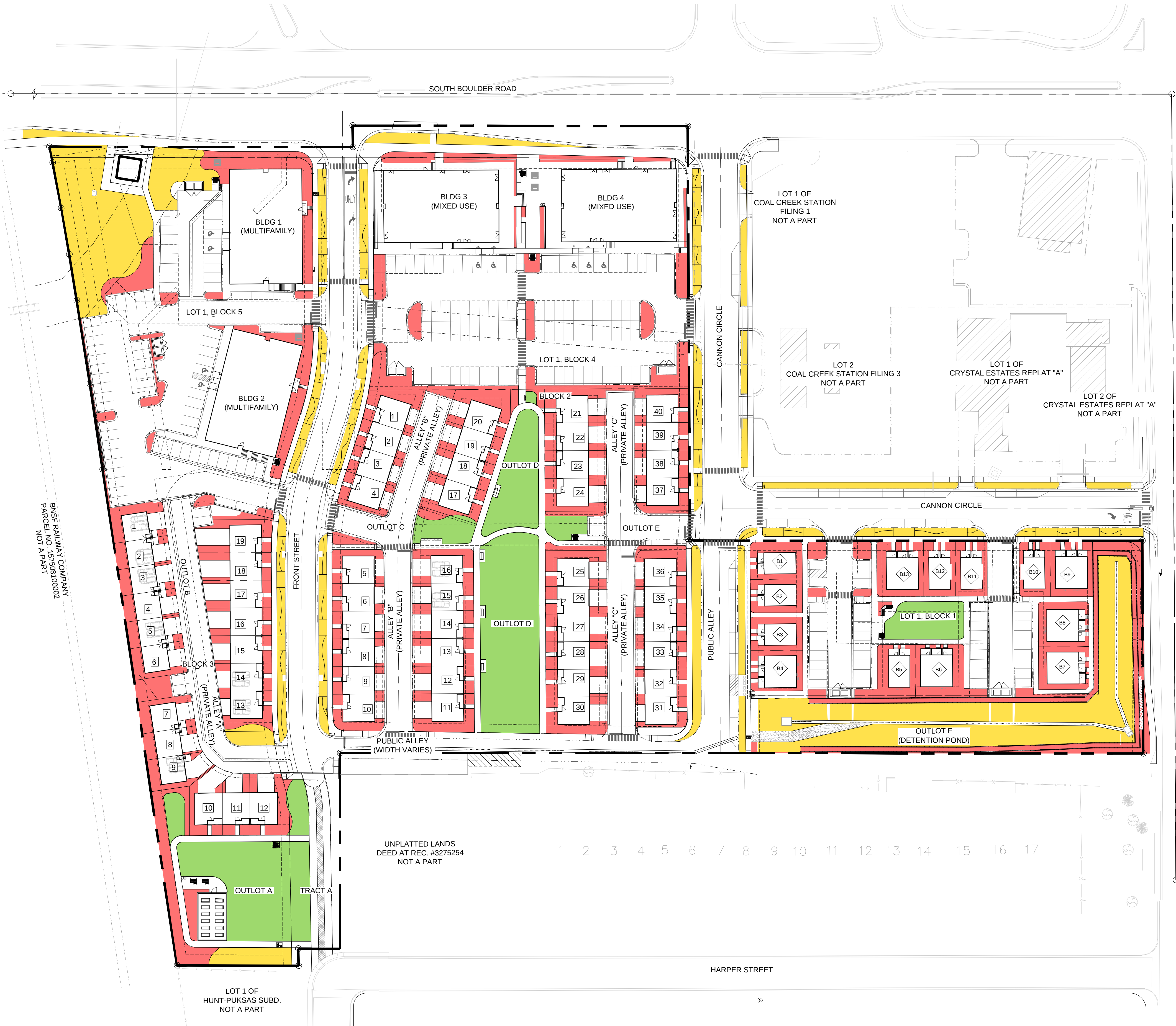
LANDSCAPE DETAILS & NOTES

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LEGEND

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

HYDROZONE LEGEND

	HYDROZONE - HIGH	29,127 SF
	HYDROZONE - MODERATE	68,885 SF
	HYDROZONE - LOW	48,345 SF

WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	29,127	18	524,286
MODERATE	68,885	14	964,390
LOW	48,345	8	386,760
TOTAL	146,357	12.81	1,875,436

COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

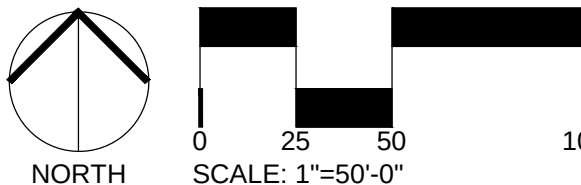
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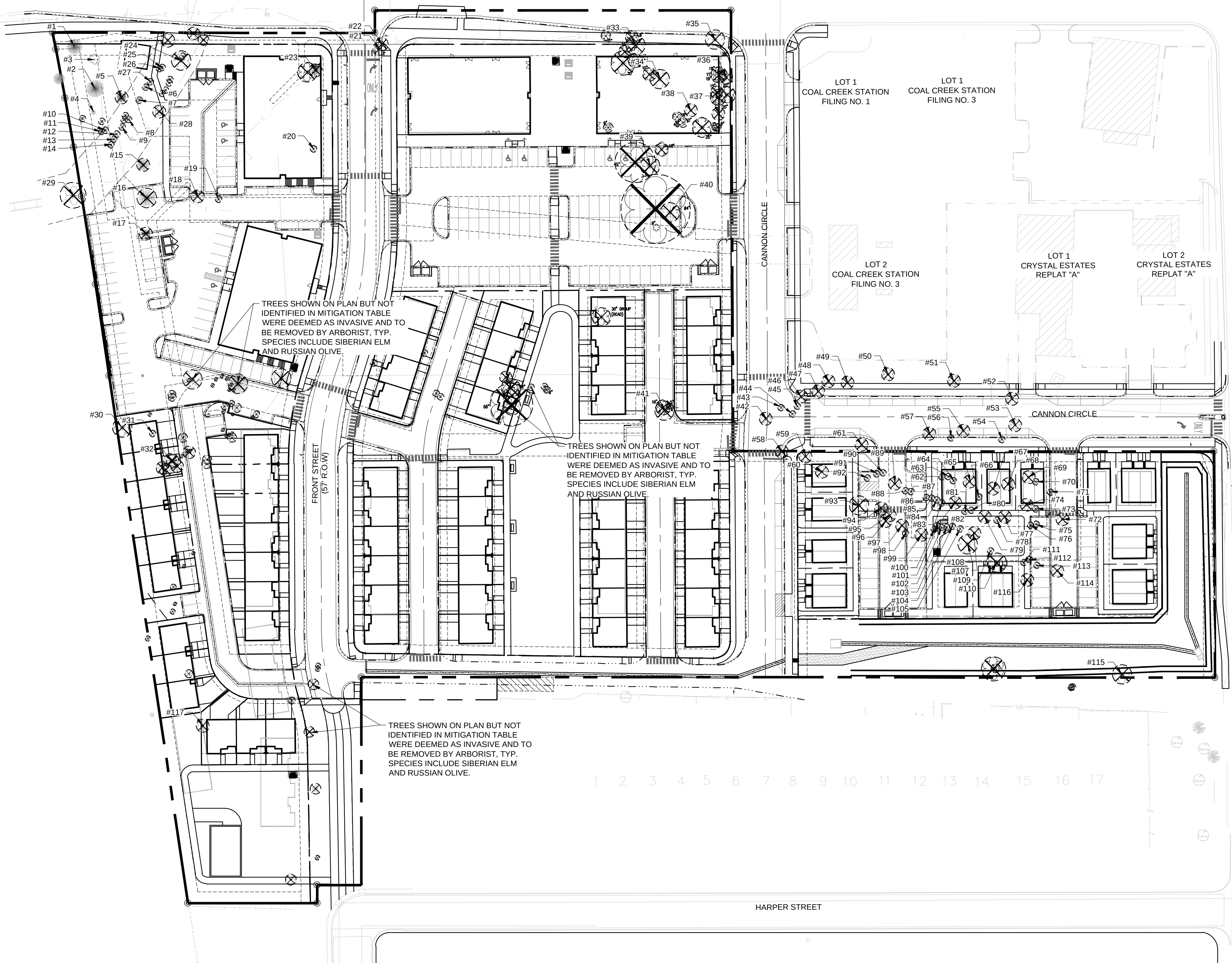
PROJECT No.:	R20-030
DRAWN BY:	EC
REVIEWED BY:	JW
DRAWING NUMBER:	

Plotted By: Evan Callis Layout: TREE INVENTORY Printed On: 9/30/2026 1:59 PM File Name: TREE INVENTORY.dwg

TREE MITIGATION LEGEND



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



LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

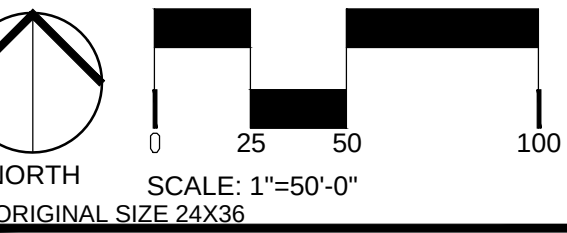
RIPLEY DESIGN INC.
Joel Weikert
236 LINDEN STREET, Suite A
Fort Collins, CO 80524
p. 970.224.5828

OWNER

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

ENGINEER

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



ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD	09/30/2026

REVISIONS		
No.	DESCRIPTION	DATE

TREE INVENTORY PLAN

SEAL:

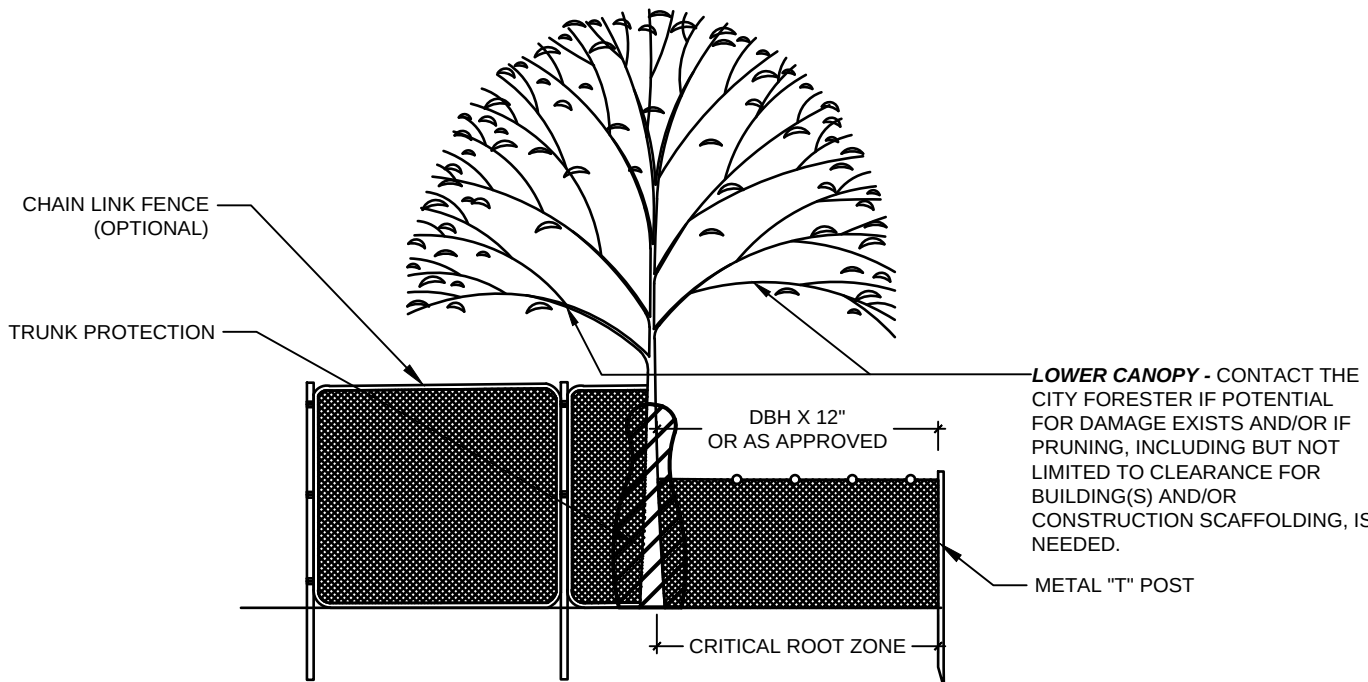


PROJECT No.:	R20-030
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TREE INVENTORY

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

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



- NOTES**
- DAMAGE TO PROTECTED TREES IS SUBJECT TO PENALTY PER CITY ORDINANCE.
 - TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITIES AND MAY ONLY BE REMOVED TEMPORARILY IF TRUNK PROTECTION IS INSTALLED. IT SHALL REMAIN IN PLACE UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED.
 - NO MATERIALS, DEBRIS, EQUIPMENT, OR SITE AMENITIES SHALL BE STORED WITHIN THE TREE PROTECTION FENCE.
 - WATER AT LEAST EVERY 14 DAYS DURING CONSTRUCTION PERIOD BY FORMING SUITABLE DIKES AND/OR SOAKING DEVICES AT DRIP LINE AND APPLYING APPROXIMATELY 6 INCHES OF WATER EACH TIME. WATER FREQUENCY DURING WINTER RAIN SEASON MAY BE REDUCED UPON ACCEPTANCE OF ARCHITECT.
 - TREE PROTECTION FENCING SHALL BE "ORANGE PLASTIC SAFETY FENCING," 72" IN HEIGHT, TOP SECURED TO METAL T-POSTS WITH 12-GAUGE WIRE WOVEN THROUGH TOP OF FENCING FOR ENTIRE LENGTH.
 - HEAVY DUTY T-POSTS SHALL BE PLACED SO THAT WIRE & FENCE ARE TAUT.
 - CHAIN LINK FENCING IS OPTIONAL.
 - TRUNK PROTECTION IS REQUIRED IF CONSTRUCTION OCCURS WITHIN TEN FEET OR LESS OF TRUNK. CONSTRUCTION INSIDE CRITICAL ROOT ZONE IS ONLY PERMITTED WHEN EQUIPMENT IS OPERATED EXCLUSIVELY ON EXISTING HARDSCAPE, AND NO SOIL COMPACTION TAKES PLACE.

1

TREE PROTECTION FENCE

SCALE: NTS

DETAIL-FILE

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 (½) 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.

COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



ripleydesign

LANDSCAPE ARCHITECTURE, LAND PLANNING

238 Linden Street, Suite A Fort Collins, CO 80524
phone 970.224.5828 | fax 970.224.6601 | www.ripleydesign.com

PLANNER / LANDSCAPE ARCHITECT

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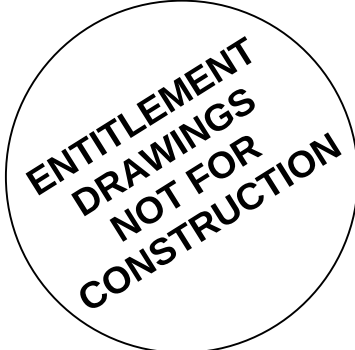
ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD	09/30/2026

REVISIONS		
No.	DESCRIPTION	DATE

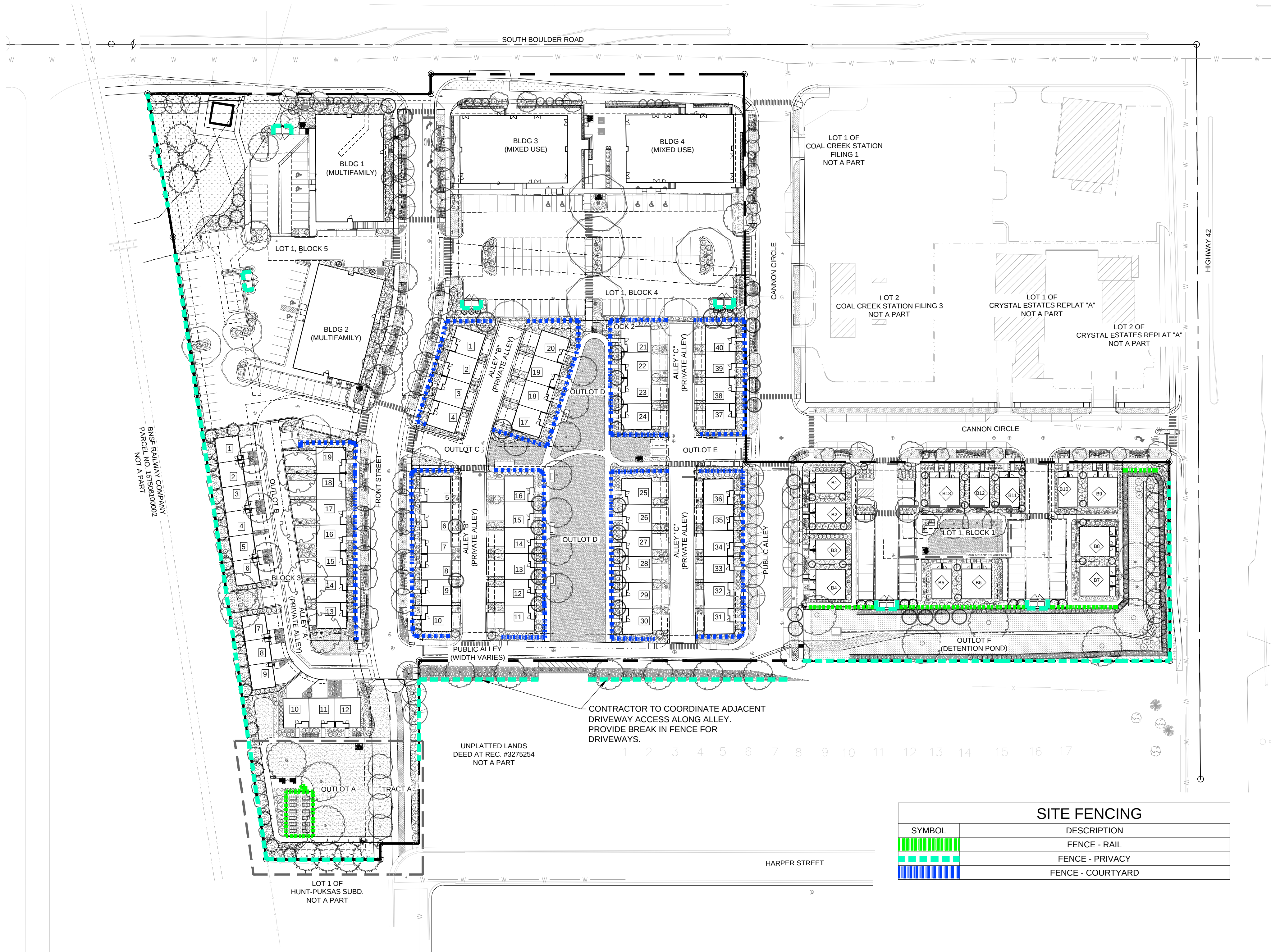
TREE INVENTORY

SEAL:

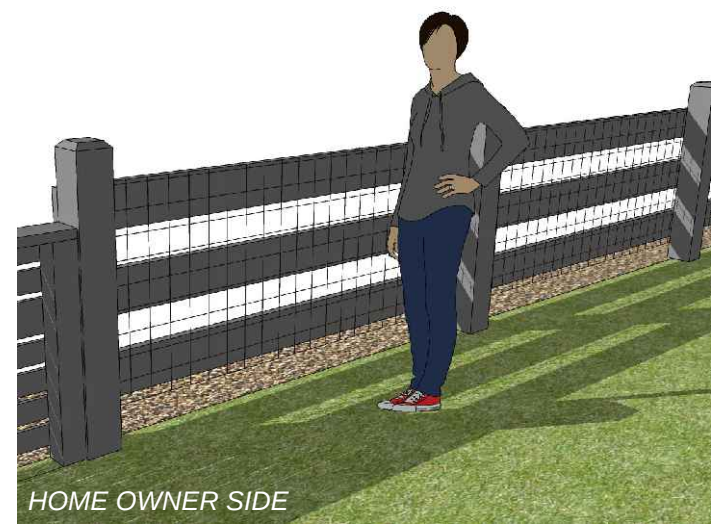


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DRAWING NUMBER:	

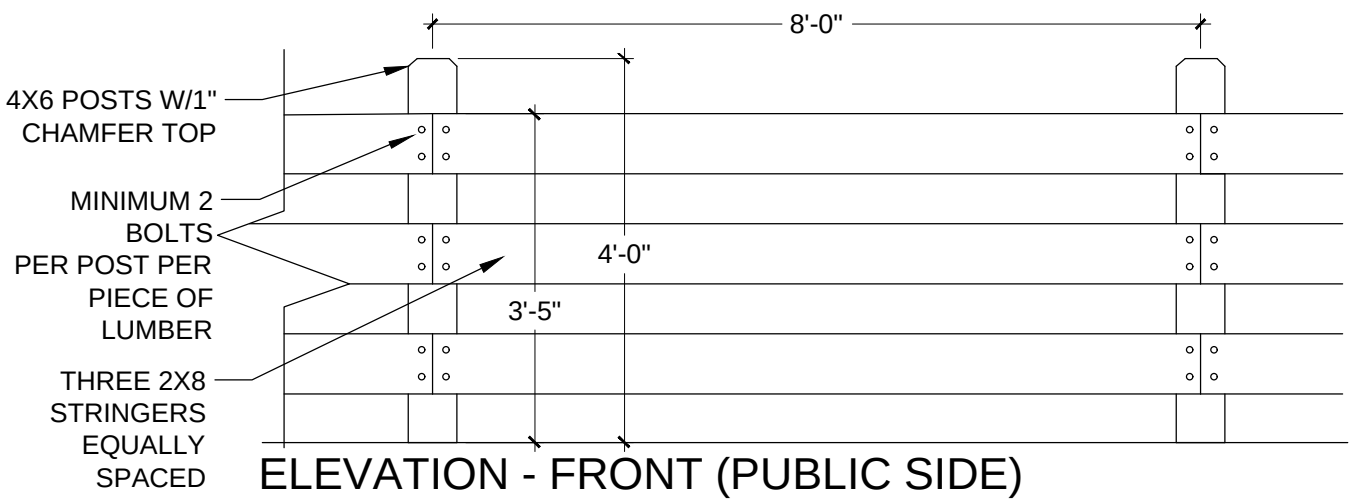
Plotted By: Evan Callis Layout: L9 FENCING PLAN & SITE DETAILS Printed On: 9/30/2026 1:59 PM File Name: LANDSCAPE PLAN.dwg



SITE FENCING	
SYMBOL	DESCRIPTION
	FENCE - RAIL
	FENCE - PRIVACY
	FENCE - COURTYARD



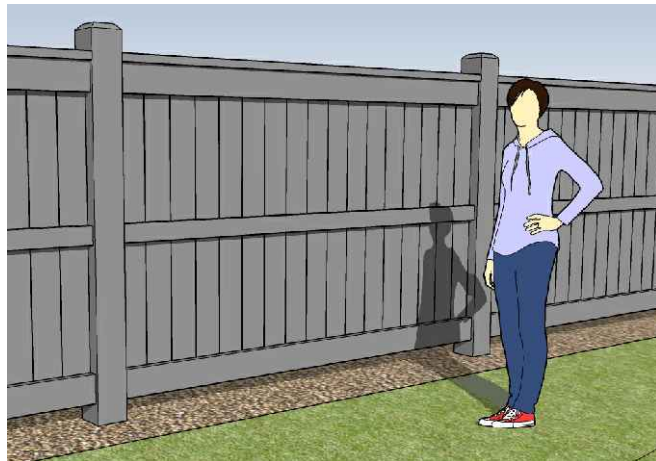
- NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
 2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY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



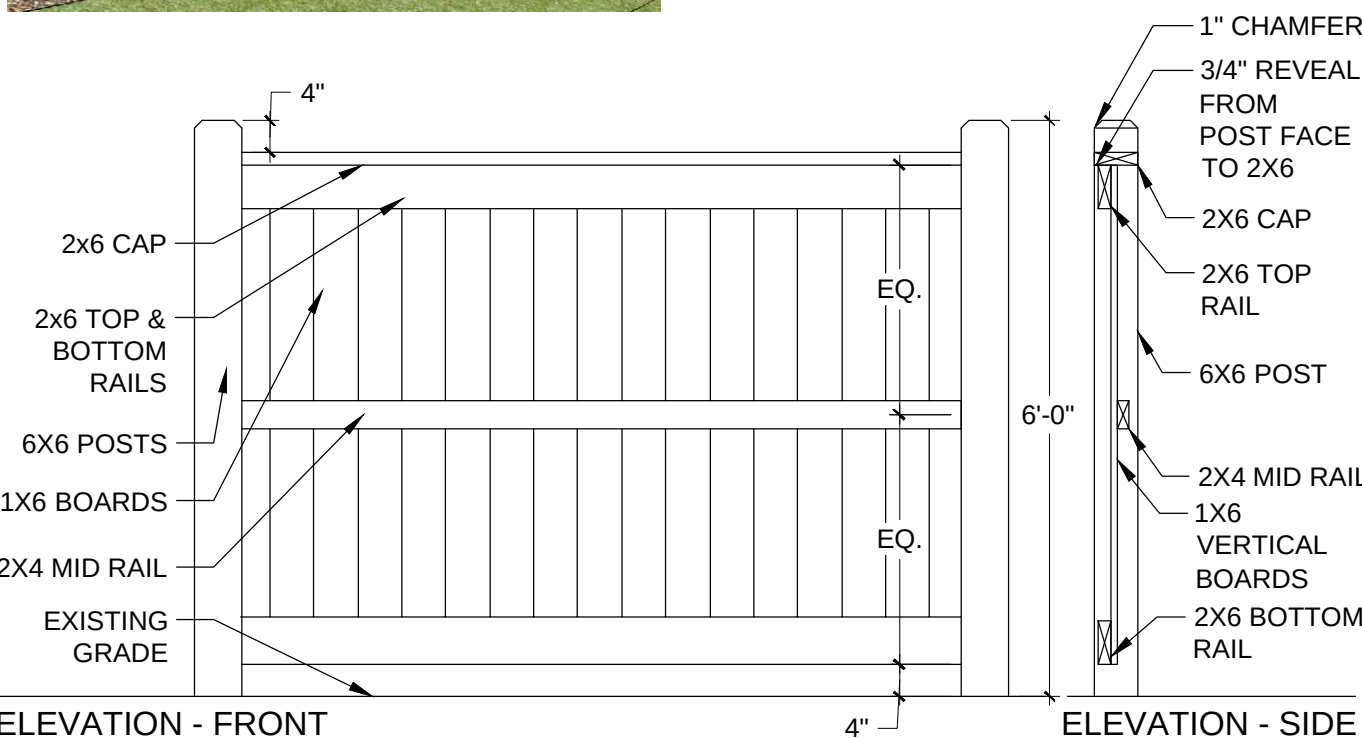
1 RAIL FENCE

1/2" = 1'-0"

OP-SI-05



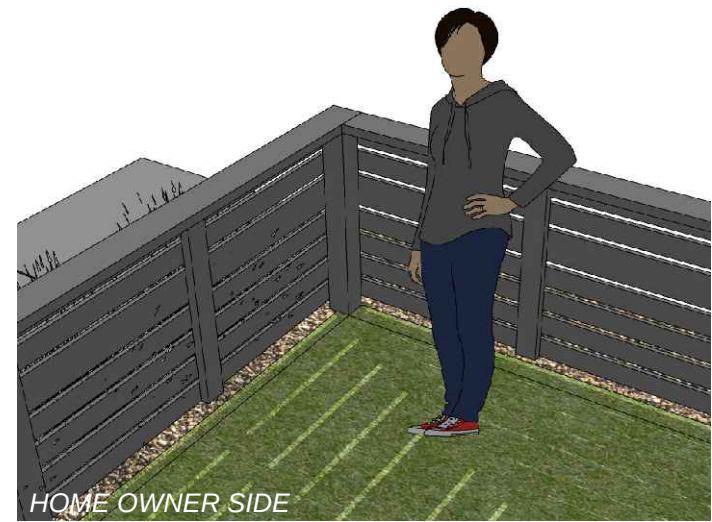
- NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
 2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



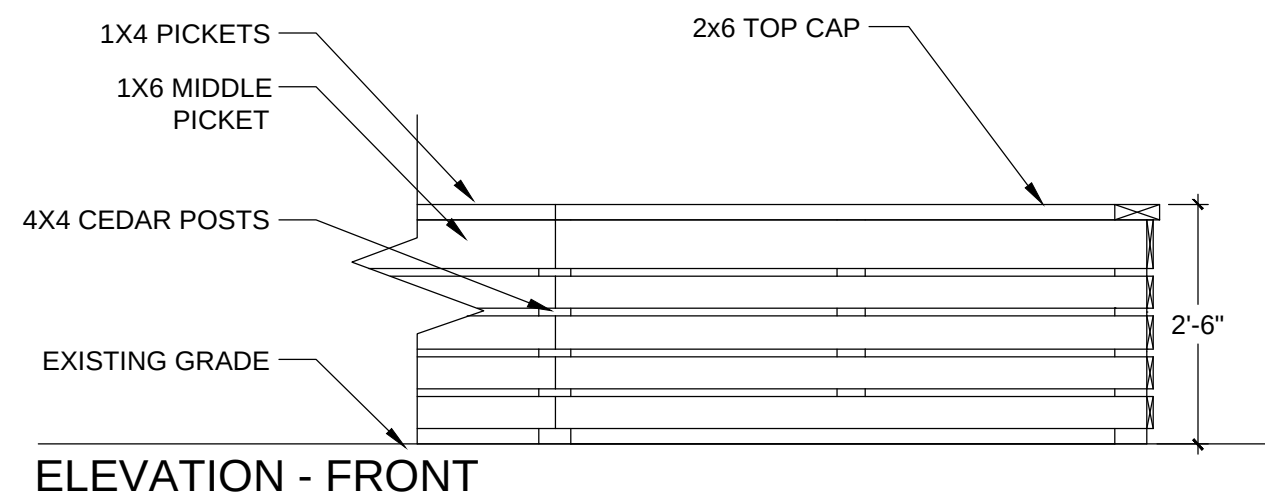
2 PRIVACY FENCE

1/2" = 1'-0"

OP-SI-07



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



3 COURTYARD FENCE

1/2" = 1'-0"

OP-SI-08

COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

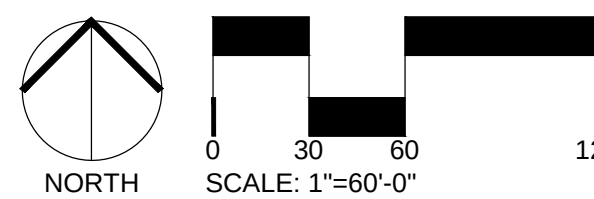
RIPLY DESIGN INC.
Joel Weikert
236 LINDEN STREET, Suite A
Fort Collins, CO 80524
p. 970.224.5828

OWNER

COAL CREEK VILLAGE LLC
Michael Markel
5723 ARAPAHOE AVE.
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ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
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LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36

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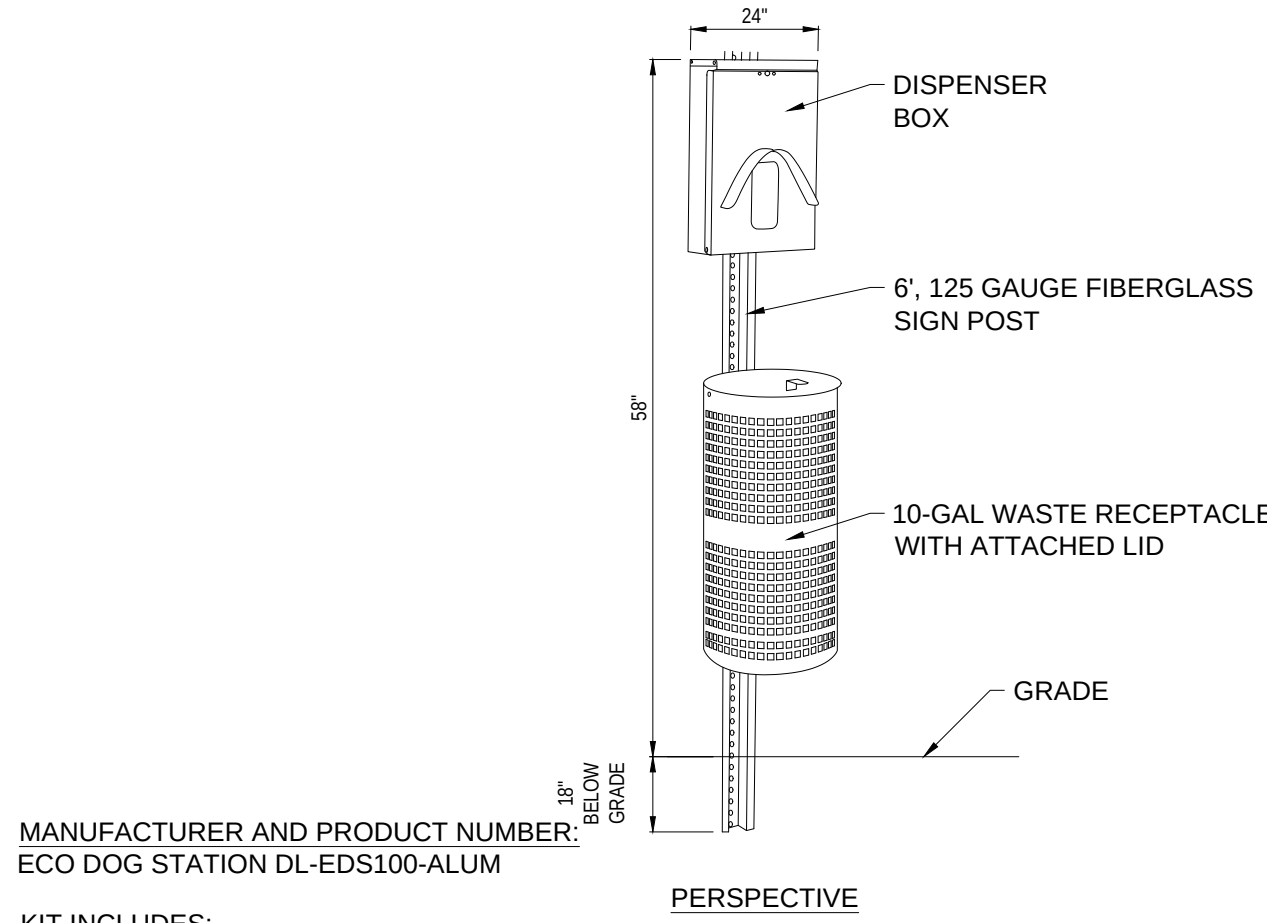
FENCING PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

Plotted By: Evan Callis Layout: L10 SITE DETAILS Printed On: 9/30/2026 1:59 PM File Name: LANDSCAPE PLAN.dwg



MANUFACTURER AND PRODUCT NUMBER:
ECO DOG STATION DL-EDS100-ALUM

KIT INCLUDES:
1. ALUMINUM WASTE BAG DISPENSER
2. BAG DISPENSER WITH TWO ROLLS OF BIODEGRADABLE LITTER PICK UP BAGS
3. 10 GALLONS STEEL TRASH RECEPTACLE WITH LID AND TRASH BAG RETAINER BANDS
4. BOX OF 50 TRASH CAN LINER BAGS
5. LOCKING DISPENSER HOLDS TWO 200 CT. REFILL BOXES

1 DOG WASTE STATION
N.T.S. OP-CO3-12



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

5 TRASH CAN
N.T.S. OP-CO3-02



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

9 FLEXIBLE BOLLARD
N.T.S. OP-CO3-10



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

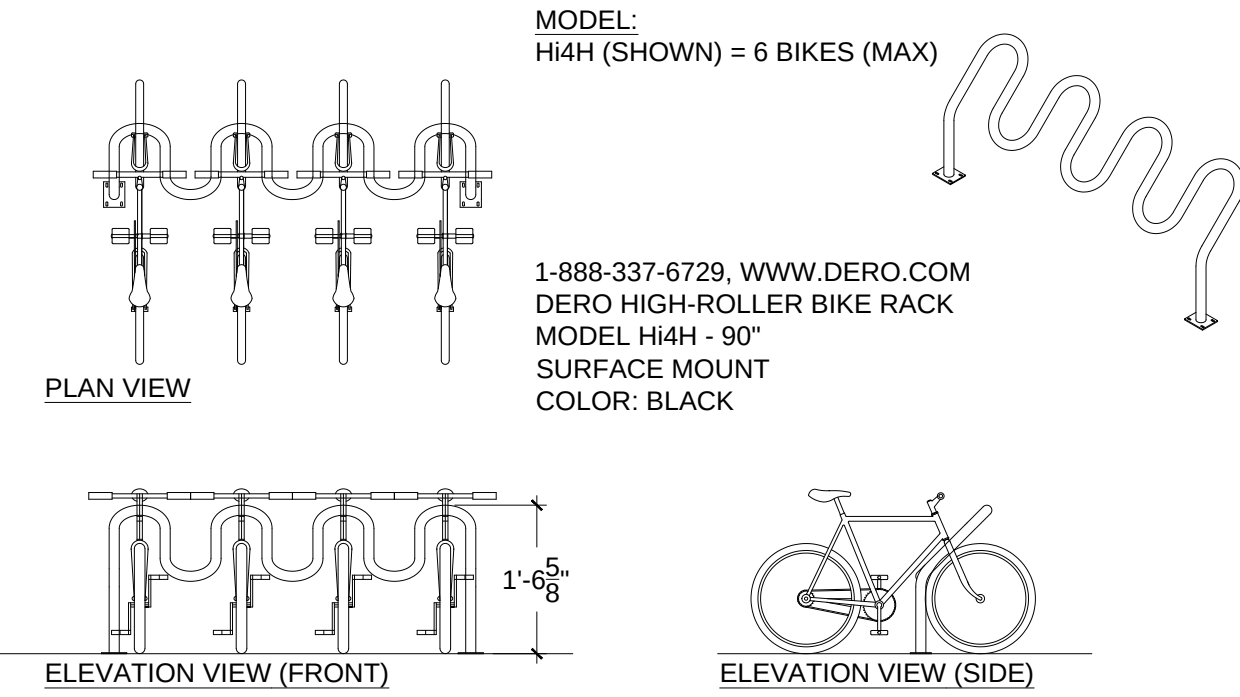
2 BENCH
N.T.S. OP-CO3-01



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

6 PLANTER
N.T.S. OP-CO3-03

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



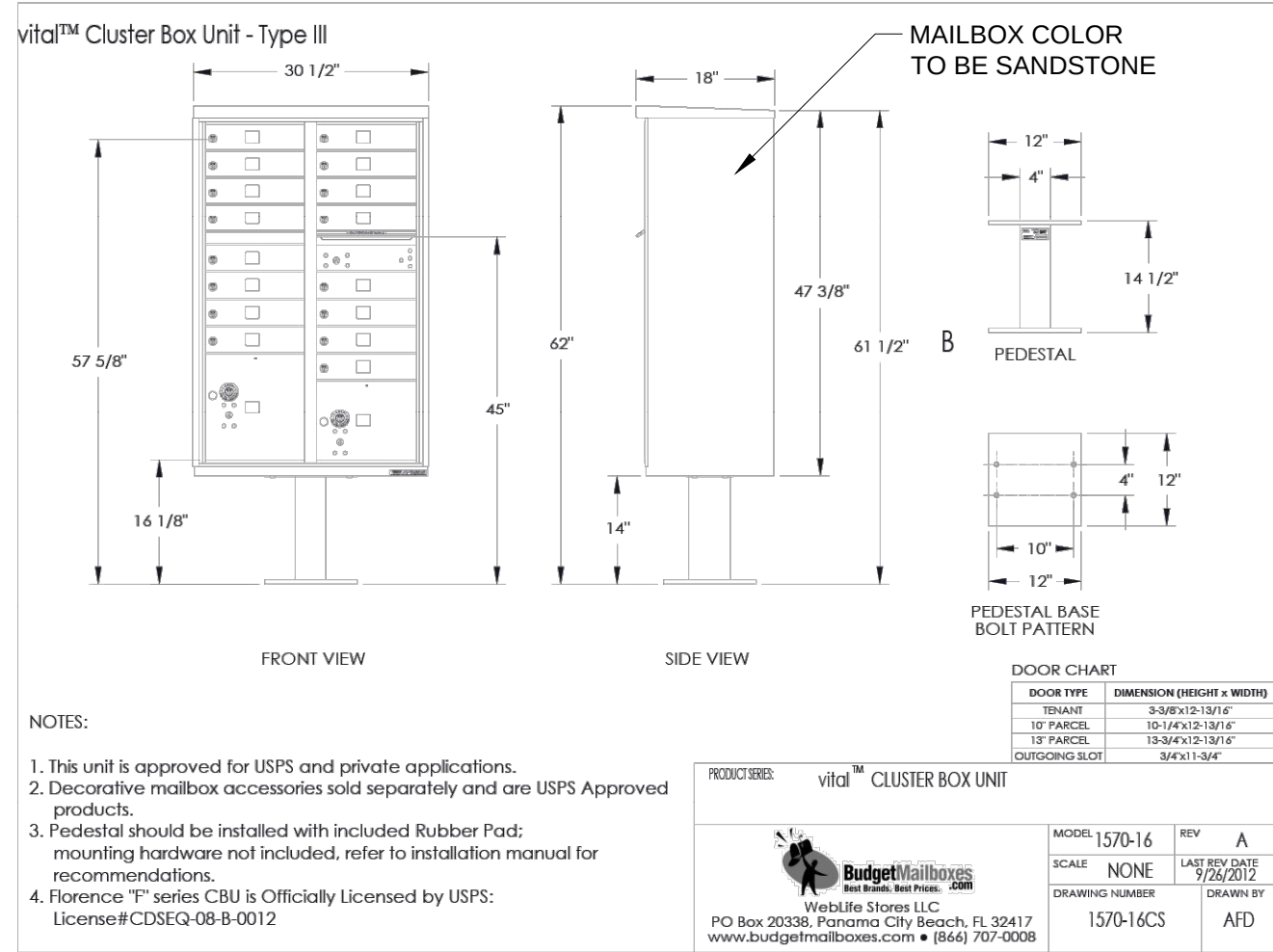
3 BIKE RACK
1/2" = 1'-0" OP-CO3-05



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

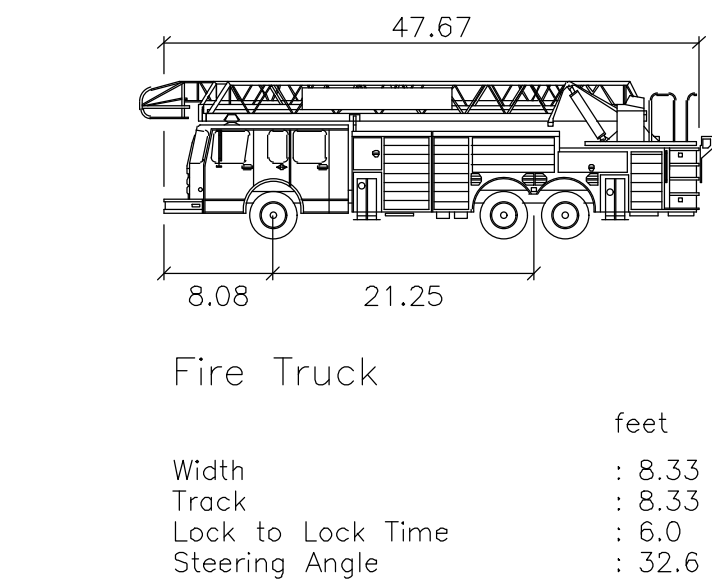
NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.

7 RUNNING BOND BLOCK RETAINING WALL
N.T.S. OP-CO3-04



Plotted By: Evan Callis Layout: SS FIRE TRUCK TURNING Printed On: 9/30/2026 2:00 PM File Name: SITE PLAN.dwg

FIRE TRUCK DATA



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



COAL CREEK VILLAGE

FINAL PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

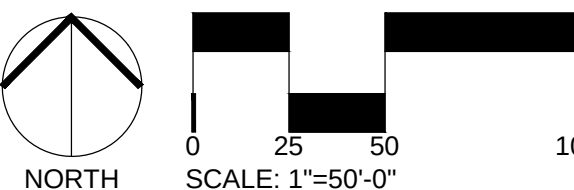
RIPLEY DESIGN INC.
Joel Weikert
236 LINDEN STREET, Suite A
Fort Collins, CO 80524
p. 970.224.5024

OWNER

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

ENGINEER

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



ORIGINAL SIZE 24X36

ISSUED		DATE
No.	DESCRIPTION	
01	FINAL PUD	09/30/2026

REVISIONS		DATE
No.	DESCRIPTION	

FIRE TRUCK TURNING

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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