Conceptual layout - some details subject to change with further review

UNIT ENTRANCE

PROPOSED ALLEY LOADED TOWNHOMES

1003 HARPER STREET
(UNPLATTED LANDS)

FRONT COURT OR SIMILAR NAME TBD
(PROPOSED 57' PUBLIC R.O.W.
DEDICATION WITH COAL CREEK VILLAGE)

PUBLIC R.O.W.)

EMERGENCY ACCESS EASEMENT ALONG PRIVATE ALLEY

STOP SIGN

"PRIVATE DRIVE" SIGN

PLANTING AREA, TYP.

20' WIDE PRIVATE DRIVE, RAISED CONCRETE WITH DECORATIVE SCORING

PUBLIC R.O.W.)

1439 FRONT STREET
(LOT 1 OF HUNT-PUKSAS SUBDIVISION)

COAL CREEK VILLAGE DEVELOPMENT PROPERTY BOUNDARY

MOUNTABLE, ROLL OVER CURB

EMERGENCY AND PUBLIC ACCESS EASEMENT

"PRIVATE DRIVE" SIGN

MOUNTABLE, ROLL OVER CURB

HARPER STREET
(EXISTING PUBLIC R.O.W.)

FRONT STREET
(60' EXISTING
PUBLIC R.O.W.)

NORTH

0 5 10 20

SCALE: 1"=10'-0"

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING

FRONT STREET CONNECTION
PRIVATE DRIVE CONCEPT

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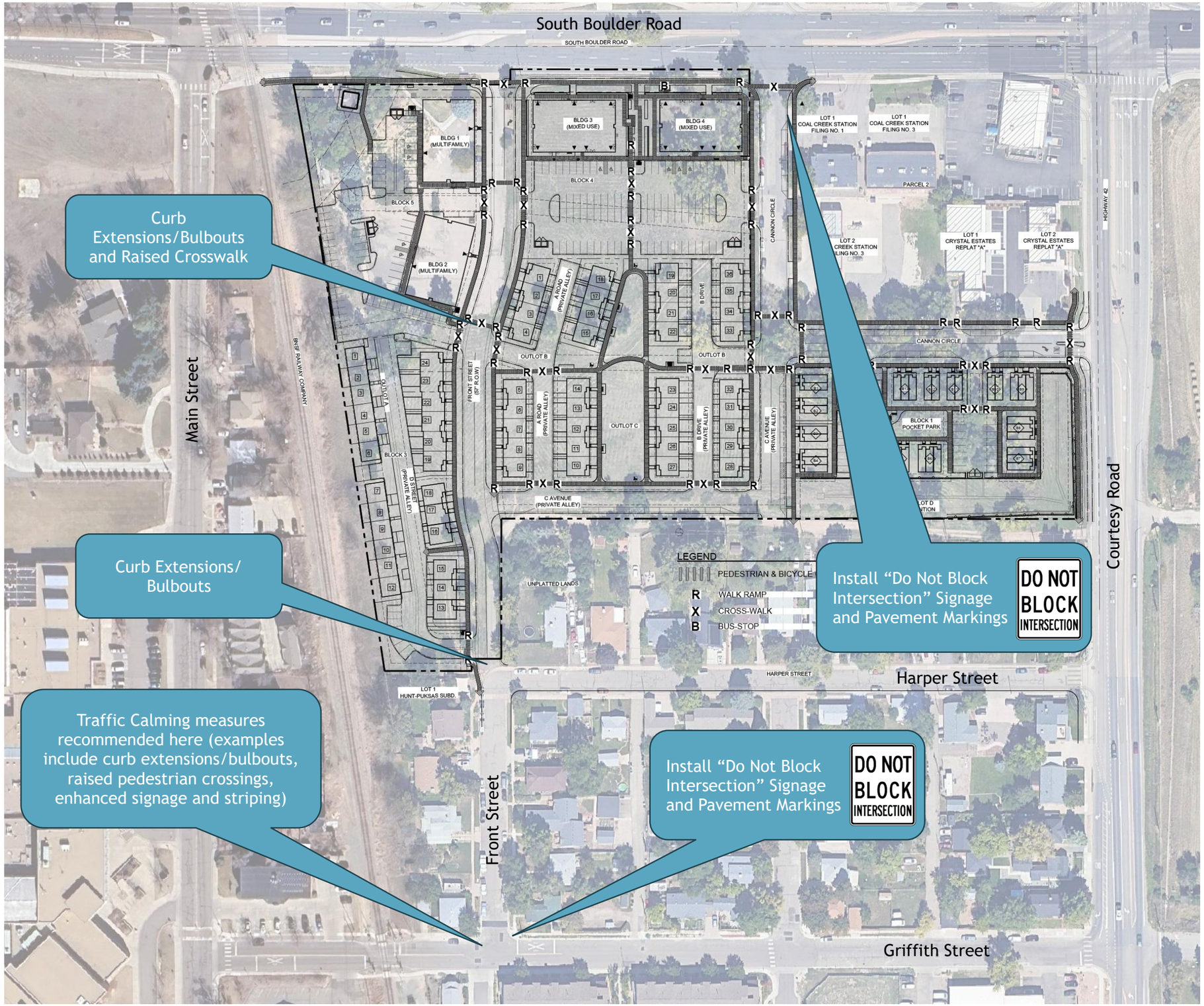
McDowell Engineering LLC
Transportation Engineering Consultants

Coal Creek Village

Traffic Calming Concepts

June 3, 2025

Revised July 18, 2025

Revised August 25, 2025