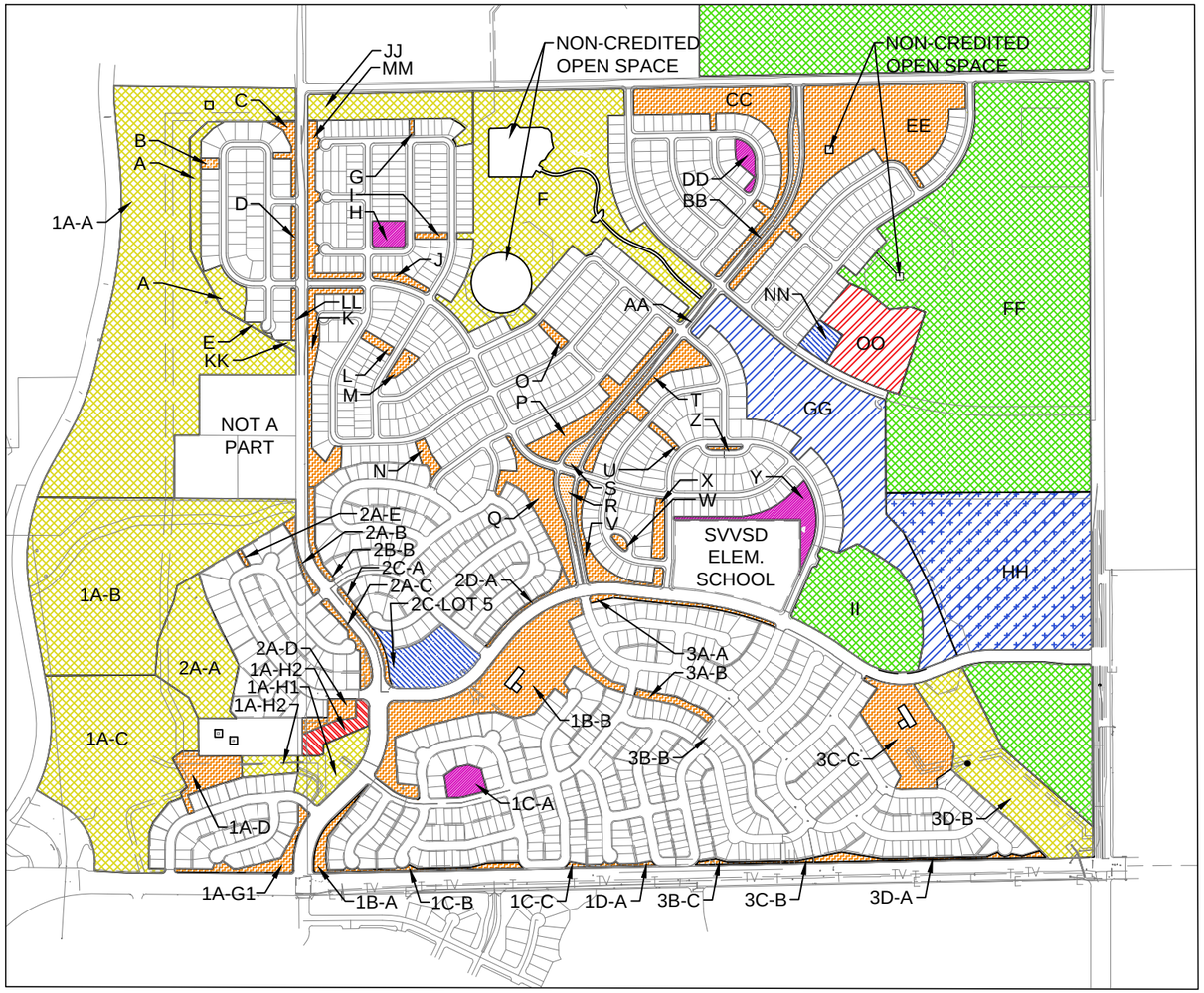
TRACT LANDSCAPE KEY:



A — TRACT

OPEN SPACE (TOWN OF ERIE)

POCKET PARK (HOA)

FUTURE DEVELOPMENT

NEIGHBORHOOD PARK (TOWN OF ERIE)

NEIGHBORHOOD PARK (TOWN OF ERIE)

LANDSCAPE BUFFER (HOA)

COMM. PARK (TOWN OF ERIE)

COMM. PARK- ACTIVE AREA (TOWN OF ERIE)

PRIVATE AMENITY AREA (NEIGHBORHOOD PARK)

LANDSCAPE BUFFER (TOWN OF ERIE)

NORTH

0 500' 1,000'

SCALE:1"=1,000'

CHECKED BY:
DRAWN BY:
FILENAME:

PARKS & OPEN SPACE REQUIREMENTS:

		Units	People/ Unit	Population	Open Space/Other Parks and Trails	Community Parks Dedication	Neighborhood Parks Dedication	Pocket Parks	
					17.0 Acres/1000 pop	5 Acres/1000 pop.	3.0 Acres/1000 pop.	0.5 Acres/1000 pop	
Phase 1	SFD	720	2.79	2009.0	34.2	10.0	6.0	1.0	
	MF-Non Age Restricted	0	2.79	0.0	0.0	0.0	0.0	0.0	
	Active Adult	0	2.79	0.0	0.0	0.0	0.0	0.0	
	Subtotal	720		2009.0	34.2	10.0	6.0	1.0	51.2
Phase 2	SFD	724	2.79	2020.0	34.3	10.1	6.1	1.0	
	MF-Non Age Restricted	0	2.79	0.0	0.0	0.0	0.0	0.0	
	Active Adult	98	2.79	273.4	0.0	1.4	0.8	0.1	
	Subtotal	822		2294.0	34.3	11.5	6.9	1.1	53.8
	Total Required (Phase 1&2)				68.5	21.5	12.9	2.1	105.0
	Total Provided (Phase 1&2)				165.5	25.0	13.7	6.2	210.4

Note:
1. Parks & Open Space requirements for future phase areas will be determined as they develop
2. Park Amenity Areas are included in Neighborhood Park Dedication

PARKS & OPEN SPACE AREA:

PHASE 1

TRACT SUMMARY CHART			
FILING/TRACT	AREA (ACRES)	DESCRIPTION	OWNERSHIP
1A-A	47.33	Open Space	TOWN OF ERIE
1A-B	30.95	Open Space	TOWN OF ERIE
1A-C	22.56	Open Space	TOWN OF ERIE
1A-D	2.16	Drainage/Landscape Buffer	TOWN OF ERIE
1A-E	1.50	Open Space	TOWN OF ERIE
1A-G1	1.49	Landscape Buffer	HOA
1A-H1	2.70	Open Space	TOWN OF ERIE
1A-H2	1.50	Neighborhood Park	TOWN OF ERIE
1B-A	1.28	Landscape Buffer	HOA
1B-B	11.68	Landscape Buffer	HOA
1C-A	1.11	Pocket Park	HOA
1C-B	0.88	Landscape Buffer	HOA
1C-C	0.14	Landscape Buffer	HOA
1D-A	0.37	Landscape Buffer	HOA
2A-A	8.75	Open Space	TOWN OF ERIE
2A-B	0.50	Landscape Buffer	HOA
2A-C	0.83	Landscape Buffer	HOA
2A-D	1.00	Landscape Buffer	HOA
2A-E	0.12	Landscape Buffer	HOA
2B-B	0.74	Landscape Buffer	HOA
2C-A	0.60	Landscape Buffer	HOA
2C-LOT 5	4.22	Private Amenity Area	HOA
2D-A	0.53	Landscape Buffer	HOA
3A-A	1.25	Landscape Buffer	HOA
3A-B	0.63	Landscape Buffer	HOA
3B-B	1.64	Pocket Park	HOA
3B-C	0.47	Landscape Buffer	HOA
3C-B	0.25	Landscape Buffer	HOA
3C-C	6.67	Landscape Buffer	HOA
3D-A	1.57	Landscape Buffer	HOA
3D-B	11.41	Open Space	TOWN OF ERIE

PHASE 2

TRACT SUMMARY CHART			
FILING/TRACT	AREA (ACRES)	DESCRIPTION	OWNERSHIP*
A	2.83	Open Space	Town of Erie
B	0.20	Landscape Buffer/Trails	HOA
C	0.66	Landscape Buffer	HOA
D	0.33	Landscape Buffer	HOA
E	0.12	Open Space	Town of Erie
F	32.43	Open Space/Drainage	Town of Erie
G	0.08	Landscape Buffer/Trails	HOA
H	0.88	Pocket Park	HOA
I	0.23	Landscape Buffer/Trails	HOA
J	0.44	Landscape Buffer	HOA
K	2.23	Landscape Buffer	HOA
L	0.30	Landscape Buffer/Trails	HOA
M	0.41	Landscape Buffer	HOA
N	0.45	Landscape Buffer/Trails	HOA
O	0.30	Landscape Buffer/Trails	HOA
P	2.44	Landscape Buffer	HOA
Q	3.17	Landscape Buffer	HOA
R	0.58	Landscape Buffer	Town of Erie
S	0.68	Landscape Buffer	Town of Erie
T	1.92	Landscape Buffer	HOA
U	0.22	Landscape Buffer/Trails	HOA
V	1.40	Landscape Buffer	HOA
W	0.15	Landscape Buffer	HOA
X	0.70	Landscape Buffer	HOA
Y	2.03	Pocket Park	HOA
Z	0.12	Landscape Buffer	HOA
AA	0.04	Landscape Buffer	Town of Erie
BB	0.66	Landscape Buffer	Town of Erie
CC	6.01	Landscape Buffer	HOA
DD	0.58	Pocket Park	HOA
EE	13.68	Landscape Buffer	HOA
FF	75.58	Future Development	Developer
GG	22.12	Community Park/Drainage	Town of Erie
HH	25.00	Community Park	Town of Erie
II	11.41	Future Development	Developer
JJ	4.78	Open Space	Town of Erie
KK	0.12	Open Space	Town of Erie
LL	0.24	Landscape Buffer	HOA
MM	1.62	Landscape Buffer	HOA
NN	1.02	Private Amenity Area	HOA
OO	7.00	Neighborhood Park	Town of Erie

*Refer to Preliminary Plat for maintenance

NORRIS DESIGN
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COLLIERS HILL

PUD COMPARISON STUDY

ERIE, CO

DAYBREAK RECOVERY ACQUISITION LLC

Owner:

JON SHUMAKER
JERRY B. RICHMOND III
7200 S. ALTON WAY
SUITE C-400
CENTENNIAL, CO 80112

Issue Date

Sheet Title

PARKS & OPEN SPACE

Sheet Number

COLLIERS HILL PRELIMINARY PLAT NO. 2
PRELIMINARY LANDSCAPE PLAN

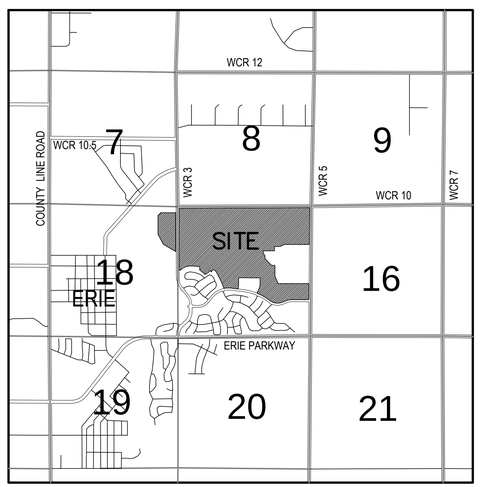
A REPLAT OF TRACTS 10, 12, 13, 14, 15 16, 17 22 & 23, "BRIDGEWATER MASTER SUBDIVISION", TRACT 9B, "BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT" AND TRACT A, "DAYBREAK FILING NO. 2B" LOCATED IN SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO 400.74 ACRES - 726 LOTS, 41 TRACTS PP-000707-2015

LEGAL DESCRIPTION:

TRACTS 10, 12, 13, 14, 15, 16, 17, 22 AND 23 OF "BRIDGEWATER MASTER SUBDIVISION", TRACT 9B OF "BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT", AND TRACT A OF "DAYBREAK FILING NO. 2B, LOCATED IN SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 400.74 ACRES, MORE OR LESS.

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. DRAWINGS ARE INTENDED TO BE PRINTED ON 24"X36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
6. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
7. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN
REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
25. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
26. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
27. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
28. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
29. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.



VICINITY MAP

SHEET INDEX

L1	COVER & GENERAL NOTES	L22	LANDSCAPE PLAN
L2	SHEET INDEX	L23	LANDSCAPE PLAN
L3	LANDSCAPE PLAN	L24	LANDSCAPE PLAN
L4	LANDSCAPE PLAN	L25	LANDSCAPE PLAN
L5	LANDSCAPE PLAN	L26	LANDSCAPE PLAN
L6	LANDSCAPE PLAN	L27	LANDSCAPE PLAN
L7	LANDSCAPE PLAN	L28	LANDSCAPE PLAN
L8	LANDSCAPE PLAN	L29	LANDSCAPE PLAN
L9	LANDSCAPE PLAN	L30	ENLARGEMENT PLAN
L10	LANDSCAPE PLAN	L31	ENLARGEMENT PLAN
L11	LANDSCAPE PLAN	L32	ENLARGEMENT PLAN
L12	LANDSCAPE PLAN	L33	ENLARGEMENT PLAN
L13	LANDSCAPE PLAN	L34	ENLARGEMENT PLAN
L14	LANDSCAPE PLAN	L35	MASTER TRAILS PLAN
L15	LANDSCAPE PLAN	L36	MASTER FENCING PLAN
L16	LANDSCAPE PLAN	L37	LANDSCAPE DETAILS
L17	LANDSCAPE PLAN	L38	HARDSCAPE DETAILS
L18	LANDSCAPE PLAN	L39	MONUMENTATION
L19	LANDSCAPE PLAN	L40	BRIDGE DETAILS
L20	LANDSCAPE PLAN	L41	PLANT MATERIALS LIST
L21	LANDSCAPE PLAN	L42	LANDSCAPE NOTES

LAND OWNER / APPLICANT

Daybreak Recovery Acquisition LLC
7200 S. Alton Way, Suite C - 400
Centennial, CO, 80112
Contact: Jon Shumaker or Jerry Richmond
303-267-6195
jrichmond@raintree.us.com

PREPARERS

CIVIL ENGINEER:
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2500 Broadway, Suite B
Boulder, CO 80304
Contact: John W. Jorgenson, P.E.
303-449-9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
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303.449.9105

PREPARERS

PLANNER / LANDSCAPE ARCHITECTS:
Norris Design
1101 Bannock Street
Denver, CO 80204
Contact: Brad Haigh, PLA
303-892-1166

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NORRIS DESIGN

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

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COLLIERS HILL
PRELIMINARY PLAT NO. 2 - PRELIMINARY LANDSCAPE PLAN
ERIE, COLORADO
DAYBREAK RECOVERY ACQUISITION LLC

OWNER:
JON SHUMAKER
JERRY B. RICHMOND III
7200 S. ALTON WAY
SUITE C-400
CENTENNIAL, CO 80112

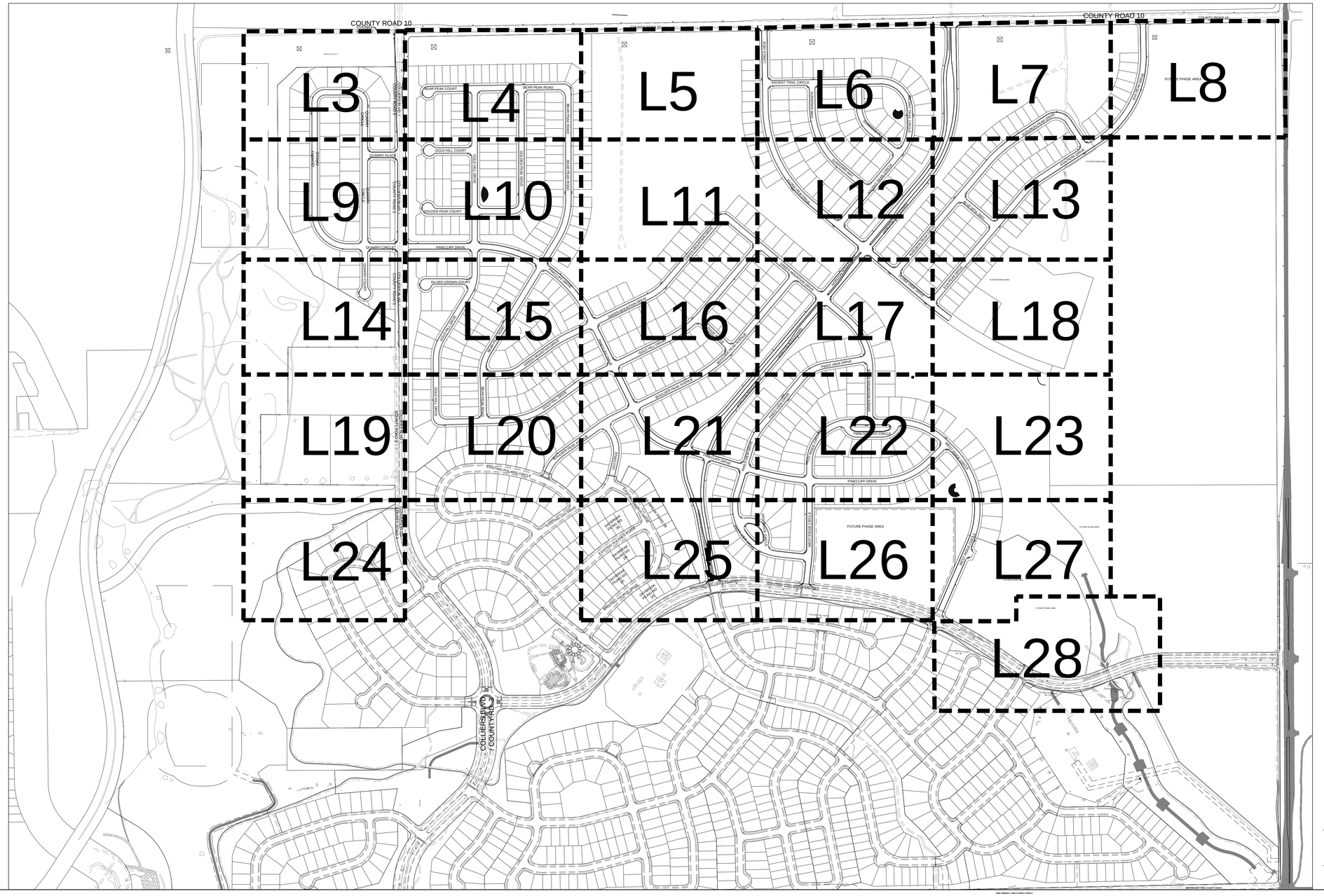
NOT FOR CONSTRUCTION

DATE:
10/17/2015: SUBMITTAL 01
02/03/2016: SUBMITTAL 02
02/24/2016: SUBMITTAL 03
04/07/2016: SUBMITTAL 04

SHEET TITLE:
COVER AND NOTES

COLLIERS HILL PRELIMINARY PLAT NO. 2
PRELIMINARY LANDSCAPE PLAN

A REPLAT OF TRACTS 10, 12, 13, 14, 15 16, 17 22 & 23, "BRIDGEWATER MASTER SUBDIVISION",
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MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO 400.74 ACRES - 726 LOTS, 41 TRACTS PP-000707-2015



CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

NORTH

0 150 300 600
SCALE: 1"=300'

NORRIS DESIGN
www.norris-design.com

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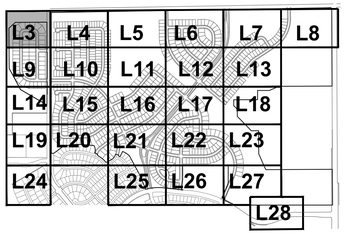
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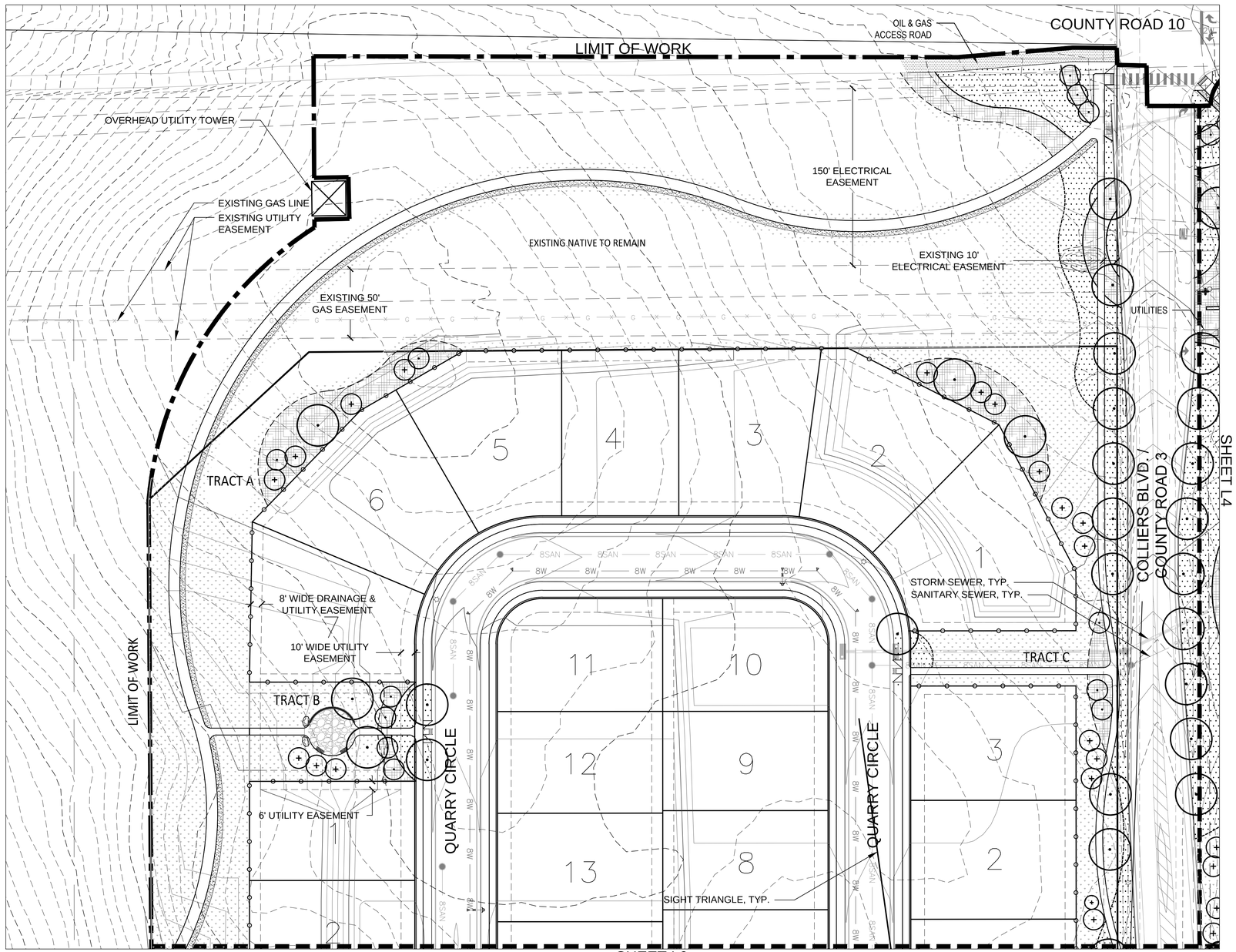
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LEGEND

- LIMIT OF WORK
- MATCHLINE
- EDGER - METAL
- EDGER - MOW LINE
- EDGER - SPADE CUT
- LARGE BLOCK RET. WALL
- 5 RAIL FENCE
- TURF
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- PLANTING BED
- CRUSHER FINES
- ENHANCED PAVING
- COBBLE
- RIP RAP
- PERENNIALS/ ANNUALS
- FIBAR MULCH
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- BOULDER
- STREET LIGHT

*NOTE: 5 RAIL FENCE BY BUILDER, SHOWN DIAGRAMMATICALLY

NORTH

0 20 40 80
SCALE: 1"=40'

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

NORRIS DESIGN
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1101 Bannock Street
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P 303.892.1166
F 303.892.1186

COLLIERS HILL
PRELIMINARY PLAT NO. 2 - PRELIMINARY LANDSCAPE PLAN
ERIE, COLORADO
DAYBREAK RECOVERY ACQUISITION LLC

OWNER:
JON SHUMAKER
JERRY B, RICHMOND III
7200 S. ALTON WAY
SUITE C-400
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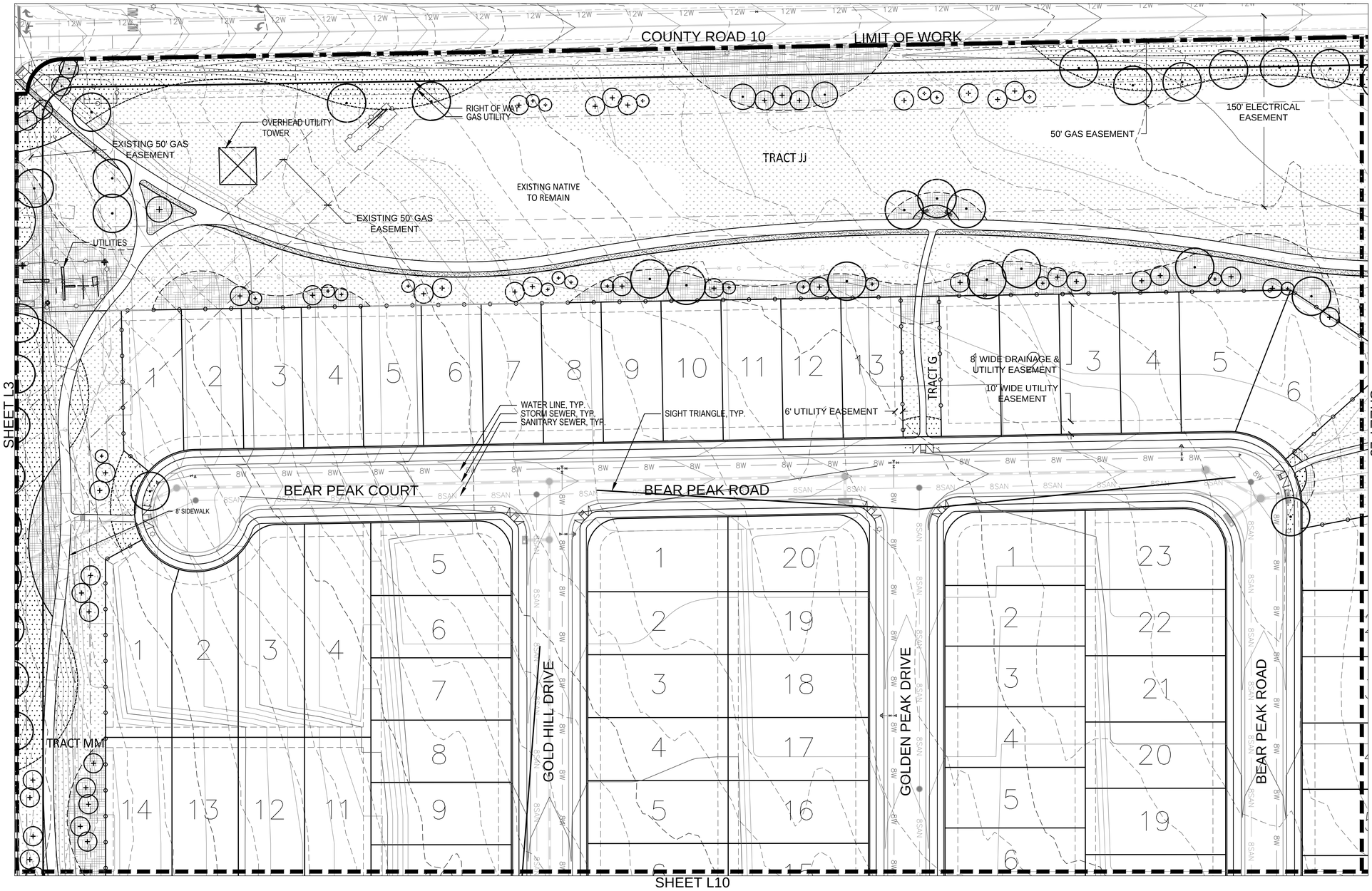
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L3	L4	L5	L6	L7	L8
L9	L10	L11	L12	L13	
L14	L15	L16	L17	L18	
L19	L20	L21	L22	L23	
L24		L25	L26	L27	
				L28	



LEGEND

- LIMIT OF WORK
- MATCHLINE
- EDGER - METAL
- EDGER - MOW LINE
- EDGER - SPADE CUT
- LARGE BLOCK RET. WALL
- 5 RAIL FENCE
- TURF
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- PLANTING BED
- CRUSHER FINES
- ENHANCED PAVING
- COBBLE
- RIP RAP
- PERENNIALS/ ANNUALS
- FIBAR MULCH
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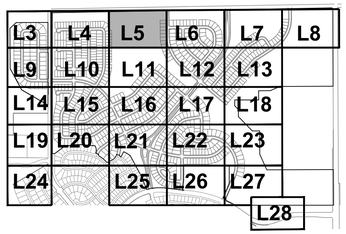
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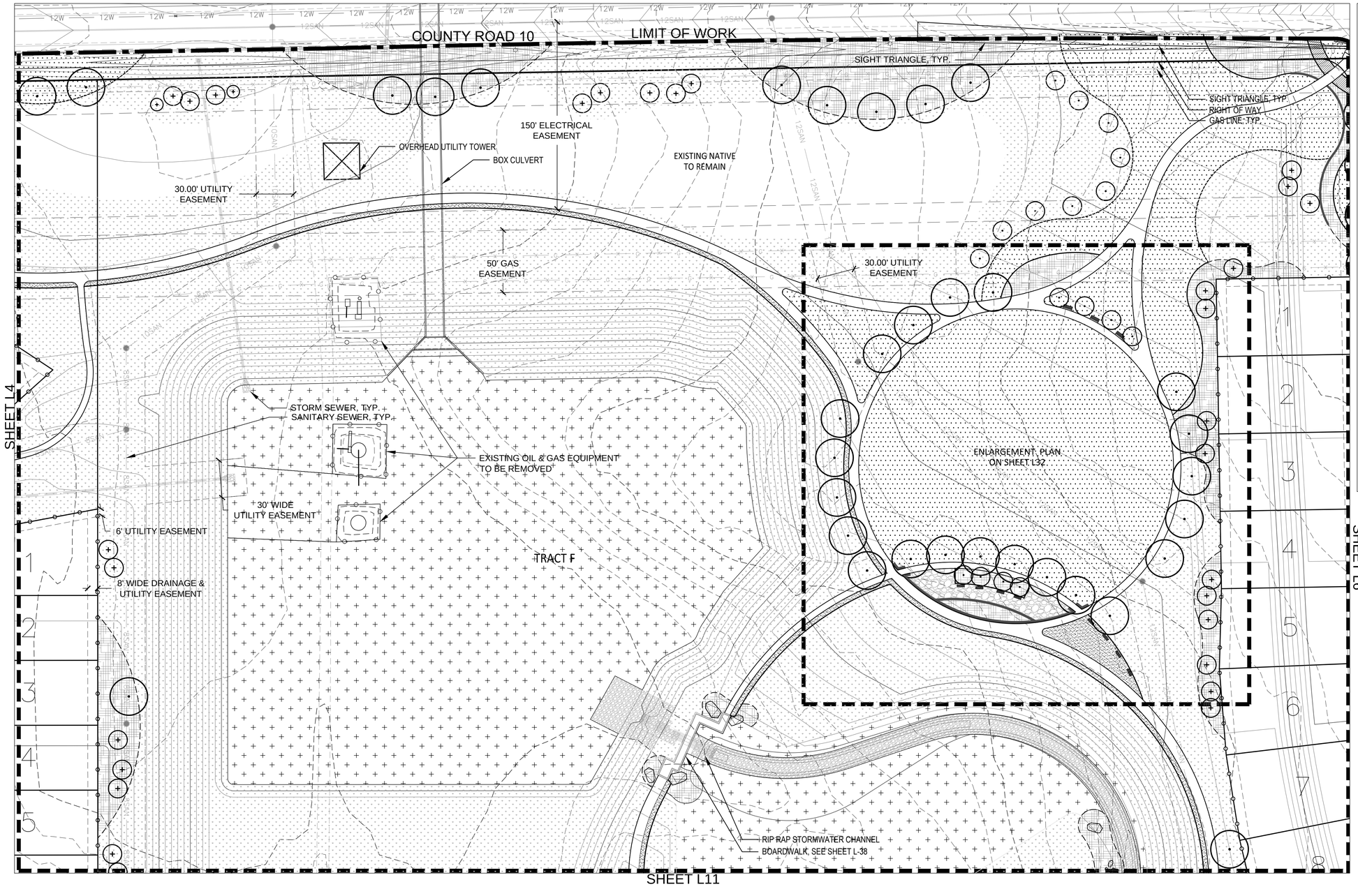
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LEGEND

- LIMIT OF WORK
- MATCHLINE
- EDGER - METAL
- EDGER - MOW LINE
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SCALE: 1"=40'

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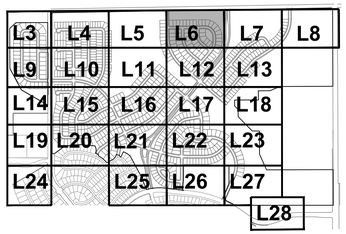
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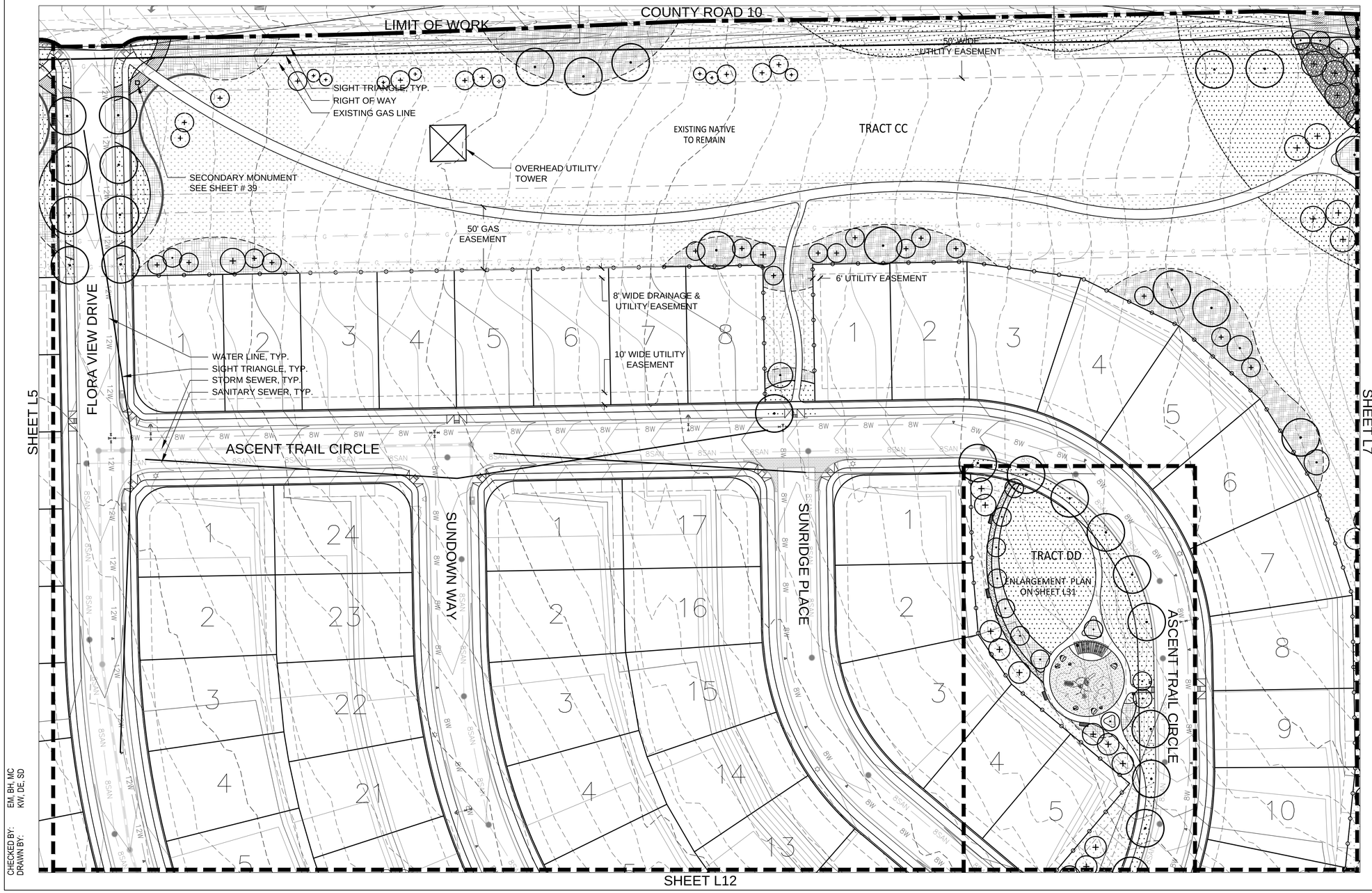
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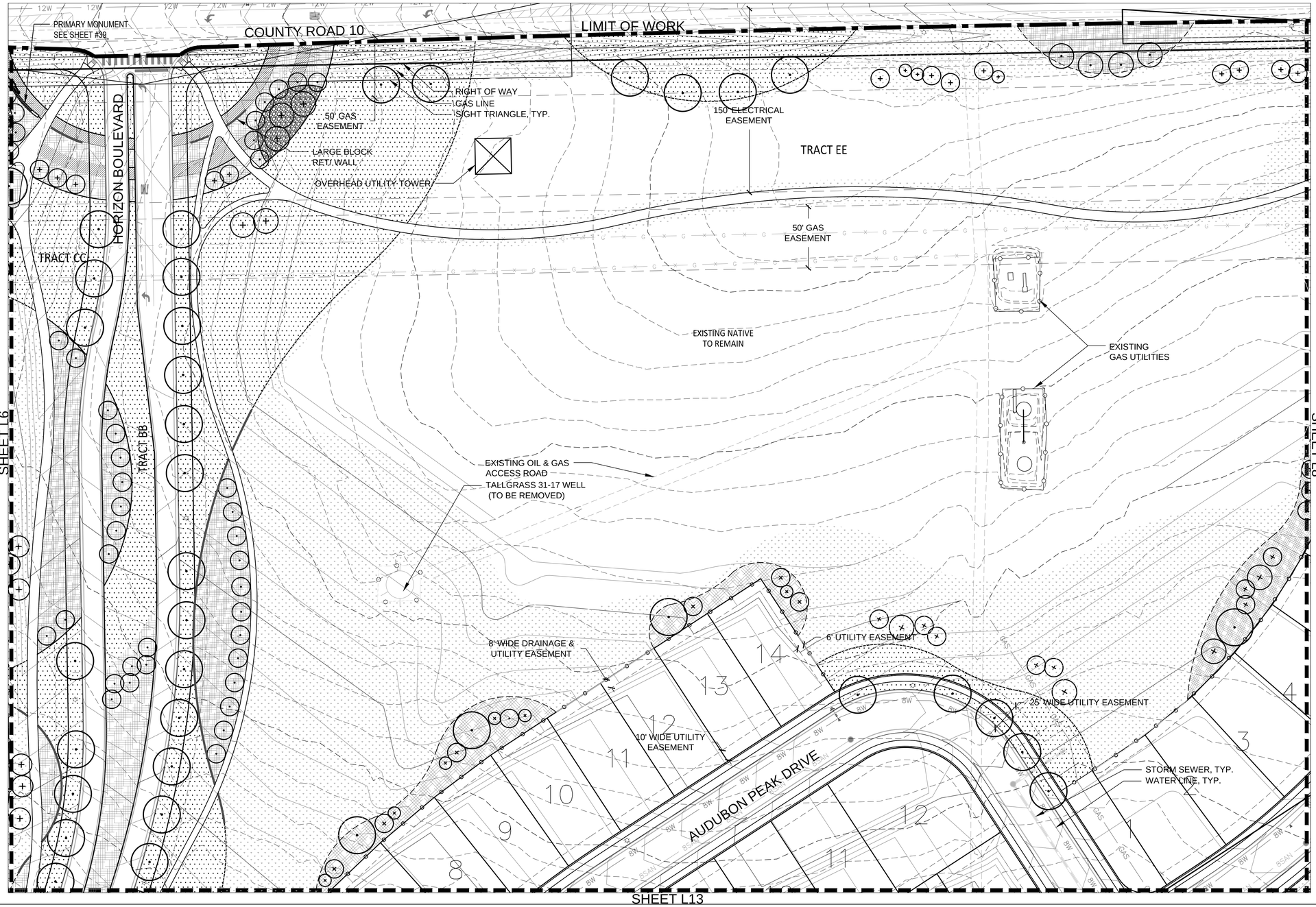
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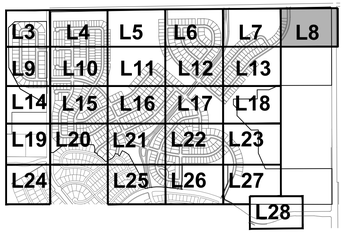
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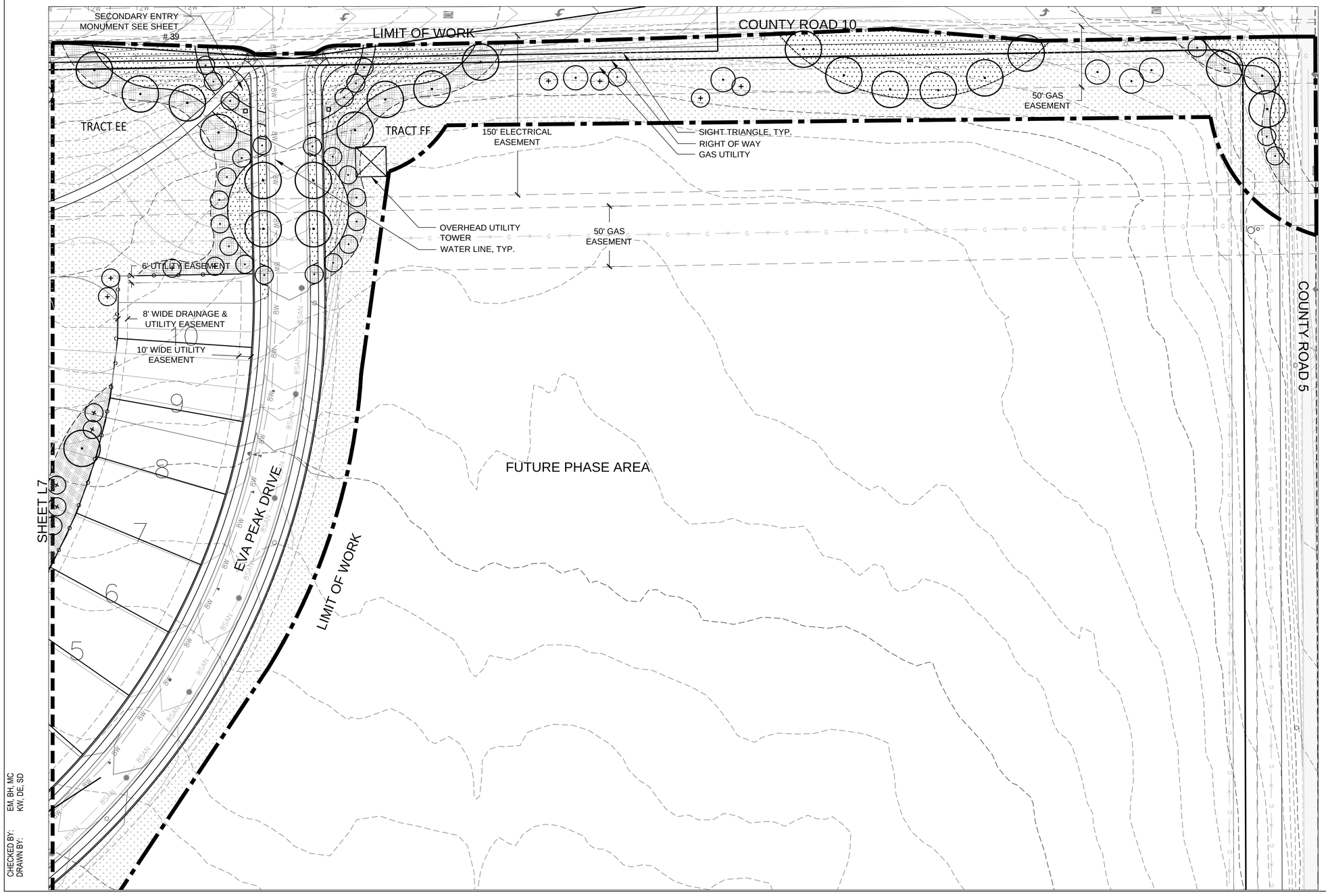
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0 20 40 80
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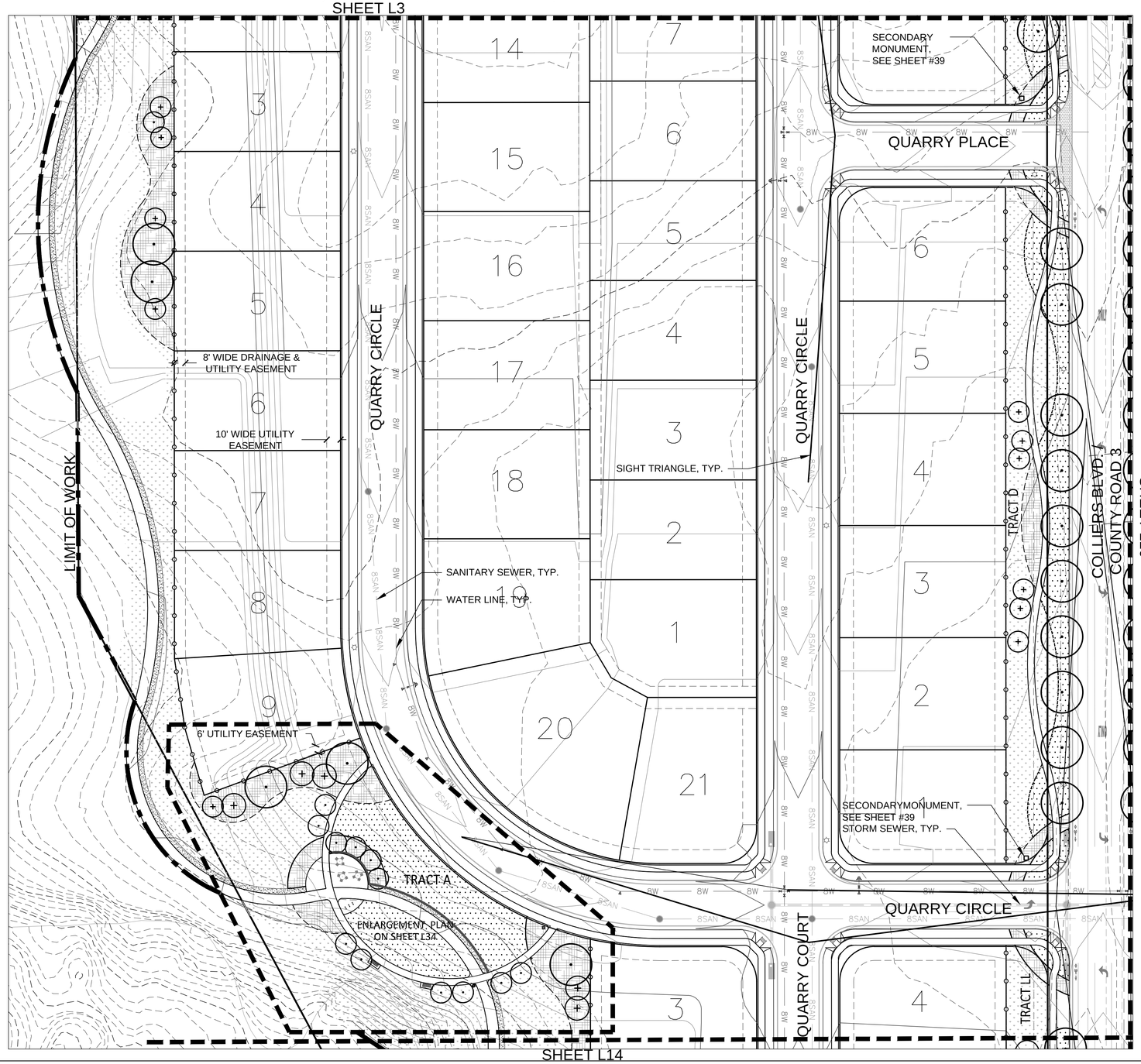
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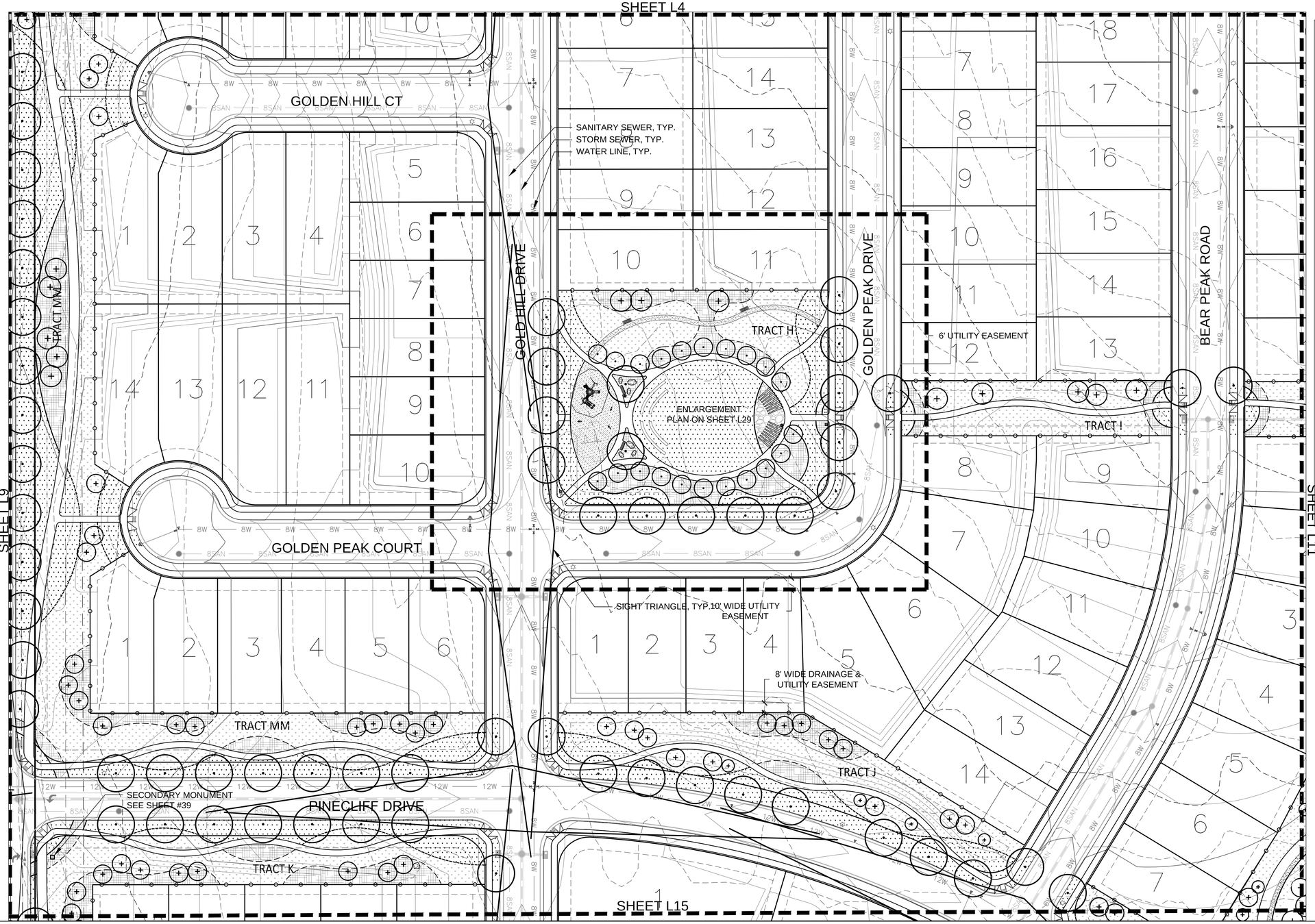
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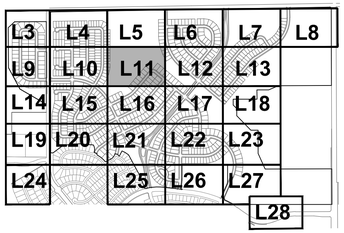
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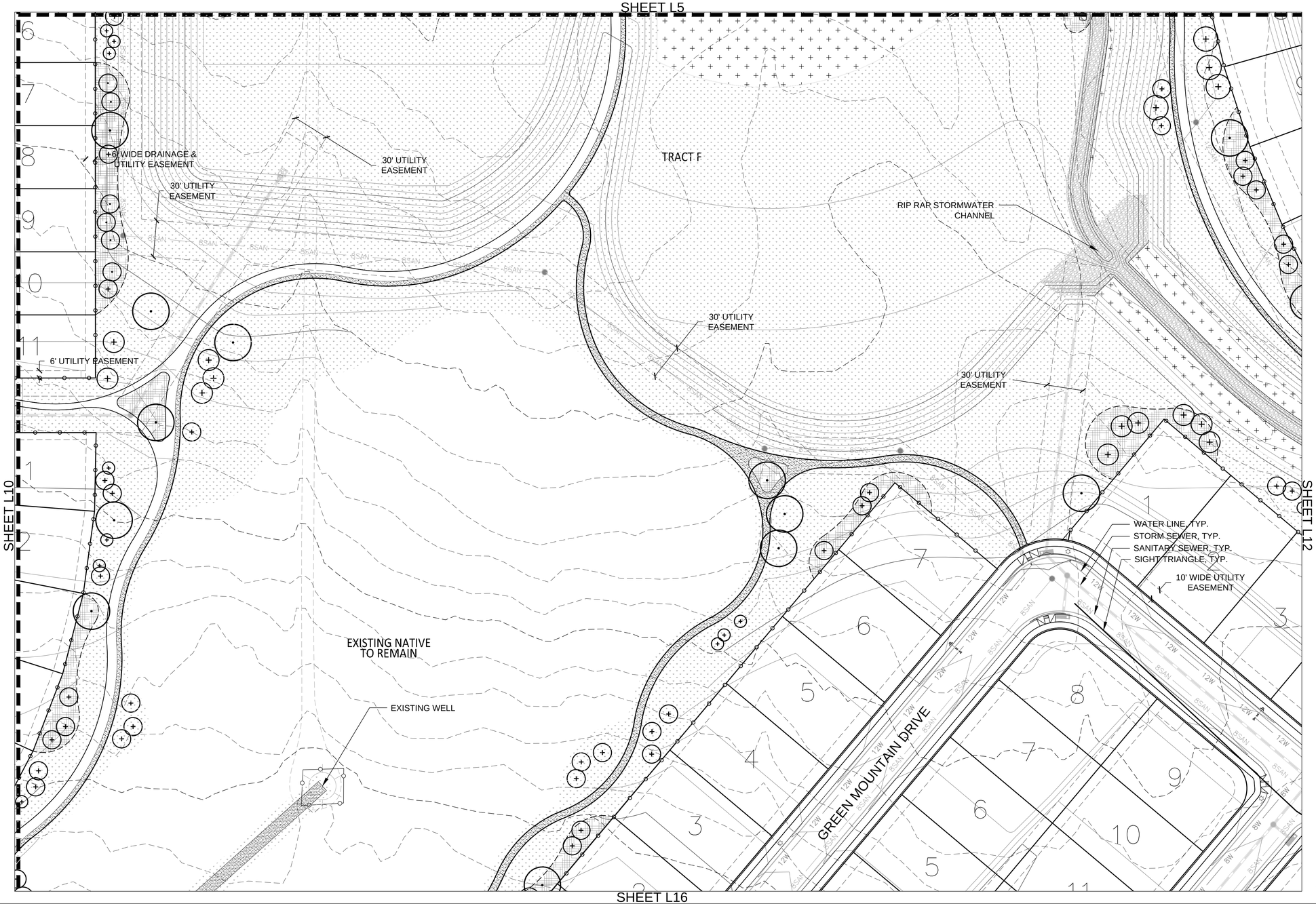
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SHEET L5



LEGEND

- LIMIT OF WORK
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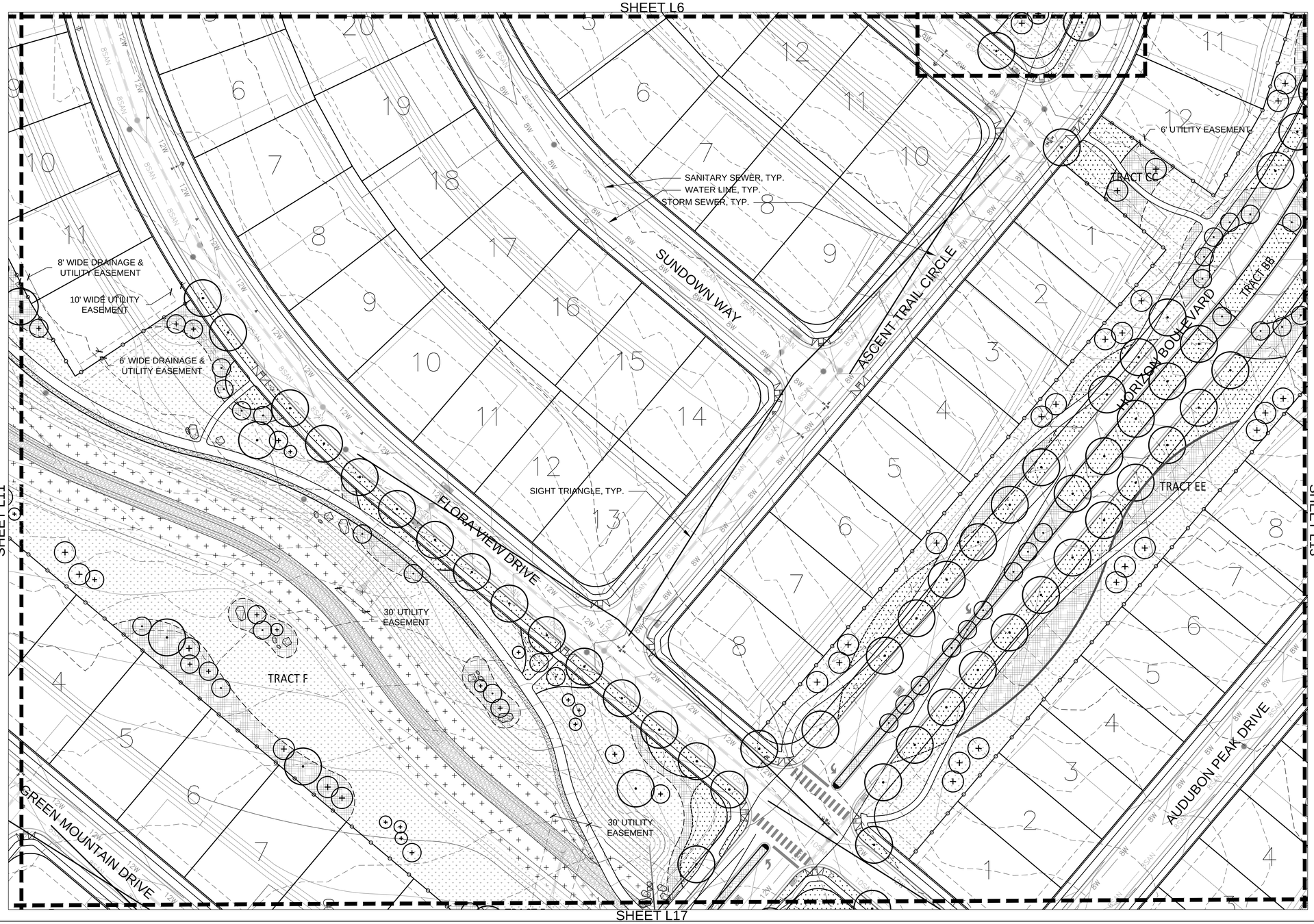
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L3	L4	L5	L6	L7	L8
L9	L10	L11	L12	L13	
L14	L15	L16	L17	L18	
L19	L20	L21	L22	L23	
L24		L25	L26	L27	

L28

SHEET L6



LEGEND

- LIMIT OF WORK
- MATCHLINE
- EDGER - METAL
- EDGER - MOW LINE
- EDGER - SPADE CUT
- LARGE BLOCK RET. WALL
- 5 RAIL FENCE
- TURF
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- PLANTING BED
- CRUSHER FINES
- ENHANCED PAVING
- COBBLE
- RIP RAP
- PERENNIALS/ ANNUALS
- FIBAR MULCH
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- BOULDER
- STREET LIGHT

*NOTE: 5 RAIL FENCE BY BUILDER, SHOWN DIAGRAMMATICALLY

NORTH

0 20 40 80
SCALE: 1"=40'

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

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COLLIERS HILL
PRELIMINARY PLAT NO. 2 - PRELIMINARY LANDSCAPE PLAN
ERIE, COLORADO
DAYBREAK RECOVERY ACQUISITION LLC

OWNER:
JON SHUMAKER
JERRY B, RICHMOND III
7200 S. ALTON WAY
SUITE C-400
CENTENNIAL, CO 80112

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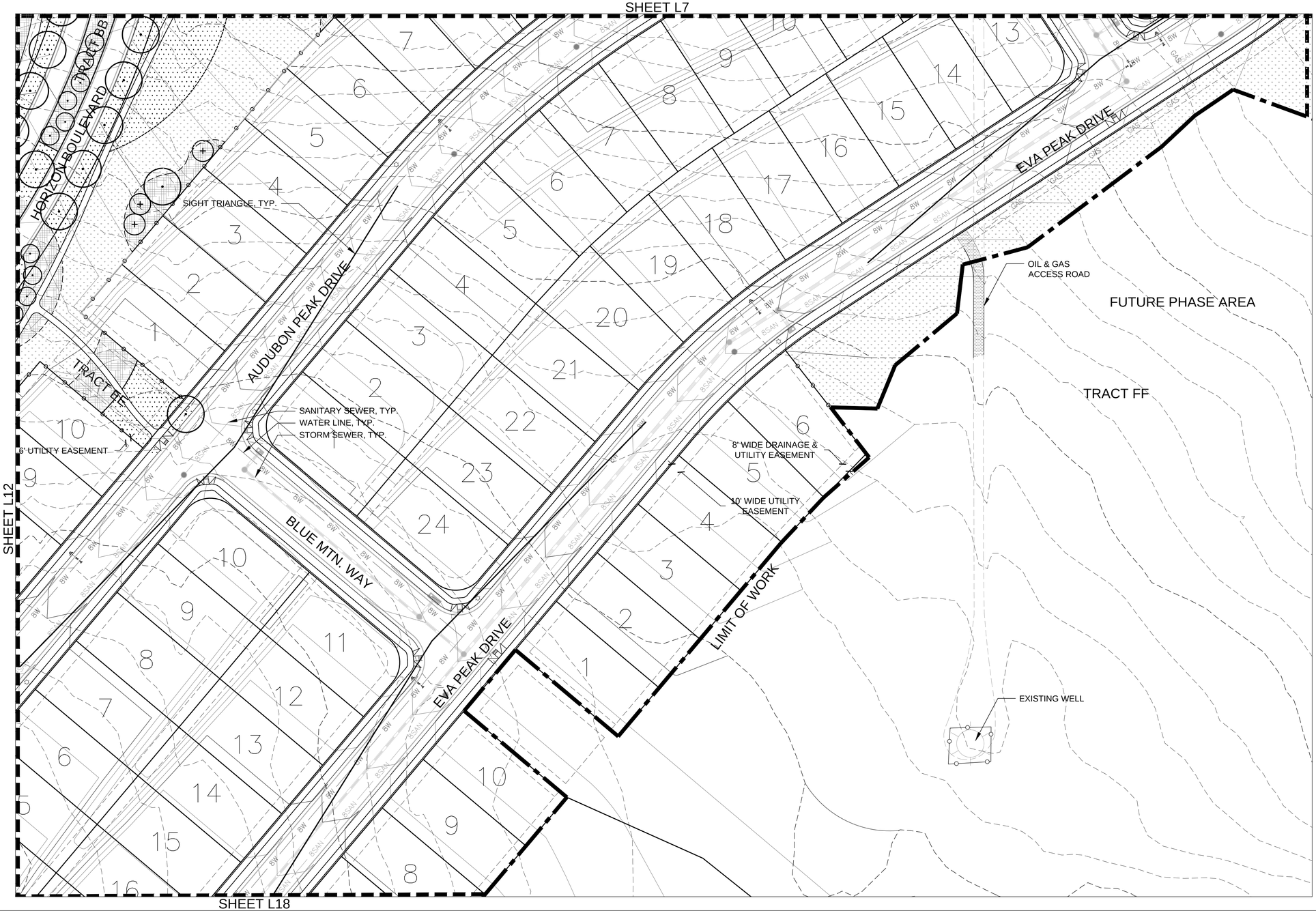
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L19	L20	L21	L22	L23	
L24		L25	L26	L27	
				L28	



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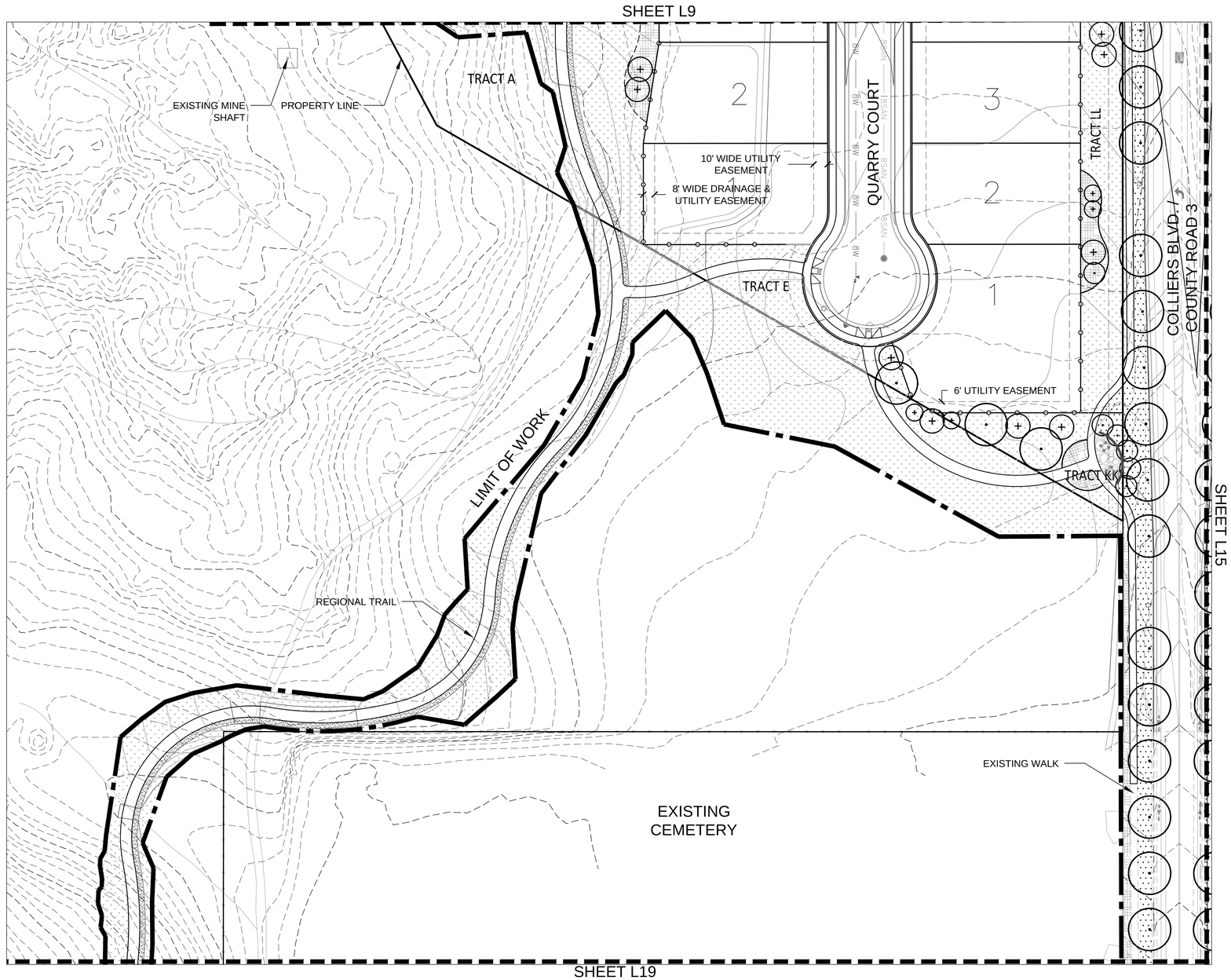
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L13 OF 42

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				L28	



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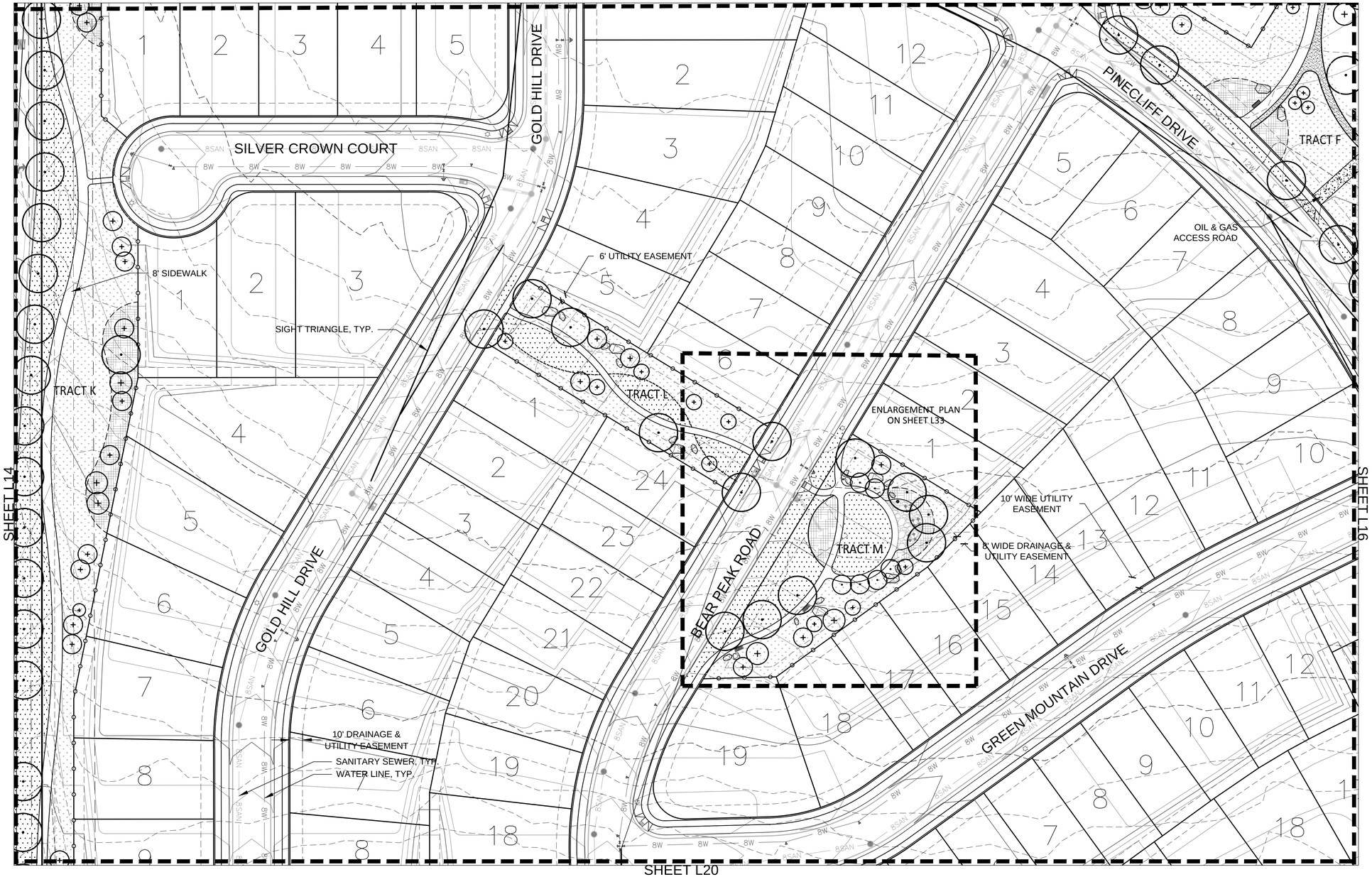
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				L28	



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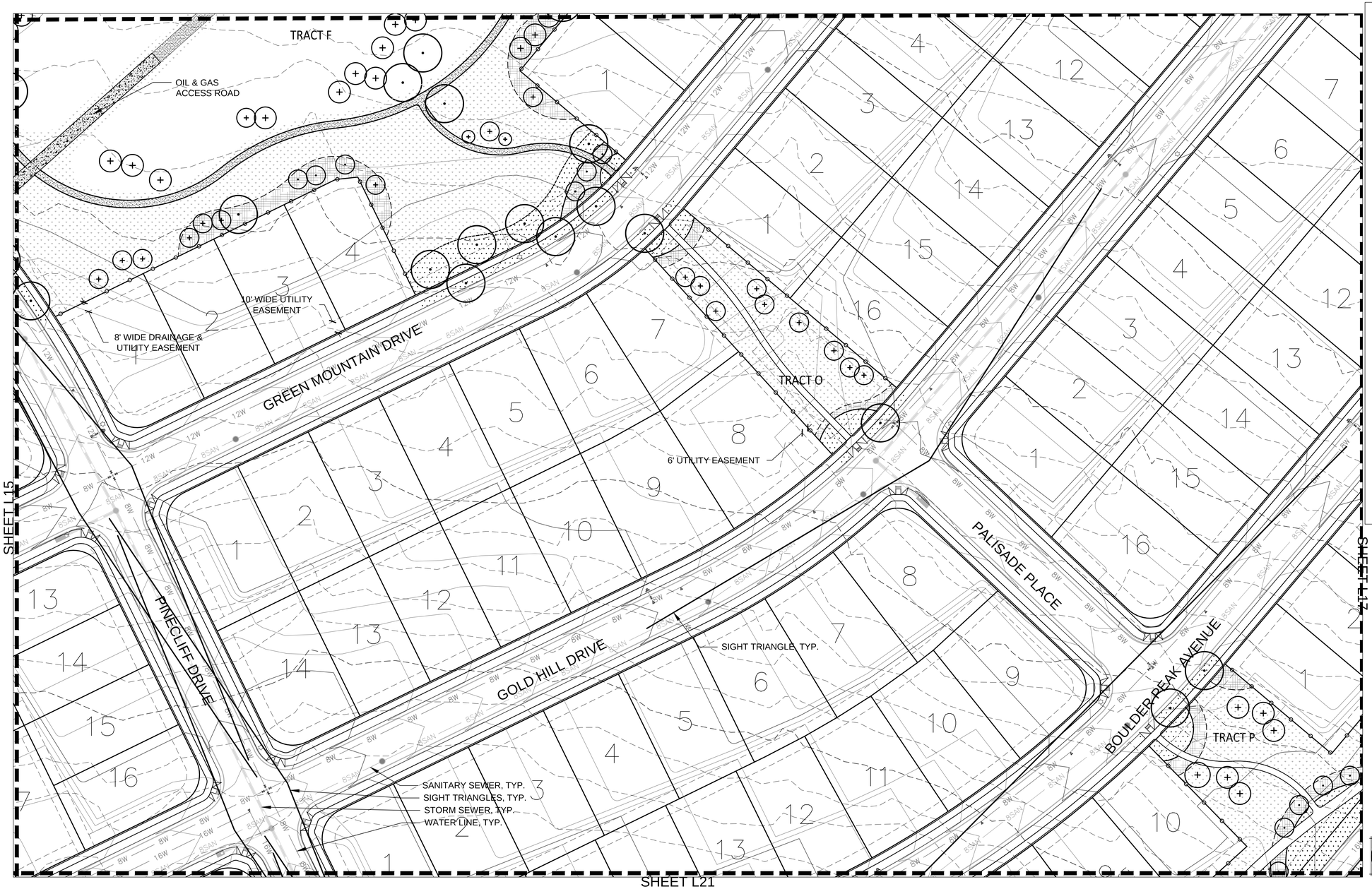
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L14	L15	L16	L17	L18	
L19	L20	L21	L22	L23	
L24		L25	L26	L27	
				L28	

SHEET L11



LEGEND

- LIMIT OF WORK
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NORTH

0 20 40 80

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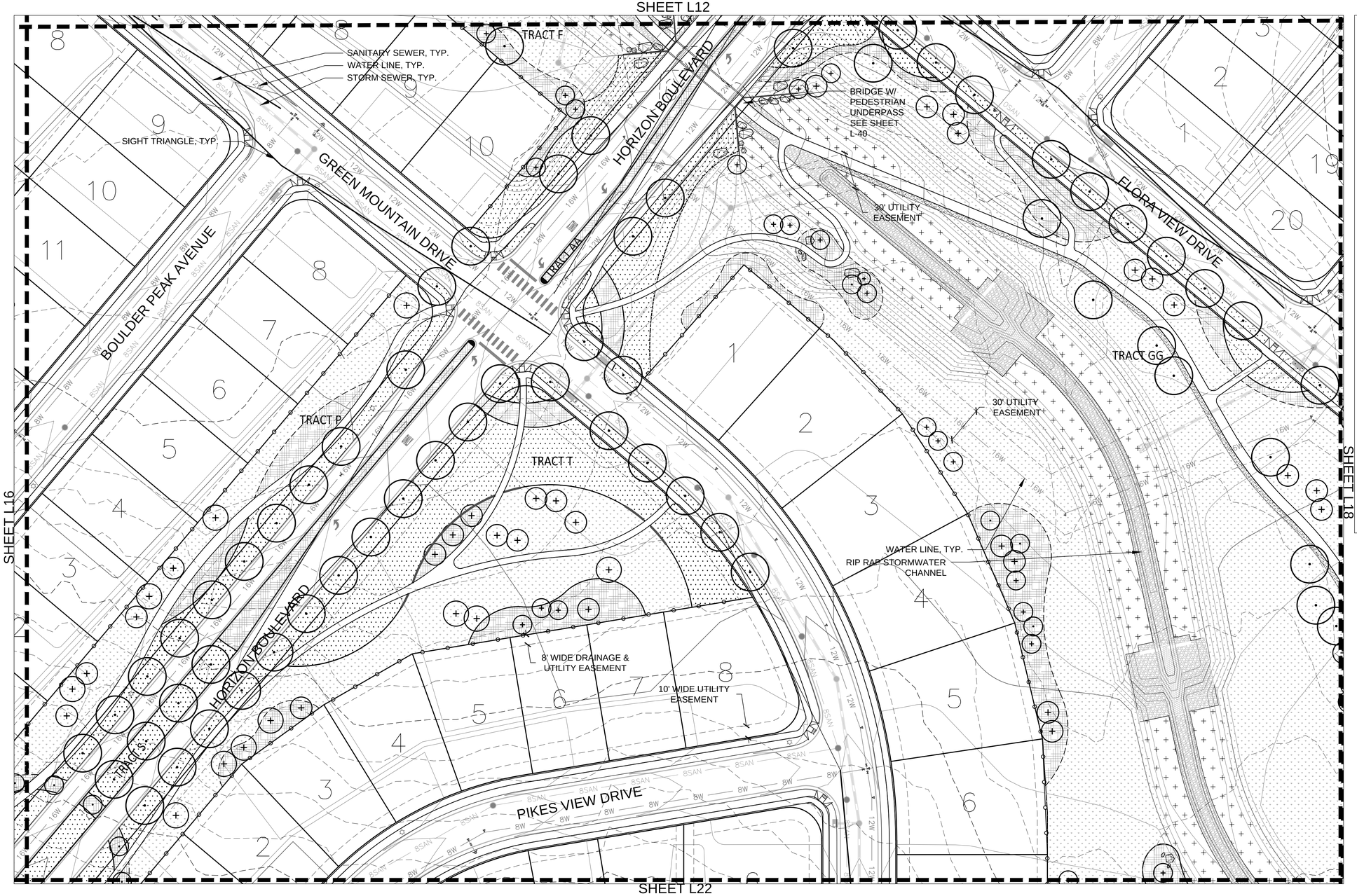
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L14	L15	L16	L17	L18	
L19	L20	L21	L22	L23	
L24		L25	L26	L27	
				L28	

SHEET L12



LEGEND

- LIMIT OF WORK
- MATCHLINE
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NORTH

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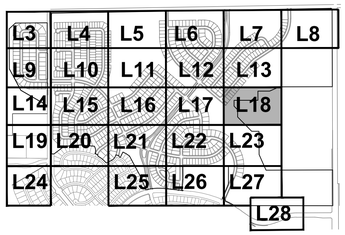
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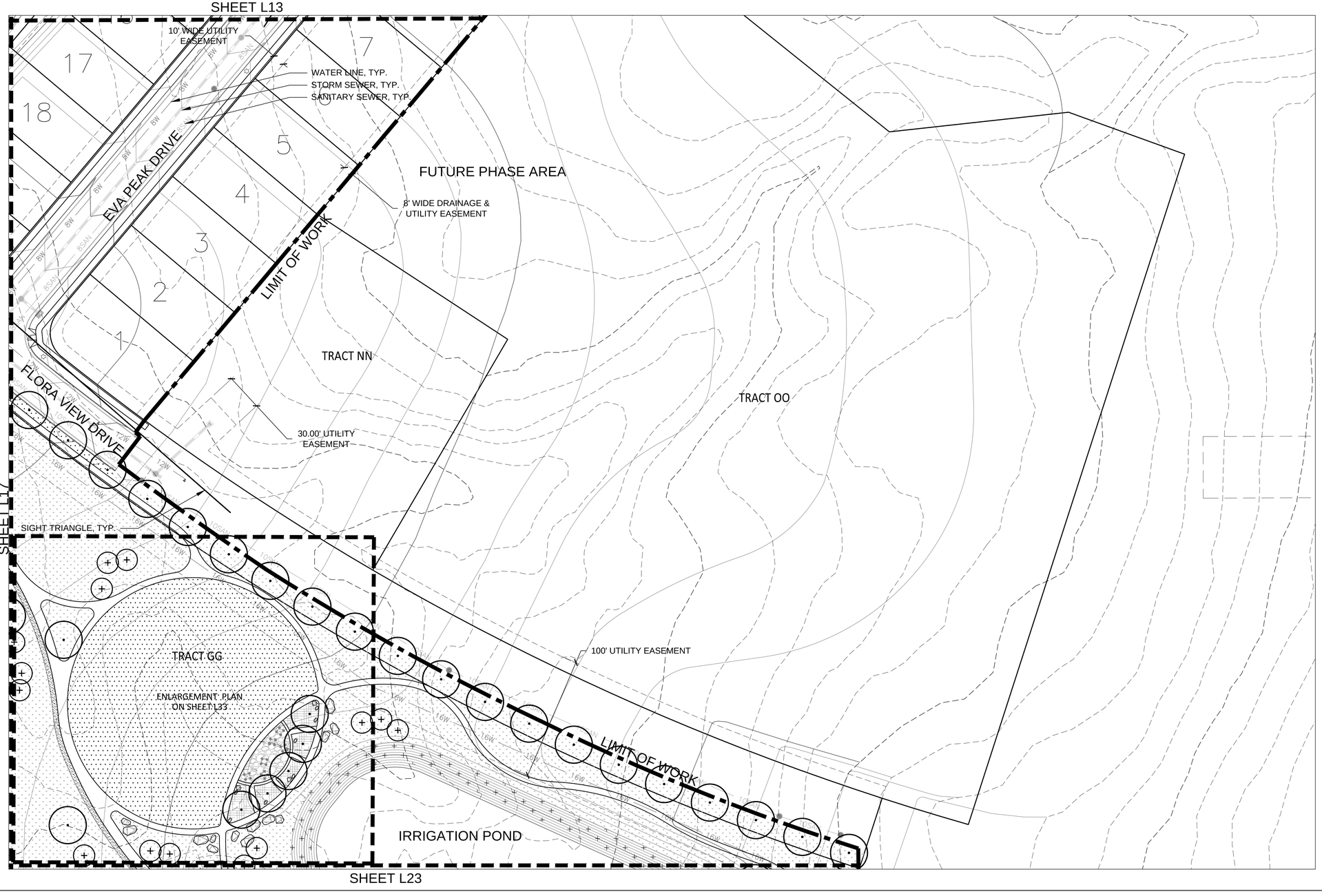
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LEGEND

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0 20 40 80

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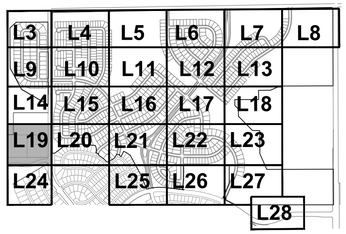
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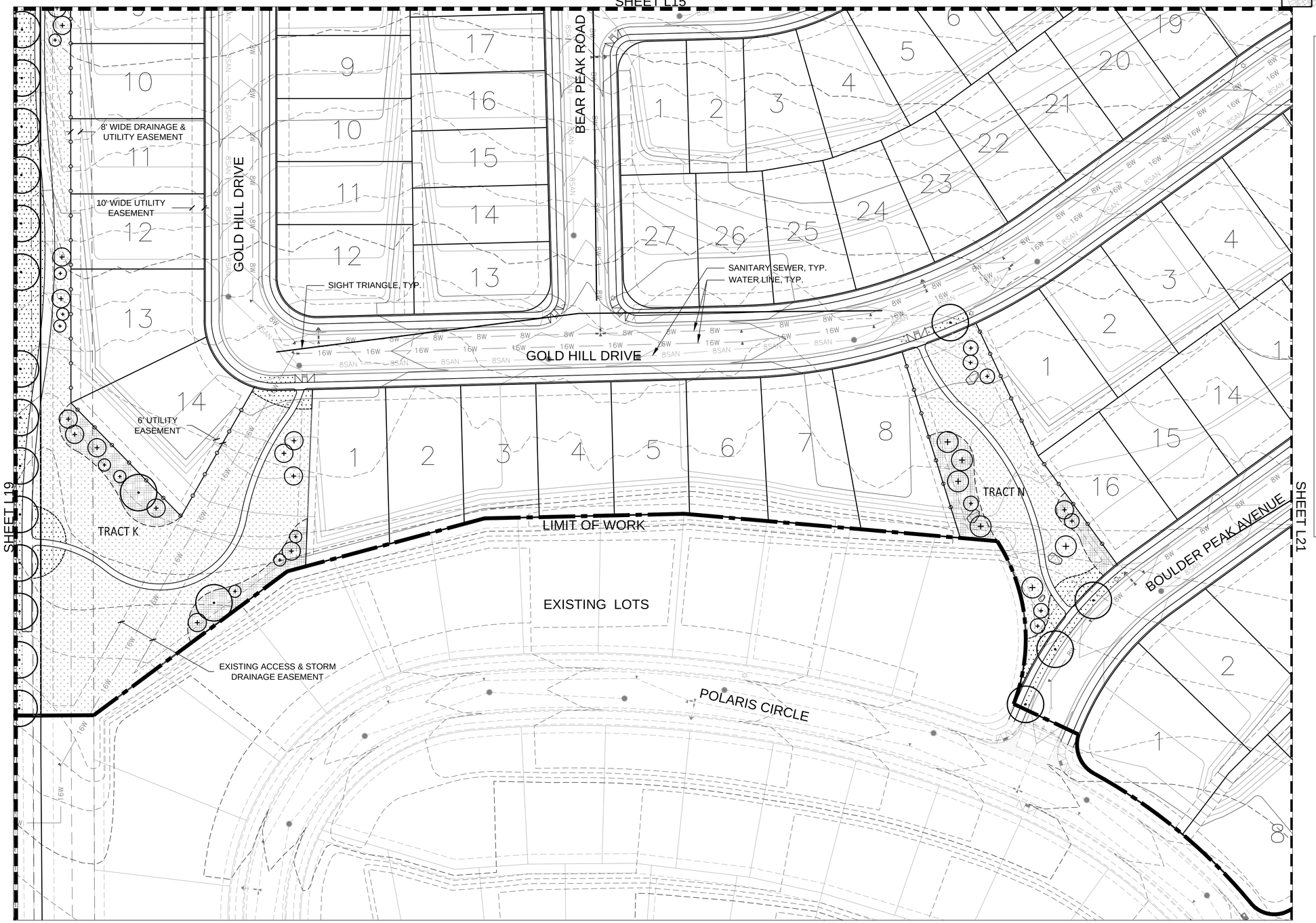
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SHEET L15

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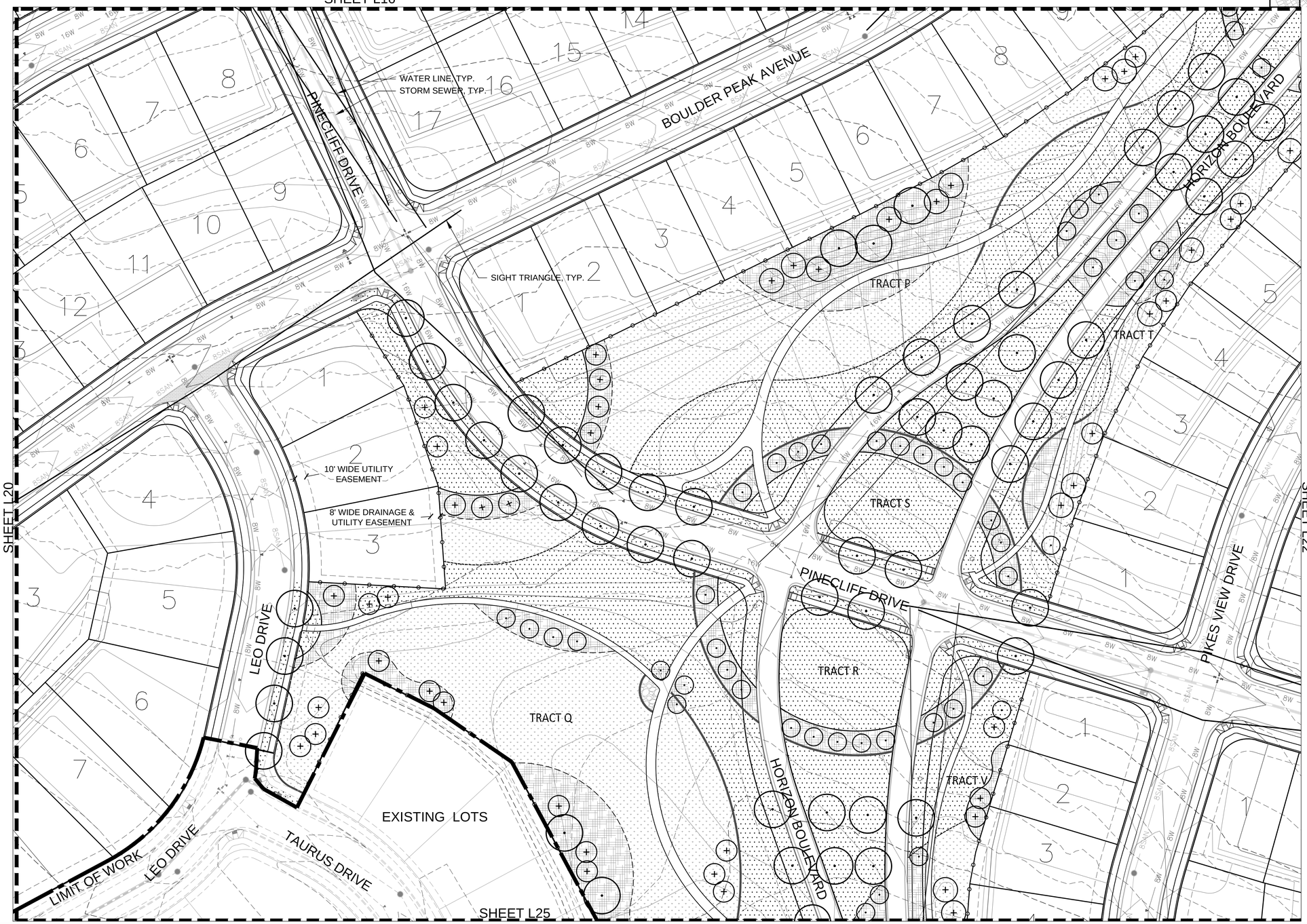
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L3	L4	L5	L6	L7	L8
L9	L10	L11	L12	L13	
L14	L15	L16	L17	L18	
L19	L20	L21	L22	L23	
L24		L25	L26	L27	
				L28	

LEGEND

- LIMIT OF WORK
- MATCHLINE
- EDGER - METAL
- EDGER - MOW LINE
- EDGER - SPADE CUT
- LARGE BLOCK RET. WALL
- 5 RAIL FENCE
- TURF
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- PLANTING BED
- CRUSHER FINES
- ENHANCED PAVING
- COBBLE
- RIP RAP
- PERENNIALS/ ANNUALS
- FIBAR MULCH
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- BOULDER
- STREET LIGHT

*NOTE: 5 RAIL FENCE BY BUILDER, SHOWN DIAGRAMMATICALLY

NORTH

0 20 40 80

SCALE: 1"=40'

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

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DAYBREAK RECOVERY ACQUISITION LLC

OWNER:
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JERRY B. RICHMOND III
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SUITE C-400
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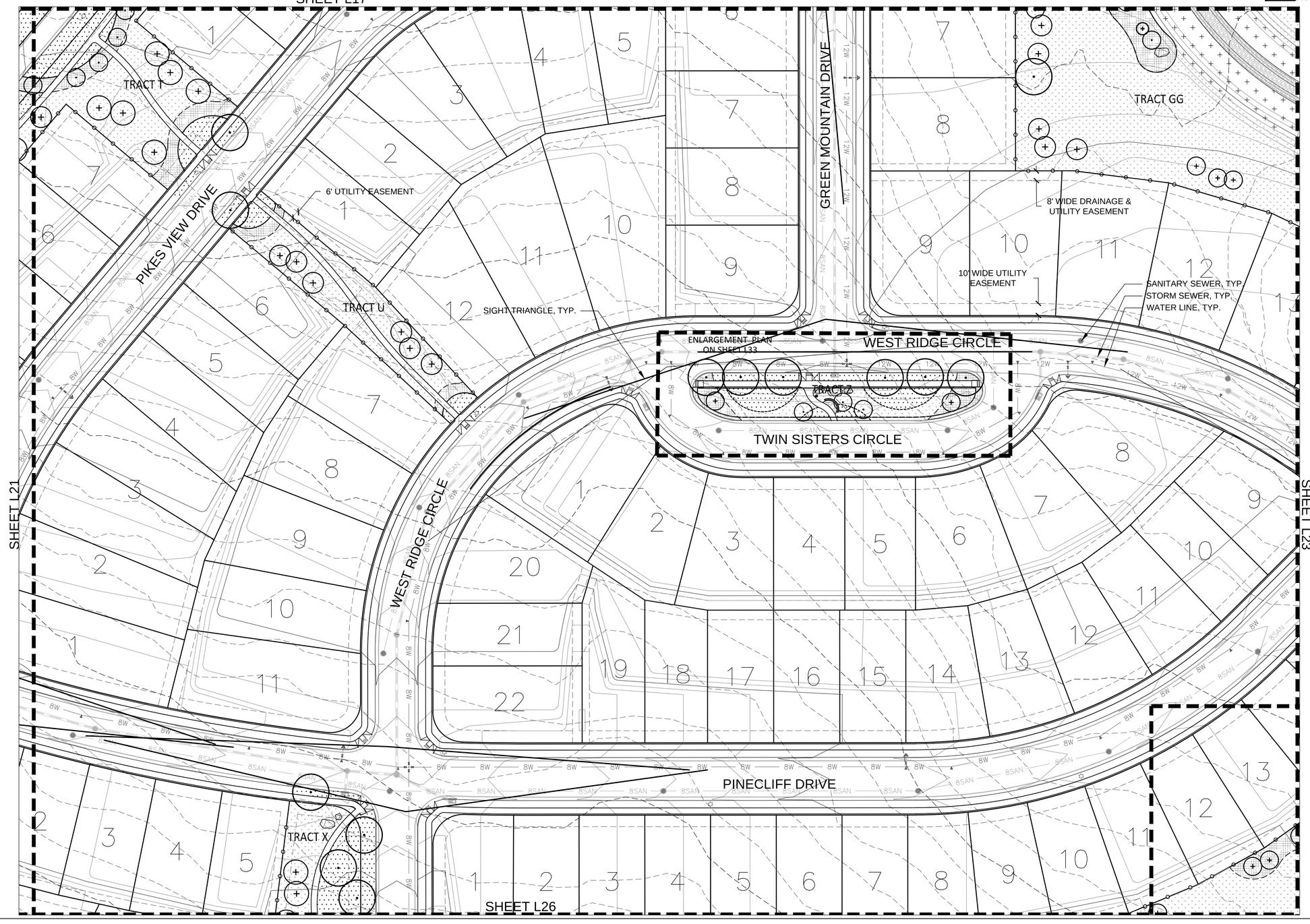
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SHEET L17

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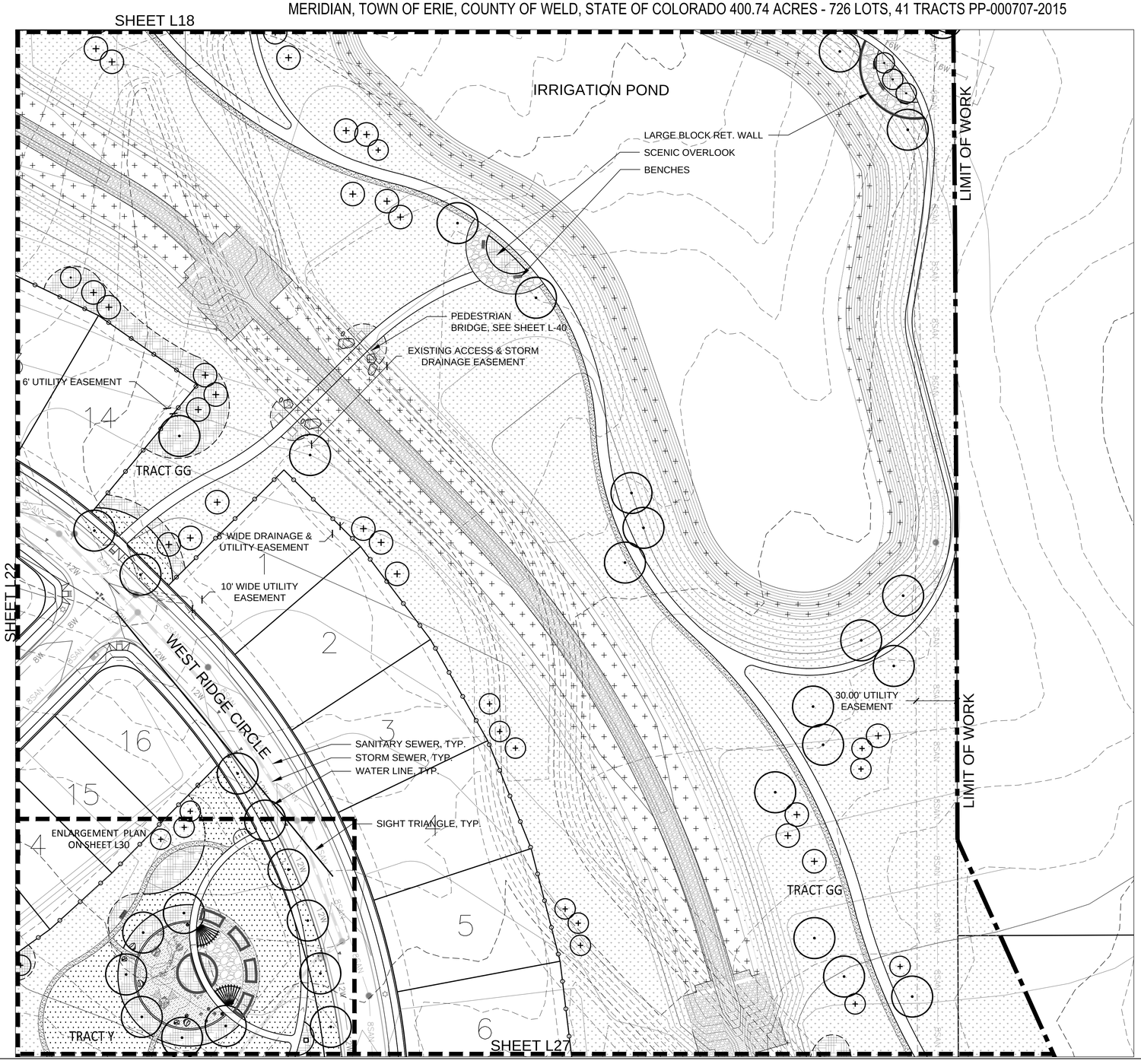
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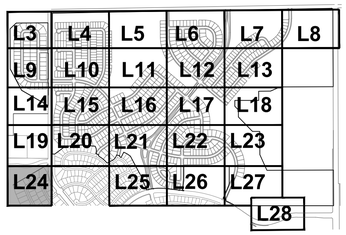
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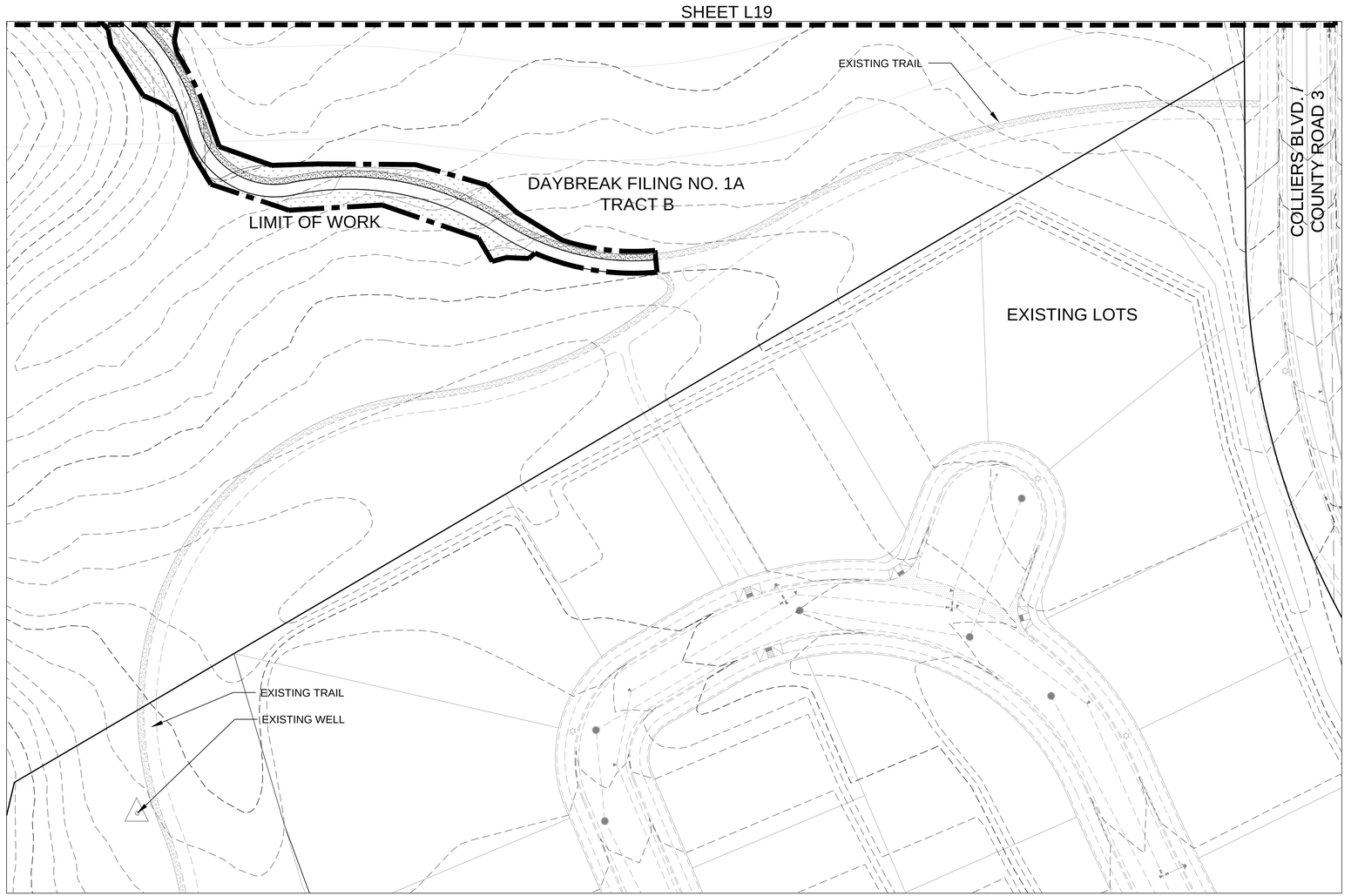
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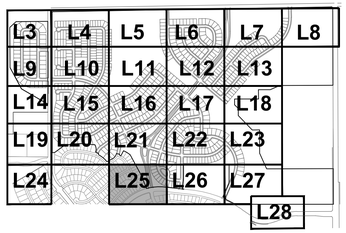
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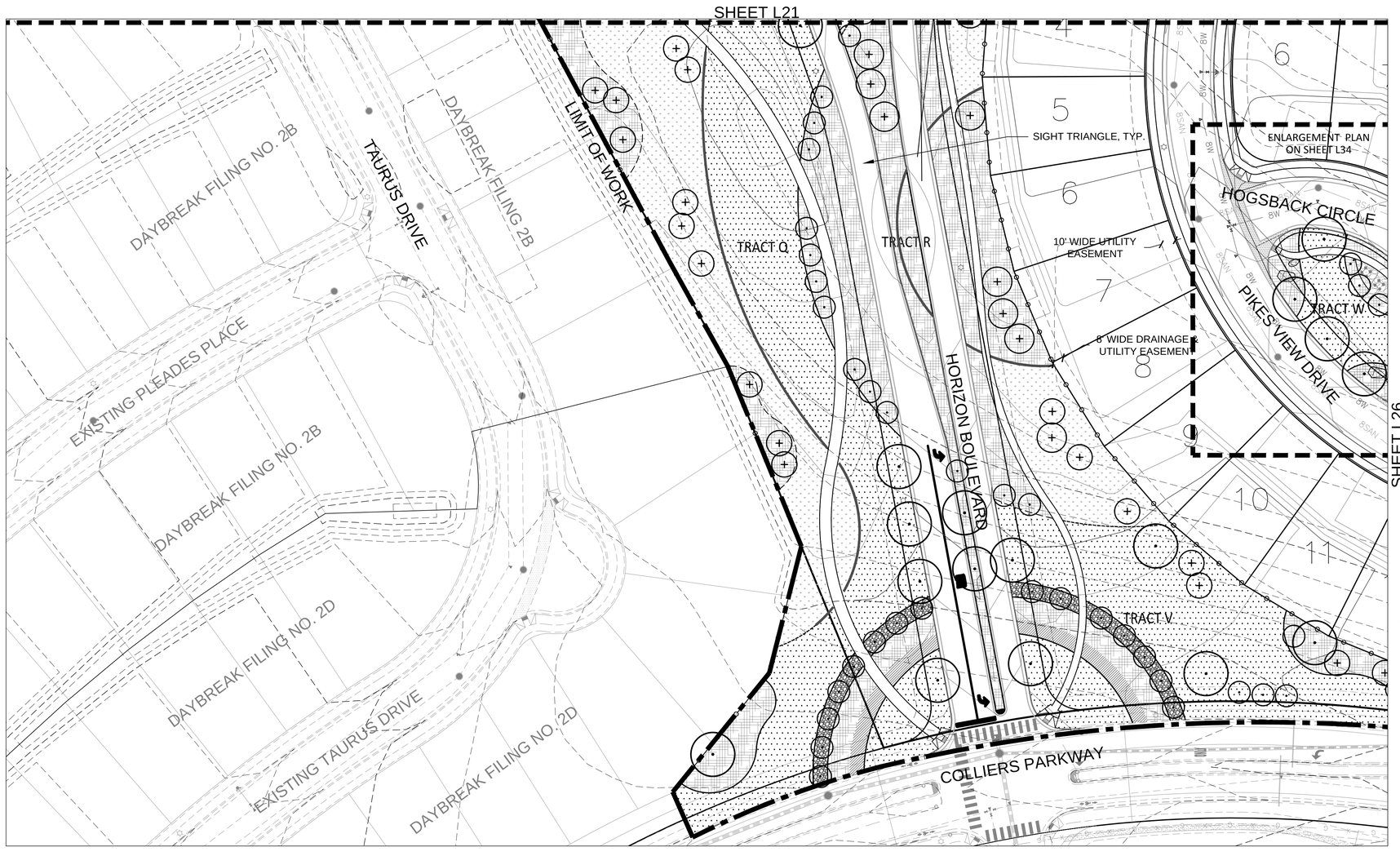
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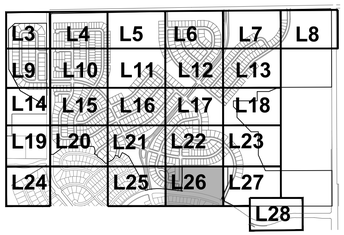
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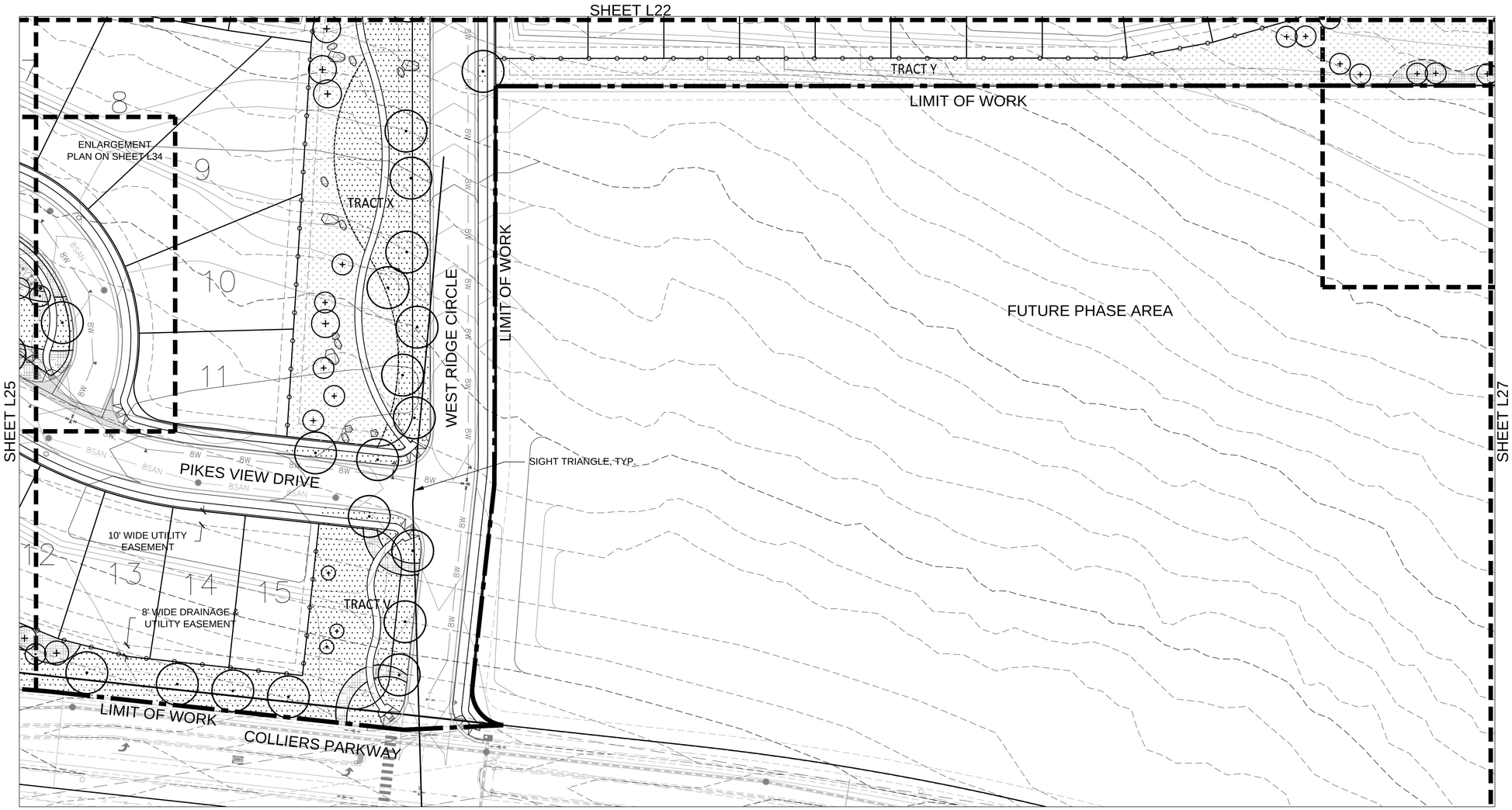
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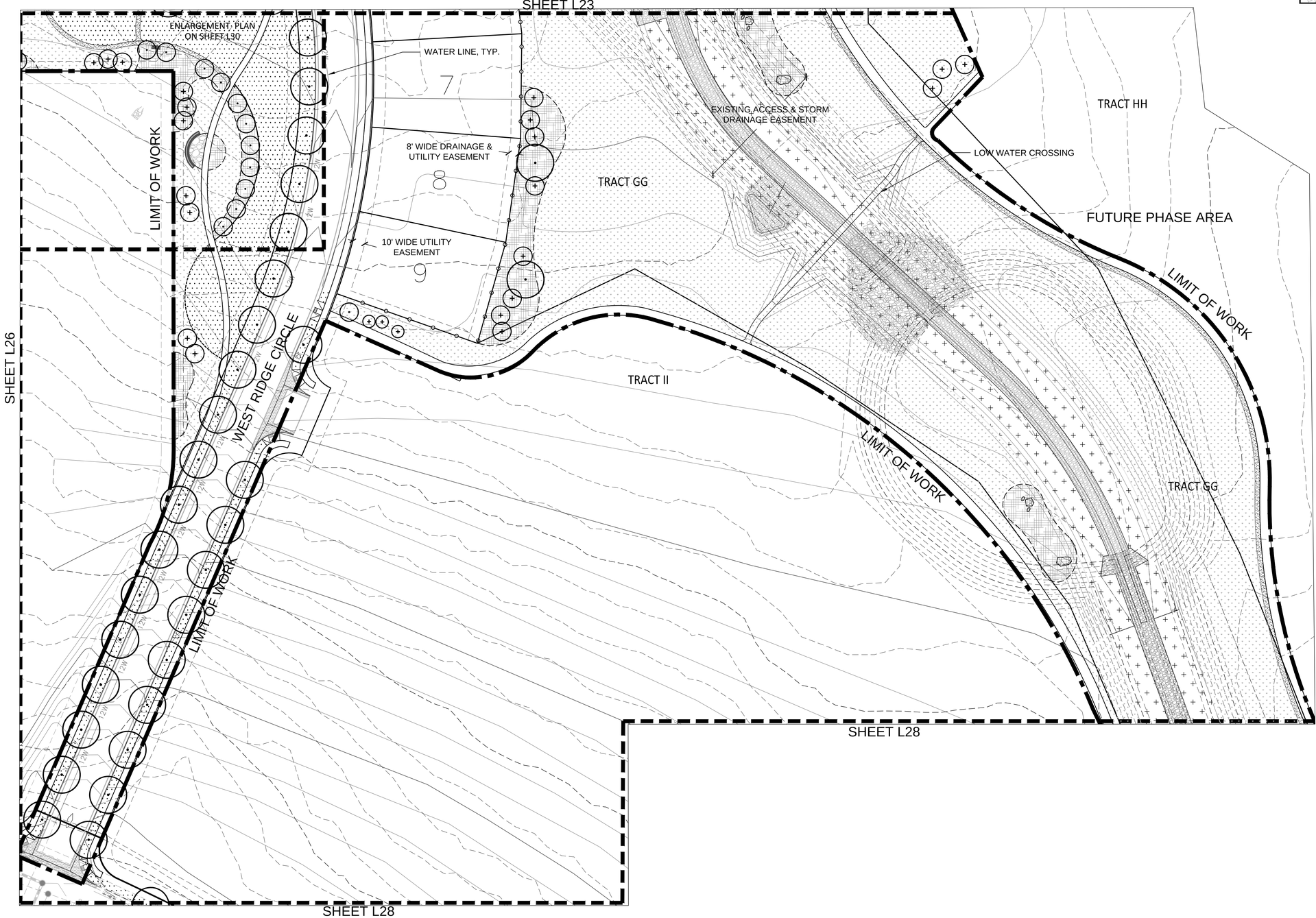
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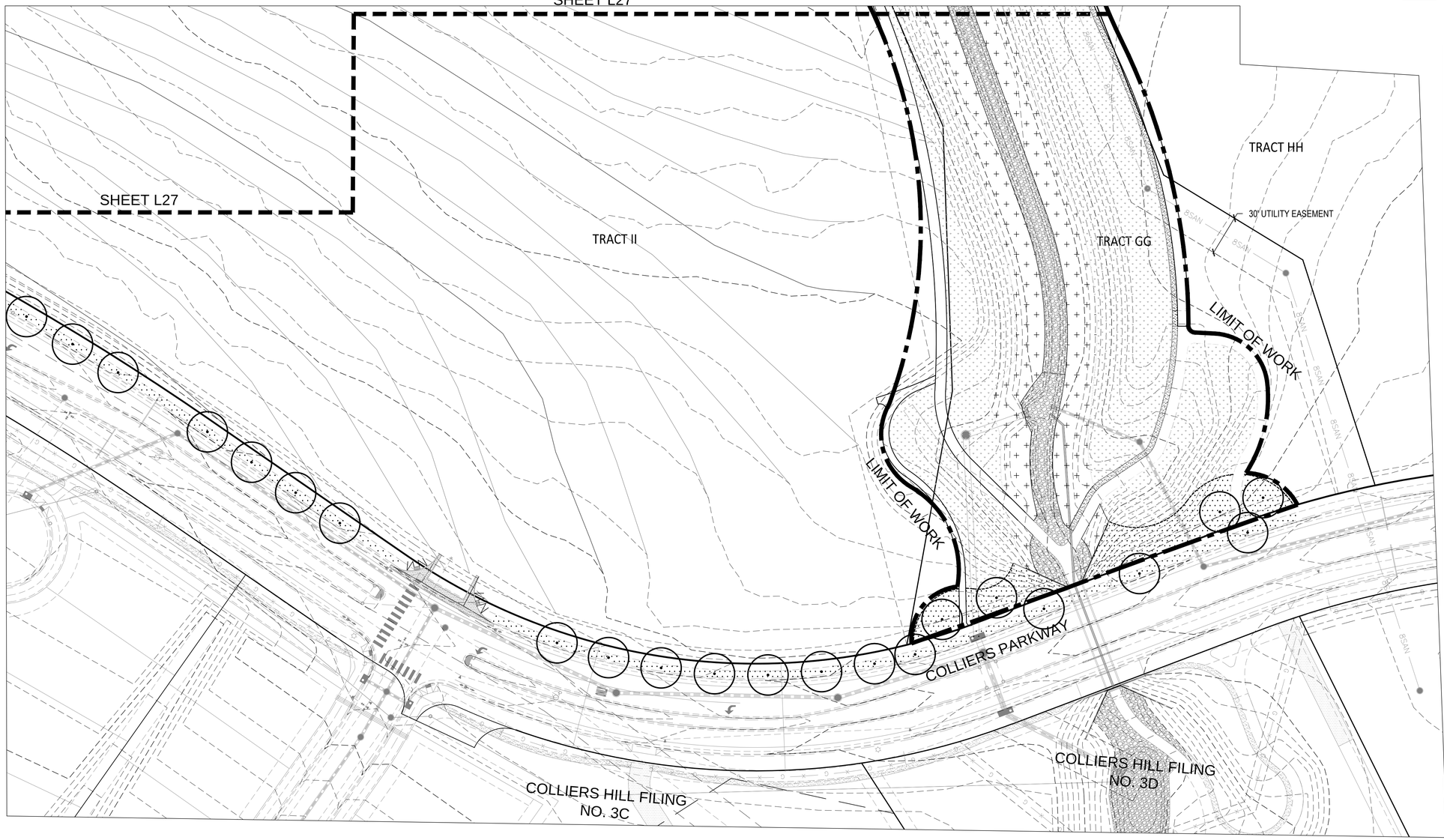
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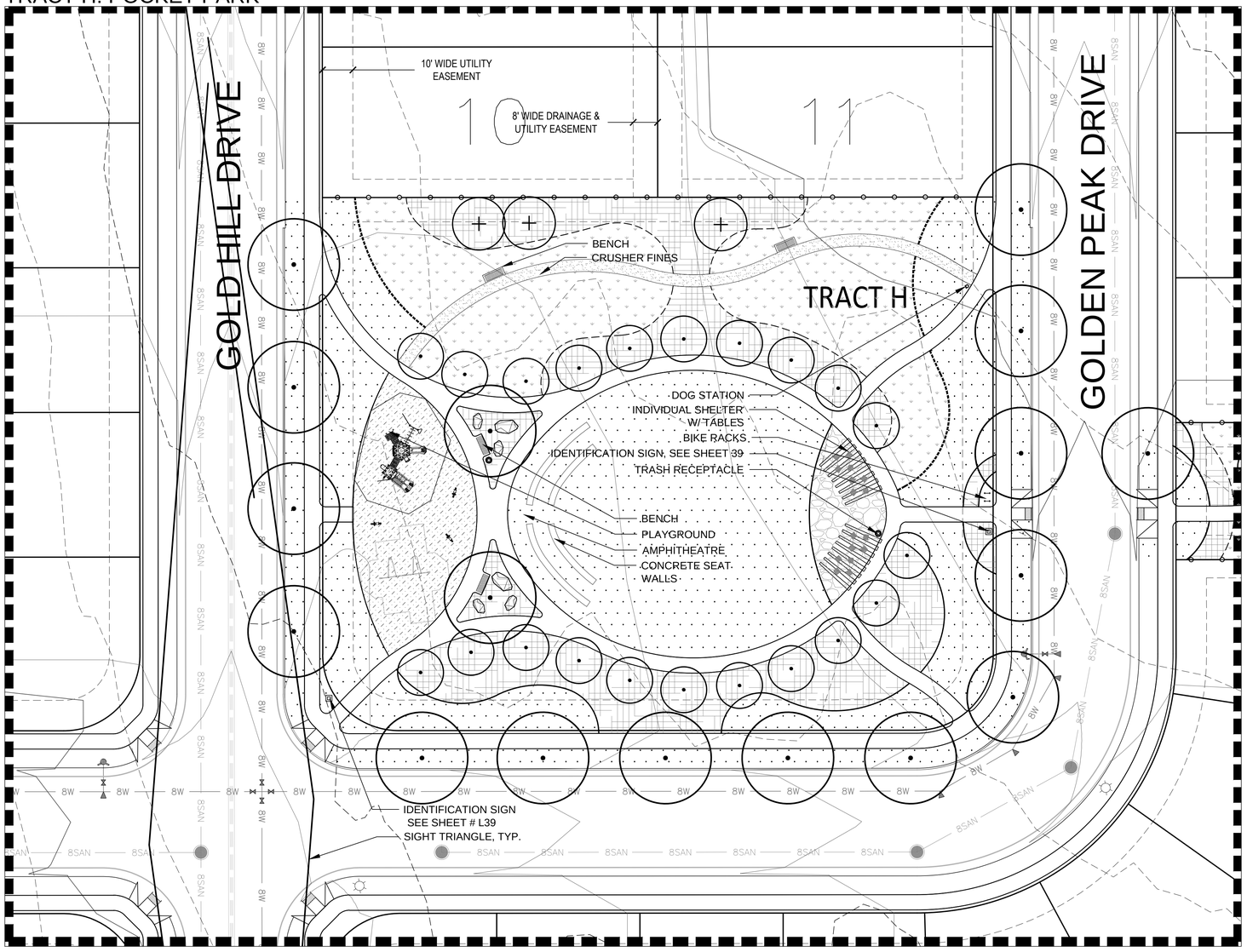
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TRACT H: POCKET PARK



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PARK REQUIREMENTS	
TRACT H: 0.88 Acres	
List A - Infrastructure	Benches, 2+ (4 provided)
	Bicycle Racks, min. to serve 4 (serving 4+)
	Dog Station
	Identification Sign
	Individual Shelter, w/ 2 picnic tables
	Irrigation
	Turf, 3k-15k s.f. (14,936 s.f.)
	Sidewalks, ADA Accessible
	Trash Receptacles, 2+ (2 provided)
List B - Pre-Selected Components (2)	Loop Walk, 2,000+ l.f.
	Multi-Level Play Structure
List C - Components of Choice (3)	Additional Shelter, w/ 2 tables
	Amphithatre Seating
	Play Feature Collection (3+)
List D - Comfort & Convenience Features (2)	Additional Benches, min. 2 per acre
	Landscaping, double requirements from List A

NORTH

0 10 20 40
SCALE: 1"=20'

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

NORRIS DESIGN
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1101 Bannock Street
Denver, Colorado 80204
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F 303.892.1186

COLLIERS HILL
PRELIMINARY PLAT NO. 2 - PRELIMINARY LANDSCAPE PLAN
ERIE, COLORADO
DAYBREAK RECOVERY ACQUISITION LLC

OWNER:
JON SHUMAKER
JERRY B, RICHMOND III
7200 S. ALTON WAY
SUITE C-400
CENTENNIAL, CO 80112

NOT FOR CONSTRUCTION

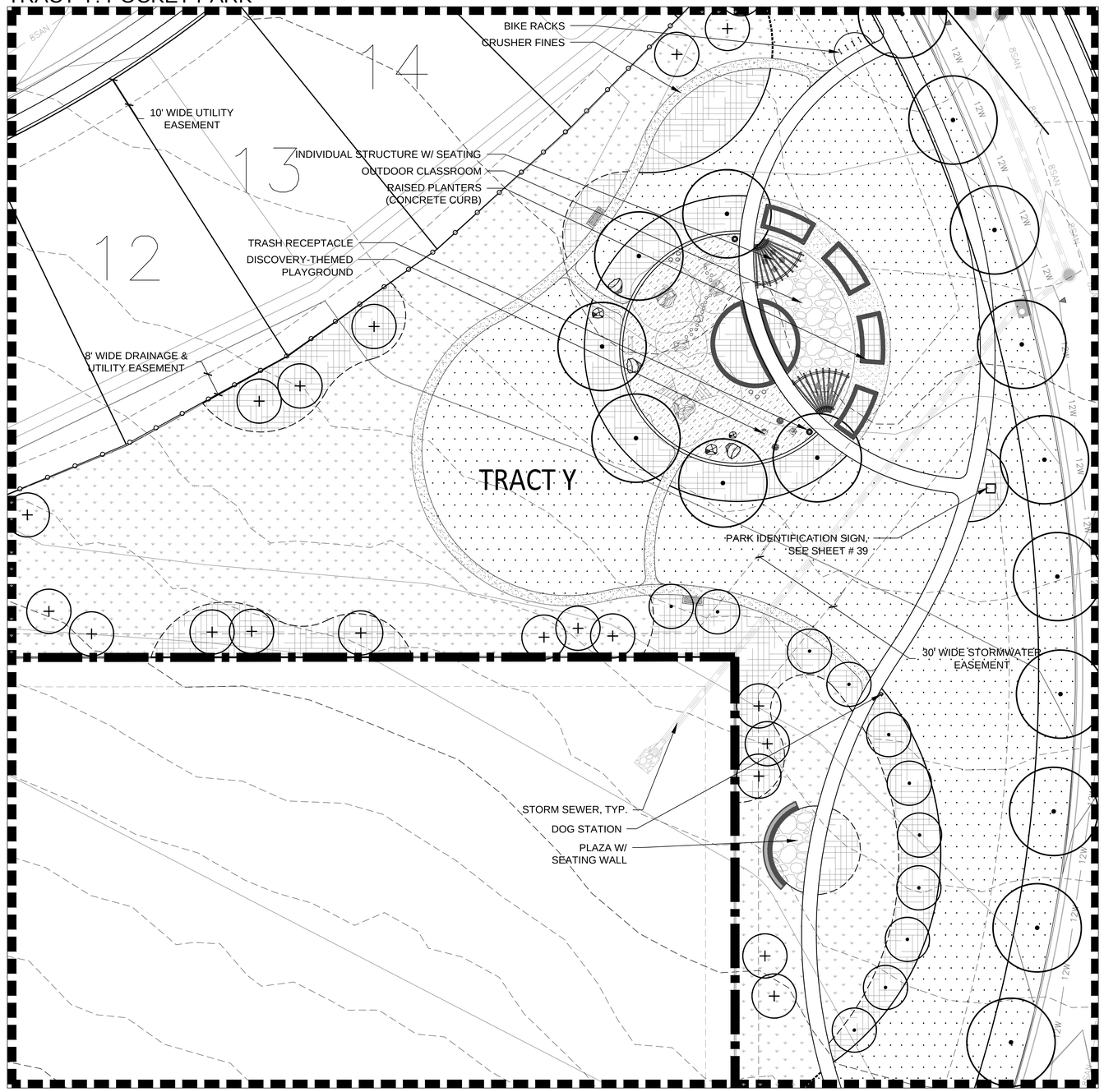
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SHEET TITLE:
ENLARGEMENT PLAN

COLLIERS HILL PRELIMINARY PLAT NO. 2
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A REPLAT OF TRACTS 10, 12, 13, 14, 15 16, 17 22 & 23, "BRIDGEWATER MASTER SUBDIVISION", TRACT 9B, "BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT" AND TRACT A, "DAYBREAK FILING NO. 2B" LOCATED IN SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO 400.74 ACRES - 726 LOTS, 41 TRACTS PP-000707-2015

TRACT Y: POCKET PARK



LEGEND

- LIMIT OF WORK
- MATCHLINE
- EDGER - METAL
- EDGER - MOW LINE
- EDGER - SPADE CUT
- PAVING
- LARGE BLOCK RET. WALL
- 5 RAIL FENCE
- TURF
- NATIVE SEED
- NATIVE SEED - WET PRAIRIE
- PLANTING BED
- CRUSHER FINES
- ENHANCED PAVING
- COBBLE
- RIP RAP
- PERENNIALS/ANNUALS
- FIBAR MULCH
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- BOULDER
- STREET LIGHT

*NOTE: 5 RAIL FENCE BY BUILDER, SHOWN DIAGRAMMATICALLY

PARK REQUIREMENTS	
TRACT Y: 2.03 Acres	
List A - Infrastructure	Benches, 2+ (2 provided)
	Bicycle Racks, min. to serve 4 (serving 8+)
	Dog Station
	Identification Sign
	Individual Shelter, w/ 2 picnic tables
	Irrigation
	Turf, 3k-15k s.f. (16,111 s.f.)
	Sidewalks, ADA Accessible
	Trash Receptacles, 2+ (2 provided)
List B - Pre-Selected Components (2)	Display Garden
	Natural Area, 10,000 s.f. (39,251 s.f.)
List C - Components of Choice (3)	Outdoor Classroom
	Discovery Play Area
	Play Feature Collection (3+)
List D - Comfort & Convenience Features (2)	Electricity to Shelter
	Landscaping, double requirements from List A

NORTH

0 10 20 40

SCALE: 1"=20'

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

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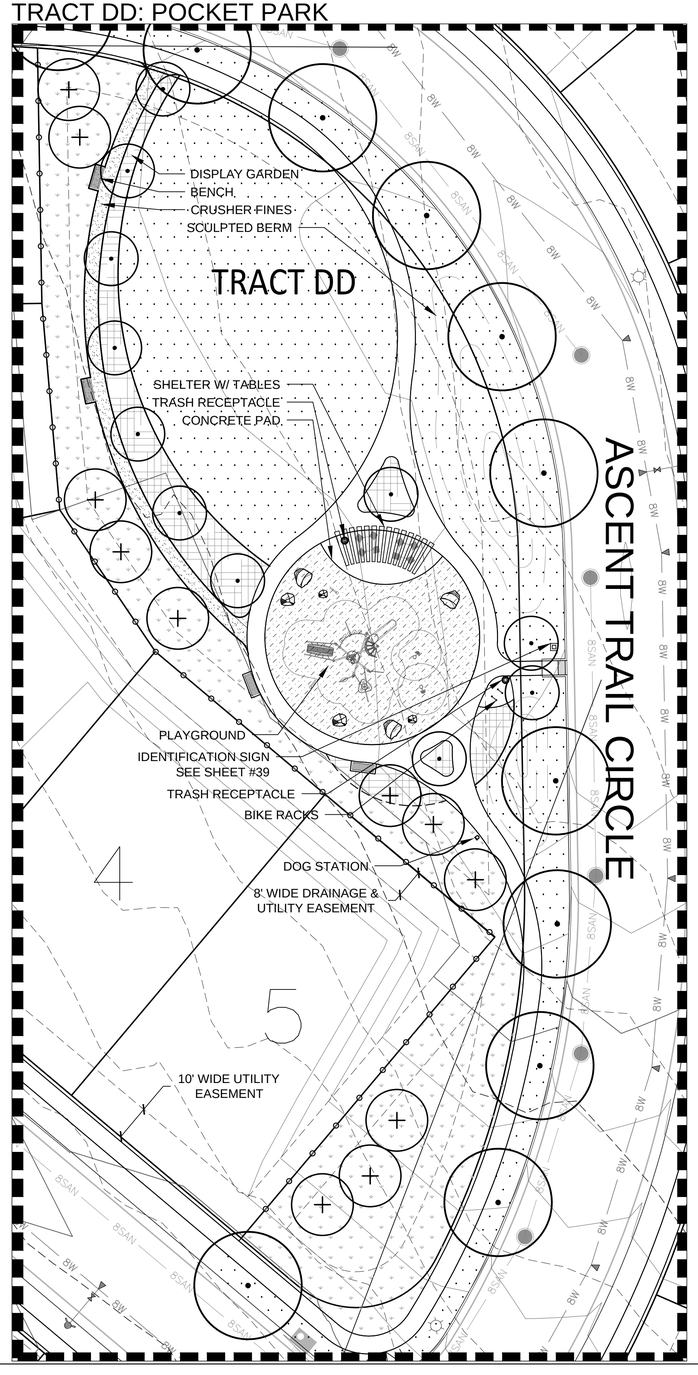
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TRACT DD: POCKET PARK



LEGEND

- LIMIT OF WORK
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- EDGER - SPADE CUT
- PAVING
- LARGE BLOCK RET. WALL
- 5 RAIL FENCE
- TURF
- NATIVE SEED
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- COBBLE
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- PERENNIALS/ANNUALS
- FIBAR MULCH
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- BOULDER
- STREET LIGHT

*NOTE: 5 RAIL FENCE BY BUILDER, SHOWN DIAGRAMMATICALLY

PARK REQUIREMENTS	
TRACT DD: 0.58 Acres	
List A - Infrastructure	Benches, 2+ (4 provided)
	Bicycle Racks, min. to serve 4 (serving 6+)
	Dog Station
	Identification Sign
	Individual Shelter, w/ 2 picnic tables
	Irrigation
	Turf, 3k-15k s.f. (9,304 s.f.)
	Sidewalks, ADA Accessible
	Trash Receptacles, 2+ (2 provided)
List B - Pre-Selected Components (2)	Display Garden
	Multi-Level Play Structure
List C - Components of Choice (3)	Sculpted Bern
	Play Feature Collection (3+ Units)
	Approval: Hardscape Plaza
List D - Comfort & Convenience Features (2)	Additional Benches, min. 2 per acre
	Landscaping, double requirements from List A

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

NORTH

0 10 20 40
SCALE: 1"=20'

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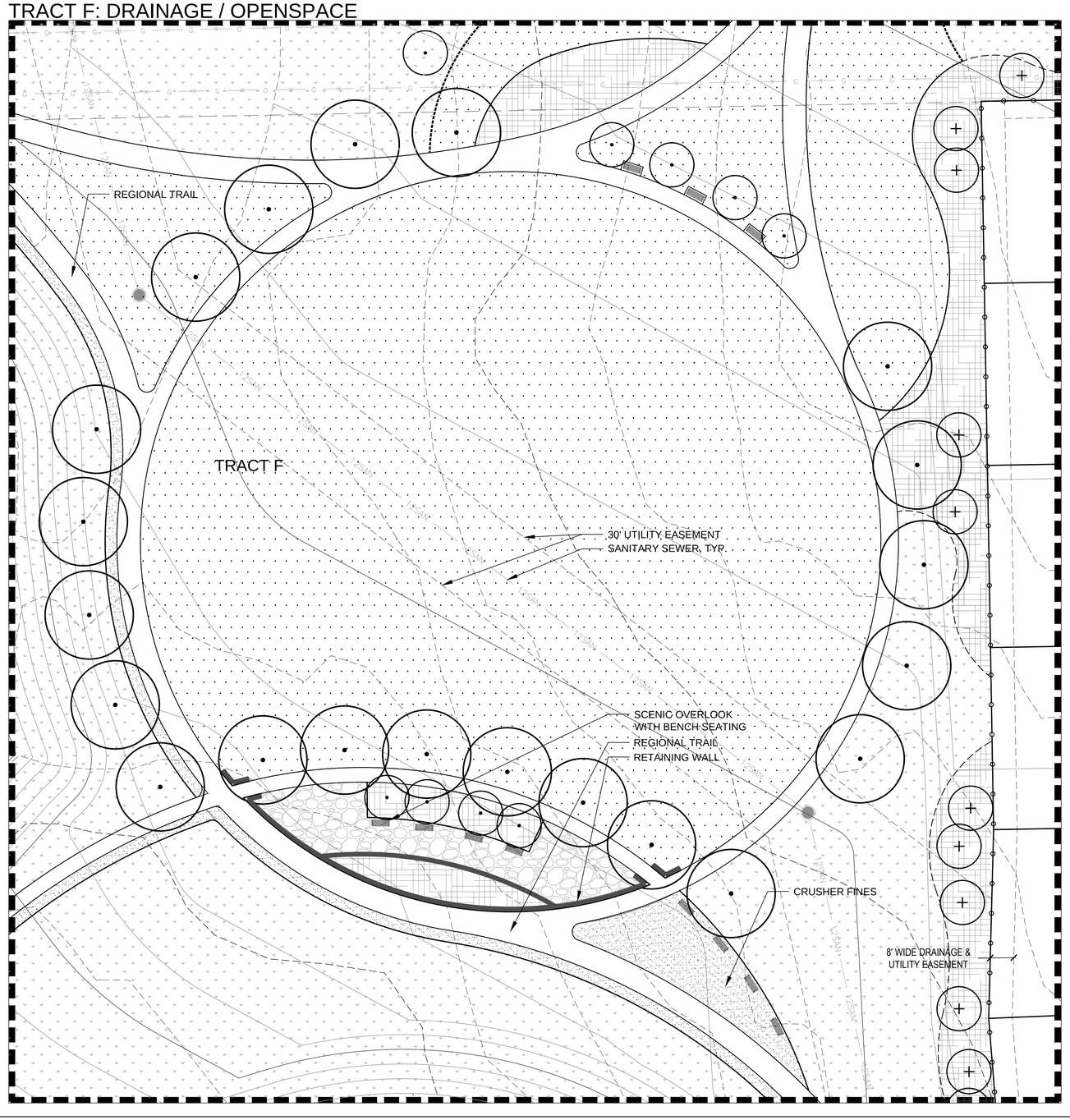
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TRACT F: DRAINAGE / OPENSPACE



LEGEND

- LIMIT OF WORK
- MATCHLINE
- EDGER - METAL
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- STREET LIGHT

*NOTE: 5 RAIL FENCE BY BUILDER, SHOWN DIAGRAMMATICALLY

NORTH

0 10 20 40

SCALE: 1"=20'

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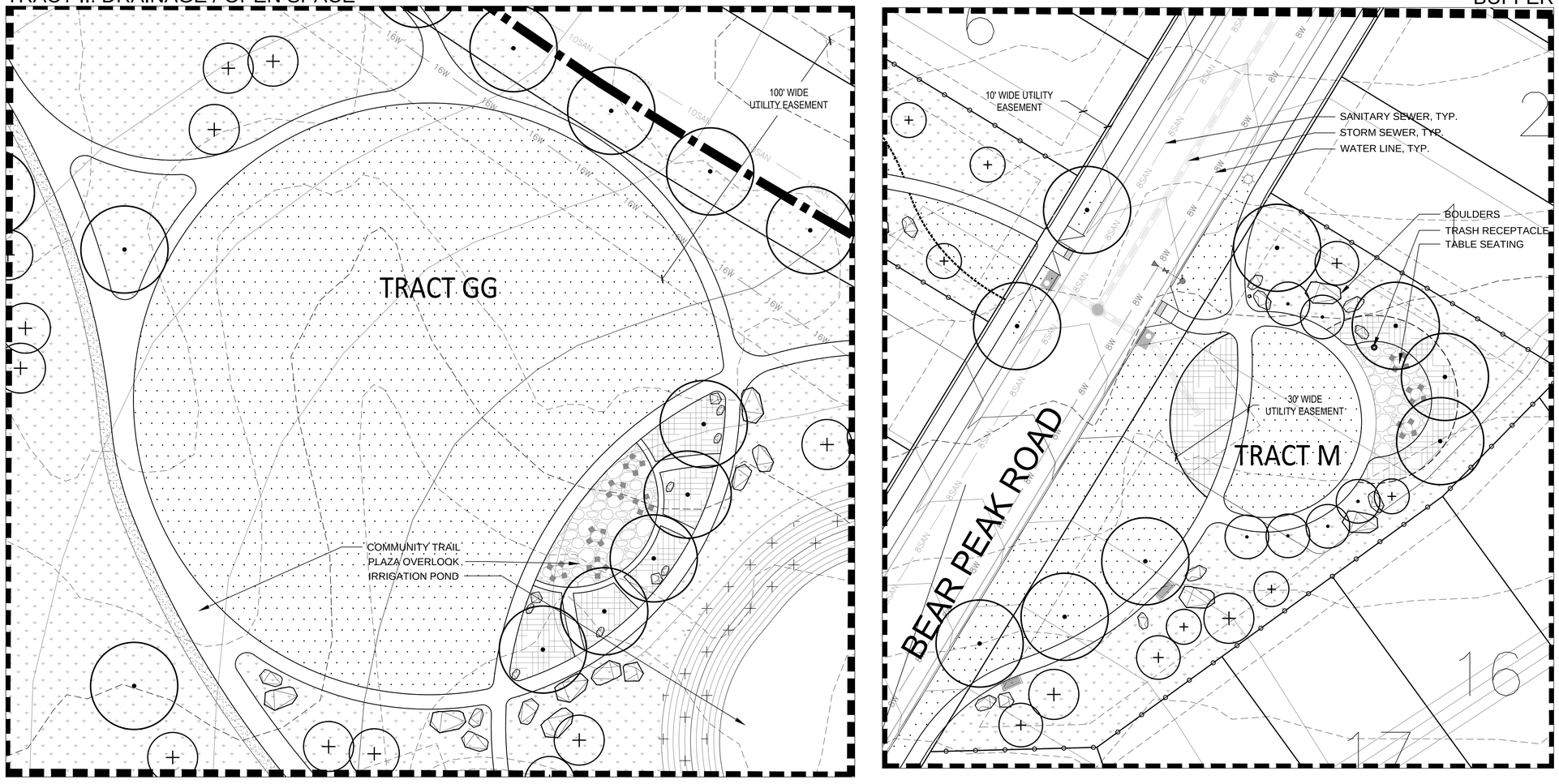
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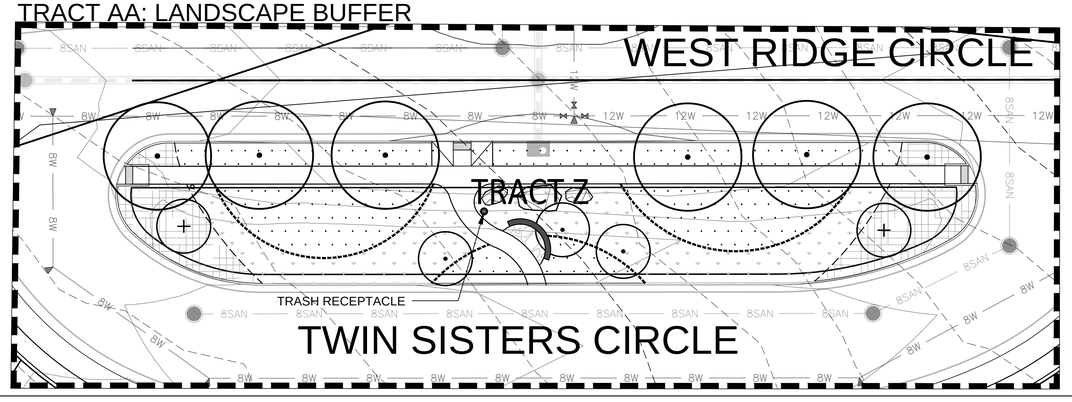
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TRACT II: DRAINAGE / OPEN SPACE

TRACT M: LANDSCAPE BUFFER



TRACT AA: LANDSCAPE BUFFER



LEGEND

- LIMIT OF WORK
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*NOTE: 5 RAIL FENCE BY BUILDER, SHOWN DIAGRAMMATICALLY

NORTH

0 10 20 40

SCALE: 1"=20'

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

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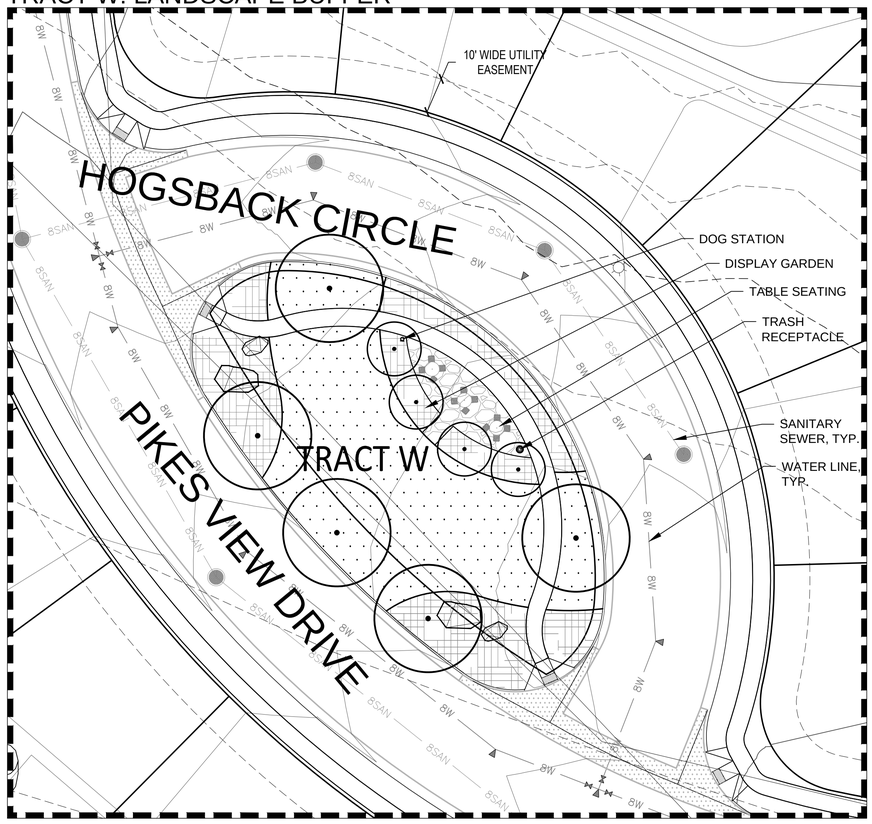
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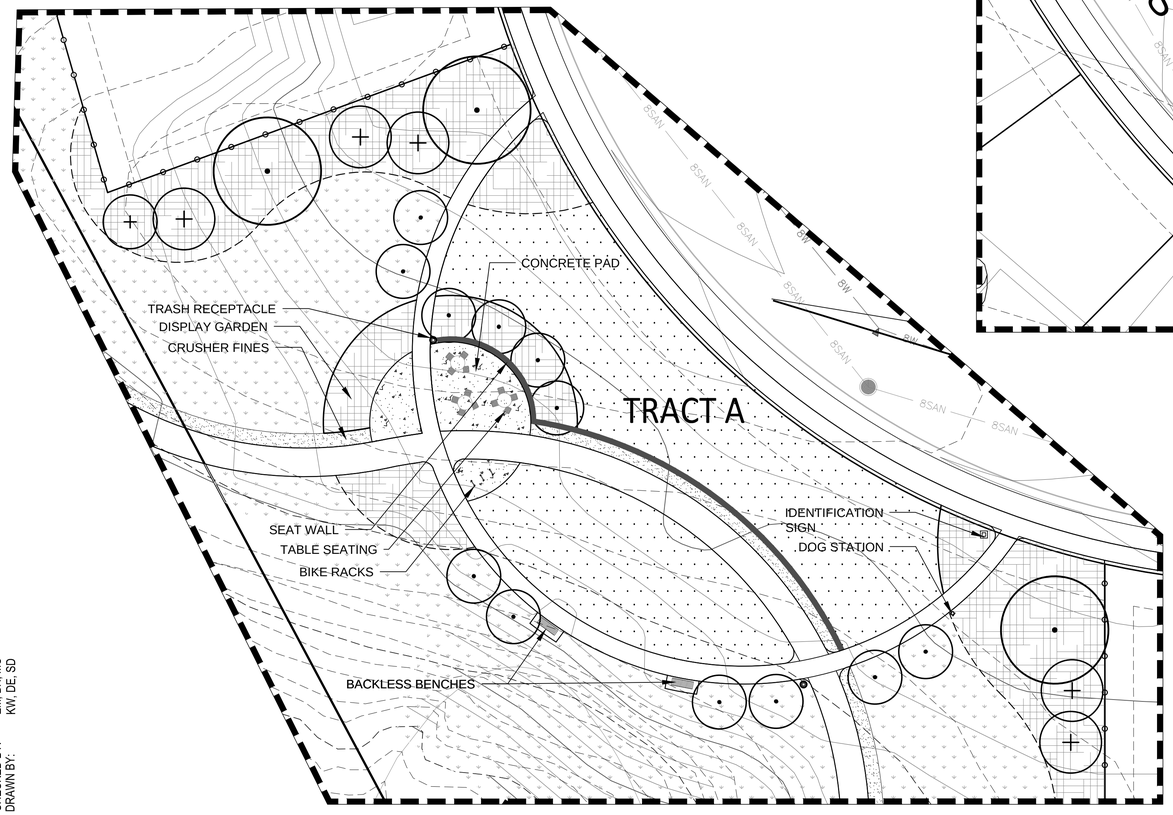
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TRACT W: LANDSCAPE BUFFER



TRACT A: OPEN SPACE



LEGEND

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- BOULDER
- STREET LIGHT

*NOTE: 5 RAIL FENCE BY BUILDER, SHOWN DIAGRAMMATICALLY

NORTH

0 10 20 40

SCALE: 1"=20'

CHECKED BY: EM, BH, MC
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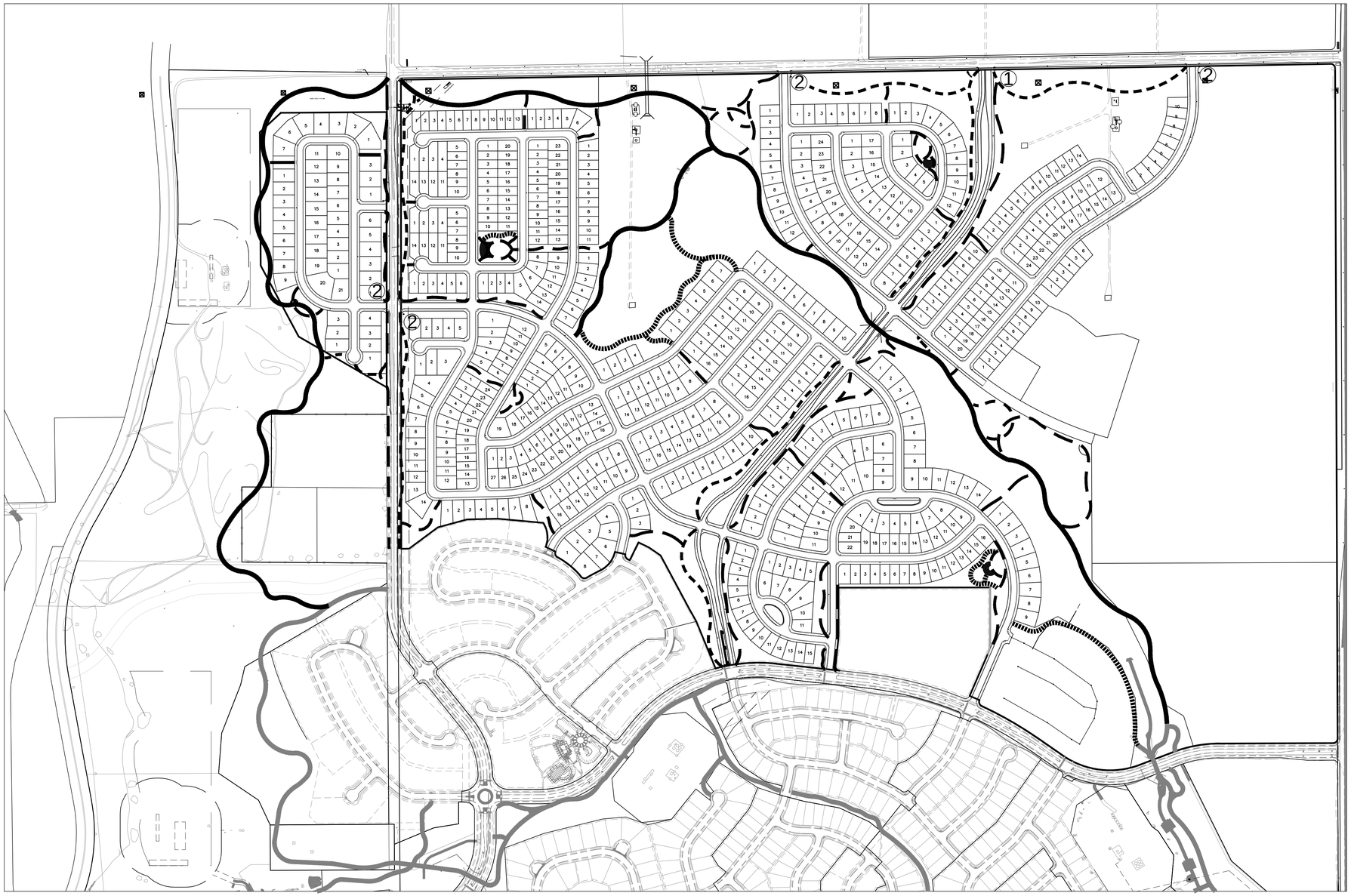
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LEGEND

- 5' CONCRETE TRAIL
- 8' CONCRETE TRAIL
- CRUSHER FINES
- EXISTING TRAILS
- 8' CONCRETE TRAIL W/ 4' CRUSHER FINES SPINE TRAIL (REGIONAL TRAIL)
- ① PRIMARY MONUMENT (SEE SHEET L-39)
- ② SECONDARY MONUMENT (SEE SHEET L-39)

NORTH

0 150 300 600

SCALE: 1"=300'

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

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SHEET TITLE:
MASTER TRAILS PLAN

L35 OF 42

COLLIERS HILL PRELIMINARY PLAT NO. 2
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LEGEND

5 RAIL FENCING

*NOTE: 5 RAIL FENCE BY BUILDER, SHOWN DIAGRAMMATICALLY

NORTH

0 150 300 600

SCALE: 1"=300'

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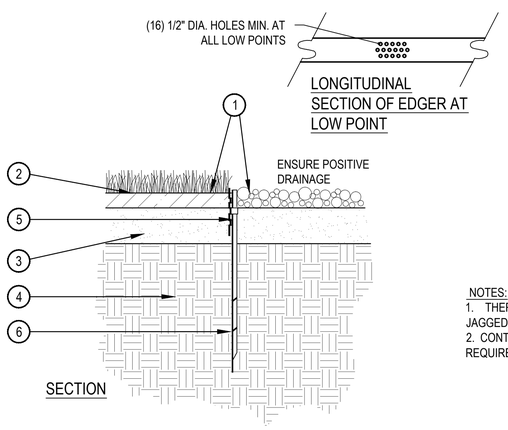
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SHEET TITLE:
MASTER FENCING PLAN

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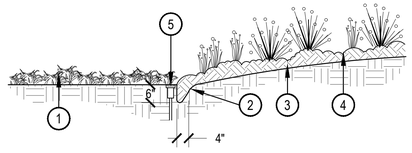


1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

1 STEEL EDGER

SCALE: 1" = 1'-0"



1. TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
2. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
3. SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH OR ROCK MULCH 3"-4" DEEP)
4. PLANTING BED
5. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

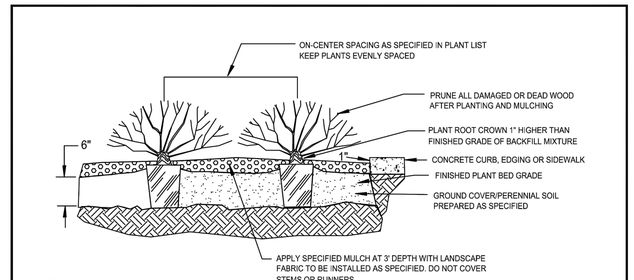
NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

2 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

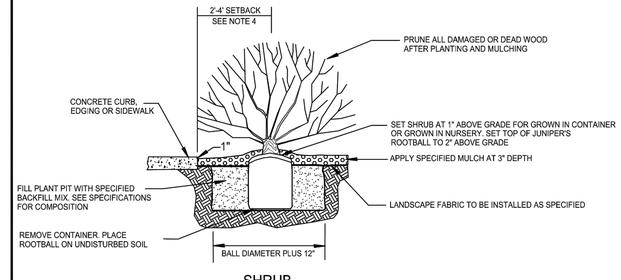
CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

PLANTING DETAILS



NOTE:
1. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB. HOLD BACK PLANTS 12-18" FROM EDGES.
2. REMOVE ALL CONTAINERS & POTS PRIOR TO PLANTING.

GROUNDCOVER / PERENNIAL

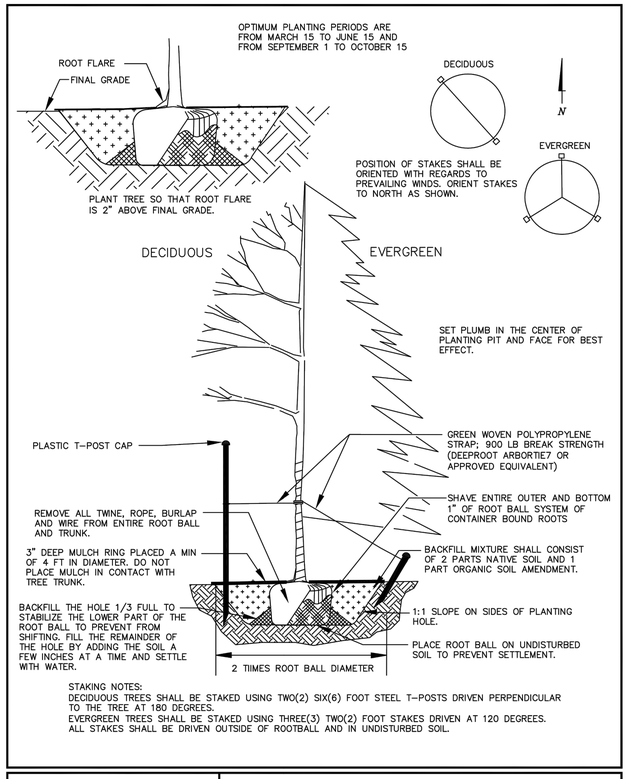


SHRUB

NOTE:
1. DO NOT PLANT ANY PLANT WITH ROOTBALL NOT IN CONFORMANCE WITH COLORADO NURSERY ACT REQUIREMENTS
2. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB
3. SHRUBS NOT PLANTED WITHIN A MULCHED BED REQUIRE A 4" HIGH EARTH SAUCER TO BE CONSTRUCTED CONTAINING A 1" RADIUS AND 3" DEEP MULCH COLLAR.
4. USE A 2' TO 4' SETBACK DEPENDING ON SPECIES. SETBACK TO ACCOMODATE MATURE SPREAD OF SPECIES TO PREVENT OVERHANG.
5. REMOVE ALL CONTAINERS & POTS PRIOR TO PLANTING.

The Town of ERIE COLORADO

DRAWING TITLE: SHRUB & GROUNDCOVER/ PERENNIAL PLANTING DETAIL
DRAWING NUMBER: P20B
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2006



STAKING NOTES:
DECIDUOUS TREES SHALL BE STAKED USING TWO(2) SIX(6) FOOT STEEL T-POSTS DRIVEN PERPENDICULAR TO THE TREE AT 180 DEGREES.
EVERGREEN TREES SHALL BE STAKED USING THREE(3) TWO(2) FOOT STAKES DRIVEN AT 120 DEGREES.
ALL STAKES SHALL BE DRIVEN OUTSIDE OF ROOTBALL AND IN UNDISTURBED SOIL.

The Town of ERIE COLORADO

DRAWING TITLE: TREE PLANTING DETAIL
DRAWING NUMBER: P20A
DRAWN BY: D. JENKINS APPROVED BY: G. HEGNER DATE: 1/2014

NORRIS DESIGN
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COLLIERS HILL
PRELIMINARY PLAT NO. 2 - PRELIMINARY LANDSCAPE PLAN
ERIE, COLORADO
DAYBREAK RECOVERY ACQUISITION LLC

OWNER:
JON SHUMAKER
JERRY B, RICHMOND III
7200 S. ALTON WAY
SUITE C-400
CENTENNIAL, CO 80112

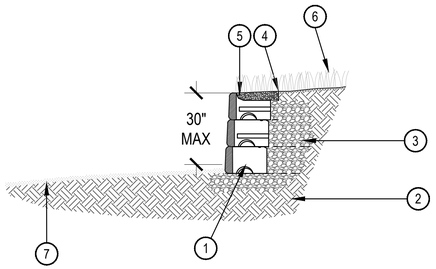
NOT FOR CONSTRUCTION

DATE:
10/17/2015: SUBMITTAL 01
02/03/2016: SUBMITTAL 02
02/24/2016: SUBMITTAL 03
04/07/2016: SUBMITTAL 04

SHEET TITLE:
LANDSCAPE DETAILS

COLLIERS HILL PRELIMINARY PLAT NO. 2
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A REPLAT OF TRACTS 10, 12, 13, 14, 15 16, 17 22 & 23, "BRIDGEWATER MASTER SUBDIVISION", TRACT 9B, "BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT" AND TRACT A, "DAYBREAK FILING NO. 2B" LOCATED IN SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO 400.74 ACRES - 726 LOTS, 41 TRACTS PP-000707-2015

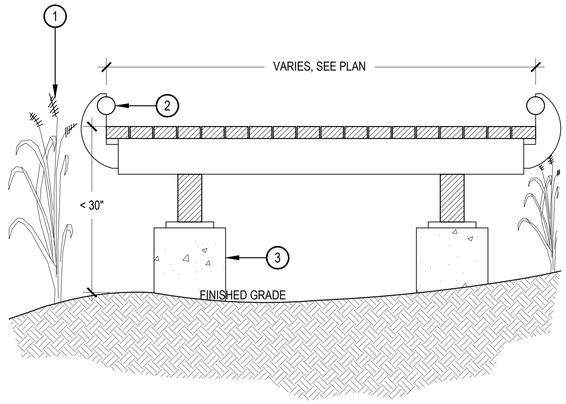


1. REDI-ROCK WALL (REF: CIVIL ENGINEERING PLANS)
2. COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
3. STONE BACKFILL TO EXTEND AT LEAST 12" BEHIND BLOCK (REF: STRUCTURAL ENGINEERING PLANS)
4. 3/16" x 4" ALUMINUM EDGER - PLACE IN A CONTINUOUS LINE ALONG FRONT OF FOOTER
5. 3/4" ANGULAR BLACK GRANITE
6. NATIVE SEED
7. SOD

NOTES:
1. REFERENCE CIVIL ENGINEERING PLANS FOR REDI-ROCK WALL HEIGHT.
2. WALL PROVIDER SHALL PROVIDE STRUCTURAL DESIGN OF WALLS FOR REVIEW.

1 REDI-ROCK WALL

SCALE: 1/4"=1'-0"



1. WETLANDS WITH WETLAND PLANTINGS
2. KICKRAIL
3. CONCRETE FOOTING, PER STRUCTURAL

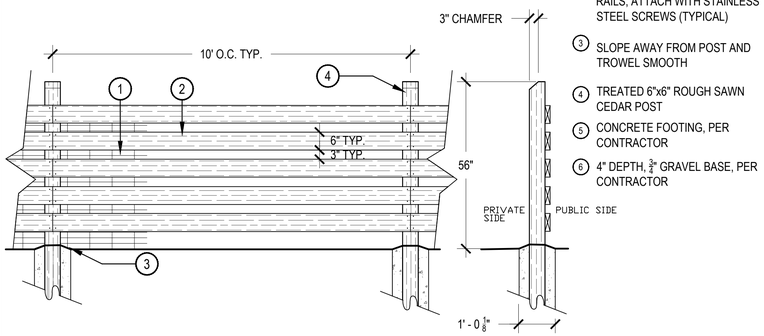




CHARACTER IMAGERY

3 BOARDWALK

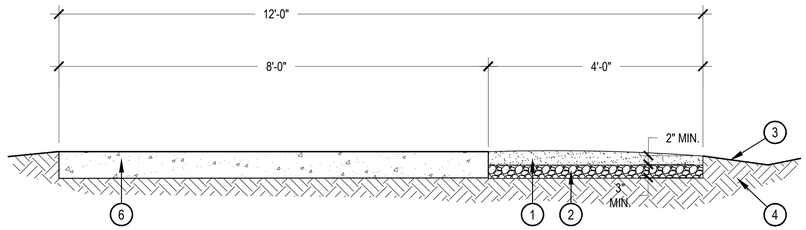
N.T.S.



1. OPTIONAL 2"x6" WOVEN WIRE FENCE FOR DOG ENCLOSURE
2. 2"x6" ROUGH SAWN CENTER RAILS, ATTACH WITH STAINLESS STEEL SCREWS (TYPICAL)
3. SLOPE AWAY FROM POST AND TROWEL SMOOTH
4. TREATED 6"x6" ROUGH SAWN CEDAR POST
5. CONCRETE FOOTING, PER CONTRACTOR
6. 4" DEPTH, 3/4" GRAVEL BASE, PER CONTRACTOR

2 5 RAIL FENCE

SCALE: 1/2" = 1'-0"



1. COMPACTED, STABILIZED CRUSHER FINES, COLOR: T.B.D., 2" DEPTH MIN. REFER TO SPECIFICATIONS
2. 3/4" AGGREGATE BASE, 3" DEPTH
3. SLOPE ADJACENT GRADE AWAY FROM TRAIL
4. COMPACTED SUBGRADE
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE
6. 8' CONCRETE TRAIL. REFERENCE GEOTECHNICAL SPECIFICATIONS & CIVIL PLANS.

COMPACTION NOTES:

1. COMPACT WET.
2. USE A SMALL (4') RIDING ROLLER TO COMPACT TRAIL.
3. CROWN TRAIL IN FLAT AREAS (AS SHOWN).
4. CROSS-SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. MAX SHOULDER SLOPE 1:6.
6. MAX TRAIL SLOPE 5%

4 SPINE TRAIL CROSS SECTION

SCALE: 3/4" = 1'-0"

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

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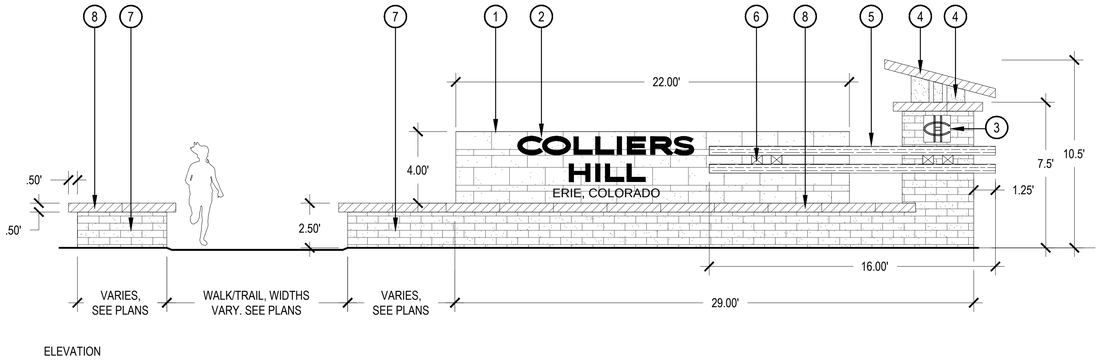
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SHEET TITLE:
HARDSCAPE DETAILS

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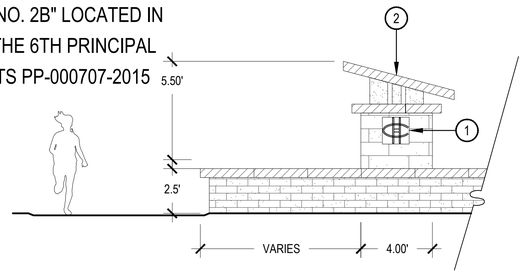


ELEVATION

1. SIGN PANEL, MANUFACTURED STONE FACING: ARRIS.CLIP RENAISSANCE THIN-CLAD, LIMESTONE
2. PIN MOUNTED SIGN LETTERS, FABRICATED METAL CABINET SIGN LETTERS OPEN ON BACK, 1" TALL (LARGE LETTERS) 6" TALL (SMALL LETTERS), COLORS AND DESIGN PER OWNER'S GRAPHIC ARTIST
3. LOGO PANEL, FABRICATED METAL CABINET, LED LIGHTING, ENCLOSED ON ALL SIDES. COLORS AND DESIGN PER OWNERS GRAPHIC ARTIST.
4. SANDSTONE COLUMN LANTERN SUPPORTS AND TOP WITH SNAPPED EDGE, COLOR: BUFF. DIMENSIONS AND THICKNESS PER PLANS AND ELEVATIONS. MORTAR IN PLACE AND SAW CUT DRIP LINE ALL SIDES. (SEE DETAIL #4)
5. 6"X6"WEATHER TREATED AND STAINED CEDAR BEAM, OR APPROVED EQUIVALENT
6. 6'X6' SUPPORT POST, WEATHER TREATED AND STAINED CEDAR POST, OR APPROVED EQUAL
7. BRICK WALL, TUMBLED VINTAGE BRICK, MYSTIC GREY
8. SANDSTONE CAPS, 6" THICK, COLOR: BUFF

1 PRIMARY MONUMENT

SCALE: 3" = 1'-0"

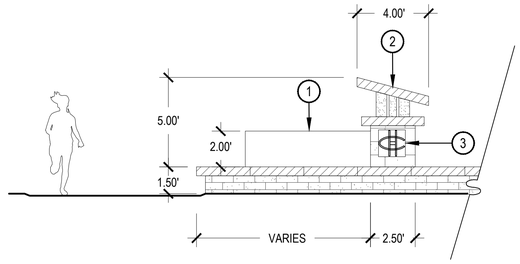


ELEVATION

1. LOGO PANEL, FABRICATED METAL CABINET, LED LIGHTING, ENCLOSED ON ALL SIDES. COLORS AND DESIGN PER OWNERS GRAPHIC ARTIST.
2. SANDSTONE COLUMN LANTERN SUPPORTS AND TOP WITH SNAPPED EDGE, COLOR:BUFF. DIMENSIONS AND THICKNESS PER PLANS AND ELEVATIONS. MORTAR IN PLACE AND SAWCUT DRIP LINE ALL SIDES. (SEE DETAIL #4)

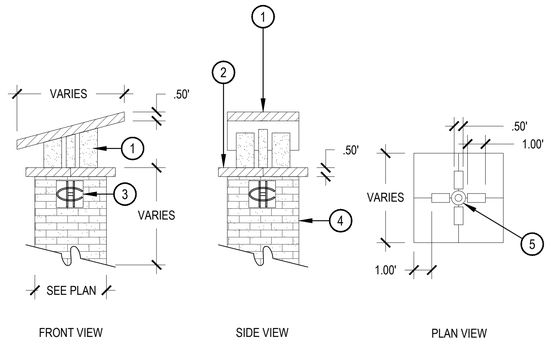
2 SECONDARY MONUMENT

3"=1'0"



ELEVATION

1. MONUMENT SIGNAGE, CABINET DESIGN T.B.D.
2. SANDSTONE COLUMN LANTERN SUPPORTS AND TOP WITH SNAPPED EDGE, COLOR: BUFF. DIMENSIONS AND THICKNESS PER PLANS AND ELEVATIONS. MORTAR IN PLACE AND SAWCUT DRIP LINE ALL SIDES.
3. LOGO PANEL, FABRICATED METAL CABINET, LED LIGHTING, ENCLOSED ON ALL SIDES. COLORS AND DESIGN PER OWNERS GRAPHIC ARTIST. (SEE DETAIL #4)

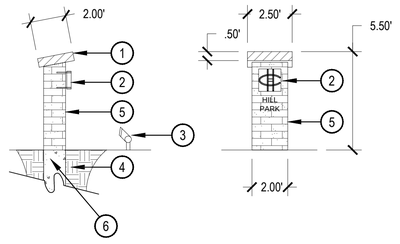


FRONT VIEW SIDE VIEW PLAN VIEW

1. SANDSTONE COLUMN LANTERN SUPPORTS AND TOP WITH SNAPPED EDGE, COLOR: BUFF. DIMENSIONS AND THICKNESS PER PLANS AND ELEVATIONS. MORTAR IN PLACE AND SAWCUT DRIP LINE ALL SIDES.
2. SANDSTONE CAPS, 6" THICK, COLOR: BUFF
3. LOGO PANEL, FABRICATED METAL CABINET, LED LIGHTING (BACKLIT) ENCLOSED ON ALL SIDES. COLORS AND DESIGN PER OWNERS GRAPHIC ARTIST.
4. BRICK WALL, TUMBLED VINTAGE BRICK, MYSTIC GREY
5. FLUSH MOUNT LIGHT IN COLUMN CAP, INSTALL IN CENTER OF COLUMN CAP, ROUTE WIRING THROUGH COLUMN BASE TO HIDE. REFER TO MFG'S SPECS FOR INSTALLATION.

4 MONUMENT COLUMN & STONE LANTERN

SCALE: 3" = 1'-0"



1. SANDSTONE COLUMN LANTERN SUPPORTS AND TOP WITH SNAPPED EDGE, COLOR: BUFF. DIMENSIONS AND THICKNESS PER PLANS AND ELEVATIONS. MORTAR IN PLACE AND SAWCUT DRIP LINE ALL SIDES.
2. LOGO PANEL, FABRICATED METAL CABINET, LED LIGHTING (BACKLIT) ENCLOSED ON ALL SIDES. COLORS AND DESIGN PER OWNERS GRAPHIC ARTIST.
3. IN-GRADE SPOT LIGHTS, INSTALLED AT BASE OF COLUMN AND WING WALLS SET IN CONCRETE ANCHOR SLAB ON ADJUSTABLE MOUNT. REFER TO MANUFACTURER'S SPECS FOR INSTALLATION.
4. COMPACTED SUB-GRADE
5. BRICK WALL, TUMBLED VINTAGE BRICK, MYSTIC GREY
6. FOOTER PER STRUCTURAL

5 POCKET PARK IDENTIFICATION SIGN

SCALE: 3" = 1'-0"

3 TERTIARY MONUMENT (PAIRED HOMES)

3"=1'0"

DESCRIPTION	MANUFACTURER	SPECIFICATIONS
MANUFACTURED STONE FACING	ARRISCRAFT INTERNATIONAL BUILDING STONE, CONTACT: SCOTT SHEPHERD AT BRICKSTONE 303-736-2358	RENAISSANCE MASONRY UNITS - THIN STONE VENEER, ARRIS.CLIP, THIN - CLAD, LIMESTONE SIZES AND TYPE OF STONE: 4"x4"x24" SMOOTH FACE, 4"x12"x24" ROCKED FACE COLOR: LIMESTONE
CAPS AND LEDGES	ENVIRONMENTAL STONE WORKS OR APPROVED EQUAL	FINISH AND COLOR TO MATCH MANUFACTURED STONE. CONTRACTOR TO SUBMIT SAMPLE TO OWNER'S REP PRIOR TO CONSTRUCTION BUFF SANDSTONE
BRICK WALLS	ARRISCRAFT	TUMBLED VINTAGE BRICK COLOR: MYSTIC GREY
GROUT	N/A	STANDARD GREY
LIGHTVAULT 8 FLAT FRAME LIGHTING	THE MH COMPANIES CONTACT: STEVE BARRETT AT 303-573-0222	SEALED LP68 LED LIGHT ENGINE, HGH TEMPERATURE UV RESISTANT THERMAL PLASTIC, F" MINIMUM WALL BLOCK, CLEAR 5/16 " THICK TEMPERED GLASS LENS
49" SIGN / WALL LIGHTER 4348 LED LIGHTING	THE MH COMPANIES CONTACT: STEVE BARRETT AT 303-573-0222	ONE-PIECE EXTRUDED ALUMINUM WITH DIE-CAST ALUMINUM ENDS, SEMI-DIFFUSED FLAT ACRYLIC LENS, FADE AND ABRASION RESISTANT POWDER COAT
PIN MOUNTED ALUMINUM LOGO	BOYD SIGN SYSTEMS CONTACT: PAUL LASTOFKA 720-556-7333	ALUMINUM TO BE POWDER COATED
PIN MOUNTED 12" TALL ALUMINUM LETTERS (LARGE), 6" TALL ALUMINUM LETTERS(SMALL)	BOYD SIGN SYSTEMS CONTACT: PAUL LASTOFKA 720-556-7333	ALUMINUM TO BE POWDER COATED, ALUMINUM BOX TO BE BACKLIT WITH INDIVIDUAL LED LIGHTS.

MASONRY WOOD & METAL FABRICATION SCHEDULE

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

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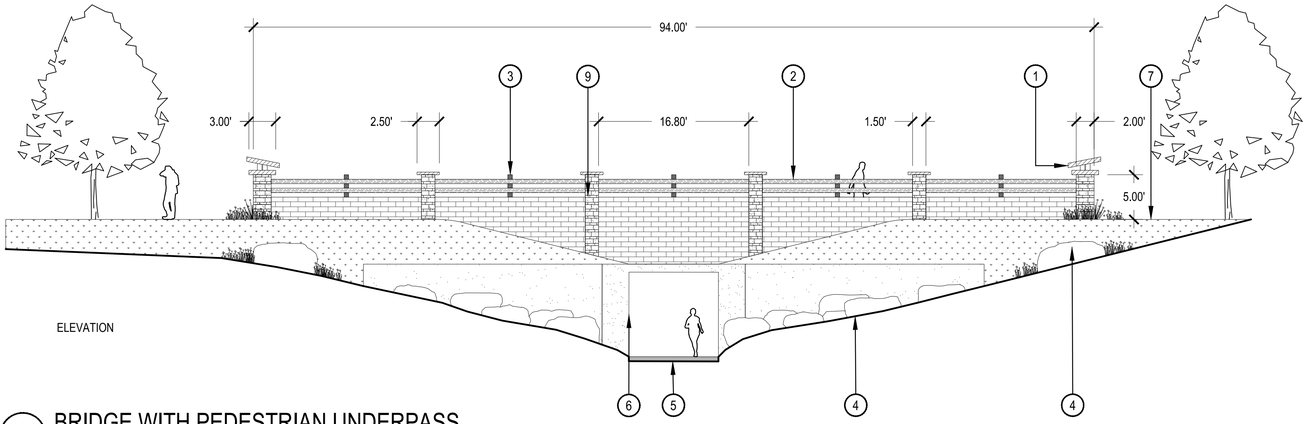
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SHEET TITLE:
MONUMENTATION

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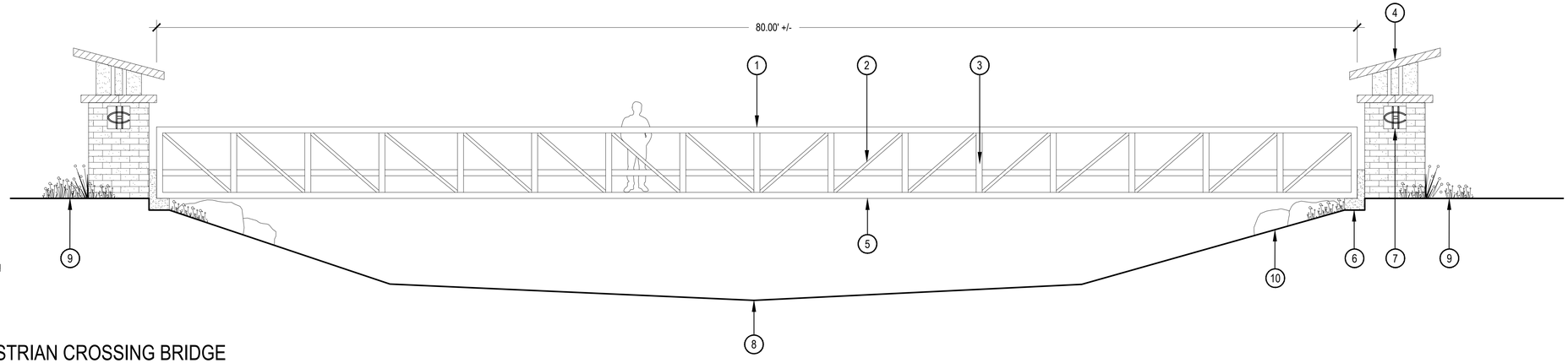


1. SANDSTONE COLUMN LANTERN SUPPORTS AND TOP WITH SNAPPED EDGE, COLOR: BUFF. DIMENSIONS AND THICKNESS PER PLANS AND ELEVATIONS. MORTAR IN PLACE AND SAWCUT DRIP LINE ALL SIDES. (SEE SHEET #39, DETAIL 4)
2. 6"X6"WEATHER TREATED AND STAINED CEDAR BEAM, OR APPROVED EQUIVALENT
3. 6"X6' SUPPORT POST, WEATHER TREATED AND STAINED CEDAR POST, OR APPROVED EQUAL
4. STACKED BOULDERS
5. WALK/TRAIL
6. CULVERT OPENNG
7. ADJACENT LANDSCAPING, REFER TO PLANS
8. BOULDERS, REFER TO PLAN
9. INTERMITTENT COLUMNS,WITH SANDSTONE CAP & MANUFACTURED STONE FACING

NOTE:
DETAILS ARE FOR DESIGN INTENT ONLY, ALL BRIDGES AND CULVERTS WILL BE ENGINEERED

1 BRIDGE WITH PEDESTRIAN UNDERPASS

SCALE: 1-1/2" = 1'-0"



1. TOP CHORD
2. DIAGONAL
3. VERTICAL
4. SANDSTONE COLUMN LANTERN SUPPORTS AND TOP WITH SNAPPED EDGE, COLOR: BUFF. DIMENSIONS AND THICKNESS PER PLANS AND ELEVATIONS. MORTAR IN PLACE AND SAWCUT DRIP LINE ALL SIDES.
5. BOTTOM CHORD
6. CONCRETE ABUTMENT
7. MONUMENT COLUMN & STONE LANTERN, SEE DETAIL L-39 DTL-4
8. FINISHED GRADE
9. ADJACENT LANDSCAPING, SEE PLANS
10. BOULDERS, REFER TO PLAN

2 PEDESTRIAN CROSSING BRIDGE

SCALE: 3" = 1'-0"

CHECKED BY: EM, BH, MC
DRAWN BY: KW, DE, SD

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BRIDGE DETAILS

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LANDSCAPE PLANT LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
BOA	QUERCUS MACROCARPA	BUR OAK	2" CAL., B&B
CAH	CATALPA SPECIOSA 'HIAWATHA'	HEARTLAND CATALPA	2" CAL.,B&B
CAL	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL., B&B
CKO	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL., B&B
CSO	QUERCUS ROBUR 'CHIMSCHMIDT'	CRIMSON SPIRE COLUMNAR OAK	2" CAL., B&B
EKC	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2" CAL., B&B
EOA	QUERCUS ROBUR	ENGLISH OAK	2" CAL., B&B
ESE	ULMUS PROPINQUA 'JFS-BIEBERICH'	EMERALD SUNSHINE ELM	2" CAL., B&B
HAC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL., B&B
HOA	QUERCUS X MACDANIELII 'CLEMONS'	HERITAGE OAK	2" CAL., B&B
JPM	ACER SACCHARUM 'JOHN PAIR'	JOHN PAIR CADDO SUGAR MAPLE	2" CAL., B&B
LAN	POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	2" CAL., B&B
MJP	SOPHORA JAPONICA 'HALKA'	MILLSTONE JAPANESE PAGODATREE	2" CAL., B&B
MSS	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	2" CAL., B&B
NHE	ULMUS JAPONICA X PUMILA 'NEW HORIZON'	NEW HORIZON ELM	2" CAL., B&B
OAS	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL., B&B
SHA	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL., B&B
SKH	GLEDITSIA TRICANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2" CAL., B&B
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL., B&B
TUF	CORYLUS COLURNA	TURKISH FILBERT	2" CAL., B&B
ORNAMENTAL DECIDUOUS TREES			
BTM	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	8' HT. CLUMP, B&B
CCP	PYRUS CALLERYANA	CHANTICLEER/CLEVELAND SELECT PEAR	2" CAL., B&B
GFC	ACER GINNALA 'FLAME'	GINNALA 'FLAME' MAPLE	8' HT. CLUMP, B&B
GOA	QUERCUS GAMBELII	GAMBEL OAK	6' HT. CLUMP, B&B
GRT	KOELREUTERIA PANICULATA	GOLDEN RAINTREE	2" CAL., B&B
HWM	ACER TATARICUM 'GARANN'	HOT WINGS MAPLE	6' HT. CLUMP, B&B
LTC	SYRINGA RETICULATA	JAPANESE TREE LILAC	8' HT. CLUMP, B&B
PRO	MALUS X 'PROFUSION'	PROFUSION RADIANT CRABAPPLE	2" CAL., B&B
SBC	AMERLANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' HT. CLUMP, B&B
SPR	MALUX X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL., B&B
TCH	CRATAEGUS CRUS-GALLI VAR. INERMIS	COCKSPUR THORNLESS HAWTHORN	2" CAL., B&B
EVERGREEN TREES			
AUS	PINUS NIGRA	AUSTRIAN PINE	6' HT. MIN. B&B
BOP	PINUS HELDREICHII VAR. LEUCODERMIS	BOSNIAN PINE	6' HT. MIN. B&B
BSP	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	6' HT. MIN. B&B
CBS	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HT. MIN. B&B
PON	PINUS PONDEROSA	PONDEROSA PINE	6' HT. MIN. B&B
PIN	PINUS EDULIS	PINION PINE	6' HT. MIN. B&B
PVP	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID / LIMBER PINE	6' HT. MIN. B&B
RMJ	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' HT. MIN. B&B
SBH	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT. MIN. B&B
SWP	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	6' HT. MIN. B&B
DECIDUOUS SHRUBS (8'-20' TALL)			
ALL	HIBISCUS SYRIACUS	ROSE-OF-SHARON VAR. MINERVA	#5 CONATINER
CSS	RHUS GLABRA 'LACINIATA'	SMOOTH CUTLEAF SUMAC	#5 CONATINER
VLA	VIBURNUM LANTANA	WAYFARING VIBURNUM	#5 CONATINER
DECIDUOUS SHRUBS (5'-8' TALL)			
APL	FALLUGIA PARADOXA	APACHE PLUME	#5 CONTAINER
DIH	CORNUS ALBA 'BAIL HALO'	IVORY HALO DOGWOOD	#5 CONTAINER
FAL	PRUNUS GLANDULOSA 'ROSEA'	FLOWERING ALMOND	#5 CONTAINER
MLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#6 CONTAINER
SRM	RHUS GLABRA 'CISMONTANA'	ROCKY MOUNTAIN SUMAC	#5 CONATINER
TWS	ARTEMISIA TRIDENTATA	TALL WESTERN SAGE	#5 CONATINER

DECIDUOUS SHRUBS (<5' TALL)			
LEA	AMORPHA CANESCENS	LEADPLANT	#5 CONTAINER
MKL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5 CONTAINER
NLD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	#5 CONTAINER
BRN	BERBERIS THUNBERGII 'MONLERS'	GOLDEN NUGGET BARBERRY	#5 CONTAINER
BMS	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONTAINER
GLS	RHUS AROMATIC 'GRO-LOW'	GRO-LOW SUMAC	#5 CONTAINER
FER	CHAMAEBATIARA MILLEFOLIUM	FERNBUSH	#5 CONTAINER
LMS	SPIREA x BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#5 CONTAINER
MCK	P. FRUTICOSA 'McKAY'S WHITE'	POTENTILLA, McKAY'S WHITE	#5 CONTAINER
NSW	P. OPULIFOLIUS 'SEWARD'	NINBARK, SUMMER WINE	#5 CONTAINER
PBS	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONTAINER
PGS	P. FRUTICOSA 'FARGO'	POTENTILLA, DAKOTA SUNSPOT	#5 CONTAINER
RAB	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONTAINER
ROK	HOLODISCUS DUMOSUS	SPIREA, ROCK	#5 CONTAINER
RRP	P. FRUTICOSA 'RED ROBIN'	POTENTILLA, RED ROBIN	#5 CONTAINER
RSA	PEROVSKIA ARTIPLICIFOLIA	RUSSIAN SAGE	#5 CONTAINER
WAX	JAMESIA AMERICANA	WAXFLOWER	#2 CONTAINER
EVERGREEN SHRUBS			
BCH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUIPER	#5 CONTAINER
SGB	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM	#5 CONTAINER
BPO	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	4' HT. MIN B&B
BUF	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONTAINER
CCB	C. DAMMERI 'CORAL BEAUTY'	COTONEASTER, CORAL BEAUTY	#5 CONTAINER
CTT	C. APICULATUS ' TOM THUMB'	COTONEASTER, TOM THUMB	#5 CONTAINER
EEG	E. FORTUNEI 'EMERALD 'N GOLD'	EUONYMUS, EMERALD 'N GOLD	#5 CONTAINER
HUG	JUNIPERUS HORIZONTALIS 'HUGHES	HUGHES JUNIPER	#5 CONTAINER
MAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	#5 CONTAINER
MCO	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE HOLLY	#5 CONTAINER
MSL	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONTAINER
SEA	JUNIPERUS x MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONTAINER
YFI	Y. FILAMENTOSA	ADAM'S NEEDLE/YUCCA FILAMENTOSA	#5 CONTAINER
YRE	HESPERALOE PARVIFLORA	RED YUCCA	#5 CONTAINER
GRASSES			
FRO	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	FEATHER REED GRASS,OVERDAM	#1 CONTAINER
MML	MISCANTHUS SINESIS 'MORNING LIGHT'	MICANTHUS, MORNING LIGHT	#1 CONTAINER
URM	MUHLENBERGIA REVERCHONII 'UNDAUNTED'	UNDAUNTED RUBY MUHLY	#1 CONTAINER
AVG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONTAINER
BBG	ANDROPOGON GERARDII	BIG BLUESTEM	#1 CONTAINER
BFE	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	#1 CONTAINER
BSG	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	#1 CONTAINER
CMG	MISCANTHUS SINENSIS 'ADAGIO'	COMPACT MAIDEN GRASS	#1 CONTAINER
FFG	PENNISETUM SETACEUM 'FIREWORKS'	FIREWORKS FOUNTAIN GRASS	#1 CONTAINER
GSG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1 CONTAINER
HFG	PENNISETUM ALOPECUROIDES "HAMELN"	DWARF HARDY FOUNTAIN GRASS	#1 CONTAINER
FRG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONTAINER
MAG	MISCANTHUS SINENSIS	MAIDEN GRASS	#1 CONTAINER
PAH	ERIANTHUS RAVENNAE	HARDY PAMPAS GRASS	#1 CONTAINER
RSG	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#1 CONTAINER
PERENNIALS			
AGO	ASTER ALPINUS 'GOLIATH'	ASTER, GOLIATH	#1 CONTAINER
AAL	ASTER (SYMPHYOTRICHUM) NOVI-BELGII 'ALERT'	ASTER, ALERT	#1 CONTAINER
HOP	HUMULUS LUPULUS NEOMEXICANUS	HOP VINE	#1 CONTAINER
FLV	LINUM FLAVUM 'COMPACTUM'	FLAX, YELLOW	#1 CONTAINER
FLB	LINUM NARBONENSE	FLAX, BLUE	#1 CONTAINER
BGO	AURINIA SAXATILIS (ALYSSUM SAXATILE)	BASKET OF GOLD	#1 CONTAINER
CFL	ECHINACEA PURPUREA 'ALBA'	CONEFLOWER	#1 CONTAINER
CLR	AQUILEGIA HYBRIDS	ROCKY MOUNTAIN COLUMBINE	#1 CONTAINER

CMW	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONTAINER
COM	C. VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1 CONTAINER
CON	VITIS LABRUSCA 'EASTERN CONCORD'	CONCORD GRAPE	#1 CONTAINER
DDY	HEMEROCALLIS 'STELLA D'ORO'	STELA D'ORO DAYLILY	#1 CONTAINER
DRA	SEDUM SPURIUM 'DRAGON'S BLOOD'	DRAGON'S BLOOD SEDUM	#1 CONTAINER
DSD	LEUCANTHEMUM COMPAT 'SNOW LADY'	DAISY, DWARF SHASTA	#1 CONTAINER
EMC	CLEMATIS X 'ERNEST MARKHAM'	ERNEST MARKHAM CLEMATIS	#1 CONTAINER
HBF	ZAUSCHNERIA GARRETTII	HUMMINGBIRD FLOWER	#1 CONTAINER
HEN	CLEMATIS X 'HENRYI'	HENRYI CLEMATIS	#1 CONTAINER
IPR	DELOSPERMA DYERI 'PSDOLD'	RED MOUNTAIN ICE PLANT	#1 CONTAINER
IRG	IRIS GERMANICA VAR.	IRIS, GERMAN BEARDED - MIX	#1 CONTAINER
LEM	THYMUS SPECIOSA 'ELFIN'	LEMON THYME	#1 CONTAINER
NMC	CLEMATIS X 'NELLY MOSER'	NELLY MOSER CLEMATIS	#1 CONTAINER
PCP	PHLOX SUBULATA	PHLOX, CREEPING	#1 CONTAINER
PES	P. STRICTUS	ROCKY MOUNTAIN PENSTEMON	#1 CONTAINER
PME	OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE	#1 CONTAINER
POM	CALLIRHOE INVOLUCRATA	MALLOW POPPY PRAIRIE WINECUP	#1 CONTAINER
REV	CENTRANTHUS RUBER	RED VALERIAN	#1 CONTAINER
RGD	RUDBECKIA FULGIDA 'GOLDSTURM'	RUDBECKIA, BLACK-EYED SUSAN	#1 CONTAINER
RHP	KNIPHOFIA UVARIA	TORCH LILY	#1 CONTAINER
SES	S. SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONTAINER
SGM	SEDUM FLORIFERUM	GOLD MOSS SEDUM	#1 CONTAINER
SGS	ARTEMISIA SCHMIDTIANA	SILVER MOUND SAGE	#1 CONTAINER
SIS	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	#1 CONTAINER
SLV	POLYGONUM AUBERTII	SILVERLACE VINE	#1 CONTAINER
SMN	SALVIA SYLVESTRIS x 'MAINACHT'	MAY NIGHT SALVIA	#1 CONTAINER
SSH	AGASTACHE RUPESTRIS	SUNSET HYSSOP	#1 CONTAINER
TSC	DIASCIA INTEGERRIMA 'CORAL CANYON'	CORAL CANYON TWINSPUR	#1 CONTAINER
VEC	VERONICA REPENS	CREEPING VERONICA	#1 CONTAINER
YAP	ACHILLEA MILLEFOLEUM 'PAPRIKA'	PINK YARROW	#1 CONTAINER

NOTE: IN THE EVENT OF A DISCREPENCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE

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COLLIERS HILL
PRELIMINARY PLAT NO. 2 - PRELIMINARY LANDSCAPE PLAN
ERIE, COLORADO
DAYBREAK RECOVERY ACQUISITION LLC

OWNER:
JON SHUMAKER
JERRY B, RICHMOND III
7200 S. ALTON WAY
SUITE C-400
CENTENNIAL, CO 80112

NOT FOR CONSTRUCTION

DATE:
10/17/2015: SUBMITTAL 01
02/03/2016: SUBMITTAL 02
02/24/2016: SUBMITTAL 03
04/07/2016: SUBMITTAL 04

SHEET TITLE:
PLANT MATERIALS LIST

COLLIERS HILL PRELIMINARY PLAT NO. 2
PRELIMINARY LANDSCAPE PLAN

A REPLAT OF TRACTS 10, 12, 13, 14, 15 16, 17 22 & 23, "BRIDGEWATER MASTER SUBDIVISION", TRACT 9B, "BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT" AND TRACT A, "DAYBREAK FILING NO. 2B" LOCATED IN SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO 400.74 ACRES - 726 LOTS, 41 TRACTS PP-000707-2015

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4000 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THEN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.
17. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
18. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
19. IN ALL CASES SHRUB, GROUNDCOVER AND PERENNIAL BEDS ADJACENT TO BUILDING AND WALL FOUNDATIONS SHALL BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE PERFORATED EDGER, RYERSON OR EQUAL. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
20. ALL BEDS SHALL BE MULCHED WITH 3" DEPTH DECORATIVE DOUBLE-SHREDDED "GORILLA HAIR" WASHINGTON CEDAR MULCH, BY PIONEER SAND OR APPROVED EQUAL.
21. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX. ANY DISTURBED SEEDED AREAS SHALL BE RE-SEEDED. AFTER A PERIOD OF TWO YEARS THE GRASS STAND SHALL BE UNIFORM IN APPEARANCE. BARE AREAS GREATER THAN FOUR SQUARE FEET SHALL BE RESEEDED. TEMPORARY IRRIGATION MAY BE USED, AS NEEDED TO ASSIST IN ESTABLISHMENT. AT THE END OF THE SECOND GROWING SEASON, THE TEMPORARY IRRIGATION MAY BE REMOVED.
22. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
23. ANY SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
24. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
25. WHERE ANNUAL AREAS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR ANNUALS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
26. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
27. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY OF AURORA'S SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE CITY AND COUNTY OF AURORA'S SPECIFICATIONS AND DETAILS).
28. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

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GENERAL

ALL WORK SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.

THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH PLANS DONE BY OTHERS SO THE PROPOSED GRADING, DRAINAGE WORK, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS.

THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH ($1/10^{TH}$) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

ANY REVISION TO THE LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS SUPERINTENDENT OR HIS DESIGNEE PRIOR TO IMPLEMENTATION.

THE CONTRACTOR SHALL HAVE ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ERIE PARKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.

THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.

DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.

THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGH OUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.

GRAPHIC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT QUANTITIES.

ALL TREES SPECIES SHALL BE FROM THE TOWN OF ERIE APPROVED TREE LIST.

NATIVE PLANTS SHALL BE USED IN NATIVE SEED AREAS. REFER TO STANDARDS AND SPECIFICATIONS FOR COMPLETE SPECIES LIST.

INSPECTIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL REQUIRED INSPECTIONS WITH THE TOWN OF ERIE. REFER TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS FOR ALL REQUIRED INSPECTIONS.

THE CONTRACTOR SHALL GIVE THE TOWN FORTY-EIGHT (48) HOURS NOTICE TO VISIT THE SITE AND PERFORM ALL INSPECTIONS. THIS DOES NOT PRECLUDE THE RIGHT OF THE TOWN TO MAKE INFORMAL INSPECTIONS AT ANY TIME. THE CONTRACTOR SHALL NOTIFY THE TOWN FOR INSPECTIONS OF MATERIALS AND SOIL PREPARATION.

SOD SHALL BE INSTALLED FOR A MINIMUM OF THREE (3) WEEKS PRIOR TO CALLING FOR INSPECTIONS.

AS-BUILTS

APPROVED CONSTRUCTION DRAWINGS SHALL BE ON SITE DAILY AND UPDATED WEEKLY WITH AS-BUILT MARKUPS. CONTRACTOR SHALL MAKE AS-BUILTS AVAILABLE FOR REVIEW AND INSPECTION TO TOWN STAFF ON SITE AT ALL TIMES ON REQUEST. RECORD ALL CHANGES WHICH ARE MADE FROM THE CONTRACT DRAWINGS. RECORD ALL REQUIRED INFORMATION ON AS BUILT DRAWINGS. DO NOT USE THESE PRINTS FOR ANY OTHER PURPOSE.

CONTRACTOR SHALL SUBMIT A RED LINED PAPER SET OF AS-BUILTS FOR REVIEW TO THE PARKS SUPERINTENDENT OR HIS DESIGNEE AND WILL NOT PROCEED WITH THE PRODUCTION OF FINAL MYLARS UNTIL ACCEPTANCE AND ANY REQUIRED CHANGES HAVE BEEN MADE.

CONTRACTOR SHALL SUBMIT A FULL SET OF AS-BUILTS, PERMANENT, REPRODUCIBLE MYLARS FOUR (4) MIL THICKNESS, DOUBLE MATTED REVERSE FILM, (24" X 36") AND A DISKETTE OF AS-BUILT PLAN DRAWINGS IN AUTOCAD AND PDF COMPATIBLE FORMAT PRIOR TO ENTERING THE WARRANTY PERIOD.

LANDSCAPE MATERIAL SPECIFICATIONS

SUBMITTALS

CONTRACTOR SHALL FURNISH MATERIAL SAMPLES ON REQUEST BY THE TOWN (MULCH, AMENDMENTS, EDGING, ETC.).

MULCH

WOOD CHIP MULCH SHALL BE OF A HIGH QUALITY FIBROUS NATURE, SUCH AS SHREDDED WOOD CHIPS OR SHAVINGS, WHICH ARE BETWEEN ONE (1) INCHES AND FOUR (4) INCHES IN LENGTH. MULCH SHALL BE CLEAN AND FREE OF SOIL OR MAN-MADE DEBRIS.

ROCK MULCH SHALL BE CLEAN, THREE-QUARTER (3/4) TO THREE (3) INCH ROUNDED, WASHED RIVER ROCK. ROCK COBBLE SHALL BE 2 – 4 INCH OR 3 – 6 INCH WASHED COBBLE. ROCK MULCH AND COBBLE SHALL BE CLEAN AND FREE OF SOIL OR MAN-MADE DEBRIS AND SHALL BE OF GOOD QUALITY. ALL ROCK MULCH OR COBBLE SAMPLES SHALL HAVE THE SIZE, PRODUCT NAME AND SUPPLIER LISTED WITH THE SAMPLE PROVIDED.

EDGING

EDGING SHALL BE THREE-SIXTEENTHS BY SIX (3/16 X 6) INCH GREEN PAINTED STEEL.

STAKING MATERIALS

STAKES:	SIX (6) FOOT STEEL TEE POSTS FOR DECIDUOUS TREES. TWO (2) FOOT STEEL TEE POSTS FOR EVERGREEN TREES
WIRES:	A DOUBLE STRAND OF NUMBER TWELVE (12) GAUGE GALVANIZED WIRE
NYLON STRAPS:	ONE AND ONE-HALF INCH (1 ½) WIDE NYLON STRAP WITH EYELETS AT EACH END.

LANDSCAPE FABRIC

ALL LANDSCAPE FABRIC SHALL BE TYPAR 3401 OR MIRAFI MIRASCAPE GEO-TEXTILE POLYPROPYLENE FABRIC OR AN APPROVED EQUIVALENT.

ALL SEAMS IN THE FABRIC SHALL OVERLAP A MINIMUM OF TWELVE (12) INCHES. LANDSCAPE FABRIC PINS WILL BE USED A MINIMUM OF EVERY THREE (3) FEET ALONG THE EDGE OF THE FABRIC AS WELL AS A MINIMUM OF THREE (3) FEET ON CENTER THROUGHOUT THE FABRIC.

SOD

SOD SHALL CONSIST OF A BLEND OF AT LEAST THREE (3) VARIETIES OF BLUEGRASS. THIS BLEND IS TO BE APPROVED BY THE PARKS SUPERINTENDENT OR HIS DESIGNEE.

SOD SHALL BE STRONGLY ROOTED AND FREE OF NOXIOUS WEEDS, UNDESIRABLE PLANTS, ROOTS, STONES, AND OTHER FOREIGN MATERIALS THAT WILL BE DETRIMENTAL OR WILL HINDER THE PROPER DEVELOPMENT OF THE SOD.

EXECUTION

SOIL AMENDMENTS

PRIOR TO THE INSTALLATION OF PLANT MATERIAL, SOD, OR SEED, THE CONTRACTOR SHALL THOROUGHLY TILL EXISTING MATERIALS. THE CONTRACTOR SHALL THEN THOROUGHLY INCORPORATE ORGANIC AMENDMENTS AT A RATE OF FIVE (5) CU. YARDS PER THOUSAND (1000) FEET FOR ALL LANDSCAPED AREAS AND AT A RATE OF THREE (3) CU. YARDS PER THOUSAND (1000) FEET FOR ALL NATIVE AREAS.

THE FOLLOWING IS A LIST OF THE REQUIRED SOIL PREPARATION INSPECTIONS IN THEIR ORDER:

1. THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH ($1/10^{TH}$) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
2. DURING OR AFTER FIRST CULTIVATION
3. AFTER APPLICATION OF SPECIFIED ORGANIC MATERIALS
4. DURING OR AFTER SECOND CULTIVATION
5. AFTER FINAL GRADE IS COMPLETED.

ANY WORKMANSHIP DEEMED BY THE TOWN TO BE FAULTY OR NOT IN ACCORDANCE WITH THE ACCEPTED PLANS AND THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS SHALL BE CORRECTED AT THIS TIME.

THE TOWN SHALL INSPECT ALL MANURE, ORGANIC MATERIALS, SEED AND SEED TAGS, MULCH, AND FERTILIZER UPON DELIVERY TO THE SITE. ANY UNSATISFACTORY MATERIALS SHALL BE REMOVED AND REPLACED WITH MATERIALS CONFORMING TO THE STANDARDS AND SPECIFICATIONS. WEIGHT TICKETS FOR ALL MATERIALS SHALL BE SUBMITTED TO THE TOWN AND CONFIRMATION IS REQUIRED BY TOWN INSPECTORS PRIOR TO SPREADING THE MATERIALS.

NATIVE SEEDING

NATIVE SEEDING SHALL OCCUR BETWEEN OCTOBER 15^{TH} AND MARCH 15^{TH}. NO SEEDING SHALL BE DONE WHEN THE SOIL IS FROZEN, SNOW COVERED OR EXCESSIVELY WET.

SEEDING, MOWING AND WEED CONTROL SHALL ALL BE CARRIED OUT AS DETAILED IN THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS.

CONTRACTOR SHALL APPLY BIOSOL AT A RATE OF EIGHT HUNDRED (800) POUNDS PER ACRE TO ALL NATIVE AREAS IMMEDIATELY FOLLOWING SEEDING AND PRIOR TO THE APPLICATION OF HYDRO-MULCH.

HYDRO-MULCH SHALL BE A WOOD CELLULOSE FIBER TYPE AND SHALL BE APPLIED AT THE MINIMUM RATE OF TWO THOUSAND FIVE HUNDRED (2,500) POUNDS PER ACRE WITH A MINIMUM RATE OF ONE HUNDRED AND FIFTY (150) POUNDS PER ACRE TACKIFIER AND SHALL BE APPLIED IMMEDIATELY AFTER SEED APPLICATION.

STRAW CONSISTING OF SEVENTY-FIVE (75) PERCENT STRAWS LONGER THAN TEN (10) INCHES MAY BE USED ON NATIVE SEEDING. IT SHALL BE APPLIED EVENLY OVER THE SEEDED SURFACE AT THE MINIMUM RATE OF TWO (2) TONS PER ACRE AND PARTIALLY EMBEDDED INTO THE SOIL USING A CRIMPER OR SIMILAR IMPLEMENT.

ALL HYDRO-MULCH FROM ALL PLANT MATERIALS, FENCES, CONCRETE AND OTHER AREAS EXCEPT FOR SEED BED SHALL BE REMOVED. OVERLY DENSE APPLICATIONS OF STRAW MULCH, OR WINDROWS OF LOOSE STRAW MULCH WHICH MAY SMOTHER SEEDLING GRASSES, MUST BE COLLECTED AND REMOVED. STRAW MULCH BLOWN ONTO ADJACENT RESIDENTIAL AREAS SHALL BE REMOVED.

ALL NATIVE SEED SHALL RECEIVE TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING BARRIERS AND SIGNS AS REQUIRED TO PROTECT SEEDED AREAS FROM PEDESTRIAN AND VEHICULAR DAMAGE.

THE CONTRACTOR SHALL WARRANTY ALL NATIVE SEEDED AREAS FOR CONSISTENCY AND COMPLETION OF COVERAGE. THE STANDARD OF ACCEPTABLE ESTABLISHMENT SHALL BE AT LEAST SIX (6) DESIRABLE SEEDED PLANT SEEDLINGS PER SQUARE FOOT. ALL BARE AREAS SHALL BE RE-SEEDED AND RE-MULCHED.

ANY REMAINING PLAT, SOIL, SAND, ROCK, OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO THE SITE BY WORK OPERATIONS OR OTHERWISE, SHALL BE REMOVED, AND ALL OTHER REMAINING DEBRIS WILL BE DISPOSED OF. ALL GROUND AREA DISTURBED SHALL BE REMOVATED TO ITS ORIGINAL CONDITION OR TO THE REQUIRED NEW CONDITION.

PLANT MATERIALS

ALL PLANT MATERIAL SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK. ANSI Z60.1-2004.

PLANTS SHALL EXHIBIT GOOD ANNUAL GROWTH AND BUDS SHALL BE PLUMP AND WELL FITTED FOR THE SPECIES. FOLIAGE SHALL BE FULL AND DISPLAY A HEALTHY AND CONSISTENT COLOR WHEN IN LEAF. EVERGREEN FOLIAGE WILL BE GOOD INTENSE COLOR.

PLANT TAGS STATING THE CORRECT PLANT NAME AND SIZE SHALL BE SECURELY ATTACHED TO ALL PLANT MATERIALS. PLANTS SHALL BE TRUE TO THEIR NAME AS SPECIFIED. PLANT MATERIALS NOT MEETING THESE STANDARDS ARE SUBJECT TO REJECTION

ALL DECIDUOUS TREES SHALL BE TWO (2) INCH CALIPER OR LARGER. ALL ORNAMENTAL TREES SHALL BE ONE AND A HALF (1.5) INCH CALIPER OR LARGER. CALIPER MEASUREMENT SHALL BE TAKEN SIX (6) INCHES ABOVE THE ROOT FLARE IF FOUR (4) INCHES OR LESS AND TWELVE (12) INCHES ABOVE THE ROOT FLARE FOR LARGER TREE SIZES.

ALL EVERGREEN TREES SHALL BE A MINIMUM OF SIX (6) FEET TALL OR LARGER. HEIGHT DIMENSIONS REFER TO THE MAIN BODY OF THE TREE, FROM THE ROOT COLLAR AND ABOVE.

SHRUBS SHALL BE FIVE (5) GALLON CONTAINERS OR LARGER.

PERENNIALS AND GROUNDCOVERS SHALL BE ONE (1) GALLON CONTAINER OR LARGER

ALL TREES SHALL BE BALLED & BURLAPPED UNLESS OTHER AUTHORIZED BY TOWN OF ERIE PARKS SUPERINTENDENT OR HIS DESIGNEE.

ANY CHANGES IN SPECIES AND PLANT LOCATIONS SHALL BE SUBMITTED TO THE PARKS SUPERINTENDENT OR HIS DESIGNEE FOR REVIEW AND APPROVAL. OVERALL QUALITY AND DESIGN CONCEPT SHALL BE CONSISTENT WITH APPROVED LANDSCAPE PLAN.

ALL NEW AND REPLACEMENT PLANT MATERIALS REQUIRE INSPECTION AND SHALL BE TAGGED BY THE PARKS SUPERINTENDENT OR HIS DESIGNEE FOR ALL TOWN OF ERIE MAINTAINED AREAS PRIOR TO PLANTING. CONTACT APPROPRIATE TOWN OF ERIE STAFF TO ARRANGE FOR MATERIALS TO BE TAGGED.

PLANT MATERIALS SHALL BE LIVE, HEALTHY, VIGOROUS, STRUCTURALLY SOUND, AND FREE OF DISEASE AND INSECT INFESTATIONS. PLANT MATERIALS NOT MEETING THESE STANDARDS SHALL BE SUBJECT TO REJECTION AND SHALL BE REPLACED

REPLACEMENT OF PLANT MATERIALS SHALL OCCUR AT THE FOLLOWING RATE:

TYPE	1 YEAR	2 YEAR
DECIDUOUS TREE	INCREASE CALIPER BY ONE (1) INCH	INCREASE CALIPER BY ONE AND A HALF (1.5) INCH
EVERGREEN TREE	INCREASE HEIGHT BY ONE AND A HALF (1.5) FOOT	INCREASE HEIGHT BY TWO (2) FOOT

PLANTING PROCEDURES

OPTIMUM PLANTING PERIODS ARE FROM MARCH 15 TO JUNE 15 AND FROM SEPTEMBER 1 TO OCTOBER 26.

STORAGE

TREES SHALL BE PLANTED AS SOON AS POSSIBLE. IF NOT PLANTED ON THE DAY OF DELIVERY ALL PLANTS SHALL BE PLACED IN A TEMPORARY NURSERY, IRRIGATED DAILY, SHADED AND PROTECTED FROM SUN OR WIND. BALLED AND BURLAPPED TREES SHALL BE HEELED IN WITHIN 24 HOURS OF DELIVERY IN A COMPACT GROUP WITH A SUITABLE MULCH MATERIAL PLACED AROUND AND BETWEEN THE BALLS SO THEY ARE COMPLETELY COVERED. NO PLANT SHALL REMAIN ON THE JOB SITE IN TEMPORARY STORAGE FOR OVER A MONTH.

EXCAVATION

TREE PITS SHALL BE EXCAVATED A MINIMUM OF TWO (2) TIMES GREATER THAN THE DIAMETER OF THE ROOT BALL AND SHALL BE SAUCER SHAPED.

IF TREE PITS ARE DUG UTILIZING MECHANICAL EQUIPMENT, EDGES OF PLANTING HOLE SHALL BE FLARED DOWN TO CREATE A SAUCER SHAPED PLANTING PIT AND THE SIDES OF THE HOLE SHALL BE SCORED TO PREVENT GLAZING OR COMPACTION OF PLANTING HOLE.

THE DIAMETER OF ALL SHRUB PLANTING PITS SHALL BE TWELVE (12) INCHES GREATER IN DIAMETER THAN THE DIAMETER OF THE CONTAINER.

PLANTING DEPTH

THE ROOT FLARE SHALL BE IDENTIFIED ON ALL TREES PRIOR TO PLANTING TO ASSURE THAT THE HOLE HAS BEEN DUG TO THE PROPER DEPTH—AND NO MORE. THE PLANTING PIT SHALL BE DEEP ENOUGH TO ALLOW FOR THE ROOT FLARE TO REMAIN TWO (2) INCHES HIGHER THAN THE SURROUNDING FINISH GRADE.

SHRUB PITS SHALL BE EXCAVATED SO THAT THE TOP OF THE BALL SHALL BE ONE (1) INCH ABOVE FINISH GRADE AND AMENDED AS SHOWN ON THE PLANTING DETAIL.

PERENNIAL OR GROUNDCOVER PLANTS SHALL BE PLANTED ONE (1) INCH ABOVE FINISHED GRADE WITHIN THE AMENDED SOIL. THE CONTRACTOR SHALL INSTALL PERENNIAL OR GROUNDCOVER PLANTS TAKING NOTE OF REQUIRED ON-CENTER SPACING AND REQUIRED DISTANCES FROM EDGES.

PLANTING

THE ROOT BALL SHALL BE PLACED ON FIRM, UNDISTURBED SOIL IN THE PLANTING PIT TO PREVENT SETTLING. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT AND IN THE CENTER OF THE PITS AND FACED FOR BEST EFFECT.

ALL TWINE, ROPE, BURLAP, AND WIRE FROM ENTIRE ROOT BALL OF BALLED AND BURLAPPED STOCK SHALL BE REMOVED.

ALL CONTAINERS SHALL BE REMOVED PRIOR TO BACKFILLING THIS INCLUDES ANY ORGANIC MANUFACTURED CONTAINERS. IF THE ROOT SYSTEM OF A CONTAINER GROWN PLANT HAS BECOME CONTAINER-BOUND, THE ROOTS SHALL BE CUT VERTICALLY ON A MINIMUM OF TWO SIDES OF THE ROOT MASS PRIOR TO PLANTING.

PLANTING PIT BACKFILL MIXTURE SHALL CONSIST OF TWO (2) PARTS OF EXCAVATED NATIVE SOIL AND ONE (1) PART ORGANIC SOIL AMENDMENT.

ALL PLANT TAGS, FLAGGING TAPE, LABELS, STRING, ETC. SHALL BE REMOVED FROM ALL PLANT MATERIALS.

MULCH

ALL DECIDUOUS TREES SHALL HAVE A SOD-FREE BASE AT LEAST FOUR (4) FEET IN DIAMETER AND EVERGREENS SHALL HAVE A SOD-FREE BASE EXTENDING TO THE DRIP LINE. MULCH SHALL BE THREE (3) INCHES DEEP AND SHALL BE PLACED TWO (2) INCHES FROM AND NOT MAKE CONTACT WITH TREE TRUNKS.

COBBLE AND WOOD MULCH SHALL BE SEPARATED BY THREE-SIXTEENTHS BY SIX (3/16 X 6) INCH GREEN STEEL EDGING.

MAINTENANCE

PRUNING

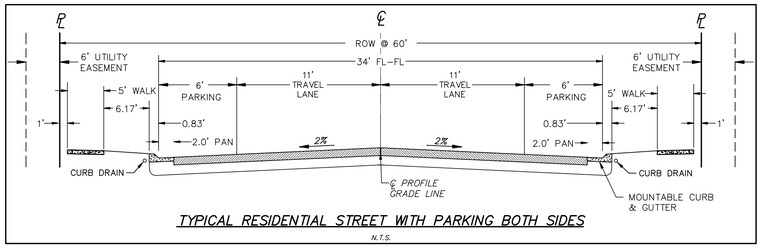
ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS AND SHALL BE ONLY PERFORMED BY AN I.S.A. CERTIFIED TREE WORKER OR ARBORIST. CONTRACTOR SHALL REMOVE AND REPLACE EXCESSIVELY PRUNED OR MALFORMED STOCK RESULTING FROM IMPROPER PRUNING.

TREE WRAP

ALL DECIDUOUS TREES SHALL BE WRAPPED USING AN APPROVED TREE WRAP AND SECURED WITH VINYL ELECTRIC TAPE AT TWENTY-FOUR (24) INCH INTERVALS AND SHALL REMAIN WRAP

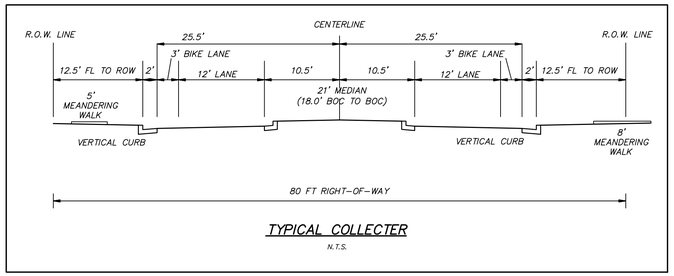
COLLIER HILL PRELIMINARY PLAT NO. 2
PRELIMINARY STREET PLANS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



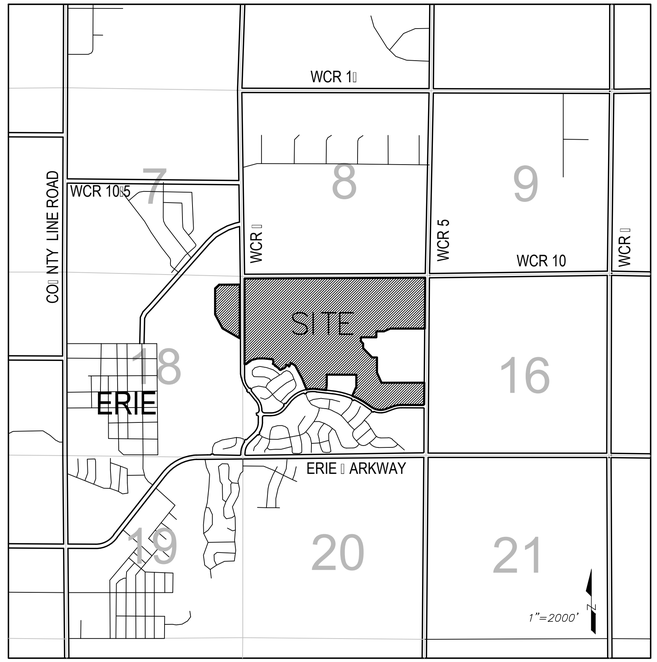
TYPICAL RESIDENTIAL STREET WITH PARKING BOTH SIDES

N.T.S.

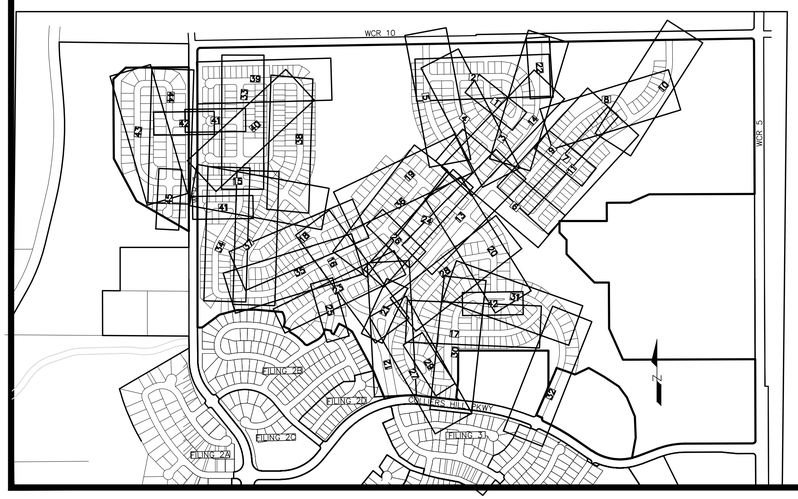


TYPICAL COLLECTER

N.T.S.



VICINITY MAP



INDEX	
Sheet Number	**Sheet Title**
CV	STREET-CV - CV
1	SUNRIDGE PLACE STA 0+00-5+25
2	ASCENT TRAIL CIRCLE STA 0+00-11+25
3	ASCENT TRAIL CIRCLE STA 11+25-18+04.76
4	SUNDOWN WAY STA 0+00 - 7+74
5	FLOREA VIEW DRIVE STA 0+00 - 13+25
6	FLOREA VIEW DRIVE STA 13+25 - 22+30.30
7	BLUE MOUNTAIN WAY STA 0+00 - 2+80
8	AUDUBON PEAK DRIVE STA 0+00 - 13+00
9	AUDUBON PEAK DRIVE STA 13+00 - 16+47.36
10	EVA PEAK DRIVE STA 0+00 -13+75
11	EVA PEAK DRIVE STA 13+75 - 22+39.66
12	HORIZON BLVD STA 0+00 - 13+25
13	HORIZON BLVD STA 13+25 -26+50
14	HORIZON BLVD STA 26+50 - 39+02.88
15	PINECLIFF DRIVE STA 0+00 - 13+75
16	PINECLIFF DRIVE STA 13+75 - 26+25
17	PINECLIFF DRIVE STA 26+25 - 39+76
18	GREEN MOUNTAIN DRIVE STA 0+00 - 13+25
19	GREEN MOUNTAIN DRIVE STA 13+25 - 26+25
20	GREEN MOUNTAIN DRIVE STA 26-25 - 33+76.92
21	HORIZON BLVD OFFSET - SOUTH
22	HORIZON BLVD - NORTH OFFSET
23	BOULDER PEAK AVENUE STA 0+00 - 13+25
24	BOULDER PEAK AVENUE STA 13+25 - 19+80.68
25	LEO DRIVE STA 8+47.61 - 11+85.74
26	PALISADE PLACE STA 0+00 -2+80
27	PIKES VIEW DRIVE STA 0+00 - 13+00
28	PIKES VIEW DRIVE STA 13+00 - 19+30.50
29	HOGSBACK CIRCLE STA 0+00 - 3+53.74
30	WEST RIDGE CIRCLE STA 0+00 - 13+25
31	WEST RIDGE CIRCLE STA 13+25 - 26+00
32	WEST RIDGE CIRCLE STA 26+00 - 29+20.49
33	GOLD HILL DRIVE STA 0+00 -13+00
34	GOLD HILL DRIVE STA 13+00 - 26+00
35	GOLD HILL DRIVE STA 26+00 - 39+00
36	GOLD HILL DRIVE STA 39+00 - 43+30.50
37	BEAR PEAK ROAD STA 0+00 - 13+50
38	BEAR PEAK ROAD STA 13+50 - 25+25
39	BEAR PEAK ROAD STA 25+25 - 29+44.23
40	GOLDEN PEAK DRIVE & GOLDEN PEAK COURT STA 0+00 - 12+76.50
41	GOLD HILL COURT & SILVER CROWN CIRCLE
42	QUARRY PLACE & TWIN SISTERS CIRCLE
43	QUARRY CIRCLE STA 0+00 - 12+75
44	QUARRY CIRCLE STA 12+75 - 25+26.03
45	QUARRY COURT STA 0+00 - 2+79.17

SCALE VERIFICATION

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DIAL ELECTRIC, TELEPHONE, CATV AND PARKMAN CANYON PIPELINE LOCATIONS

REVISIONS

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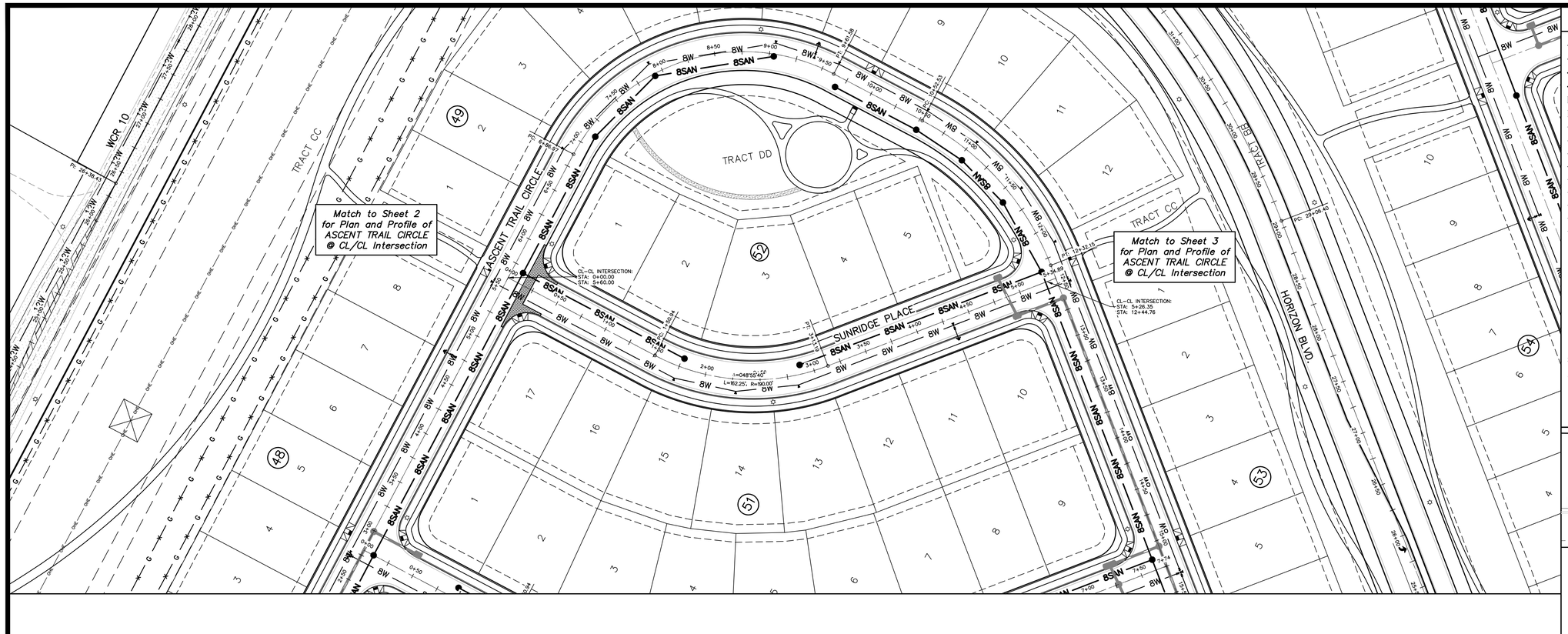
COVER SHEET

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

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DESIGNED BY:	JJ
DRAWING NAME:	STREET-CV
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	N/A
SHEET NO:	CV

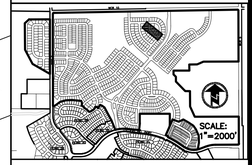
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LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Proposed Stormline
- Existing Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp



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GAS, ELECTRIC, TELEPHONE, CATV, AND PARKING LOCATION PEDESTAL LOCATIONS

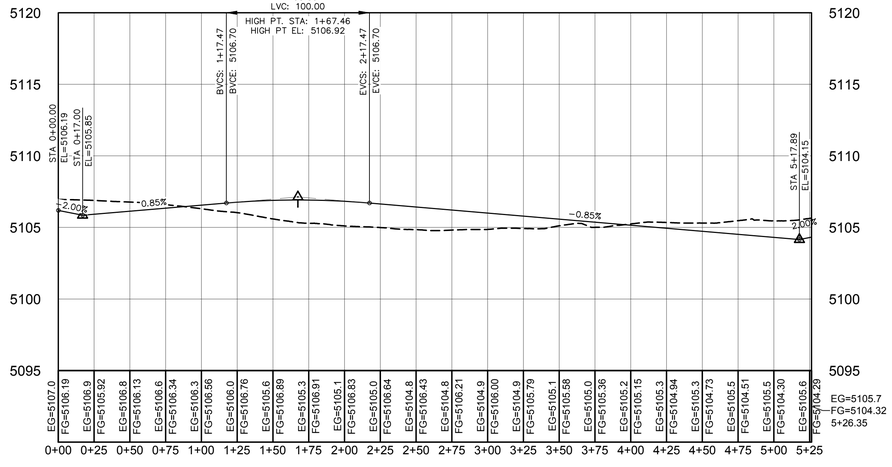
REVISIONS

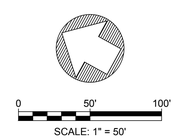
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SUNRIDGE PLACE PROFILE

SCALE: (H) 1" = 50' (V) 1" = 5'

START STA: 0+00.00, END STA: 5+26.35





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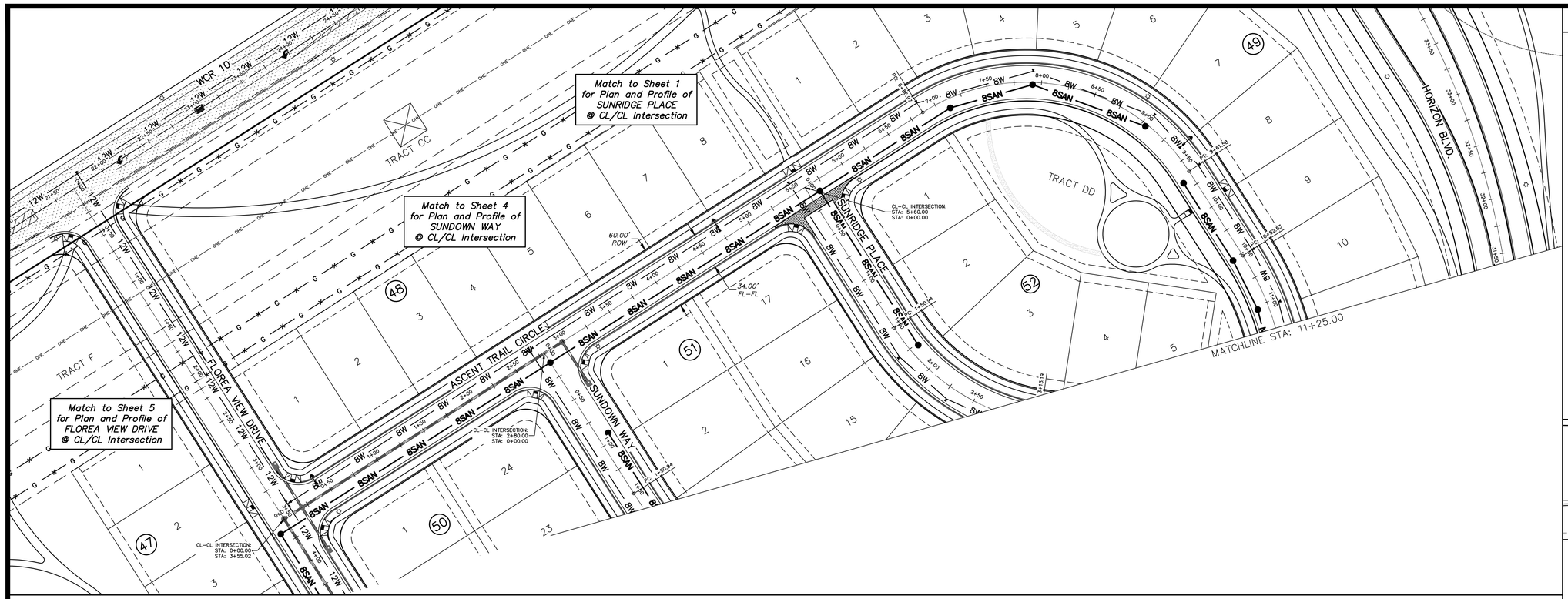
COLLIERS HILL
PRELIMINAY PLAT NO. 2
SUNRIDGE PLACE
STA 0+00 - 5+26.35

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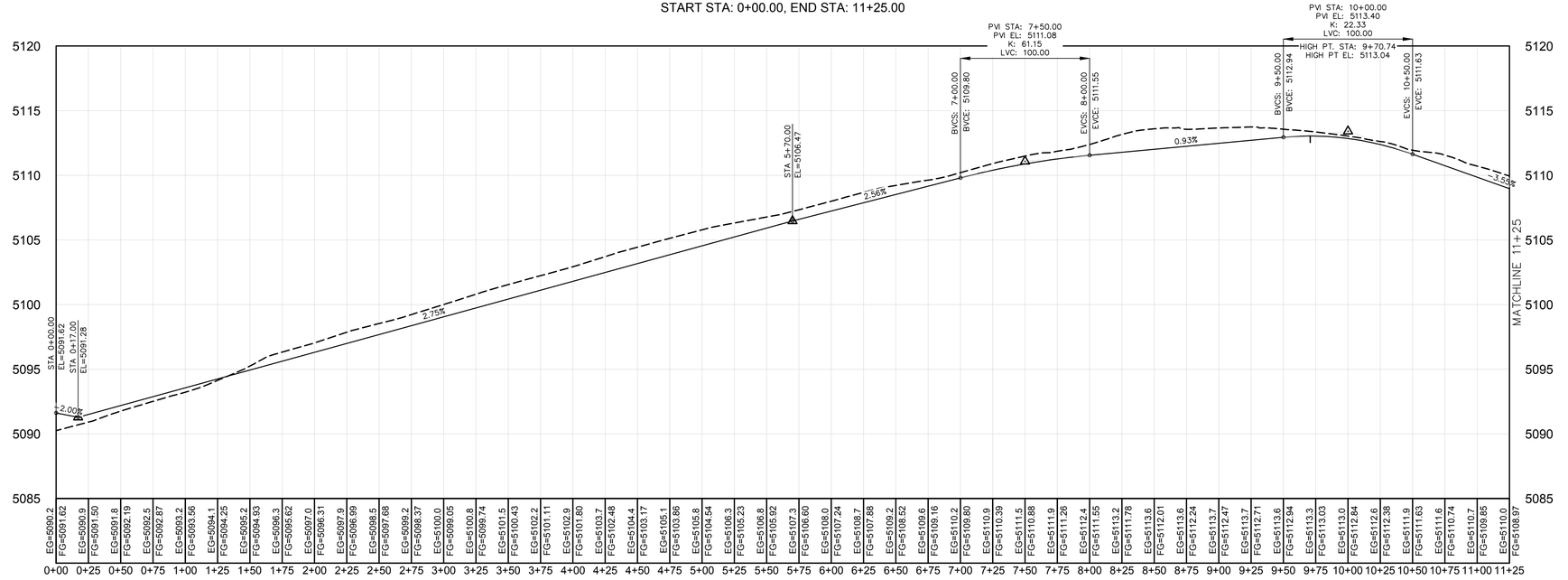
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DESIGNED BY:	JJ
DRAWING NAME:	SUNRIDGE PLACE P&P
APPROVED BY:	JJ
JOB NUMBER:	2527-2
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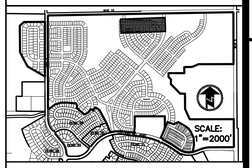


ASCENT TRAIL CIRCLE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 11+25.00



LEGEND

- Proposed Waterline
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- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



SCALE: 1" = 50'

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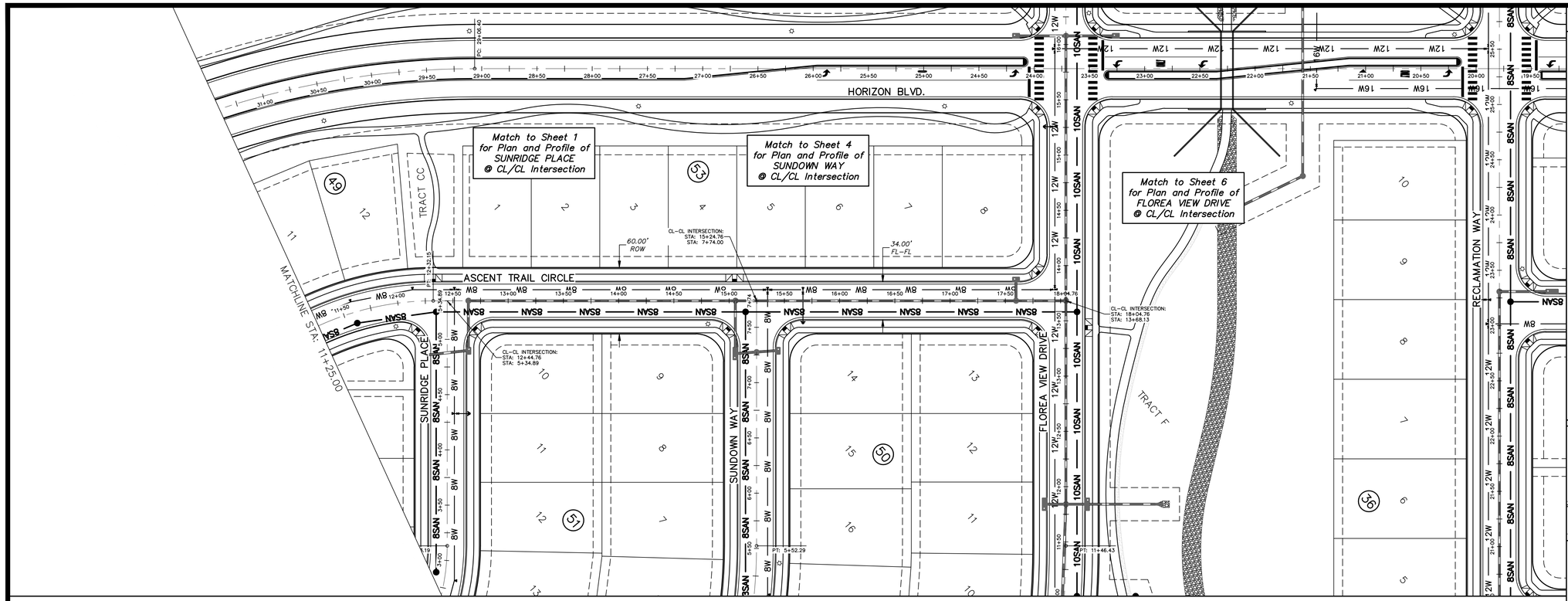
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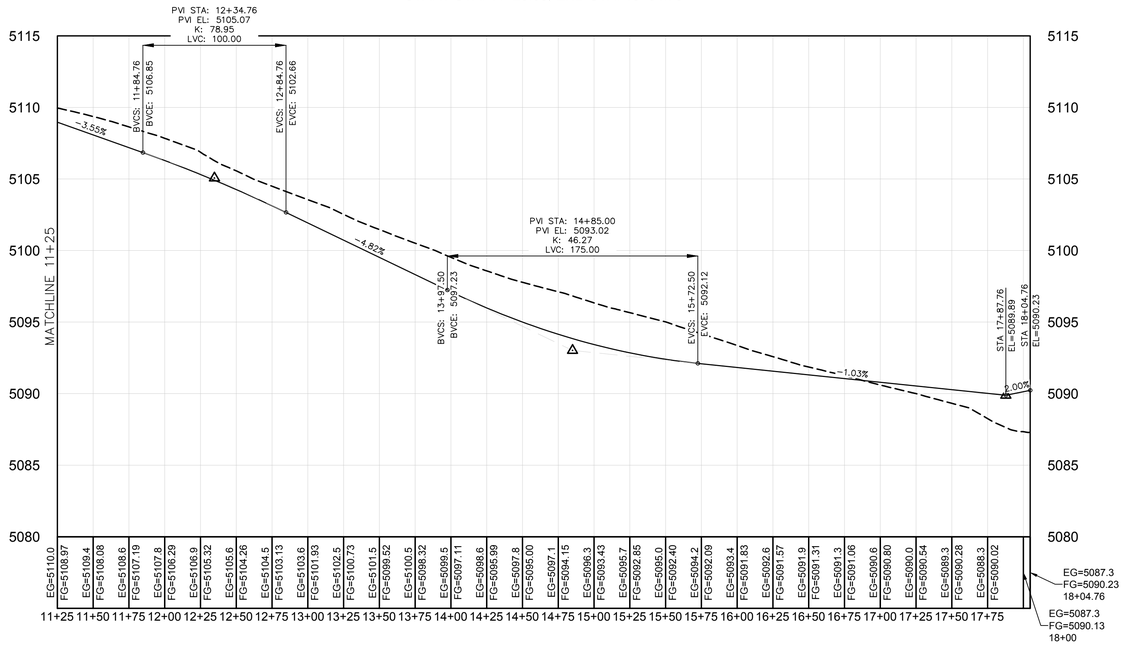
COLLIERS HILL
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SCALE:	1"=50'
SHEET NO:	2

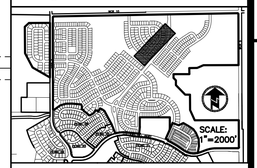


ASCENT TRAIL CIRCLE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 11+25.00, END STA: 18+04.76



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp



0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG - CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
DIAL ELECTRIC, TELEPHONE, CATV AND PARKROAD CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

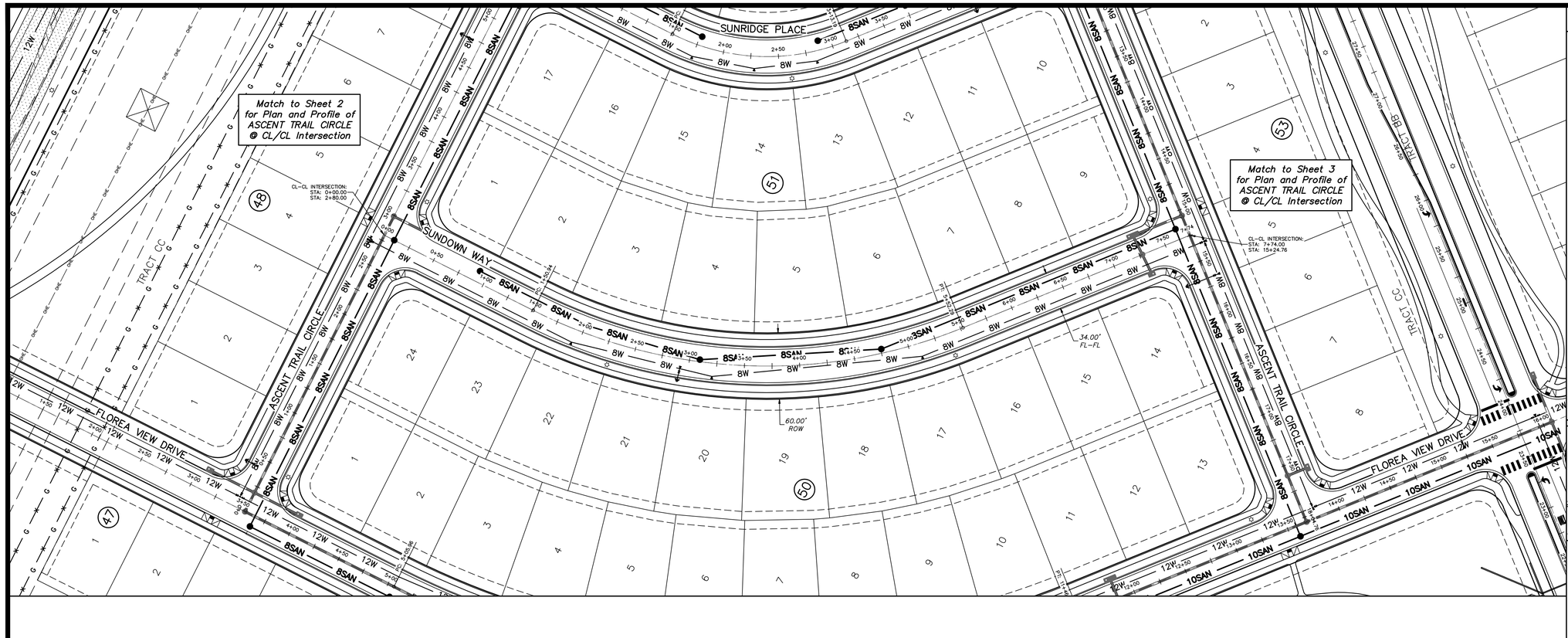
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
ASCENT TRAIL CIRCLE
STA 11+25 - 18+04.76

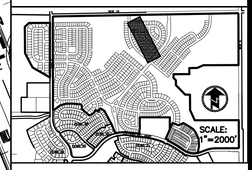
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	ASCENT TRAIL CIRCLE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	3



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

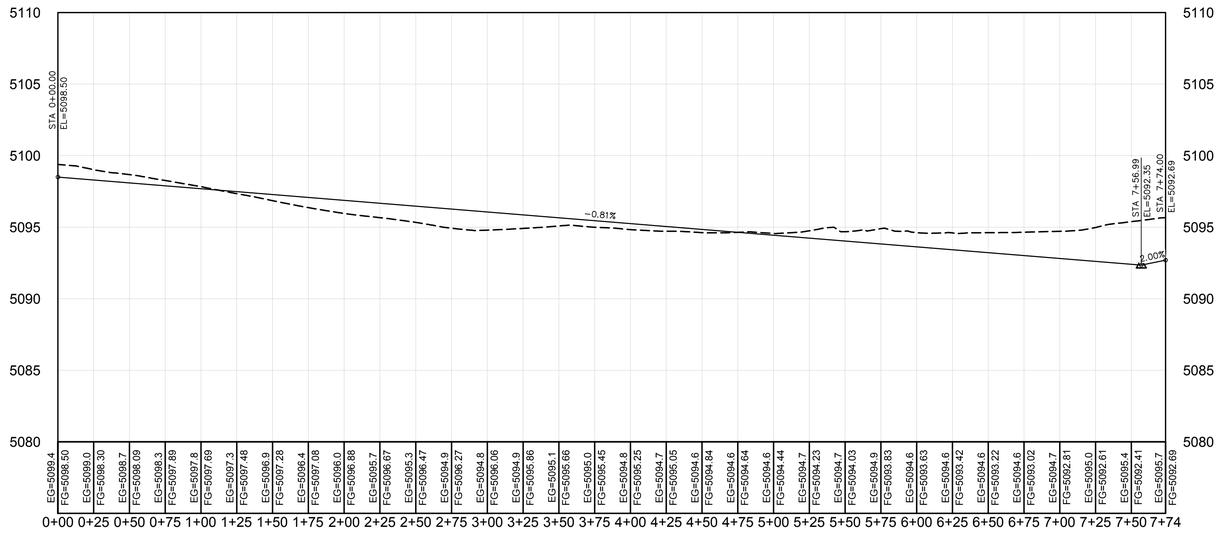
72 HOURS BEFORE YOU DIG, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LOCATION PEDAL LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

SUNDOWN WAY PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 7+74.00





0 50' 100'

SCALE: 1" = 50'

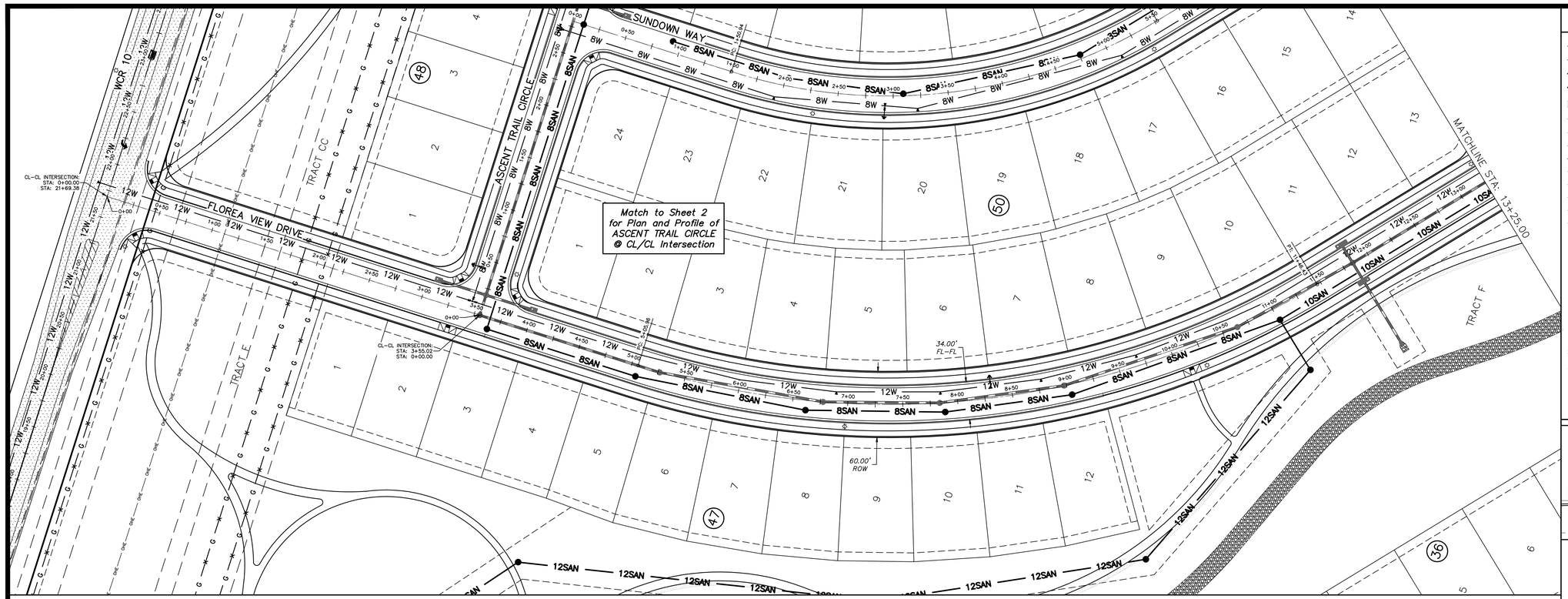
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

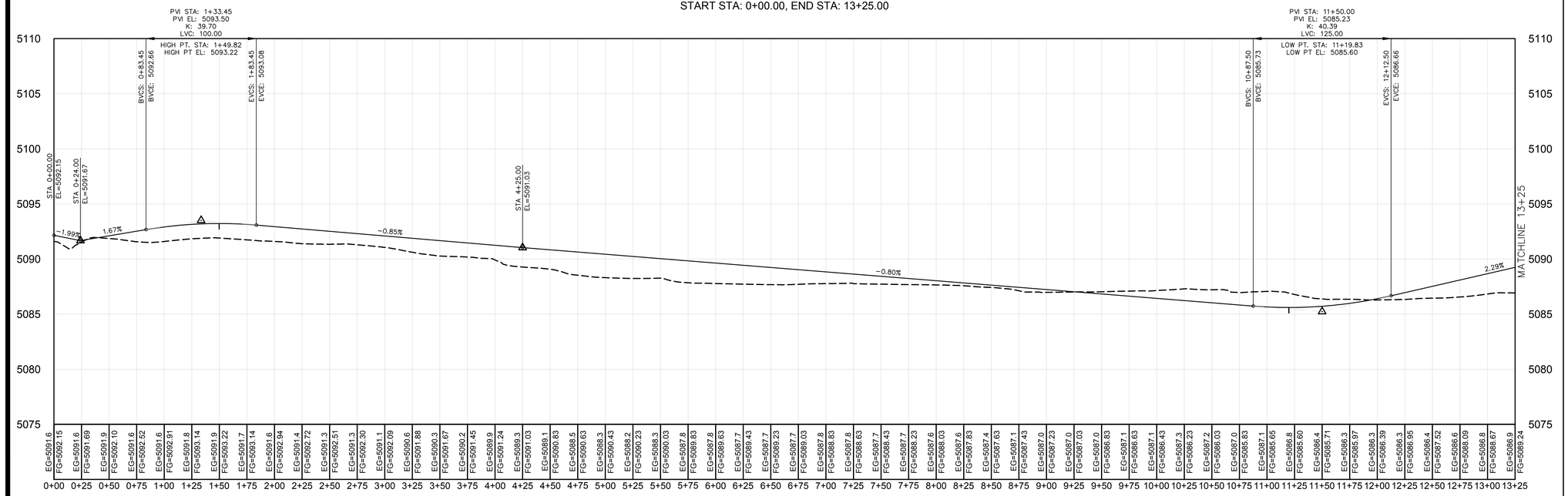
COLLIERS HILL
PRELIMINAY PLAT NO. 2
SUNDOWN WAY
STA 0+00 - 7+74.00

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	SUNDOWN WAY
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	4



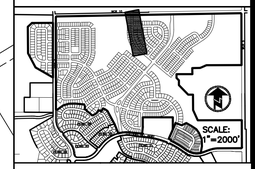
FLOREA VIEW DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 13+25.00



SCALE: 1" = 50'

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- Water Service
- Sewer Service
- Fire Service
- Existing Gas Line
- Ex. Underground Electric
- Ex. Overhead Electric
- Existing Fiber Optic
- Existing Telephone Line
- Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- Install Handicap Ramp



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG - CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKROAD CENTERLINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-17	XX

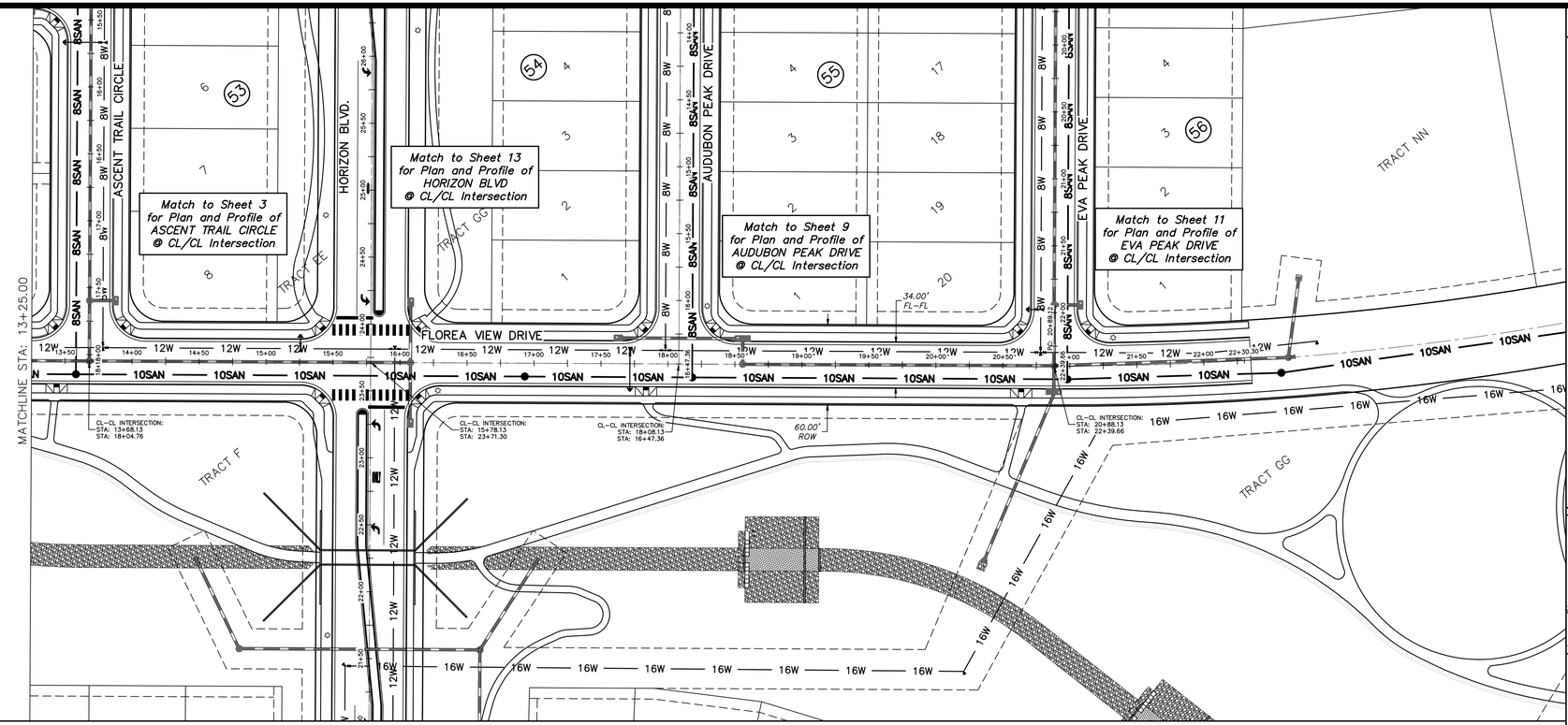
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

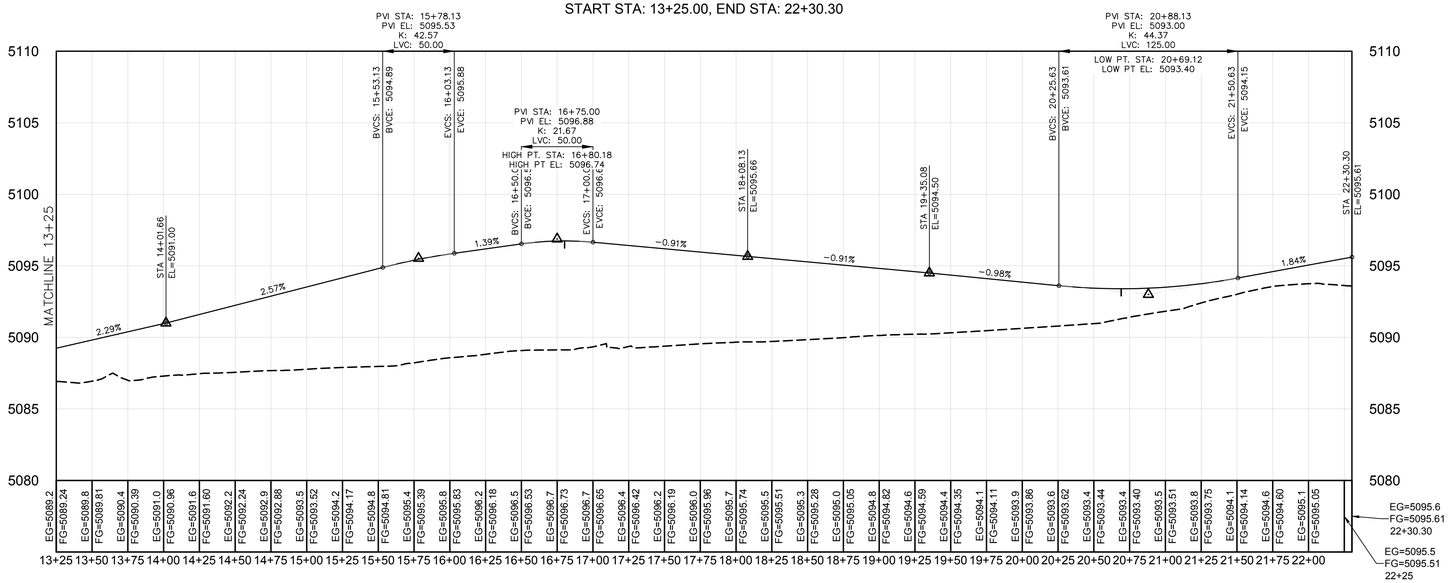
COLLIERS HILL
PRELIMINAY PLAT NO. 2
FLOREA VIEW DRIVE
STA 0+00 - 13+25
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	FLOREA VIEW DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	5

0 50' 100'
SCALE: 1" = 50'

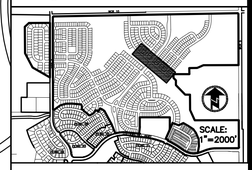


FLOREA VIEW DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 13+25.00, END STA: 22+30.30



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKRIDGE OWNED UTILITIES LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

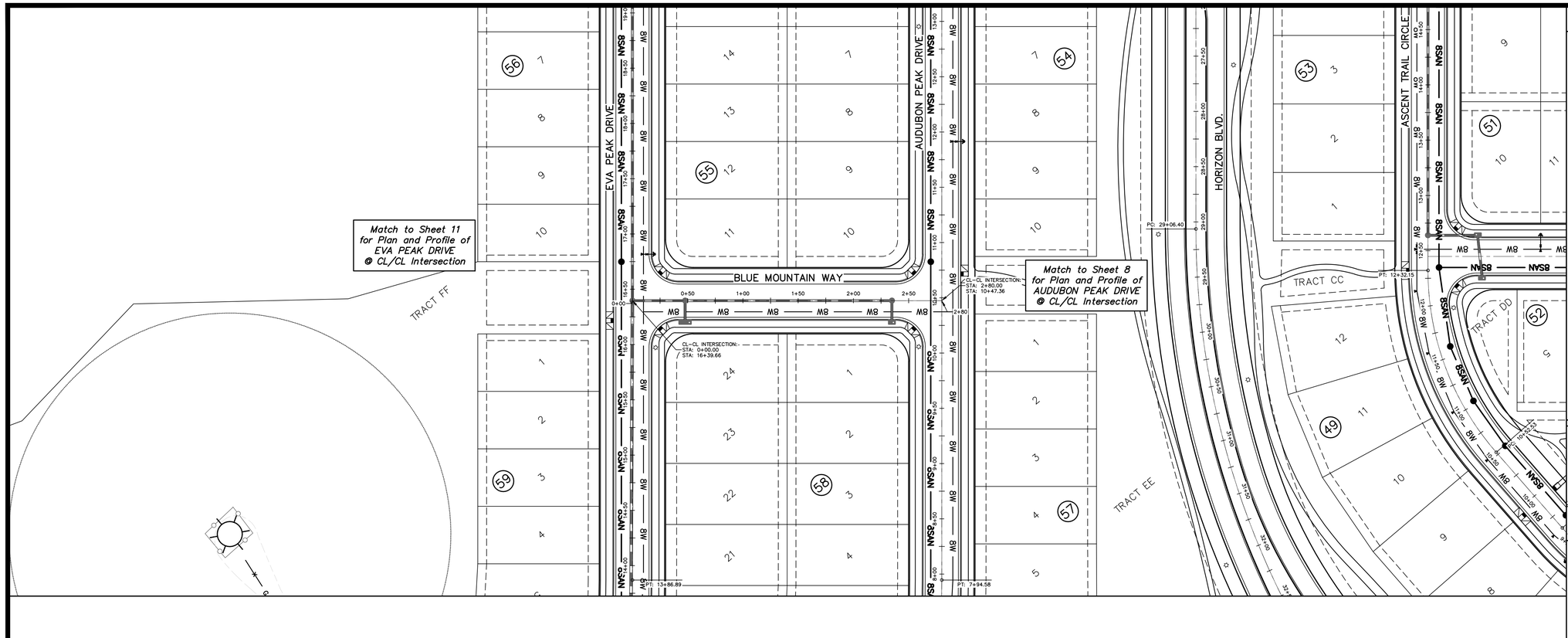
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

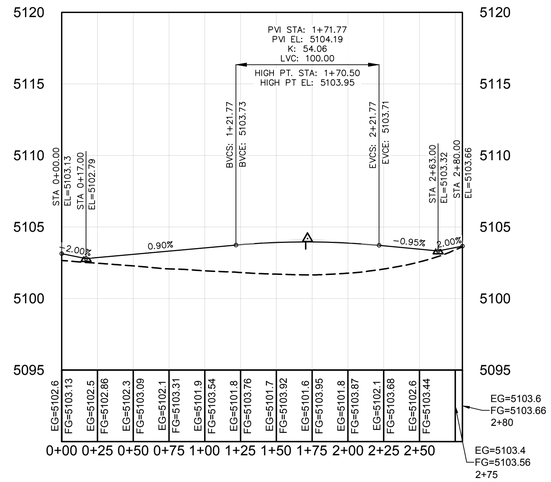
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
FLOREA VIEW DRIVE
STA 13+25 - 22+30.30
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY: RH
DESIGNED BY: JJ
DRAWING NAME: FLOREA VIEW DRIVE
APPROVED BY: JJ
JOB NUMBER: 2527-2
DATE: 4/7/16
SCALE: 1"=50'
SHEET NO: 6

0 50' 100'
SCALE: 1" = 50'





LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

SCALE: 1" = 50'

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV, AND PARKRIDGE CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

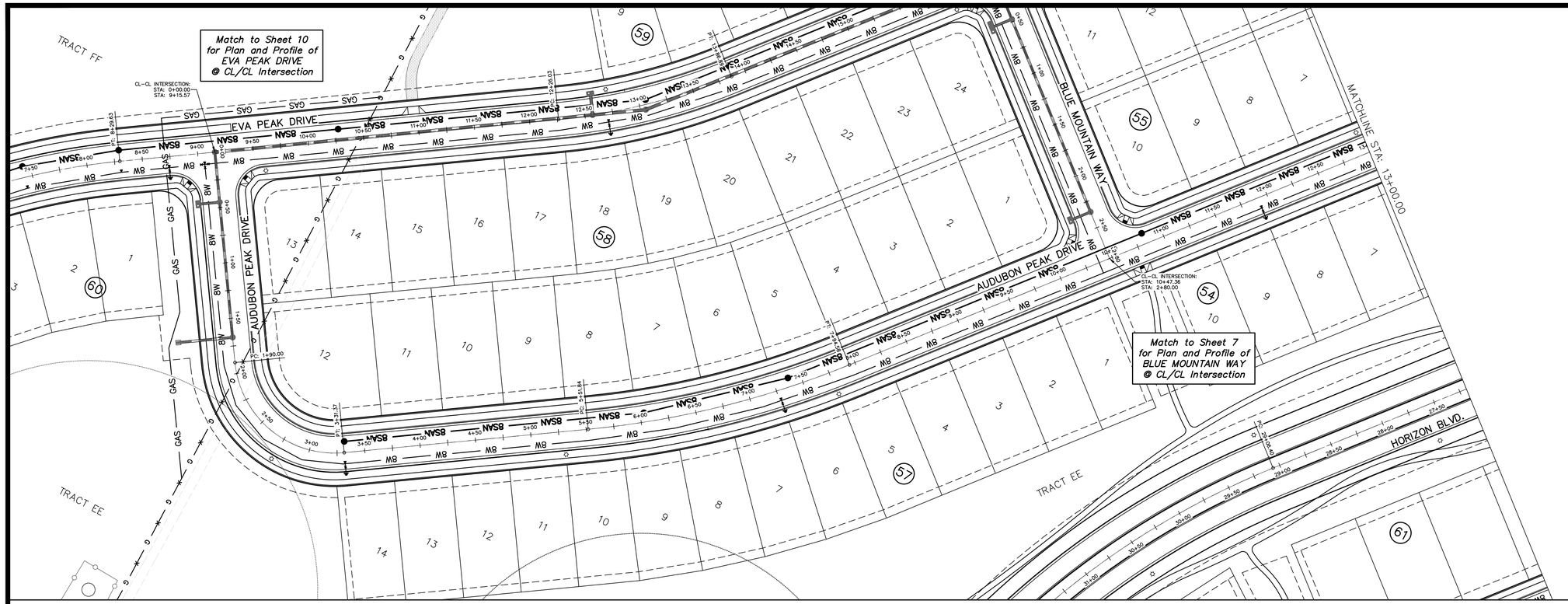
HURST

CIVIL ENGINEERING
PLANNING
SURVEYING

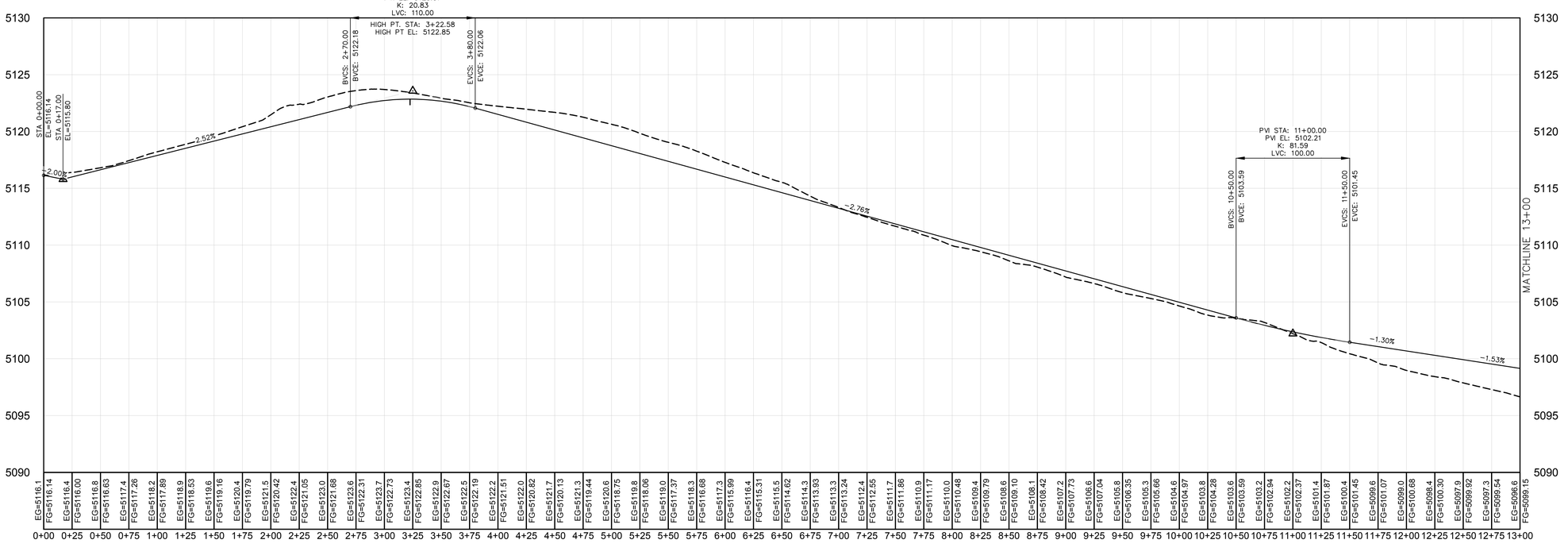
COLLIERS HILL
PRELIMINAY PLAT NO. 2
BLUE MOUNTAIN WAY
STA 0+00 - 2+80

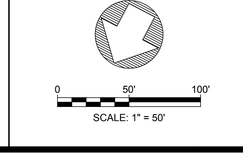
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	BLUE MOUNTAIN WA
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	7



AUDUBON PEAK DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 13+00.00





LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKADALE CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

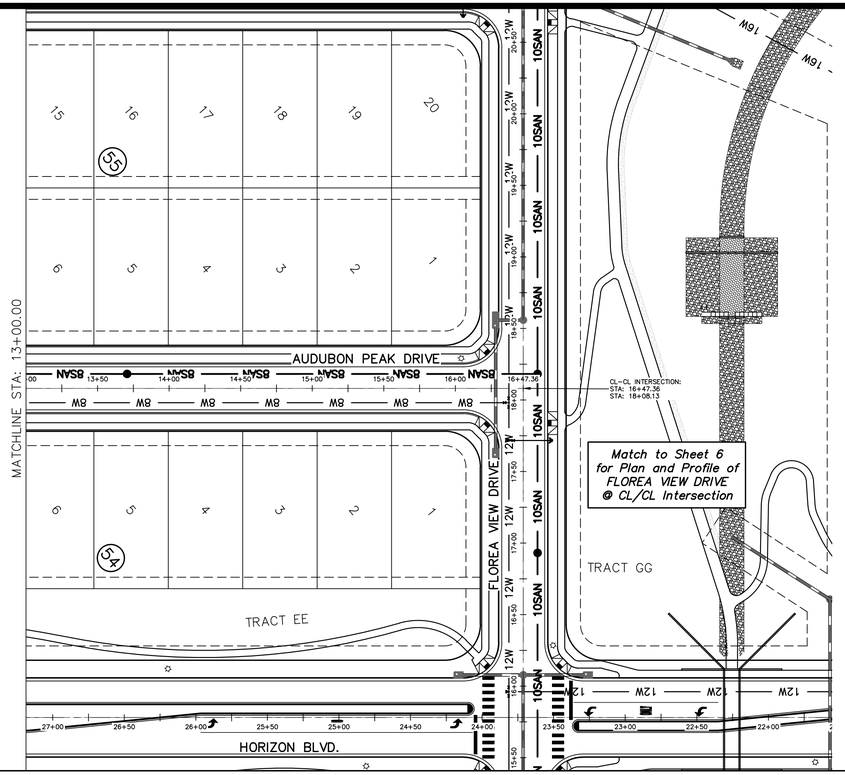
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

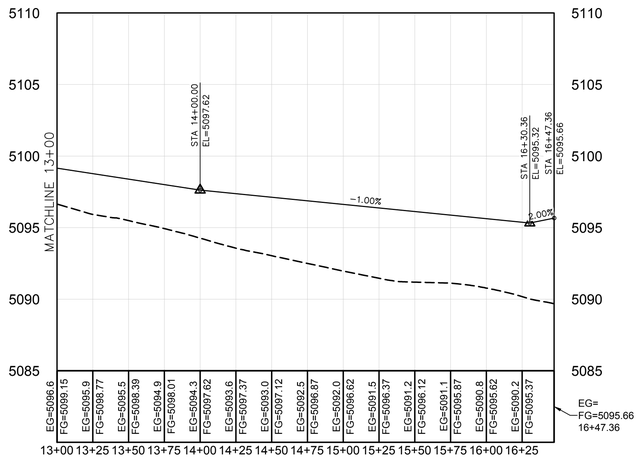
COLLIERS HILL
PRELIMINAY PLAT NO. 2
AUDUBON PEAK DRIVE
STA 0+00 - 13+00

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	AUDUBON PEAK DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	8

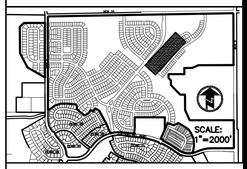


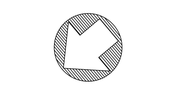
AUDUBON PEAK DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 13+00.00, END STA: 16+47.36



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp





SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKRIDGE CANYON PIPELINE LOCATIONS

REVISIONS

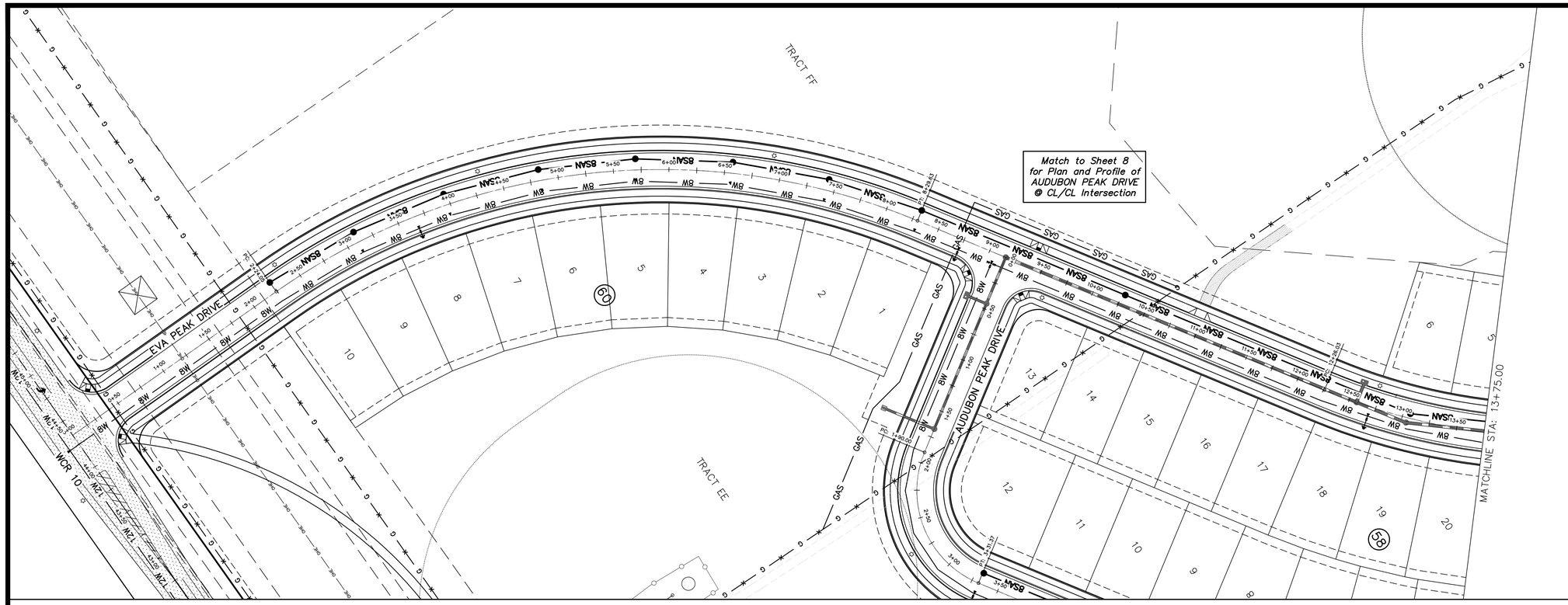
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

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2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

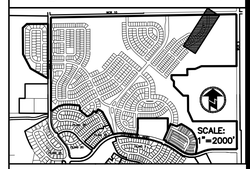
COLLIERS HILL
PRELIMINAY PLAT NO. 2
AUDUBON PEAK DRIVE
STA 13+00 - 16+47.36
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	AUDUBON PEAK DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	9

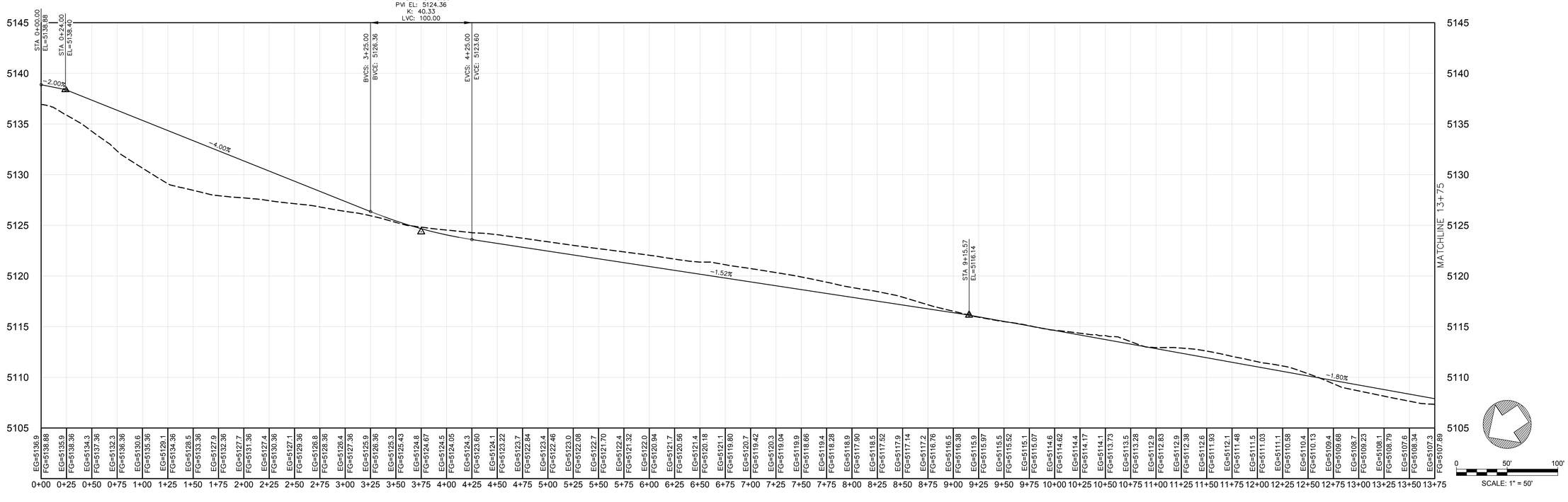


LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp



EVA PEAK DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 13+75.00



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LOCATION PHONE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

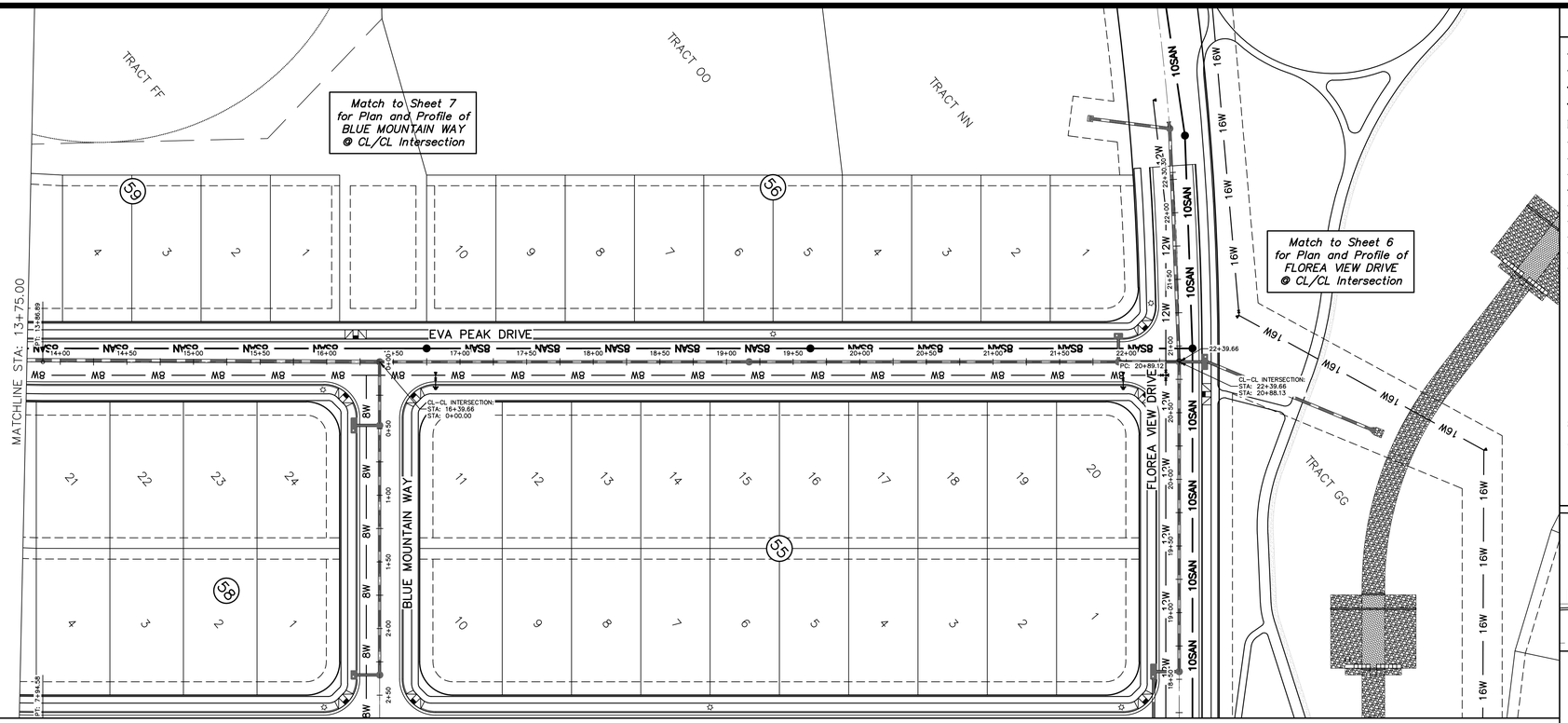
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

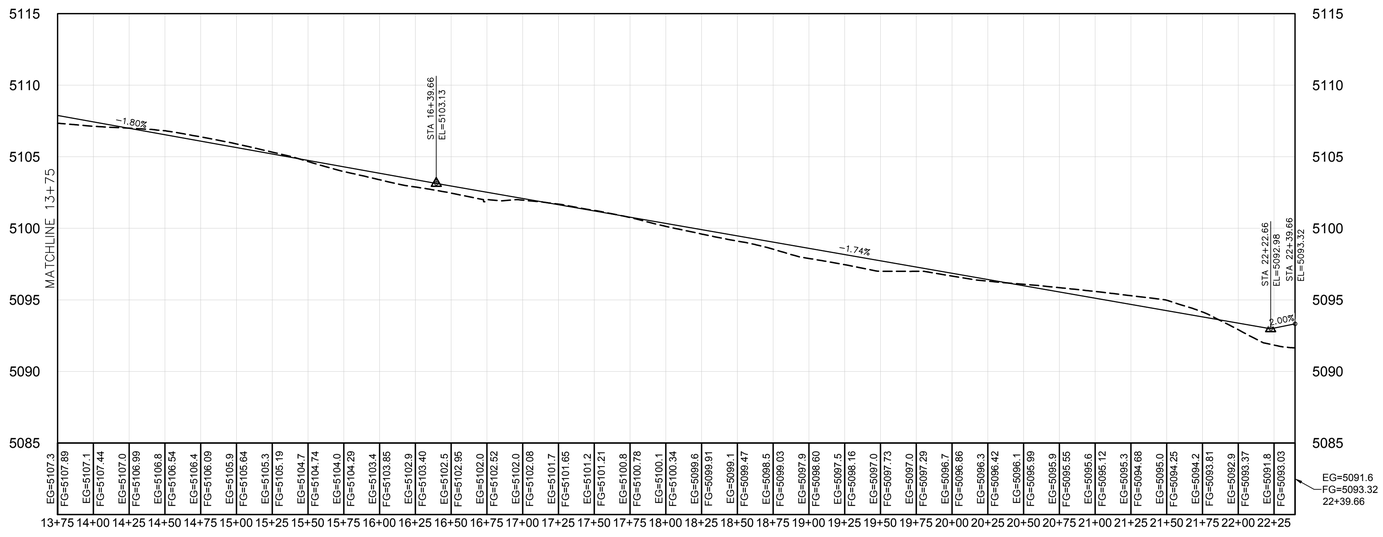
COLLIERS HILL
PRELIMINAY PLAT NO. 2
EVA PEAK DRIVE
STA 0+00 - 13+75

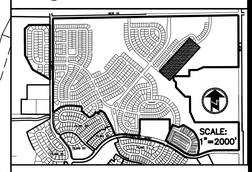
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	EVA PEAK DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	10



EVA PEAK DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 13+75.00, END STA: 22+39.66





LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKMALE CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

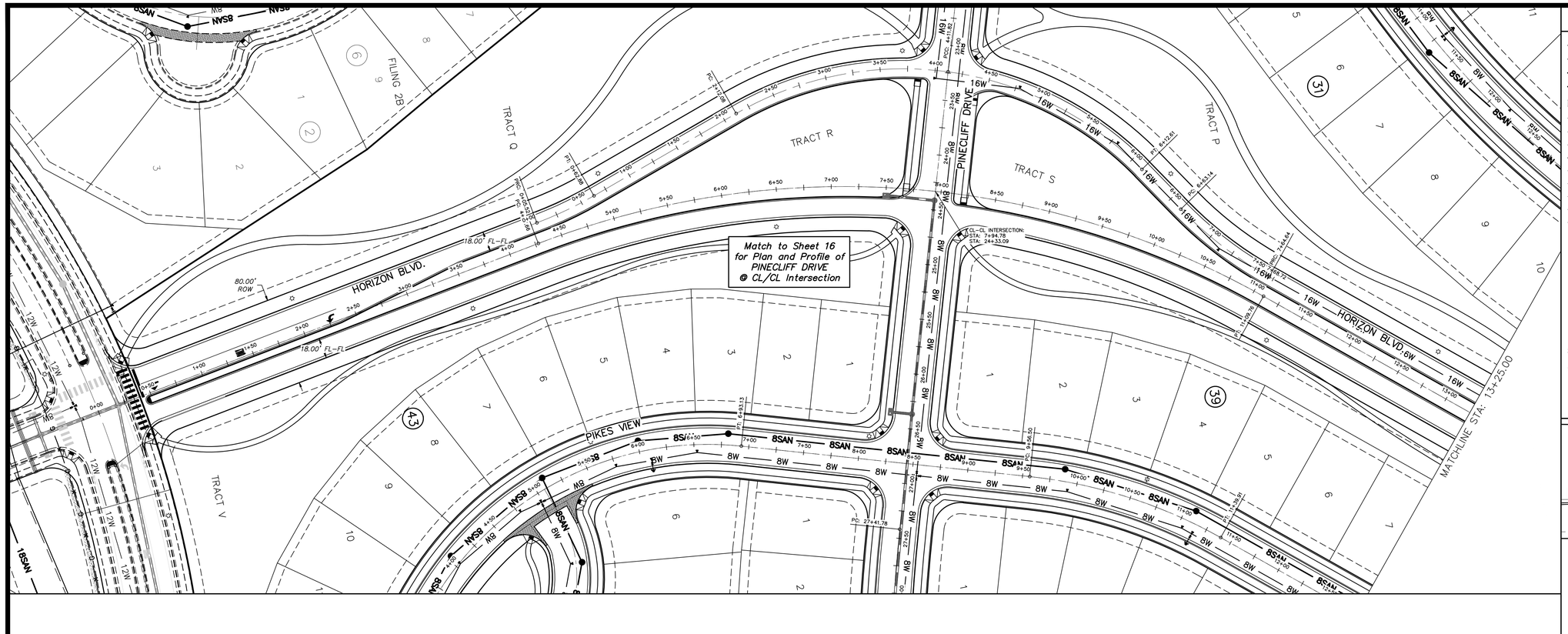
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

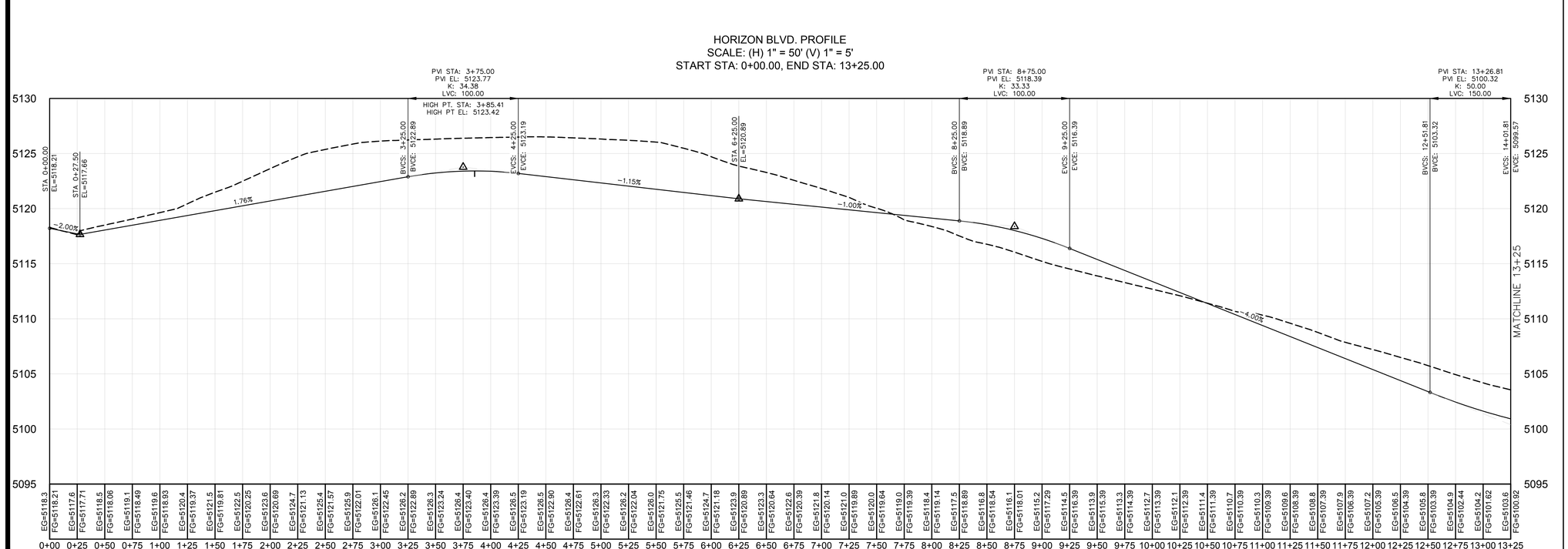
COLLIERS HILL
PRELIMINAY PLAT NO. 2
EVA PEAK DRIVE
STA 13+75 - 22+39.66

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC



DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	EVA PEAK DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	11





LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV, AND PARKING LOCATION PHONE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

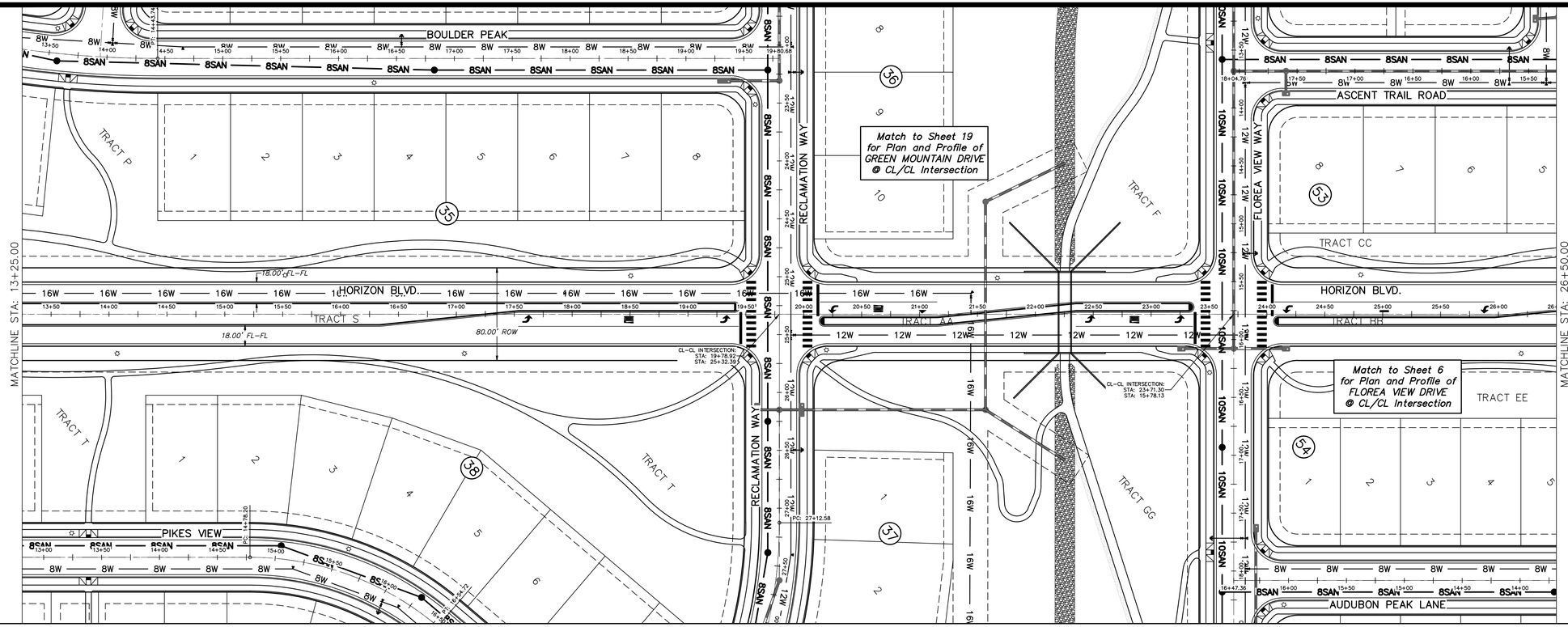
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

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CIVIL ENGINEERING
PLANNING
SURVEYING

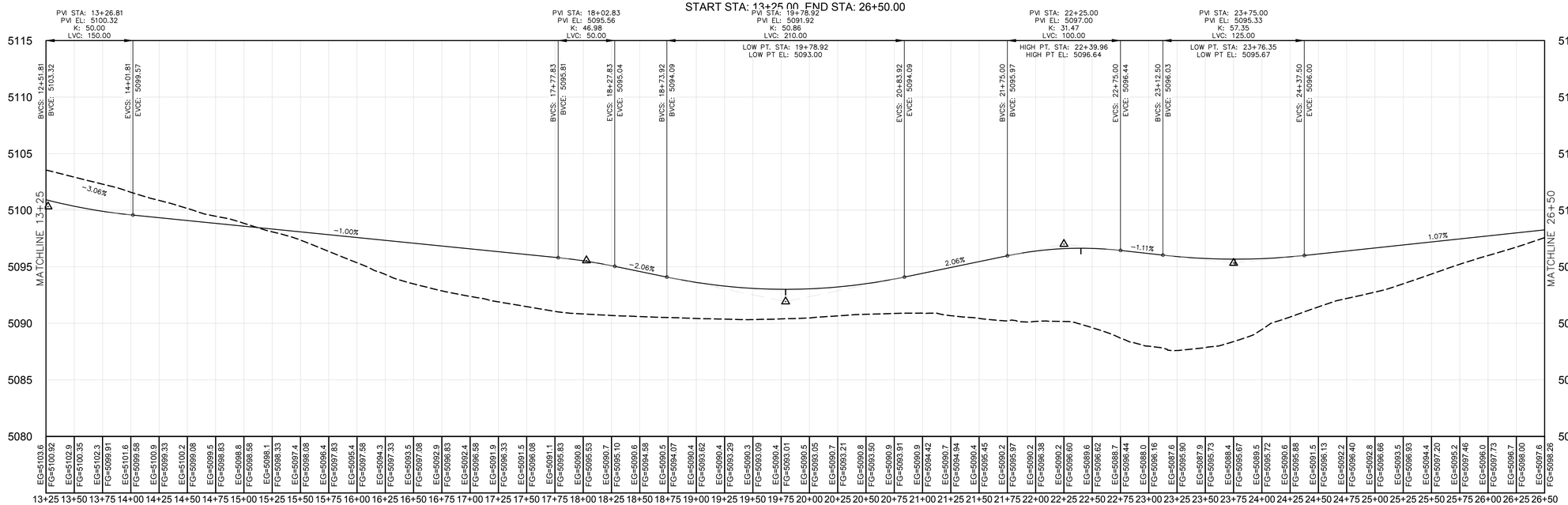
COLLIERS HILL
PRELIMINAY PLAT NO. 2
HORIZON BLVD.
STA 0+00 -13+25

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	HORIZON BLVD
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	12

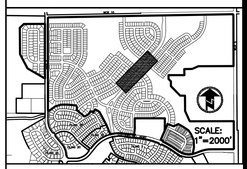


HORIZON BLVD. PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 13+25.00 END STA: 26+50.00



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKRIDGE CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

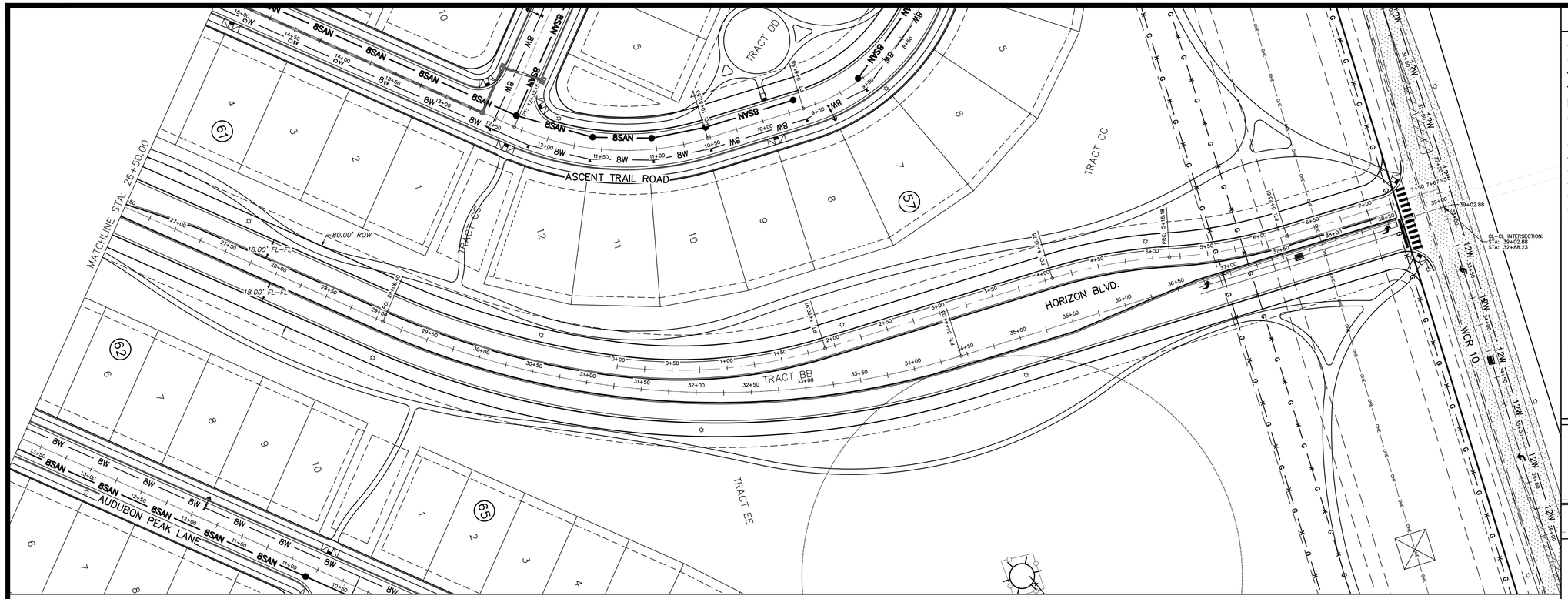
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

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CIVIL ENGINEERING
PLANNING
SURVEYING

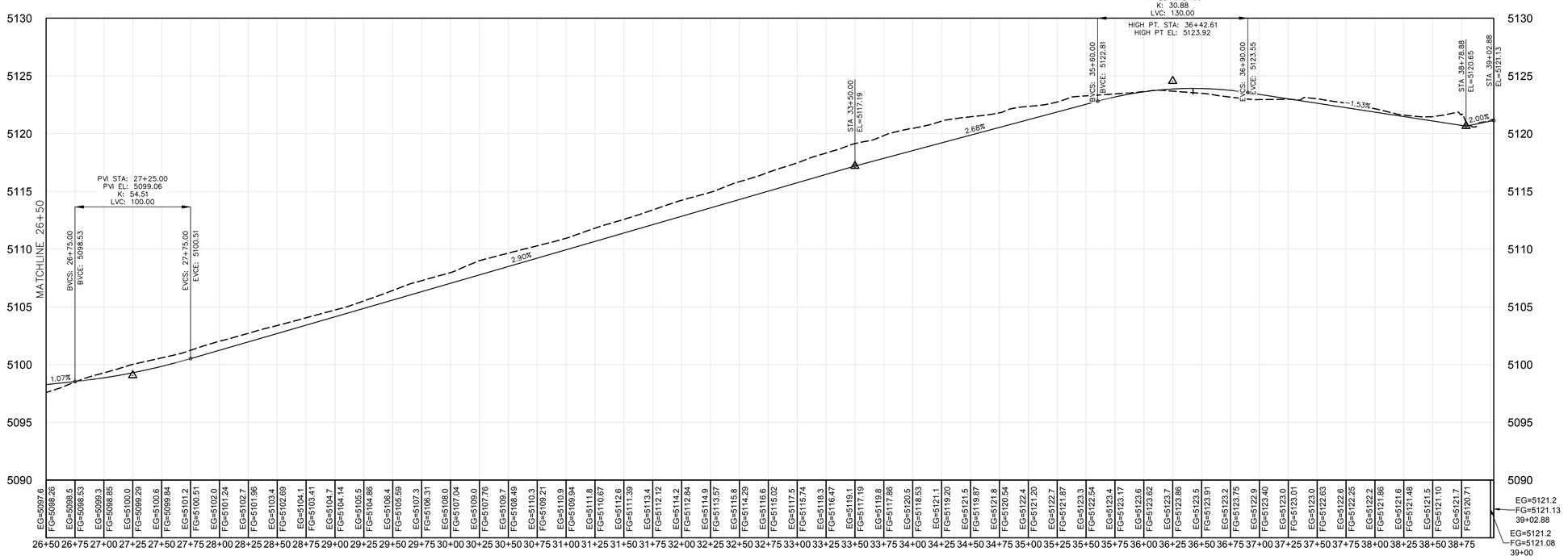
COLLIERS HILL
PRELIMINAY PLAT NO. 2
HORIZON BLVD
STA 13+25 -26+50

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	HORIZON BLVD
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	13



HORIZON BLVD. PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 26+50.00, END STA: 39+02.88



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

SCALE: 1" = 2000'

0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV, AND PARKING LAYOUTS PLEASE LOCATE

REVISIONS

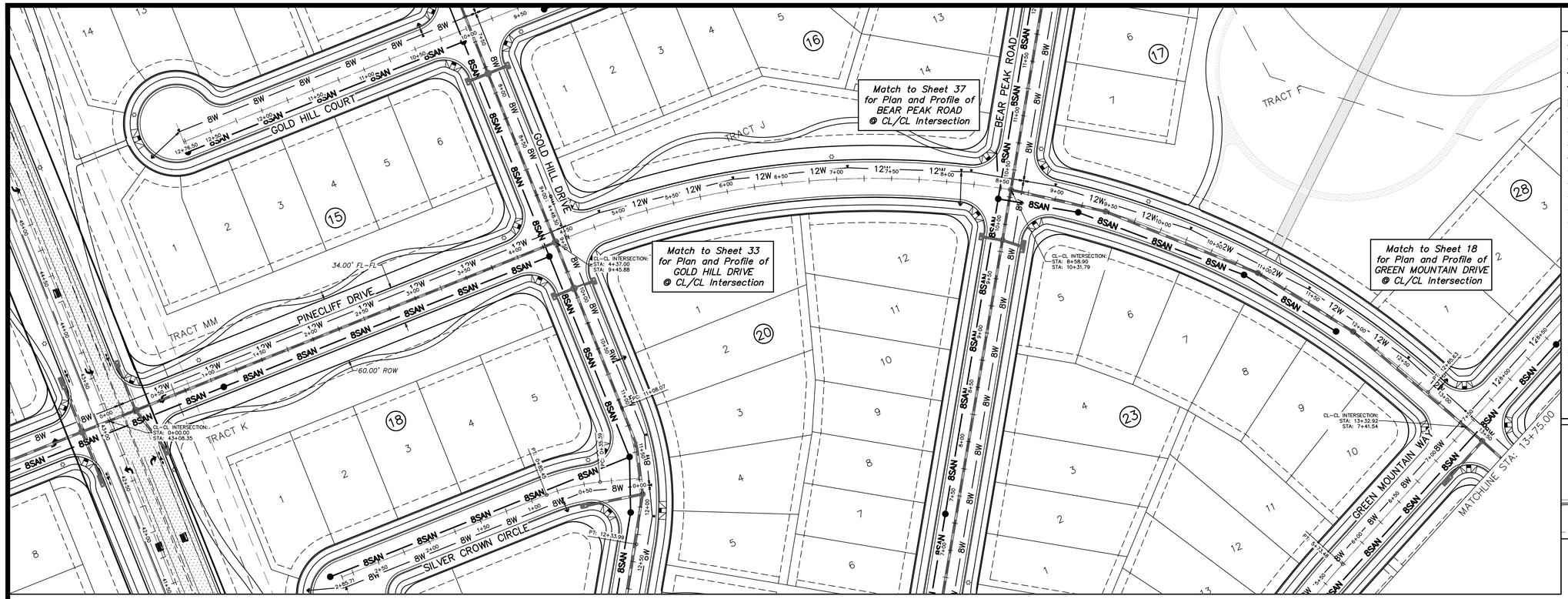
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
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Boulder, CO 80304
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HURST
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COLLIERS HILL
PRELIMINAY PLAT NO. 2
HORIZON BLVD
STA 26+50 - 39+02.88
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

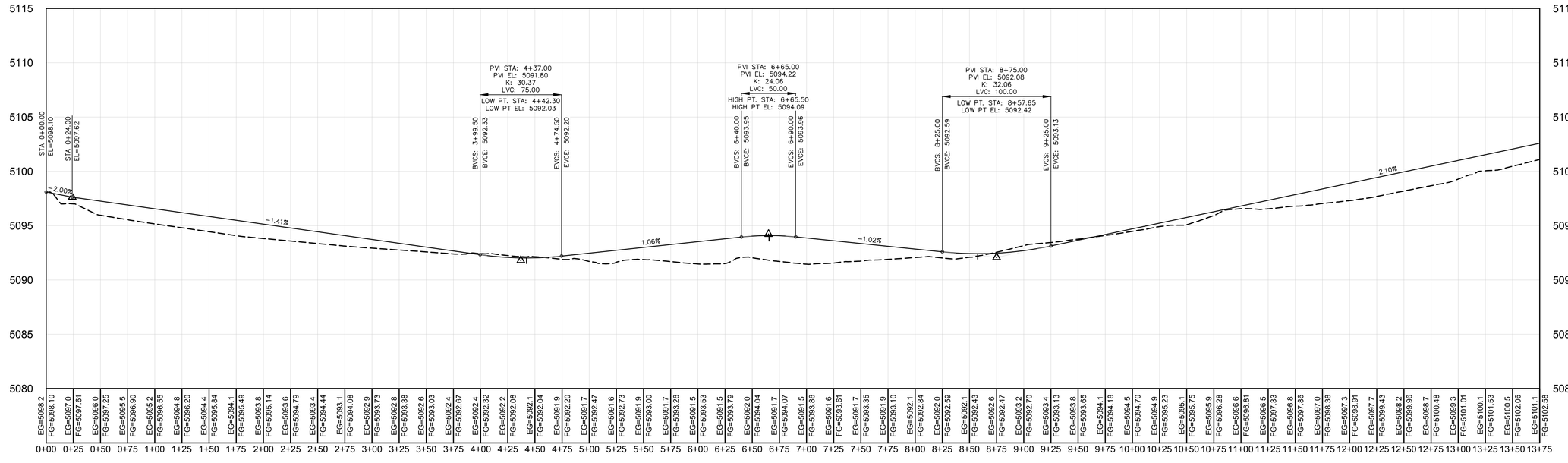
DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	HORIZON BLVD
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	14



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

PINECLIFF DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 13+75.00



0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKROAD CANYON PIPELINE LOCATIONS

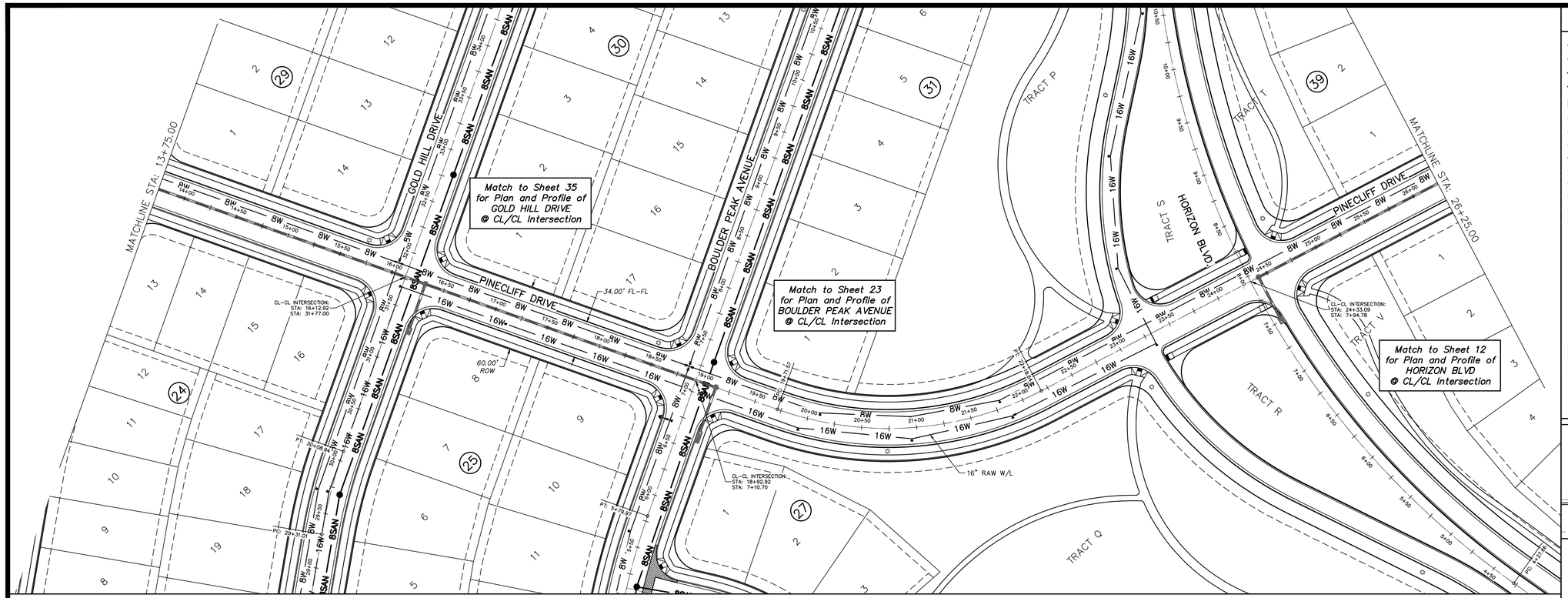
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-16	XX

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Boulder, CO 80304
303.449.9105

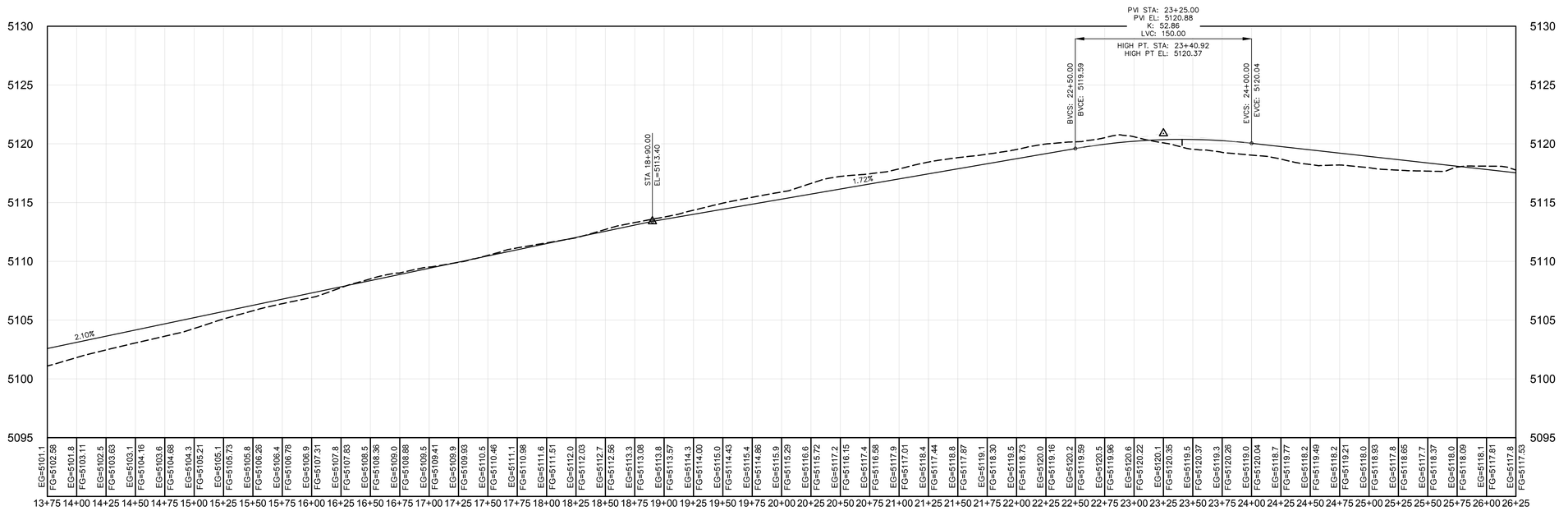
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
PINECLIFF DRIVE
STA 0+00 - 13+75
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	PINECLIFF DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	15



PINECLIFF DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 13+75.00, END STA: 26+25.00



SCALE: 1" = 50'

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
CATV, ELECTRIC, TELEPHONE, CATV AND PARKROAD CANYON PIPELINE LOCATIONS

REVISIONS

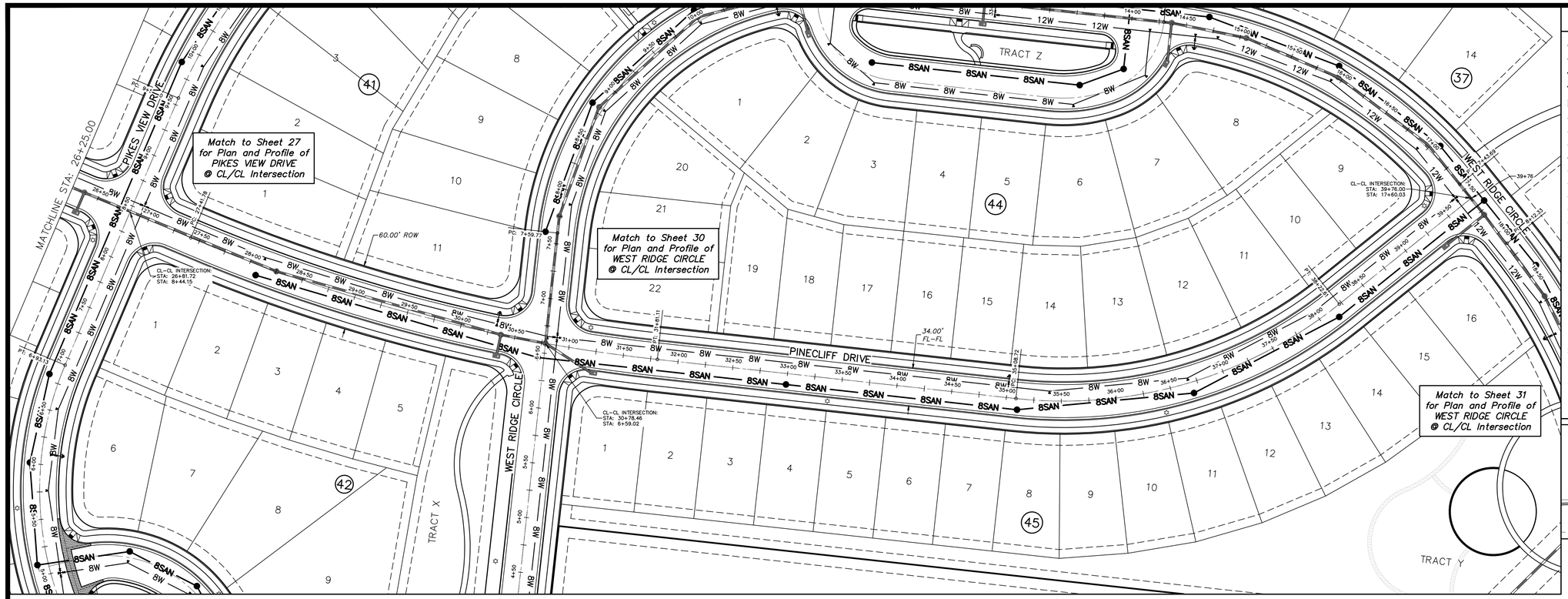
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

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Boulder, CO 80304
303.449.9105

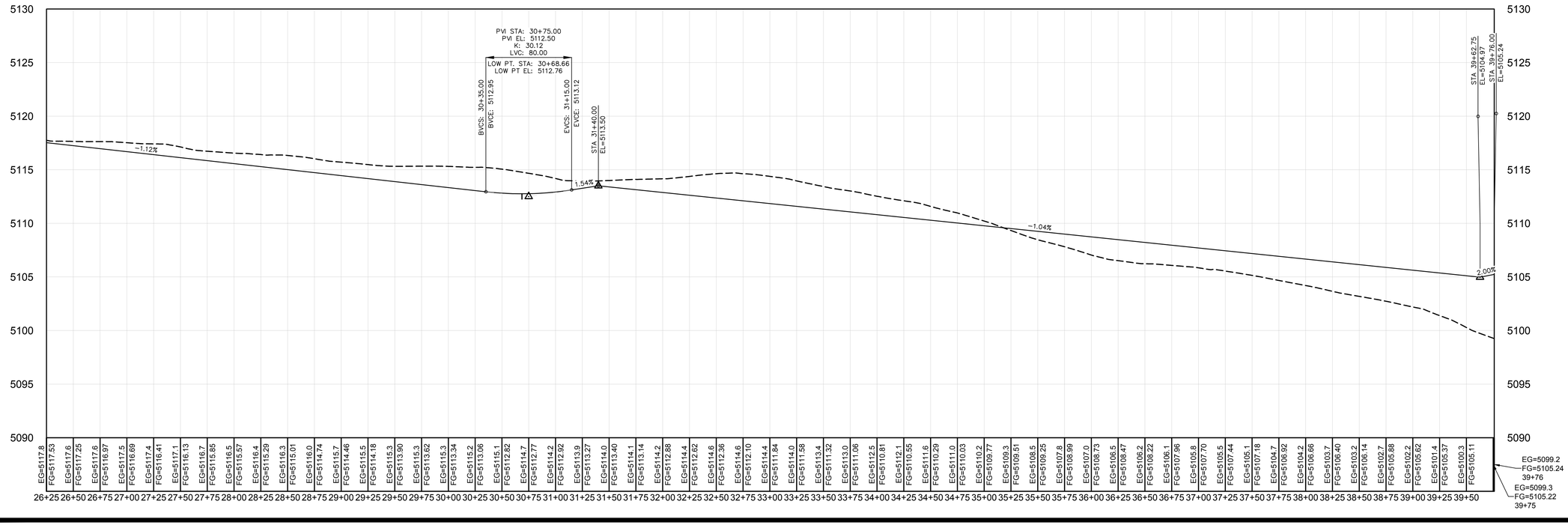
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
PINECLIFF DRIVE
STA 13+75 - 26+25
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	PINECLIFF-DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	16



PINECLIFF DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 26+25.00, END STA: 39+76.00



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (NC) Install Handicap Ramp

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LOT/STREET LIGHTING LOCATIONS

REVISIONS

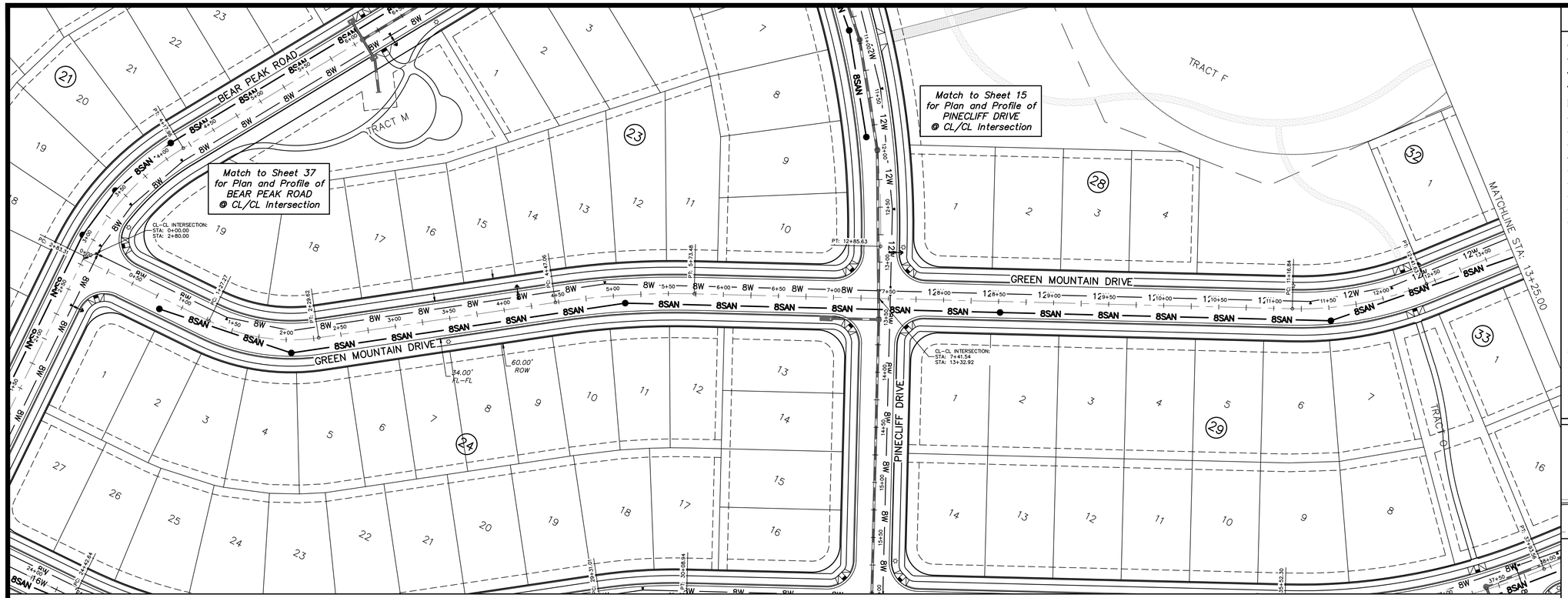
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

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Boulder, CO 80304
303.449.9105

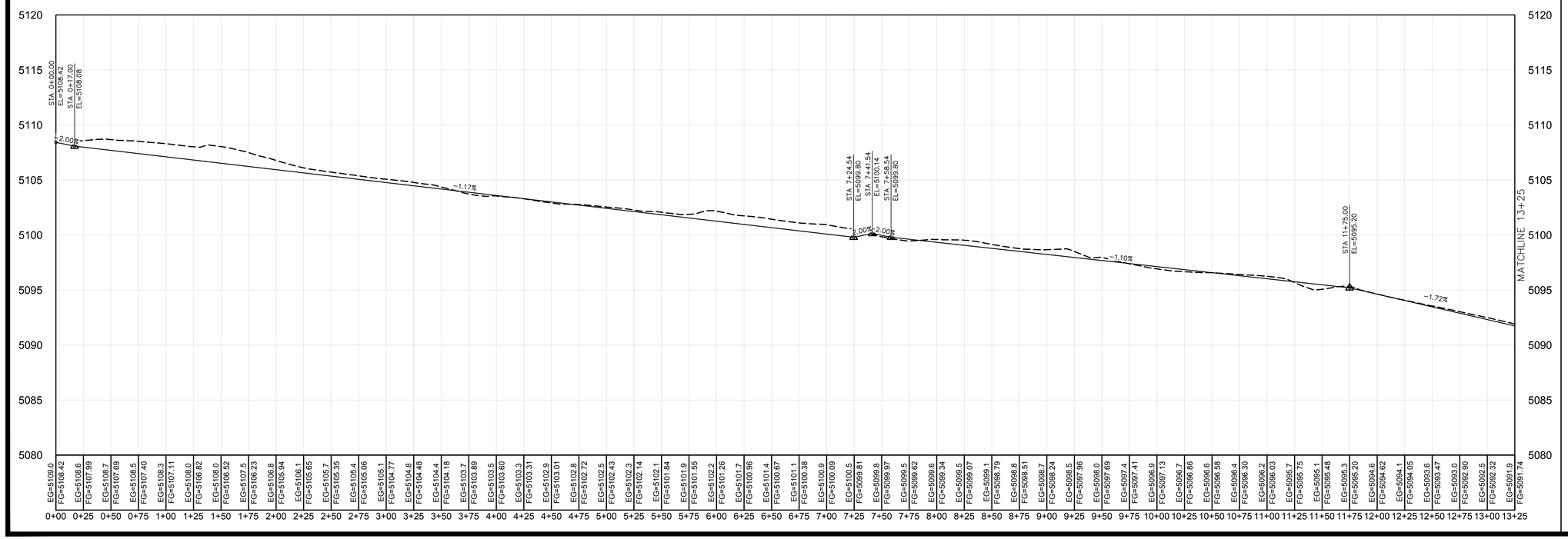
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
PINECLIFF DRIVE
STA 26+25 - 39+76
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	PINECLIFF DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	17

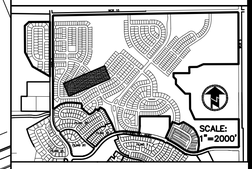


GREEN MOUNTAIN DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 13+25.00



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (NC) Install Handicap Ramp



0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKRIDGE CANYON PIPELINE LOCATIONS

REVISIONS

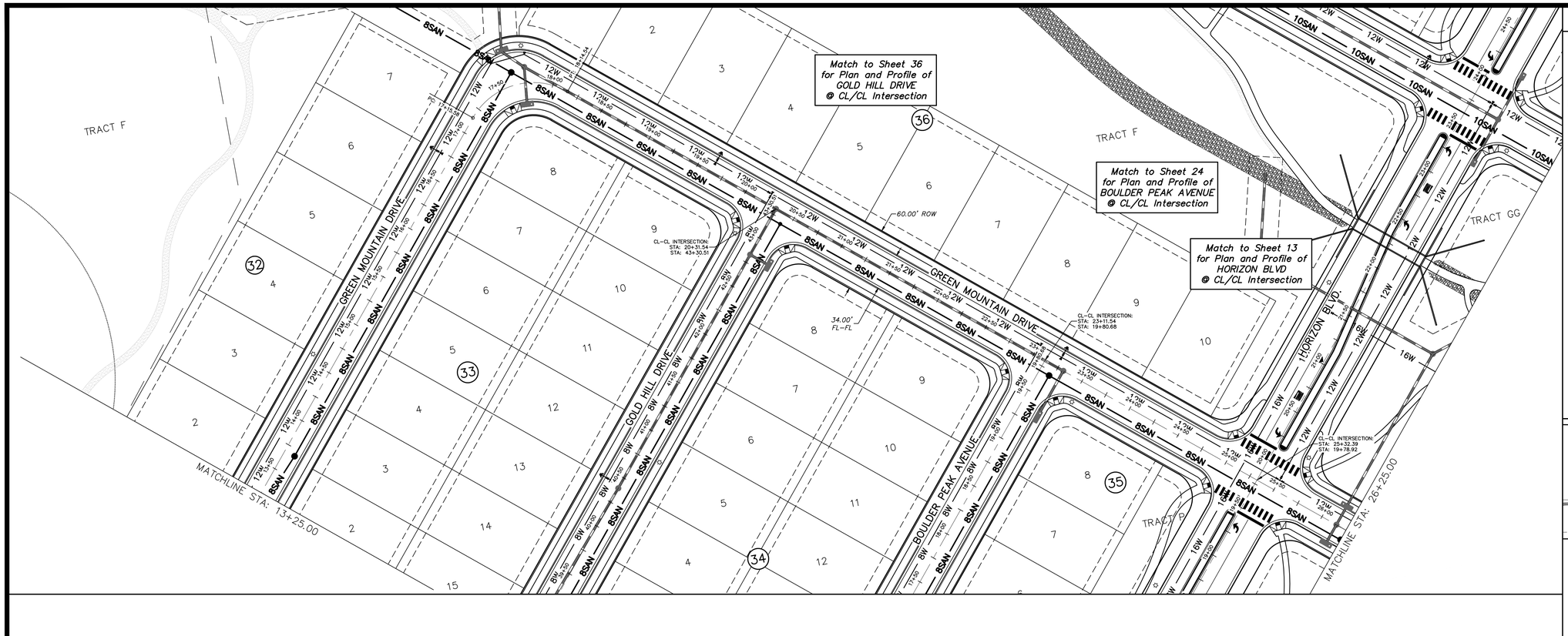
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

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2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
GREEN MOUNTAIN DRIVE
STA 0+00 -13+25
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

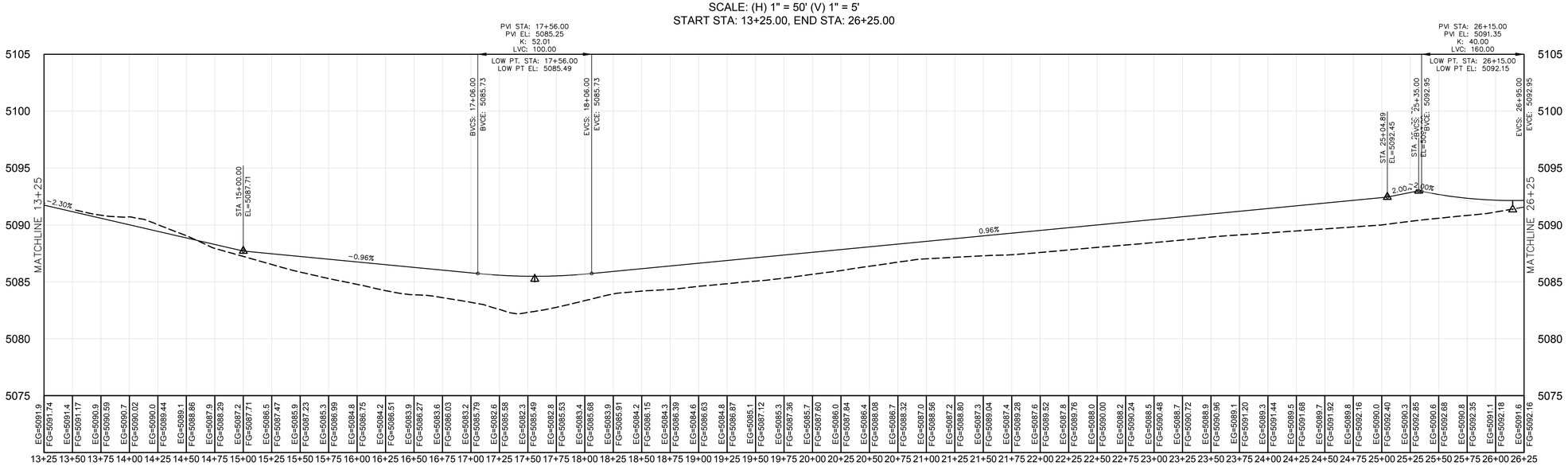
DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	GREEN MOUNTAIN DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	18



GREEN MOUNTAIN DRIVE PROFILE

SCALE: (H) 1" = 50' (V) 1" = 5'

START STA: 13+25.00, END STA: 26+25.00



SCALE: 1" = 50'

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- Water Service
- Sewer Service
- Fire Service
- Existing Gas Line
- Ex. Underground Electric
- Ex. Overhead Electric
- Existing Fiber Optic
- Existing Telephone Line
- Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- Install Handicap Ramp

SCALE: 1"=2000'

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

DIAL ELECTRIC, TELEPHONE, CATV AND PARKROAD CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

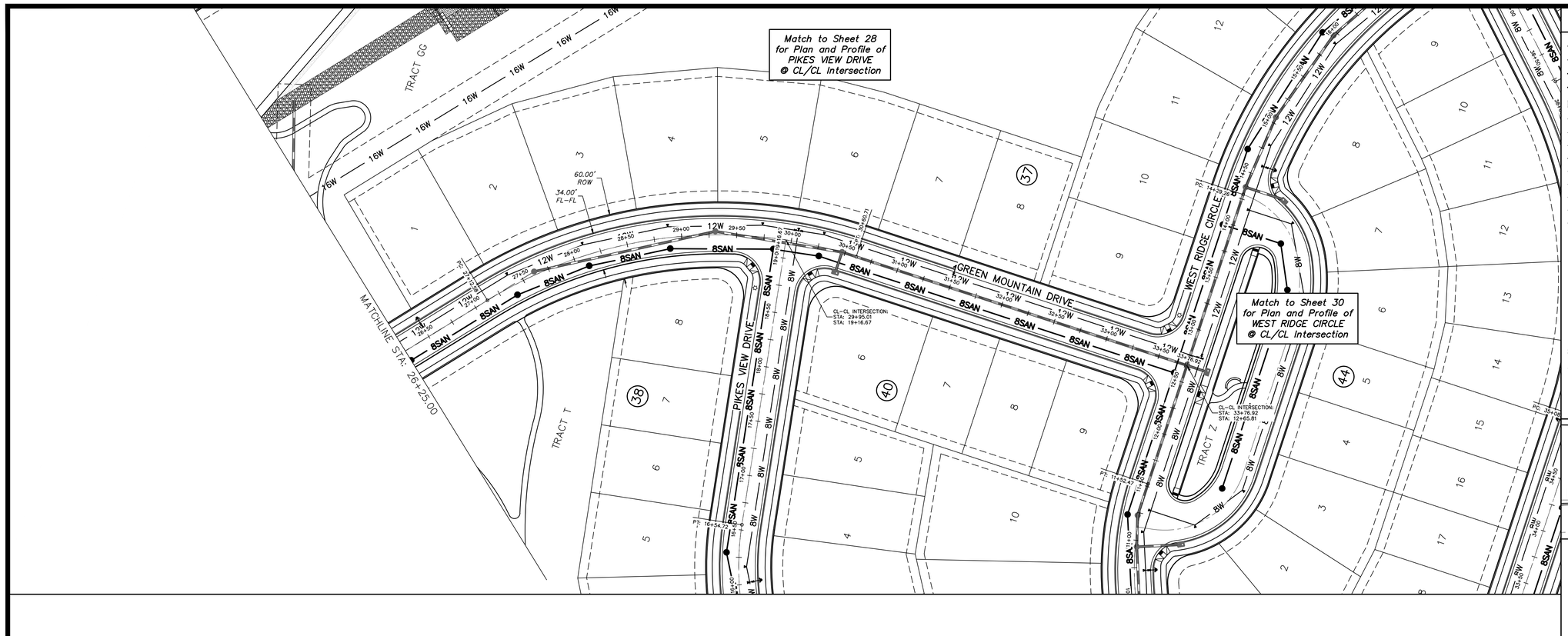
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
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SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
GREEN MOUNTAIN DRIVE
STA 13+25 -26+25

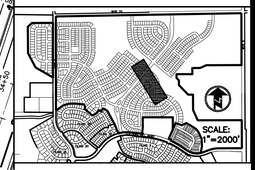
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	GREEN MOUNTAIN DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	19



LEGEND

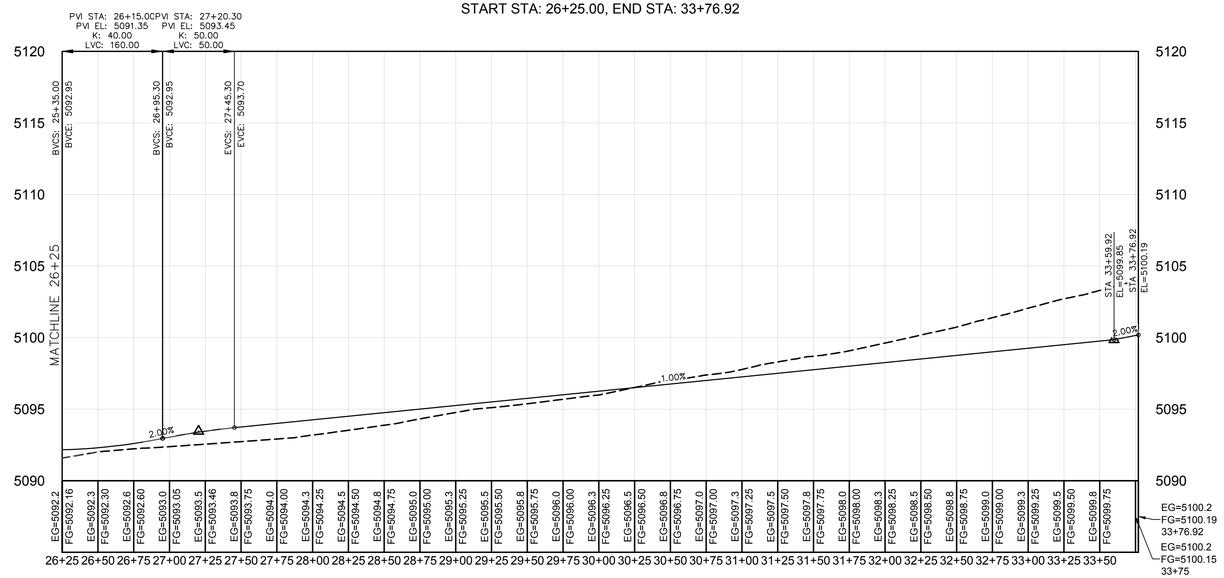
- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



GREEN MOUNTAIN DRIVE PROFILE

SCALE: (H) 1" = 50' (V) 1" = 5'

START STA: 26+25.00, END STA: 33+76.92



0 50' 100'

SCALE: 1" = 50'

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

CATS, ELECTRIC, TELEPHONE, CATV, AND PARKRIDGE CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

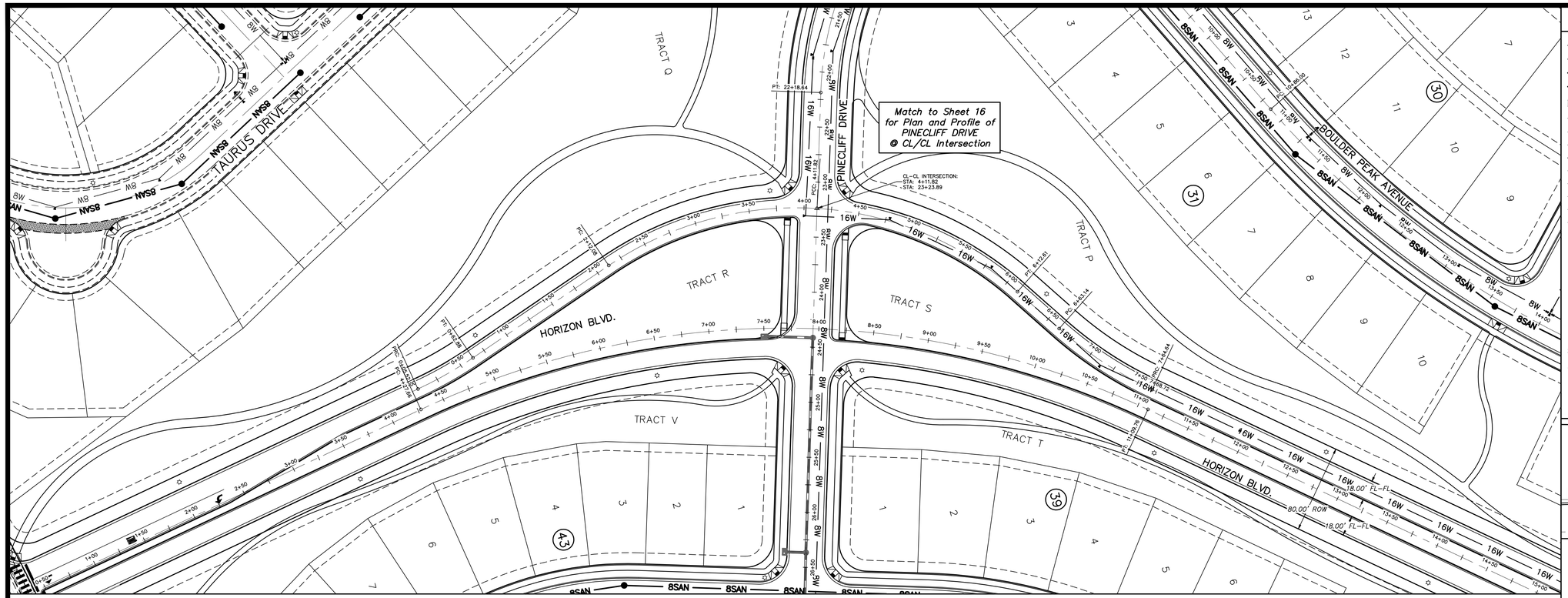
HURST

CIVIL ENGINEERING
PLANNING
SURVEYING

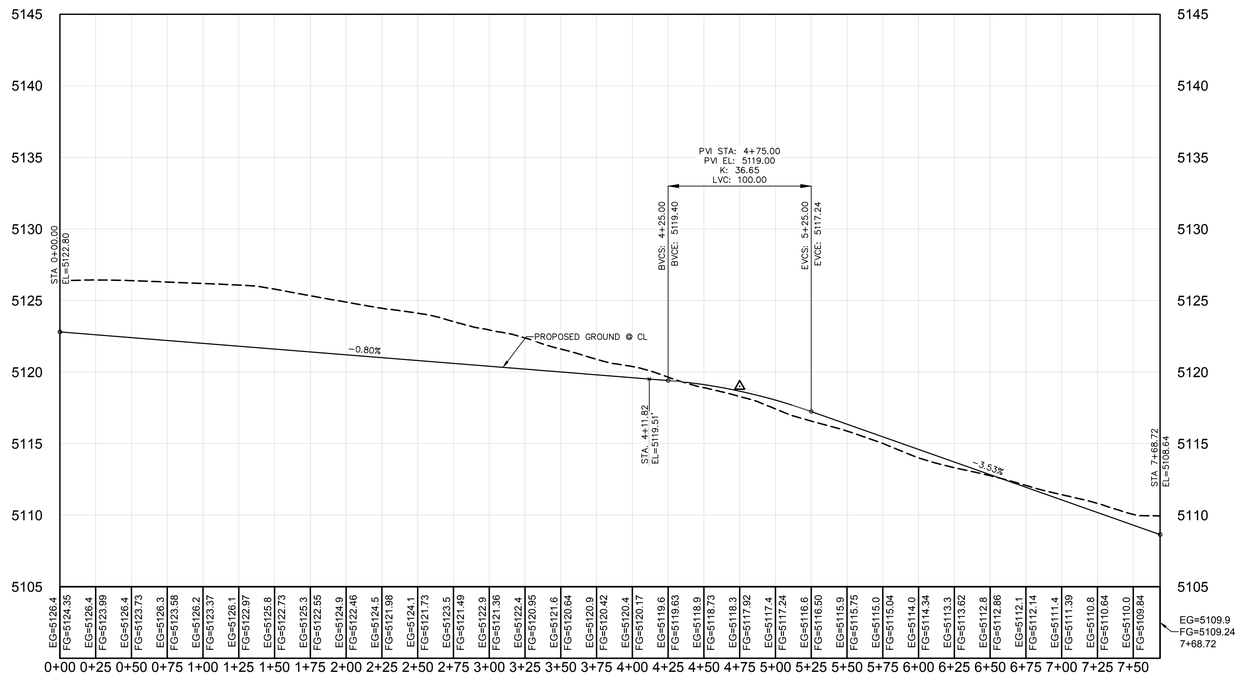
COLLIERS HILL
PRELIMINAY PLAT NO. 2
GREEN MOUNTAIN DRIVE
STA 26+25 - 33+76.92

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	GREEN MOUNTAIN DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	20



HORIZON SOUTH OFFSET PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 7+68.72



SCALE: 1" = 50'

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- Water Service
- Sewer Service
- Fire Service
- Existing Gas Line
- Ex. Underground Electric
- Ex. Overhead Electric
- Existing Fiber Optic
- Existing Telephone Line
- Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- Install Handicap Ramp

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
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72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV, AND PARKROAD CENTERLINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

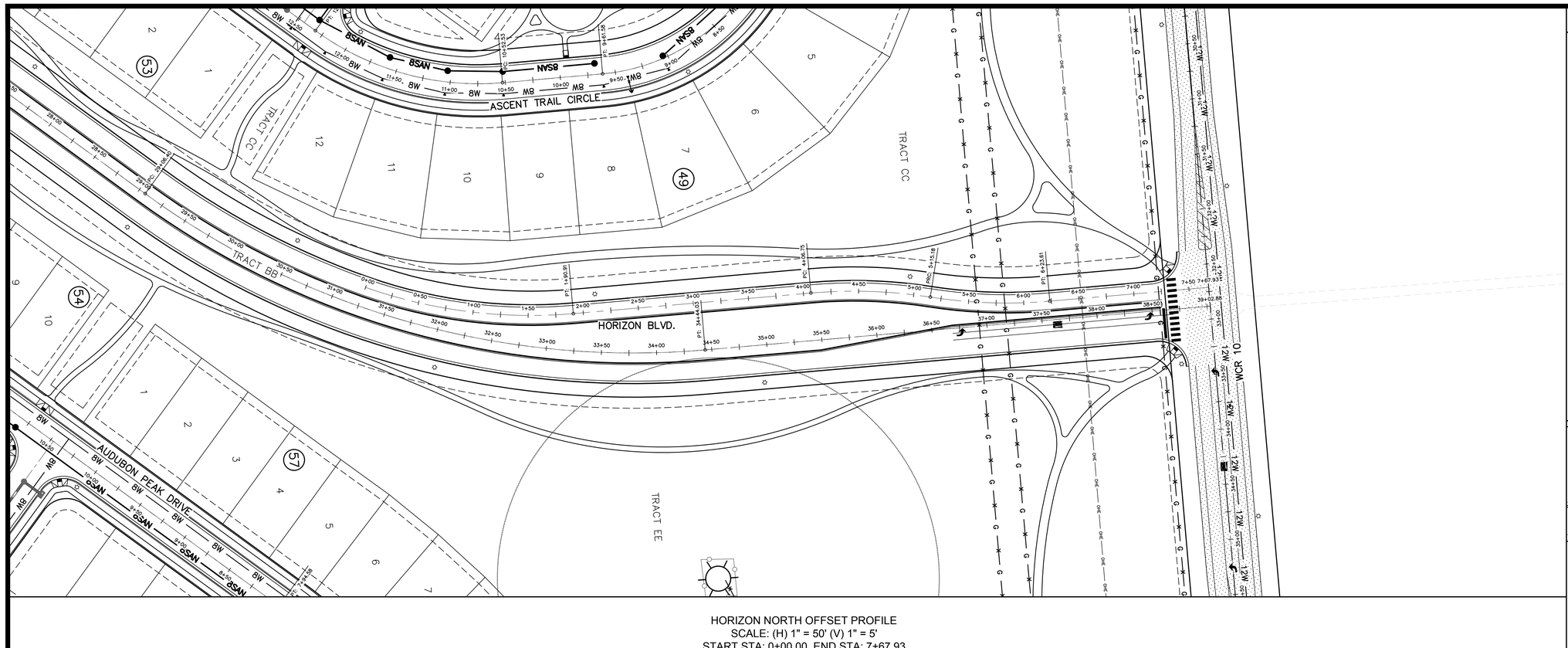
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

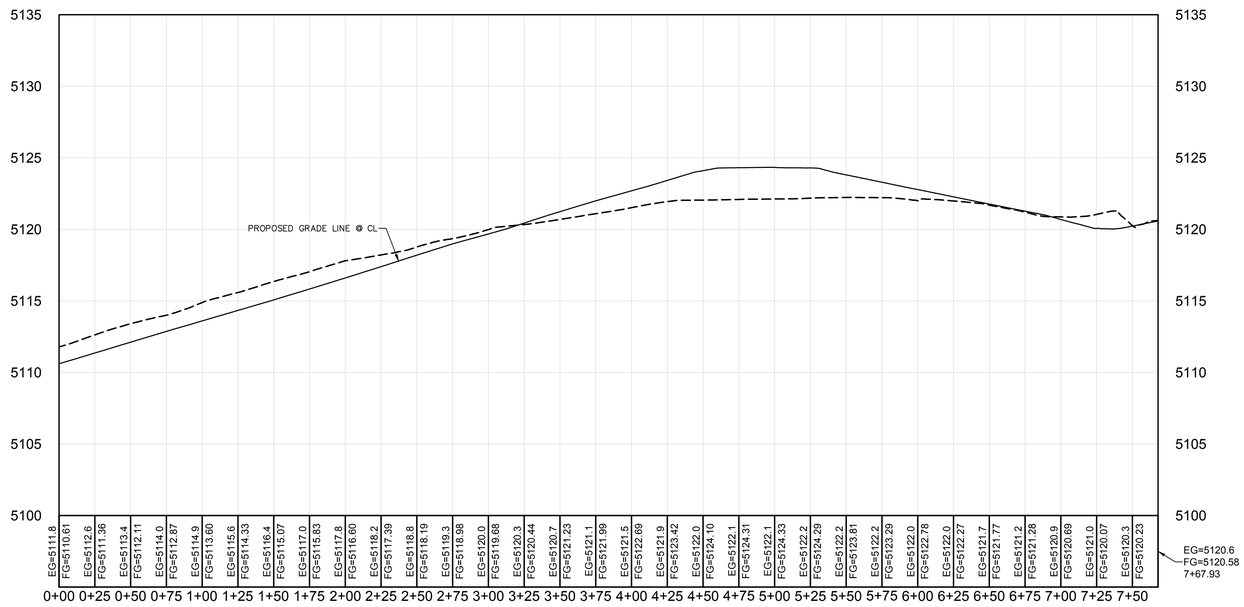
COLLIERS HILL
PRELIMINAY PLAT NO. 2
HORIZON BLVD OFFSET
STA 0+00 - 7+68.72

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	HORIZON BLVD OFFSET
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	21

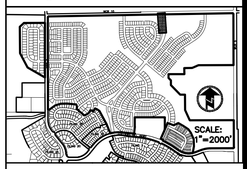


HORIZON NORTH OFFSET PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 7+67.93



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp



0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LOT/STREET LIGHTING

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

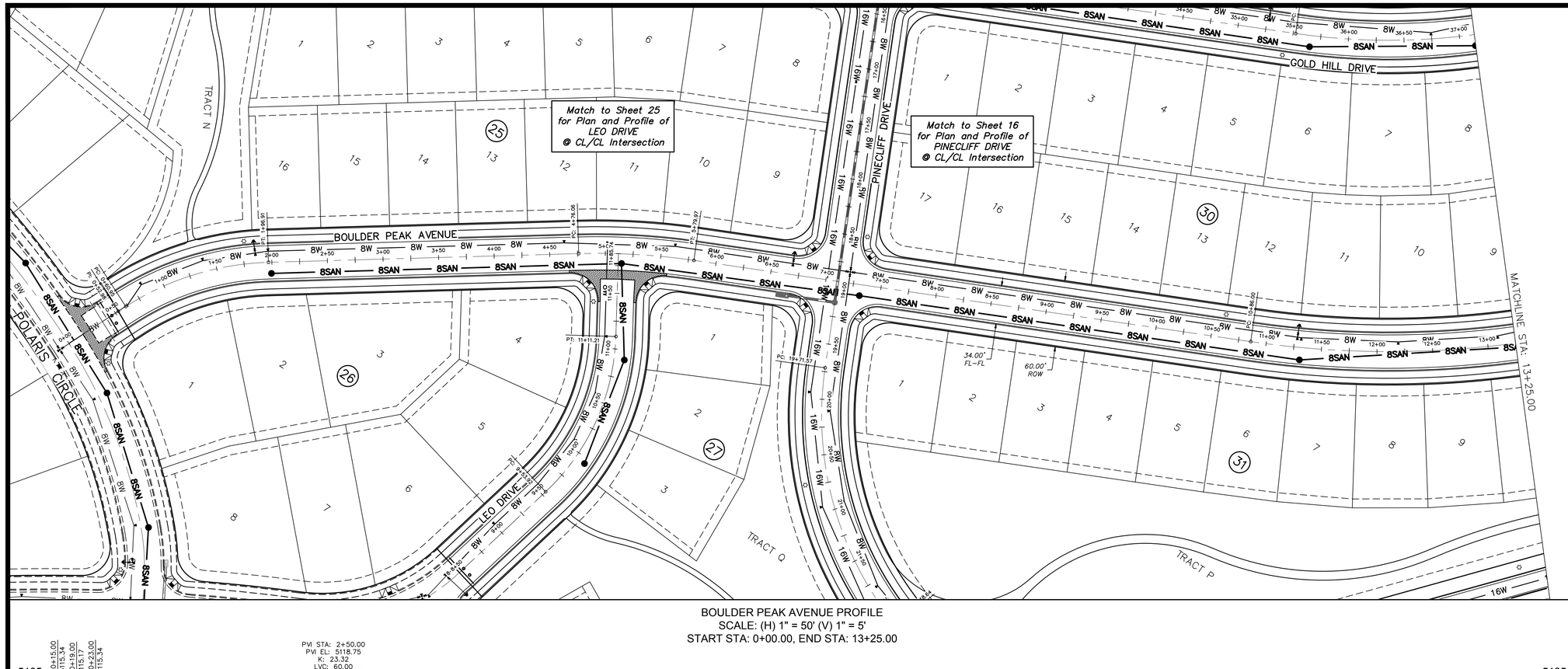
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

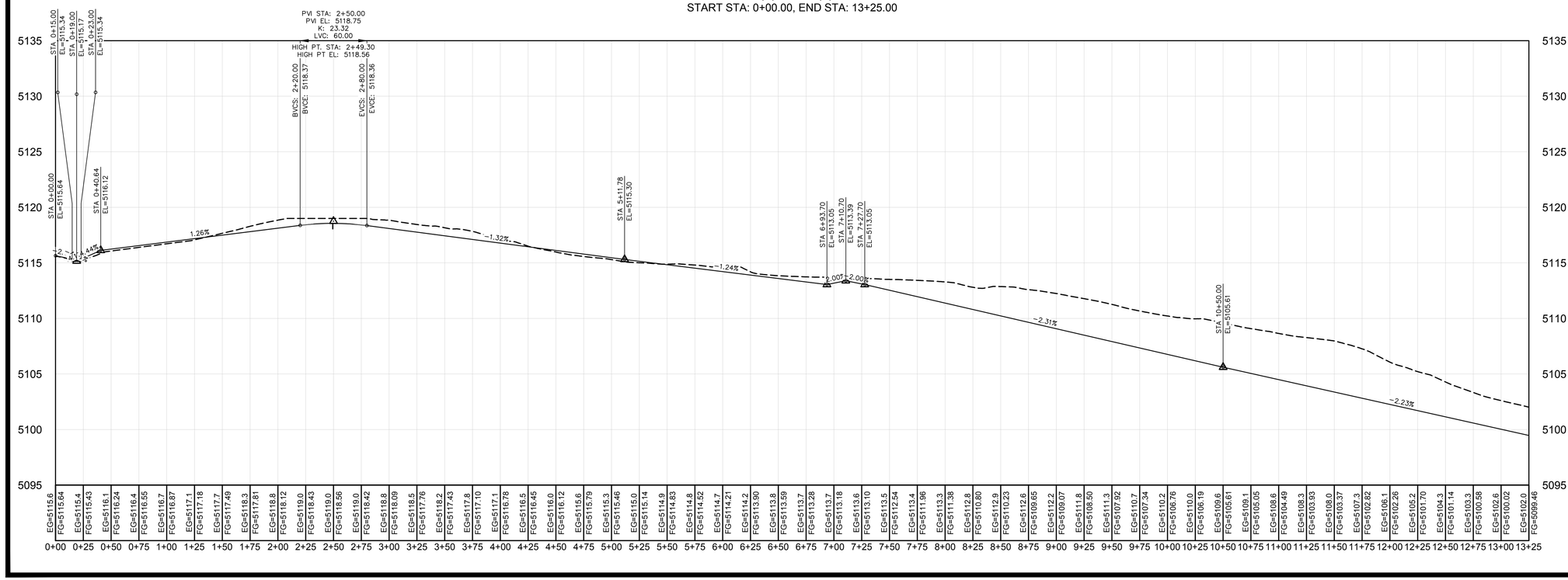
COLLIERS HILL
PRELIMINAY PLAT NO. 2
HORIZON BLVD
STA 0+00 -7+67.93

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	HORIZON BLVD OFFSET
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	22

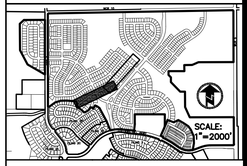


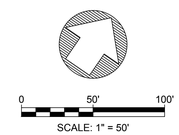
BOULDER PEAK AVENUE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 13+25.00



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp





SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKADALE CANYON PIPELINE LOCATIONS

REVISIONS

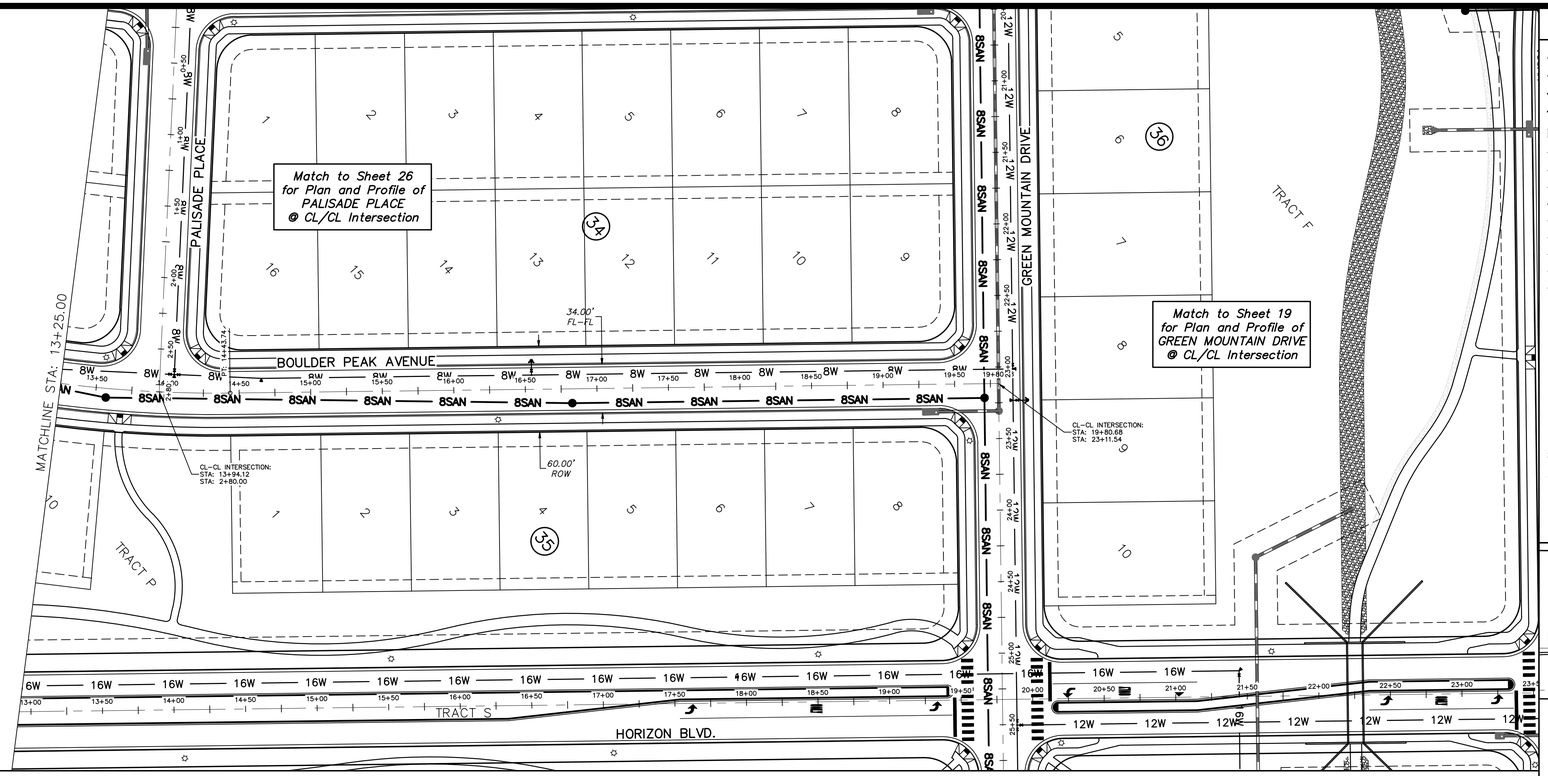
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

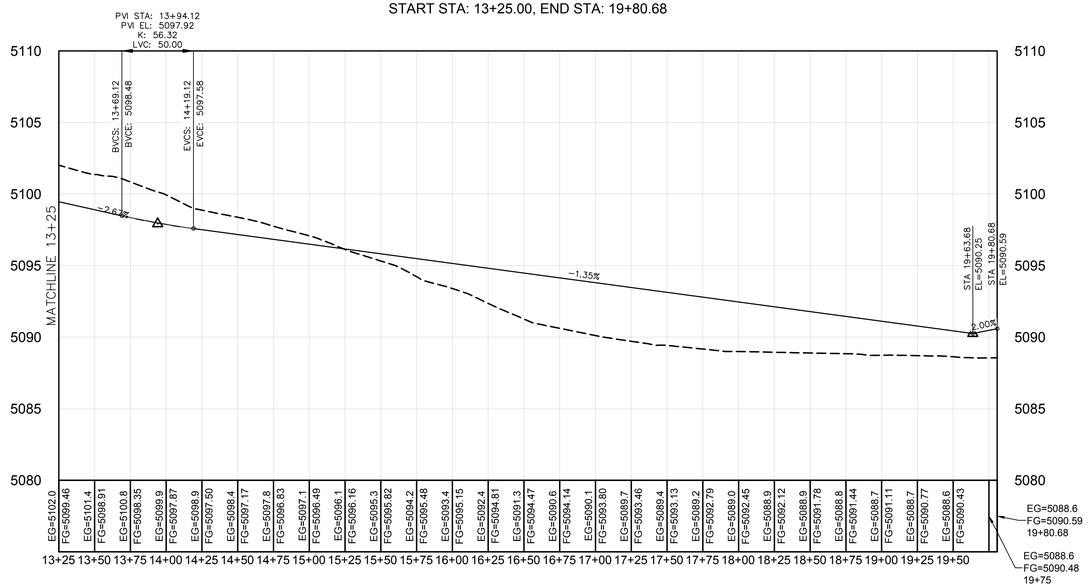
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

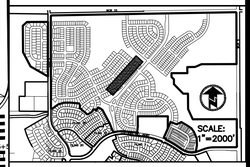
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

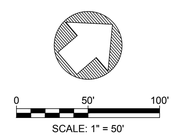
COLLIERS HILL
PRELIMINAY PLAT NO. 2
BOULDER PEAK AVENUE
STA 0+00 - 13+25
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	BOULDER PEAK AVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	23









LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV, AND PARKVALE CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

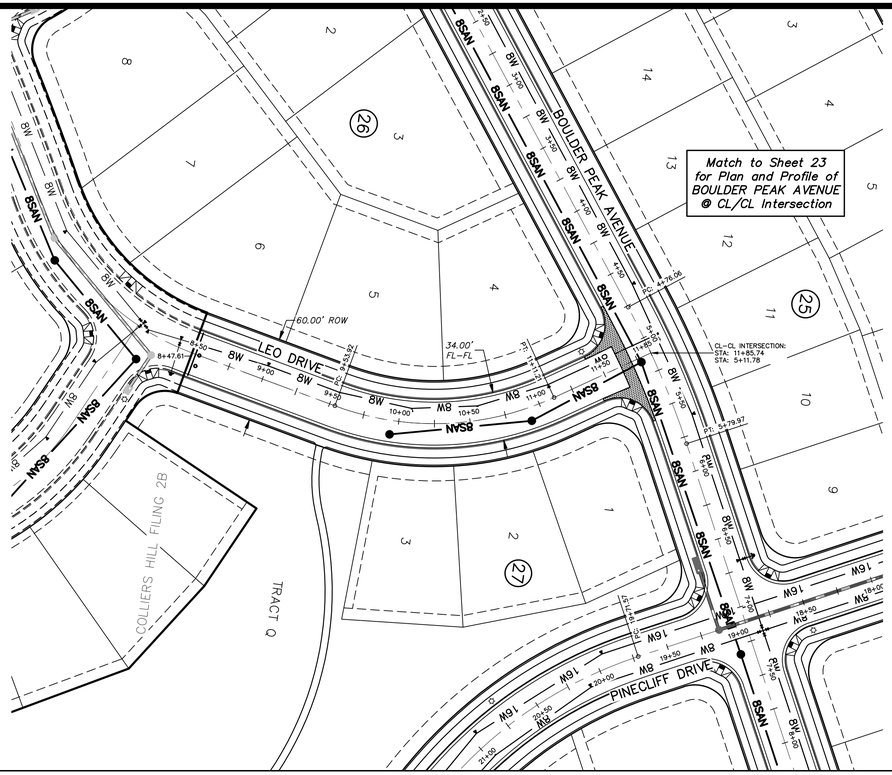
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

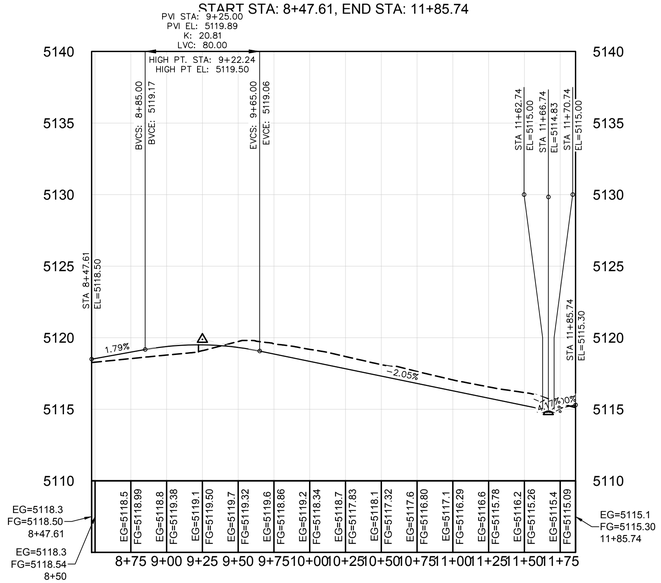
COLLIERS HILL
PRELIMINAY PLAT NO. 2
BOULDER PEAK AVENUE
STA 13+25 - 19+80.68

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	BOULDER PEAK AVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	24



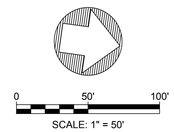
LEO DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 8+47.61, END STA: 11+85.74



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp





SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

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CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
811
GAS, ELECTRIC, TELEPHONE, CATV AND
PARKROAD CANYON PIPELINE LOCATIONS

REVISIONS

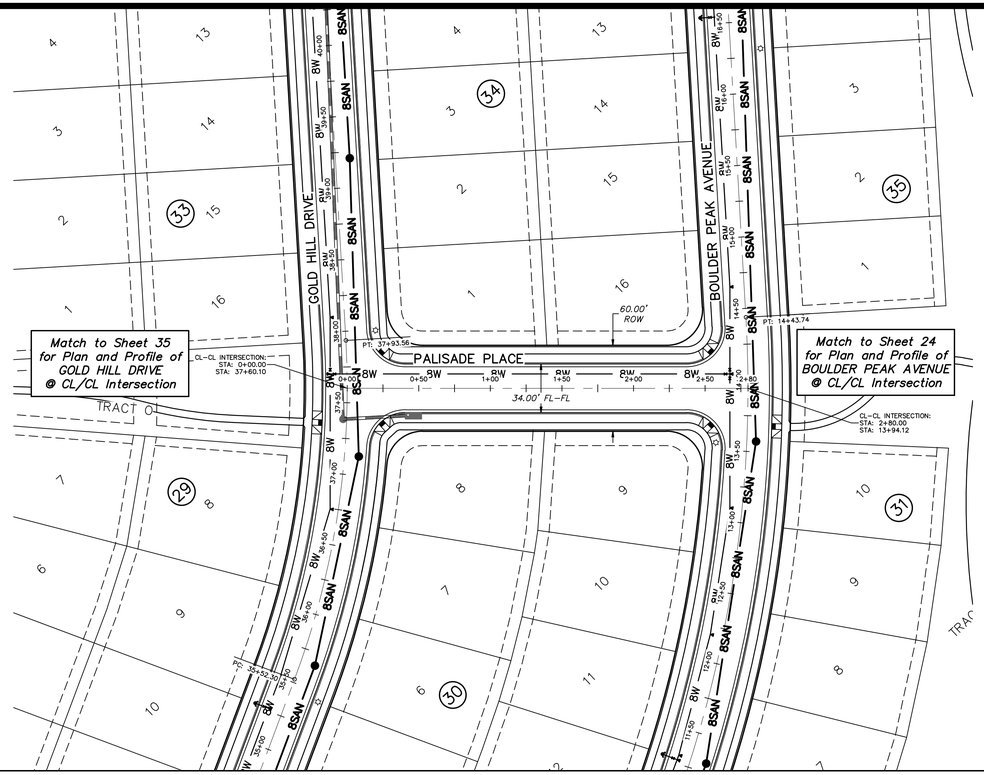
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

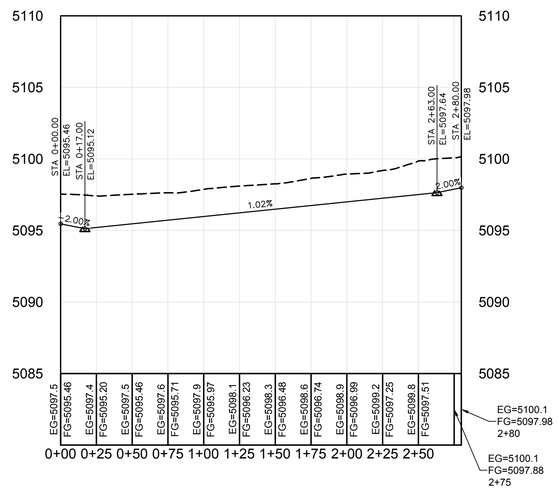
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
LEO DRIVE
STA 8+47.61 - 11+85.74
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH	DESIGNED BY:	JJ
DRAWING NAME:	LEO DRIVE	APPROVED BY:	JJ
JOB NUMBER:	2527-2		
DATE:	4/7/16		
SCALE:	1"=50'		
SHEET NO:	25		



PALISADE PLACE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 2+80.00



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp



0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
DIAL ELECTRIC, TELEPHONE, CATV AND PARANGLE CANYON PIPELINE LOCATIONS

REVISIONS

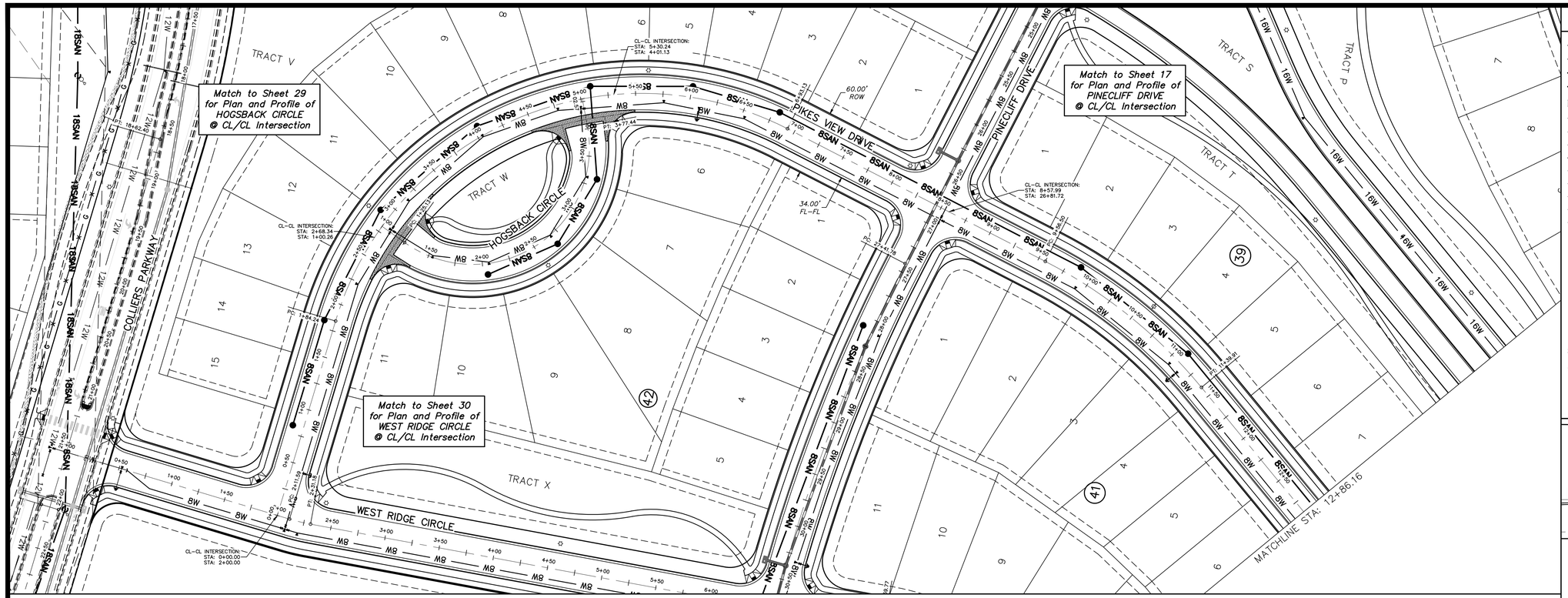
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

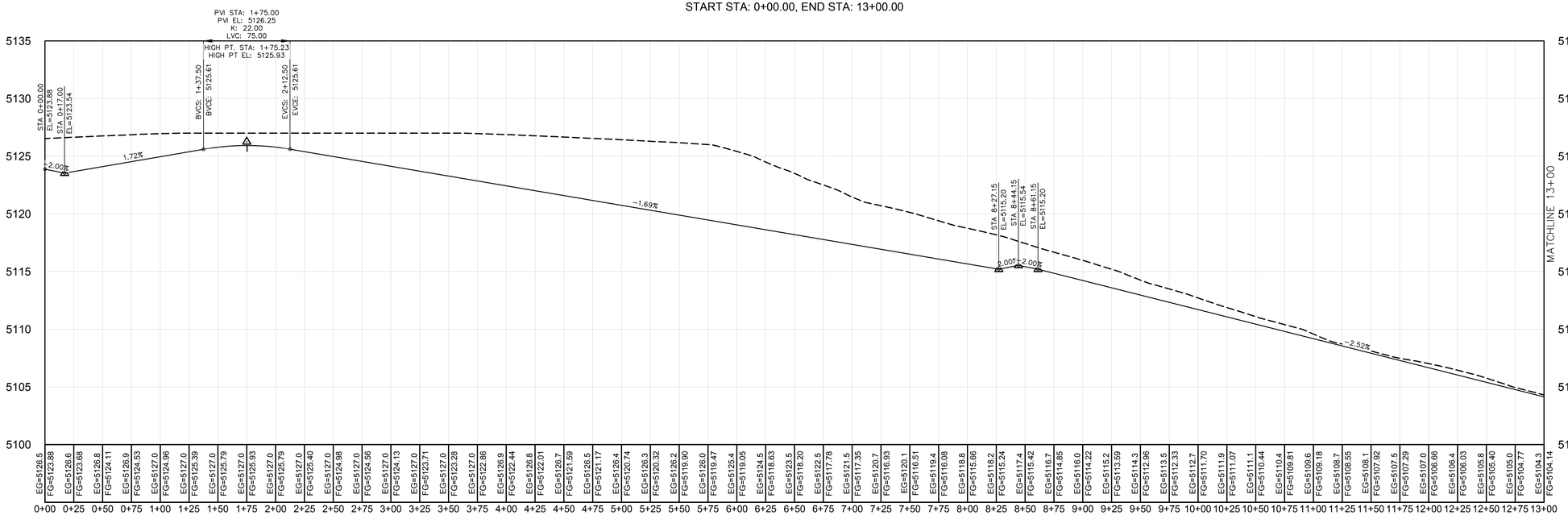
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
PALISADE PLACE
STA 0+00 - 2+80
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	PALISADE PLACE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	26



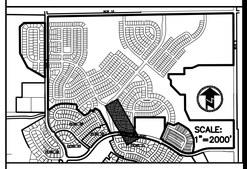
PIKES VIEW DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 13+00.00



SCALE: 1" = 50'

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



SCALE VERIFICATION
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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV, AND PARKRIDGE CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

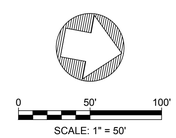
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

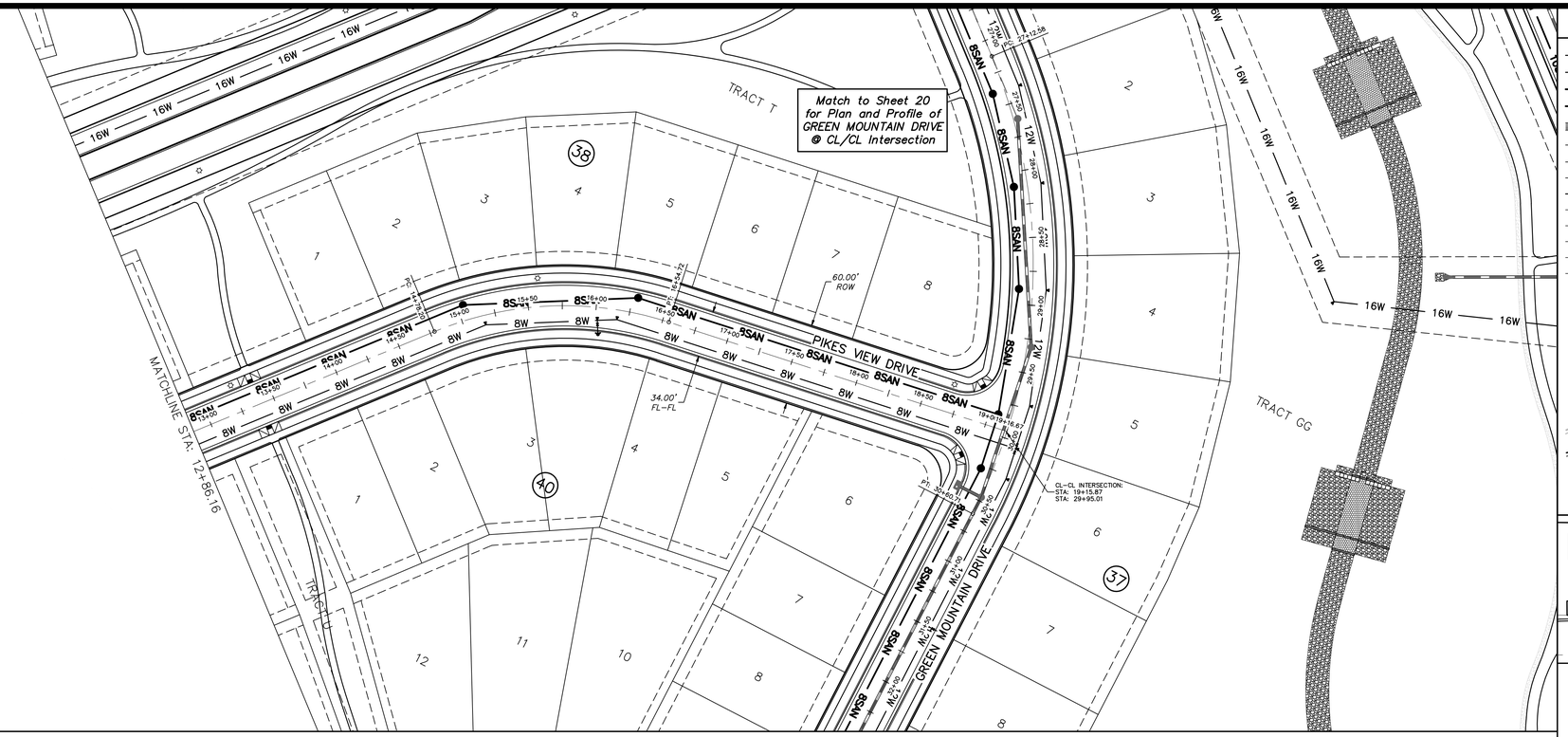
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
PIKES VIEW DRIVE
STA 0+00 - 13+00

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	PINES VIEW DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	27







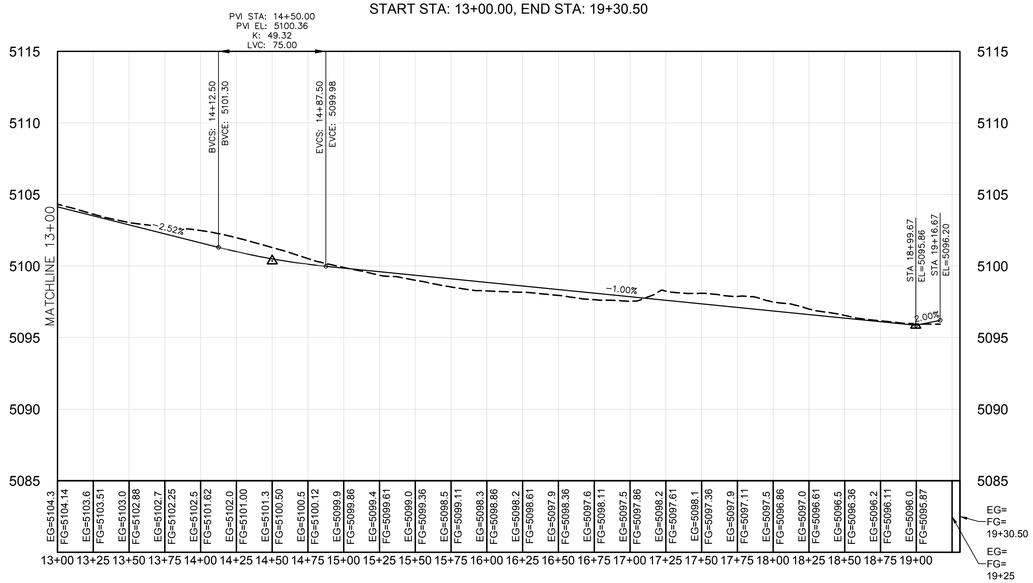
LEGEND

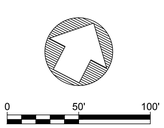
- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp

PIKES VIEW DRIVE PROFILE

SCALE: (H) 1" = 50' (V) 1" = 5'

START STA: 13+00.00, END STA: 19+30.50





SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARAMOUNT EASTERN PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

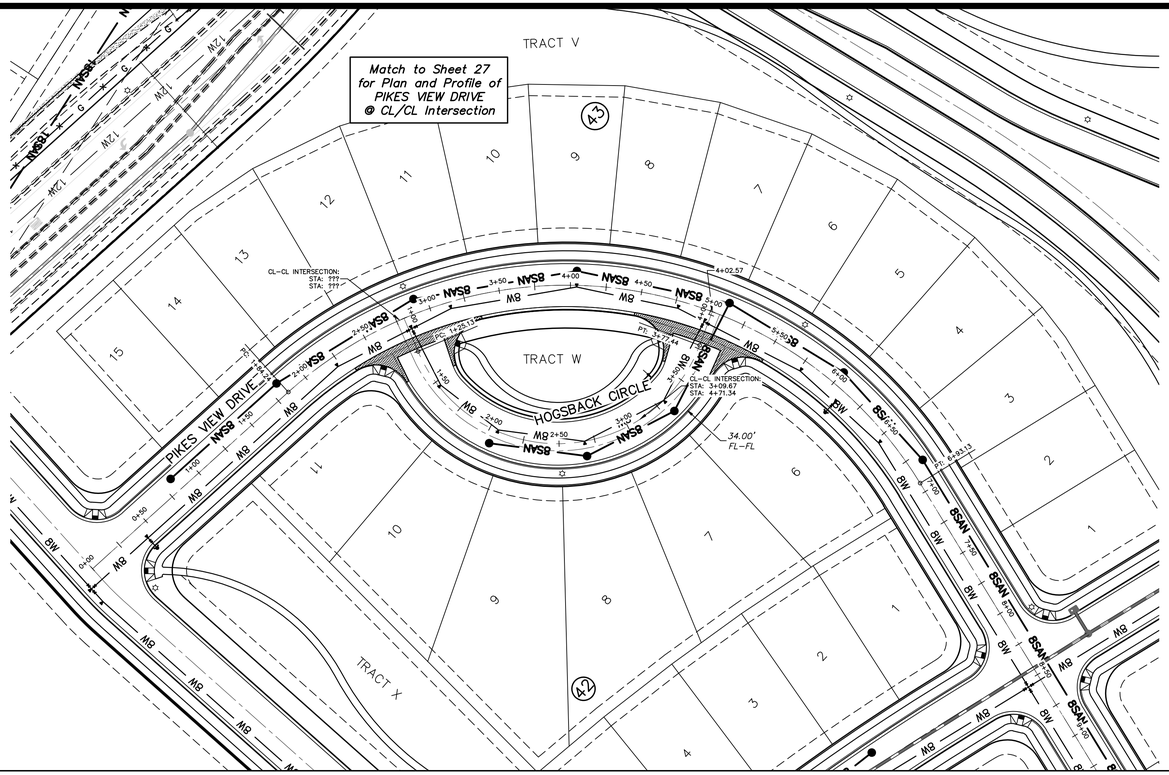
HURST

CIVIL ENGINEERING
PLANNING
SURVEYING

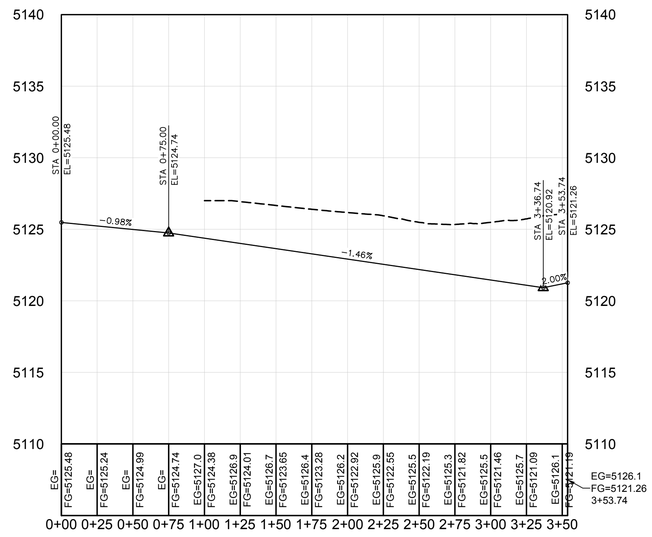
COLLIERS HILL
PRELIMINAY PLAT NO. 2
PIKES VIEW DRIVE
STA 13+00 - 19+30.50

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	PIKES VIEW DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	28

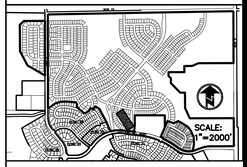


HOGSBACK CIRCLE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 3+53.74



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV, AND PARKING LOCATION PHONE LOCATIONS

REVISIONS

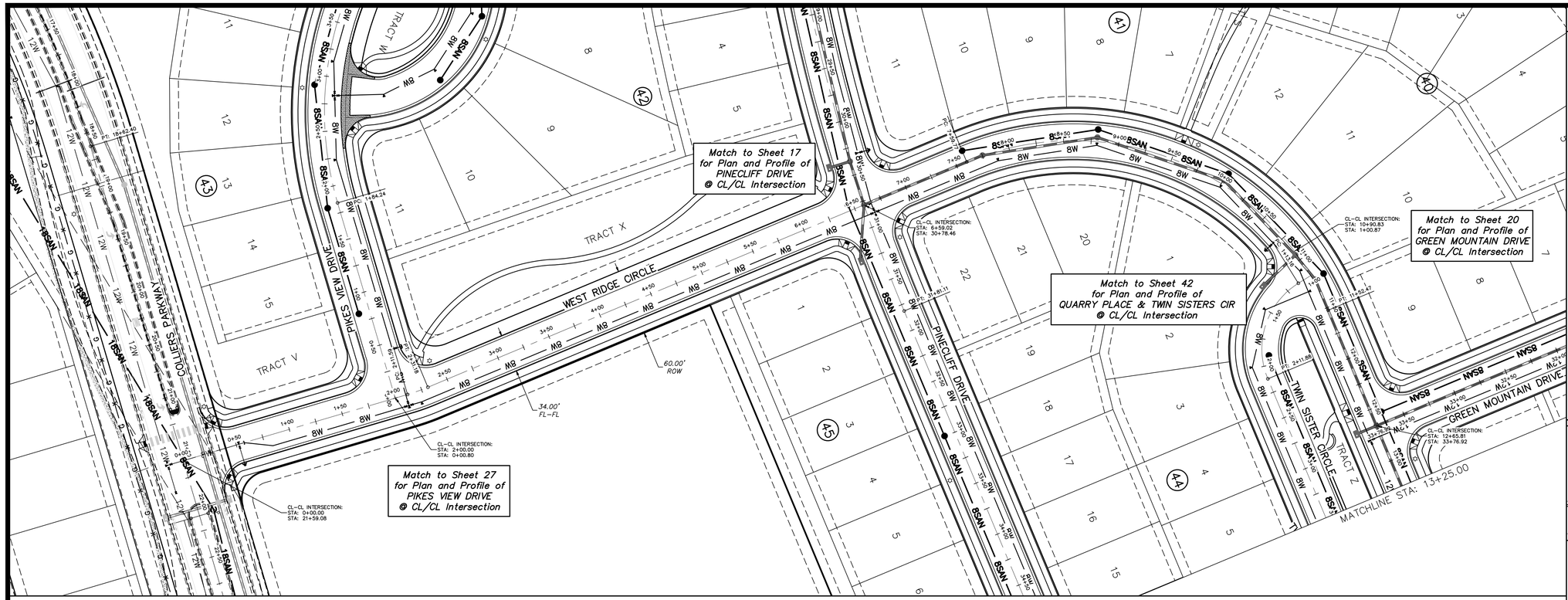
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

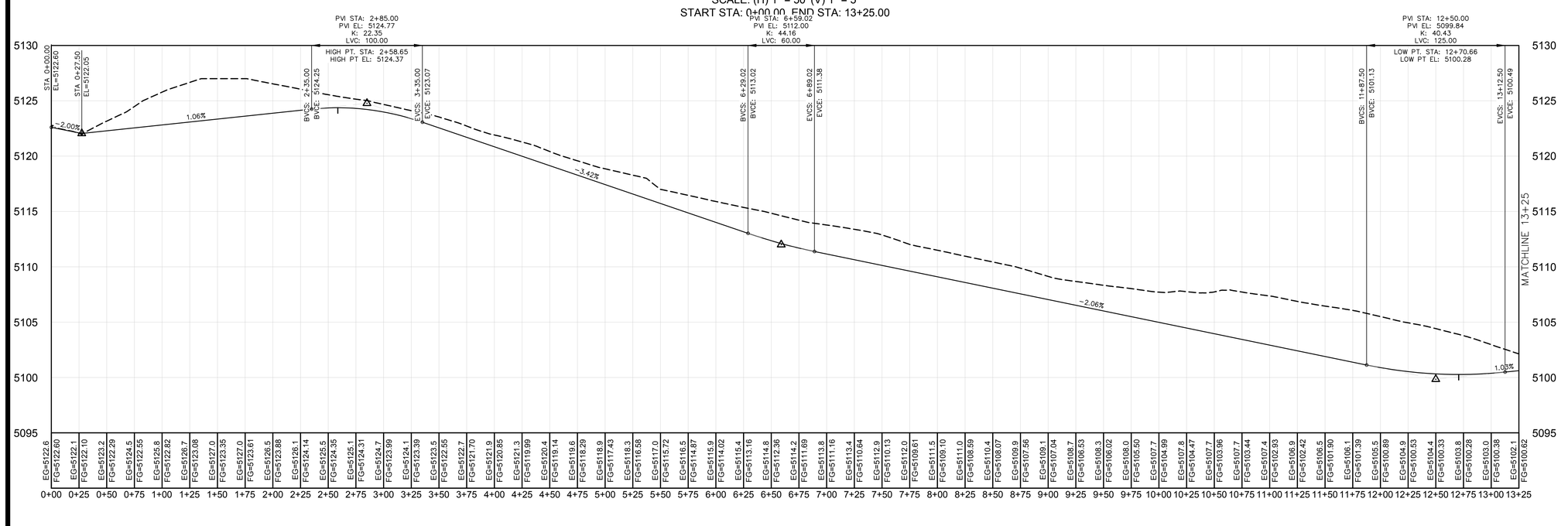
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

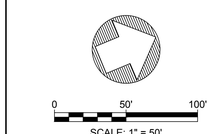
COLLIERS HILL
PRELIMINAY PLAT NO. 2
HOGSBACK CIRCLE
STA 0+00 - 3+53.74
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	HOGSBACK CIRCLE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	29



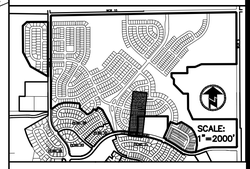
WEST RIDGE CIRCLE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 13+25.00





LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- Install Handicap Ramp



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKROAD CANYON PIPELINE LOCATIONS

REVISIONS

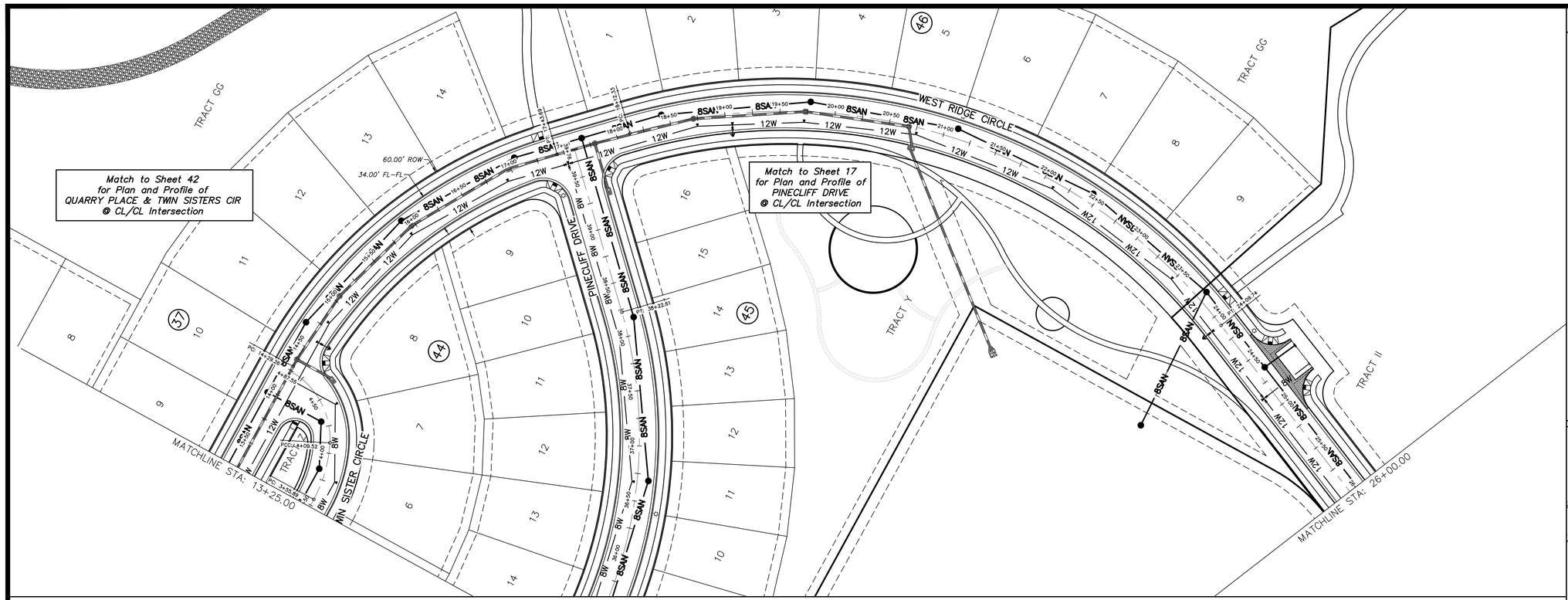
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

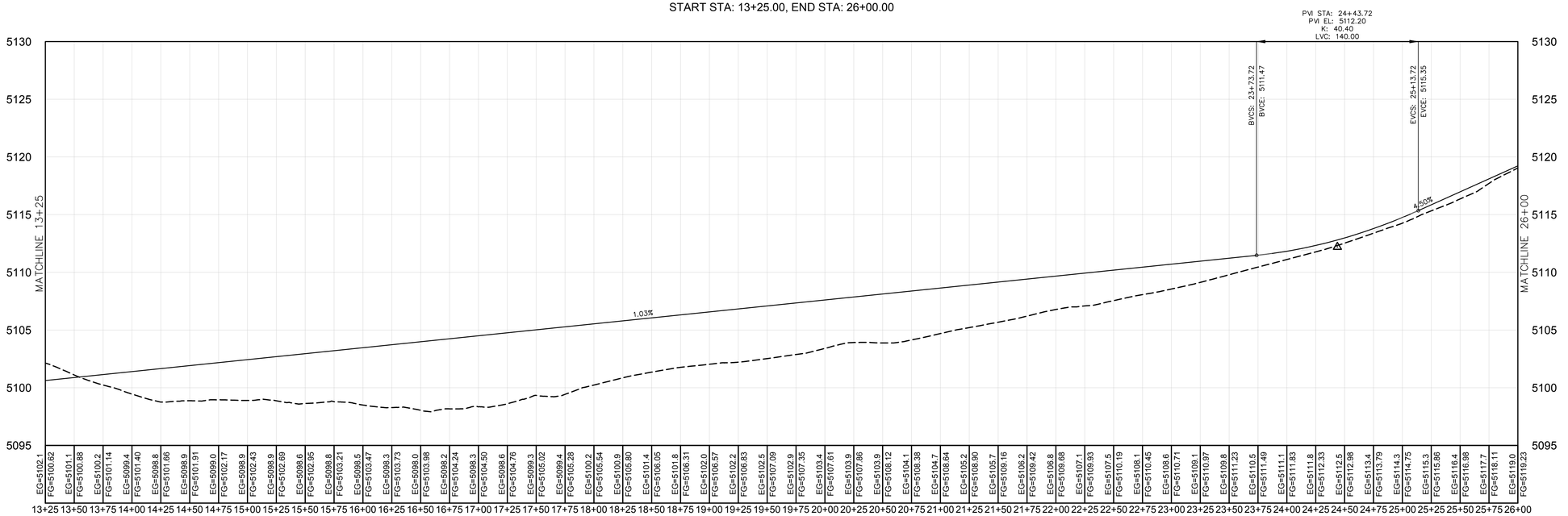
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
WEST RIDGE CIRCLE
STA 0+00 - 13+25
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	WEST RIDGE CIRCLE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	30

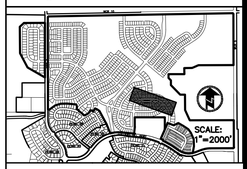


WEST RIDGE CIRCLE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 13+25.00, END STA: 26+00.00



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
DIAL ELECTRIC, TELEPHONE, CATV AND PHARMACEUTICAL PIPELINE LOCATIONS

REVISIONS

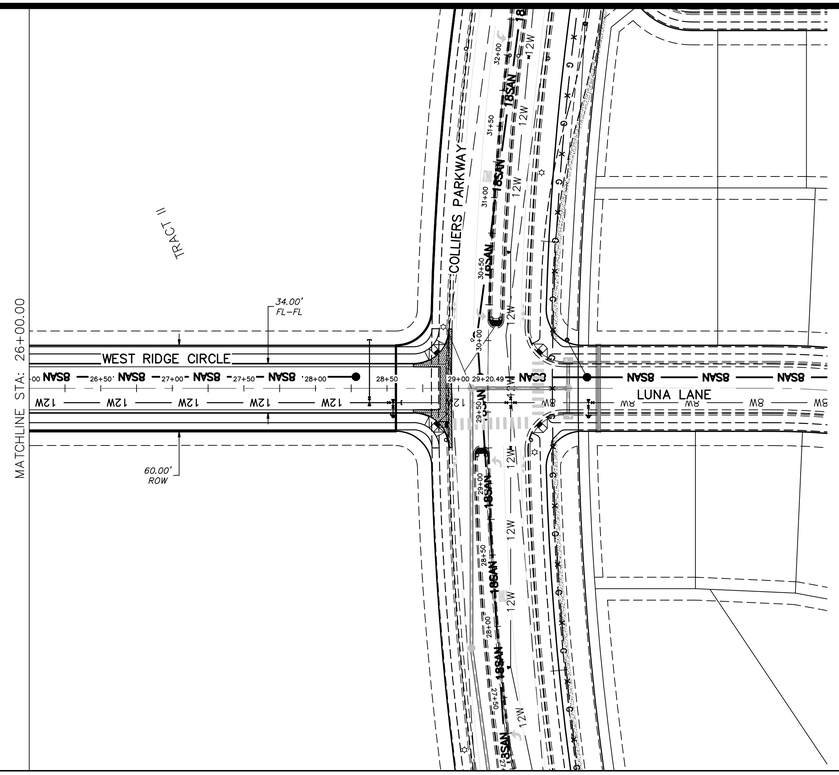
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
WEST RIDGE CIRCLE
STA 13+25 - 26+00
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	WEST RIDGE CIRCLE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	31

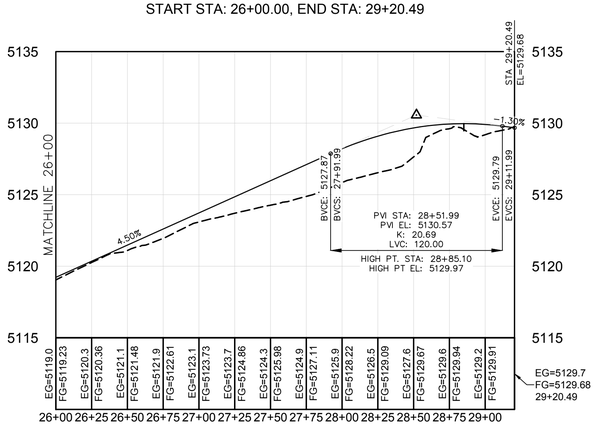


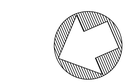
LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp



WEST RIDGE CIRCLE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 26+00.00, END STA: 29+20.49





0 50' 100'

SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKING CANYON PEDAL LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

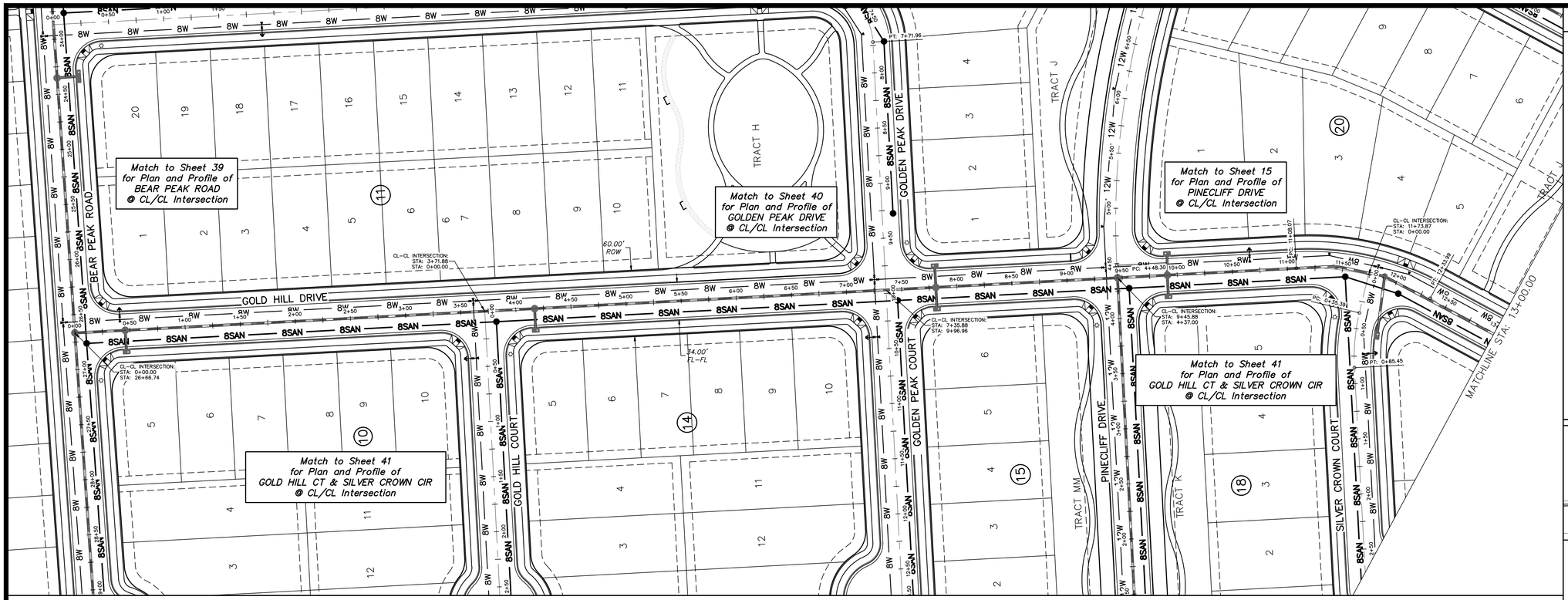
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

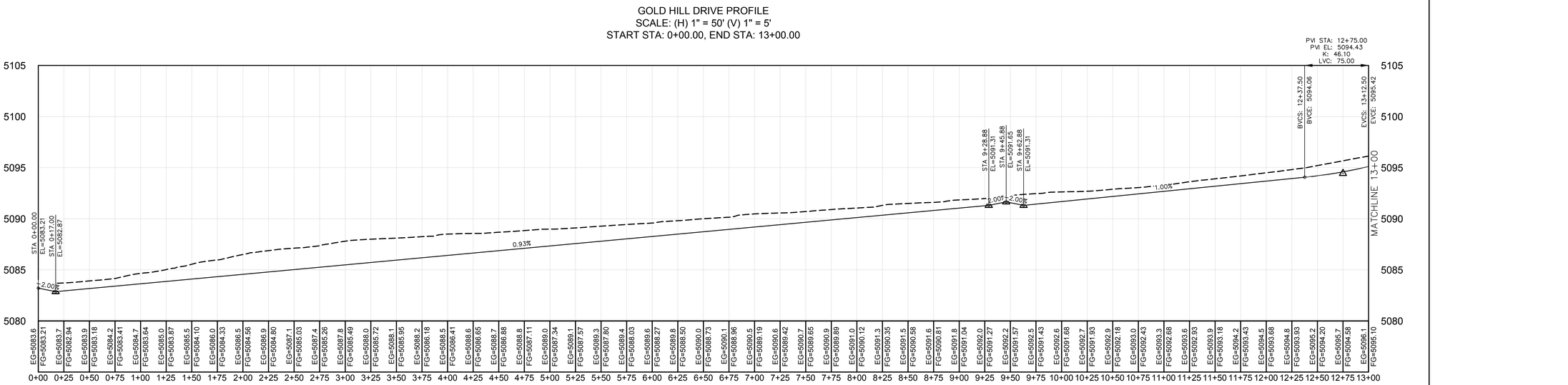
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

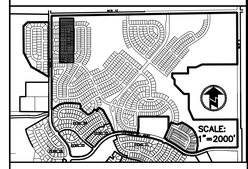
COLLIERS HILL
PRELIMINAY PLAT NO. 2
WEST RIDGE CIRCLE
STA 26+00 - 29+20.49

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	WEST RIDGE CIRCLE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	32







0 50' 100'

SCALE: 1" = 50'

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV, AND PARAMOUNT EASTERN PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST

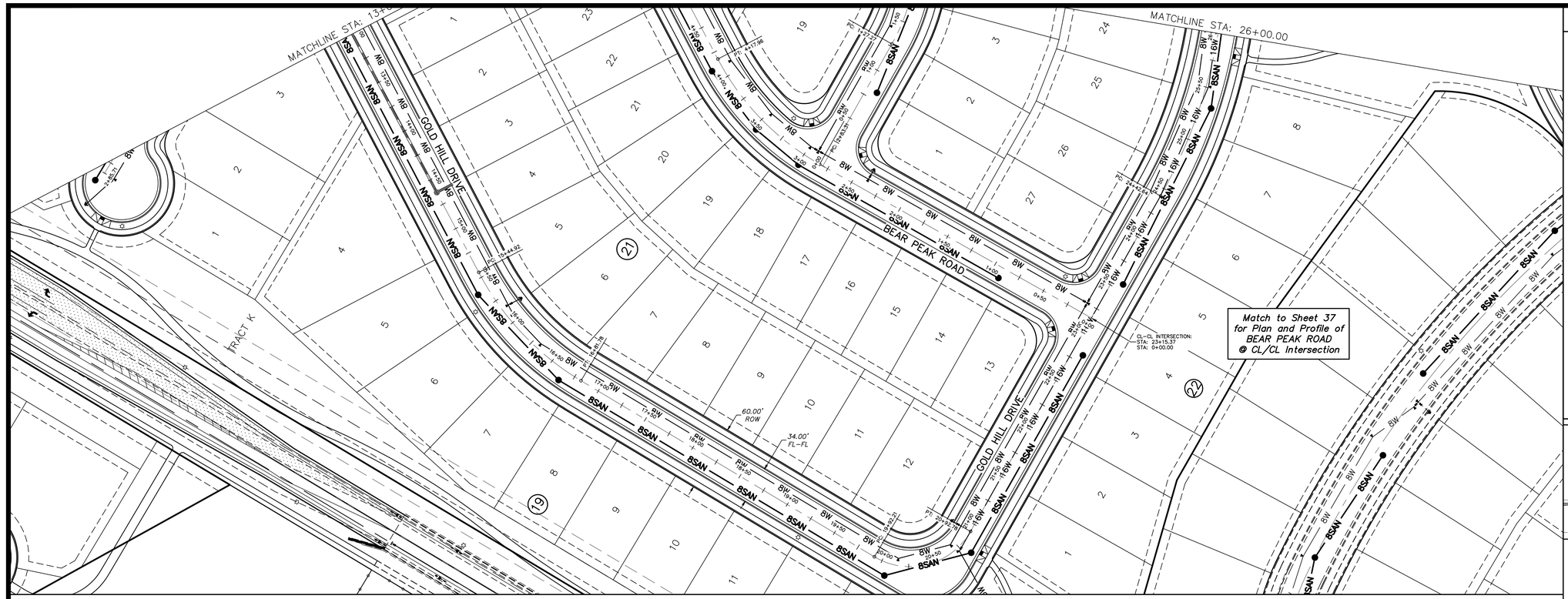
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2

GOLD HILL DRIVE
STA 0+00 - 13+00

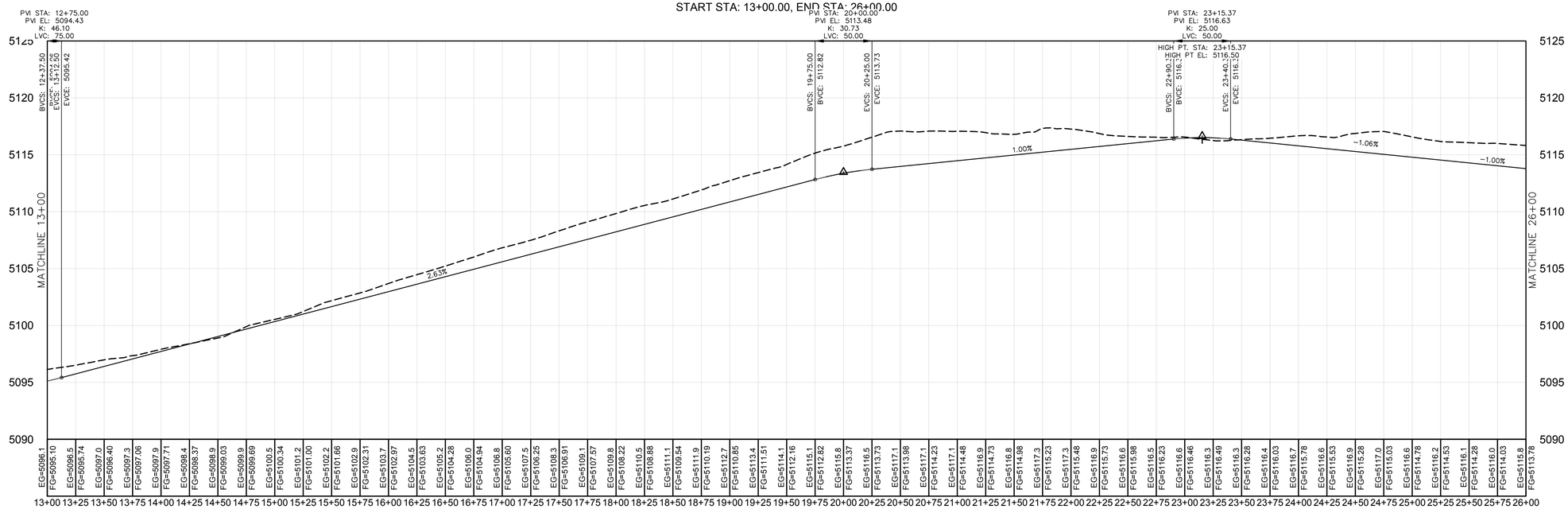
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	GOLD HILL DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	33



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp



0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
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72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)
811
GAS, ELECTRIC, TELEPHONE, CATV AND PARAMOUNT EASTERN PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-3-12	XX

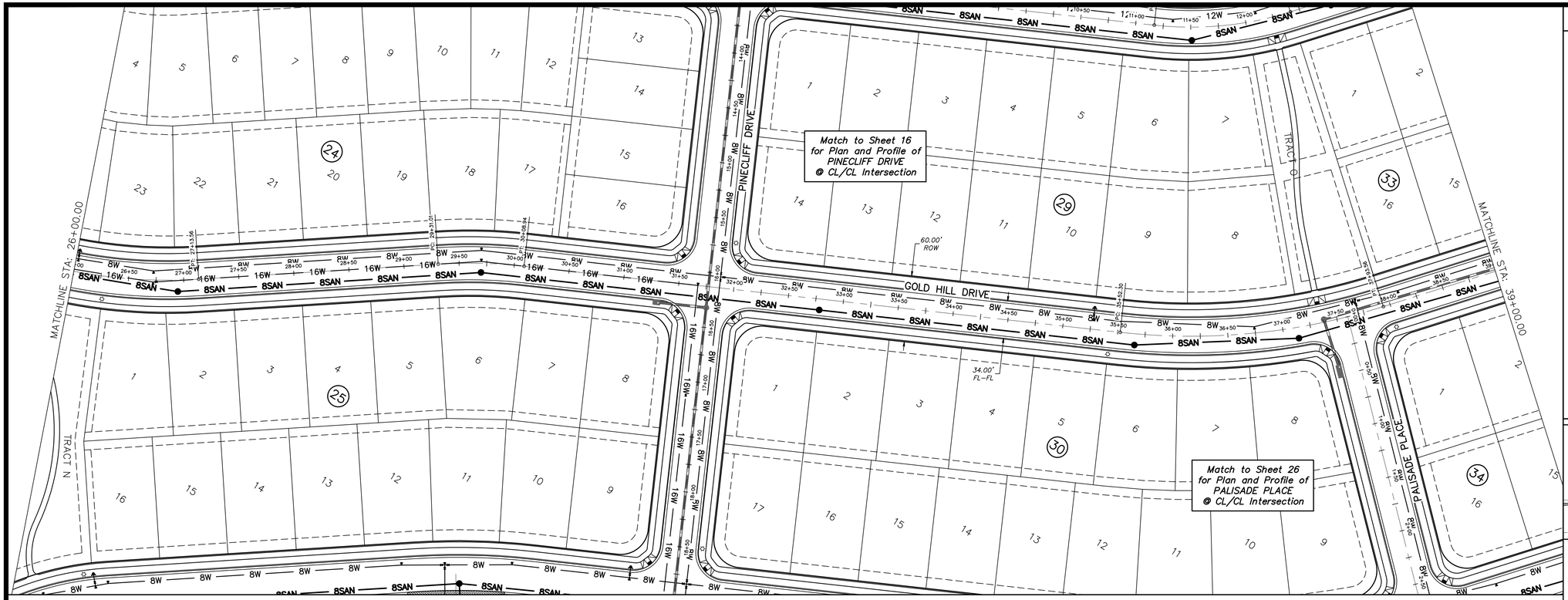
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

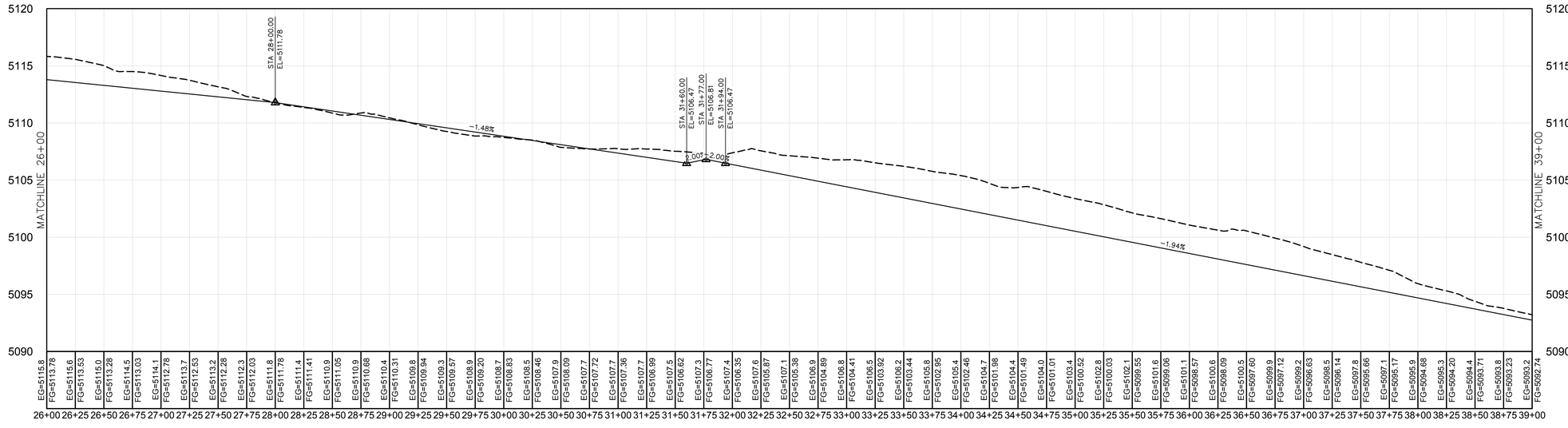
COLLIERS HILL
PRELIMINAY PLAT NO. 2
GOLD HILL DRIVE
STA 13+00 - 26+00

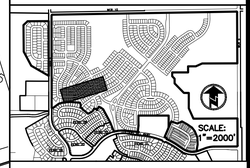
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

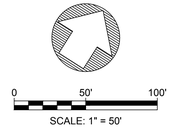
DRAWN BY: RH
DESIGNED BY: JJ
DRAWING NAME: GOLD HILL DRIVE
APPROVED BY: JJ
JOB NUMBER: 2527-2
DATE: 4/7/16
SCALE: 1"=50'
SHEET NO: 34



GOLD HILL DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 26+00.00, END STA: 39+00.00







LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)
811
GAS, ELECTRIC, TELEPHONE, CATV AND PARAMOUNT EASTERN PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

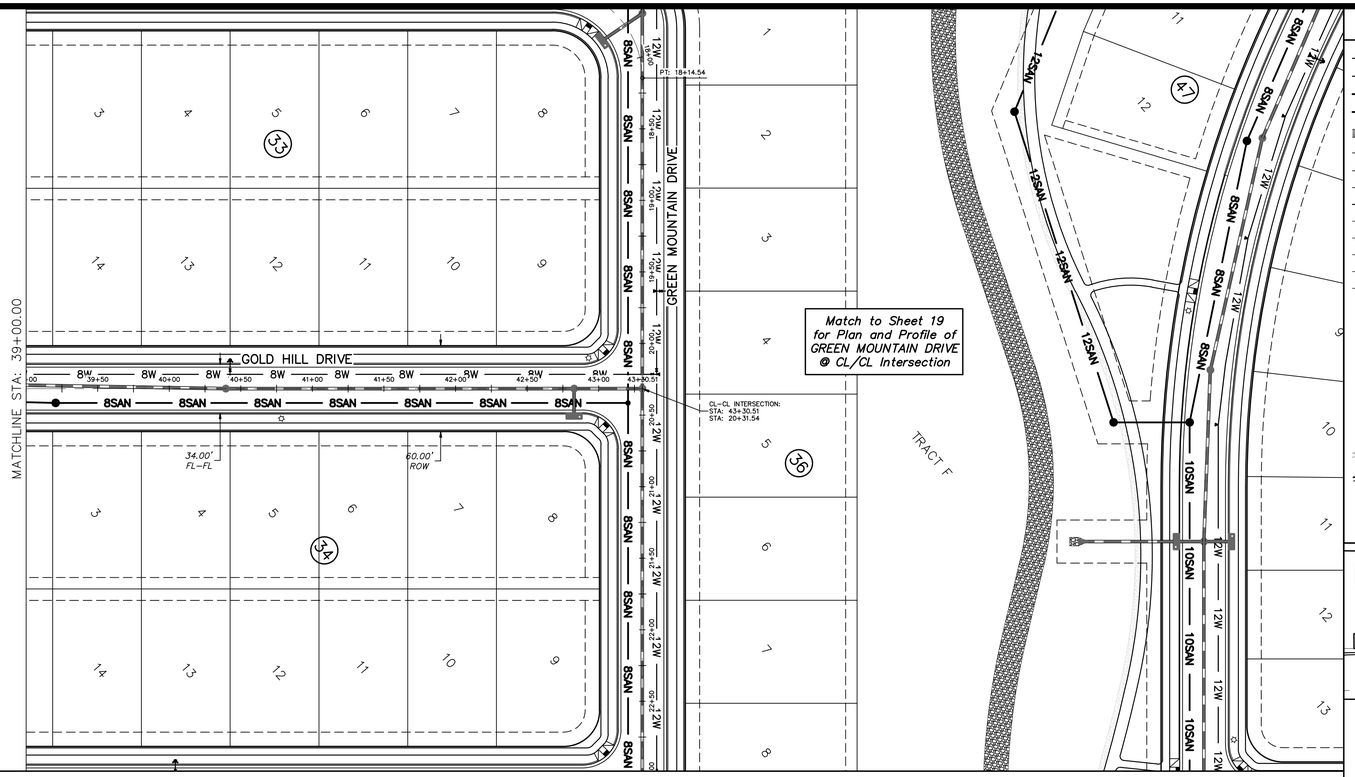
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

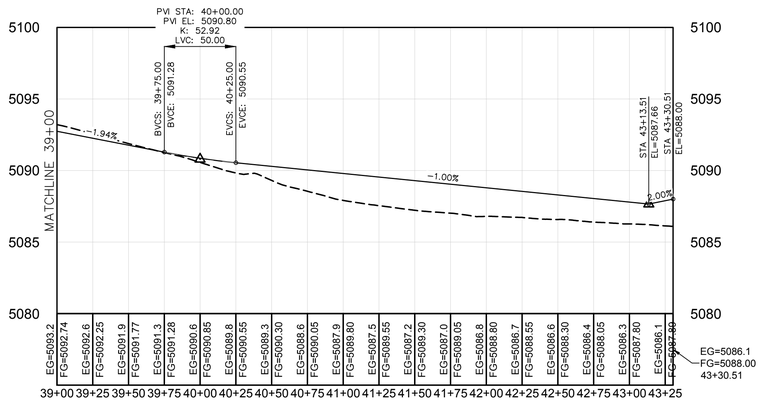
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

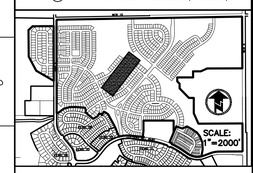
COLLIERS HILL
PRELIMINAY PLAT NO. 2
GOLD HILL DRIVE
STA 26+00 - 39+00

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	GOLD HILL DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	35







LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp

0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

811 — 72 HOURS BEFORE YOU DIG CALL TOLL FREE (303) 232-1991 CENTER OF COLORADO (U.N.C.C.)
GAS, ELECTRIC, TELEPHONE, CATV AND PARAMOUNT EASTERN PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

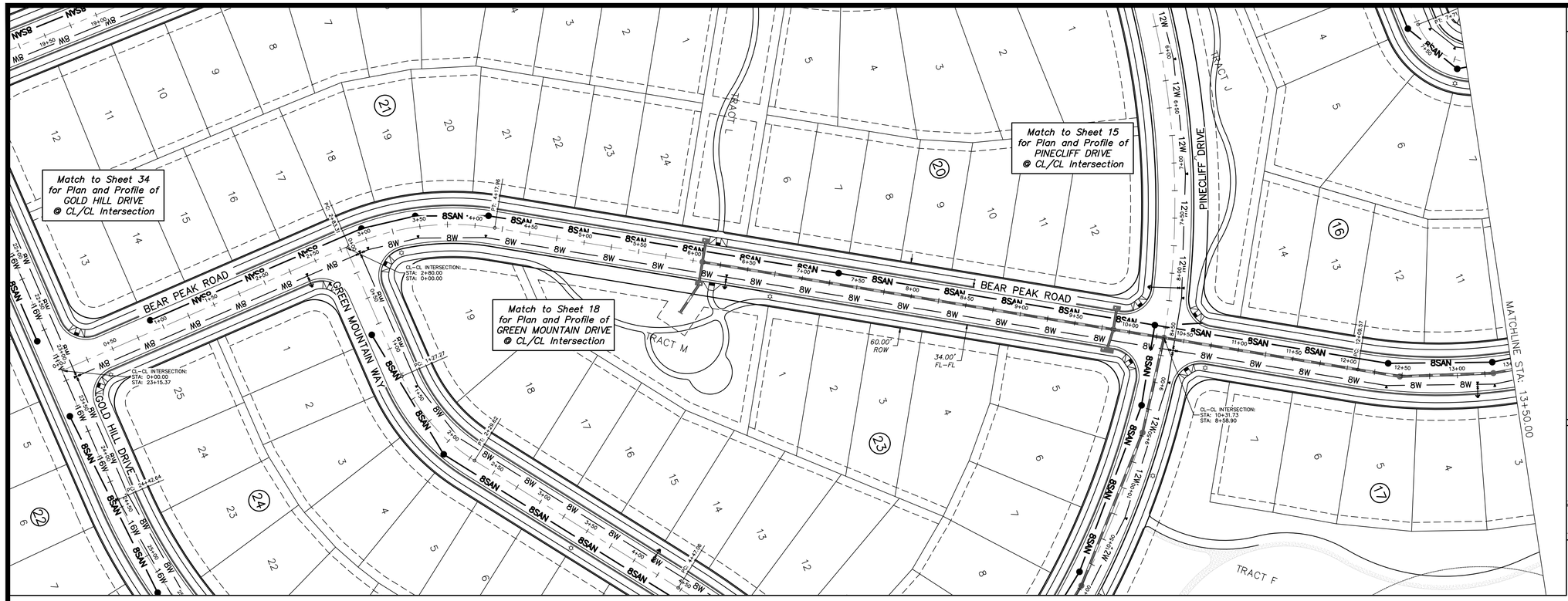
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

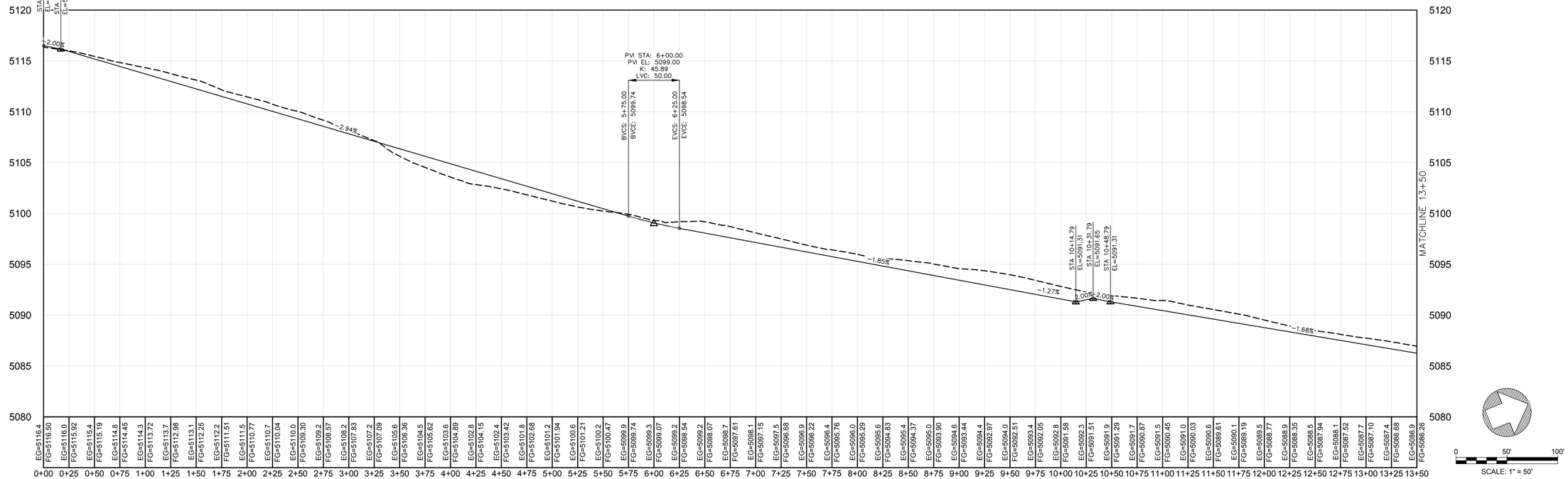
COLLIERS HILL
PRELIMINAY PLAT NO. 2
GOLD HILL DRIVE
STA 39+00 - 43+30.50

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	GOLD HILL DRIVE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	36



BEAR PEAK COURT & BEAR PEAK ROAD PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 13+50.00



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV, AND PARKROAD CENTERLINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

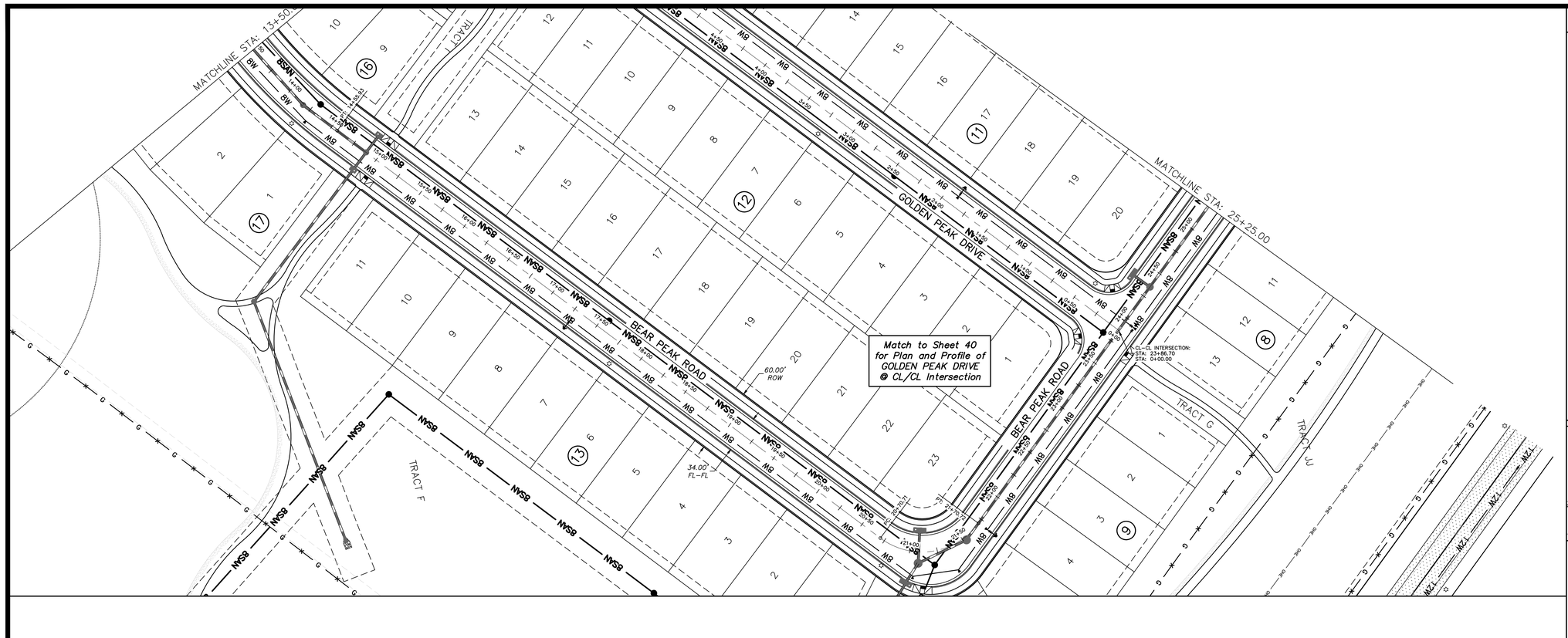
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

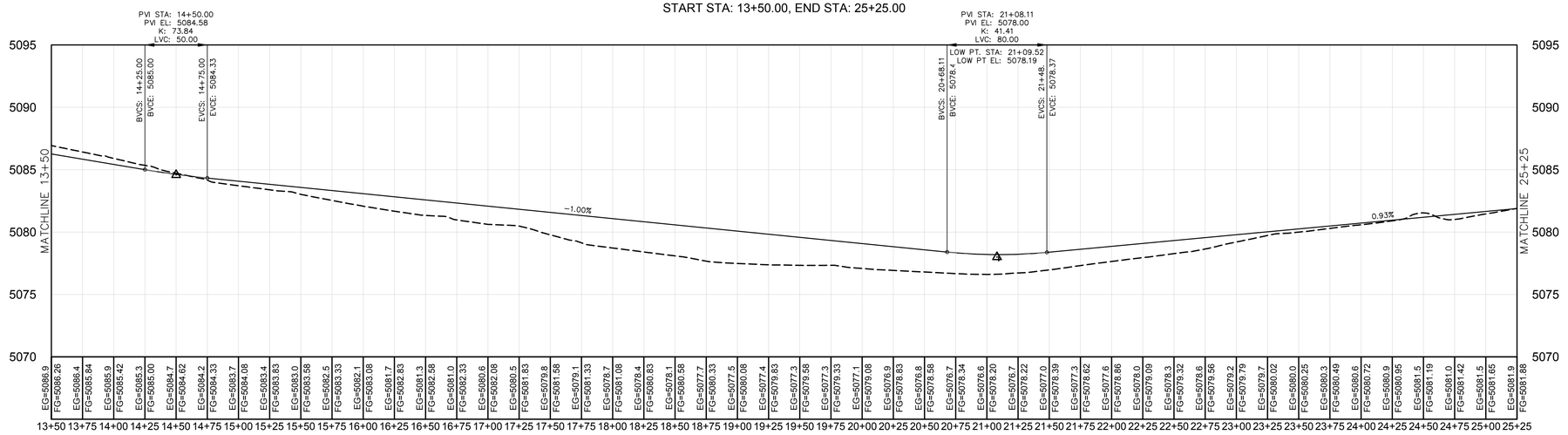
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

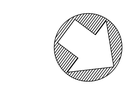
COLLIERS HILL
PRELIMINAY PLAT NO. 2
BEAR PEAK ROAD
STA 0+00 - 13+50

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	BEAR PEAK ROAD
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	37







LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV, AND PARKING LOCATION PHONE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

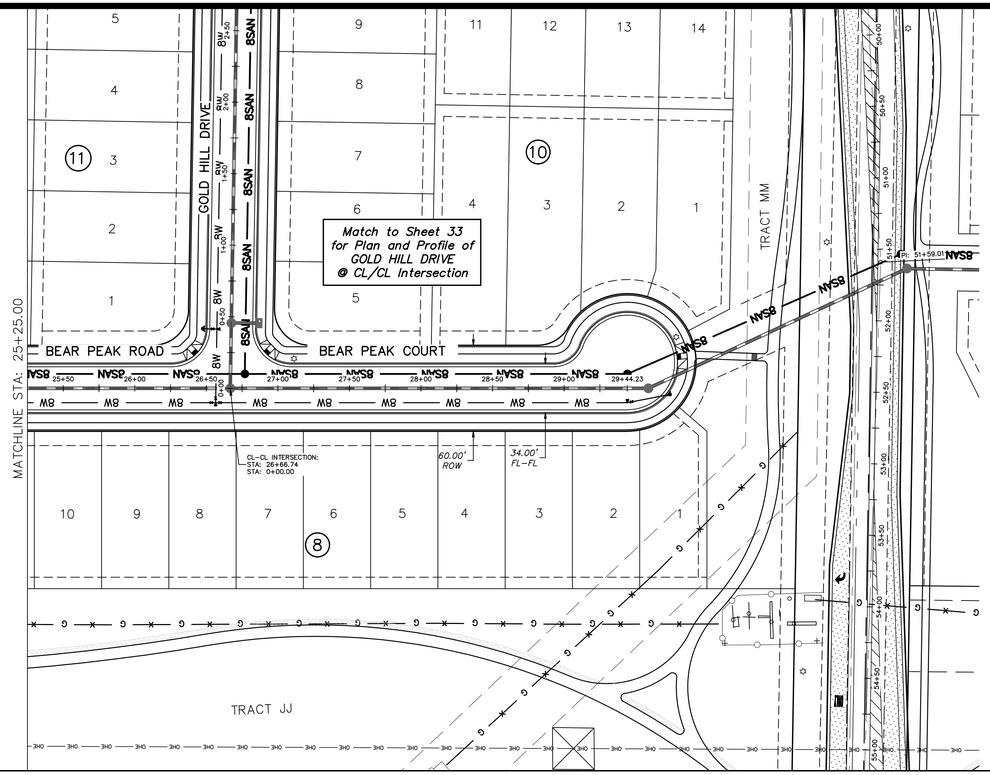
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

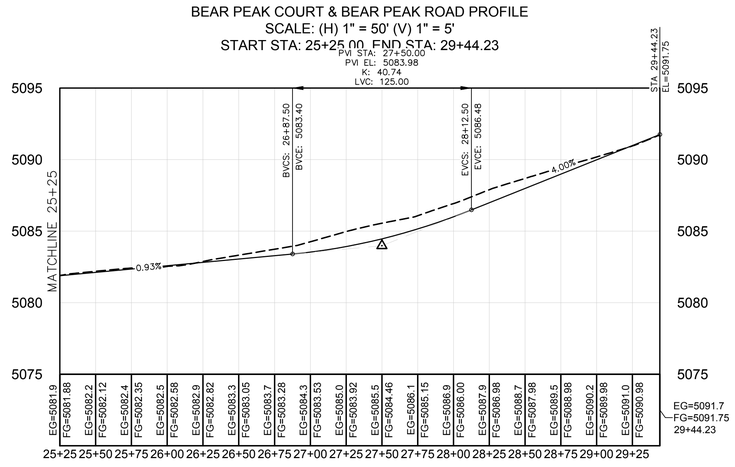
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
BEAR PEAK ROAD
STA 13+50 - 25+25

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	BEAR PEAK ROAD
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	38





LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKADALE CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

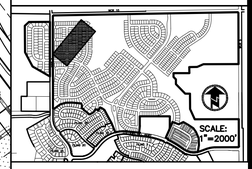
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
BEAR PEAK ROAD
STA 25+25 - 29+44.23
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	BEAR PEAK ROAD
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	39

0 50' 100'
SCALE: 1" = 50'

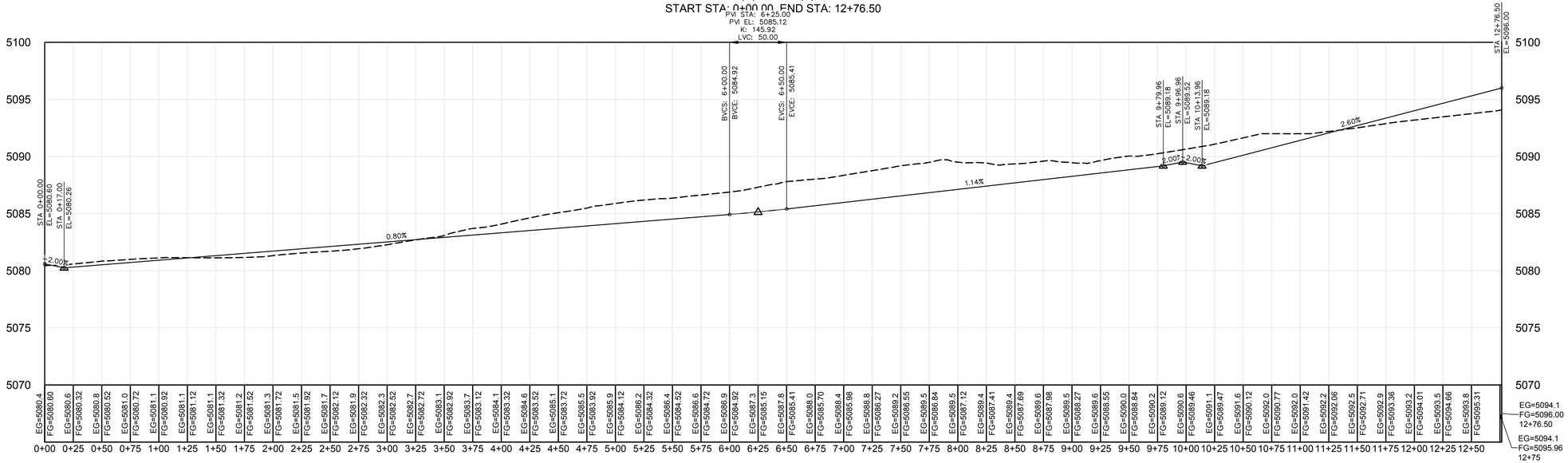




LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp

GOLDEN PEAK COURT & GOLDEN PEAK DRIVE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00 END STA: 12+76.50





SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LOT/STREET LIGHTING LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

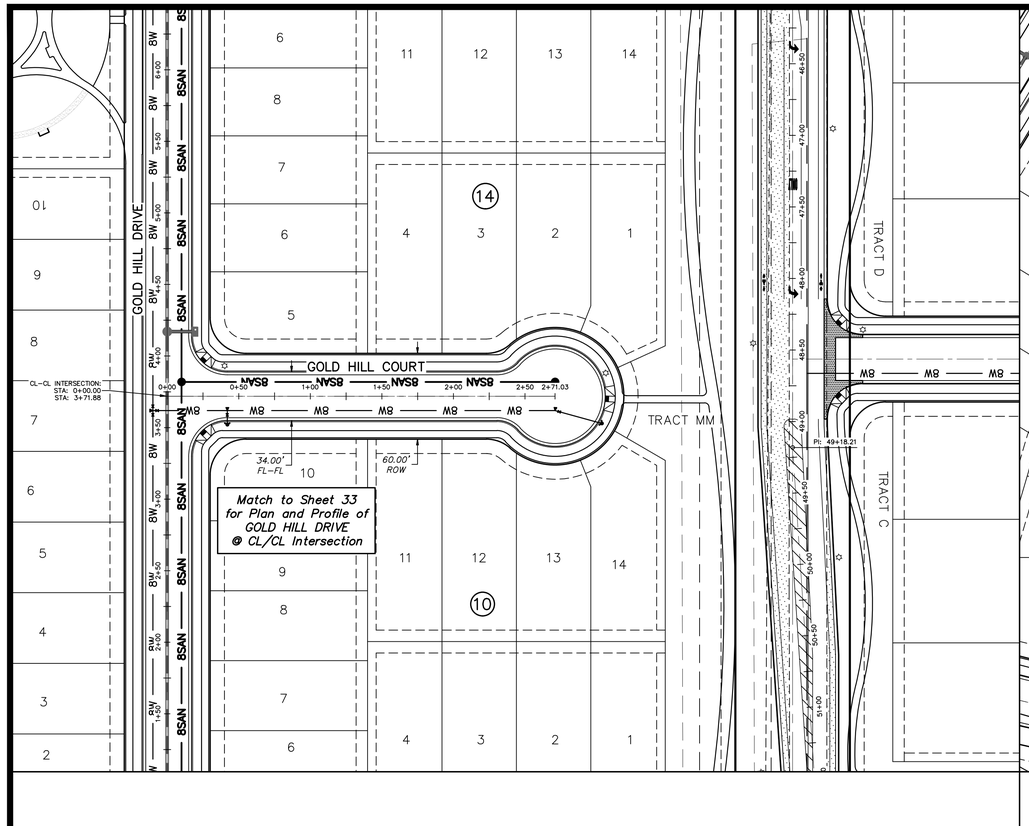
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

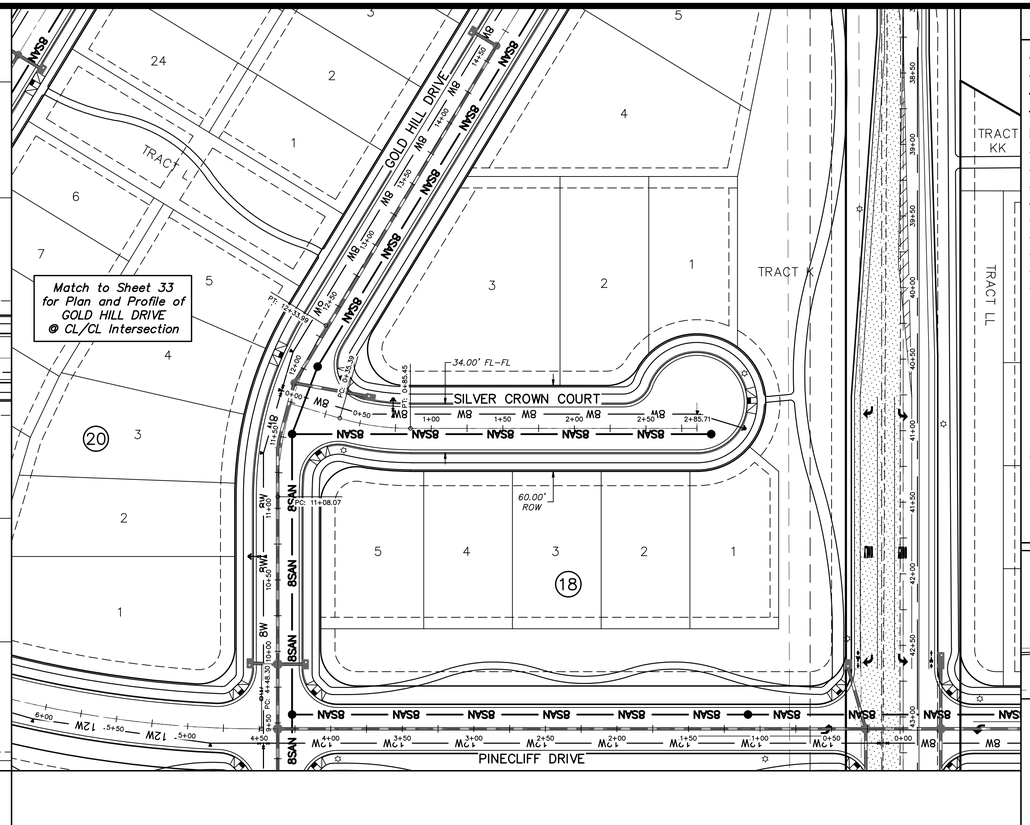
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
GOLDEN PEAK DRIVE & GOLDEN PEAK COURT
STA 0+00 - 12+76.50

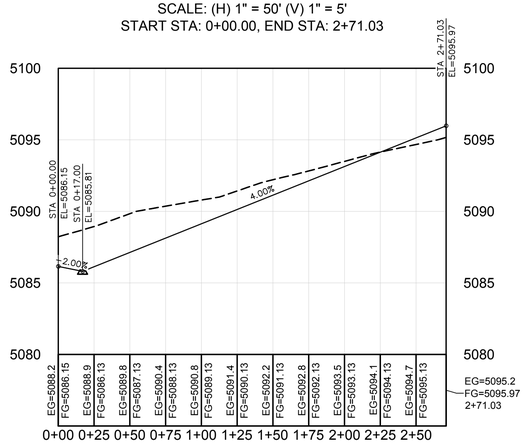
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	COAL CREEK PEAK
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	40

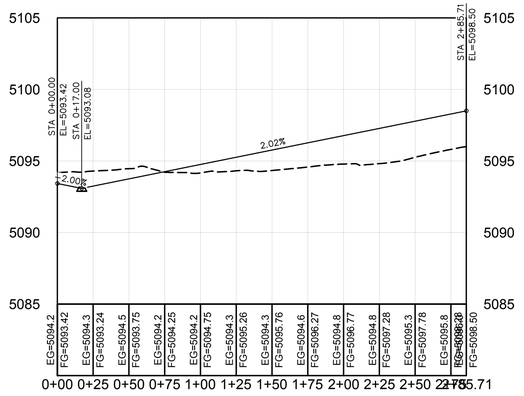




GOLD HILL COURT PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 2+71.03

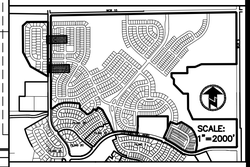


SILVER CROWN COURT PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 2+85.71



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



0 50' 100'
SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG — CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKRIDGE CANYON PIPELINE LOCATIONS

REVISIONS

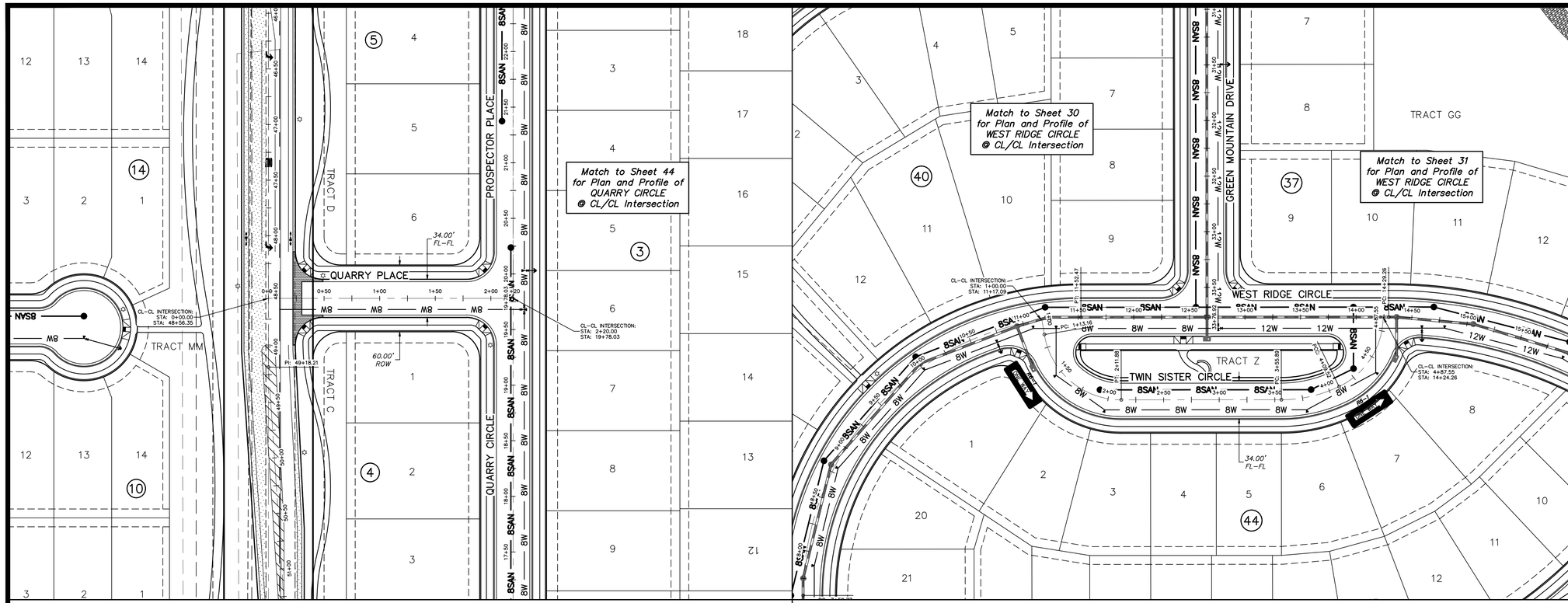
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
GOLD HILL COURT STA 0+00 - 2+71.02
SILVER CROWN CIRCLE STA 0+00 - 2+85.71
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	GOLDEN PEAK DR
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	41



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (NC) Install Handicap Ramp

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

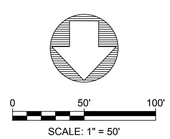
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

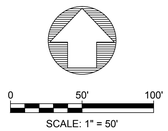
72 HOURS BEFORE YOU DIG, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

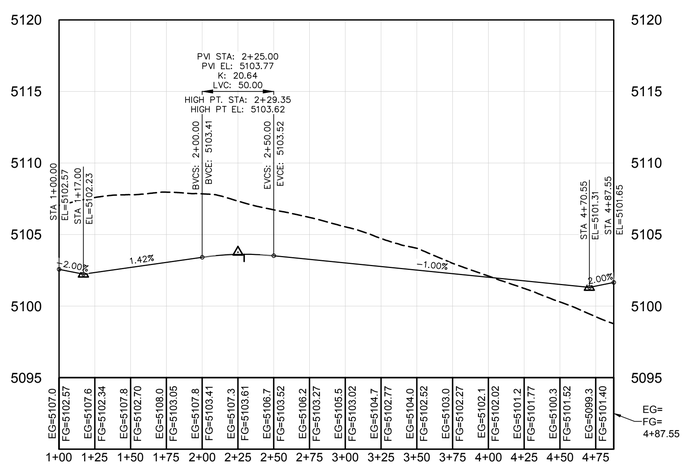
GAS, ELECTRIC, TELEPHONE, CATV AND PARKADALE CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX







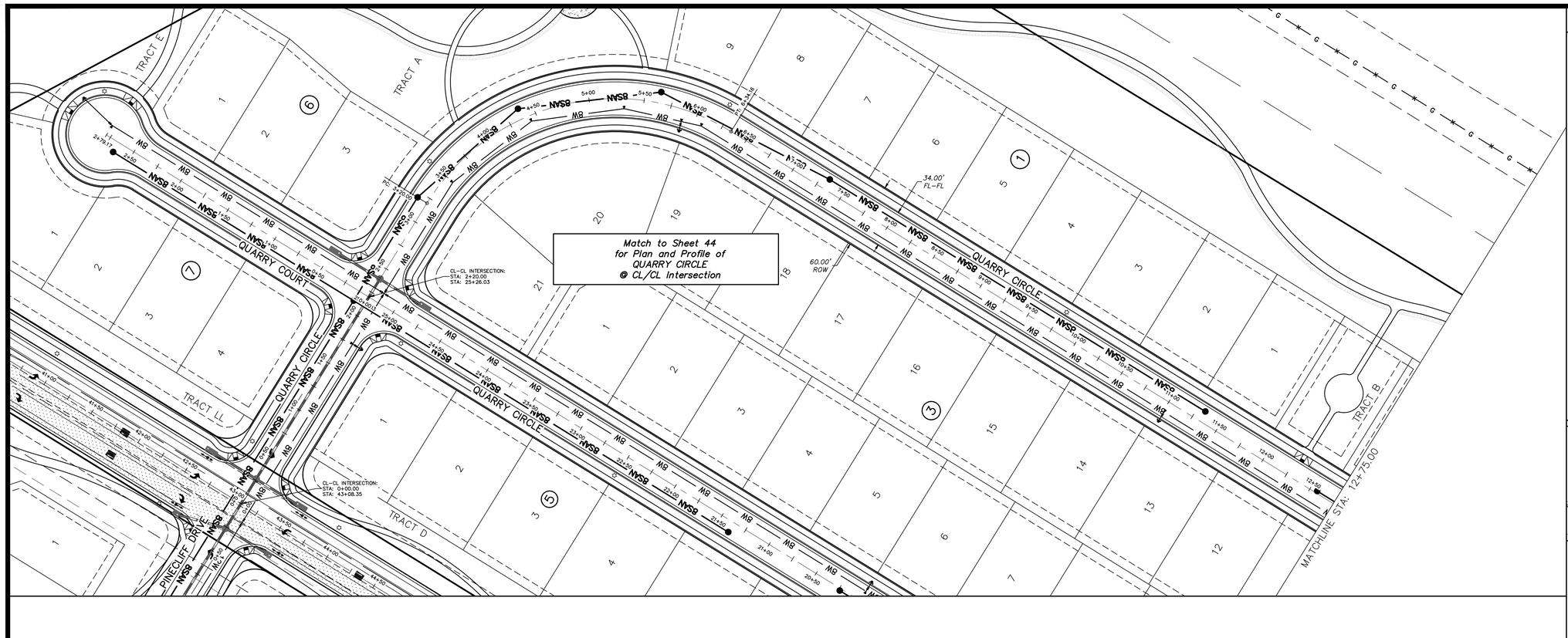
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

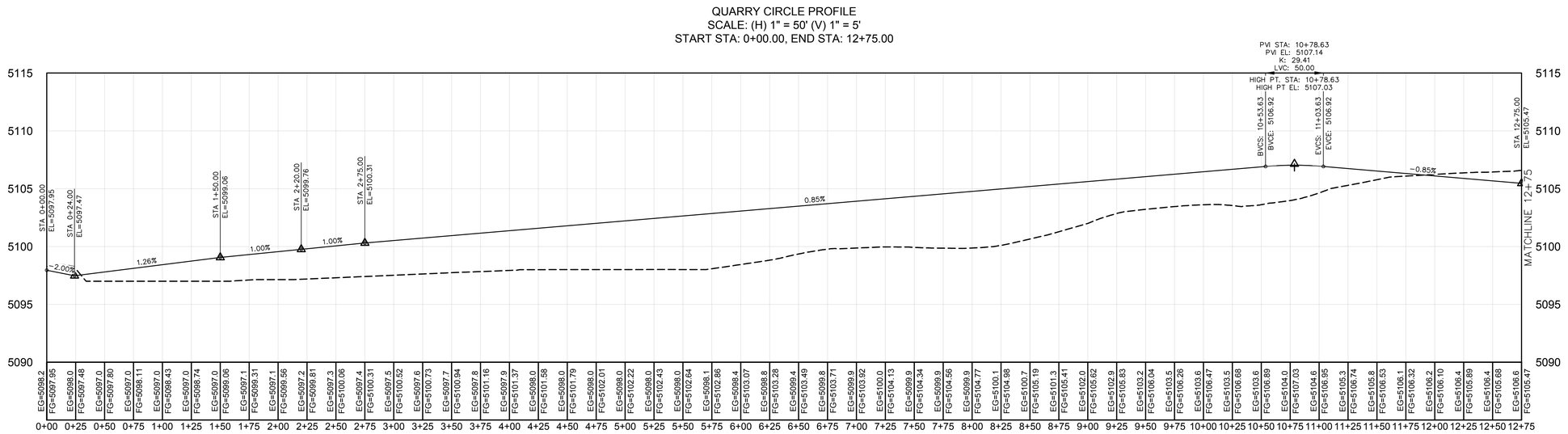
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

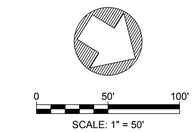
COLLIERS HILL
PRELIMINAY PLAT NO. 2
QUARRY PLACE STA 0+00 - 2+20
TWIN SISTERS CIRCLE STA 0+00 - 4+08.26

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	PANORAMA PEAK
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	42

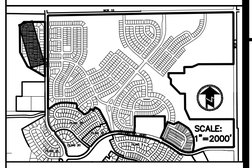






LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



SCALE VERIFICATION

BAR IS ONE INCH
ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
811

CATV, ELECTRIC, TELEPHONE, CATV, AND
PARKROAD CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

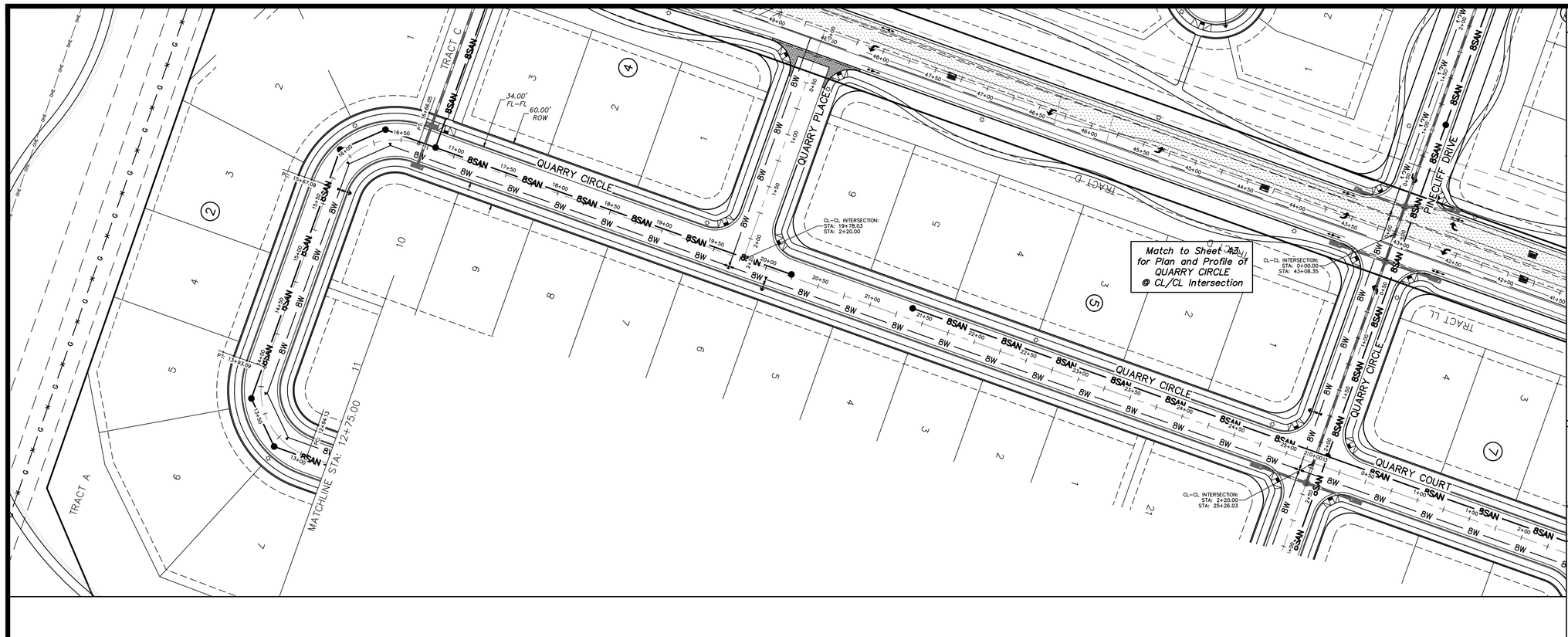
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

COLLIERS HILL
PRELIMINAY PLAT NO. 2
QUARRY CIRCLE
STA 0+00 - 12+75

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	QUARRY CIRCLE
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	43



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- Water Service
- Sewer Service
- Fire Service
- Existing Gas Line
- Ex. Underground Electric
- Ex. Overhead Electric
- Existing Fiber Optic
- Existing Telephone Line
- Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- Install Handicap Ramp

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

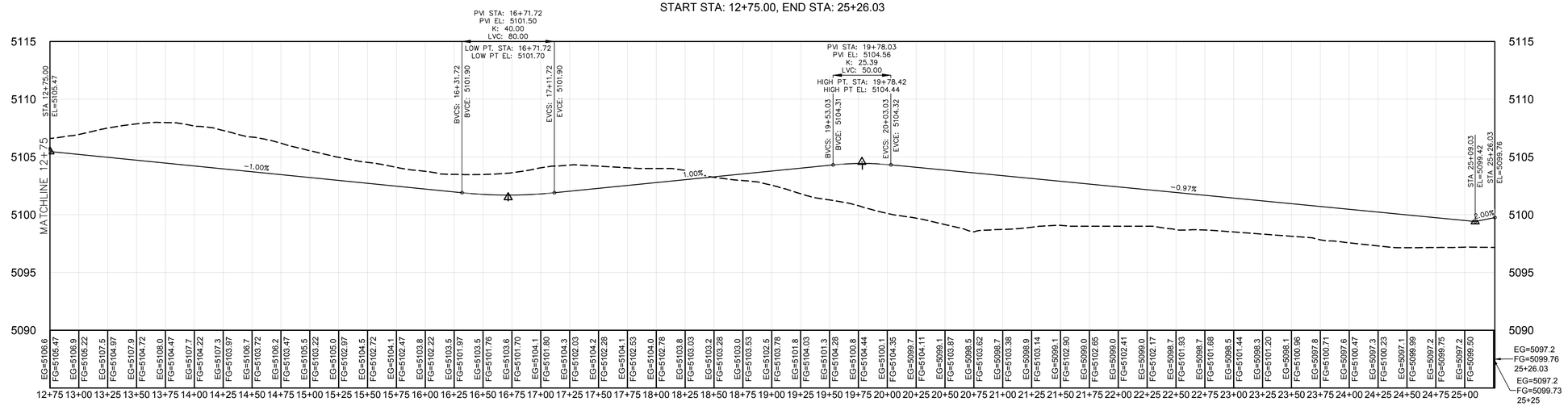
72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKROAD CENTERLINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

QUARRY CIRCLE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 12+75.00, END STA: 25+26.03



0 50' 100'

SCALE: 1" = 50'

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

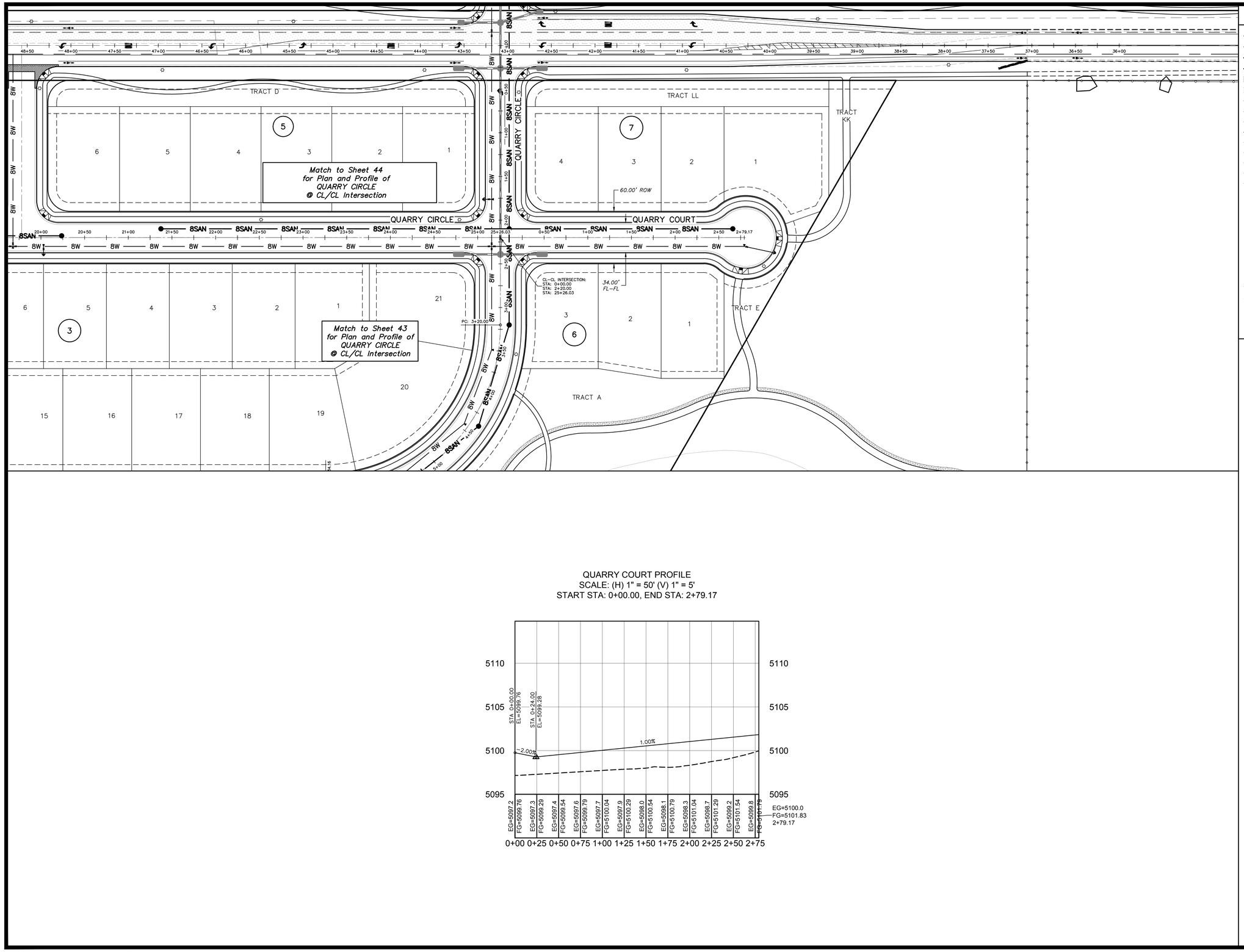
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

COLLIERS HILL
PRELIMINAY PLAT NO. 2

QUARRY CIRCLE STA 12+75 - 25+26.03

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	QUARTZ2
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	44



QUARRY COURT PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 2+79.17

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Proposed Stormline
- Existing Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp

SCALE: 1" = 50'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
CATV, ELECTRIC, TELEPHONE, CATV AND PARKRIDGE CANYON PEDIAL LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

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Boulder, CO 80304
303.449.9105

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CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINAY PLAT NO. 2
QUARRY COURT
STA 0+00 - 2+79.17

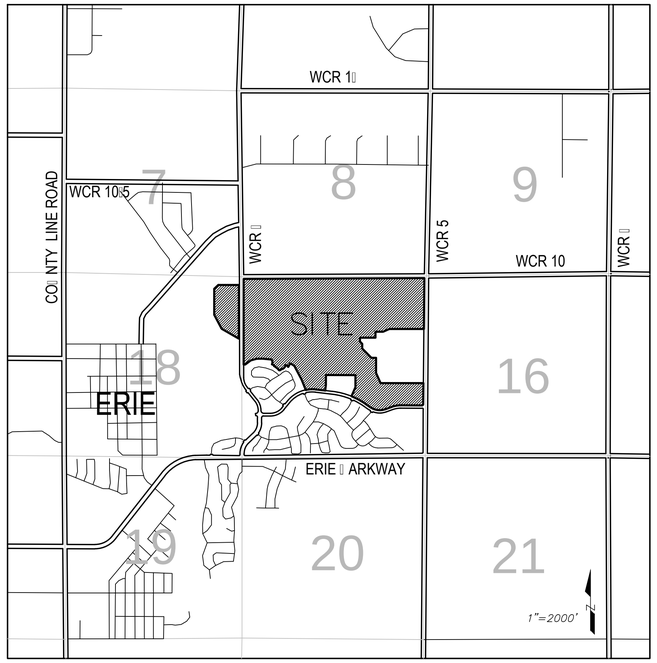
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	QUARRY COURT
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	45

LAST SAVED: 4/1/2016 3:45 PM
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COLLIER HILL PRELIMINARY PLAT NO. 2
PRELIMINARY GRADING PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP



INDEX

1. COVER SHEET
2. OVERALL GRADING PLAN
3. MASTER GRADING PLAN 1 OF 4
4. MASTER GRADING PLAN 2 OF 4
5. MASTER GRADING PLAN 3 OF 4
6. MASTER GRADING PLAN 4 OF 4
7. GRADING NOTES & TEMPLATES

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
AVOID ELECTRIC, TELEPHONE, CATV AND PIPELINE CONFLICTS. EXCAVATE WITH CARE.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-8-12	XX

HURST & ASSOCIATES, INC.
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Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2

COVER SHEET

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RD
DESIGNED BY:	JJ
DRAWING NAME:	GRADING-CV
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	N/A
SHEET NO:	1

LAST SAVED: 3/25/2016 11:08 AM
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NOTE:
TRAIL ALIGNMENT AND GRADE TO BE FINALIZED WITH FINAL PLAT

NOTE:
TRAIL ALIGNMENT AND GRADE TO BE FINALIZED WITH FINAL PLAT

BEAR PEAK ROAD
QUARRY CIRCLE
SILVER PLUME WAY
QUARRY PLACE
QUARRY COURT
COALTON BLVD.
GOLDEN HILL CT.
GOLD HILL DRIVE
GOLDEN PEAK DRIVE
GOLDEN PEAK CT.
PINECLIFF DRIVE
SILVER CROWN CIR
GREEN MOUNTAIN DRIVE
BOULDER PEAK AVE.
FLORA VIEW DRIVE
ASCENT TRAIL CIRCLE
SUNDOWN PLACE
SUNDOWN WAY
HORIZON BLVD.
AUDUBON PEAK DRIVE
BLUE MOUNTAIN WAY
ELVA PEAK DRIVE
LEVI PEAK DRIVE
TWIN SISTERS CIR.
WEST RIDGE CIRCLE
HOGSBACK CIRCLE
PIKES VIEW DRIVE
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
TRACT K
TRACT L
TRACT M
TRACT N
TRACT O
TRACT P
TRACT Q
TRACT R
TRACT S
TRACT T
TRACT U
TRACT V
TRACT W
TRACT X
TRACT Y
TRACT Z
TRACT AA
TRACT BB
TRACT CC
TRACT EE
TRACT FF
TRACT GG
TRACT HH
TRACT II
TRACT JJ
TRACT KK
TRACT LL
TRACT NN
TRACT OO
TRACT RR
OIL/GAS OPERATIONS AREA
CEMETARY
SCHOOL SITE
DAYBREAK FILING NO. 2A
DAYBREAK FILING NO. 2B
DAYBREAK FILING NO. 2C
COLLIERS HILL FILING NO. 3A
COLLIERS HILL FILING NO. 3B
COLLIERS HILL FILING NO. 3C

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
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- T — Existing Telephone Line
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- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp

0 200' 400'
SCALE: 1" = 200'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LAYOUT PEDAL LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST
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PLANNING
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HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

COLLIERS HILL
PRELIMINARY PLAT NO. 2
OVERALL GRADING PLAN

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RD
DESIGNED BY:	JJ
DRAWING NAME:	2527-OG-OVERALL
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"-200'
SHEET NO:	2

LAST SAVED: 4/1/2016 4:43 PM
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WCR 10

TRACT JJ

TRACT MM

TRACT G

TRACT C

TRACT B

TRACT D

TRACT A

TRACT E

TRACT LL

TRACT KK

TRACT H

TRACT I

TRACT J

TRACT M

TRACT F

BEAR PEAK ROAD

QUARRY CIRCLE

QUARRY PLACE

QUARRY COURT

COLLIERS BLVD

GOLD HILL DRIVE

GOLDEN PEAK DRIVE

GOLD HILL COURT

GOLDEN PEAK COURT

PINECLIFF DRIVE

SILVER CROWN CIR

GREEN MOUNTAIN WAY

GREEN MOUNTAIN DRIVE

PALISADE PLACE

BOULDER PEAK AVE.

OIL/GAS OPERATIONS AREA

OIL/GAS OPERATIONS AREA

OIL/GAS OPERATIONS AREA

LEGEND

Existing Contours

Proposed Contours

Existing Stormline

Proposed Stormline

Lot Type

0 100' 200'

SCALE: 1" = 100'

LAST SAVED: 4/4/2016 1:39 PM

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SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

PLEASE ELECTRIC, TELEPHONE, CATV AND PIPELINE OWNERS FIELD LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-8-12	XX

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HURST

CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
MASTER GRADING PLAN 1 OF 4

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RD
DESIGNED BY:	JJ
DRAWING NAME:	25272-GG
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=100'
SHEET NO:	3

LAST SAVED: 4/4/2016 1:39 PM

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SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LOT/STREET LIGHTING LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

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Boulder, CO 80304
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HURST

CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2

MASTER GRADING PLAN 2 OF 4

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RD
DESIGNED BY:	JJ
DRAWING NAME:	2527-2G
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=100'
SHEET NO:	4

LEGEND

- Existing Contours
- Proposed Contours
- Existing Stormline
- Proposed Stormline
- (A) Lot Type

0 100' 200'

SCALE: 1" = 100'

CEMETARY

DAYBREAK FILING NO. 2A

COLLIERS HILL FILING 2 SUBDIVISION

OIL/GAS OPERATIONS AREA

TRACT A TRACT B TRACT E TRACT J TRACT K TRACT L TRACT M TRACT N TRACT O TRACT P TRACT Q TRACT R TRACT T TRACT V TRACT W TRACT X TRACT AA

PINECLIFF DRIVE
QUARRY COURT
SILVER CROWN CIR
BEAR PEAK ROAD
GREEN MOUNTAIN WAY
GREEN MOUNTAIN DRIVE
GOLD HILL DRIVE
BOULDER PEAK AVE
PLEADES CIRCLE
PLEADES PLACE
LEO DRIVE
AURIGA DRIVE
PAIGE PLACE
HORIZON BLVD
PIKES VIEW DRIVE
HOOSIER PEAK CIRCLE
WEST RIDGE CIRCLE
COLLIERS PARKWAY

8SAN 15SAN 18SAN

WCR 10

WCR 5

TRACT CC

TRACT EE

TRACT DD

TRACT BB

TRACT AA

TRACT FF

ASCENT TRAIL CIRCLE

SUNRISE PLACE

SUNDOWN WAY

HORIZON BLVD

AUDOBON PEAK DRIVE

EVA PEAK DRIVE

BLUE MOUNTAIN WAY

FLORA VIEW DRIVE

GREEN MOUNTAIN DRIVE

BOULDER PEAK AVE.

OIL/GAS OPERATIONS AREA

GAS

W.O

G.L

12W

LEGEND

- Existing Contours
- Proposed Contours
- Existing Stormline
- Proposed Stormline
- (A) Lot Type

0 100' 200'

SCALE: 1" = 100'

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LIGHTING LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
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HURST

CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
MASTER GRADING PLAN 3 OF 4

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

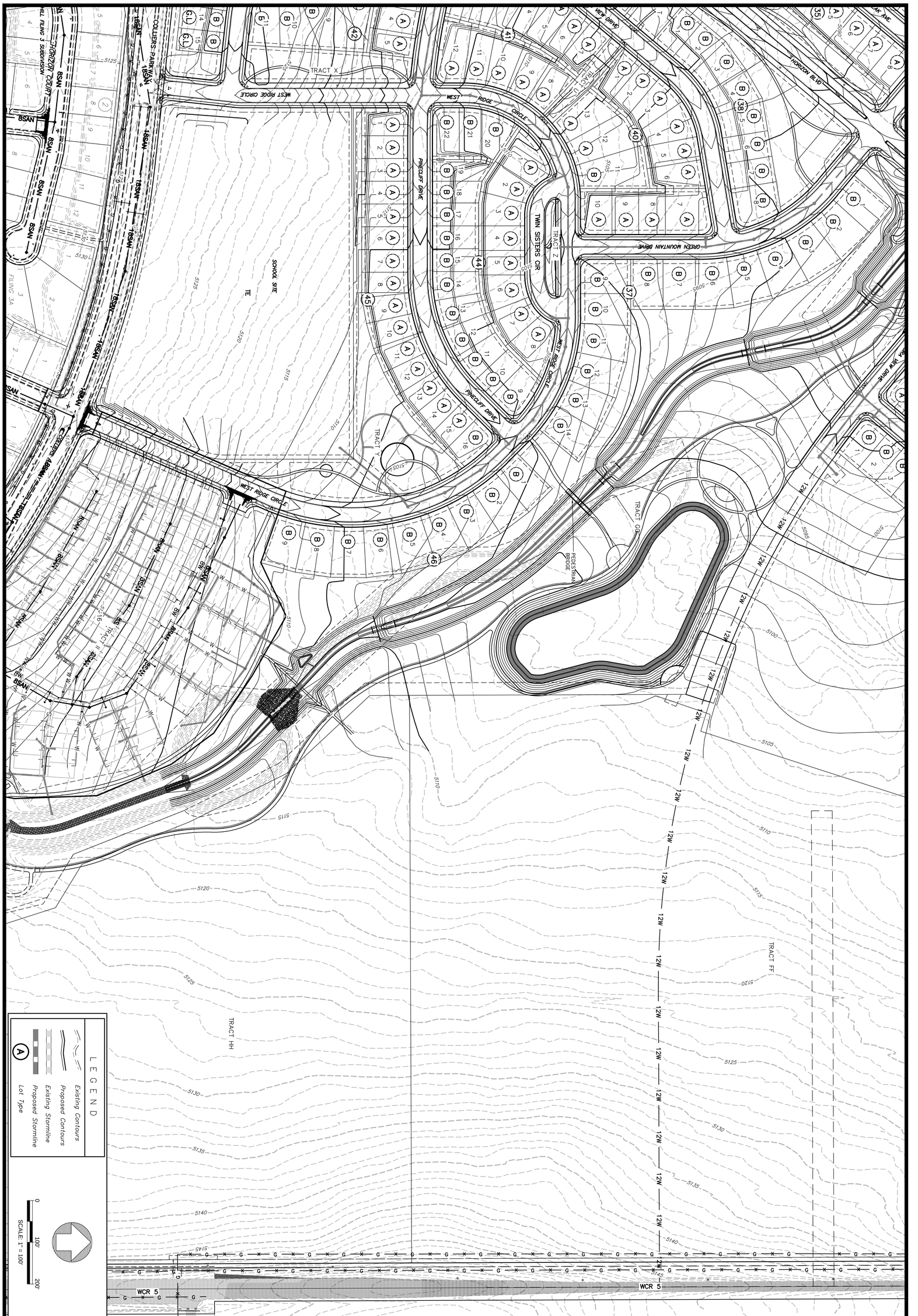
DRAWN BY:	RD
DESIGNED BY:	JJ
DRAWING NAME:	2527-2G
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=100'
SHEET NO:	5

LAST SAVED: 4/4/2016 1:39 PM

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LAST SAVED: 4/4/2016 1:39 PM



COLLIERS HILL
PRELIMINARY PLAT NO. 2

MASTER GRADING PLAN 4 OF 4

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

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CIVIL ENGINEERING
PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

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CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)
811
GAS, ELECTRIC, TELEPHONE, CATV AND PANHANDLE EASTERN PIPELINE LOCATIONS

SCALE VERIFICATION
BAR SHOULD MEASURE 1" LONG ON ORIGINAL DRAWING
IF NOT, ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWN BY:	RD
DESIGNED BY:	JJ
DRAWING NAME:	25272-OG
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=100'
SHEET NO:	6

EARTHWORK GENERAL NOTES:

1. ALL STRUCTURES, CONCRETE, TRESS, BRUSH AND RUBBISH SHALL BE REMOVED AND ACCEPTABLY DISPOSED OF.

2. ALL ORGANIC MATTER SHALL BE REMOVED FROM FILL AREAS.

3. ALL FILL AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

4. ALL DISTURBED AREAS SHALL BE TREATED WITH SEED AND MULCH.

5. EROSION CONTROL BALES OR SILT FENCE SHALL BE PLACED AT THE TOE AND DRAINAGE OUTFALL POINTS OF ALL SLOPES TO PREVENT SILTATION ON STREETS. REFER TO STORMWATER MANAGEMENT PLAN FOR DETAIL AND LOCATION OF EROSION CONTROL MEASURES.

6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, COUNTY AND STATE REGULATIONS PERTAINING TO GRADING, DUST AND EROSION.

7. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.

8. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSIVE ELEMENTS.

9. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.

GENERAL OVERLOT GRADING NOTES:

1. THIS PLAN IS TO ESTABLISH ROUGH GRADING (±.2') ONLY. THIS IS NOT A FINAL GRADING PLAN.

2. REFER TO APPROVED SOILS REPORT FOR EXCAVATION AND FILL PLACEMENT RECOMMENDATIONS.

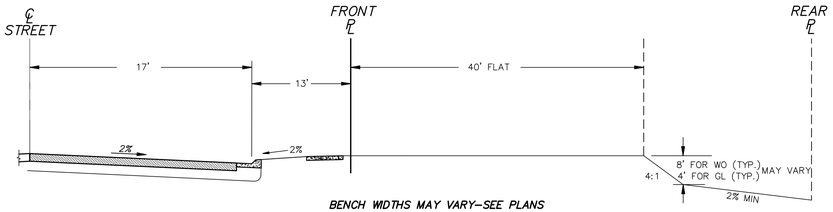
3. LOT CORNER SPOT ELEVATIONS ARE FOR ROUGH GRADING ONLY. CORNER ELEVATIONS MAY VARY +/- .2'. LOT CORNER ELEVATIONS MAY NEED TO BE ADJUSTED TO PROVIDE ADEQUATE DRAINAGE FOR BUILDING FOUNDATION AND SITE PLANS.

4. AS-BUILTS OF OVERLOT GRADING WILL BE NECESSARY BY THE INDIVIDUALS OR FIRMS PREPARING THE INDIVIDUAL LOT SITE AND GRADING PLANS.

5. OVERLOT CONTOURS ARE TO ESTABLISH THE TYPICAL ROUGH GRADE LOT TEMPLATES AND <u>DO NOT</u> REPRESENT FINISHED LOT GRADING.

COLLIERS
TYPICAL OVERLOT GRADING TEMPLATE

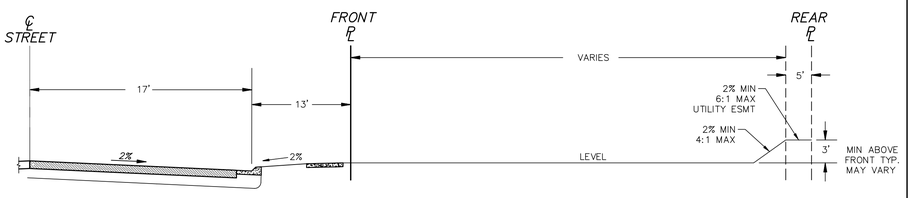
TYPICAL WALKOUT "WO" OR GARDEN LEVEL "GL" LOT
OVERLOT GRADING TEMPLATE



BENCH WIDTHS MAY VARY-SEE PLANS
N.T.S.

COLLIERS
TYPICAL OVERLOT GRADING TEMPLATE

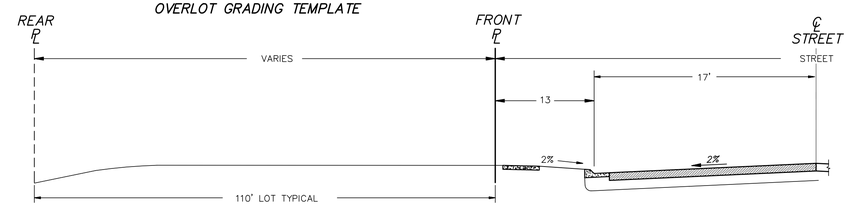
TYPICAL "A" LOT
OVERLOT GRADING TEMPLATE



BENCH WIDTHS MAY VARY-SEE PLANS
N.T.S.

COLLIERS
TYPICAL OVERLOT GRADING TEMPLATE

TYPICAL "B" LOT
OVERLOT GRADING TEMPLATE



BENCH WIDTHS MAY VARY-SEE PLANS
N.T.S.



0 200' 400'
SCALE: 1" = 200'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

DAS, ELECTRIC, TELEPHONE, CATV AND PARKING LOT PEDAL LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2

GRADING NOTES & TEMPLATES

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

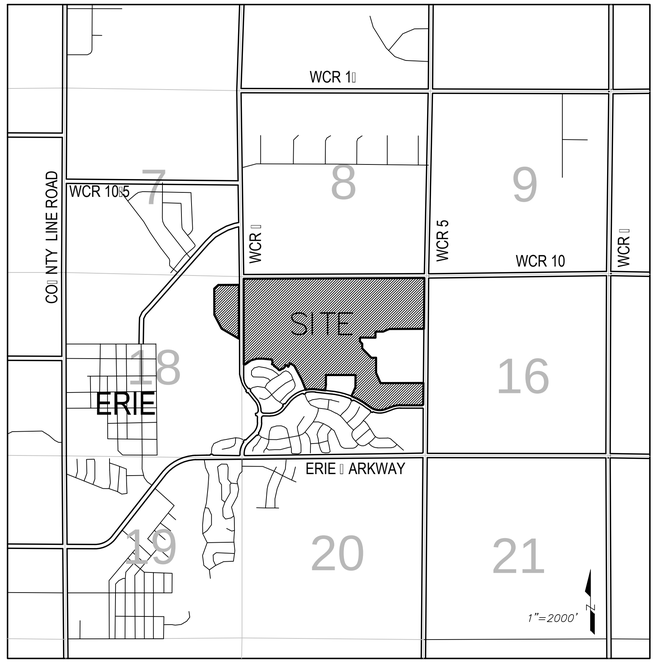
DRAWN BY: RD	DESIGNED BY: JJ	DRAWING NAME: 2527X-04NOTES	APPROVED BY: JJ

JOB NUMBER: 2527-2
DATE: 4/7/16
SCALE: N/A
SHEET NO: 7

LAST SAVED: 3/25/2016 11:28 AM
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COLLIER HILL PRELIMINARY PLAT NO. 2
PRELIMINARY UTILITY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP

INDEX

1. COVER SHEET
2. OVERALL UTILITY PLAN
3. MASTER UTILITY PLAN 1 OF 5
4. MASTER UTILITY PLAN 2 OF 5
5. MASTER UTILITY PLAN 3 OF 5
6. MASTER UTILITY PLAN 4 OF 5
7. MASTER UTILITY PLAN 5 OF 5



SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 72 HOURS BEFORE YOU DIG 811

AVOID ELECTRIC, TELEPHONE, CATV, AND PIPELINE DAMAGE. FAILURE TO DO SO COULD RESULT IN YOU PAYING FOR DAMAGES.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-29-12	XX

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIER HILL
PRELIMINARY PLAT NO. 2

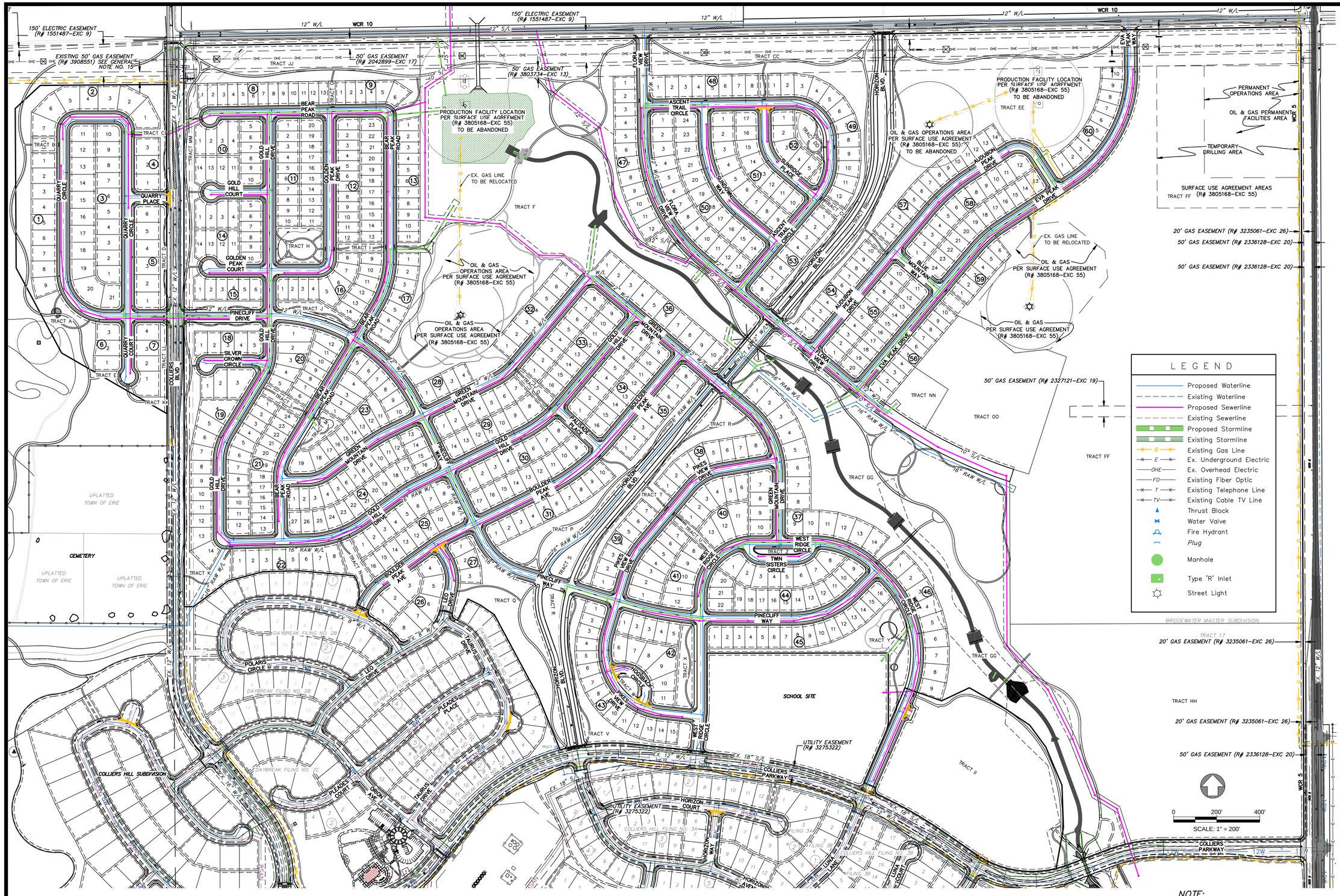
COVER SHEET

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	UTILITY-CV
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	N/A
SHEET NO:	1

LAST SAVED: 4/4/2016 2:54 PM

G:\25272\PRELIM\UTILITY SET\UTILITY-CV.dwg



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Proposed Stormline
- Existing Stormline
- Existing Gas Line
- Ex. Underground Electric
- Ex. Overhead Electric
- Existing Fiber Optic
- Existing Telephone Line
- Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Street Light

NOTE:

ALL WATER AND SANITARY LINES TO BE 8" UNLESS OTHERWISE NOTED

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LAYOUTS PROVIDED BY:

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HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
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303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIER HILL
PRELIMINARY PLAT NO. 2
OVERALL MASTER UTILITY PLAN

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	2527AM-OVERALL
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=200'
SHEET NO:	2

LAST SAVED: 4/1/2016 4:42 PM

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LAST SAVED: 4/1/2016 5:03 PM

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LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp

SCALE: 1"=2000'

0 100' 200'

SCALE: 1" = 100'

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LOT/STREET LIGHTING LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

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CIVIL ENGINEERING
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303.449.9105

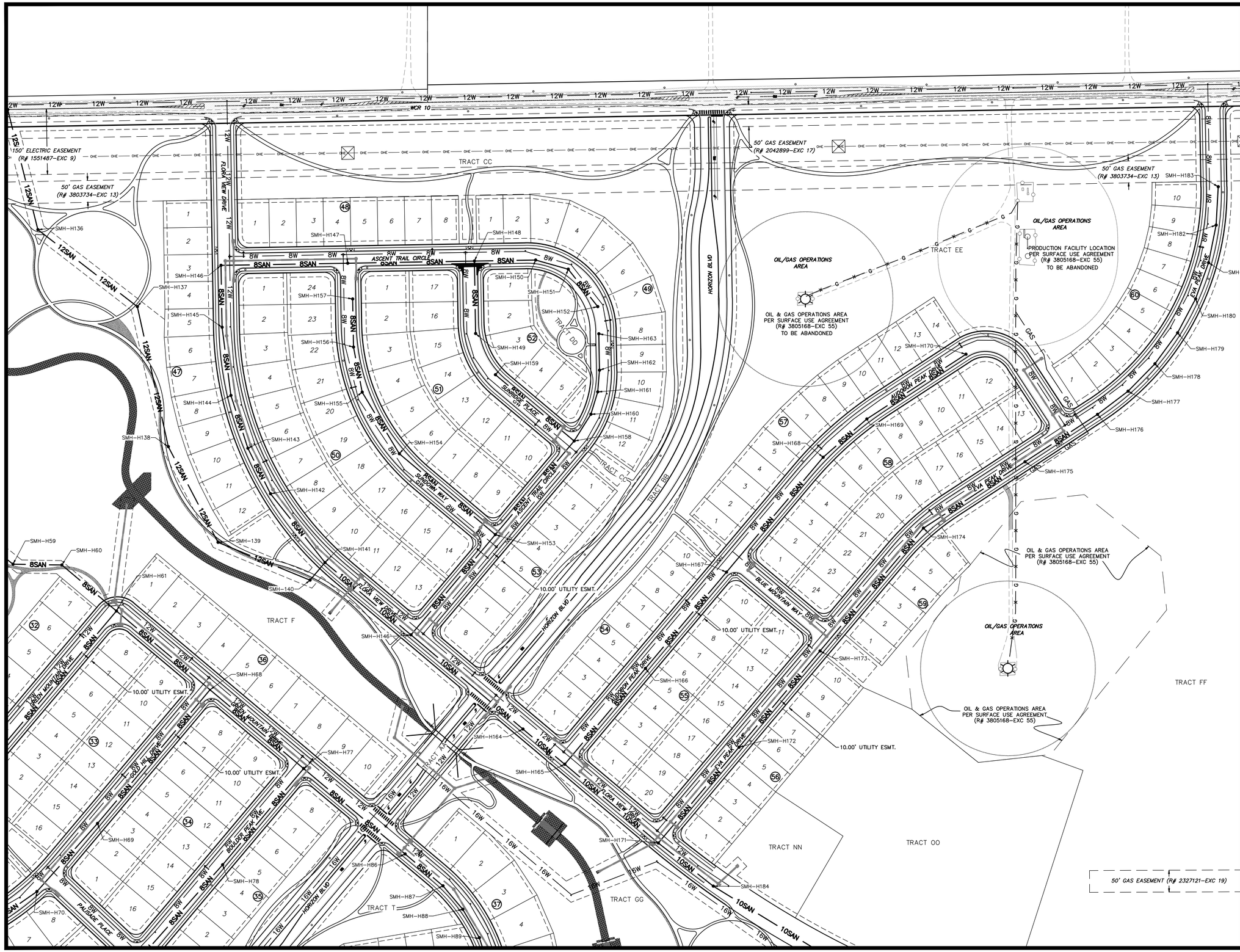
COLLIER HILL
PRELIMINARY PLAT NO. 2
MASTER UTILITY PLAN 1 OF 5

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	25272MU
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=100'
SHEET NO:	3

LAST SAVED: 4/1/2016 5:03 PM

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LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp



0 100' 200'

SCALE: 1" = 100'

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LOT/STREET LIGHTING LOCATIONS

REVISIONS

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Boulder, CO 80304
303.449.9105

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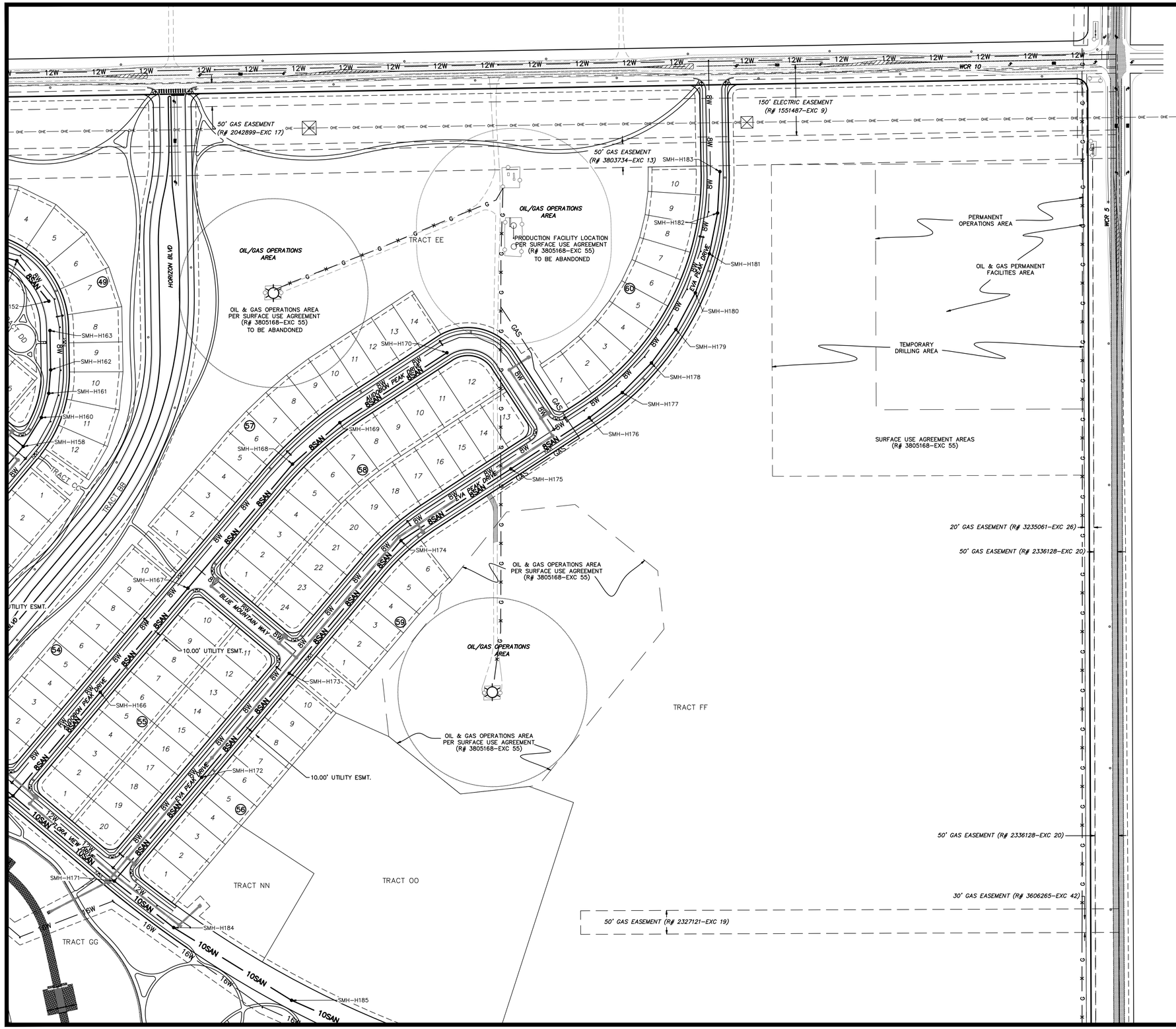
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIER HILL
PRELIMINARY PLAT NO. 2

MASTER UTILITY PLAN 2 OF 5

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	25272-MU
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=100'
SHEET NO:	4



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp

SCALE: 1"=2000'

0 100' 200'

SCALE: 1" = 100'

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKADALE CANYON PIPELINE LOCATIONS

REVISIONS

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CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIER HILL
PRELIMINARY PLAT NO. 2

MASTER UTILITY PLAN 3 OF 5

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	2527-MU
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=100'
SHEET NO:	5

LAST SAVED: 4/1/2016 5:03 PM

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LAST SAVED: 4/1/2016 5:03 PM

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LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- HC — Install Handicap Ramp

SCALE: 1"=2000'

0 100' 200'

SCALE: 1" = 100'

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV, AND PARKING LOCATION PEDING LOCATIONS

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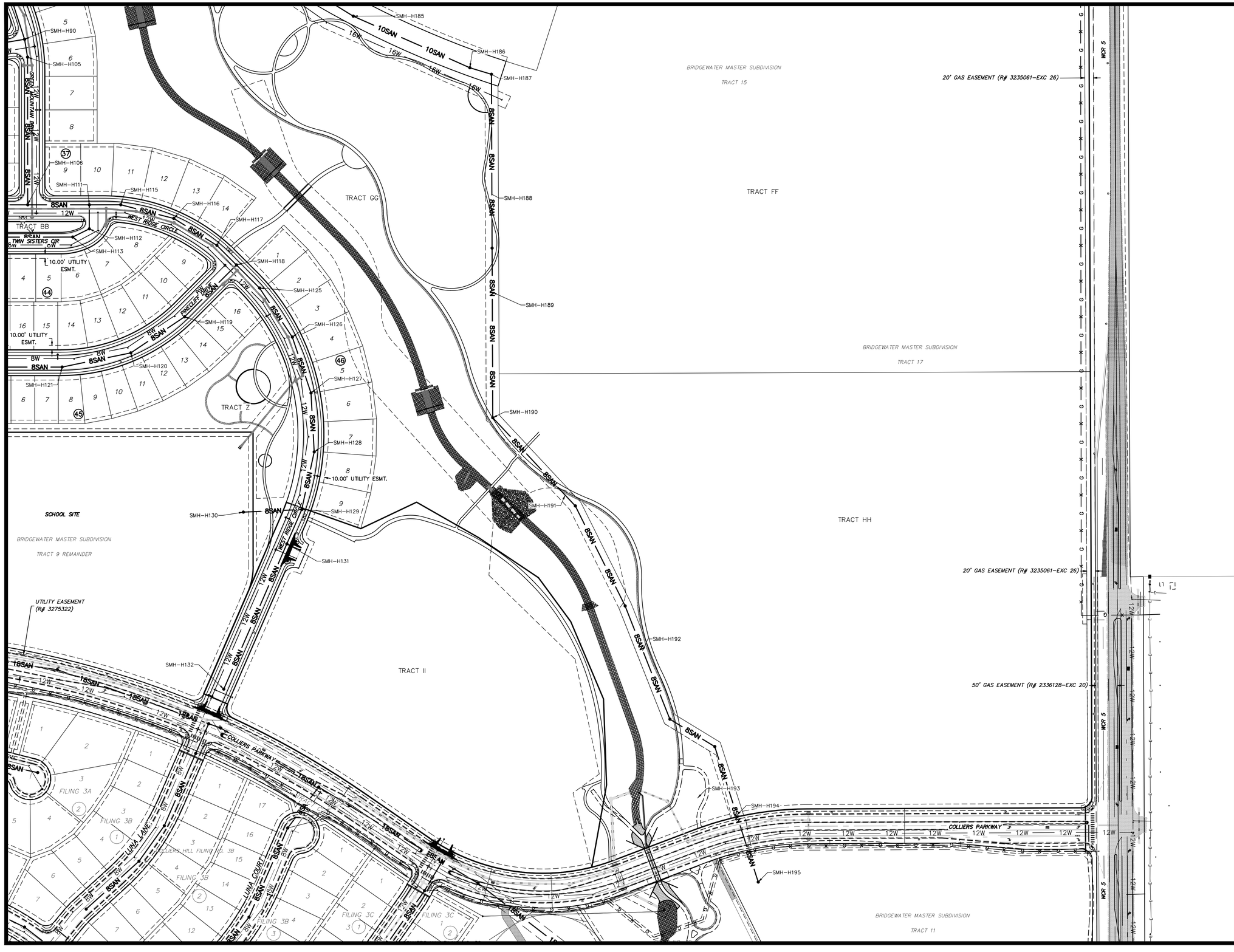
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COLLIER HILL
PRELIMINARY PLAT NO. 2

MASTER UTILITY PLAN 4 OF 5

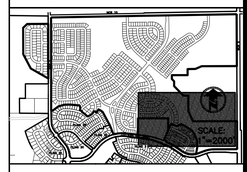
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH	DESIGNED BY:	JJ
DRAWING NAME:	25272MU	APPROVED BY:	JJ
JOB NUMBER:	2527-2		
DATE:	4/7/16		
SCALE:	1"=100'		
SHEET No:	6		



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



0 100' 200'

SCALE: 1" = 100'

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

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GAS, ELECTRIC, TELEPHONE, CATV AND PARKSIDE CANYON PIPELINE LOCATIONS

REVISIONS

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COLLIER HILL
PRELIMINARY PLAT NO. 2
MASTER UTILITY PLAN 5 OF 5

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

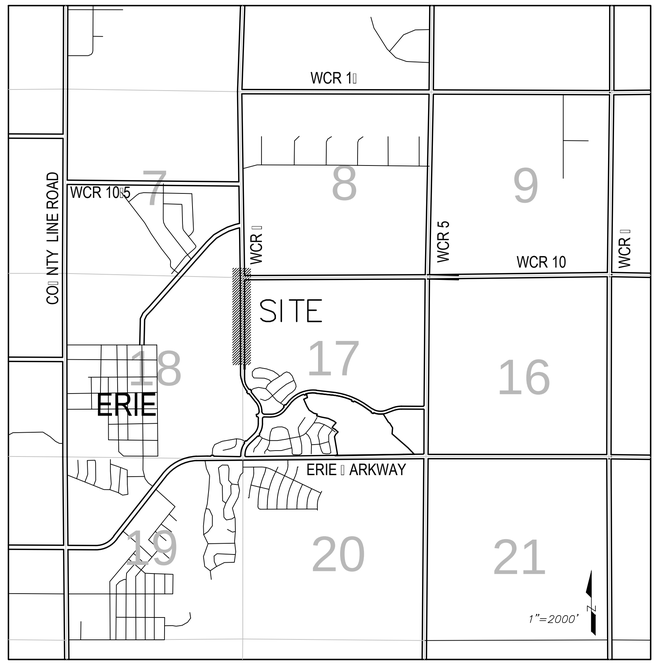
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DRAWING NAME:	2527-MU
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=100'
SHEET NO:	7

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COLLIERS BOULEVARD
PRELIMINARY STREET PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



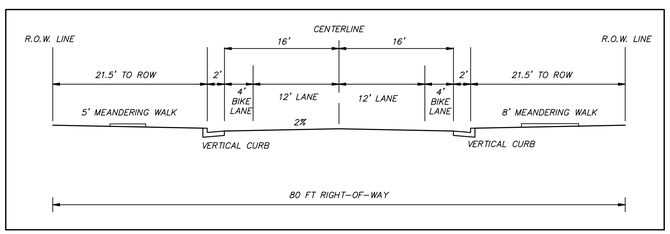
VICINITY MAP

INDEX

1. COVER SHEET
2. COLLIERS BOULEVARD STA 36+00 – 48+00
3. COLLIERS BOULEVARD STA 48+00 – 57+00



WCR 3 80' ROW



CURB DRAINS TO BE PROVIDED WITH FINAL DESIGN

SCALE VERIFICATION
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GAS, ELECTRIC, TELEPHONE, CATV AND PARAMOUNT CANYON PIPELINE LOCATIONS

REVISIONS

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2500 Broadway, Suite B
Boulder, CO 80304
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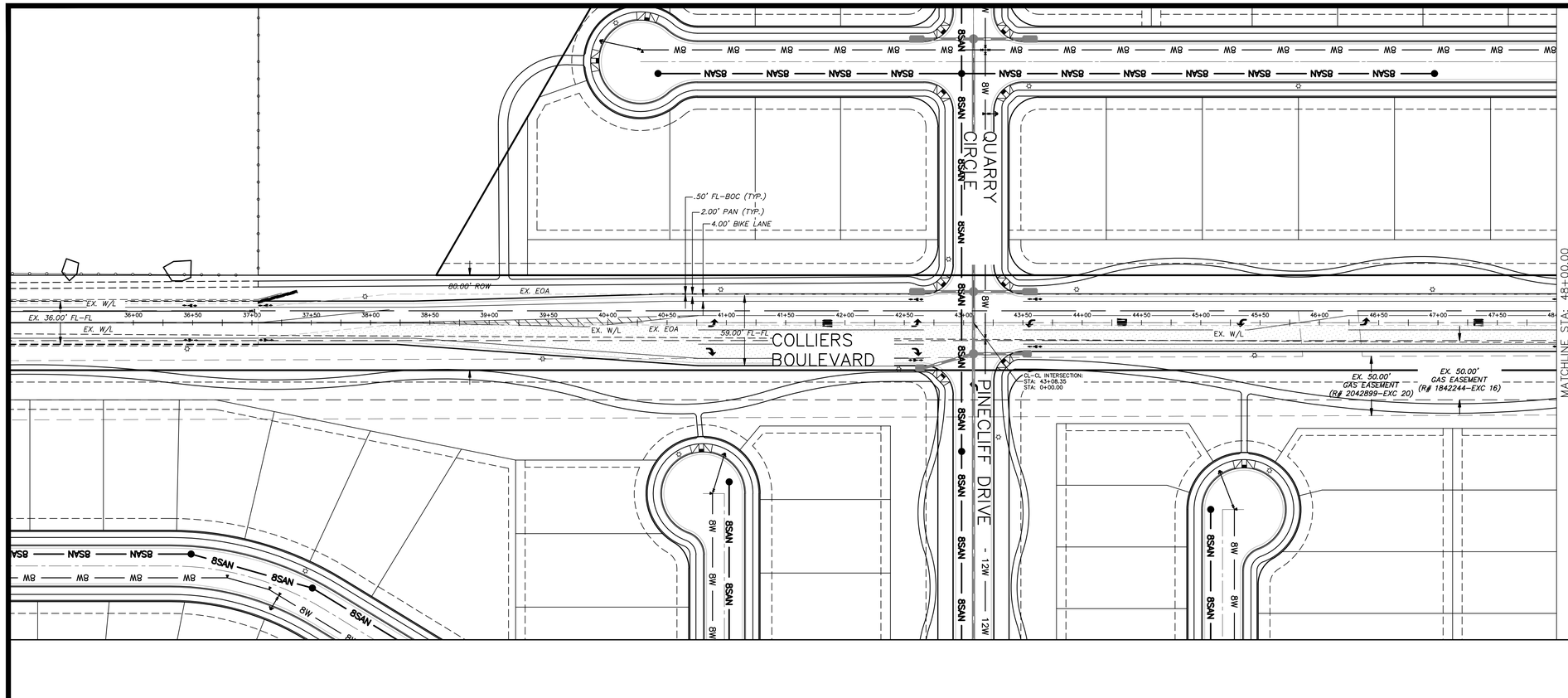
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PRELIMINARY PLAT NO. 2

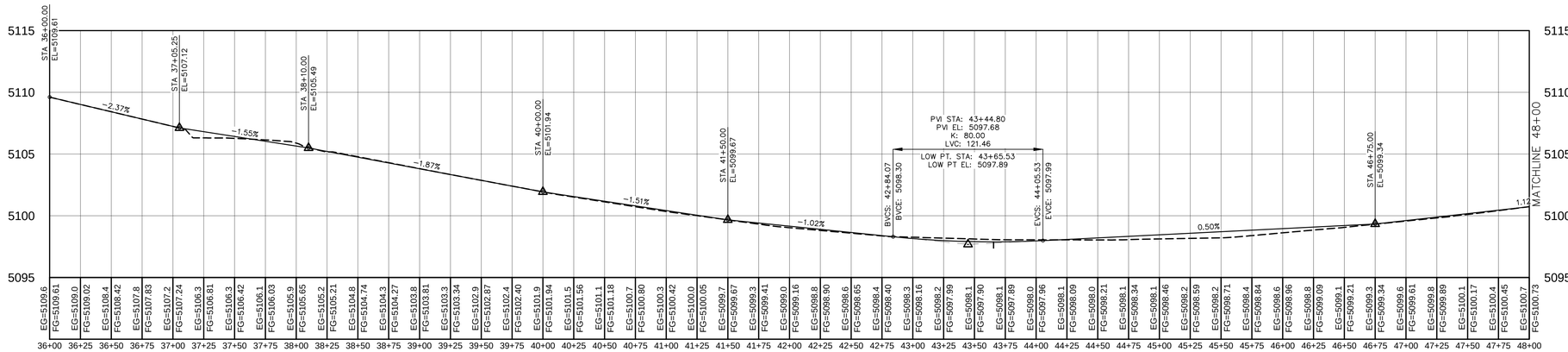
COVER SHEET

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	WCR-3-CV
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	N/A
SHEET NO:	1

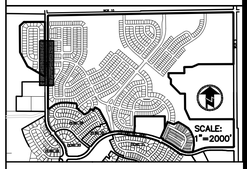
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LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



SCALE VERIFICATION

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GAS, ELECTRIC, TELEPHONE, CATV AND PARKRIDGE CANYON PIPELINE LOCATIONS

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Boulder, CO 80304
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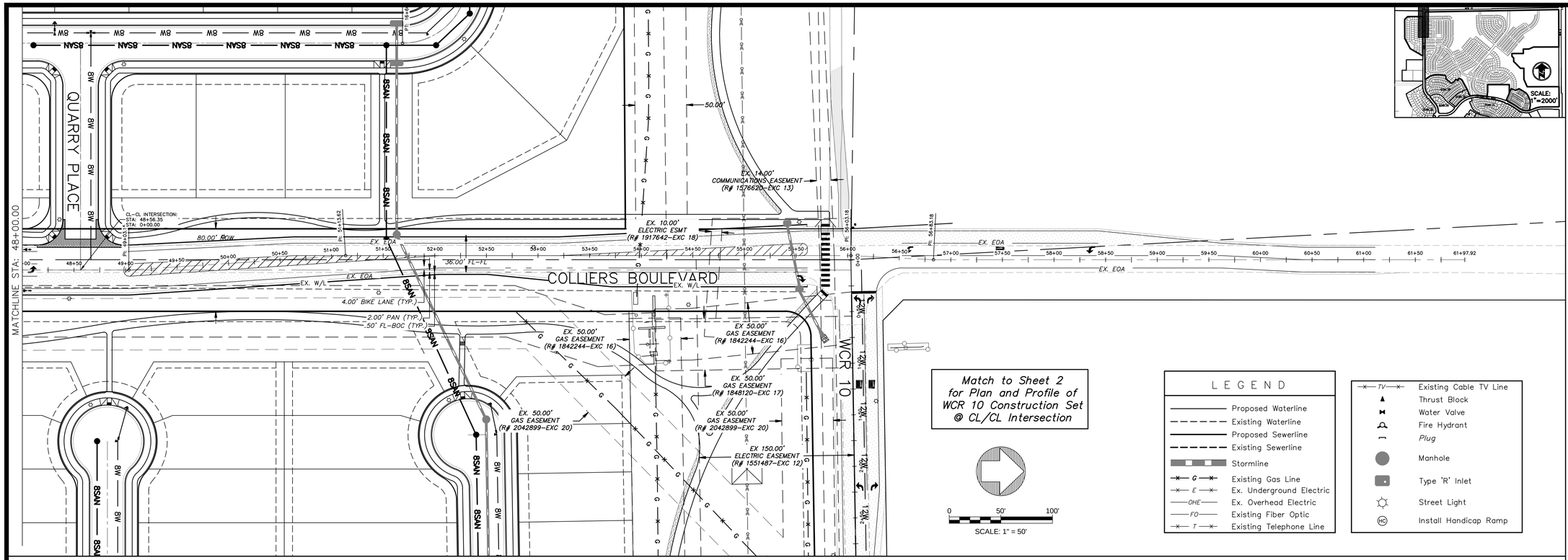
COLLIER HILL
PRELIMINARY PLAT NO. 2
WCR 3 PLAN AND PROFILE
STA 36+00 - 48+00

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

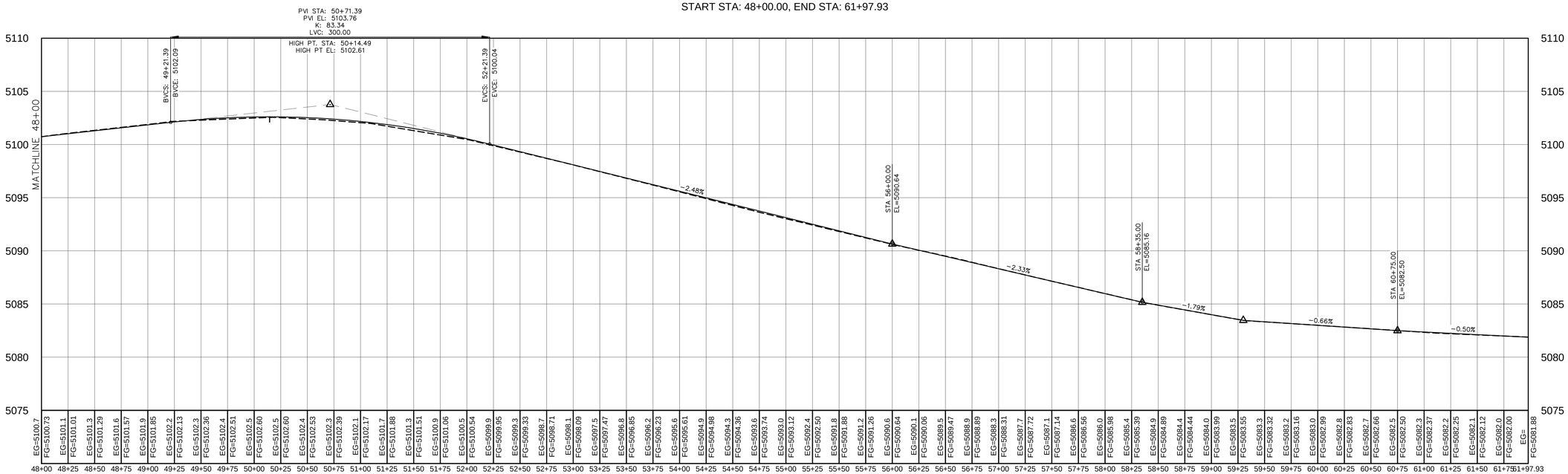
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JOB NUMBER: 2527-2			
DATE: 4/7/16			
SCALE: 1"=50'			
SHEET NO: 2			

0 50' 100'

SCALE: 1" = 50'



Alignment - WCR 3 PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 48+00.00, END STA: 61+97.93



SCALE VERIFICATION
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GAS, ELECTRIC, TELEPHONE, CATV AND PARKROAD CANYON PIPELINE LOCATIONS

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Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
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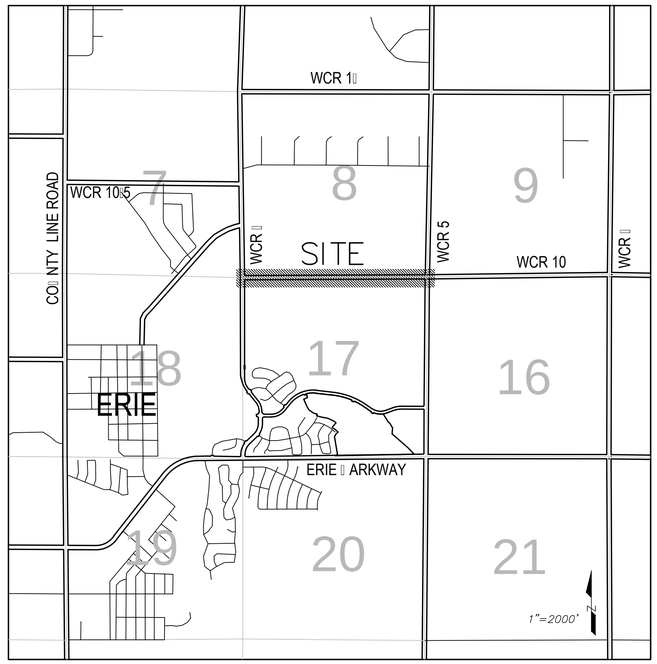
COLLIER HILL
PRELIMINARY PLAT NO. 2
WCR 3 PLAN AND PROFILE
STA 48+00 - 57+00

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	WCR 3-PP
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	3

WCR 10
PRELIMINARY STREET PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



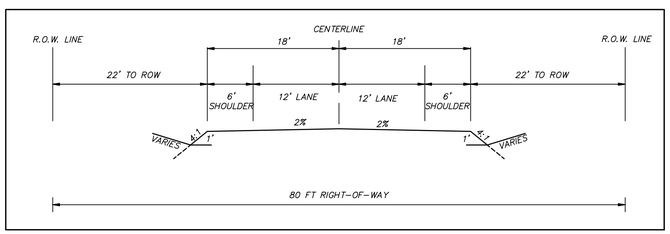
VICINITY MAP

INDEX

1. COVER SHEET
2. WCR 10 STA 0+00 – 13+00
3. WCR 10 STA 13+00 – 26+00
4. WCR 10 STA 26+00 – 39+00
5. WCR 10 STA 39+00 – 49+00
6. WCR 10 STA 49+00 – 52+86.86



WCR 10 70' ROW



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

GAS, ELECTRIC, TELEPHONE, CATV AND PARKING LOT/PEDESTRIAN LIGHTING

REVISIONS

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COLORADO LICENSED JOHN W. JORGENSON 22730 PROFESSIONAL ENGINEER

HURST & ASSOCIATES, INC.
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Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIER HILL
PRELIMINARY PLAT NO. 2

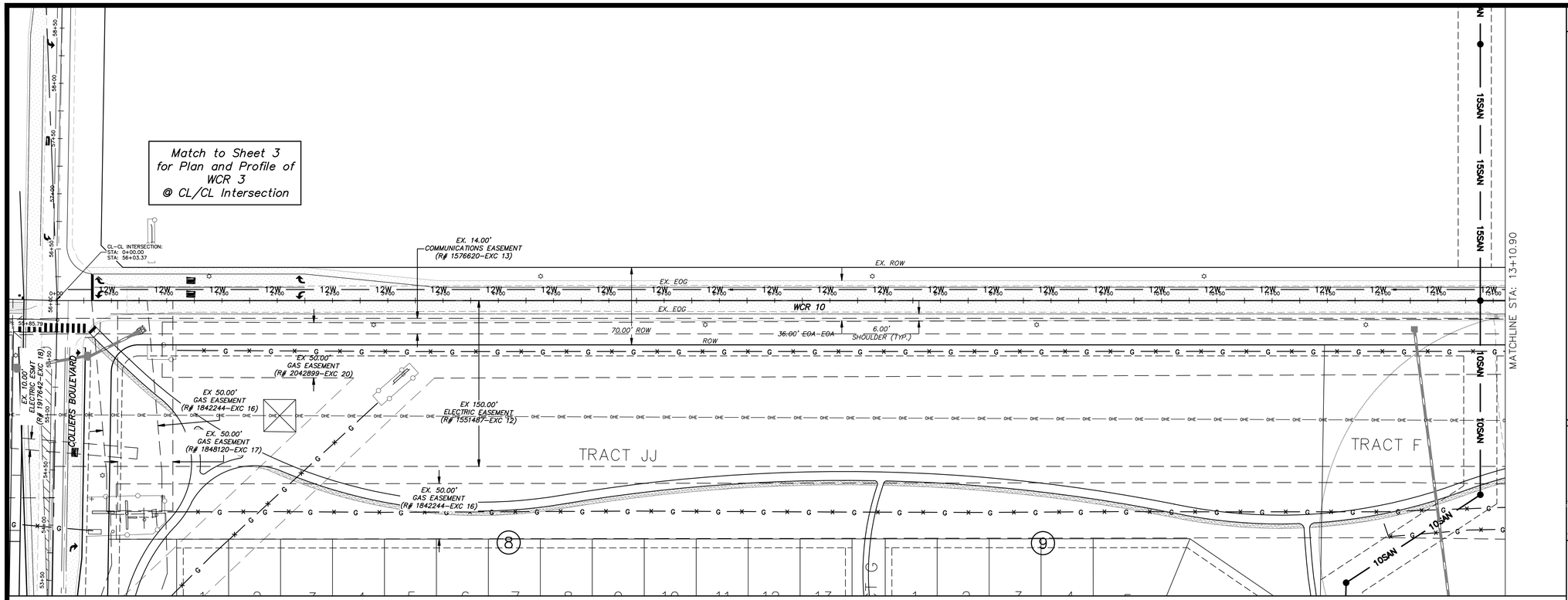
COVER SHEET

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

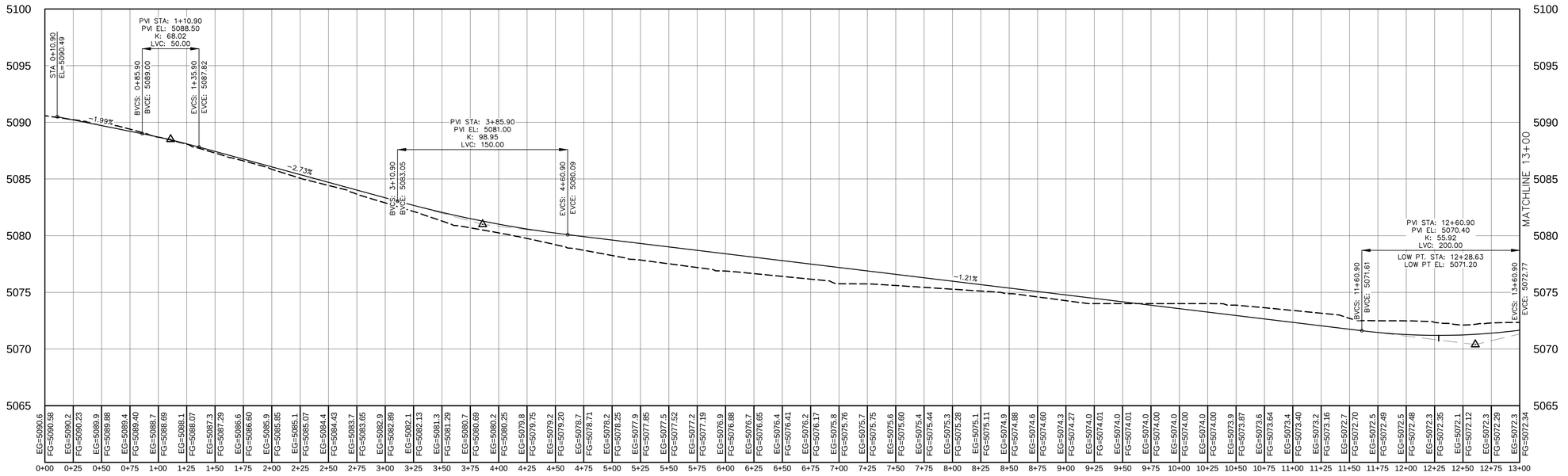
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DESIGNED BY:	JJ
DRAWING NAME:	WCR 10-CV
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	N/A
SHEET NO:	1

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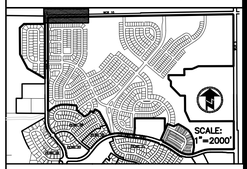
Alignment - WCR 10 PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 0+00.00, END STA: 13+00.00



SCALE: 1" = 50'

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
CATV, ELECTRIC, TELEPHONE, CATV AND PARKROAD CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

COLORADO LICENSED
JOHN W. JORGENSON
22730
PROFESSIONAL ENGINEER

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

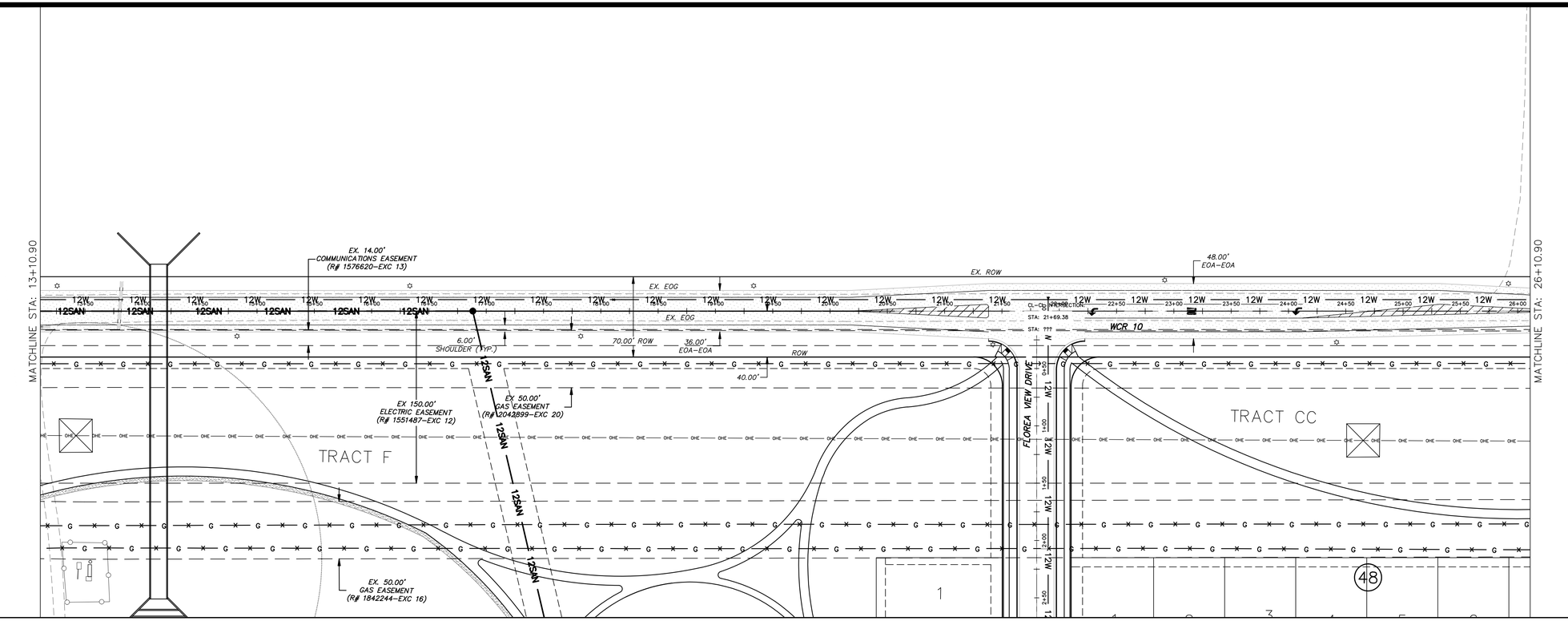
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIER HILL
PRELIMINARY PLAT NO. 2
WCR 10 PLAN AND PROFILE
STA 0+00 - 13+00

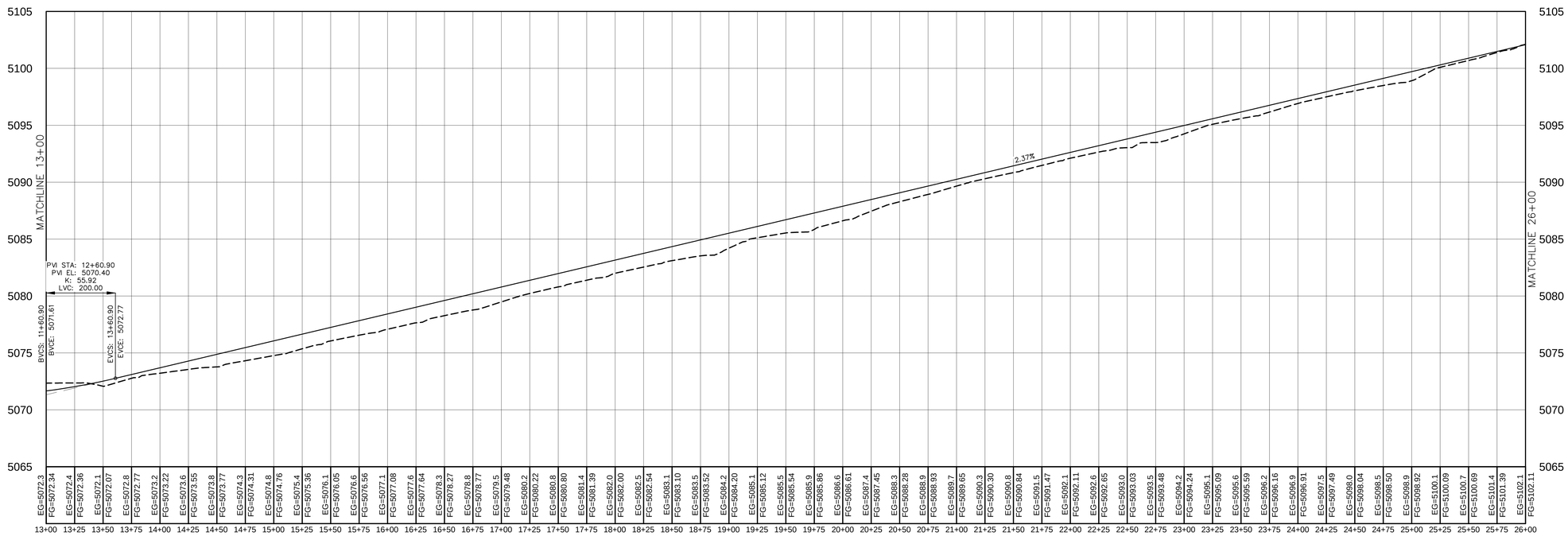
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

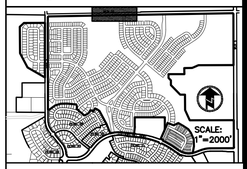
DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	WCR 10-PP
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	2

0 50' 100'
SCALE: 1" = 50'



Alignment - WCR 10 PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 13+00.00, END STA: 26+00.00





0 50' 100'
SCALE: 1" = 50'

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- Install Handicap Ramp

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
DIAL ELECTRIC, TELEPHONE, CATV AND PIPELINE LOCATION REQUESTS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

COLORADO LICENSED
JOHN W. JORGENSON
22730
PROFESSIONAL ENGINEER

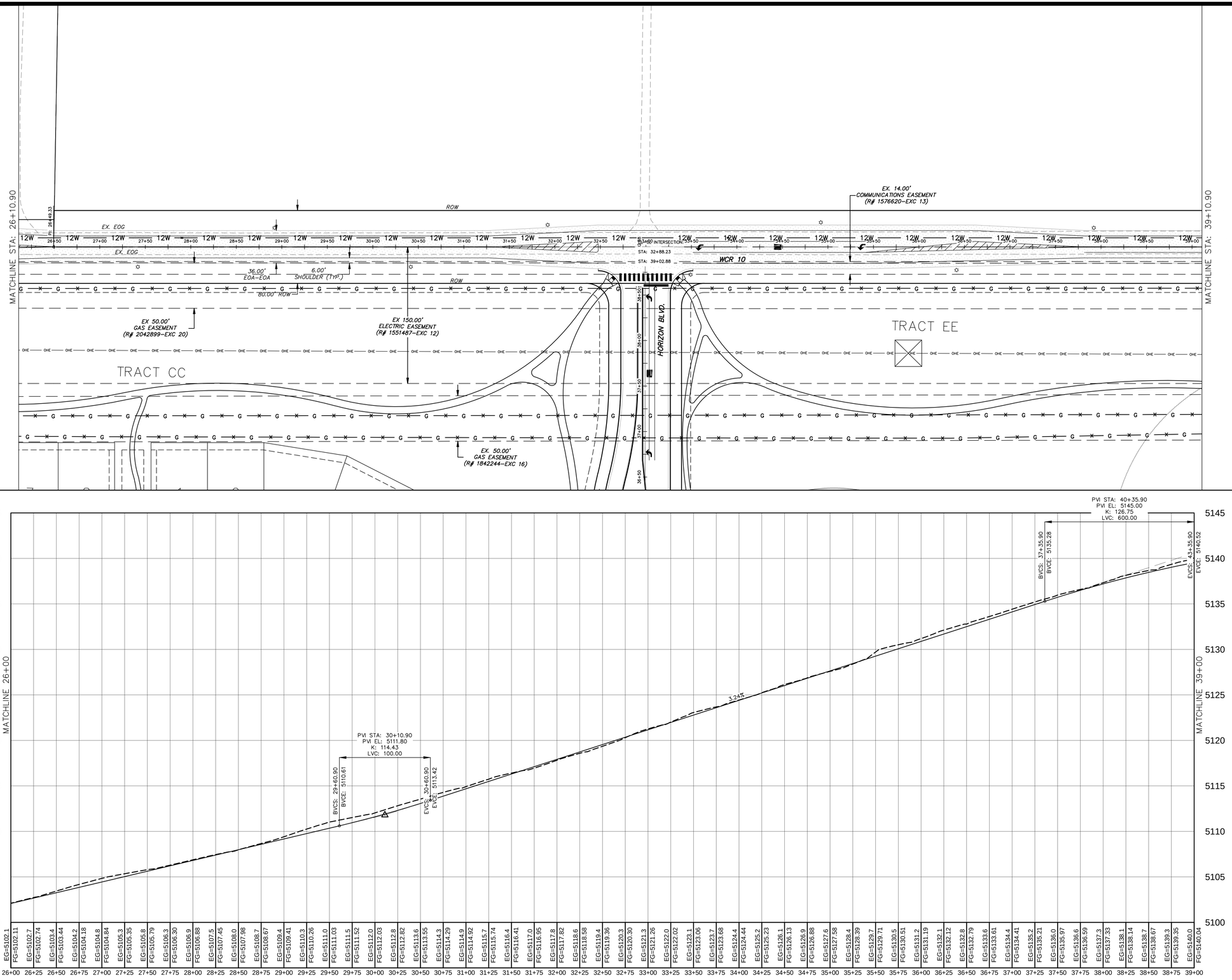
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIER HILL
PRELIMINARY PLAT NO. 2
WCR 10 PLAN AND PROFILE
STA 13+00 - 26+00

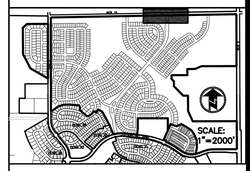
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	WCR 10-PP
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	3



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp





SCALE VERIFICATION

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GAS, ELECTRIC, TELEPHONE, CATV AND PARKROAD CANYON PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	1-9-12	XX

COLORADO LICENSED JOHN W. JORGENSON 22730 PROFESSIONAL ENGINEER

HURST & ASSOCIATES, INC.
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Boulder, CO 80304
303.449.9105

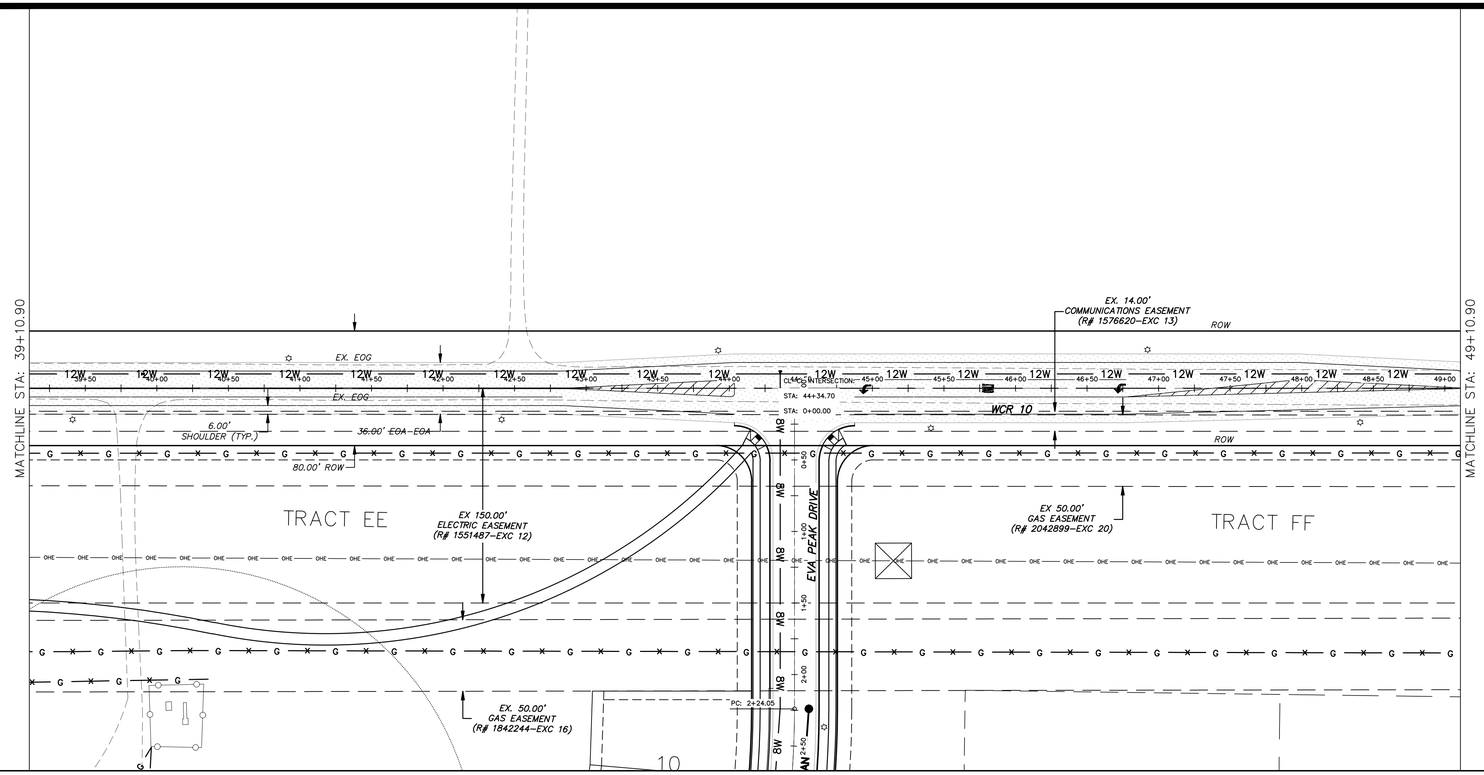
HURST

CIVIL ENGINEERING
PLANNING
SURVEYING

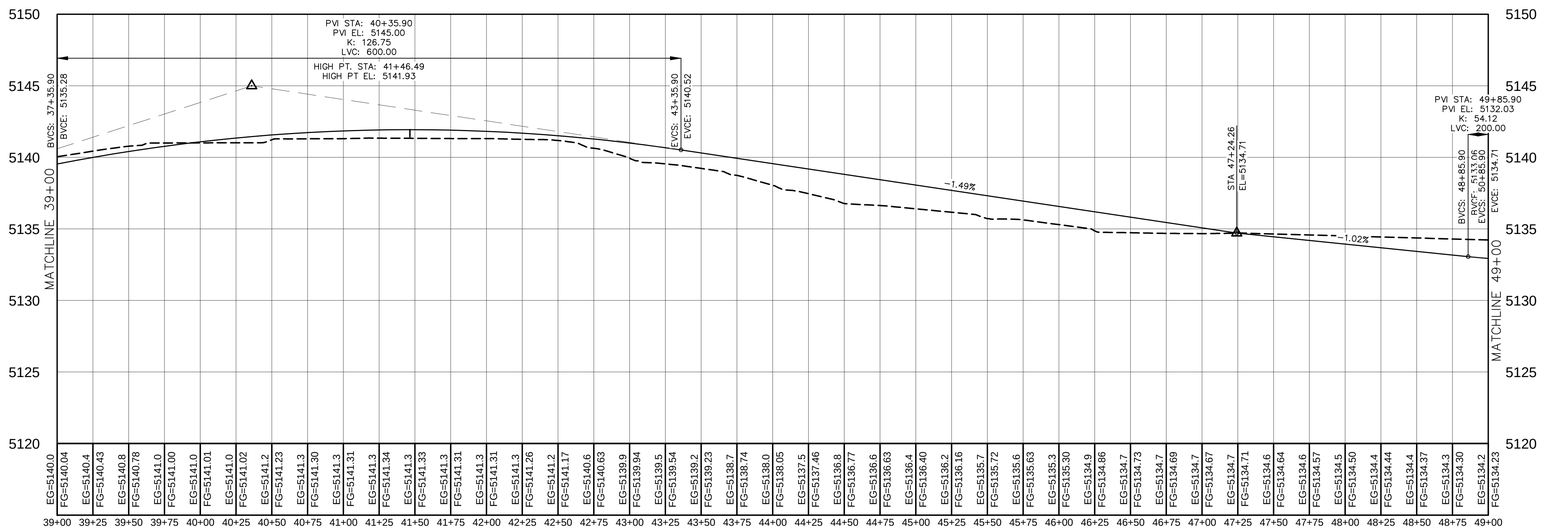
COLLIER HILL
PRELIMINARY PLAT NO. 2
WCR 10 PLAN AND PROFILE
STA 26+00 - 39+00

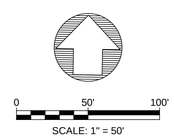
Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	WCR 10-PP
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	4



Alignment - WCR 10 PROFILE
SCALE: (H) 1" = 50' (V) 1" = 5'
START STA: 39+00.00, END STA: 49+00.00





LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- Install Handicap Ramp



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
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GAS, ELECTRIC, TELEPHONE, CATV AND PARKING CANYON PIPELINE LOCATIONS

REVISIONS

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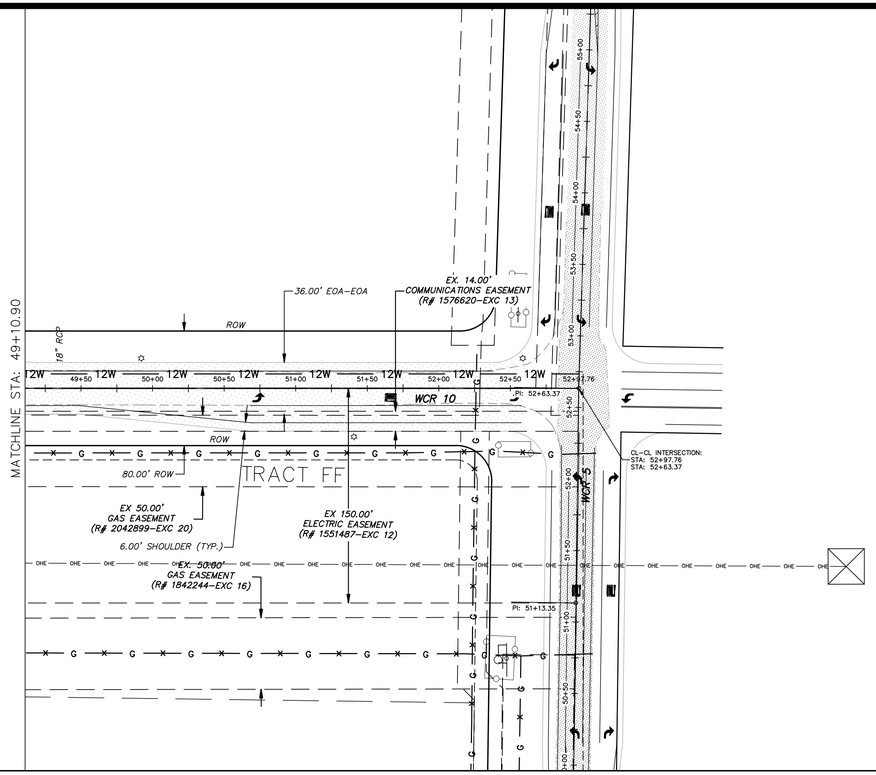
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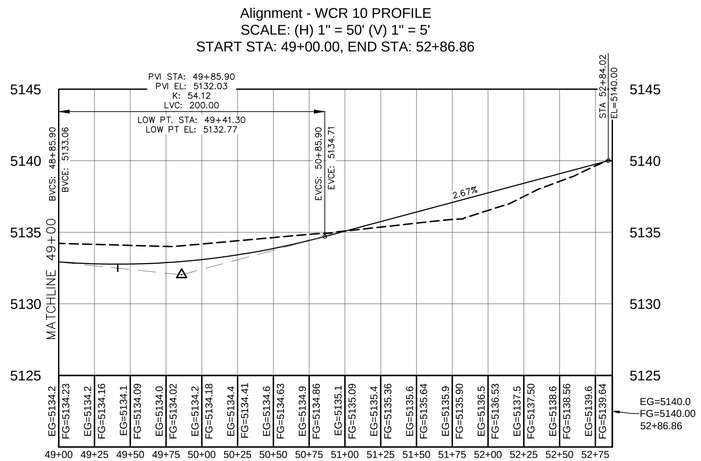
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIER HILL
PRELIMINARY PLAT NO. 2
WCR 10 PLAN AND PROFILE
STA 39+00 - 49+00

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

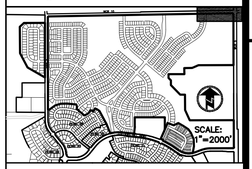
DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	WCR 10-PP
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	5





LEGEND

- 12W — Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
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- Proposed Contours
- Street Light
- (HC) Install Handicap Ramp



0 50' 100'

SCALE: 1" = 50'

SCALE VERIFICATION

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GAS, ELECTRIC, TELEPHONE, CATV AND PARKVALE CANYON PIPELINE LOCATIONS

REVISIONS

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HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIER HILL
PRELIMINARY PLAT NO. 2
WCR 10 PLAN AND PROFILE
STA 49+00 - 52+86.86

Prepared for:
DAYBREAK RECOVERY ACQUISITION, LLC

DRAWN BY:	RH
DESIGNED BY:	JJ
DRAWING NAME:	WCR 10-PP
APPROVED BY:	JJ
JOB NUMBER:	2527-2
DATE:	4/7/16
SCALE:	1"=50'
SHEET NO:	6