

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

N.T.S.

SITE SUMMARY

EXISTING ZONING: CC-MU, Mu-R & RM
PROPOSED ZONING: Mu-R
TOTAL GROSS SITE AREA: 495,658 SF (11.378 ACRES)
TOTAL COMMERCIAL AREA: 13,534 SF (1ST FLOOR OF BUILDINGS 3 & 4, BLOCK 4)
TOTAL RESIDENTIAL UNITS: 188
GROSS DENSITY*: 16.5 DU/ACRE
*AREA OF DENSITY CALCULATION INCLUDES PLATTED ACREAGE AND ½ THE AREA OF ANY ADJACENT STREET PER SECTION 17.14.060.C.1.A

LEGAL DESCRIPTION

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

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 1, CALEDONIA PLACE, ACCORDING TO THE RECORDED PLAT, THENCE SOUTH 330 FEET TO THE TRUE POINT OF BEGINNING, THENCE WEST 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. 3286689, 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, 425.02 FEET TO THE WEST LINE OF NORTH 96TH STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'01" EAST, 199.99 FEET TO THE NORTHEAST CORNER OF THE ROBERT 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, 39.06 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FRONT STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'07" EAST, 16.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF HUNT-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:

- NORTH 08°30'12" WEST, 471.84 FEET TO A POINT;
- NORTH 08°28'40" WEST, 81.59 FEET TO A POINT;
- NORTH 08°52'07" WEST, 79.23 FEET TO A POINT;
- NORTH 09°23'12" WEST, 43.90 FEET TO A POINT;
- NORTH 09°49'41" WEST, 43.90 FEET TO A POINT;
- NORTH 10°34'58" WEST, 43.90 FEET TO A POINT;
- 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:

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

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

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PROPOSED ZONING

SCALE: 1"=150'-0"

PROJECT HISTORY

12.04.1980 AMENDED P.U.D PLAN

PROPOSED PUD

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

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

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
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NORTH
ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
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6	PRELIMINARY PUD RD 6	05/14/2024
REVISIONS		
No.	DESCRIPTION	DATE

COVER SHEET

SEAL:

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

1 OF 32

Plotted By: Megan McGregor Layout: S1 COVER SHEET Printed On: 3/26/2024 10:27 AM File Name: SITE PLAN.dwg

GROSS DENSITY

GROSS AREA* (ACRES)	11.378
TOTAL DWELLING UNITS	188
GROSS DENSITY (DU/AC)	16.5

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

DWELLING UNIT BREAK DOWN

DWELLING TYPE	DUs
MULTI-FAMILY	96
ALLEY-LOADED TOWNHOME UNITS	60
MICRO TOWNHOME UNITS	32
TOTAL	188

SETBACKS & HEIGHT PER LOT

DWELLING TYPE / BLOCK	HEIGHT (FT.)	STORIES	MINIMUM SETBACK PROVIDED		
			FRONT (FT.)	SIDE (FT.)	REAR (FT.)
MIXED USE (BLOCK 4)	45'	3	10'-1"	10'	20'+
TOWNHOMES (BLOCK 3)	(2)	3	1'	0'	6'
MULTI-FAMILY (BLOCK 5)	45'	3	10'	13'	20'+
TOWNHOMES (BLOCK 2)	40'	3	8'-7"	0'	8'-9"
MICRO-TOWNHOMES (BLOCK 1)	25'	1.5	10'	(1)	8'

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

(2) TYPICAL 40'-0" MAXIMUM BUILDING HEIGHT. FOR TOWNHOMES #13-18, WHICH ARE LOCATED IN RM DISTRICT TRANSITIONAL HEIGHT SETBACK, MAXIMUM HEIGHT SHALL BE 35'-0".

TOTAL BUILDING FRONTAGE/COVERAGE CALCULATIONS

STREET	APPLICABLE STREET FRONTAGE(FT)	TOTAL BUILDING FRONTAGE(FT)	% BUILDING FRONTAGE	TOTAL BUILDING COVERAGE(SF)
SOUTH BOULDER ROAD	543	304	55.9853	
EAST OF FRONT STREET	295	216	73.2203	
WEST OF FRONT STREET	248	88	35.4839	
FRONT STREET	1240	825	66.5323	
EAST SIDE	532	297	55.8271	
WEST SIDE	708	528	74.5763	
CANNON CIRCLE	692	320	46.2428	
NORTH/ SOUTH LEG	363	170	46.8320	
EAST/ WEST LEG	329	150	45.5927	
HIGHWAY 42	147	90	61.2245	
TOTALS:	5097	2988	58.6227	80070
TOTAL % BUILDING COVERAGE (USING TOTAL NET SITE ACREAGE 8.66 AC):				21.2% *

* WAIVER REQUEST INCLUDED WITH THIS APPLICATION.

DIMENSIONAL STANDARDS

RESIDENTIAL DENSITY	REQUIRED BY CODE				PROVIDED	
	MIN:	12	UNITS/GROSS ACRE		16.5	UNITS/ GROSS ACRE
	MAX:	20	UNITS/GROSS ACRE			
MINIMUM LOT AREA	NA				915 SF/.02 AC	
MINIMUM LOT WIDTH	40'-0"				24'-6" **	
MINIMUM BUILDING COVERAGE	40%				21.2% **	
MINIMUM LANDSCAPE COVERAGE	10%				31% ***	
BUILDING SETBACKS FROM PROPERTY LINES:						
MINIMUM/MAXIMUM SETBACKS FROM PROPERTY LINE ADJACENT TO HWY. 42 AND SOUTH BOULDER ROAD:				NA	NA	
MINIMUM/MAXIMUM SETBACKS FROM ALL OTHER STREET-FACING PROPERTY LINES:			MIN:	0	1'-0"	
			MAX:	10'-0"	10'-0"	
MINIMUM SIDE-YARD SETBACK				0	0	
MINIMUM REAR-YARD SETBACK				20'-0"	6'-0" 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			(1)		7,325 SF	
MAXIMUM BUILDING LENGTH ALONG STREET FRONTAGE						
FRONTING HWY. 42:			NA		N/A	
ALL OTHER BUILDINGS:			200'-0"		156'-0"	
MINIMUM % OF STREET-FACING PROPERTY LINES THAT MUST FRONT A BUILDING OR BUILDING WALL			70%		58.6% **	

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

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* 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.

*** 31% (OR 3.53 ACRES) OF THE SITE IS DEDICATED TO LANDSCAPE AREA (1.87 ACRES ARE DEDICATED TO LANDSCAPED PLANT MATERIAL AND 1.66 ACRES ARE HARDSCAPED). IT IS THE APPLICANT'S UNDERSTANDING THAT THE SITE IS COMPLIANT WITH MUDDSG SEC. 7.4.B.1.B AS HARDSCAPE ELEMENTS MAKE UP LESS THAN 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 =146', NORTH AND SOUTH SIDES =321'; BLOCK TWO: EAST AND WEST SIDES =293', NORTH AND SOUTH SIDES =333'; BLOCK THREE: EAST AND WEST SIDES =443', NORTH AND SOUTH SIDES =155'; BLOCK FOUR: EAST AND WEST SIDES =221', NORTH AND SOUTH SIDES 295'; BLOCK FIVE: EAST AND WEST SIDES = 332', NORTH AND SOUTH SIDES = 246'
2	MUDDSG 5.4.B	ALL PUBLIC SIDEWALKS SHALL BE A MINIMUM OF TEN (10) FEET WIDE INCORPORATING TREE PLANTING INTO THE RIGHT OF WAY (ROW).	ALONG SOUTH BOULDER ROAD AND HIGHWAY 42: 8' DETACHED SIDEWALK AND AN 8' TREE LAWN. ALONG FRONT STREET AND CANNON CIRCLE: 5' WIDE DETACHED SIDEWALK AND AN 8' TREE LAWN.
3	CDDSG 2.2.1.E	ORIENT PARKING AISLES PERPENDICULAR TO BUILDINGS SO PEDESTRIANS WALK PARALLEL TO MOVING CARS. MINIMIZE THE NEED FOR PEDESTRIANS TO CROSS MULTIPLE PARKING AISLES AND LANDSCAPE AREAS.	THE PARKING LOT SERVING THE PROPOSED COMMERCIAL USES ALONG SOUTH BOULDER ROAD CONTAINS 91 PARKING SPACES ARRANGED PARALLEL TO THE BUILDINGS ON SOUTH BOULDER ROAD.
4	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM LOT WIDTH = 40 FEET	TOWNHOME LOTS VARY FROM 24'-6" TO 32 FEET WIDE.
5	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM BUILDING COVERAGE (SF) = 40%	BUILDING COVERAGE PROVIDED = 21.2%
6	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	20-FOOT MINIMUM SETBACK FROM REAR PROPERTY LINE.	TOWNHOME REAR YARD SETBACK RANGES FROM 6-20 FEET.
7	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM 70% OF STREET FACING PROPERTY LINES MUST CONTAIN A BUILDING OR BUILDING WALL.	58.6% OF STREET FACING PROPERTY LINES CONTAIN A BUILDING OR BUILDING WALL.

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

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

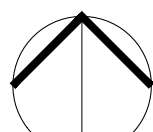
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REVISIONS

No.	DESCRIPTION	DATE

SITE PLAN DATA AND
NOTES

SEAL:



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

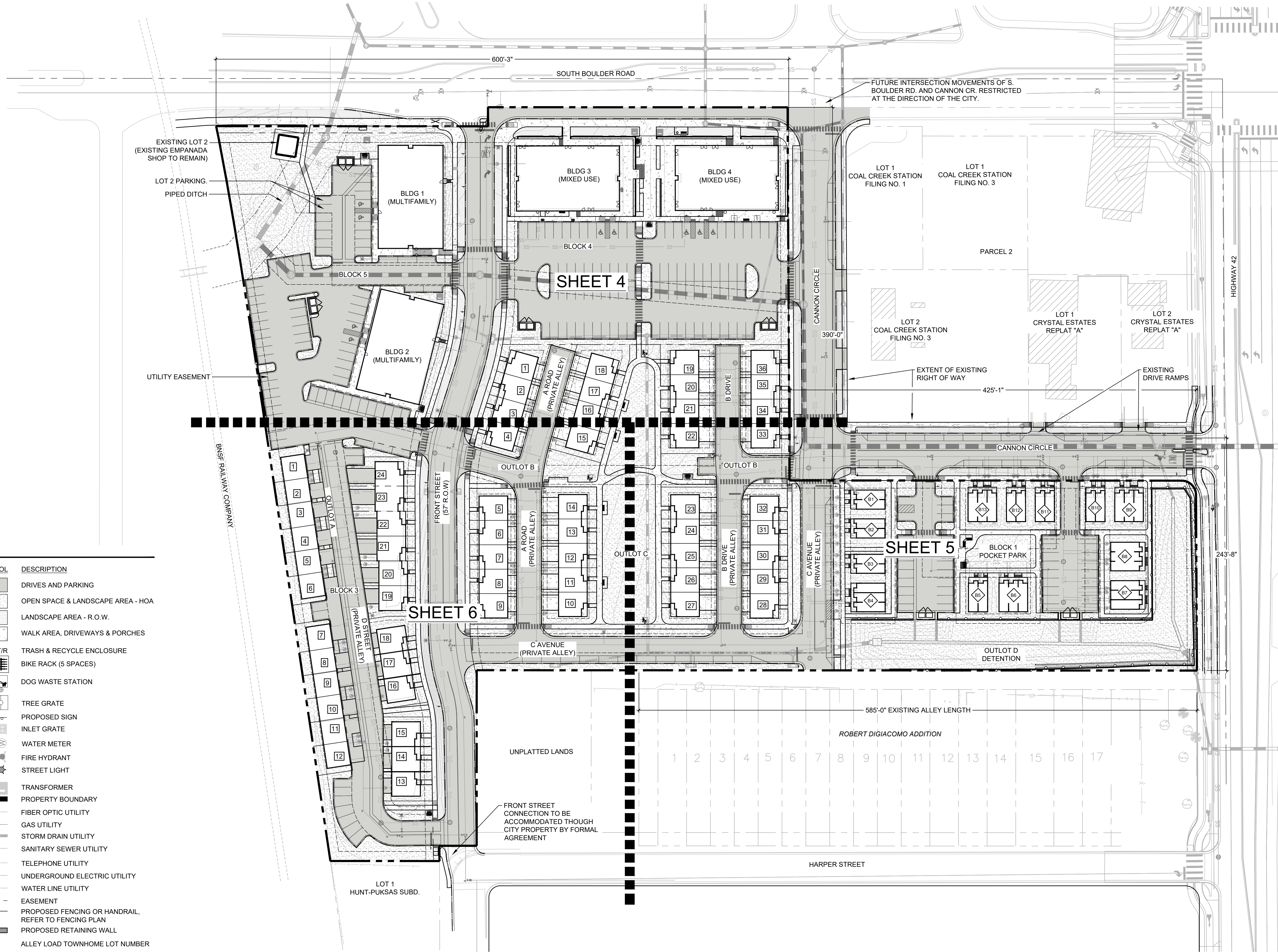
DRAWING NUMBER:

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LEGEND

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

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



COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

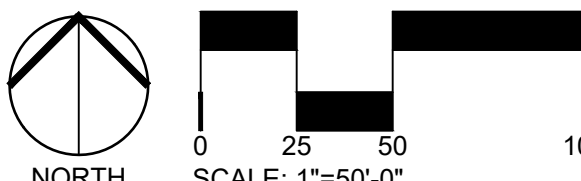
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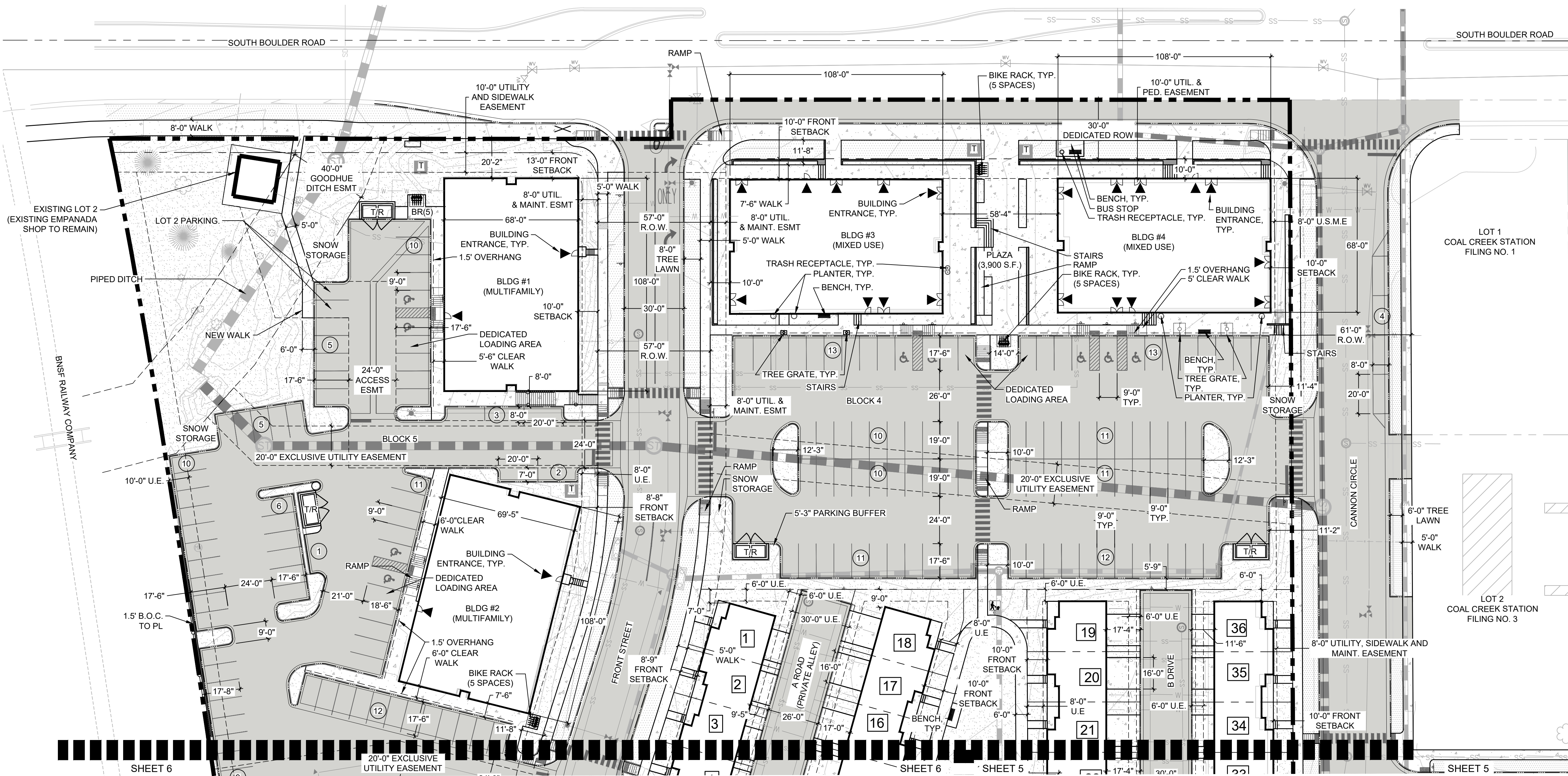
SITE PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

Plotted By: Megan McGregor Layout: SITE PLAN ENLARGEMENT Printed On: 4/2/2024 9:12 AM File Name: SITE PLAN ENLARGEMENT.dwg



LEGEND

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

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

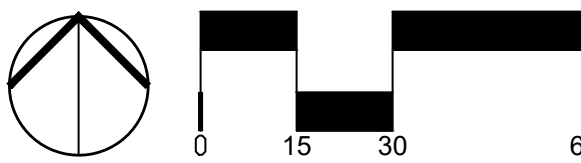
RIPLY DESIGN INC.
Joel Weikert
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Fort Collins, CO 80521
p. 970.224.5828

OWNER

COAL CREEK VILLAGE LLC
Michael Markel
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P. 303.775.5524

ENGINEER

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



ORIGINAL SIZE 24X36

ISSUED

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

REVISIONS

No.	DESCRIPTION	DATE

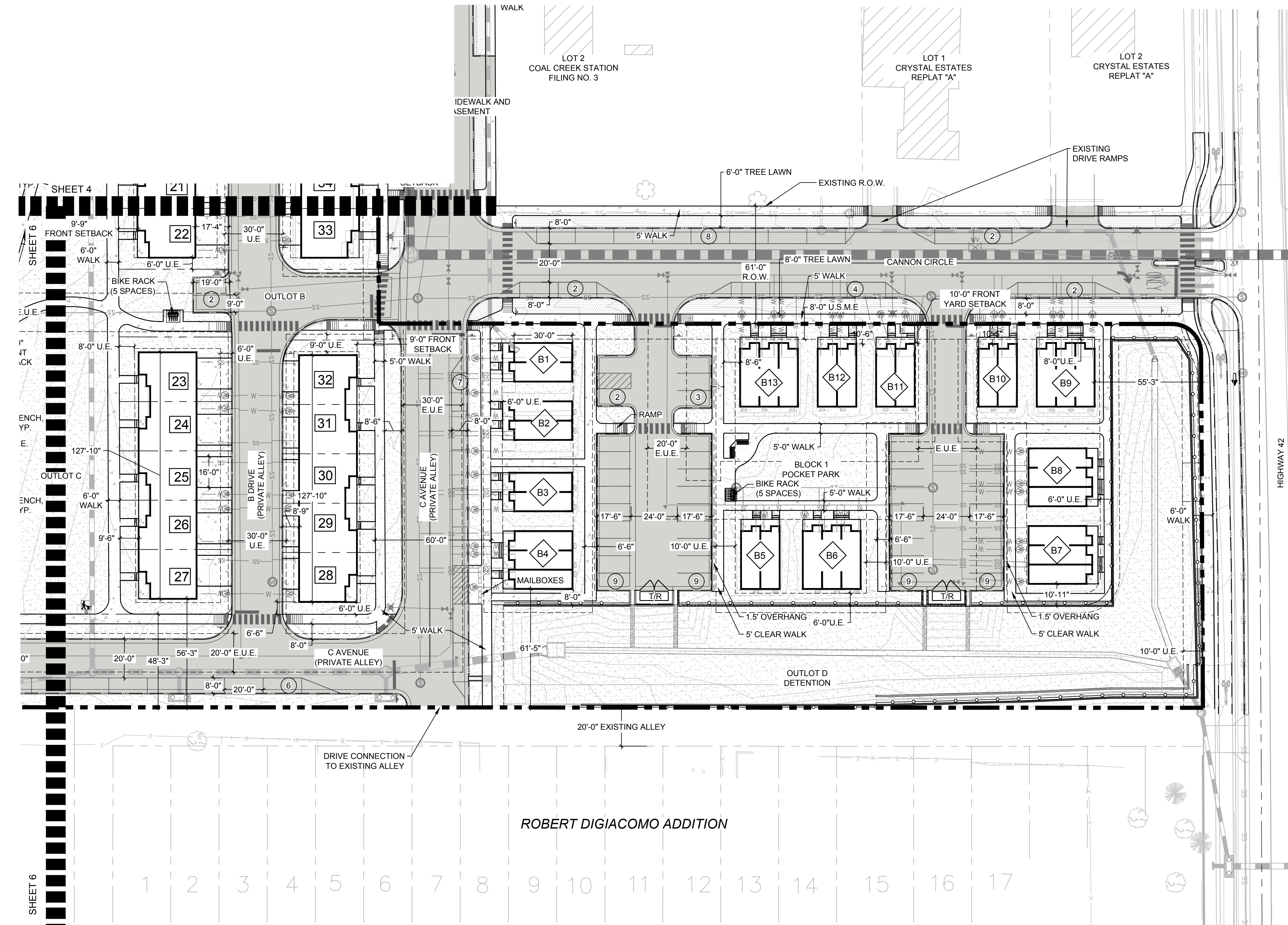
SITE PLAN ENLARGEMENT

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

Plotted By: Joel Weikert Layout: SITE PLAN ENLARGEMENT (2) Printed On: 5/14/2024 10:39 AM File Name: SITE PLAN ENLARGEMENT.dwg



LEGEND

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

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

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

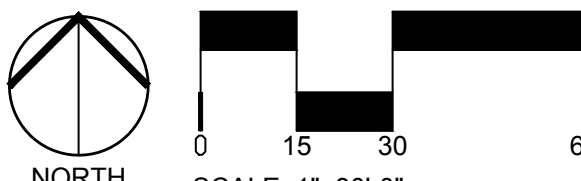
RIPLEY DESIGN INC.
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Fort Collins, CO 80521
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ORIGINAL SIZE 24X36
SCALE: 1"=30'-0"

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022
6	CITY COMMENTS	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

SITE PLAN ENLARGEMENT

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

6 OF 32

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

Plotted By: Megan McGregor Layout: PED & BIKE CIRCULATION Printed On: 3/28/2024 4:45 PM File Name: PEDESTRIAN & BICYCLE CIRCULATION.dwg

LEGEND

PEDESTRIAN & BICYCLE CIRCULATION

R

WALK RAMP

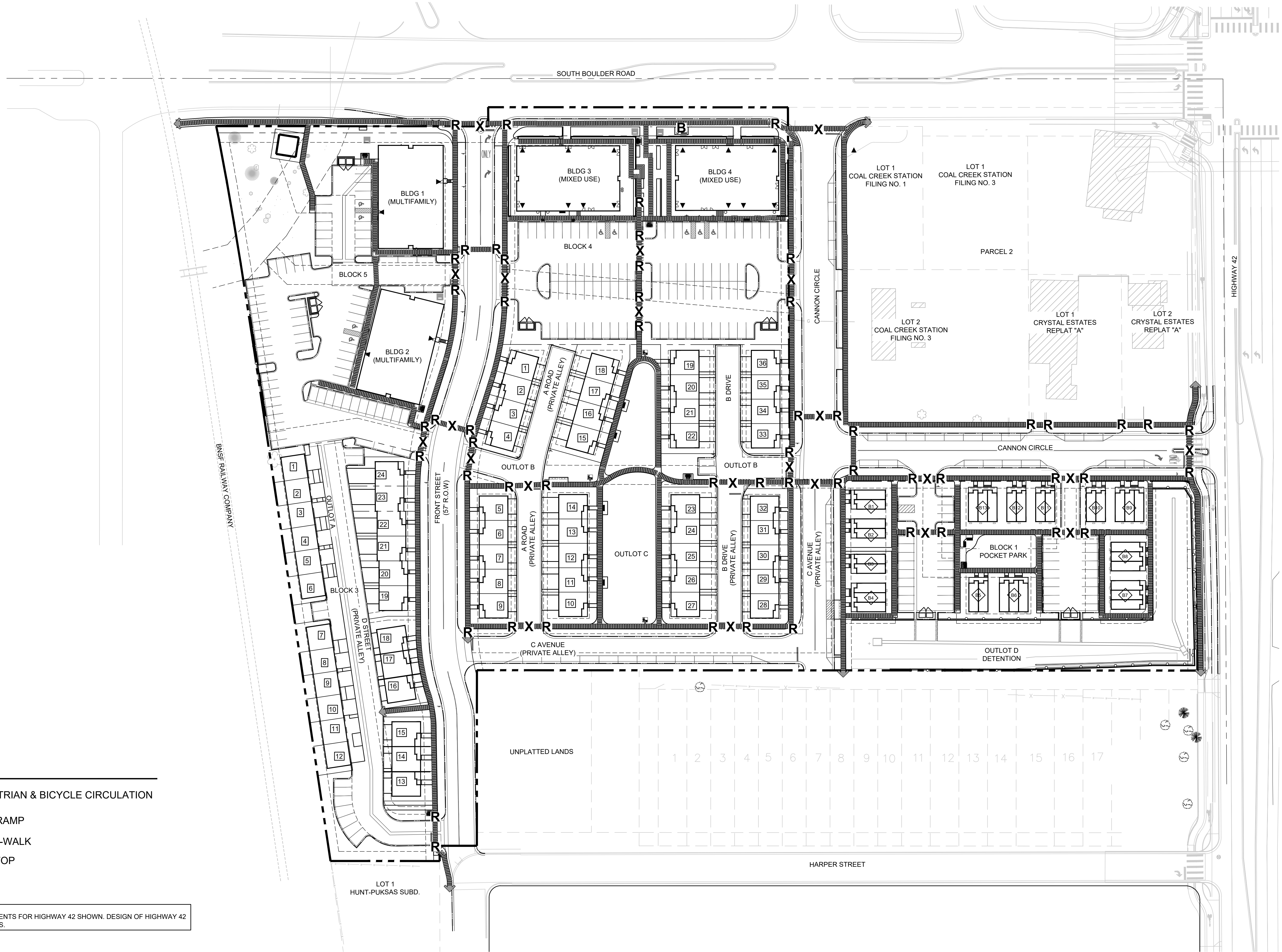
X

CROSS-WALK

B

BUS-STOP

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



COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO
PREPARED BY:

ripleydesign

LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave, Suite 200 Fort Collins, CO 80521
phone 970.224.6591 fax 970.225.4907 www.ripleydesign.com

PLANNER / LANDSCAPE ARCHITECT

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ORIGINAL SIZE 24X36

SCALE: 1"=50'-0"

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

PEDESTRIAN
CIRCULATION PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
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ORIGINAL SIZE 24X36

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

PLANNING STREET
SECTIONS AND
TYPICALS

SEAL:

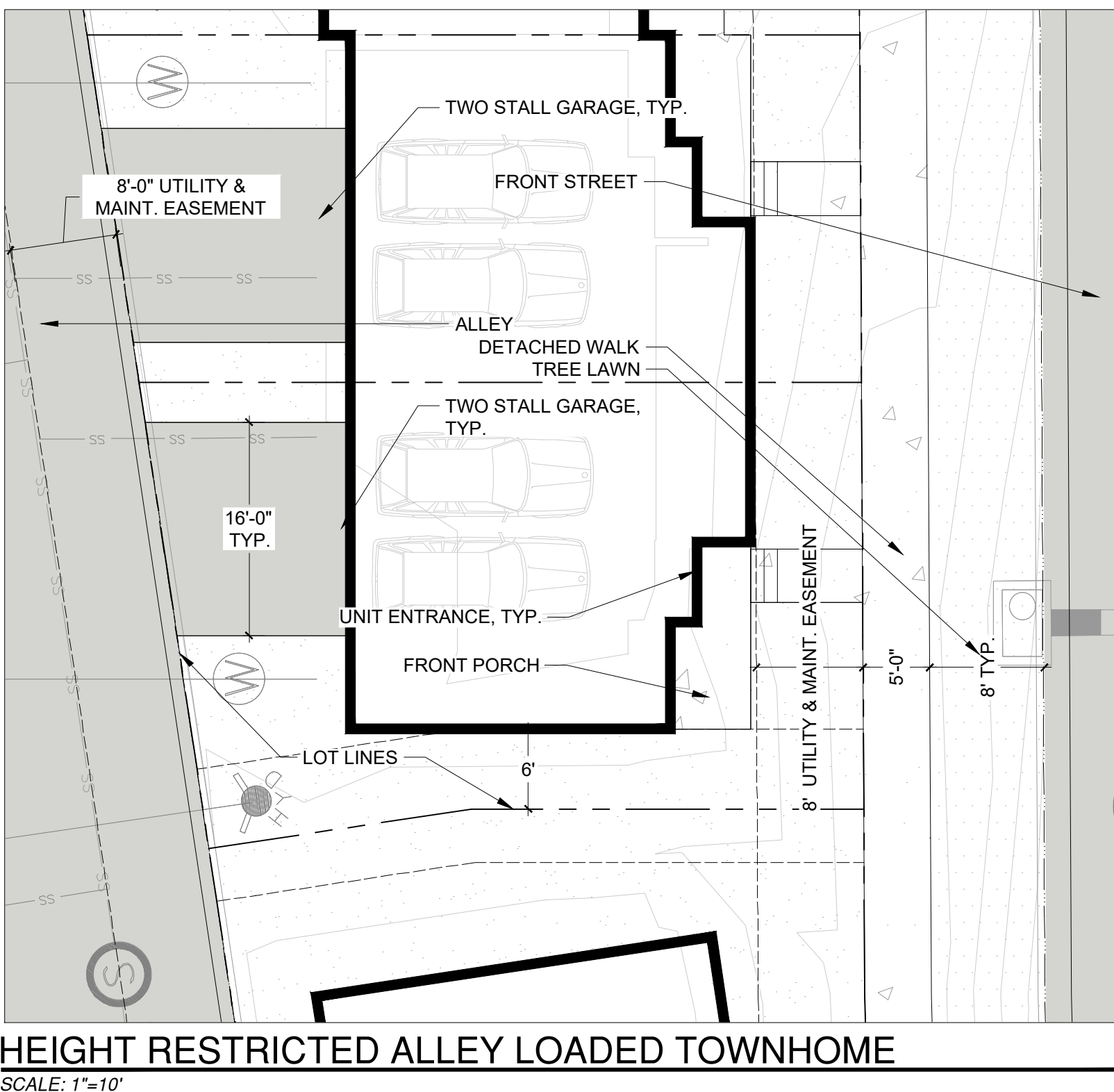
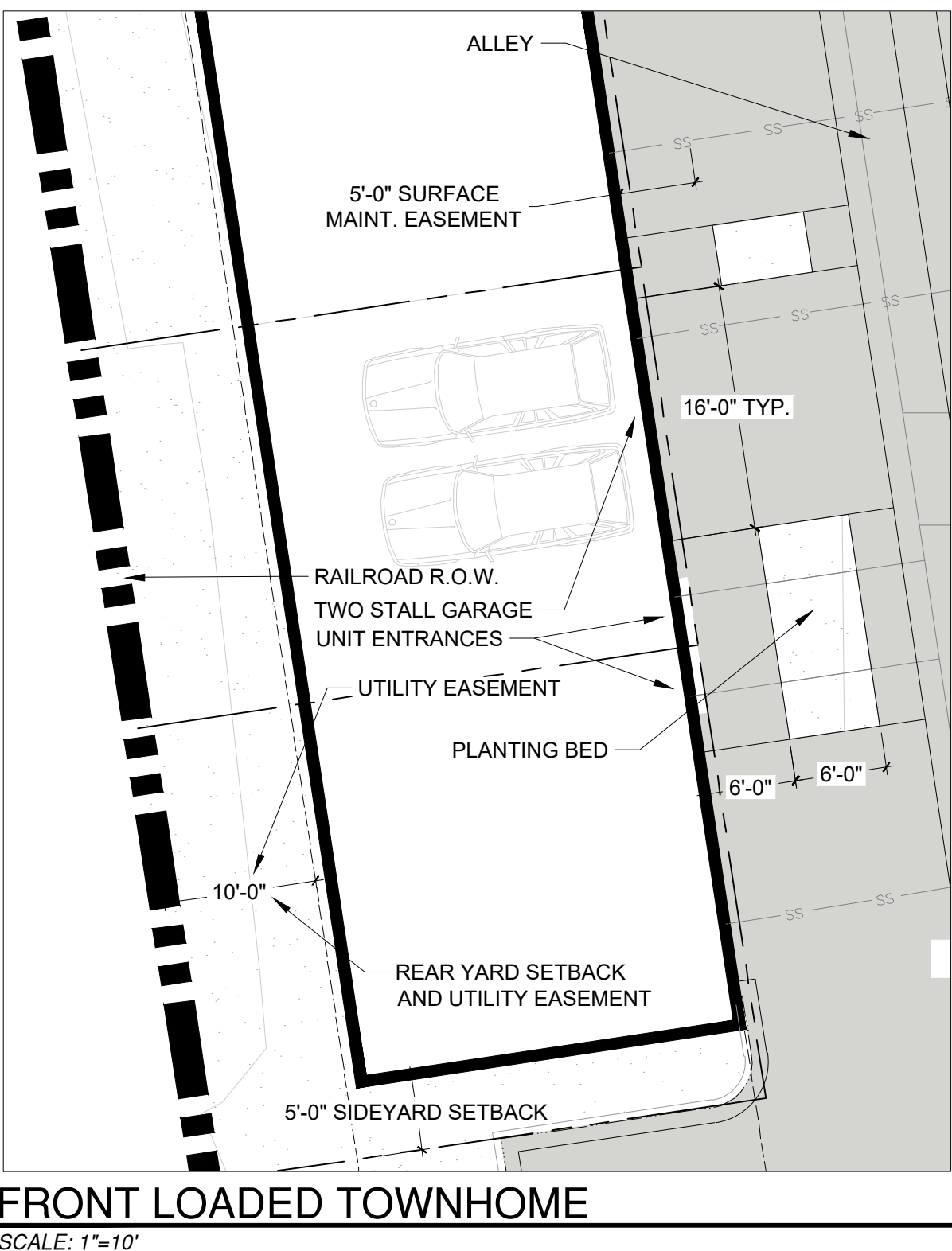
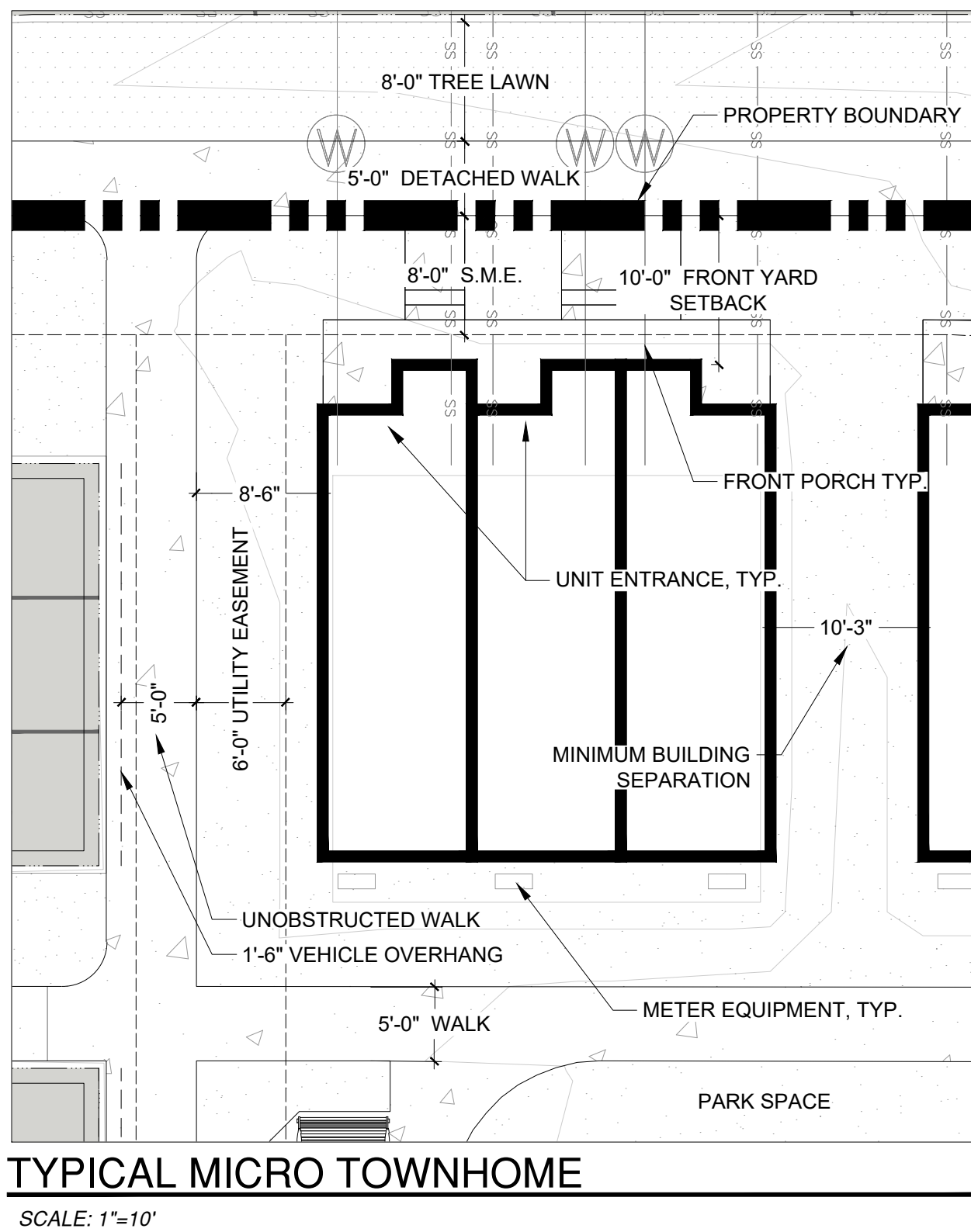
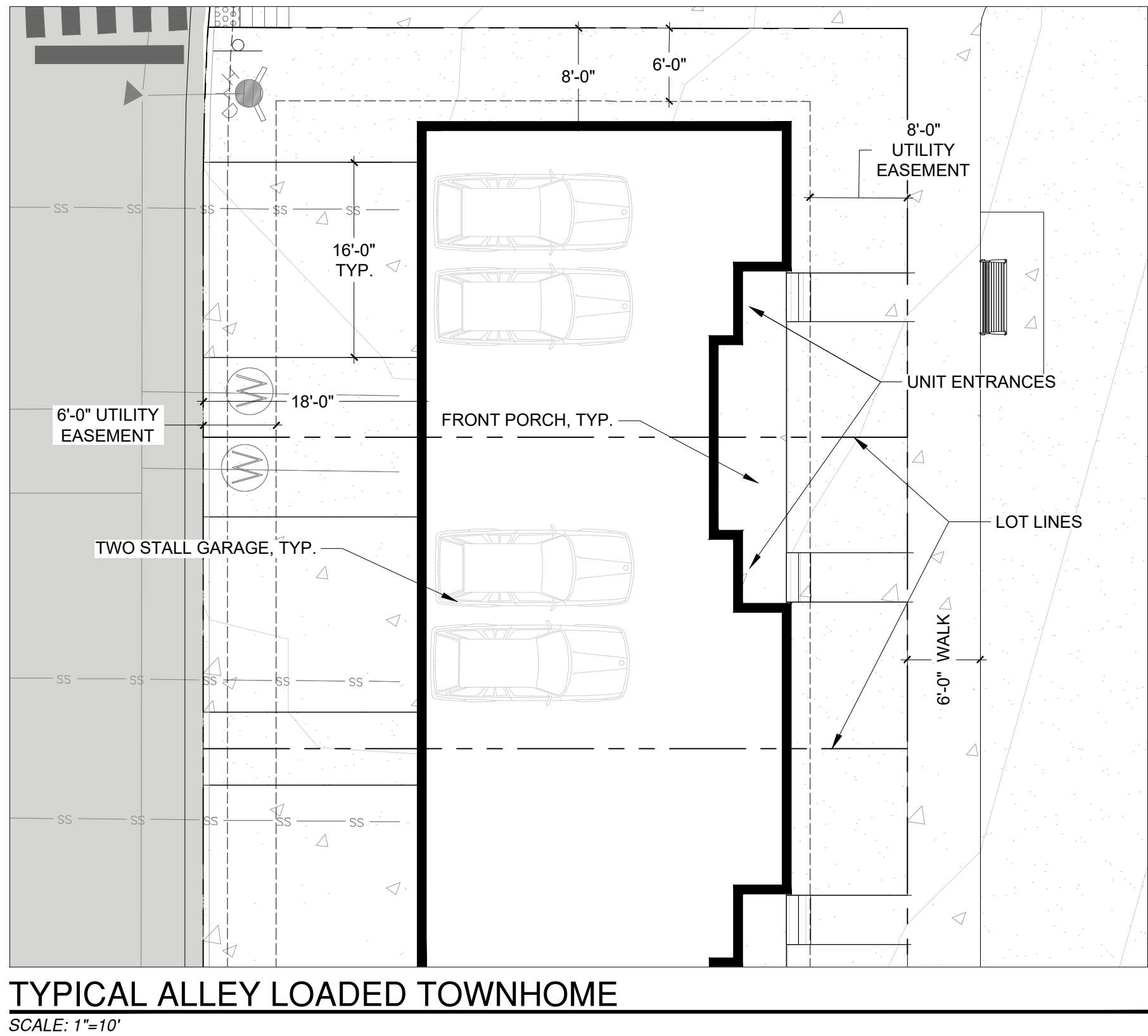
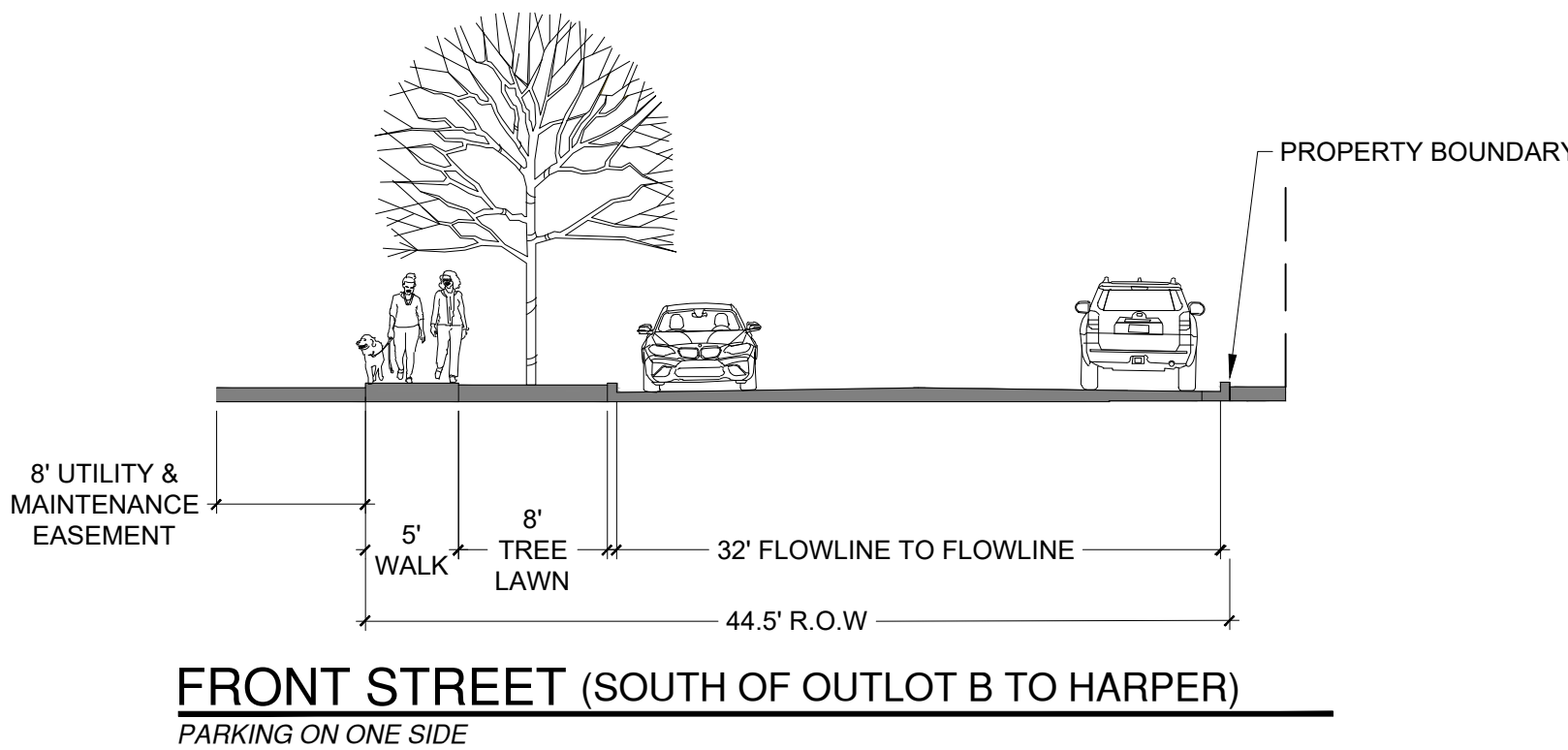
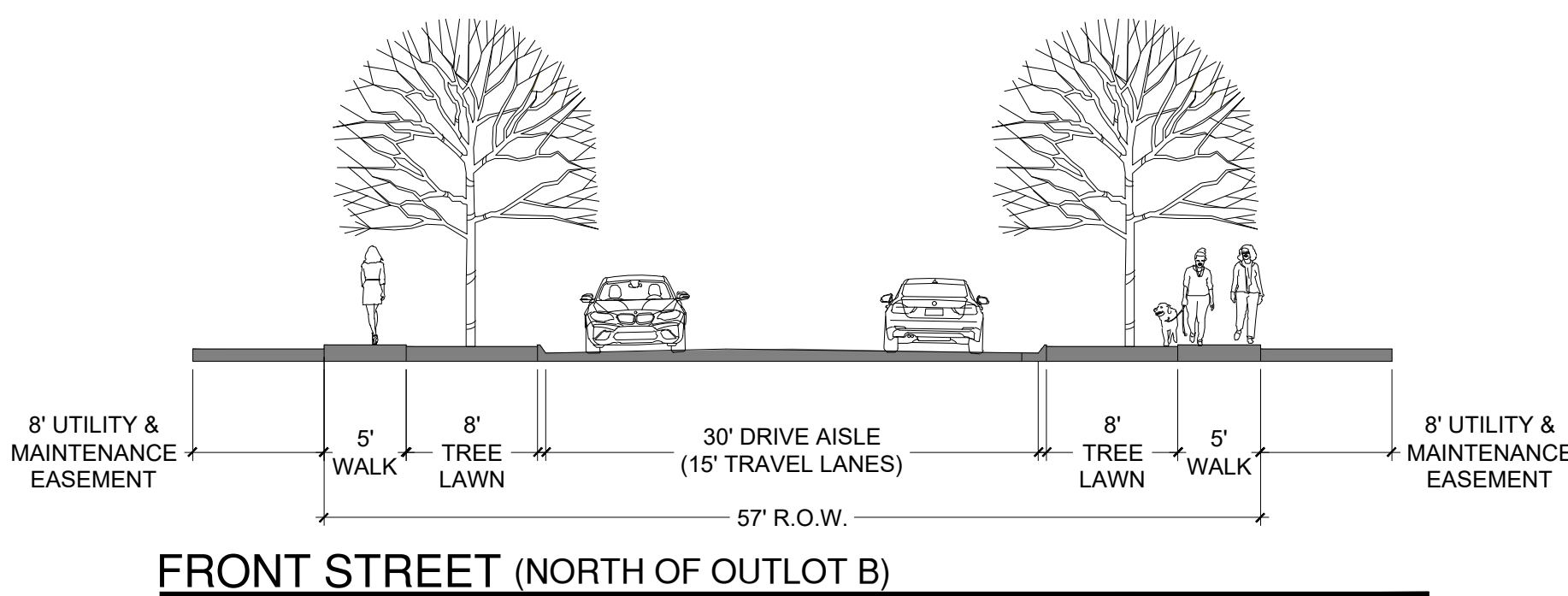
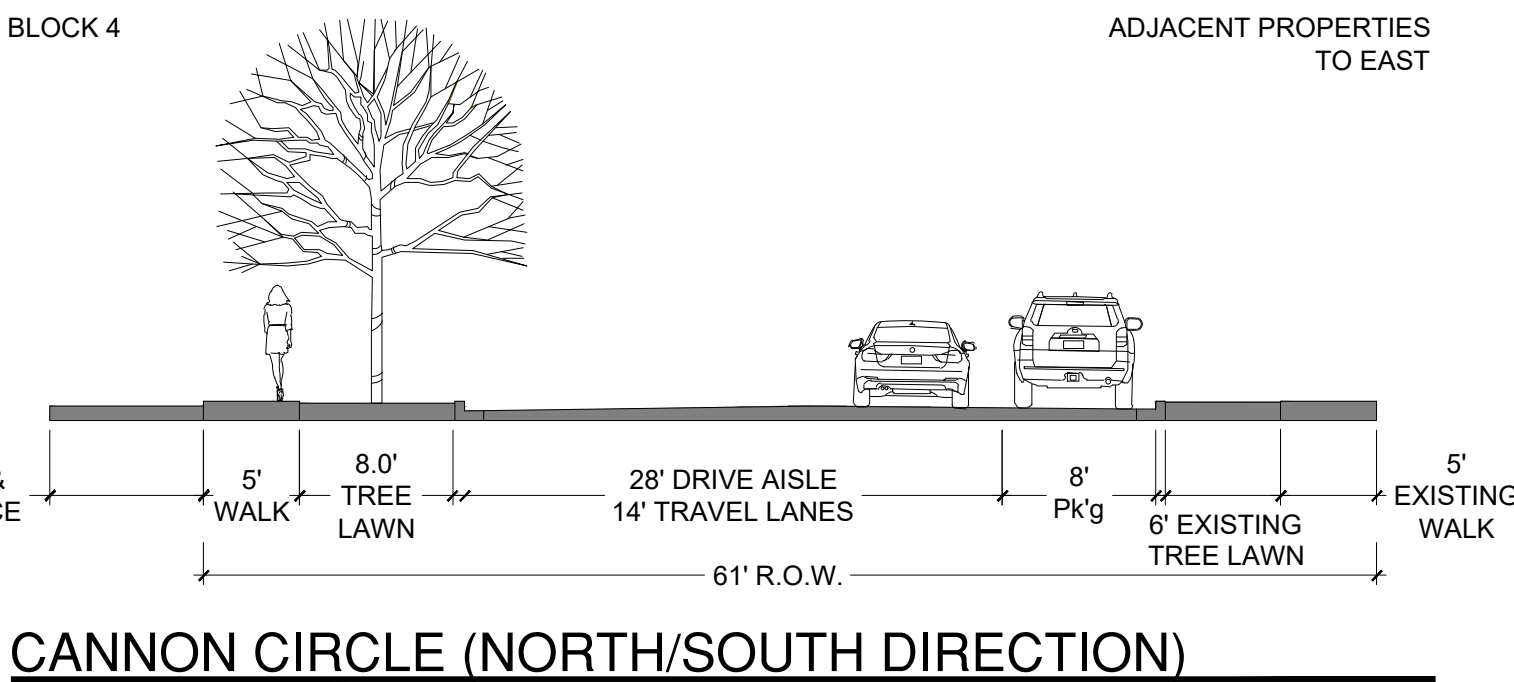
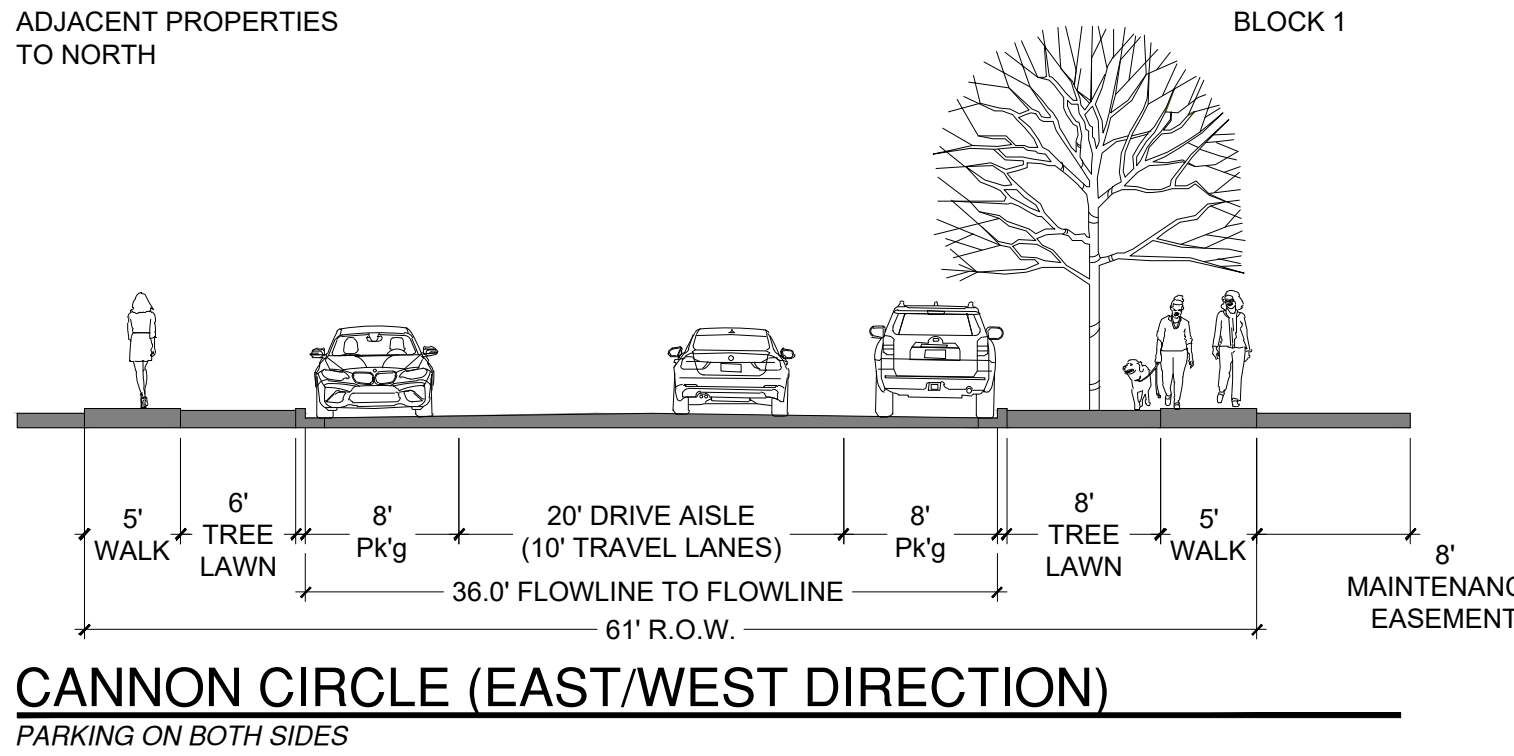
ENTITLEMENT
DRAWINGS
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PROJECT No.: R20-030

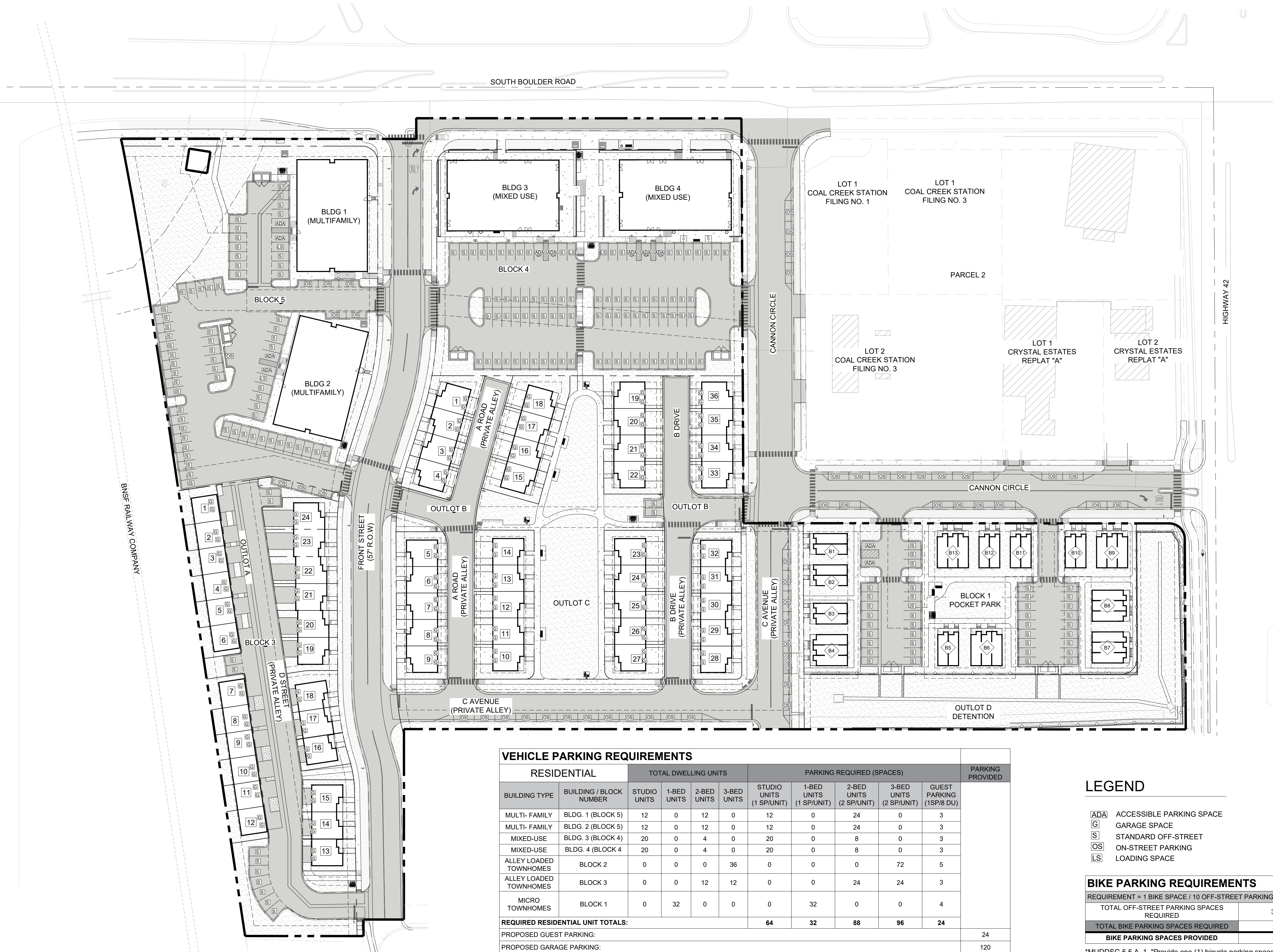
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DRAWING NUMBER:



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VEHICLE PARKING REQUIREMENTS

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

VEHICLE PARKING REQUIREMENTS

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

VEHICLE PARKING TOTALS

TOTAL PARKING REQUIRED FOR RESIDENTIAL	304
TOTAL PARKING REQUIRED FOR COMMERCIAL	46
TOTAL PROJECT PARKING REQUIRED	350
TOTAL PROJECT PARKING PROVIDED	384*

*TOTAL INCLUDES 21 SPACES PROVIDED ON PUBLIC STREETS

OFF STREET LOADING SPACES

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

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

LEGEND

- ADA ACCESSIBLE PARKING SPACE
- G GARAGE SPACE
- S STANDARD OFF-STREET
- OS ON-STREET PARKING
- LS LOADING SPACE

BIKE PARKING REQUIREMENTS

REQUIREMENT = 1 BIKE SPACE / 10 OFF-STREET PARKING SPACES	
TOTAL OFF-STREET PARKING SPACES REQUIRED	351
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. (S)"

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



APPLICANT

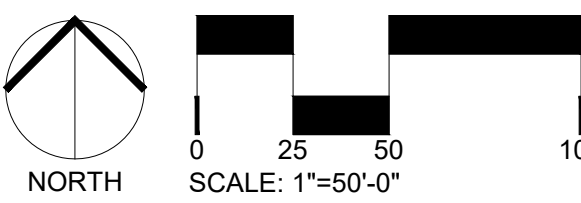
RIPLEY DESIGN INC.
Joel Weikert
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Fort Collins, CO 80521
P. 970.224.5828

OWNER

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ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
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LONGMONT, COLORADO 80501
P. 303.651.6626



ORIGINAL SIZE 24X36

ISSUED

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

REVISIONS

No.	DESCRIPTION	DATE

PARKING PLAN

SEAL:



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

DRAWING NUMBER:

Plotted By: Megan McGregor Layout: SB MICRO COTTAGE CONDO ELEVATIONS Printed On: 3/26/2024 10:29 AM File Name: ELEVATIONS_MICRO-HOMES.dwg

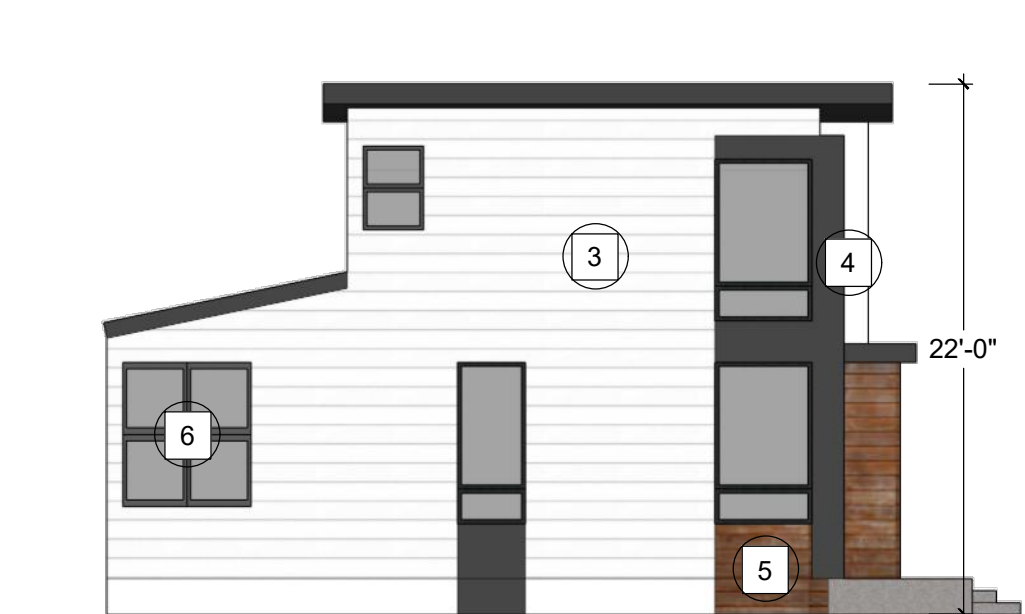


MODEL A

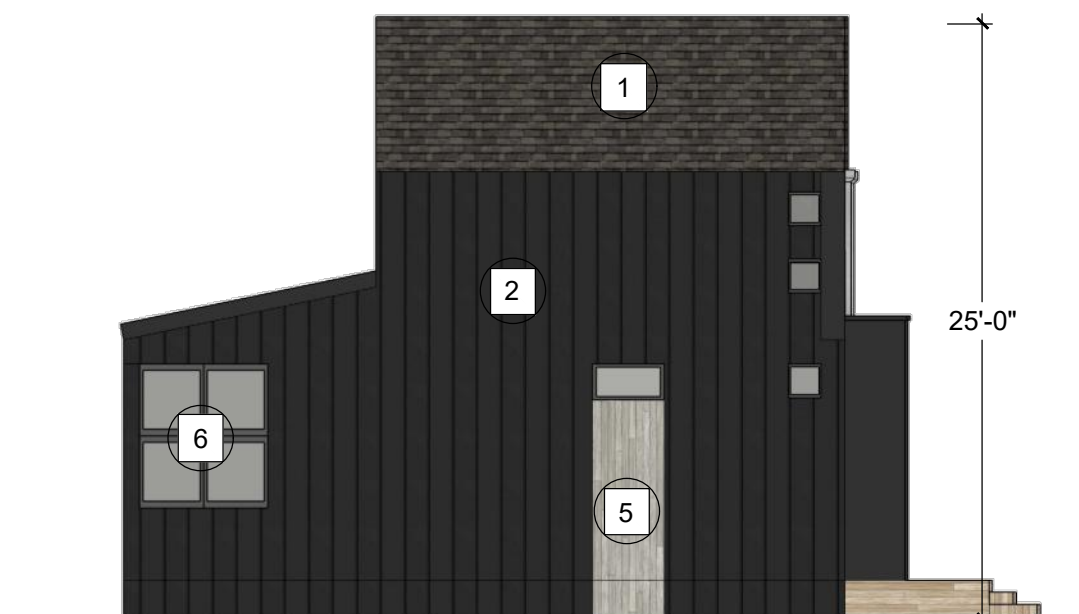


MODEL B

FRONT ELEVATIONS



MODEL A



MODEL B

LEFT ELEVATIONS



MODEL A

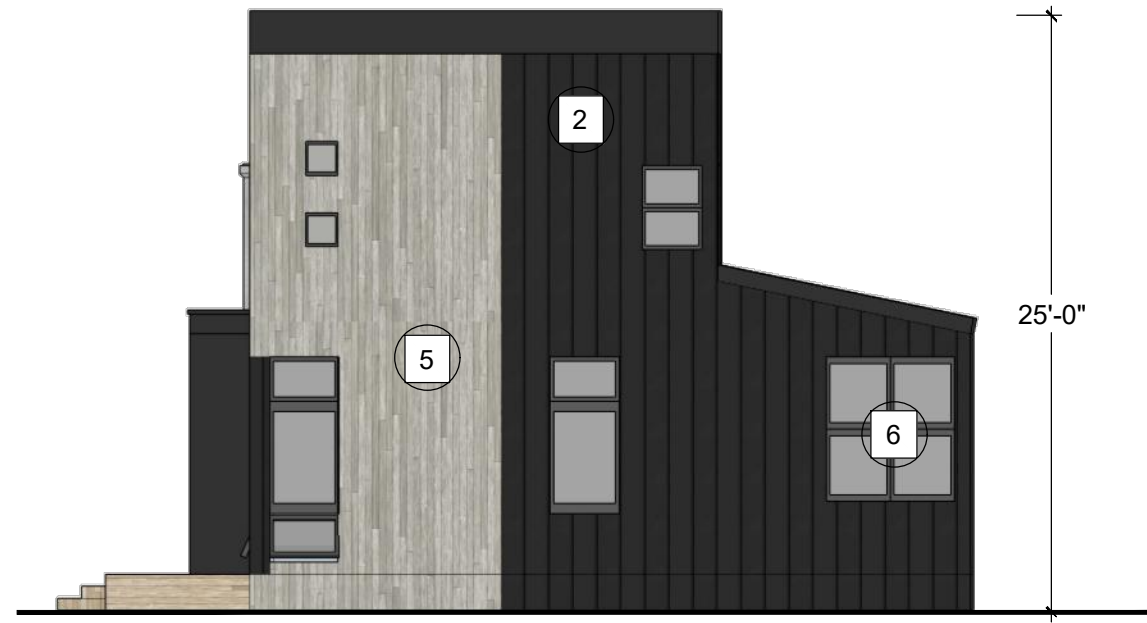


MODEL B

REAR ELEVATIONS



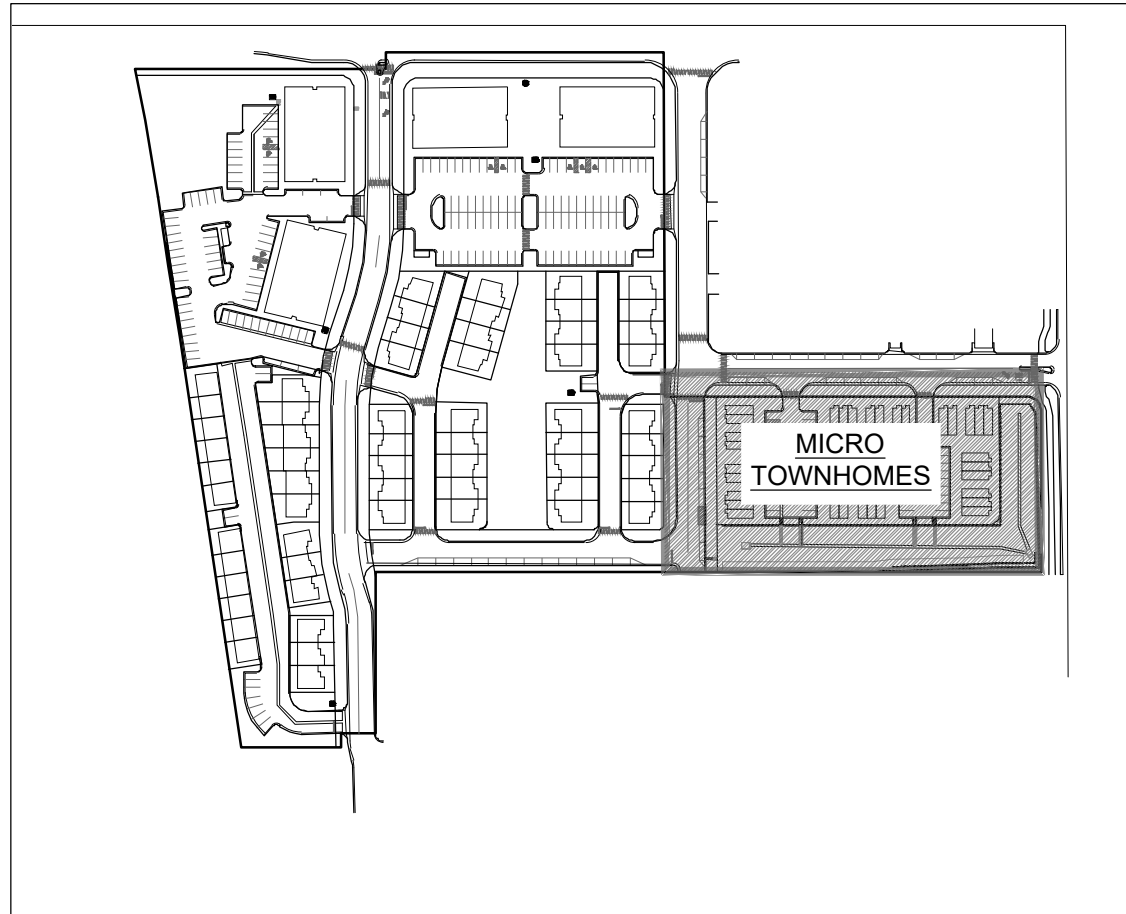
MODEL A



MODEL B

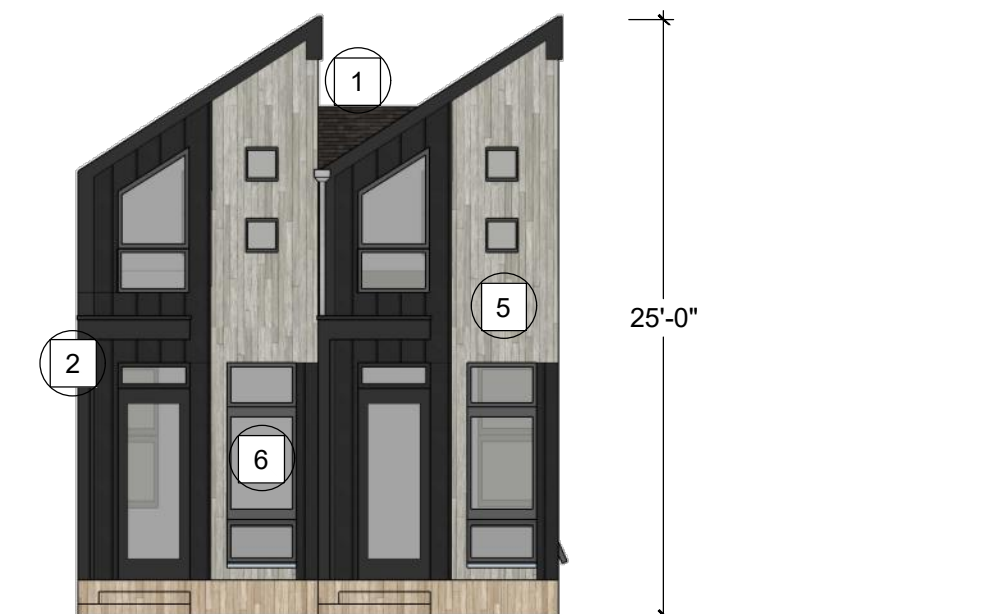
RIGHT ELEVATIONS

KEY MAP

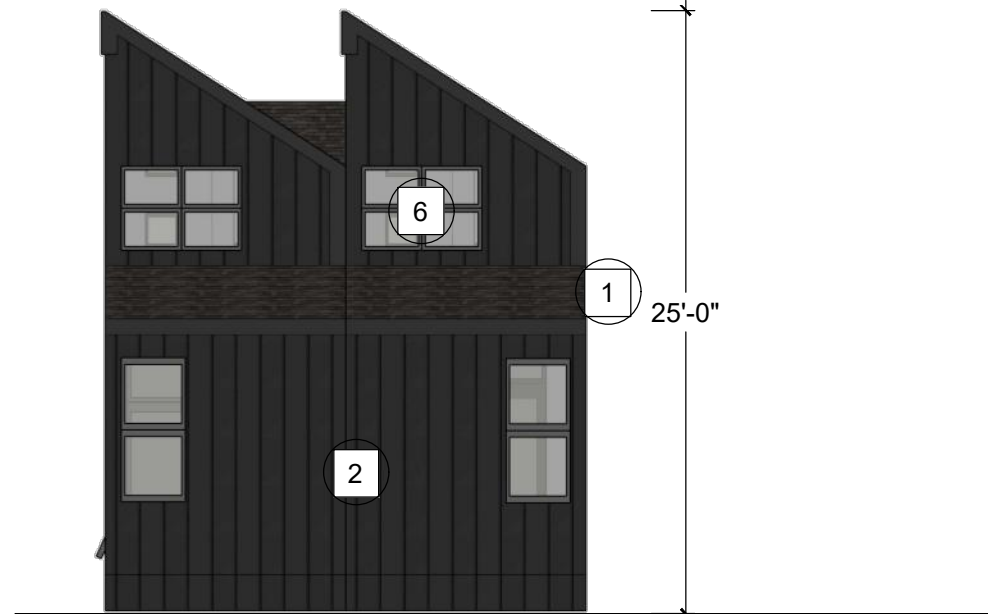


MATERIAL LEGEND

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



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

MICRO TOWNHOME UNITS, DUPLEX

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



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ORIGINAL SIZE 24X36

ISSUED

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

REVISIONS

No.	DESCRIPTION	DATE

MICRO TOWNHOME
ELEVATIONS

SEAL:



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

Plotted By: Megan McGregor Layout: S7 MULTI-FAMILY & MIXED-USE ELEVATIONS Printed On: 3/26/2024 10:30 AM 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



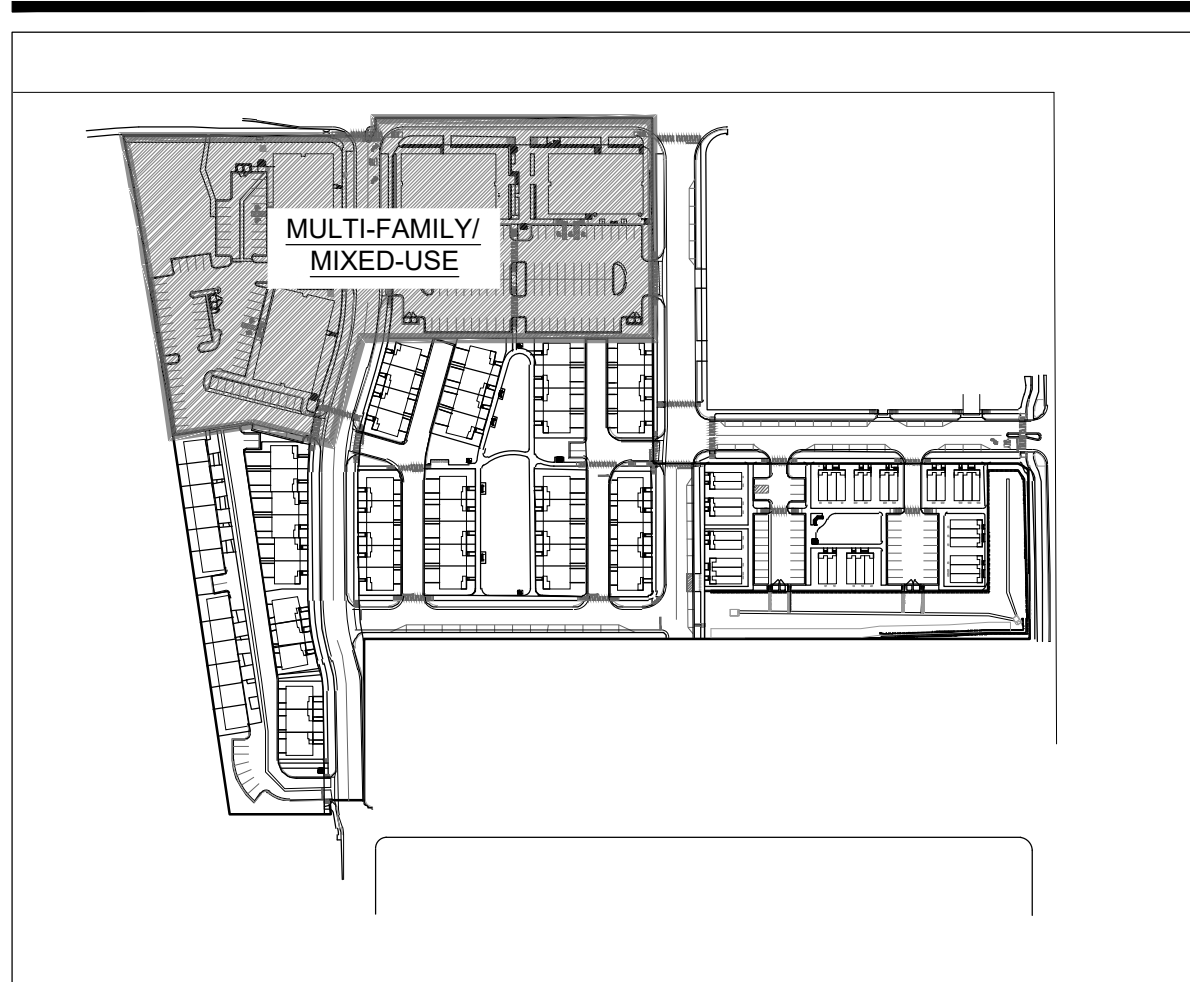
REAR PERSPECTIVE VIEW



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

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



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ORIGINAL SIZE 24X36

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

MULTI-FAMILY &
MIXED-USE
ELEVATIONS

SEAL:



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



MODEL A



MODEL B



MODEL A



MODEL B



LEFT ELEVATION

MODEL A



RIGHT ELEVATION

MODEL A



LEFT ELEVATION

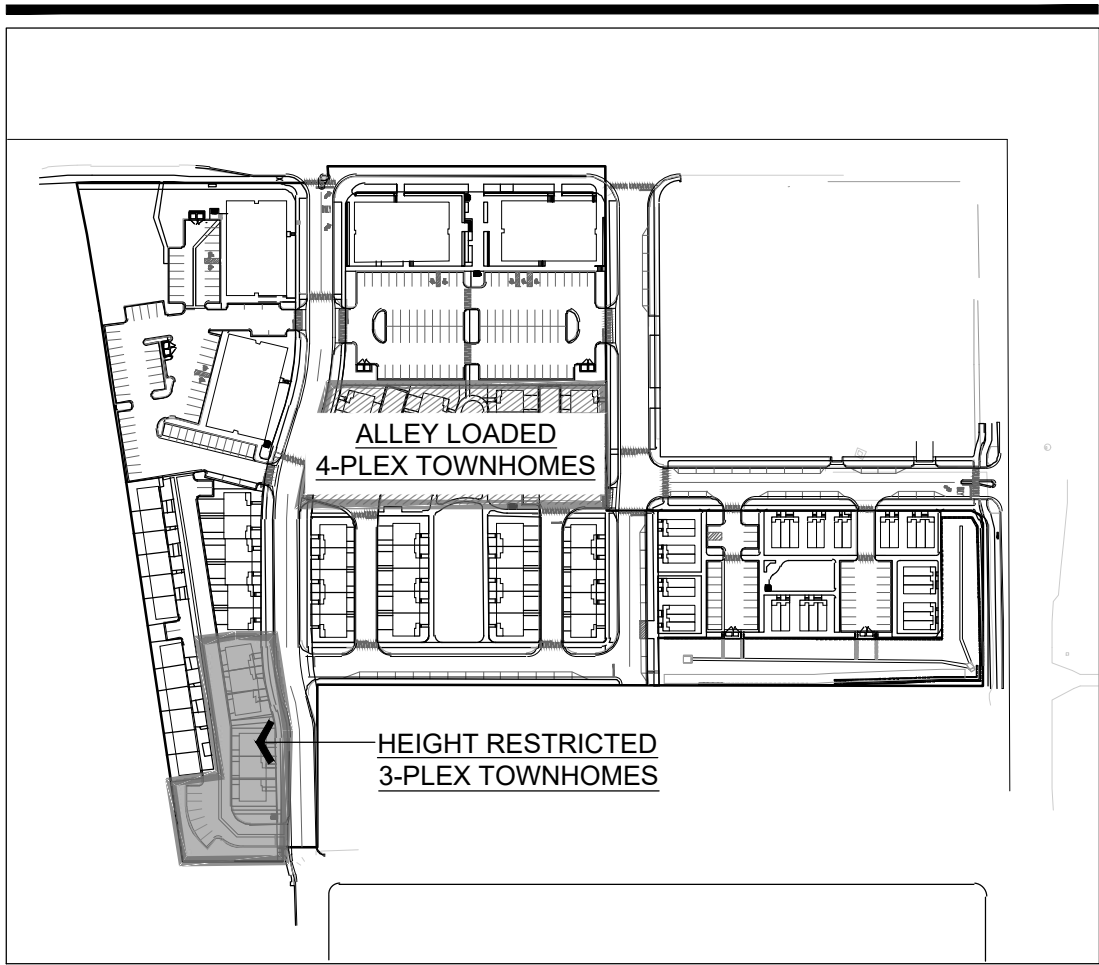
MODEL B



RIGHT ELEVATION

MODEL B

KEY MAP

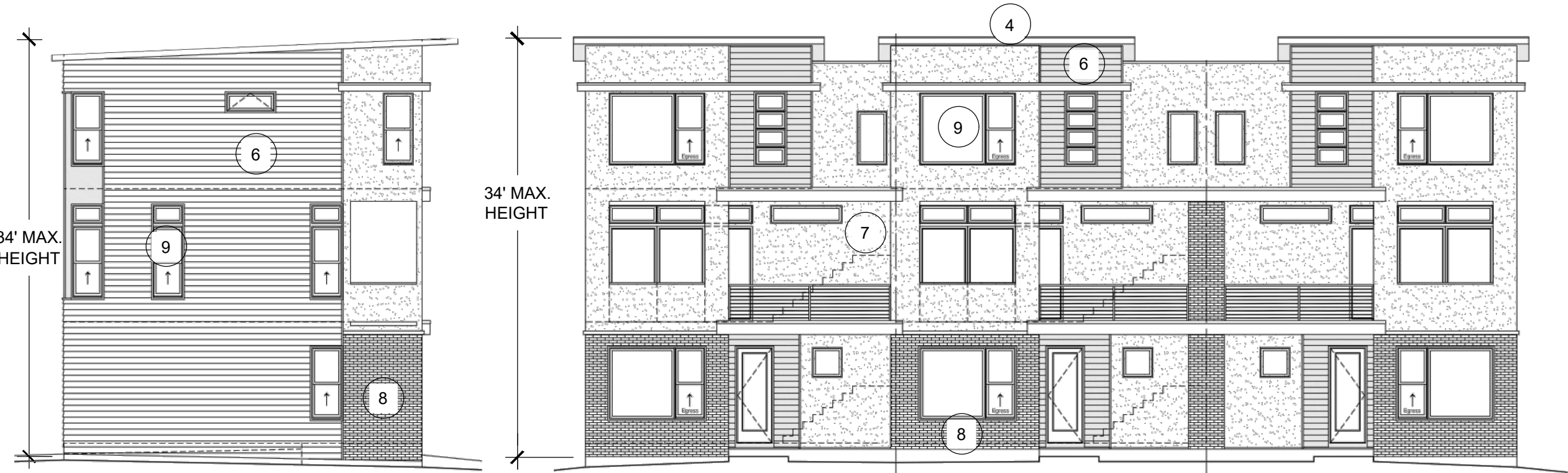


MATERIAL LEGEND

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

END ELEVATIONS

ALLEY LOADED TOWNHOME (4-PLEX)



LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

HEIGHT RESTRICTED, ALLEY LOADED TOWNHOME (3-PLEX)

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



APPLICANT

RIPLY DESIGN INC.
Joel Weikert
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P. 970.224.5828

OWNER

COAL CREEK VILLAGE LLC
Michael Markel
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P. 303.775.5524

ENGINEER

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Joel Seamon
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LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED

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

REVISIONS

No.	DESCRIPTION	DATE

ALLEY LOADED
TOWNHOME
ELEVATIONS

SEAL:



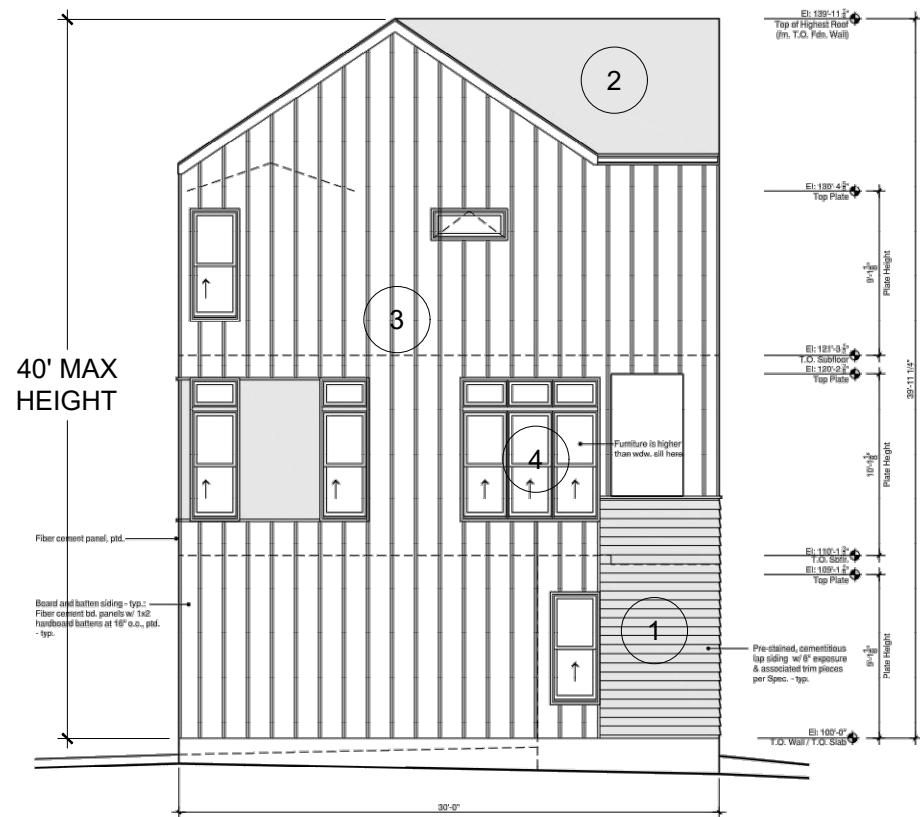
PROJECT No.: R20-030

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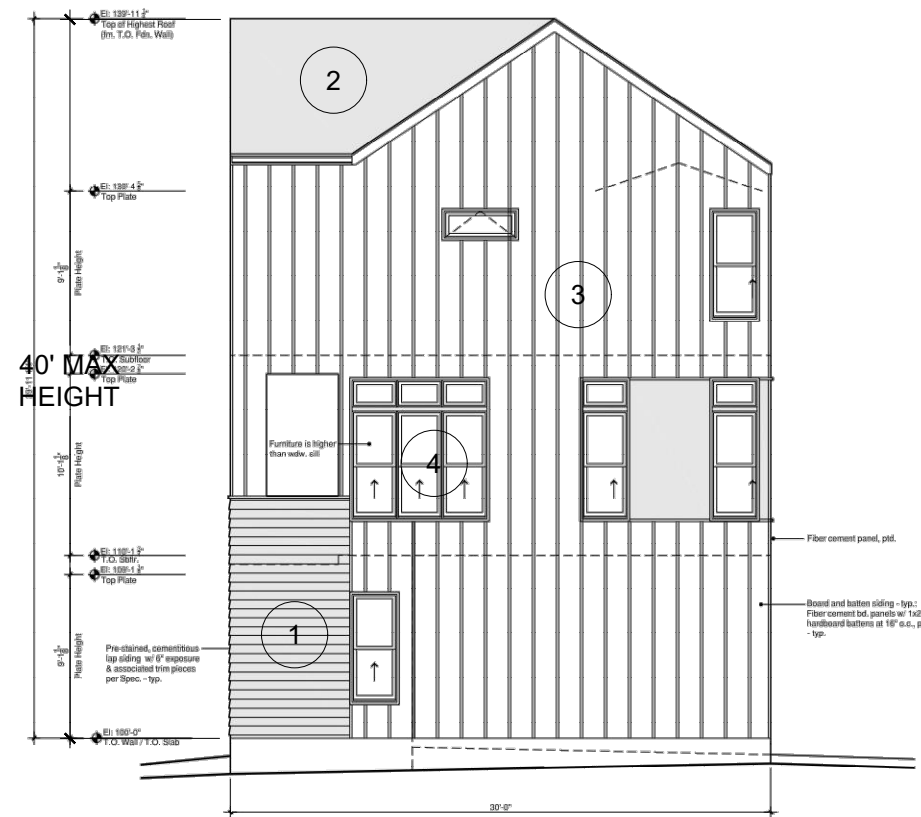
REVIEWED BY:

DRAWING NUMBER:

Plotted By: Megan McGregor Layout: S10 ALLEY LOADED TOWN HOME ELEVATIONS Printed On: 3/26/2024 2:33 PM File Name: ELEVATIONS_TOWNHOMES.dwg



LEFT ELEVATION



RIGHT ELEVATION



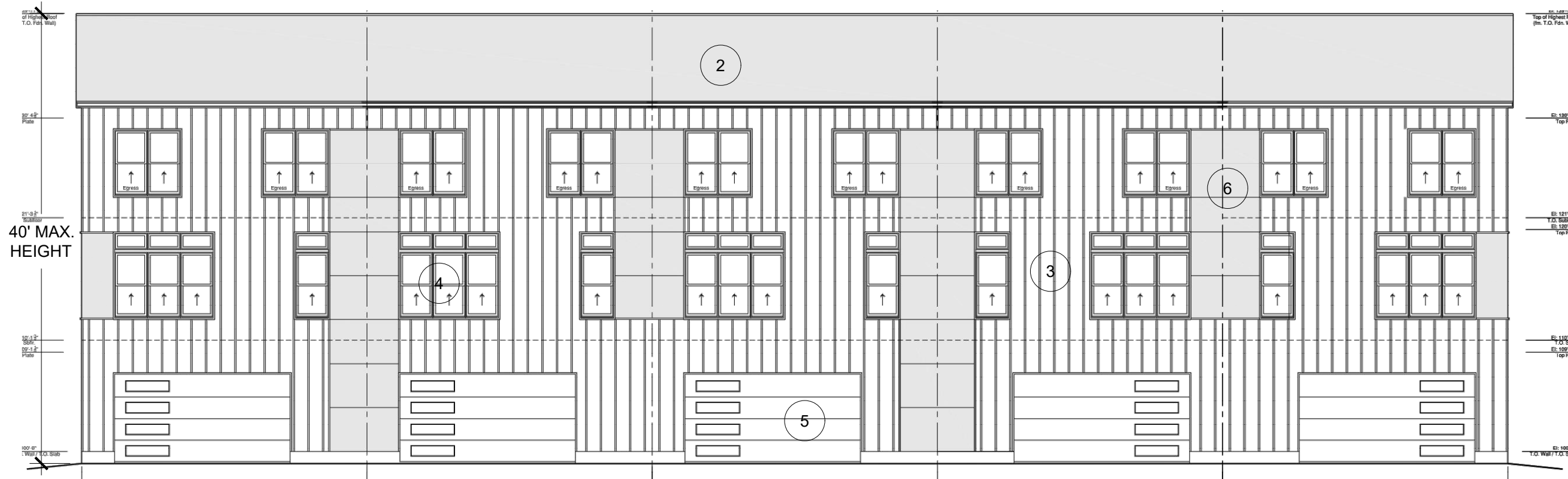
FRONT ELEVATION

ALLEY LOADED TOWNHOME (5-PLEX) - FARMHOUSE

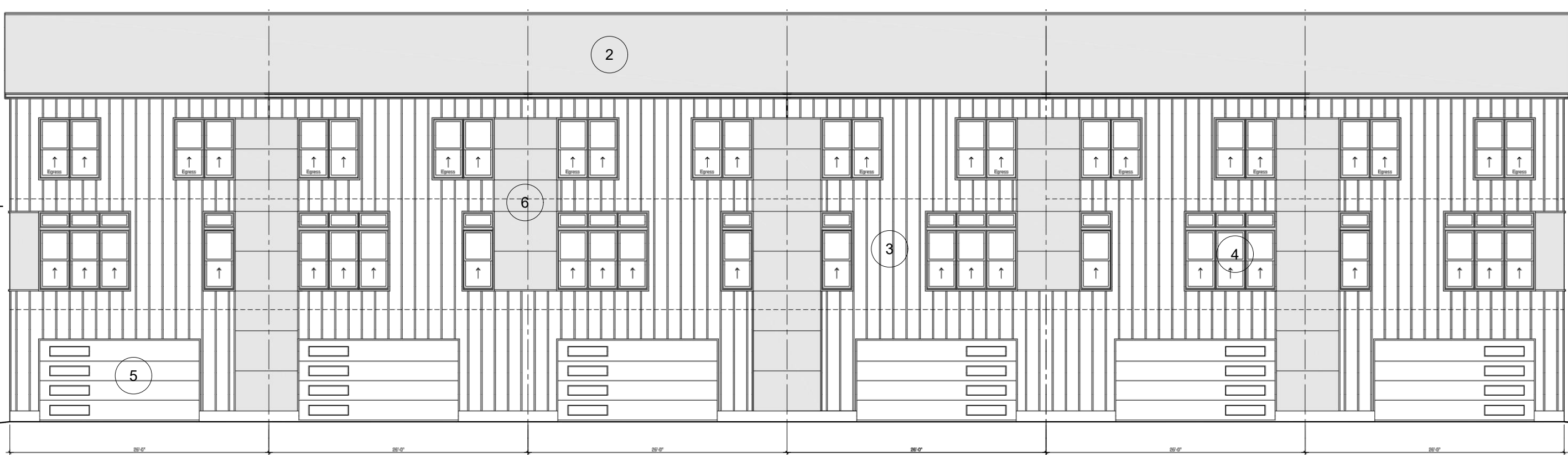


FRONT ELEVATION

ALLEY LOADED TOWNHOME (6-PLEX) - FARMHOUSE

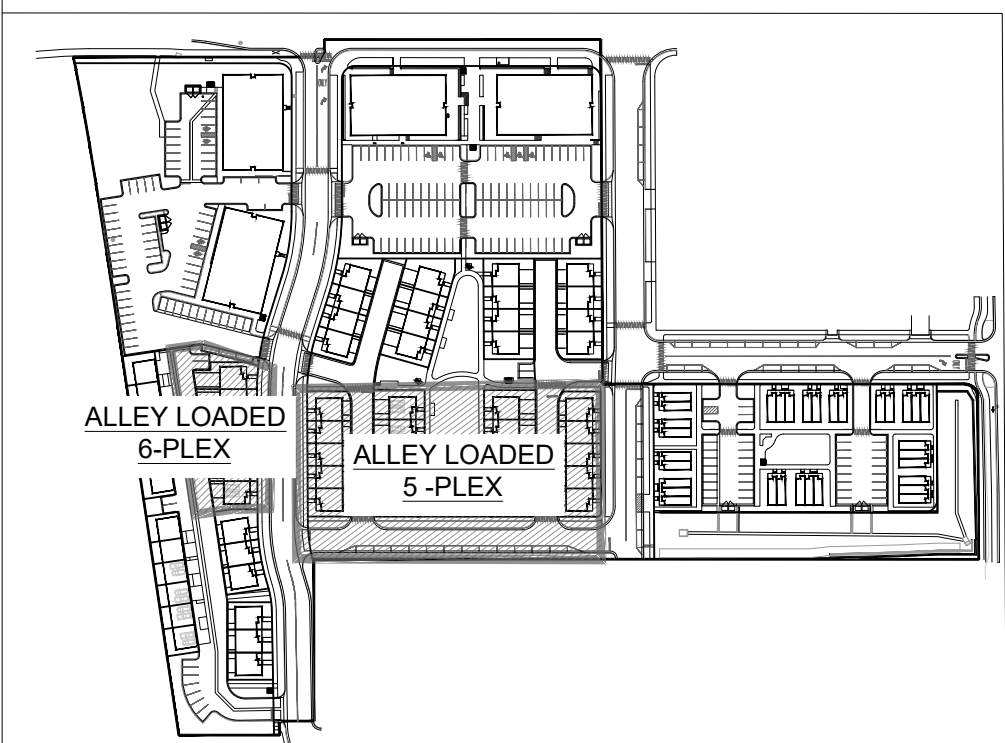


REAR ELEVATION



REAR ELEVATION

KEY MAP



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

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



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6	PRELIMINARY PUD RD 6	05/14/2024
REVISIONS		
No.	DESCRIPTION	DATE

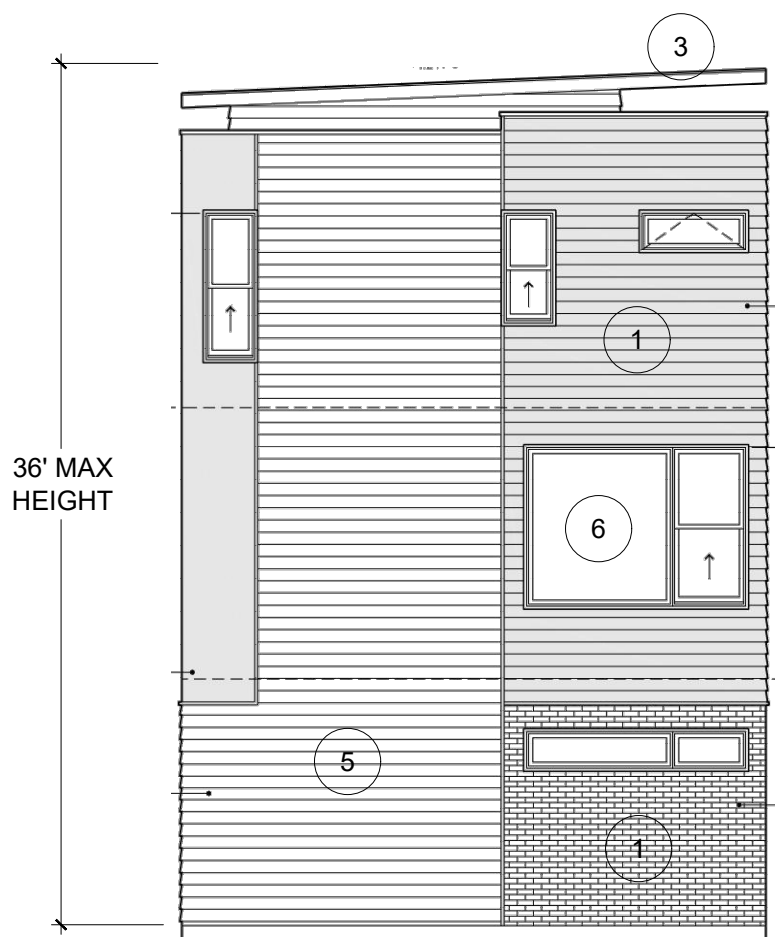
ALLEY LOADED
TOWNHOME
ELEVATIONS

SEAL:

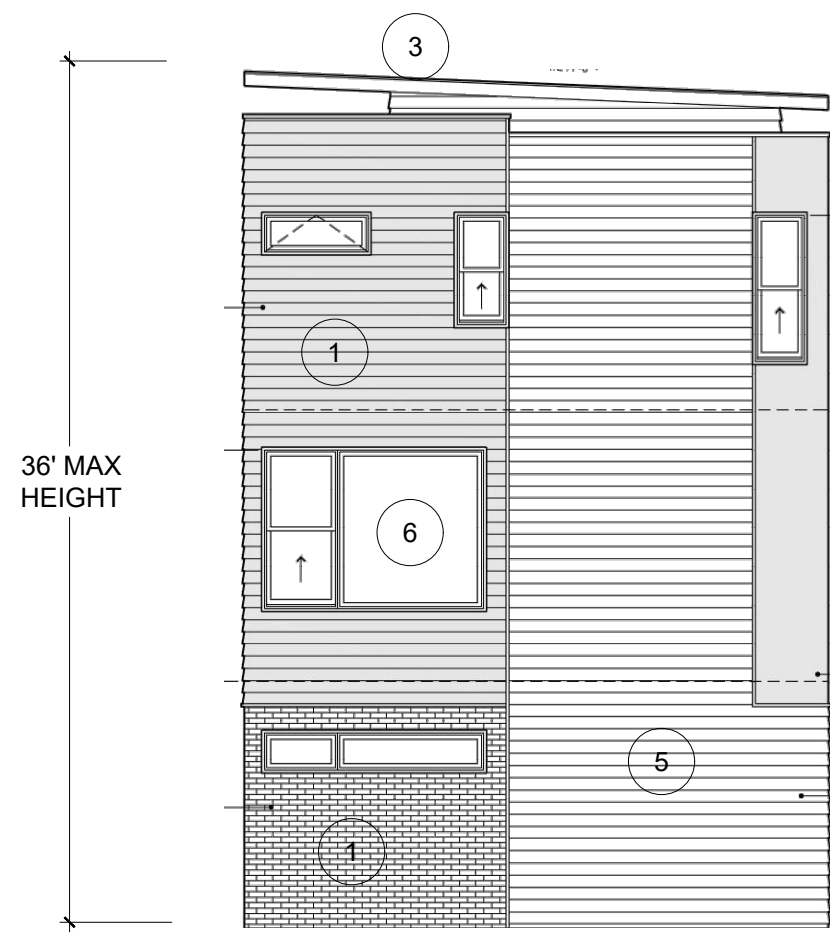


PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

Plotted By: Megan McGregor Layout: S11 ALLEY LOADED TOWN HOME ELEVATIONS Printed On: 3/26/2024 2:38 PM File Name: ELEVATIONS_TOWNHOMES.dwg



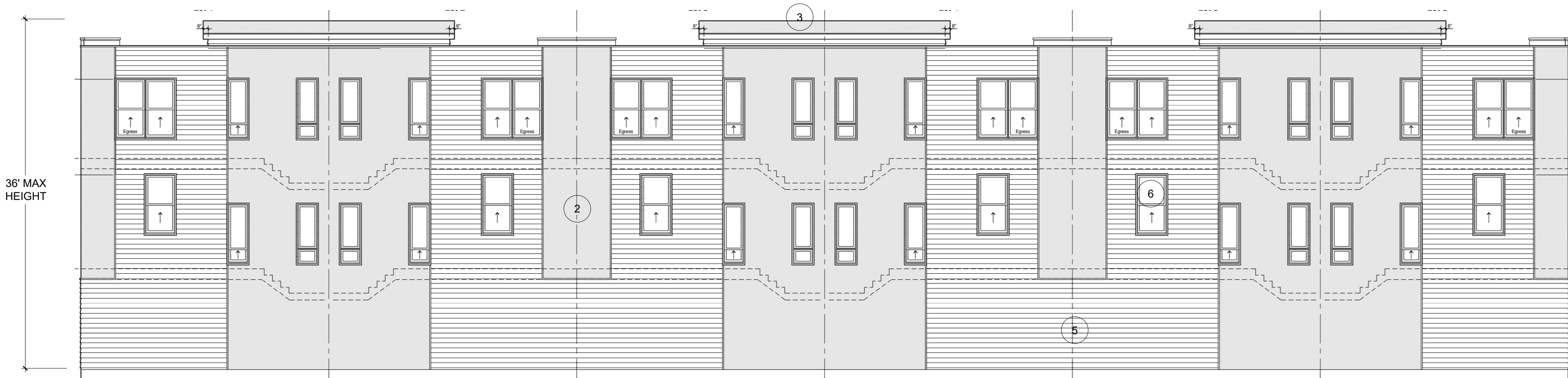
LEFT ELEVATION



RIGHT ELEVATION



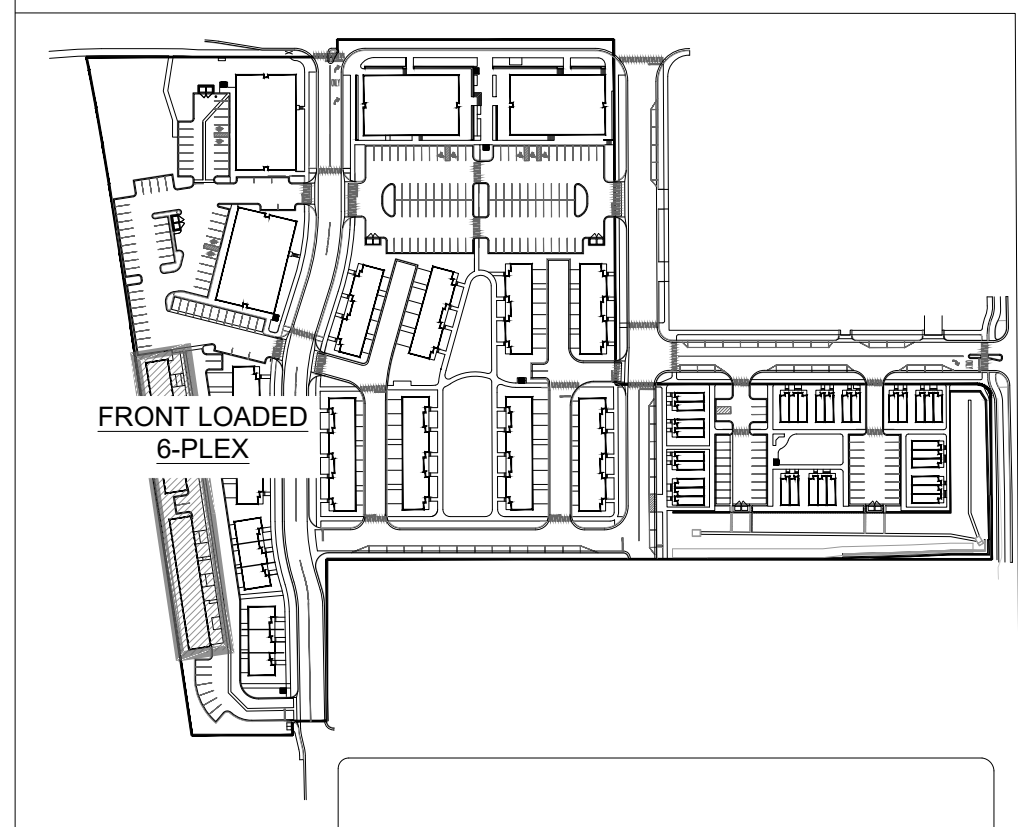
FRONT ELEVATIONS



REAR ELEVATIONS

FRONT LOADED TOWNHOME (6-PLEX) - MODERN

KEY MAP



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

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



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4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

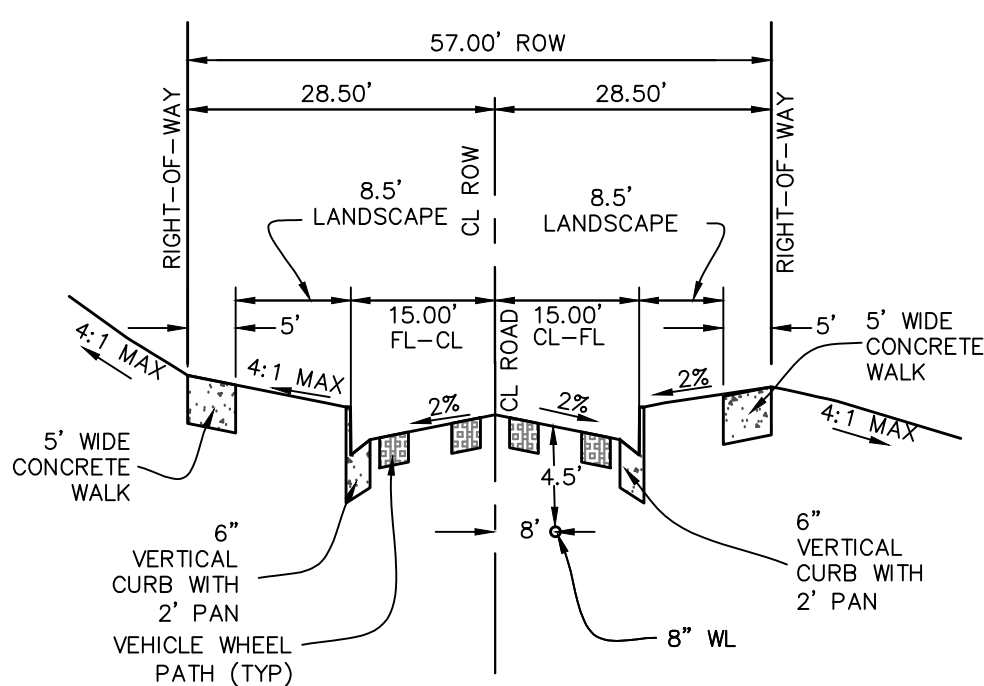
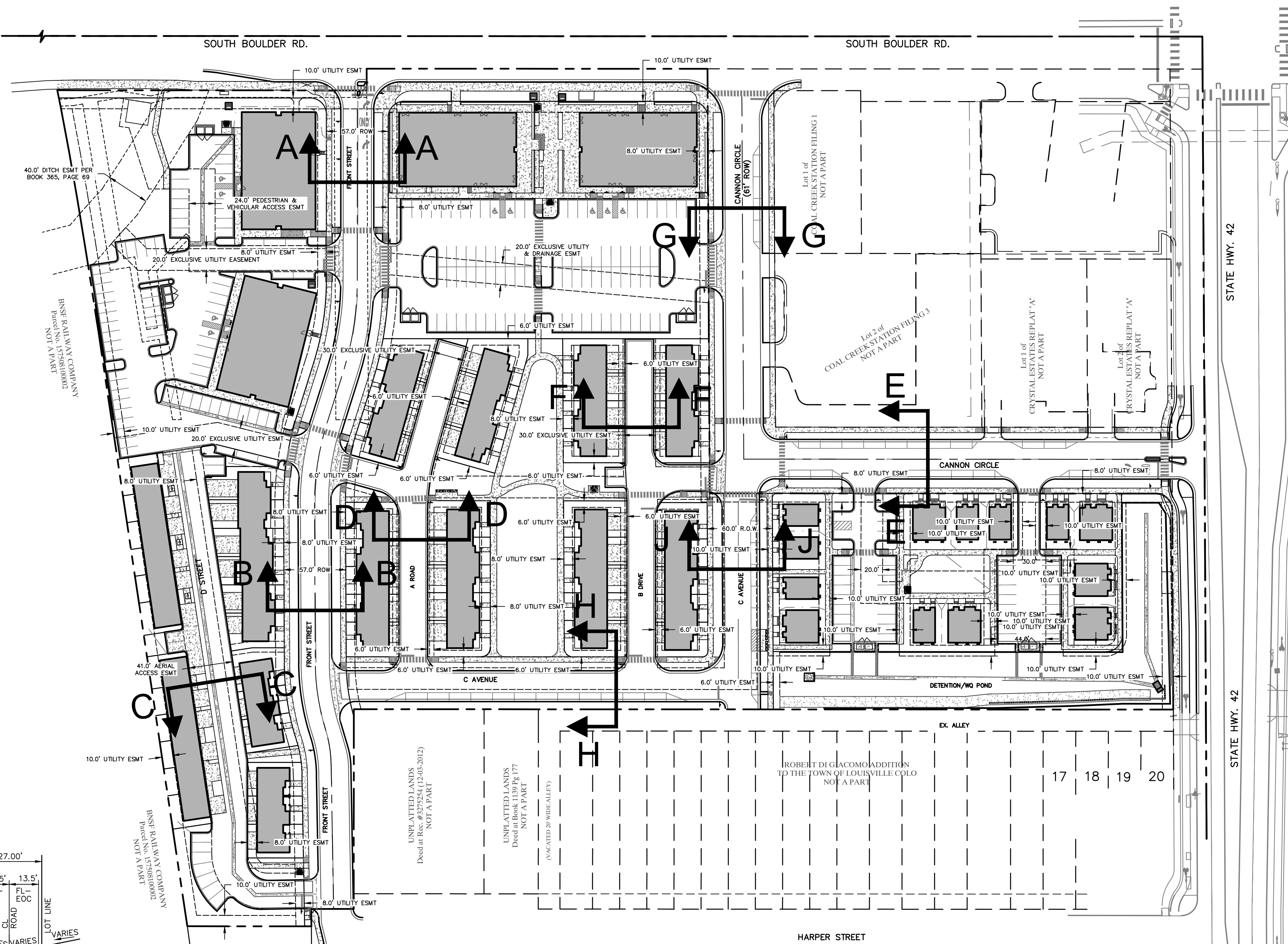
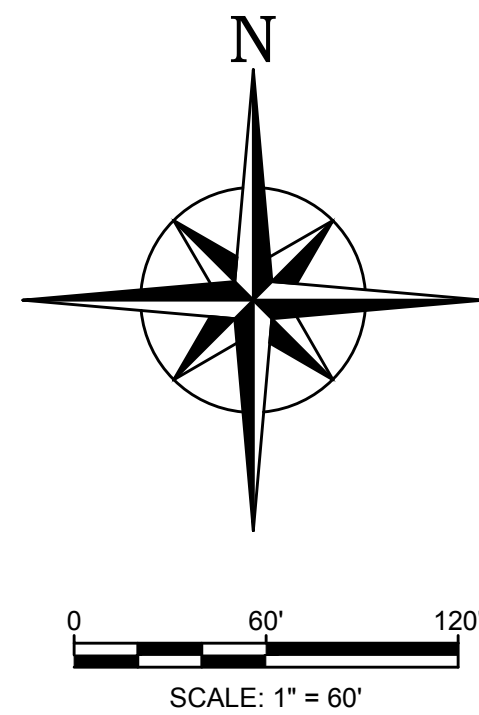
No.	DESCRIPTION	DATE

FRONT LOADED
TOWNHOME
ELEVATIONS

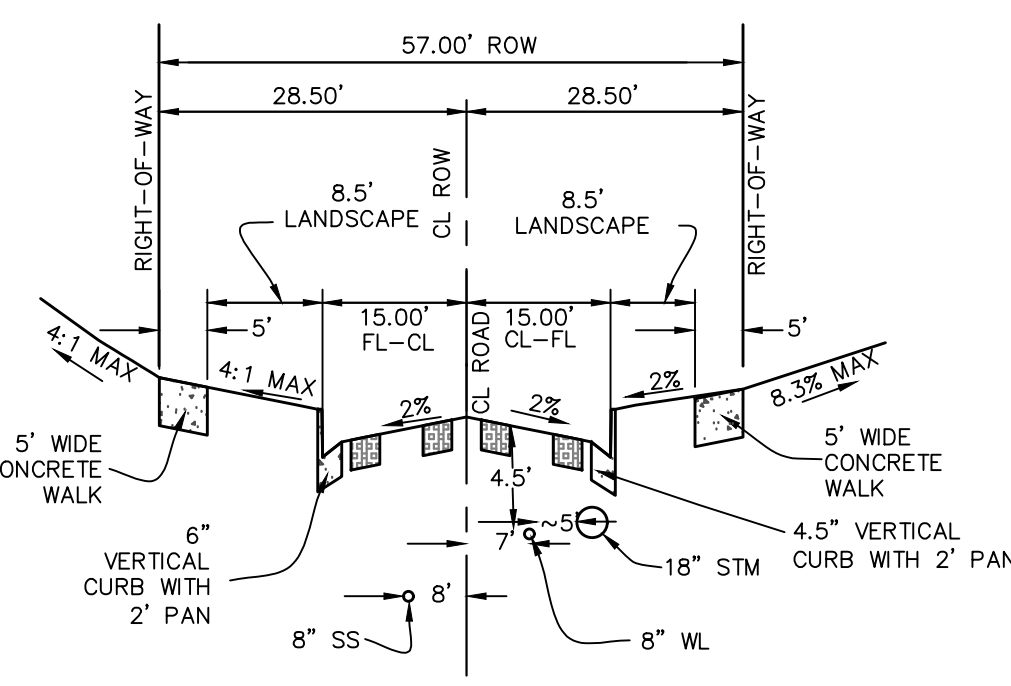
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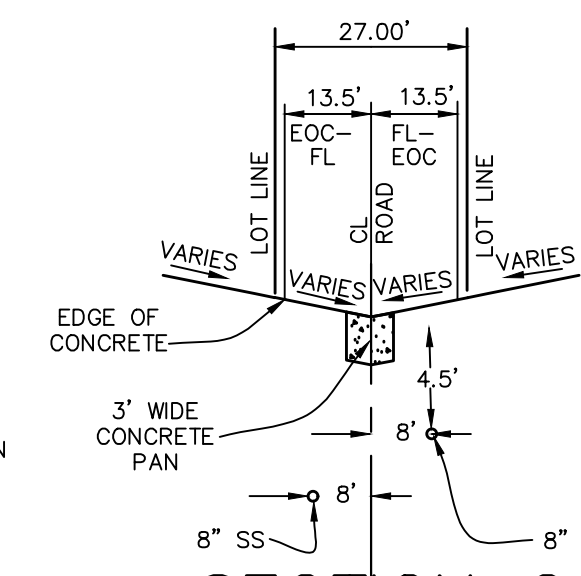
PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	



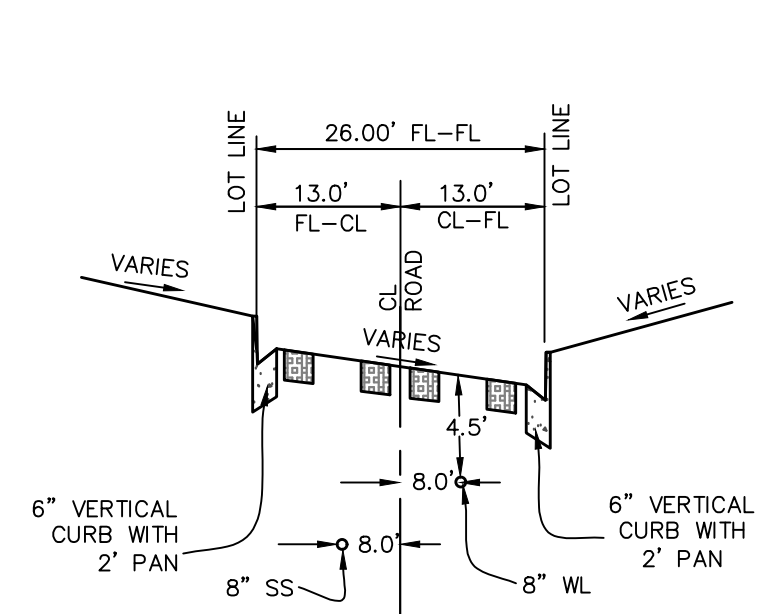
SECTION A-A
FRONT STREET



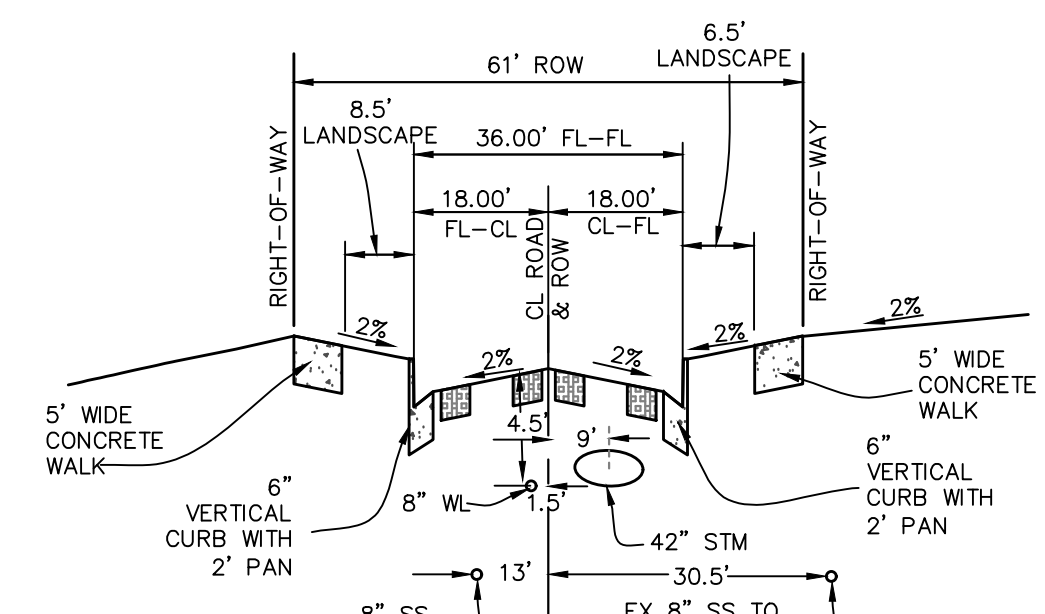
SECTION B-B
FRONT STREET



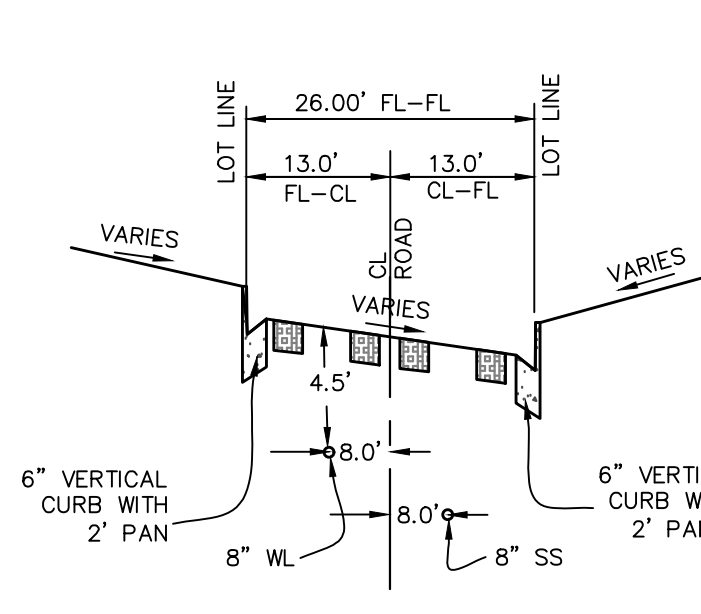
SECTION C-C
PRIVATE DRIVE D



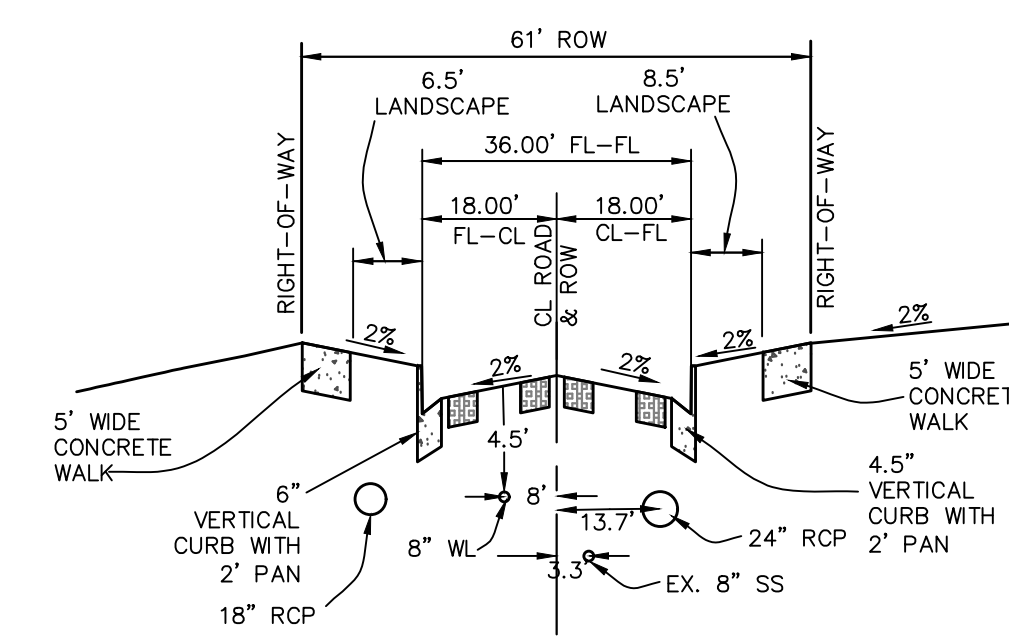
SECTION D-D
PRIVATE DRIVE A



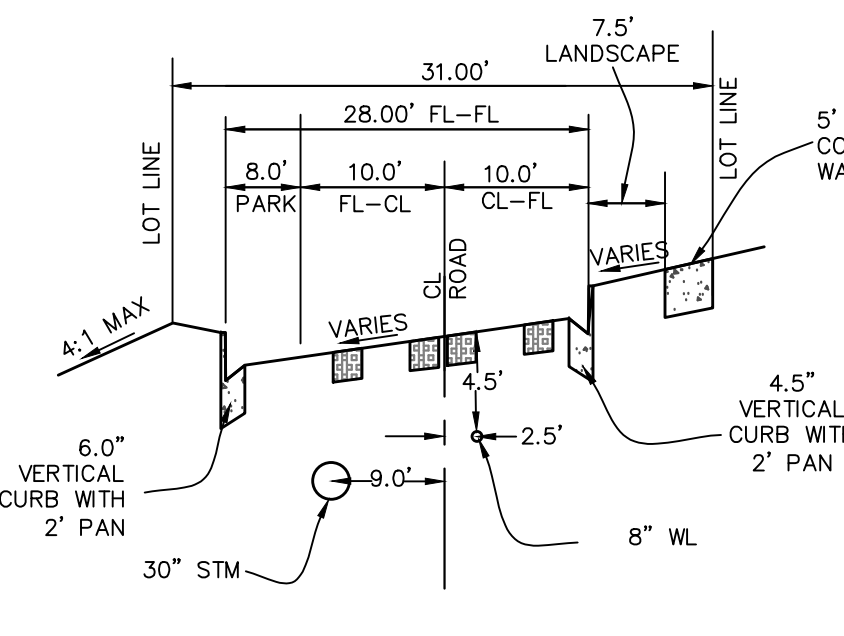
SECTION E-E
CANNON CIRCLE



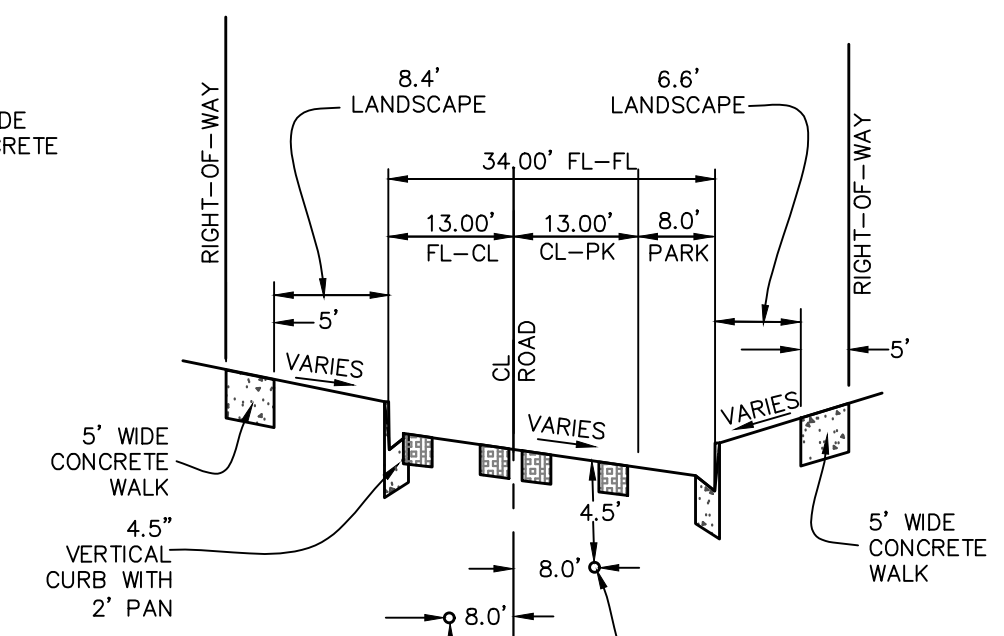
SECTION F-F
PRIVATE DRIVE B



SECTION G-G
CANNON CIRCLE

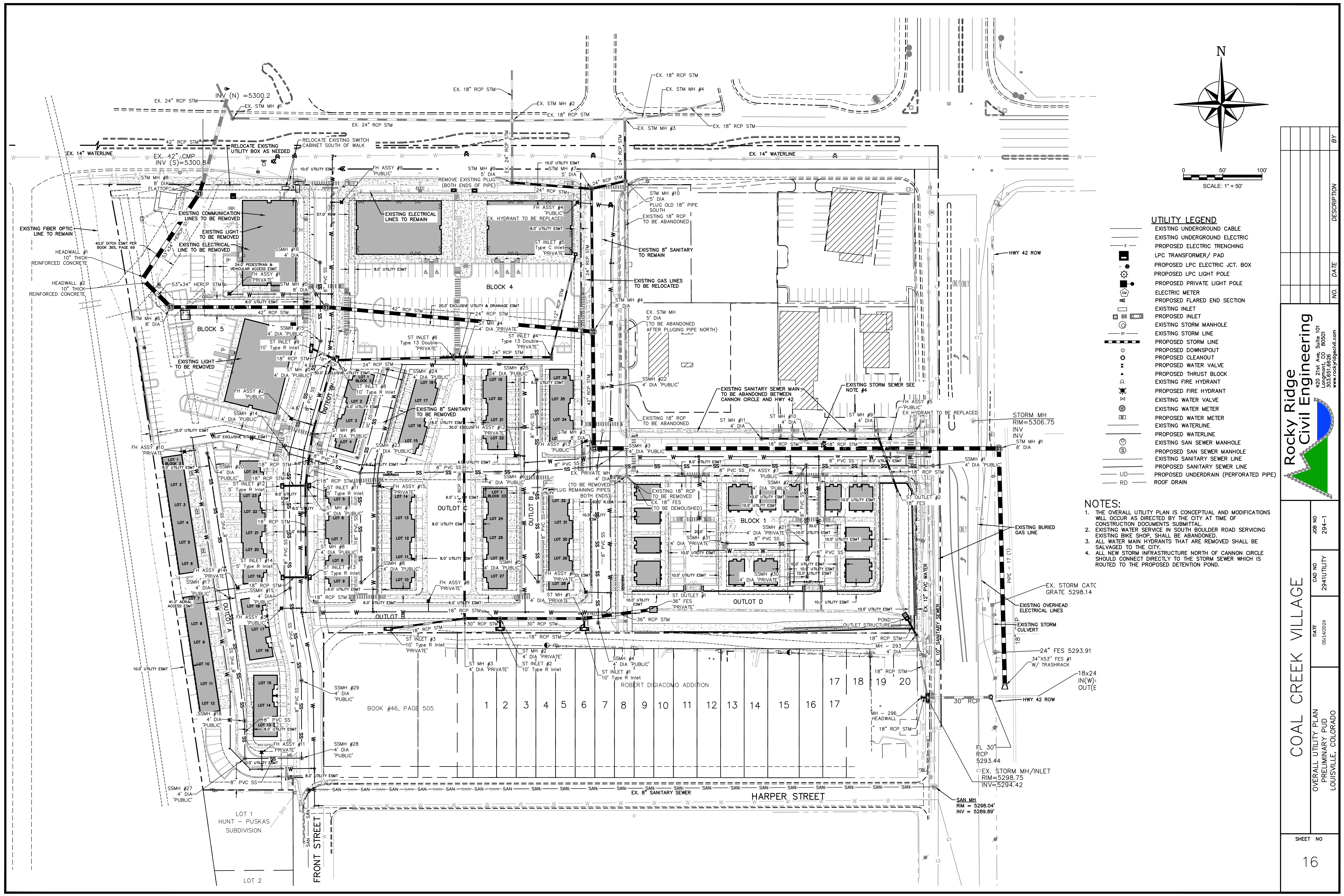


SECTION H-H
PRIVATE DRIVE C



SECTION J-J
PRIVATE DRIVE C

COAL CREEK VILLAGE			
STREET SECTIONS PRELIMINARY PUD LOUISVILLE, COLORADO		DATE 05/14/2024	JOB NO 2941BASE 294-1
Rocky Ridge Civil Engineering		NO. DATE	DESCRIPTION BY
420 21st Ave, Suite 101 Longmont, CO 80501 303.631.6626 www.rockyridgecivil.com			

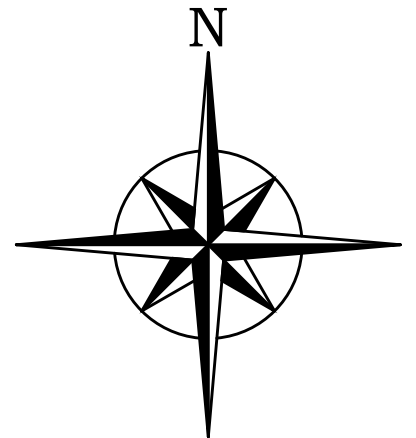


- UTILITY LEGEND**
- EXISTING UNDERGROUND CABLE
 - EXISTING UNDERGROUND ELECTRIC
 - PROPOSED ELECTRIC TRENCHING
 - LPC TRANSFORMER / PAD
 - PROPOSED LPC ELECTRIC JCT. BOX
 - PROPOSED LPC LIGHT POLE
 - PROPOSED PRIVATE LIGHT POLE
 - ELECTRIC METER
 - PROPOSED FLARED END SECTION
 - EXISTING INLET
 - PROPOSED 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 303.651.6626 www.rockyridgecivil.com		NO.	DATE	DESCRIPTION	BY
COAL CREEK VILLAGE		CAD NO	JOB NO		
		2941UTILITY	294-1		
OVERALL UTILITY PLAN PRELIMINARY PUD LOUISVILLE, COLORADO		DATE			
		06/14/2024			
SHEET NO		16			

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



Design Point	Basin	Area	Q (10-yr)	Q (100-yr)
1	P	0.60	1.9	3.6
3	A	0.63	2.0	3.7
4	B	0.37	1.2	2.2
6	C	0.48	1.5	2.8
8	D	0.95	3.0	5.6
7	E	0.61	1.9	3.6
9	F	0.77	2.4	4.6
11	I	1.06	3.3	6.3
12	OS7	0.54	1.8	3.4
13	J	0.30	0.9	1.8
14	K	1.30	4.1	7.7
16	M	0.15	0.5	0.9
17	OS5	0.20	0.1	0.7
18	OS4	0.50	0.2	1.6
19	OS1	0.76	0.6	2.9
20	OS2	1.82	1.2	6.6
21	OS8	0.22	0.8	1.4
22	OS9	0.08	0.3	0.5
23	OS10	0.14	0.5	0.9
24	N3	0.10	0.3	0.6
25	N2	0.27	0.9	1.6
26	N1	0.10	0.3	0.6
28	Q	0.76	2.4	4.5
29	G	1.30	4.1	7.7
30	OS3	0.38	1.3	2.4
31	OS6	0.18	0.1	0.6
35	OS11	0.13	0.3	0.6

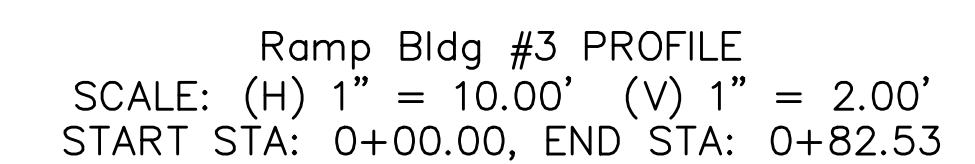
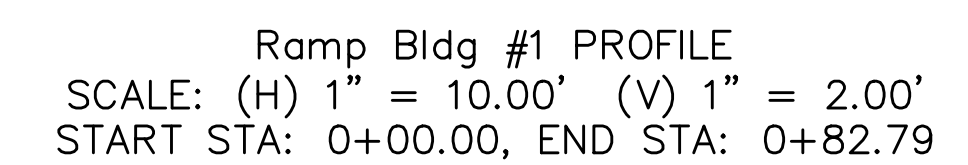
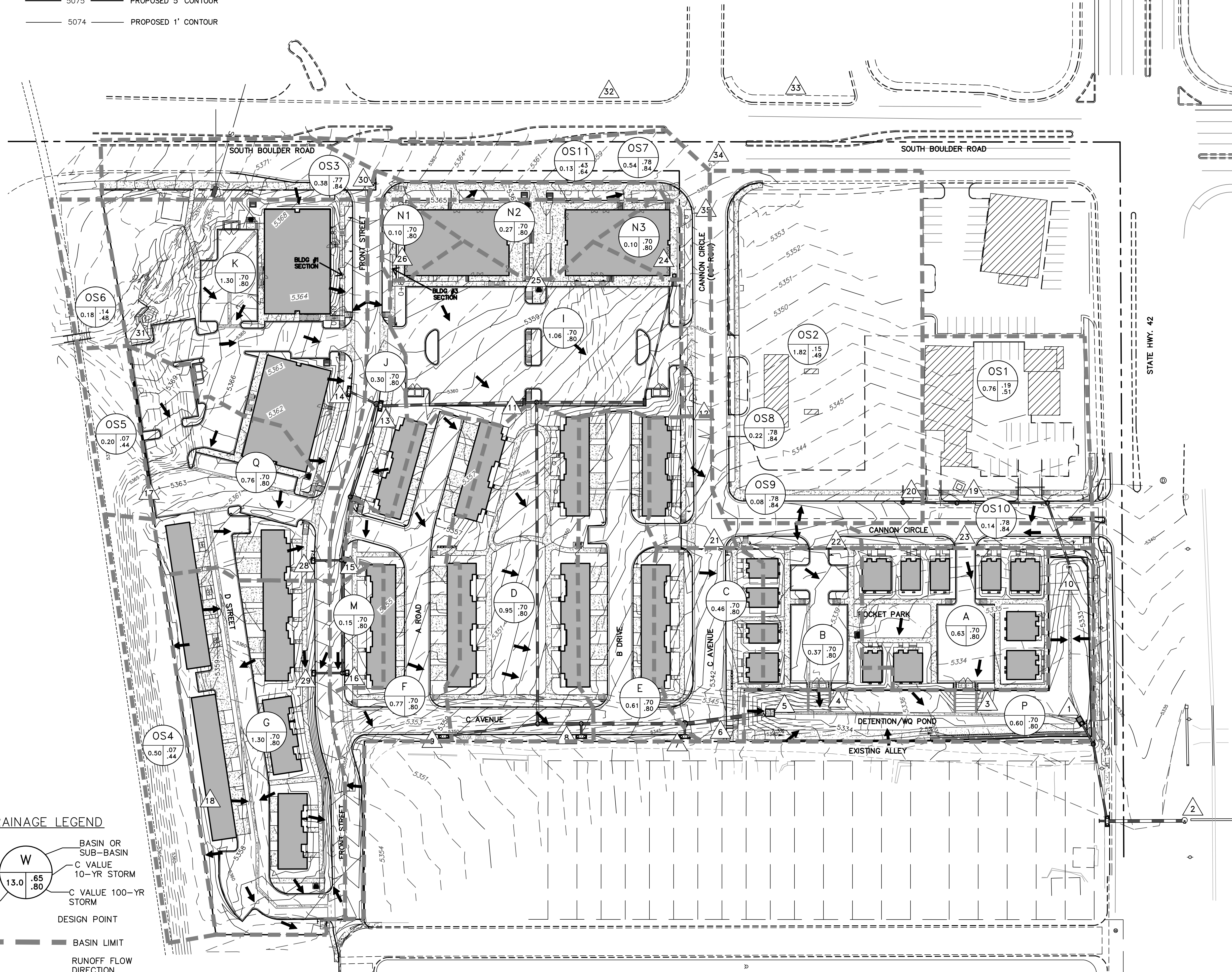


Diagram illustrating a circular watershed (W) divided into three sub-basins. The sub-basins are labeled with their area in acres: 13.0, .65, and .80. The diagram also shows runoff flow direction and basin limits.

Labels and values:

- W (Watershed)
- 13.0 (Area in acres)
- .65 (Area in acres)
- .80 (Area in acres)
- BASIN OR SUB-BASIN
- C VALUE
- 10-YR STORM
- C VALUE 100-YR STORM
- AREA (ACRES)
- DESIGN POINT
- BASIN LIMIT
- RUNOFF FLOW DIRECTION



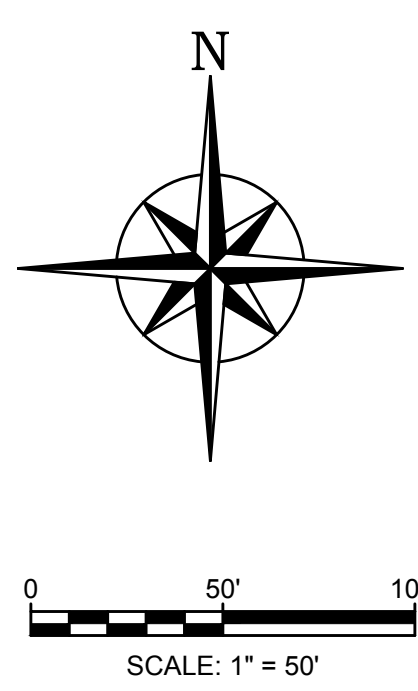
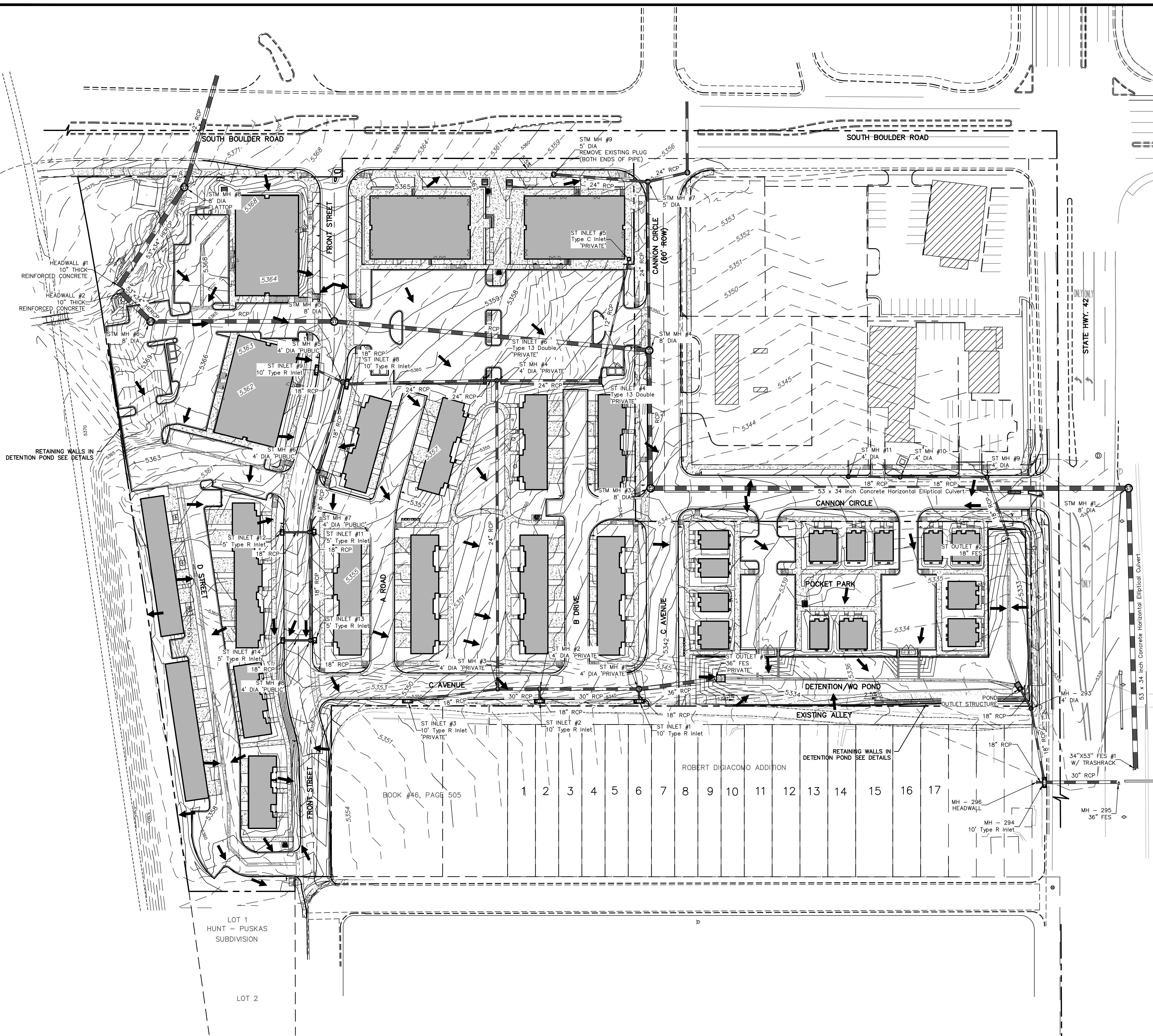
**Rocky Ridge
Civil Engineering**

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Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

COAL CREEK VILLAGE

RAINAGE & GRADING PLAN
PRELIMINARY PUD
LOUISVILLE, COLORADO

SHEET NO
17



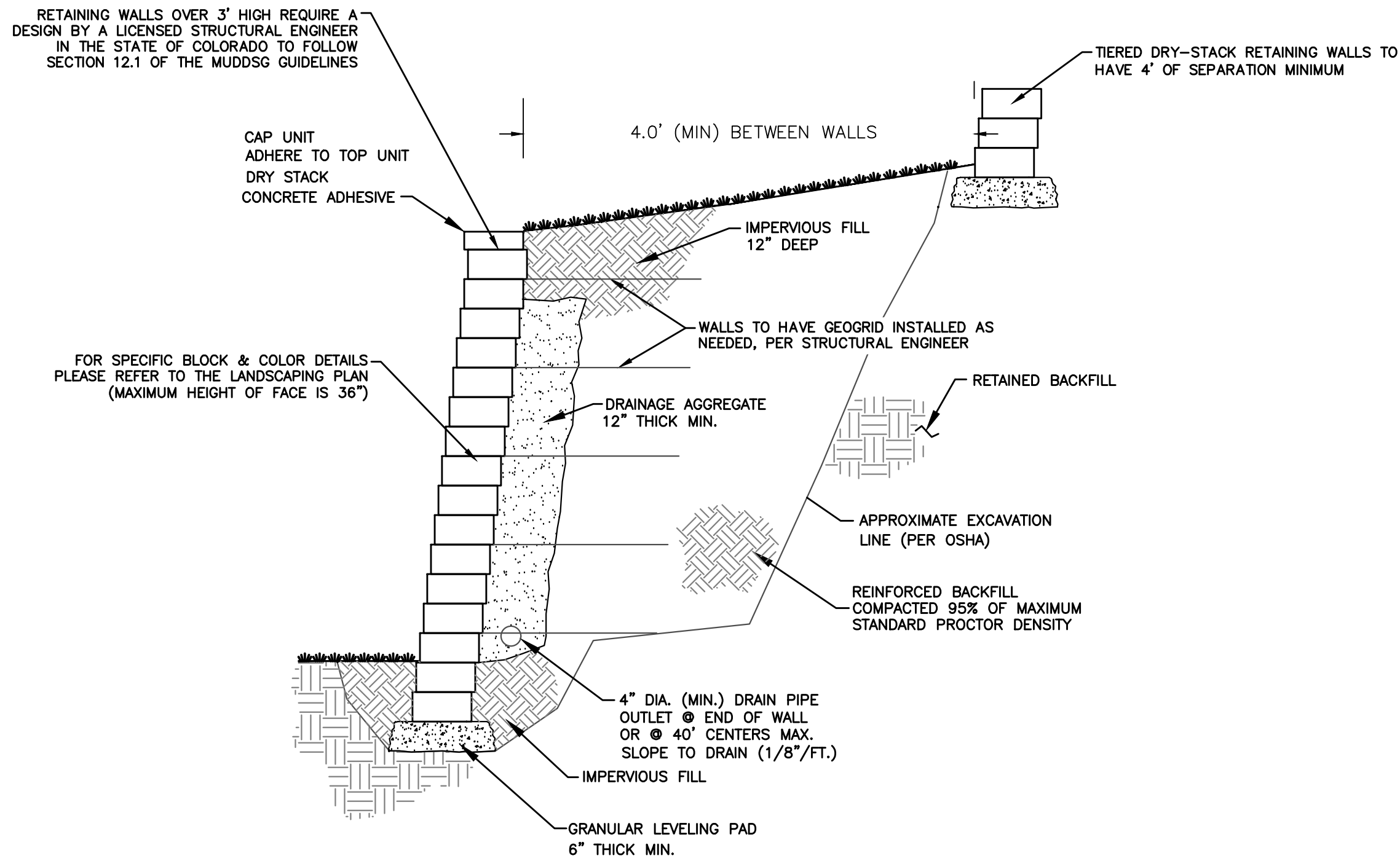
LEGEND

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

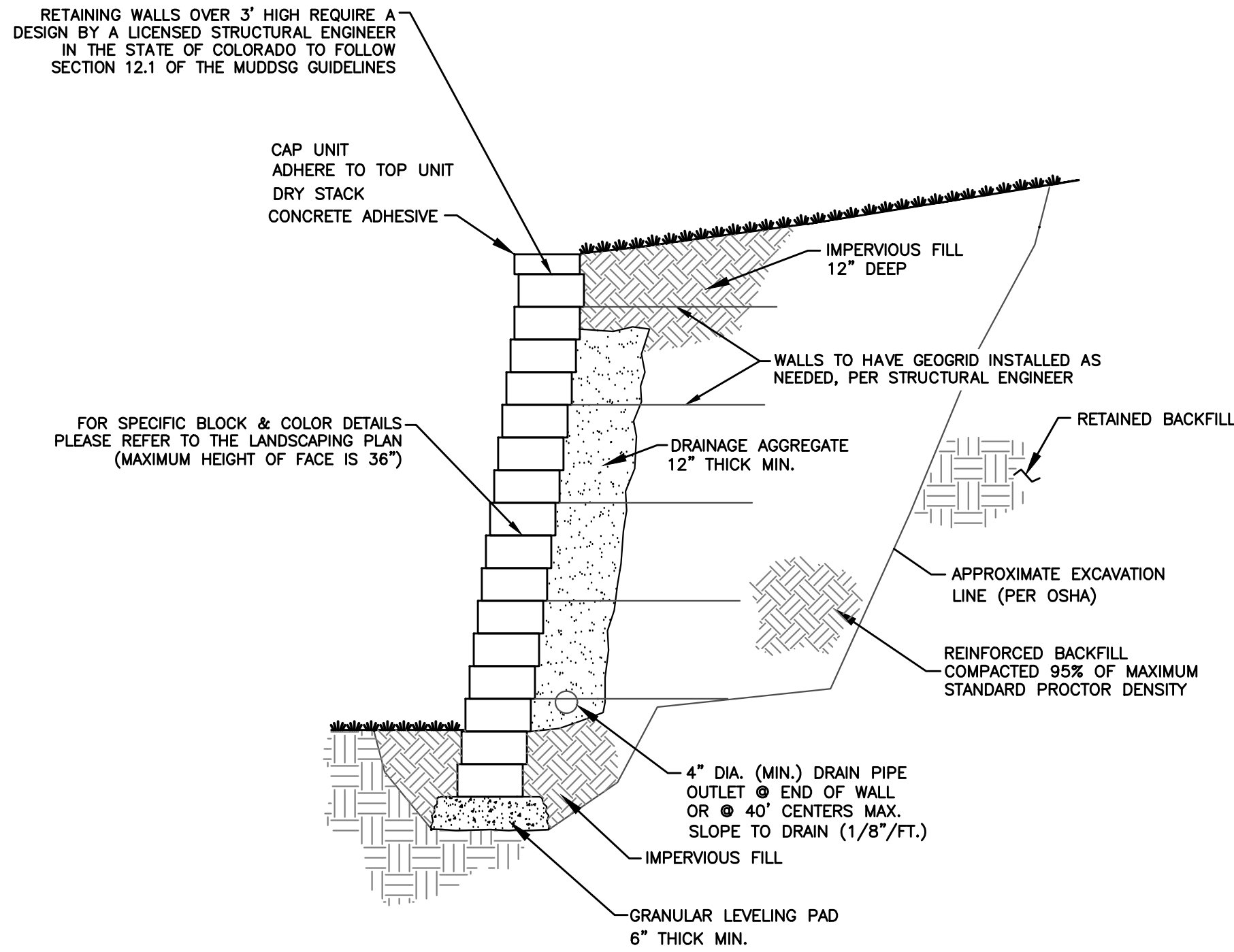
- NOTES:
- SPECIAL SPOT ELEVATION NOTATIONS ARE AS FOLLOWS:
 - EOC - EDGE OF CONCRETE
 - FG - FINISHED GRADE
 - EOP - EDGE OF PROPERTY
 - HP - HIGH POINT
 - ME - MATCH EXISTING
 - TOS - TOP OF STAIRS
 - BOS - BOTTOM OF STAIRS
 - EXISTING CONTOURS (DASHED) SHOWN AT 1' INTERVALS.
 - PROPOSED CONTOURS (SOLID) SHOWN AT 1' INTERVALS.
 - FINISHED GRADE AROUND HOUSE IS TYPICALLY 8" BELOW TOP OF FOUNDATION (TOF) OR TOP OF WALL.
 - FINISHED FLOOR ELEVATION (FFE) IS 1.18' ABOVE TOP OF FOUNDATION (TOF).
 - 44" GARAGE CUT MEASURED FROM TOF TO BOTTOM OF CONCRETE SLAB AT GARAGE DOOR.
 - BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK AT A 3 FOOT OFFSET TO THE SOUTHEAST CORNER OF LOT 19, BLOCK 1, BEING A FOUND CHISELED CROSS WITH AN ELEVATION OF 5602.00 FEET (NAVD 88). NGS POINT X 413, BEING A METAL ROD LOCATED 1.2 MILES NORTHWEST OF THE SUBJECT PROPERTY, WITH A PUBLISHED ELEVATION OF 5338.119 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.
 - FINISHED GRADE IS DESIGNED TO REESTABLISH PRE-FIRE GRADES AT THE PROPERTY LINES PER CITY OF LOUISVILLE TOPOGRAPHY MAPPING.

Rocky Ridge Civil Engineering 420 21st Ave, Suite 101 Longmont, CO 80501 303.651.6626 www.rockyridgecivil.com			
COAL CREEK VILLAGE		CAD NO 2941GRADING	JOB NO 294-1
GRADING PLAN PRELIMINARY PUD LOUISVILLE, COLORADO		DATE 05/14/2024	
SHEET NO		18	





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



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

NO.	DATE	DESCRIPTION	BY

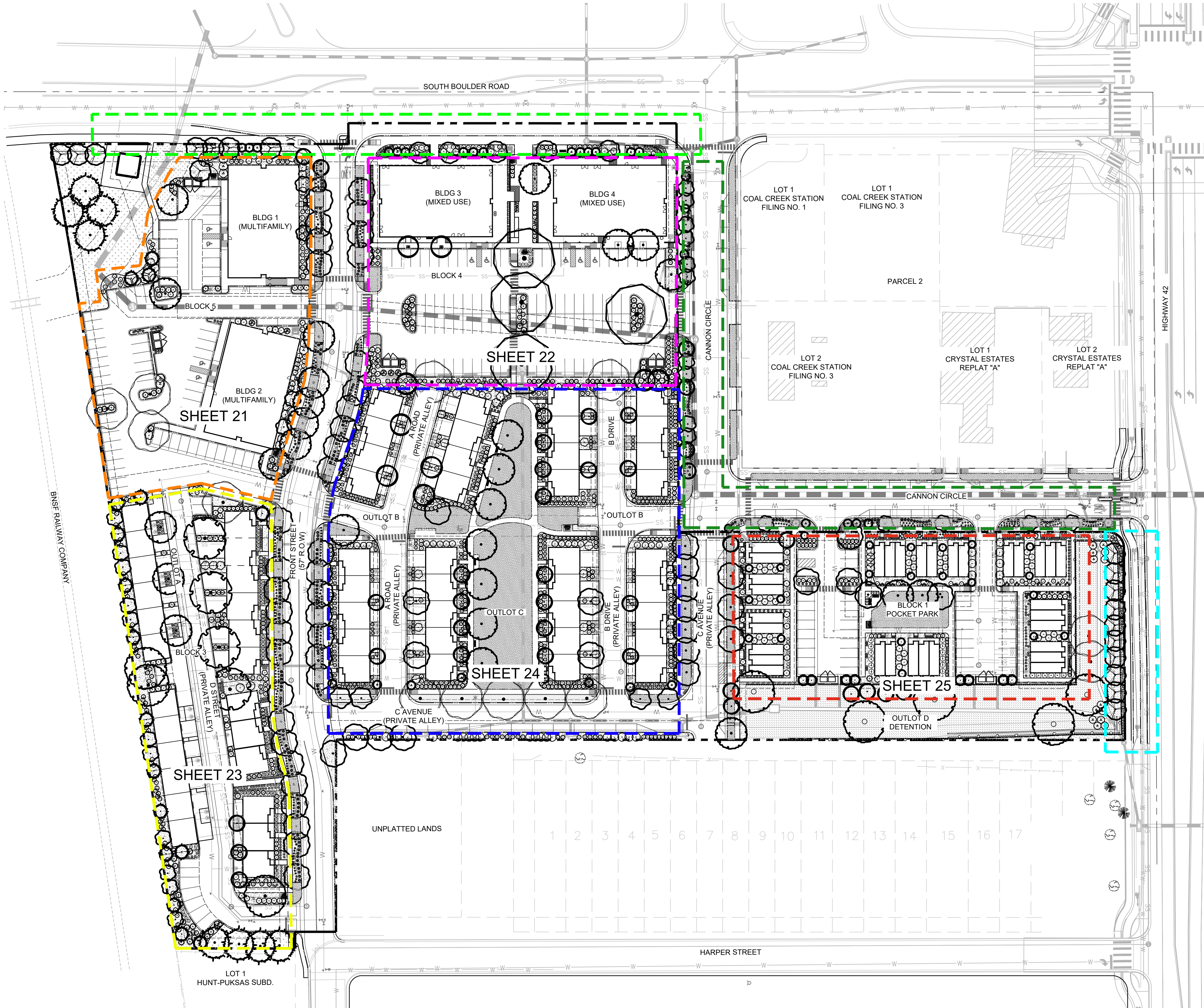
Rocky Ridge
Civil Engineering



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303.651.6626
www.rockyridgecivil.com

COAL CREEK VILLAGE		CAD NO 2941GRADING	JOB NO 294-1
RETAINING WALL DETAILS PRELIMINARY PUD LOUISVILLE, COLORADO		DATE 05/14/2024	
SHEET NO		19	

Plotted By: Megan McGregor Layout: L1 OVERALL LANDSCAPE PLAN Printed On: 3/29/2024 9:33 AM File Name: LANDSCAPE PLAN.dwg



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

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				
5.4.B.1	REQ. STREET TREES	1 TREE / 20 L.F.	199 / 20 = 9.9	10 TREES
REQUIRED PLANT MATERIAL - CANNON CIRCLE				
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 64,608 S.F.	6,460 SF	10,365 SF (16%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 4,263 SF	3,875 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 33,018 S.F.	1,651 SF	4,608 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	2,453/300=8	9
REQUIRED PLANT MATERIAL - BLOCK 5 OVERALL & PARKING				
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 80,798 S.F.	4,039 SF	19,915 SF (24%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 2,665 SF	0 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 30,823 S.F.	1,541 SF	3,408 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	3,408/300=11	11
REQUIRED PLANT MATERIAL - BLOCK 1 OVERALL & PARKING				
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 78,798 S.F.	7,879 SF	17,355 SF (22%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 5,200 SF	95 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 12,702 S.F.	635 SF	1,298 SF (10%)
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	12
REQUIRED PLANT MATERIAL - BLOCK 3 OVERALL				
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 56,694 S.F.	5,669 SF	15,717 SF (27%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 3,741 SF	0 SF
REQUIRED PLANT MATERIAL - BLOCK 2 OVERALL				
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 116,198 S.F.	11,619 SF	36,706 SF (31%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 7,668 SF	1,040 SF

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

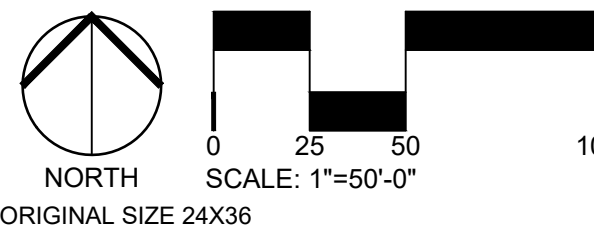
RIPLEY DESIGN INC.
Joel Weikert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

COAL CREEK VILLAGE LLC
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ENGINEER

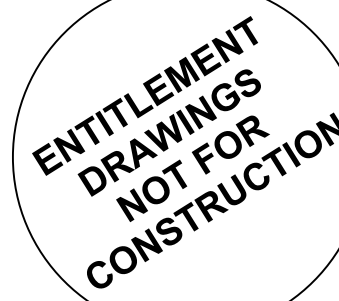
ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626



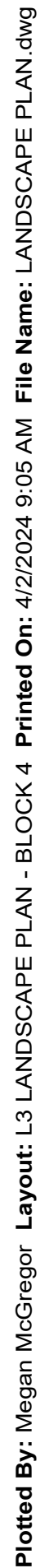
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No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024
REVISIONS		
No.	DESCRIPTION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

OVERALL LANDSCAPE PLAN

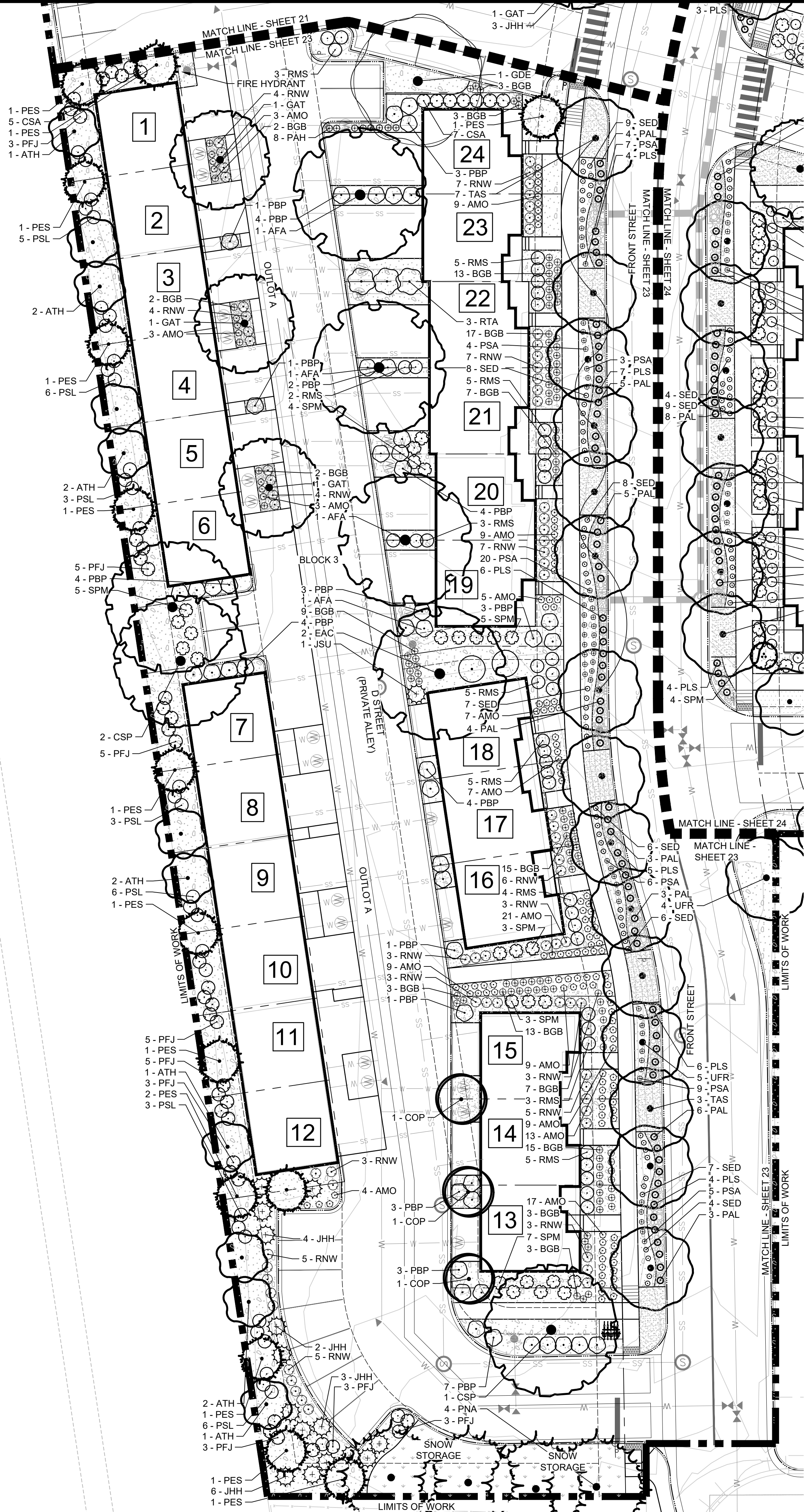
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PROJECT No.:	R20-030
DRAWN BY:	RDI
REVIEWED BY:	RDI
DRAWING NUMBER:	



BNSF RAILWAY COMPANY

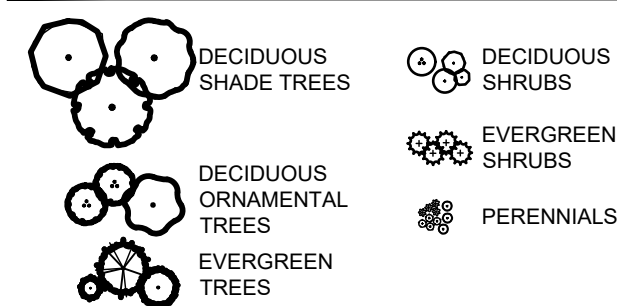


PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
AFA	4	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B & B	2.5" CAL	
CSP	3	CATALPA SPECIOSA / WESTERN CATALPA	B & B	2.5" CAL	
COP	3	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	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	10	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5" CAL	
UFR	5	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5" CAL	
EVERGREEN TREES					
PES	14	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	
DECIDUOUS SHRUBS					
CSA	12	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL		
EAC	2	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL		
PAL	33	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE	5 GAL		
PSL	32	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL		
PFJ	35	POTENTILLA FRUTICOSA 'JACKMANI' / JACKMAN POTENTILLA	5 GAL		
PBP	48	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL		
RTA	3	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL		
RMS	40	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE	5 GAL		
RNW	72	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL		
SPM	27	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC	5 GAL		
EVERGREEN SHRUBS					
JHH	15	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL		
JSU	1	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL		
PLS	32	PINUS LEUCODERMIS 'SMIDTI' / DWARF GLOBE BOSNIAN PINE	5 GAL		
PERENNIALS					
AMO	128	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL		
BGB	117	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL		
PAH	8	PENNISETUM ALOPECUROIDES 'HAEMELN' / DWARF FOUNTAIN GRASS	1 GAL		
PSA	54	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL		
SED	55	SEDUM X 'DAZZLEBERRY' / DAZZLEBERRY STONECROP	1 GAL		

REQUIRED PLANT MATERIAL - BLOCK 3 OVERALL				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 56,694 SF	5,669 SF	15,717 SF (27%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 23 OF MIN. LANDSCAPED AREA REQ.	<3,741 SF	0 SF

LANDSCAPE LEGEND



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

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISEVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

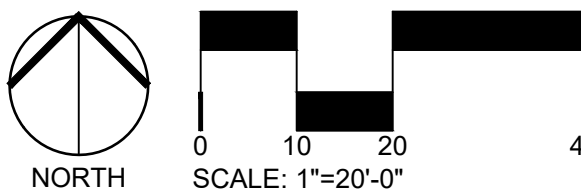
RIPLEY DESIGN INC.
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OWNER

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ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
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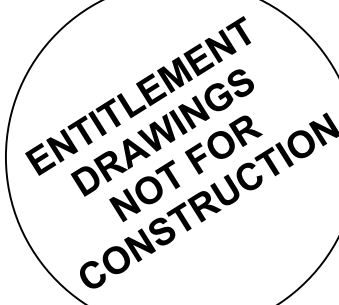
ORIGINAL SIZE 24X36

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

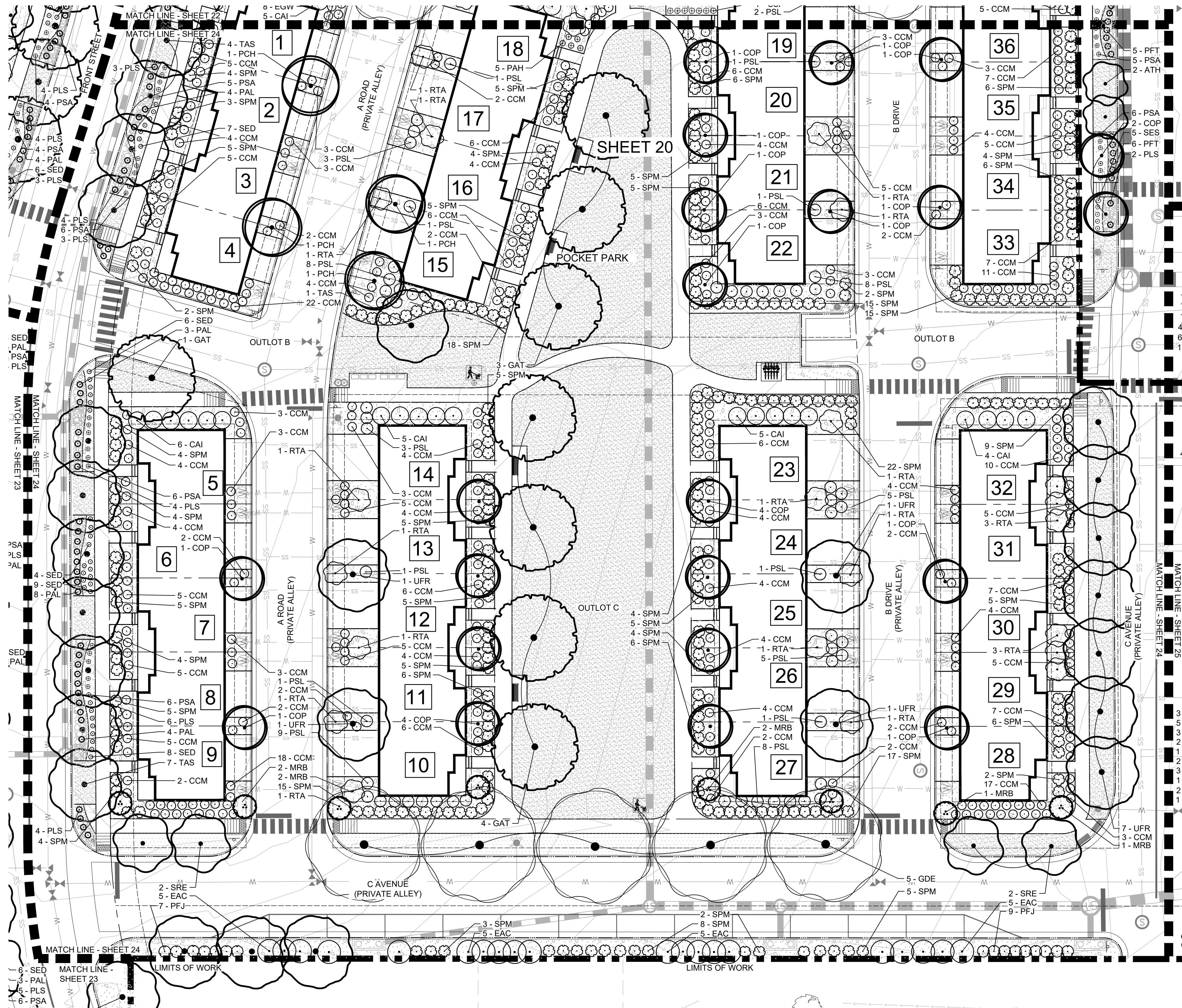
REVISIONS		
No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:



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



PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES				
COP	22	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5°CAL
GAT	8	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5°CAL
GDE	5	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5°CAL
TAS	12	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5°CAL
UFR	15	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	4	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5°CAL
SRE	4	SYRINGA RETICULATA / JAPANESE LILAC TREE	B & B	1.5°CAL

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

EVERGREEN SHRUBS				
PLS	26	PINUS LEUCODERMIS 'SMIDTII' / DWARF GLOBE BOSNIAN PIN	5 GAL	

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

REQUIRED PLANT MATERIAL - BLOCK 2 OVERALL

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 116,198 S.F.	11,619 SF	36,706 SF (31%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	~7,668 SF	1,040 SF

LANDSCAPE LEGEND

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

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

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISEVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

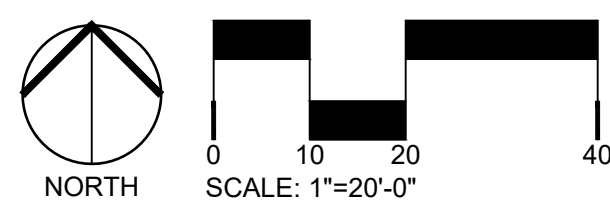
RIPLEY DESIGN INC.
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ENGINEER

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



ORIGINAL SIZE 24X36

ISSUED

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

REVISIONS

No.	DESCRIPTION	DATE

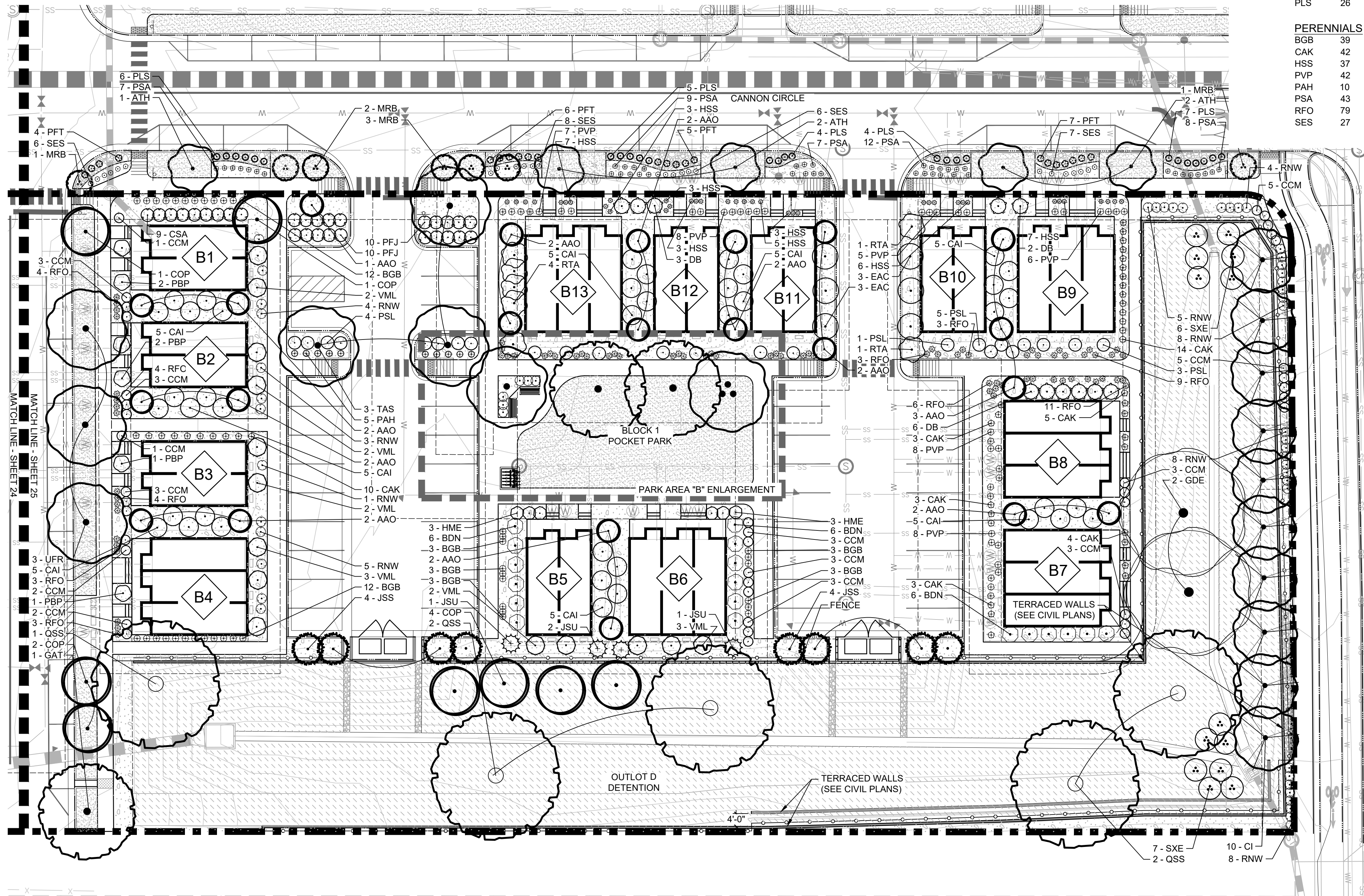
LANDSCAPE PLAN ENLARGEMENT

SEAL:



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

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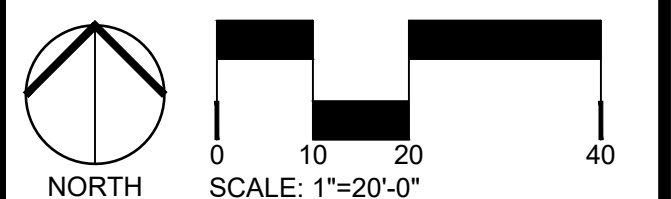
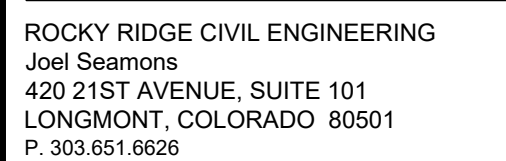


<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>HYDROZONE</u>
<u>DECIDUOUS TREES</u>				
GAT	2	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST 40'-50' HT. 30'-40" W.	B & B	2.5" CAL
TAS	2	TILIA AMERICANA 'SENTRY' AMERICAN LINDEN 60'-80' HT. 30'-50" W.	B & B	2.5" CAL
<u>ORNAMENTAL TREES</u>				
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
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>HYDROZONE</u>
<u>DECIDUOUS SHRUBS</u>				
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	
<u>PERENNIALS</u>				
PAH	5	PENNISSETUM ALOPECUROIDES 'HAAMELN' 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	

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
DECIDUOUS TREES				
COP	8	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL
GAT	3	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL
GDE	2	GYMNOCALADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5" CAL
QSS	5	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2.5" CAL
TAS	4	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	7	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5" CAL
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
DECIDUOUS SHRUBS				
BDN	18	BUDDLEJA DAVIDII NANHOENSIS 'PETITE SNOW' / COMPACT BUTTERFLY BUSH	5 GAL	
CCM	40	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL	
CAI	40	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD	5 GAL	
CSA	9	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	
DB	11	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL	
EAC	6	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL	
HME	6	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL	
PSL	24	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL	
PFJ	20	POTENTILLA FRUTICOSA 'JACKMANI' / JACKMAN POTENTILLA	5 GAL	
PFT	22	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5 GAL	
PBP	6	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL	
RTA	7	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL	
RNW	52	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL	
SXE	13	SAUX EXIGUA / COYOTE WILLOW	5 GAL	
VML	14	VIBURNUM LENTAGO / NANNYBERRY	5 GAL	
EVERGREEN SHRUBS				
JSU	4	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	
PLS	26	PINUS LEUCODERMIS 'SMIDTII' / DWARF GLOBE BOSNIAN PINE	5 GAL	
PERENNIALS				
BGB	39	BOUTELLOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL	
CAK	42	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	
HSS	37	HEUCHERA SANGUINEA 'SNOW ANGEL' / VARIEGATED CORAL BELLS	1 GAL	
PVP	42	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	79	RUBRACKIA 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 78,798 S.F.	7,879 SF	17,355 (22%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	5,200 SF	95 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 12,702 S.F.	635 SF	1,298 SF (10%)
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	12

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



ORIGINAL SIZE 24X36

ISSUED

[illegible]

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R20-030
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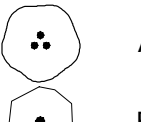
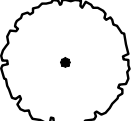
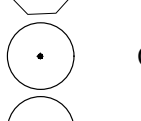
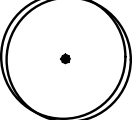
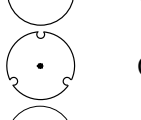
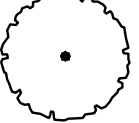
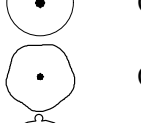
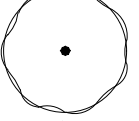
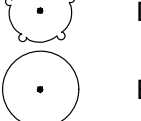
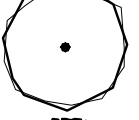
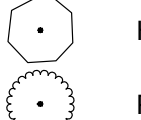
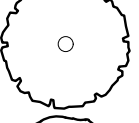
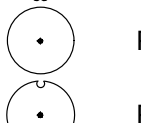
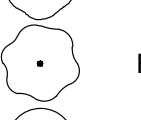
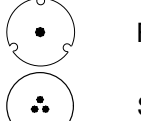
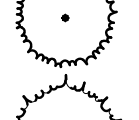
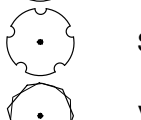
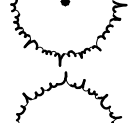
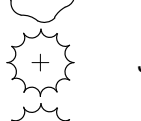
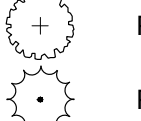
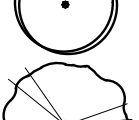
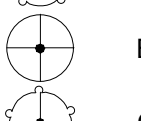
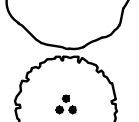
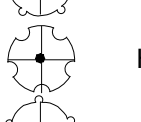
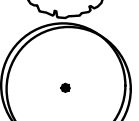
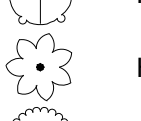
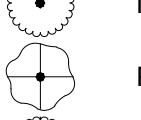
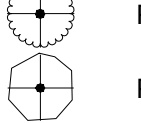
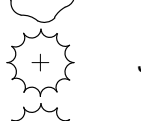
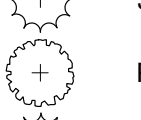
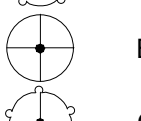
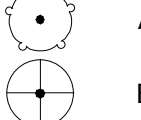
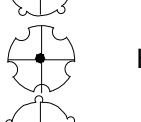
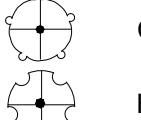
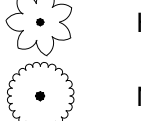
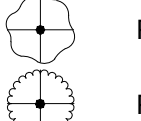
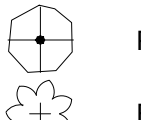
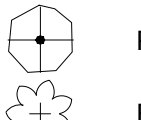
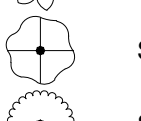
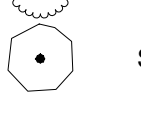
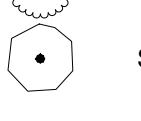
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DRAWING NUMBER:

Plotted By: Megan McGregor Layout: L7 LANDSCAPE SCHEDULE Printed On: 3/28/2024 4:54 PM File Name: LANDSCAPE PLAN.dwg

PLANT SCHEDULE

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

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
Joel Weikert
419 Canyon Ave, Suite 200
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p. 970.224.5828

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P.303.775.5524

ENGINEER

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

ORIGINAL SIZE 24X36

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

PLANT SCHEDULE

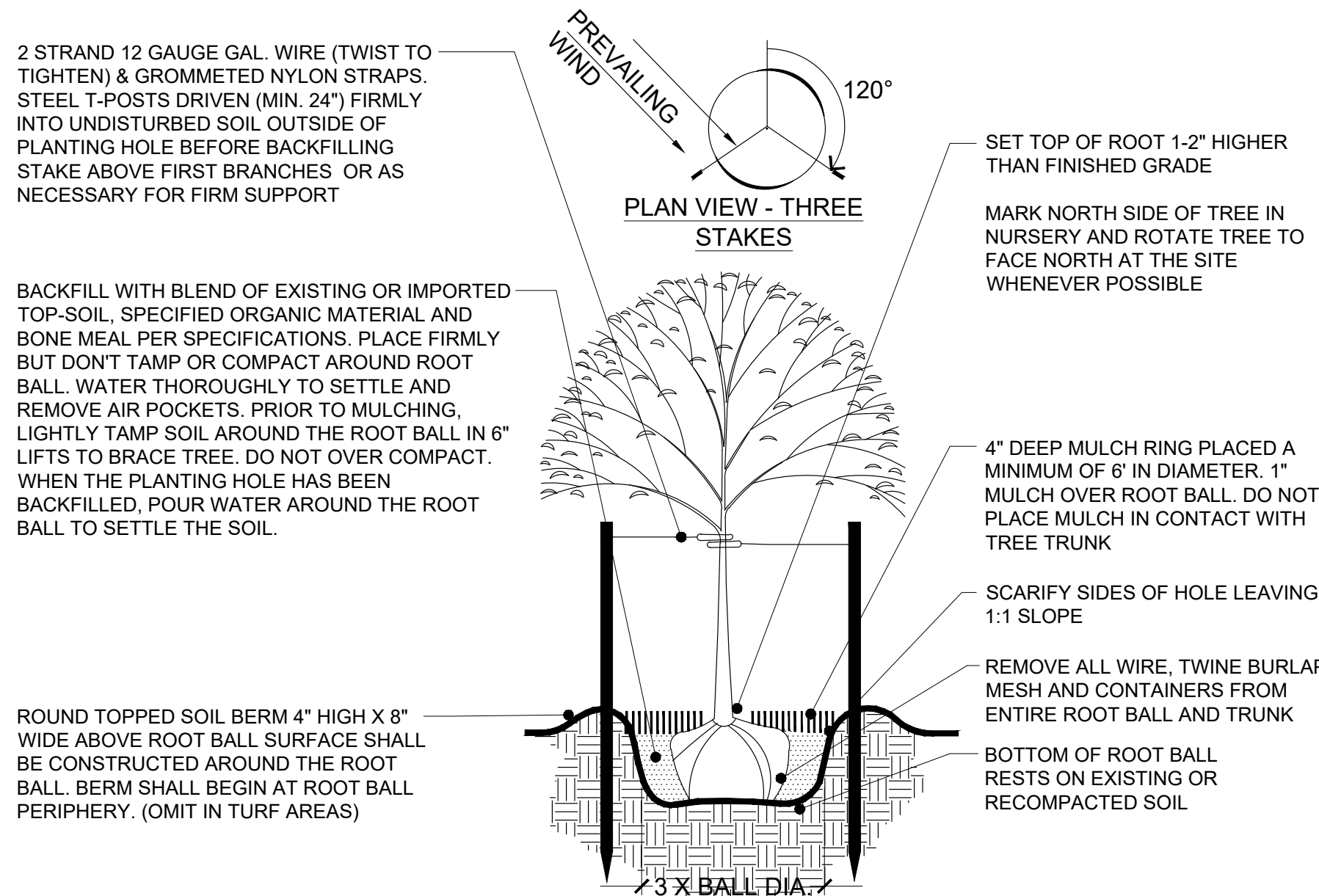
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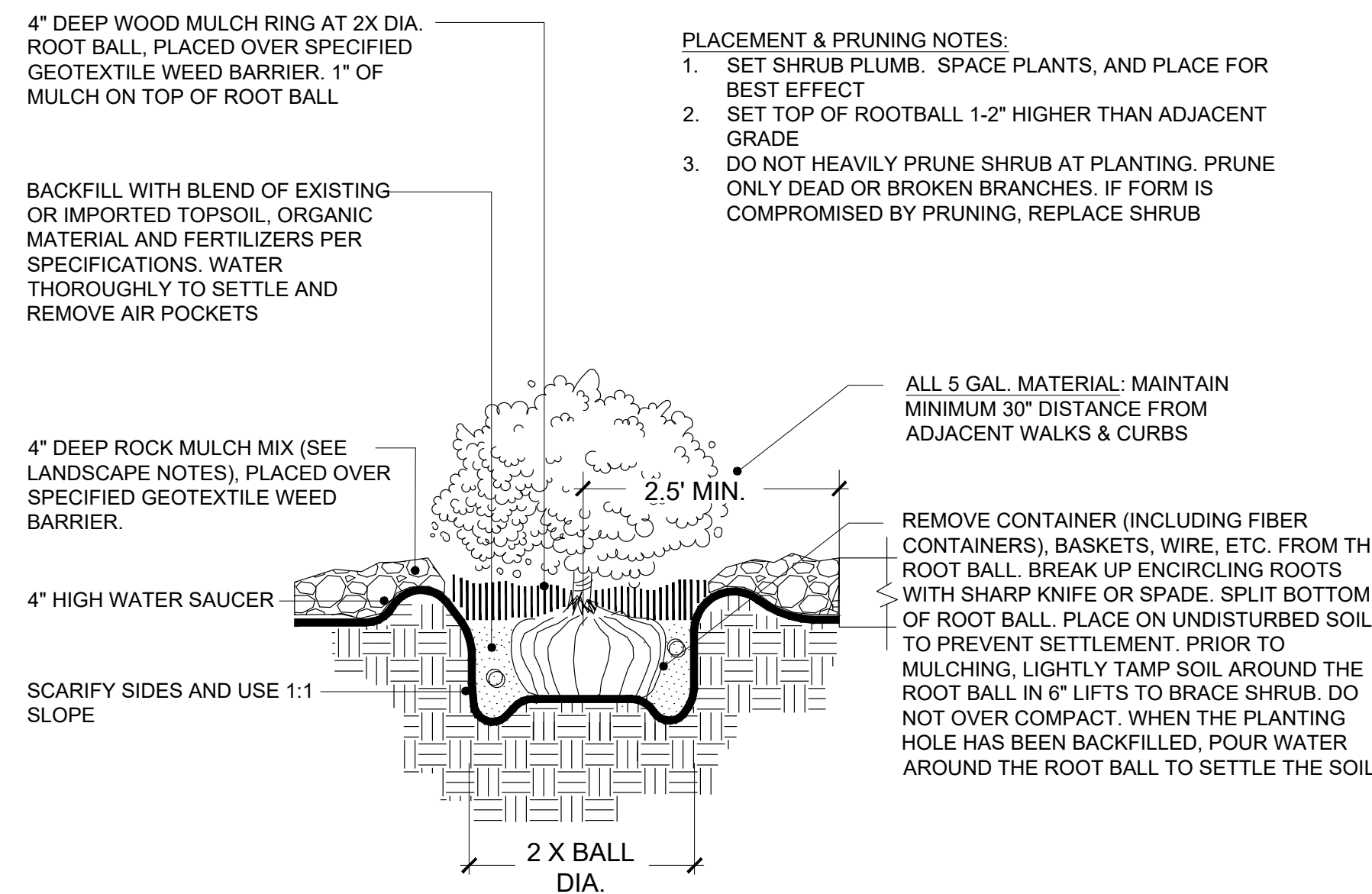
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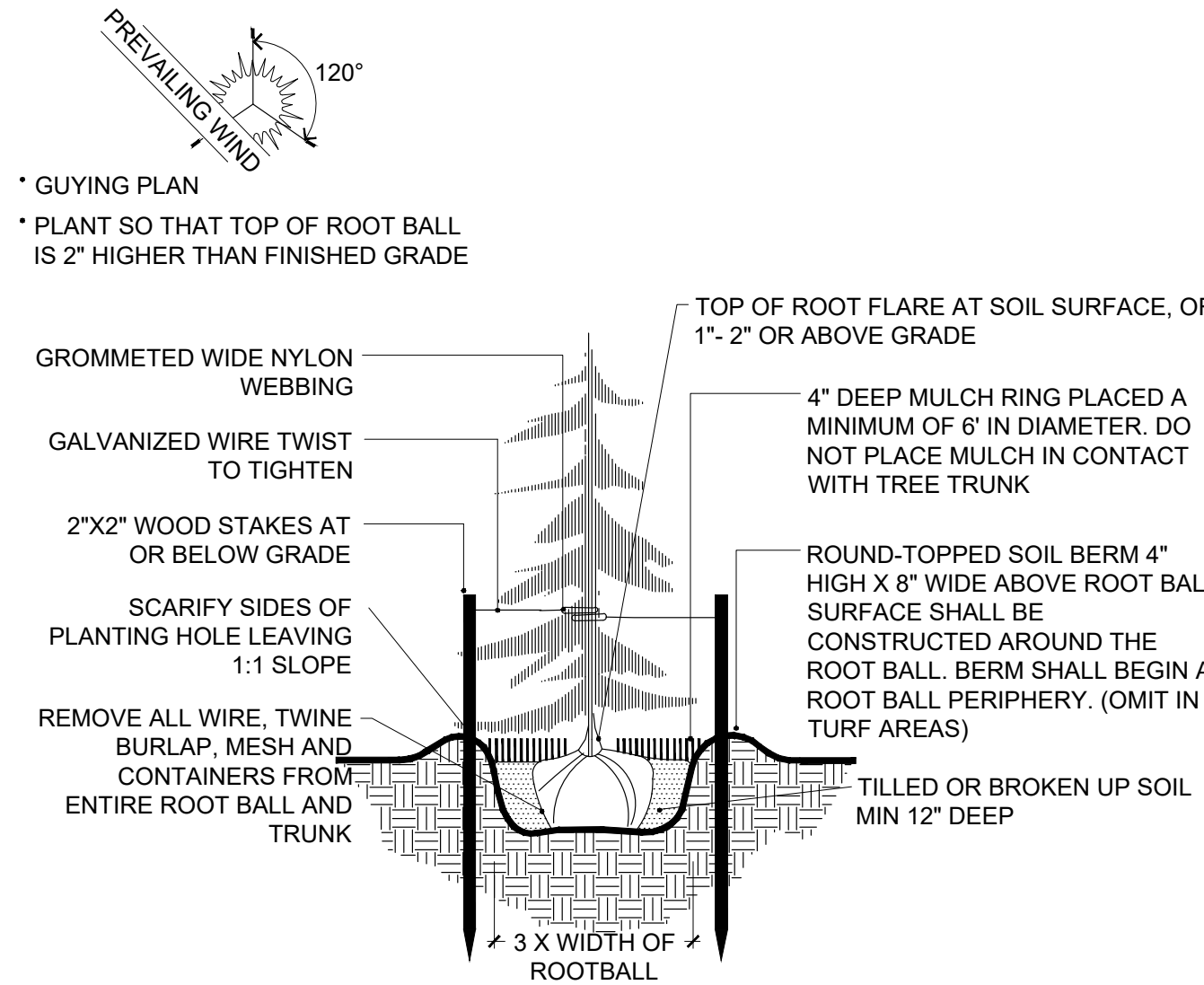
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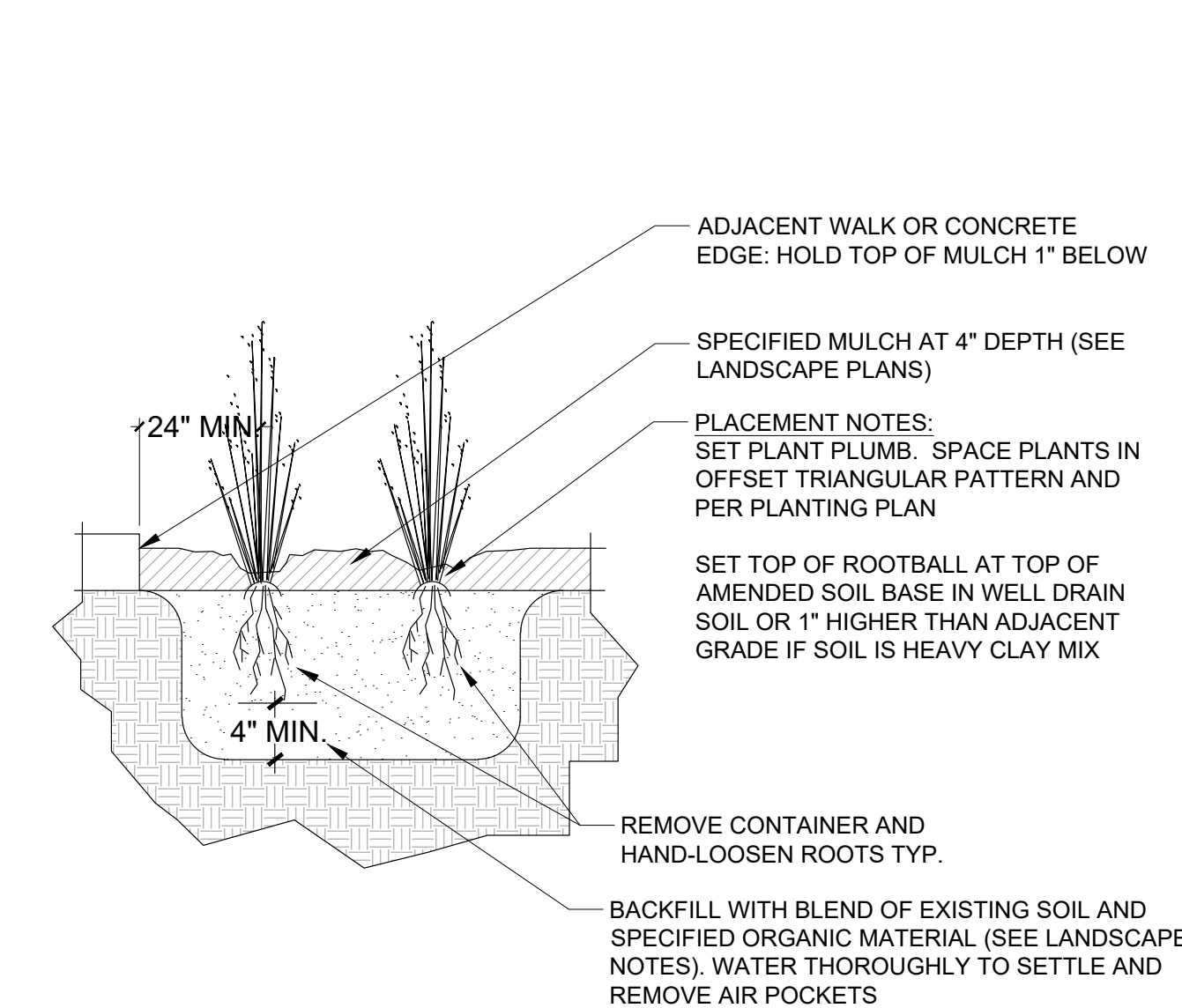
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OP-KE3-01



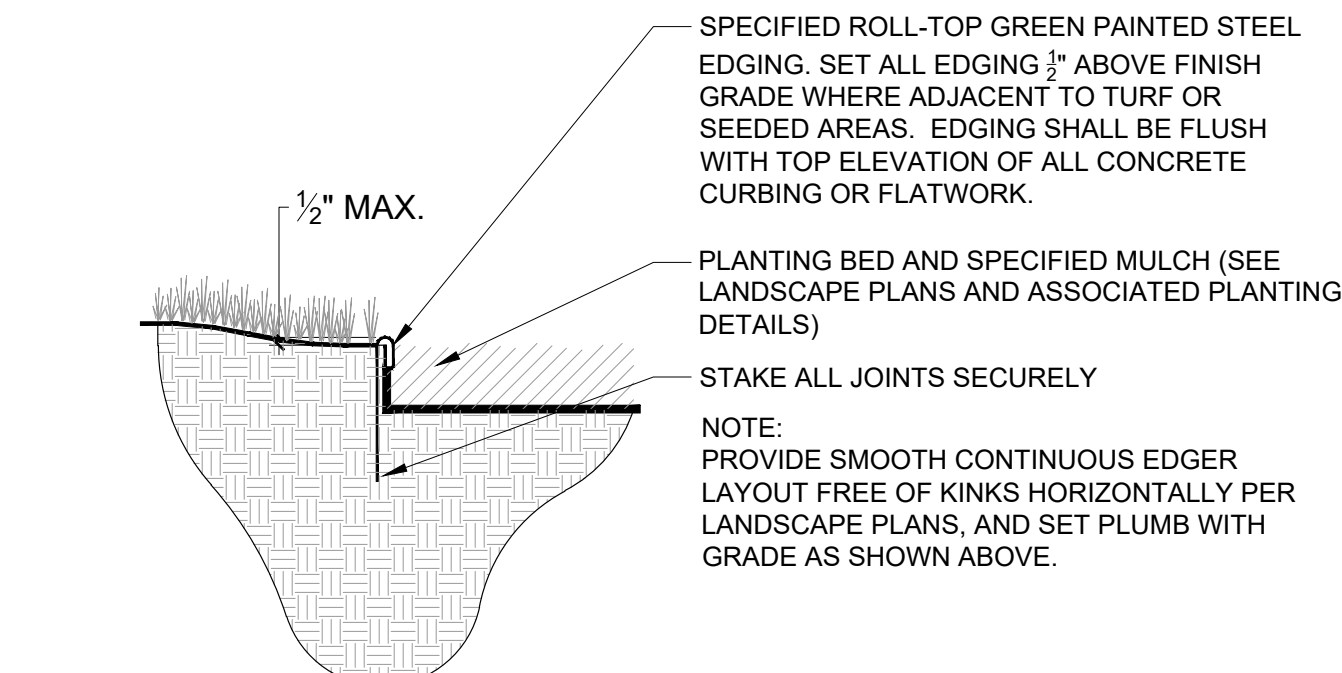
2 CONIFER TREE PLANTING DETAIL
3/8" = 1'-0"
OP-NO1-05



3 SHRUB PLANTING DETAIL
NO SCALE
OP-KE3-02



4 PERENNIAL PLANTING DETAIL
NO SCALE
OP-KE3-03



5 STEEL EDGER DETAIL
NO SCALE
OP-KE3-04

GENERAL LANDSCAPE NOTES

- 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, BAL TIC 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

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
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OWNER

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ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
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LONGMONT, COLORADO 80501
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ORIGINAL SIZE 24X36

ISSUED

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

REVISIONS

No.	DESCRIPTION	DATE

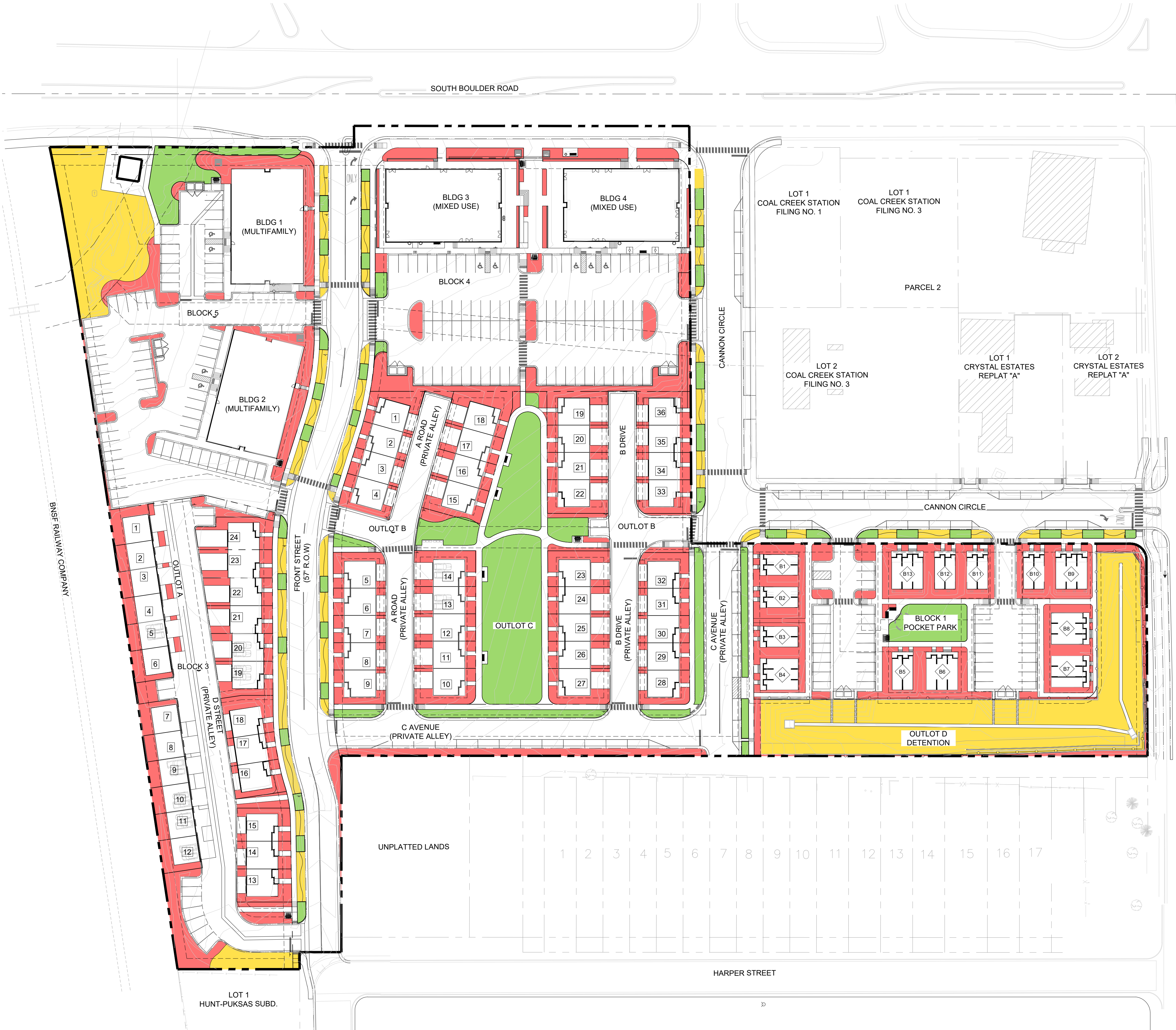
LANDSCAPE DETAILS & NOTES

SEAL:

ENTITLEMENT
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CONSTRUCTION

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

Plotted By: Megan McGregor Layout: L8 HYDROZONE PLAN Printed On: 3/28/2024 5:19 PM File Name: HYDROZONE PLAN.dwg



LEGEND

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

HYDROZONE LEGEND

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

WATER USE TABLE

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

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



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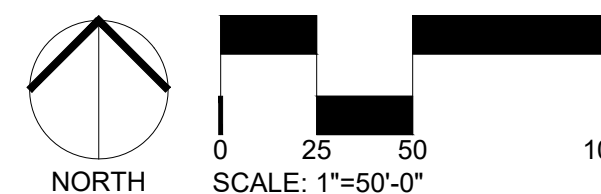
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HYDROZONE PLAN

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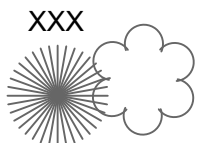


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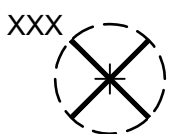
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TREE MITIGATION LEGEND



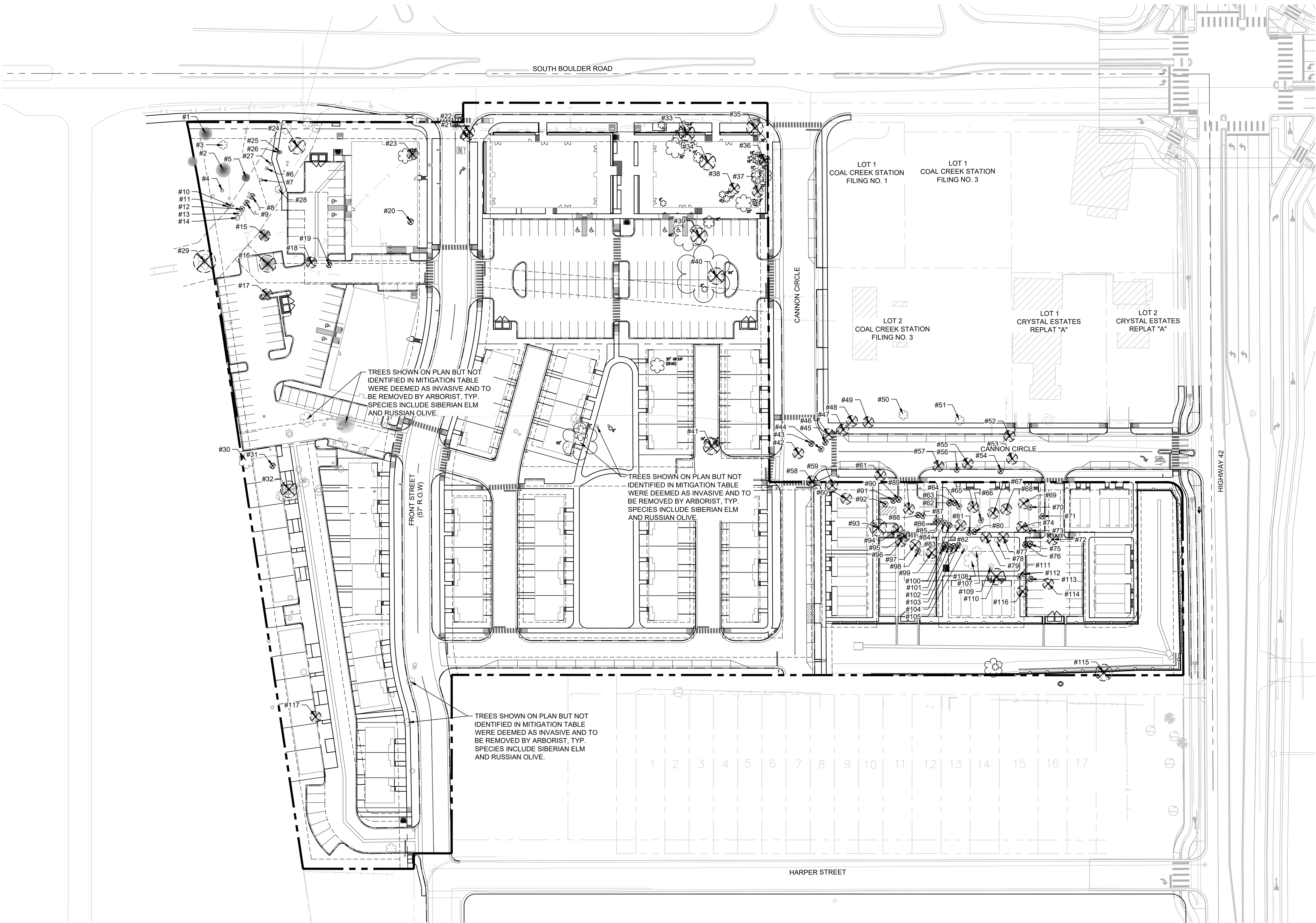
EXISTING TREES TO
SAVE IN PLACE



EXISTING TO BE REMOVED

NOTES:

- THIS PLAN IS REPRESENTATIVE ONLY. FIELD VERIFY BEFORE REMOVAL OF ANY TREE.
- 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*).



COAL CREEK VILLAGE

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LOUISVILLE, COLORADO
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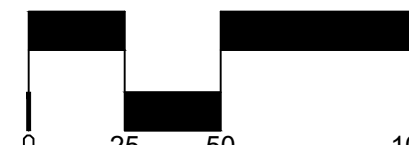
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NORTH
SCALE: 1"=50'-0"
ORIGINAL SIZE 24X36

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REVISIONS

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TREE INVENTORY PLAN

SEAL:

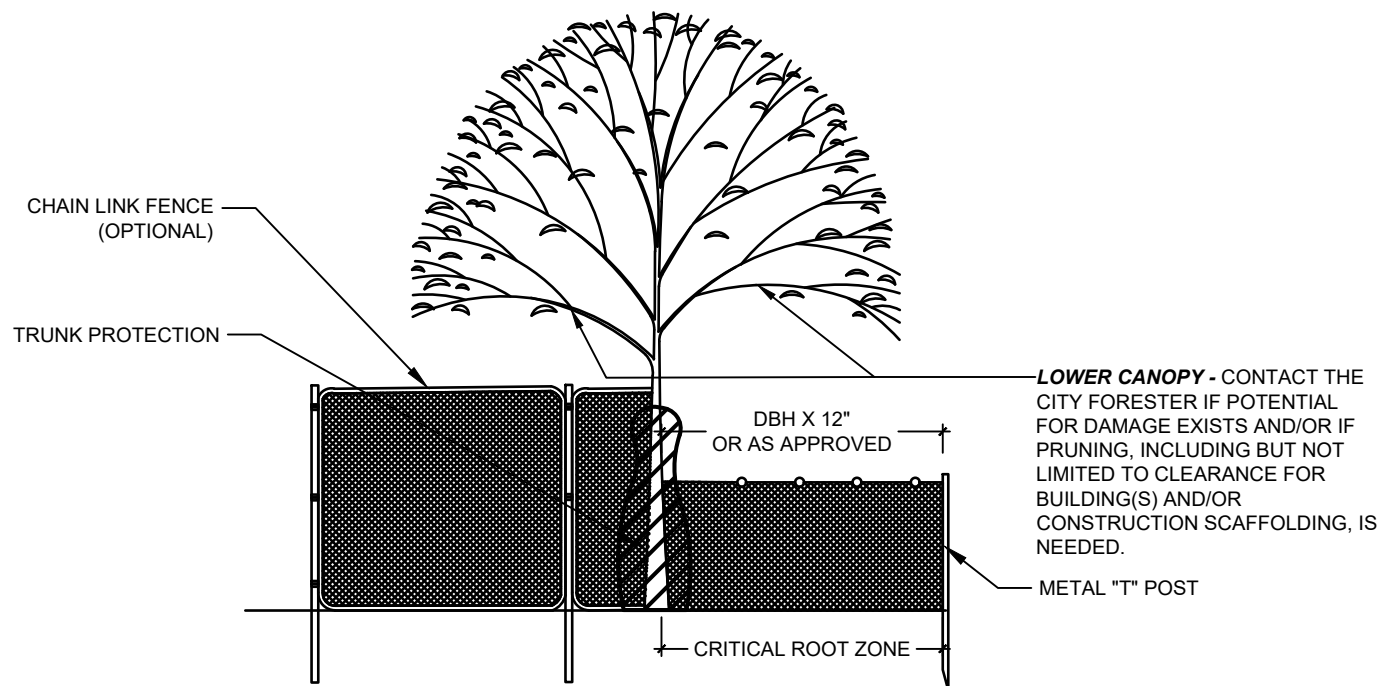
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TREE INVENTORY

#	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.	PRESERVE
6	GREEN ASH	21"	65	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	PRESERVE
7	QUAKING ASPEN	7"	45	POOR STRUCTURE. POOR LOCATION.	PRESERVE
8	QUAKING ASPEN	9"	35	POOR STRUCTURE.	REMOVE
9	QUAKING ASPEN	7"	35	LOW LCR.	REMOVE
10	QUAKING ASPEN	11" (X2)	40	LOW LCR.	PRESERVE
11	QUAKING ASPEN	6"	50	LOW LCR.	PRESERVE
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.	PRESERVE
14	GREEN ASH	11"	50	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	PRESERVE
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.	PRESERVE
26	HONEYLOCUST	4"	60	POOR LOCATION.	PRESERVE
27	HONEYLOCUST	21"	70		PRESERVE
28	HONEYLOCUST	4"	55	POOR STRUCTURE. LEAN.	PRESERVE
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.	PRESERVE
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.	PRESERVE
51	HONEYLOCUST	19"	70	T-POST IN TRUNK.	PRESERVE
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
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		PRESERVE
79	GREEN ASH	18" (X4)	30	POOR STRUCTURE. LEAN.	REMOVE
80	GREEN ASH	5"	40	LOW LCR. ERODED ROOT BASE.	REMOVE
81	GREEN ASH	4"	30	HEAVY LEAN.	REMOVE
82	GREEN ASH	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.	PRESERVE
106					
107	CHOKECHERRY	13" (X5)	75	GOOD SPECIMEN.	PRESERVE
108	COTTONWOOD SSP.	154" (X7)	70	POOR STRUCTURE.	PRESERVE
109	CHOKECHERRY	7" (X4)	60		PRESERVE
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

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

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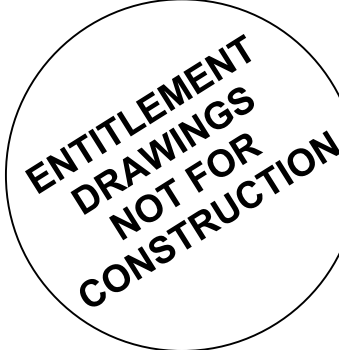
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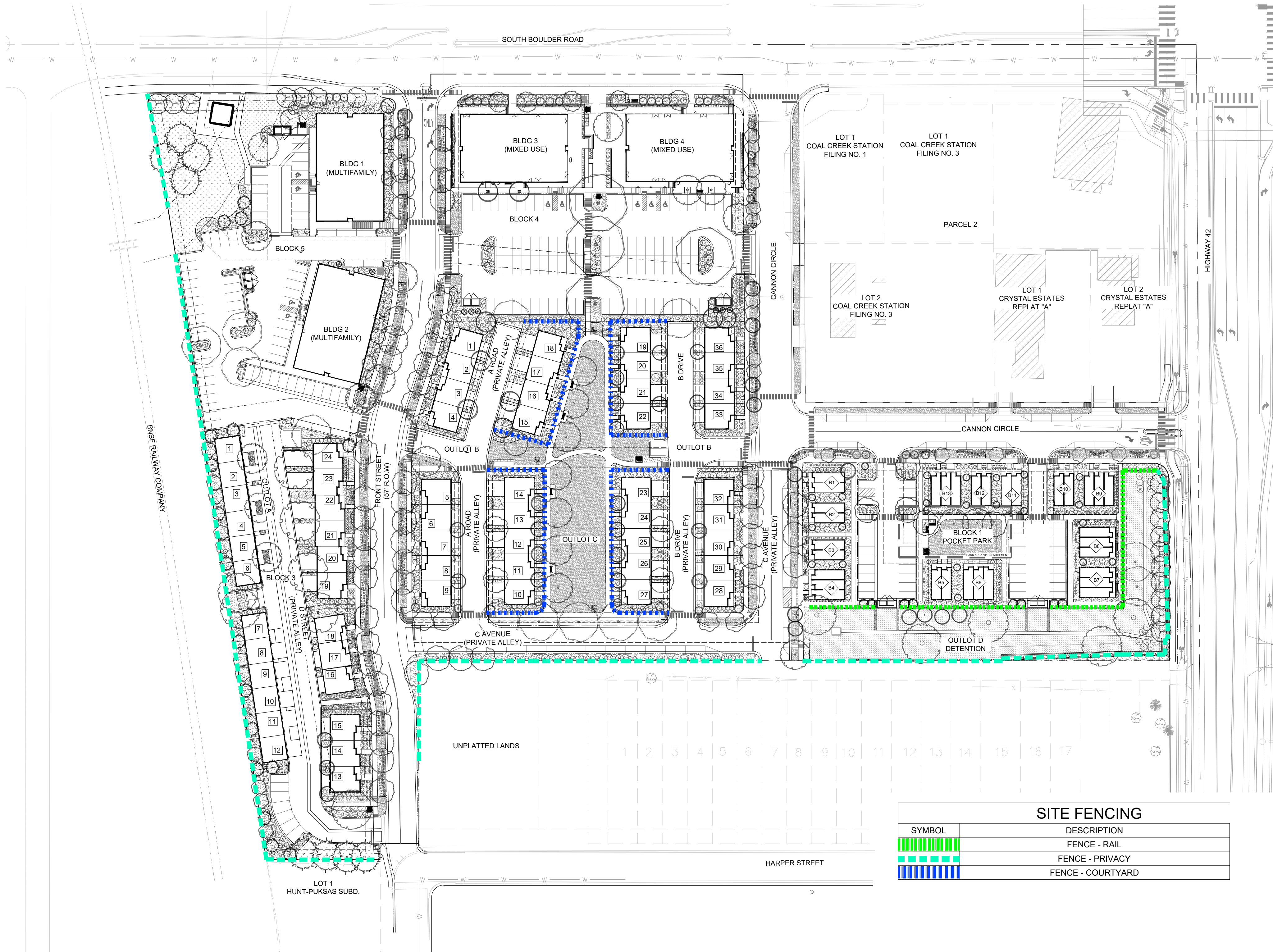
TREE INVENTORY

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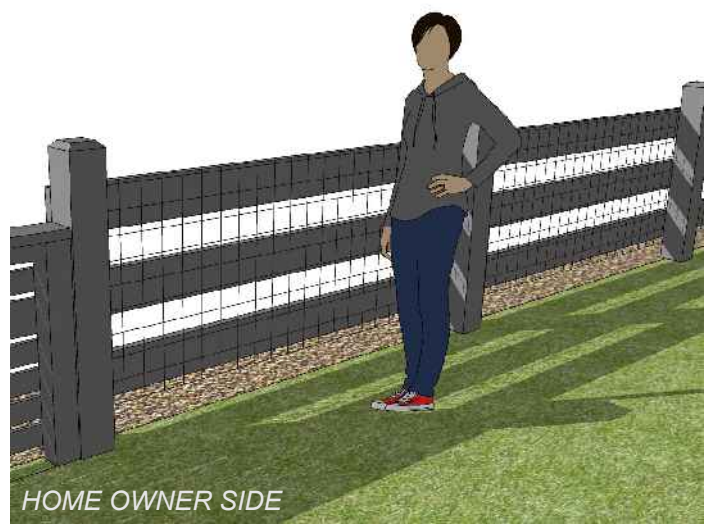


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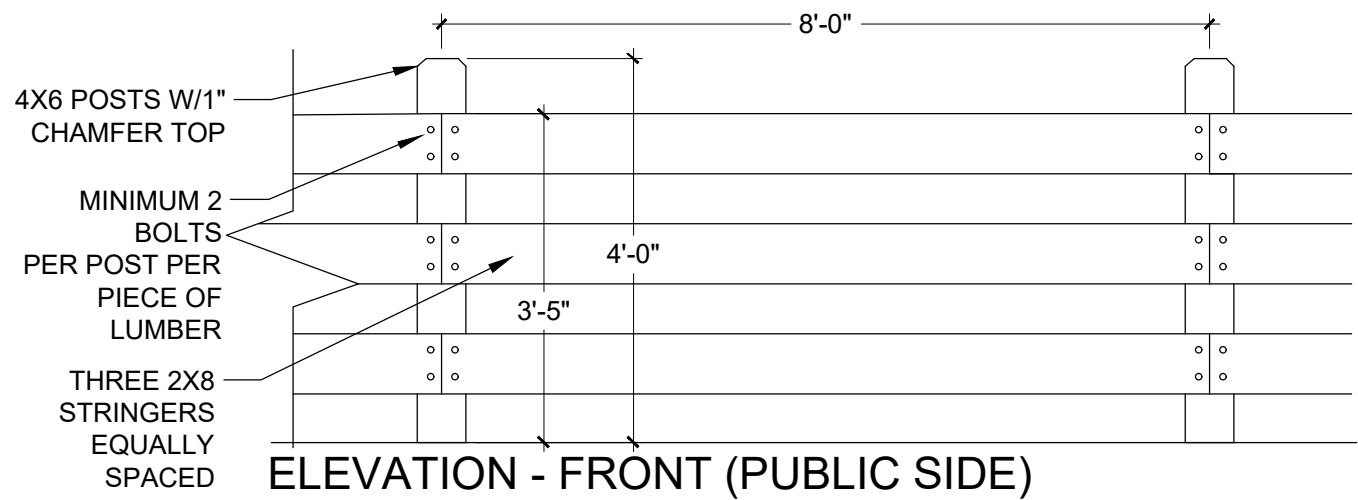
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SYMBOL	DESCRIPTION
	FENCE - RAIL
	FENCE - PRIVACY
	FENCE - COURTYARD



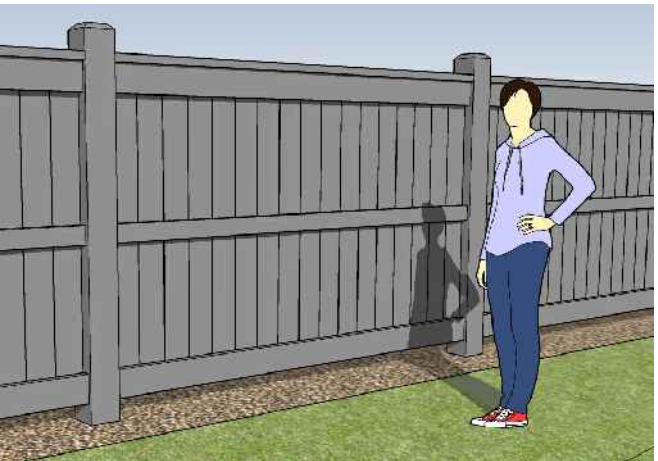
- NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
 2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



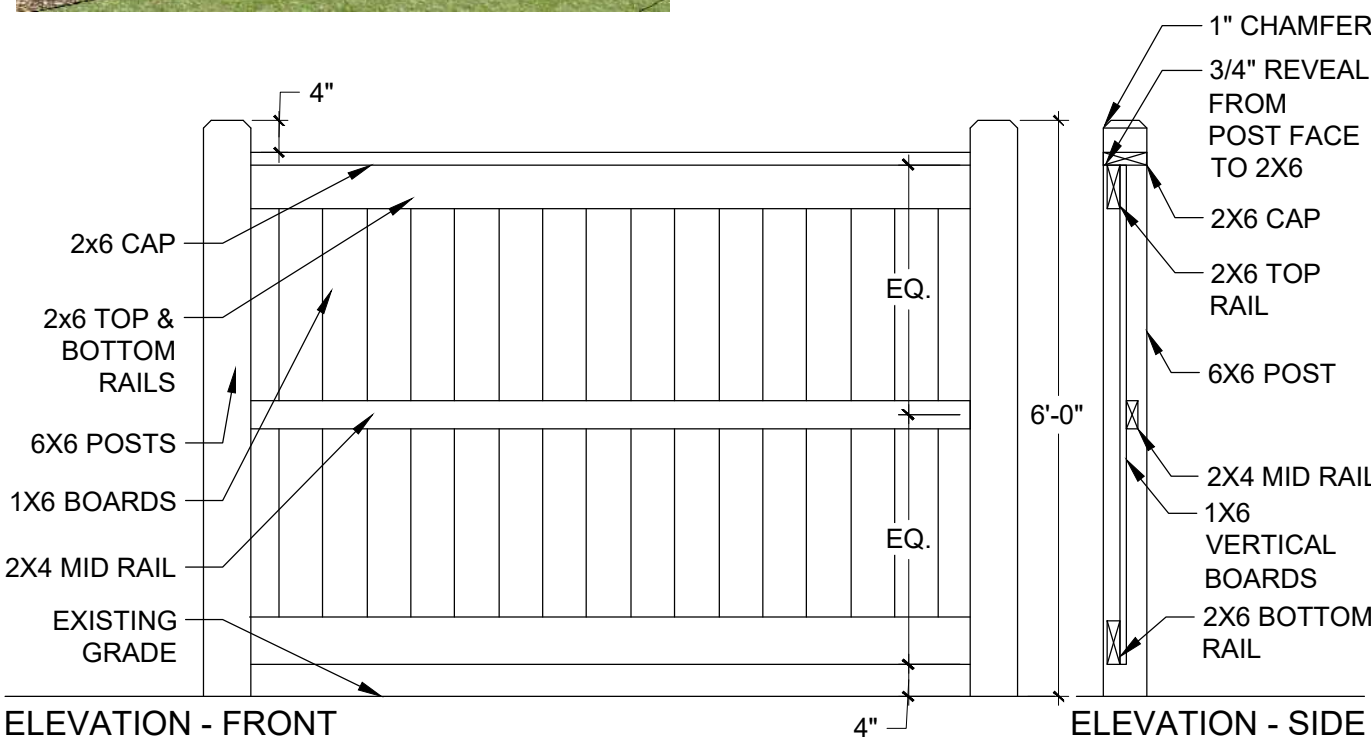
1 RAIL FENCE

1/2" = 1'-0"

OP-SI-05



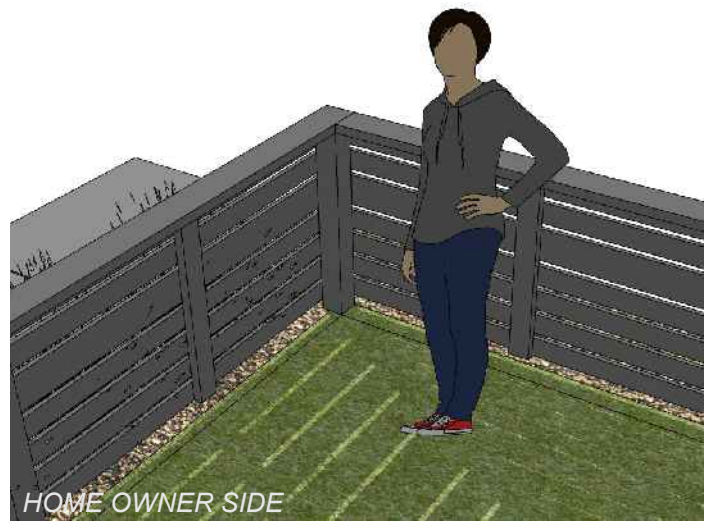
- NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
 2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



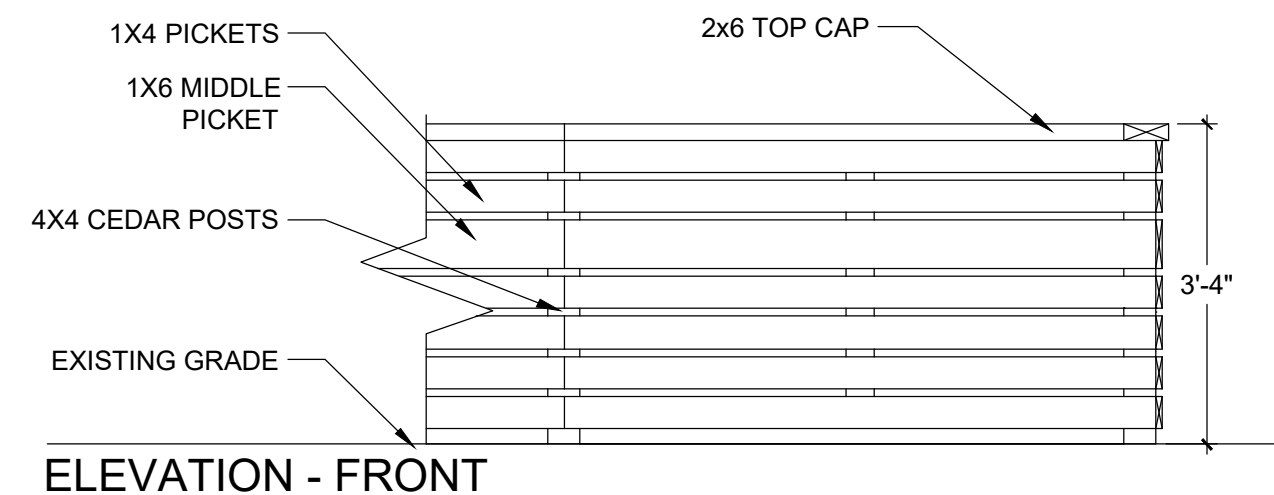
2 PRIVACY FENCE

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

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

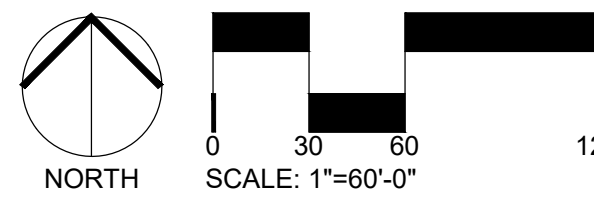
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Joel Weikert
419 Canyon Ave, Suite 200
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OWNER

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ENGINEER

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



ORIGINAL SIZE 24X36

ISSUED

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

REVISIONS

No.	DESCRIPTION	DATE

FENCING PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

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

