TOWN OF ERIE
Community Development Department – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Wise Farms

PROJECT ADDRESS: Located west of the intersection of 119th St and Jasper Rd.

PROJECT DESCRIPTION: 169 acre Residential community.

LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*

Subdivision Name: none

Filing #: Lot #: Block #: Section: 14 Township: 1 North Range: 69 West

OWNER *(attach separate sheets if multiple)*

Name/Company: Wise Homestead, LLC
Contact Person: Sarah Allene Wise
Address: 11497 Jasper Road
City/State/Zip: Lafayette, CO - 80026
Phone: 303.828.4561 Fax:
E-mail: sarws@aol.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Jasper Land Investments, LLC
Contact Person: Jim Dullea
Address: 9162 S. Kenwood Court
City/State/Zip: Highlands Ranch, CO - 80126
Phone: 303.902.5400 Fax:
E-mail: j.dullea@comcast.net

MINERAL RIGHTS OWNER *(attach separate sheets if multiple)*

Name/Company: see attached
Address:
City/State/Zip:

MINERAL LEASE HOLDER *(attach separate sheets if multiple)*

Name/Company: see attached
Address:
City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: Rural Residential
Proposed Zoning: Estate Residential
Gross Acreage: 169 acres
Gross Site Density (du/ac): 0.60 du/ac
Lots/Units Proposed: 102
Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: Public Service
Metro District: already approved
Water *(if other than Town)*:
Gas: Public Service
Fire District: West Metro Fire
Sewer *(if other than Town)*:

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

ANNEXATION		SUBDIVISION	
☐ Major (10+ acres)	$ 4000.00	☐ Sketch Plan	$ 1000.00 + 10.00 per lot
☐ Minor (less than 10 acres)	$ 2000.00	☑ Preliminary Plat	$ 2000.00 + 40.00 per lot
☐ Deannexation	$ 1000.00	☐ Final Plat	$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat	$ 2000.00
☐ Major	$ 3000.00	☐ Minor Amendment Plat	$ 1000.00 + 10.00 per lot
☐ Minor	$ 1200.00	☐ Road Vacation (constructed)	$ 1000.00
ZONING/REZONING		☐ Road Vacation (paper)	$ 100.00
☐ Rezoning	$ 1700.00 + 10.00 per acre	**SITE PLAN**	
☐ PUD Rezoning	$ 1700.00 + 10.00 per acre	☐ Residential	$ 1400.00 + 10.00 per unit
☐ PUD Amendment	$ 1700.00 + 10.00 per acre	☐ Non-Resi. (>10,000 sq. ft.)	$ 2200.00
☐ Major PD Amendment	$ 3700.00 + 10.00 per acre	☐ Non-Resi. (>2,000 sq. ft.)	$ 1000.00
☐ Minor PD Amendment	$ 500.00	☐ Non-Resi. (<2,000 sq. ft.)	$ 200.00
SPECIAL REVIEW USE		☐ Amendment (major)	$ 1100.00
☐ Major	$ 1000.00	☐ Amendment (minor)	$ 350.00
☐ Minor	$ 400.00	**VARIANCE**	$ 600.00
☐ Oil & Gas	$ 1200.00	**SERVICE PLAN**	$ 10,000.00

*All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.*

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: Sarah Allan Winn Date:

Owner: Date:

Applicant: James A. Dullea Date: 6/17/2016
Aspen Land Investments LLC

STATE OF COLORADO)
) ss.
County of DENVER)

The foregoing instrument was acknowledged before me this 17th day of JUNE, 2016, by JAMES A DULLEA.

KATHLEEN HOTCHKISS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144035064
MY COMMISSION EXPIRES SEPTEMBER 08, 2016

My commission expires: 9/8/2016.
Witness my hand and official seal.

Notary Public

STATE OF COLORADO)
) ss.
County of DENVER)

The foregoing instrument was acknowledged before me this 17th day of JUNE, 2016, by SARAH ALLENE WISE.

My commission expires: 09/08/2018.

Witness my hand and official seal.

KATHLEEN HOTCHKISS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144035064
MY COMMISSION EXPIRES SEPTEMBER 08, 2018

Notary Public

w i s e f a r m s

PRELIMINARY PLAT NARRATIVE

pcs group inc. www.pcsgroupco.com
#3 independence plaza. B-180 .
1001 16th street . denver co 80265
t 303 531 4905

wise farms

PRELIMINARY PLAT NARRATIVE

JUNE 2016

submitted to:

The Town of Erie

645 Holbrook Street, Erie, Colorado 805416

project team

applicant:

Jasper Land Investments, LLC
9162 S. Kenwood Court, Highlands Ranch, Colorado 80126
tel. 303.902.5400 - contact: Jim Dullea

planning consultant:

PCS Group, Inc.
#3-B180 1001 16th Street, Denver, Colorado 80265
tel. 720.259.8246 - contact: John Prestwich

engineering & surveyor consultant:

CVL Consultants, Inc.
10333 East Dry Creek Road, Suite 240, Englewood, Colorado 80112
tel. 720.249.3527 - contact: Karl Knapp

transportation consultant:

LSC Transportation Consultants, Inc.
1889 York Street, Denver, Colorado 80206
tel. 303.333.1105 - contact: Chris McGranahan

environmental consultant:

A.G Wassenaar, Inc.
2180 South Ivanhoe St, #5, Denver, Colorado 80222
tel. 303.759.8373 - contact: Brian Glade

forestry consultant:

Forestry Development, LLC.
7377 Osage Road, Larkspur, Colorado 80118
tel. 303.681.2492 - contact: Keith Worley

geologic & geotechnical consultant:

CTL Thompson, Inc.
1971 West 12th Avenue, Denver, Colorado 80204
tel. 303.825.0777 - contact: Dave Glater

mine subsidence:

Western Environment and Ecology, Inc.
2217 West Powers Avenue, Littleton, Colorado 80120
tel. 303.730.3452 - contact: Greg Sherman

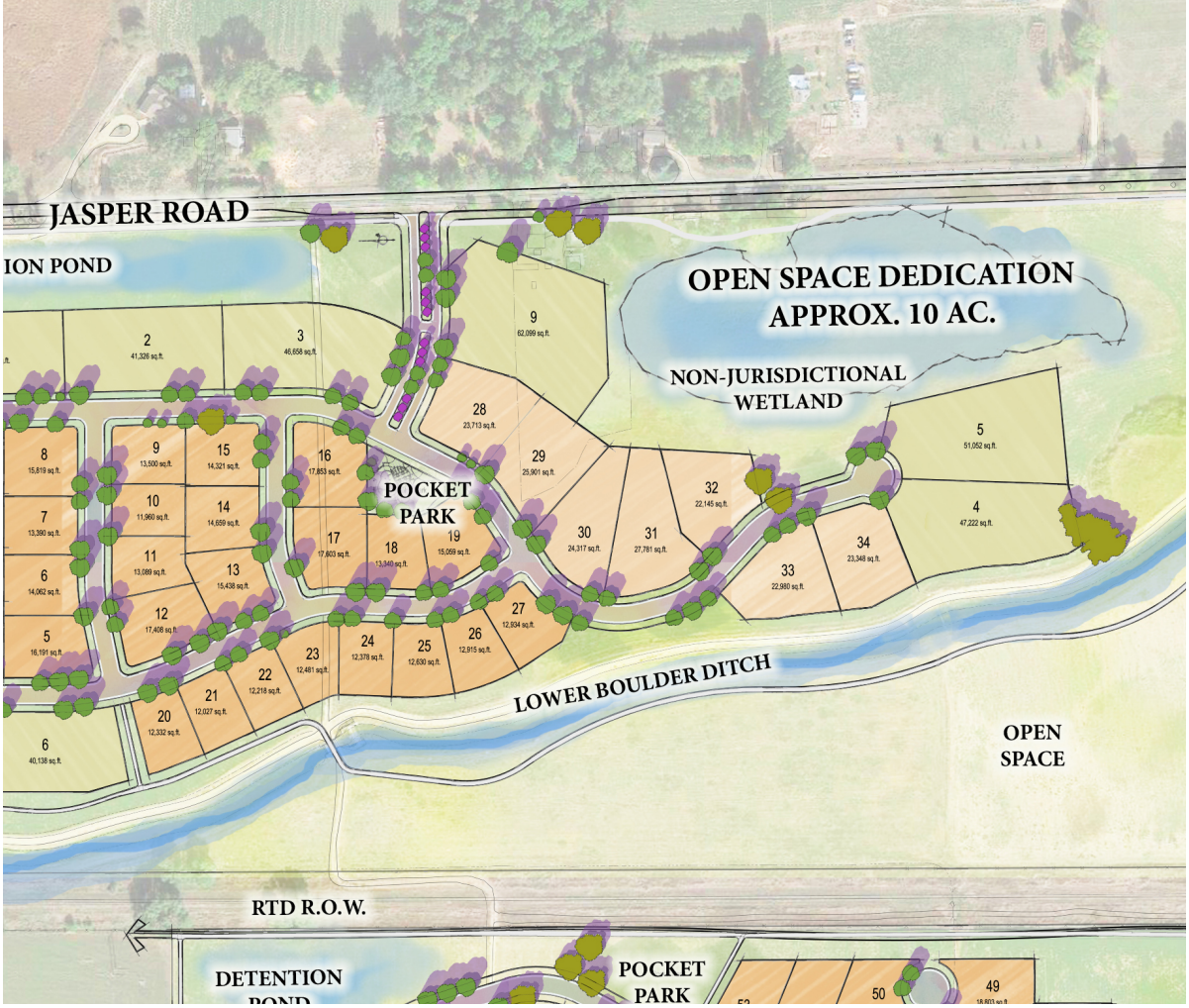
CTL Thompson, Inc.
1971 West 12th Avenue, Denver, Colorado 80204
tel. 303.825.0777 - contact: Dave Glater

water resources:

Wright Water Engineers, Inc.
2490 W. 26th Avenue, Suite 100A, Denver, Colorado 80211
tel. 303.480.1700 - contact: David Foss

mineral rights:

Astrella Law, P.C.
1801 Broadway, Suite 1600 Denver, Colorado 80202
tel. 303.292.9021 - contact: Lance Astrella



GENERAL PROJECT CONCEPT AND PURPOSE OF THE REQUEST.

Project Concept

Jasper Land Investments LLC, (the 'Applicant') is pleased to present this written narrative as required for the Rezoning process, for a tract of land located in section 14, township 1 north, range 69 west of the sixth principal meridian, county of Boulder, State of Colorado, more commonly known as the Wise Farm. In this document we will discuss the property background, the proposed rezoning and rationale for the request.

We have been working with the Wise family since 2005 on this exceptional property. At this time we are requesting a Rezoning for a portion of the property from Rural Residential to Estate Residential, with a PUD Zoning Overlay that will restrict the development in terms of density, and will increase the buffers and setbacks to our neighbors. In addition we are also requesting a Preliminary Plat. In total we believe that this proposal meets the spirit and intent of the comprehensive plan for the Town of Erie that was adopted in December of 2005.

We are very excited about the creation of a unique community. Based on the input that we received during the Sketch Plan process, and additional planning and engineering studies that we have completed, we have reduced our proposed



unit count from 166 units to 100 units, plus the two existing homes. We have also proposed significant buffers adjacent to our surrounding neighbors. Along the existing neighbors to the east of Wise Farms we have proposed an open space area that ranges in width from approximately 300' to over 500'. We are also proposing various trail corridors to connect the open space areas, and have substantial setbacks from Jasper Road to maintain the rural theme for the project. All of these open space buffers create a concept that meets the Town criteria and furthers the goals of the Comprehensive Plan.

As requested by the Town of Erie staff we are proposing to dedicate the open space land that is adjacent to Jasper Rd, as well as the eastern buffer of the property. In addition, the Town of Erie staff has requested that we pay cash-in-lieu for both the Neighborhood Park and Community Park required acreages. The dedication amount is determined by the population being generated by the proposed number of households. In this case we have reduced the number of proposed households to the point that we are generating a very modest need for Neighborhood and Community Parks. The Town of Erie staff has determined that it would be in the best interest of the Town of Erie to collect cash-in-lieu fees, versus having dedicated park space on this property.

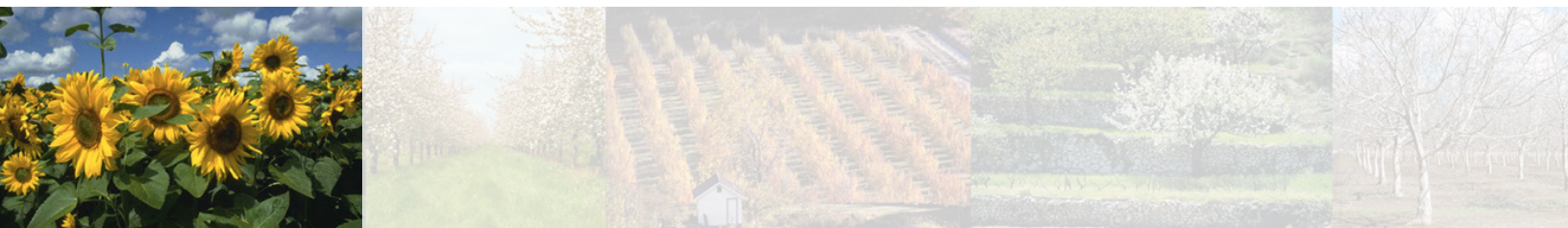
As stated in the Unified Development Code, 10.6.7-D.1-b.i.B - Diversification Standards shall not apply to Residential Zone District (ER).

Purpose of the Request

Our proposal is for a re-zoning of the property to Estate Residential (ER) zoning, with a PUD Overlay on the full property to allow for a more creative approach for the planning of buffers on the overall development of the property. The property is currently designated as Rural Residential on the Town of Erie zoning map.

The current Town of Erie Comprehensive Plan, has designated the property as Rural Residential with a density range of 0-2 dwelling units per acre, with an average of 1 dwelling unit per acre. This designation would support 169 dwelling units on the 169 acre property. The Comprehensive Plan provides more focused guidance as the community continues to grow, and encourages a more flexible approach to future development that will promote a more balance mix of uses for the community. An update to the Town's Unified Development Code was prepared concurrent with the last Comprehensive Plan, updating many of the key ideas and policies to be codified and gives the Plan a solid foundation for implementation.

We are proposing a maximum number of 102 dwelling units on the property, or an overall density of approximately 0.60 dwelling units per acre. Our design approach, and density is consistent with the spirit and intent of the Comprehensive Plan. The proposed development time line is dependent on project approvals and market conditions.



Land Area Summary

In general the summary of land uses is as follows:

Residential:	95.16 acres	56%
Parks & Open Space	72.31 acres	43%
R.O.W.	0.79 acres	1%

Public Benefits

Approximately 43% of the total property will remain as Open Space, either as dedicated or private open space area. In addition we will be adding a mix of quality housing types within the neighborhood.

Availability of Existing Infrastructure & Services

Sanitary Sewer and Storm Sewer infrastructure currently exists on the property and is sized to accommodate the requested development. The preliminary construction documents show the minor roadway improvements, essentially turn lanes that will be required to support this development. Water service will be provided from the south inside of the 119th Ave ROW, and is less than 2,000 feet away, and will be looped to the northwest. The electric, gas and cable services that will be constructed within the project are all within close proximity and we will provide for easements on the final plat for the project as required by the respective utility providers. As is typical for residential development the new residents that are being served by the Town of Erie Fire and Police will have an additional modest impact on the existing services. This impact is offset by the fees, and additional taxes that the new residents pay within the Town of Erie.

Density of Uses proposed

The zoning being requested for the entire approximately 169 acres would allow for a maximum of 166 dwelling units to be constructed. The overall project density is 0.9 dwelling units per acre which is within the Comprehensive Planning designation of 0-2 dwelling units per acre for this area.

Parks & Open Space

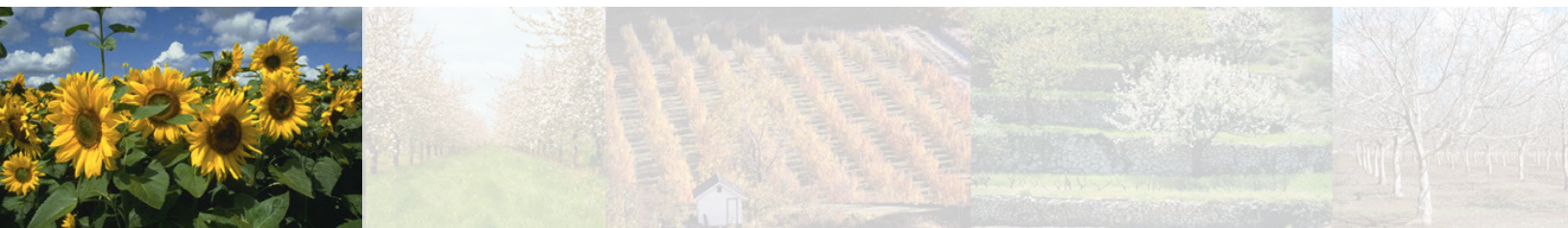
We are proposing to dedicate approximately 9 acres of open space within the property, and a significant portion of the property, approximately another 63 acres will remain as district/HOA maintained park or open space. At the request of the Town of Erie staff we will be providing a cash-in-lieu payment for the Neighborhood Park and Community Park dedication requirements.

Proposed Development Timeline

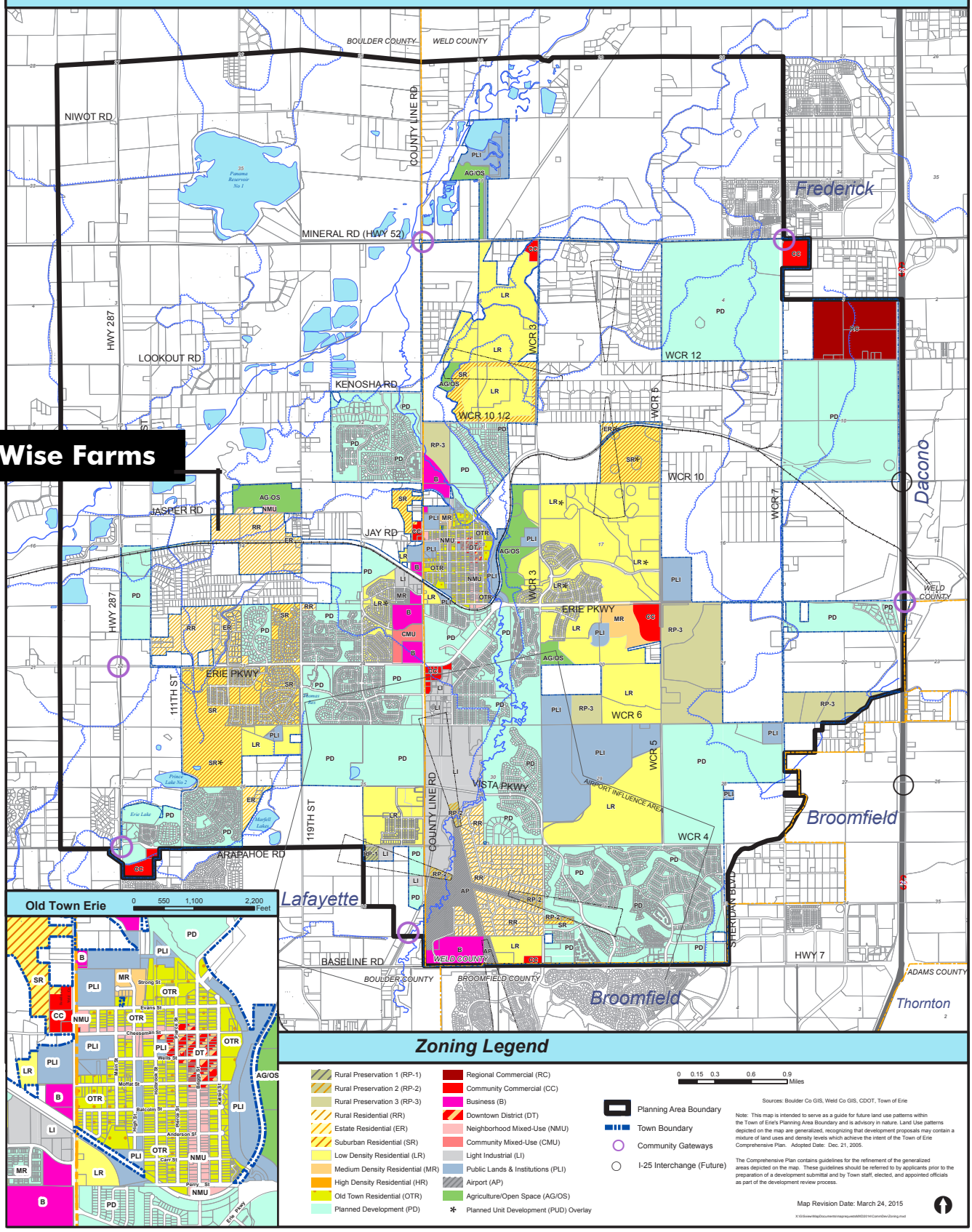
The proposed development time line is dependent on project approvals and market conditions.

Status of Mineral Rights

The Wise Farms property has established a surface use agreement with Encana, and that SUA is included with this application. We are continuing to work with Encana to modify the agreement to minimize the future impacts. In addition we have provided a draft SUA for the south portion of the property with this submittal.



Town of Erie, Colorado
Zoning Map



Zoning Legend

- Rural Preservation 1 (RP-1)
- Rural Preservation 2 (RP-2)
- Rural Preservation 3 (RP-3)
- Rural Residential (RR)
- Estate Residential (ER)
- Suburban Residential (SR)
- Low Density Residential (LR)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Old Town Residential (OTR)
- Planned Development (PD)
- Regional Commercial (RC)
- Community Commercial (CC)
- Business (B)
- Downtown District (DT)
- Neighborhood Mixed-Use (NMU)
- Community Mixed-Use (CMU)
- Light Industrial (LI)
- Public Lands & Institutions (PLI)
- Airport (AP)
- Agriculture/Open Space (AG/OS)
- * Planned Unit Development (PUD) Overlay

0 0.15 0.3 0.6 0.9 Miles

- Planning Area Boundary
- Town Boundary
- Community Gateways
- I-25 Interchange (Future)

Sources: Boulder Co GIS, Weld Co GIS, CDOT, Town of Erie

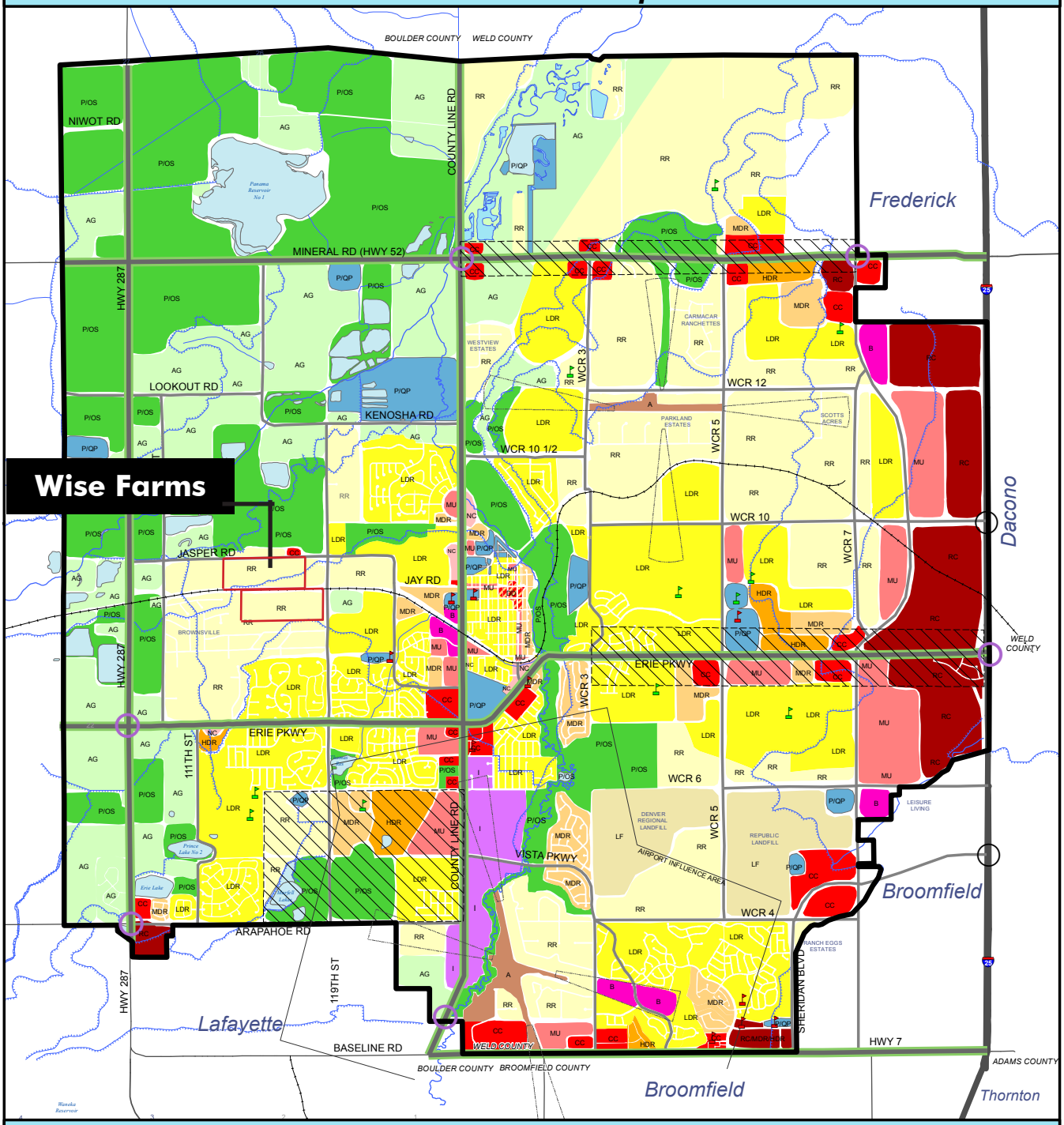
Note: This map is intended to serve as a guide for future land use patterns within the Town of Erie's Planning Area Boundary and is advisory in nature. Land Use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels which achieve the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2005.

The Comprehensive Plan contains guidelines for the refinement of the generalized areas depicted on the map. These guidelines should be referred to by applicants prior to the preparation of a development submittal and by Town staff, elected, and appointed officials as part of the development review process.

Map Revision Date: March 24, 2015



Town of Erie, Colorado
2005 Comprehensive Plan
Land Use Plan Map



Land Use Plan Legend

AG Agriculture	MDR Medium Density Residential (6-12 du/ac)	B Business	Canal/Ditch	0 0.25 0.5 1 Miles
P/OS Parks/Public Open Space	HDR High Density Residential (12-20 du/ac)	I Industrial	Railroad	
P/QP Public/Quasi Public	DD Downtown District	Reservoirs	Community Gateways	
LF Landfill	NC Neighborhood Commercial	County Boundary	I-25 Interchange (Future)	
A Airport	CC Community Commercial	Planning Area Boundary	Elementary School	
RR Rural Residential (0-2 du/ac)	RC Regional Commercial	Areas of Special Consideration	Middle School	
LDR Low Density Residential (2-6 du/ac)	MU Mixed Use		High School	

The Land Use Plan Map depicts the general land use patterns within the Town of Erie's Planning Area Boundary and is advisory in nature. Land Use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels which achieve the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2005.

The Comprehensive Plan contains guidelines for the refinement of the generalized areas depicted on the map. These guidelines should be referred to by applicants prior to the preparation of a development submittal and by Town staff, elected, and appointed officials as part of the development review process.

Town Boundary Not Shown - Refer to Zoning Map for Town Boundary

Map Revision Date: March 20, 2015



ERIE WISE PROPERTY
Draft SUA Information

DATE/TIME: 12-22-2016

Crestone - formerly Encana

1. We have submitted a revised draft Exhibit A, in addition, we received a new CAD base file from Encana, that base file has been incorporated into our submittal. We have had several meetings with Bob Brisenhan the new landman and will finalize an Amendment to the existing SUA as we move forward with the Final Plat.

Anadarko

1. We received a layout for the wells for Anadarko and have incorporated that into our submittal documents. We have prepared and submitted to Anadarko a draft SUA, based on the template that Anadarko provided. Terry Enright has responded that he does not believe there will be too many changes from their end. Extraction has indicated to us that they believe they will take the lead on the development of a combined site for both companies and are initiating discussions with Anadarko.

Extraction - formerly Noble

1. We submitted a draft SUA to Noble for their review, we have included a copy. This will be the basis of the SUA with Extraction. We have had several meetings with Joe Silipo, as we mentioned the existing well will be capped it is a matter of timing. We will continue to work with Extraction to get an SUA in place as we move forward.

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

173.929 ACRES – 102 LOTS/19 TRACTS

PP–000791–2016

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL	56.646 AC.	32.74%
TRACTS	93.630 AC.	53.66%
PUBLIC ROW	23.653 AC.	13.60%
TOTAL	173.929 AC.	100%

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THAT THEY ARE OWNERS OF A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH PARCEL:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST–SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 88°24'34" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF NORTH 119TH STREET;

THENCE CONTINUING SOUTH 88°24'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 627.28 FEET, TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 88°24'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET;

THENCE NORTH 00°09'21" WEST, A DISTANCE OF 114.08 FEET TO A POINT ON THE NORTHERLY RIGHT–OF–WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT–OF–WAY, SAID RIGHT–OF–WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT NORTHERLY OF THE CENTERLINE OF THE EXISTING TRACK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 653.74 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT–OF–WAY LINE , A DISTANCE OF 1314.46 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1309.61 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH 00°29'33" WEST ALONG SAID WEST LINE, A DISTANCE OF 1119.88 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF JASPER ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 88°21'52" EAST, A DISTANCE OF 1314.39 FEET;
2. NORTH 88°17'58" EAST, A DISTANCE OF 1317.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
3. CONTINUING NORTH 88°17'58" EAST, A DISTANCE OF 599.53 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1555, AT RECEPTION NO. 953348;

THENCE SOUTH 00°09'21" EAST ALONG THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 397.57 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTH 50°52'13" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 70.21 FEET;

THENCE SOUTH 00°09'21" EAST, DISTANCE OF 843.98 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,782,135 SQUARE FEET OR 86.826 ACRES, MORE OR LESS.

TOGETHER WITH:

SOUTH PARCEL:

A PARCEL OF LAND BEING A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST–SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET, SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREWITH BEING RELATIVE THERETO;

THENCE SOUTH 88°24'34" WEST, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE TO NORTH 119TH STREET;

THENCE SOUTH 00°04'01" EAST, ALONG SAID WESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 0.14 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT–OF–WAY, SAID RIGHT–OF–WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°04'01" EAST ALONG SAID WESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1316.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 88°18'16" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1282.39 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 88°18'16" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1312.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 88°16'21" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 60.98 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO RONALD SCOTT JASPER, RONALD LEE JASPER AND VEE ANN JASPER AS DESCRIBED IN WARRANTY DEED RECORDED MAY 3, 1976, ON FILM 922 AS RECEPTION NO. 175271, OF THE RECORDS OF BOULDER COUNTY, COLORADO:

THENCE NORTH 00°19'00" WEST ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 1381.63 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT–OF–WAY, SAID RIGHT–OF–WAY BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK;

THENCE NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 62.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1314.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 653.74 FEET;

THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 14.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

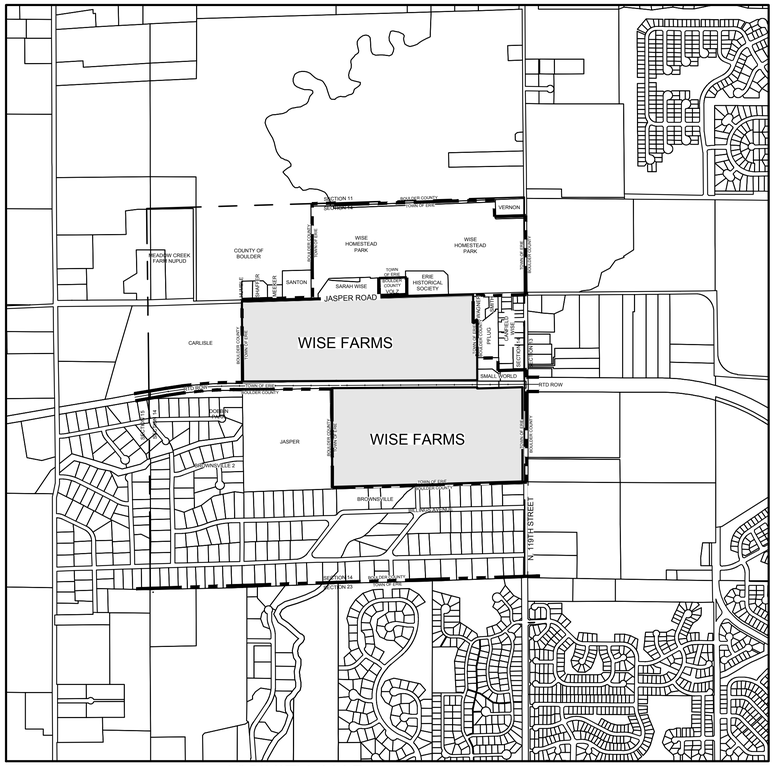
THENCE NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 620.87 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF SAID PREVIOUS UNION PACIFIC RAILROAD RIGHT–OF–WAY;

THENCE NORTH 89°42'11" EAST, ALONG SAID SOUTHERLY RAILROAD RIGHT–OF–WAY LINE, A DISTANCE OF 6.40 FEET TO THE POINT OF BEGINNING,

SAID SOUTH PARCEL CONTAINING A CALCULATED ARE OF 3,581,472 SQUARE FEET OR 82.219 ACRES, MORE OR LESS.

TOGETHER WITH:



VICINITY MAP SCALE: 1" = 1000'

LEGAL DESCRIPTION (CONTINUED)

JASPER ROAD RIGHT OF WAY PARCEL:

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, AND ASSUMING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO BEAR SOUTH 00°04'01" EAST, 1316.88 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°29'33" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF JASPER ROAD;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 88°21'52" EAST, A DISTANCE OF 986.68 FEET;
2. NORTH 00°15'36" WEST, A DISTANCE OF 20.01 FEET;
3. NORTH 88°21'52" EAST, A DISTANCE OF 327.86 FEET;
4. NORTH 88°17'58" EAST, A DISTANCE OF 604.84 FEET;
5. SOUTH 00°09'21" EAST, A DISTANCE OF 20.01 FEET;
6. NORTH 88°17'58" EAST, A DISTANCE OF 385.00 FEET;
7. NORTH 00°09'21" WEST, A DISTANCE OF 20.01 FEET;
8. NORTH 88°17'58" EAST, A DISTANCE OF 1604.42 FEET;

THENCE SOUTH 08°12'42" EAST, A DISTANCE OF 70.45 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF JASPER ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 88°17'58" WEST, A DISTANCE OF 540.23 FEET;
2. NORTH 00°04'41" WEST, A DISTANCE OF 10.00 FEET;
3. SOUTH 88°17'58" WEST, A DISTANCE OF 2063.81 FEET;
4. SOUTH 88°21'52" WEST, A DISTANCE OF 1314.39 FEET;

THENCE NORTH 00°29'33" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING,

SAID JASPER ROAD RIGHT OF WAY PARCEL CONTAINING A CALCULATED AREA OF 212,737 SQUARE FEET OR 4.884 ACRES, MORE OR LESS.

SAID NORTH, SOUTH AND JASPER ROAD RIGHT OF WAY PARCELS CONTAINING A CALCULATED AREA OF 7,576,344 SQUARE FEET, OR 173.929 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS AND RIGHT–OF–WAY AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **WISE FARMS PRELIMINARY PLAT** AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF ERIE, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS FOR PUBLIC PURPOSES SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 00°04'01" EAST AND MONUMENTED AS SHOWN HEREON.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER 70339758.1, EFFECTIVE DATE: MAY 26, 2016 AT 5:00 P.M. AS TO THE NORTH PARCEL AND COMMITMENT NUMBER 70339758.2, EFFECTIVE DATE: MAY 25,20166 AT 5:00 P.M. AS TO THE SOUTH PARCEL.

4. ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

6. THE FOLLOWING RECORDED EASEMENTS WILL BE VACATED BY SEPARATE DOCUMENT:
   - BLANKET ACCESS EASEMENT, RECORDED UNDER REC. NO. 707261
   - 30' ELECTRIC AND ACCESS EASEMENT, RECORDED UNDER REC. NO. 1011773
   - 25' PIPELINE RIGHT–OF–WAY, RECORDED UNDER REC. NO. 1454161 & REC. NO 1454162
   - 50' PIPELINE RIGHT–OF–WAY, RECORDED UNDER REC. NO. 707261 & REC 707266

7. EXISTING ACCESS FROM JASPER ROAD TO LOT 1, BLOCK 6 SHALL REMAIN.

8. THE UNITED STATES EASEMENTS ARE RESTRICTED AREAS AND ALL CONSTRUCTION ACTIVITIES WITHIN SAID EASEMENTS SHOULD BE COORDINATED WITH WESTERN AREA POWER ADMINISTRATION, P.O. BOX 3700, LOVELAND, COLORADO, 80539–3003. (970–461–7200). NO BUILDINGS, STRUCTURES, OR TREES ARE ALLOWED WITHIN THE EASEMENT, ONLY LOW GROWING PLANTS NOT EXCEEDING 10 FEET IN MAXIMUM MATURE HEIGHT. NO FENCES SHALL BE CONSTRUCTED WITHIN OR ACROSS THE EASEMENT WITHOUT WRITTEN APPROVAL BY WESTERN AREA POWER ADMINISTRATION. EXCAVATION IS NOT PERMITTED WITHIN 50 FEET OF ANY TRANSMISSION LINE STRUCTURE. THE EASEMENT WIDTH IS 75 FEET, 37.5 FEET EACH SIDE OF THE CENTERLINE.

TRACT SUMMARY TABLE

TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	16.881 AC	OIL & GAS / PIPELINE / OPEN SPACE / DRAINAGE / TRAIL	METRO DIST/HOA	METRO DIST/HOA
B	0.175 AC	OPEN SPACE / TRAIL	METRO DIST/HOA	METRO DIST/HOA
C	0.147 AC	OIL & GAS (PIPELINE & ACCESS) / OPEN SPACE / TRAIL	METRO DIST/HOA	METRO DIST/HOA
D	14.985 AC	IRRIGATION DITCH / UTILITY / OPEN SPACE / TRAIL	METRO DIST/HOA	METRO DIST/HOA
E	0.221 AC	OIL & GAS (PIPELINE & ACCESS) / OPEN SPACE	METRO DIST/HOA	METRO DIST/HOA
F	3.138 AC	OIL & GAS (OPERATIONS & ACCESS) / OPEN SPACE	METRO DIST/HOA	METRO DIST/HOA
G	1.172 AC	OIL & GAS (PIPELINE & ACCESS) / OPEN SPACE / TRAIL	METRO DIST/HOA	METRO DIST/HOA
H	2.438 AC	UTILITY / OPEN SPACE / TRAIL	METRO DIST/HOA	METRO DIST/HOA
I	15.641 AC	OPEN SPACE / TRAIL	TOWN OF ERIE	TOWN OF ERIE
J	11.438 AC	OPEN SPACE / TRAIL	TOWN OF ERIE	TOWN OF ERIE
K	0.473 AC	DRAINAGE / UTILITY / OPEN SPACE	METRO DIST/HOA	METRO DIST/HOA
L	0.617 AC	OPEN SPACE / TRAIL	METRO DIST/HOA	METRO DIST/HOA
M	3.984 AC	DRAINAGE / UTILITY / OPEN SPACE / TRAIL	METRO DIST/HOA	METRO DIST/HOA
N	0.349 AC	OIL & GAS ACCESS / EMERGENCY ACCESS / UTILITY	METRO DIST/HOA	METRO DIST/HOA
O	10.505 AC	IRRIGATION DITCH / UTILITY / OPEN SPACE	METRO DIST/HOA	METRO DIST/HOA
P	10.706 AC	OIL & GAS OPERATIONS	METRO DIST/HOA	METRO DIST/HOA
□	0.257 AC	POCKET PARK / OPEN SPACE	METRO DIST/HOA	METRO DIST/HOA
R	0.421 AC	POCKET PARK / OPEN SPACE / TRAIL	METRO DIST/HOA	METRO DIST/HOA
S	0.082 AC	OPEN SPACE	METRO DIST/HOA	METRO DIST/HOA

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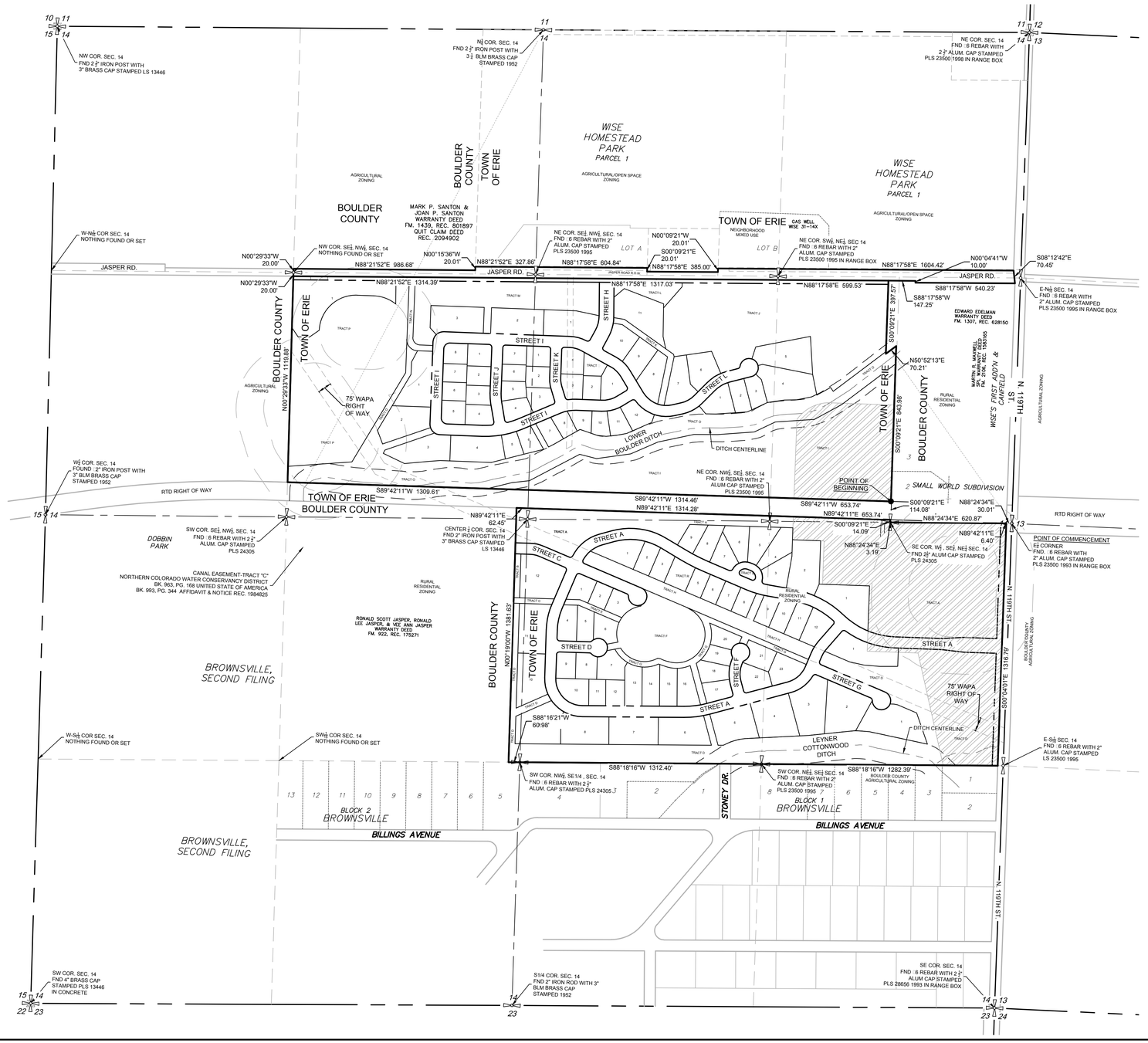
JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

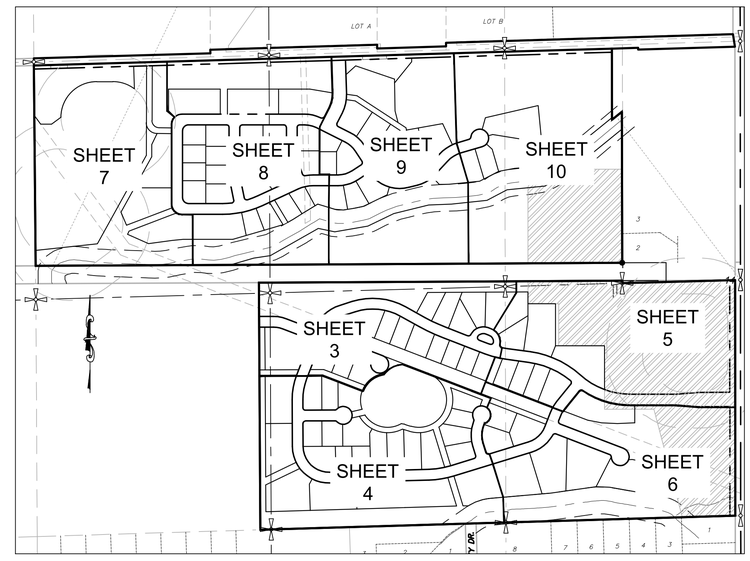
No.	Revisions	Date	Init.	Appr.	Date
2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

SCALE: AS NOTED
DRAWN BY: MJP
CHECKED BY: WFH
FILE NO:
DATE: 06/15/2016
SHEET NO: 1 OF 12

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
173.929 ACRES – 102 LOTS/19 TRACTS
PP–000791–2016





SHEET LAYOUT

SCALE 1" = 400'

300 150 0 300 600

SCALE: 1" = 300'

LOW RISK SUBSIDENCE AREA

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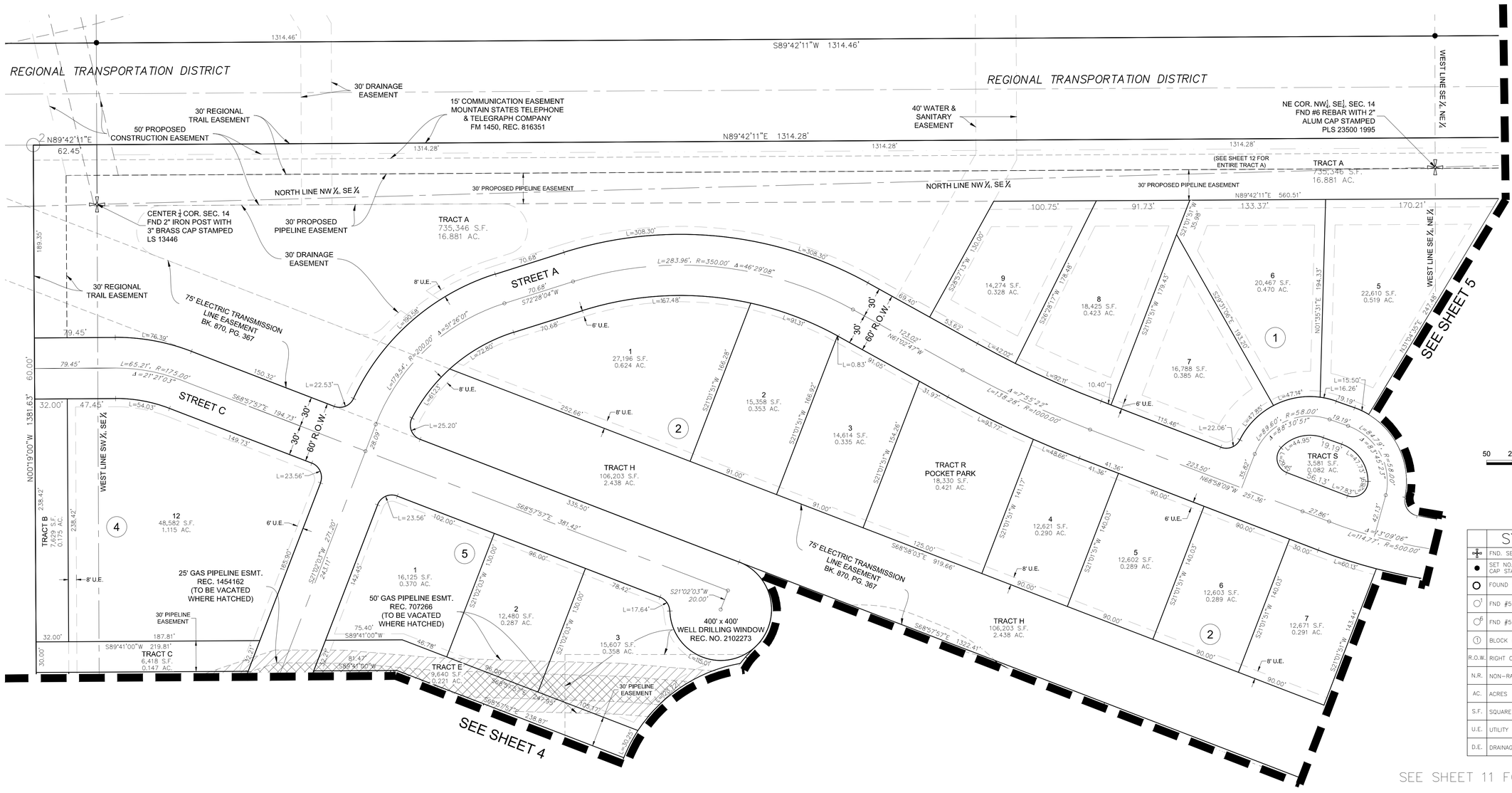
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HIGHLANDS RANCH, CO 80126

No.	Revisions	Date	Init.	Appr.	Date
2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

SCALE: AS NOTED
FILE NO:
DRAWN BY: MJP
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DATE: 06/15/2016
SHEET NO: 2 of 12

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
173.929 ACRES – 102 LOTS/19 TRACTS
PP–000791–2016



50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND	
⊕	FND. SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 24" LONG, w/1 1/2" ORANGE PLASTIC CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
O	FOUND WITNESS CORNER AS DESCRIBED
O¹	FND #5 REBAR W/2" ALUM. CAP STAMPED LS 24305
O⁶	FND #5 REBAR W/1–1/2" ALUM. CAP STAMPED PLS 13466
①	BLOCK NUMBER
R.O.W.	RIGHT OF WAY
N.R.	NON–RADIAL
AC.	ACRES
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

SEE SHEET 11 FOR ENTIRE TRACT A

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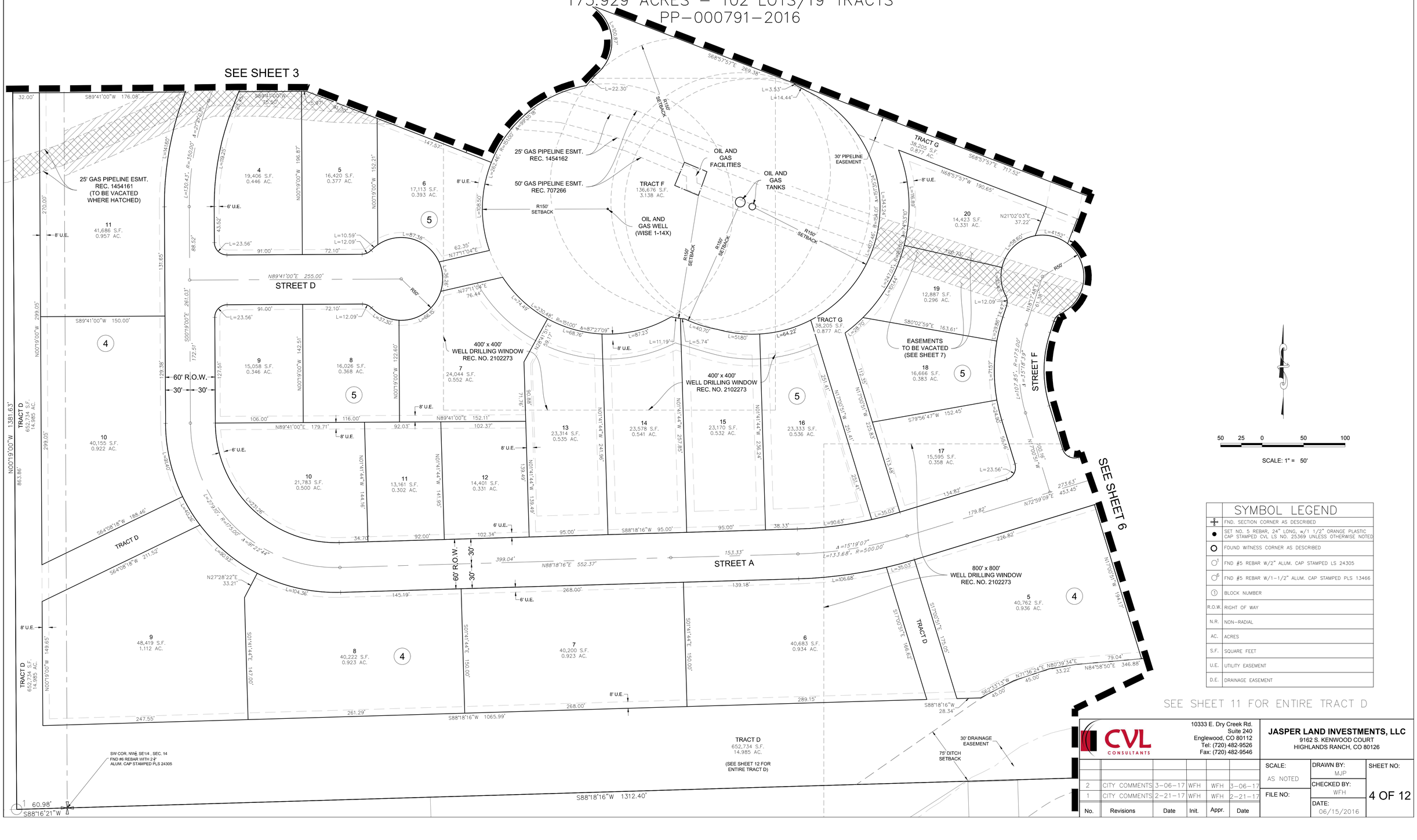
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HIGHLANDS RANCH, CO 80126

No.	Revisions	Date	Init.	Appr.	Date
2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

SCALE: AS NOTED
FILE NO:
DRAWN BY: MJP
CHECKED BY: WFH
DATE: 06/15/2016
SHEET NO: 3 OF 12

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
173.929 ACRES – 102 LOTS/19 TRACTS
PP–000791–2016



SYMBOL LEGEND

⊕	FND. SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 24" LONG, w/1 1/2" ORANGE PLASTIC CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
○	FOUND WITNESS CORNER AS DESCRIBED
○¹	FND #5 REBAR W/2" ALUM. CAP STAMPED LS 24305
○²	FND #5 REBAR W/1-1/2" ALUM. CAP STAMPED PLS 13466
①	BLOCK NUMBER
R.O.W.	RIGHT OF WAY
N.R.	NON-RADIAL
AC.	ACRES
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

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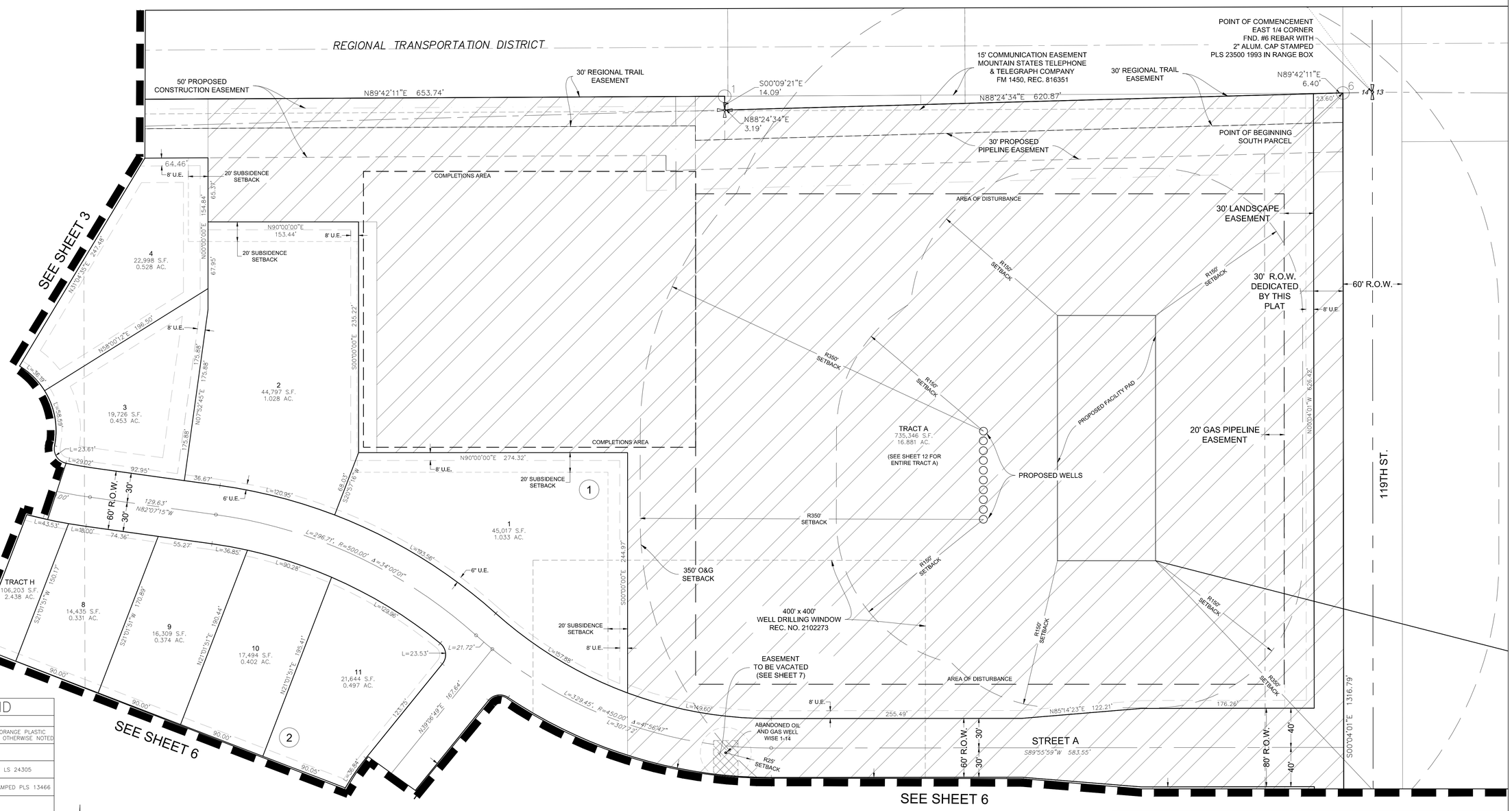
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HIGHLANDS RANCH, CO 80126

No.	Revisions	Date	Init.	Appr.	Date
2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

SCALE: AS NOTED
DRAWN BY: MJP
CHECKED BY: WFH
FILE NO:
DATE: 06/15/2016
SHEET NO: 4 OF 12

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
173.929 ACRES – 102 LOTS/19 TRACTS
PP–000791–2016



SYMBOL LEGEND	
⊕	FND. SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 24" LONG, w/1 1/2" ORANGE PLASTIC CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
○	FOUND WITNESS CORNER AS DESCRIBED
○1	FND #5 REBAR W/2" ALUM. CAP STAMPED LS 24305
○6	FND #5 REBAR W/1–1/2" ALUM. CAP STAMPED PLS 13466
(1)	BLOCK NUMBER
R.O.W.	RIGHT OF WAY
N.R.	NON–RADIAL
AC.	ACRES
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

50 25 0 50 100
SCALE: 1" = 50'

LOW RISK SUBSIDENCE AREA

SEE SHEET 11 FOR ENTIRE TRACT A

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No.	Revisions	Date	Init.	Appr.	Date
2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

SCALE: AS NOTED
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FILE NO:
DATE: 06/15/2016
SHEET NO: 5 OF 12

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
173.929 ACRES – 102 LOTS/19 TRACTS
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SYMBOL LEGEND	
⊕	FND. SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 24" LONG, w/1 1/2" ORANGE PLASTIC CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
○	FOUND WITNESS CORNER AS DESCRIBED
○¹	FND #5 REBAR W/2" ALUM. CAP STAMPED LS 24305
○⁶	FND #5 REBAR W/1–1/2" ALUM. CAP STAMPED PLS 13466
(1)	BLOCK NUMBER
R.O.W.	RIGHT OF WAY
N.R.	NON–RADIAL
AC.	ACRES
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

LOW RISK SUBSIDENCE AREA

50 25 0 50 100
SCALE: 1" = 50'

SEE SHEET 5

PROPOSED UTILITY EASEMENT

TRACT H
106,203 S.F.
2.438 AC.

75' ELECTRIC TRANSMISSION LINE EASEMENT BK. 870, PG. 367

S68°57'57"E 360.05'
S68°57'57"E 717.52'
S68°57'57"E 1322.41'
N21°02'03"E 32.03'
167.73'
N68°57'57"W 340.16'
L=402.05'
L=35.24'
L=389.41'
L=12.09'
N71°42'12"W 149.81'
L=489.36'
14.4'
N21°02'03"E 18.76'
N21°02'03"E 32.63'
24.41'
L=356.86'
L=12.44'
13.72'
34.00'
L=22.20'
144.69'
6' U.E.
L=17.78'
S68°58'55"E 146.87'
L=284.54'
20' SUBSIDENCE SETBACK
8' U.E.
1
44,779 S.F.
1.028 AC.
3
20' SUBSIDENCE SETBACK
22.17'
233.32'
8' U.E.
N85°22'24"W 122.21'
176.26'
8' U.E.
98.60'
S79°38'29"E 76.93'
S87°23'14"E 87.58'
8' U.E.
N87°55'54"E 91.79'
N85°04'29"E 5.64'
350' O&G SETBACK
25' RIGHT-OF-WAY ESMT. REC. 1454162 (TO BE VACATED WHERE HATCHED)
400' x 400' WELL DRILLING WINDOW REC. NO. 2102273
20' GAS PIPELINE EASEMENT
50' RIGHT-OF-WAY ESMT. REC. 707261

8' U.E.
30' PIPELINE EASEMENT
21
17,934 S.F.
0.412 AC.
TRACT G
38,505 S.F.
0.877 AC.
5
23
22,931 S.F.
0.526 AC.
22
19,654 S.F.
0.451 AC.
25' RIGHT-OF-WAY ESMT. REC. 1454162 (TO BE VACATED WHERE HATCHED)
50' RIGHT-OF-WAY ESMT. REC. 707266 (TO BE VACATED WHERE HATCHED)
S17°00'51"E 78.19'
86.34'
L=158.68', R=75.00', Δ=90°57'07"
L=23.56'
142.29'
55.16'
273.63'
N72°59'09"E 453.45'
L=21.39'
65.95'
60' R.O.W.
30'
30'
377.78'
STREET G
S68°57'57"E 422.78'
254.13'
6' U.E.
TRACT D
652,734 S.F.
14.985 AC.
(SEE SHEET 12 FOR ENTIRE TRACT D)
L=271.91'
S21°02'03"W 20.00'
R60'
L=17.64'
L=138.69'
S89°00'22"W 21.06'
S79°58'54"E 20.25'
N68°58'09"W 112.70'
S00°04'01"E 1316.79'
119TH ST.
N00°04'01"W 615.08'
60' R.O.W.
8' U.E.
30' LANDSCAPE EASEMENT
30' R.O.W. DEDICATED BY THIS PLAT
32' EMERGENCY ACCESS EASEMENT
75' DITCH SETBACK
40' ACCESS & UTILITY EASEMENT
30' DRAINAGE EASEMENT
30.01'

800' x 800'
WELL DRILLING WINDOW
REC. NO. 2102273
ABANDONED OIL AND GAS WELL (WISE 43-14)
R25' SETBACK
N17°05'51"W 239.85'
3
50,349 S.F.
1.156 AC.
2
51,041 S.F.
1.172 AC.
N01°15'56"E 295.17'
S26°48'47"W 186.54'
4
46,657 S.F.
1.071 AC.
1
50,632 S.F.
1.162 AC.
N21°09'37"W 178.89'
S87°23'46"E 75.70'
8' U.E.
S80°00'18"E 321.26'
N17°05'51"W 194.17'
WEST LINE SE¼, NE¼
8' U.E.
219.80'
N84°58'50"E 346.88'
48.04'
86.14'
170.85'
N81°59'14"E 256.99'
SEE SHEET 4
75' DITCH SETBACK
DITCH CENTERLINE
75' DITCH SETBACK
TRACT D
652,734 S.F.
14.985 AC.
75' DITCH SETBACK
SW COR. NE¼, SE¼ SEC. 14
FND #6 REBAR WITH 2" ALUM. CAP STAMPED PLS 23500 1995
S88°18'16"W 1282.39'
E-S¼ SEC. 14
FND #6 REBAR WITH 2" ALUM. CAP STAMPED LS 23500 1995

SEE SHEET 11 FOR ENTIRE TRACT D

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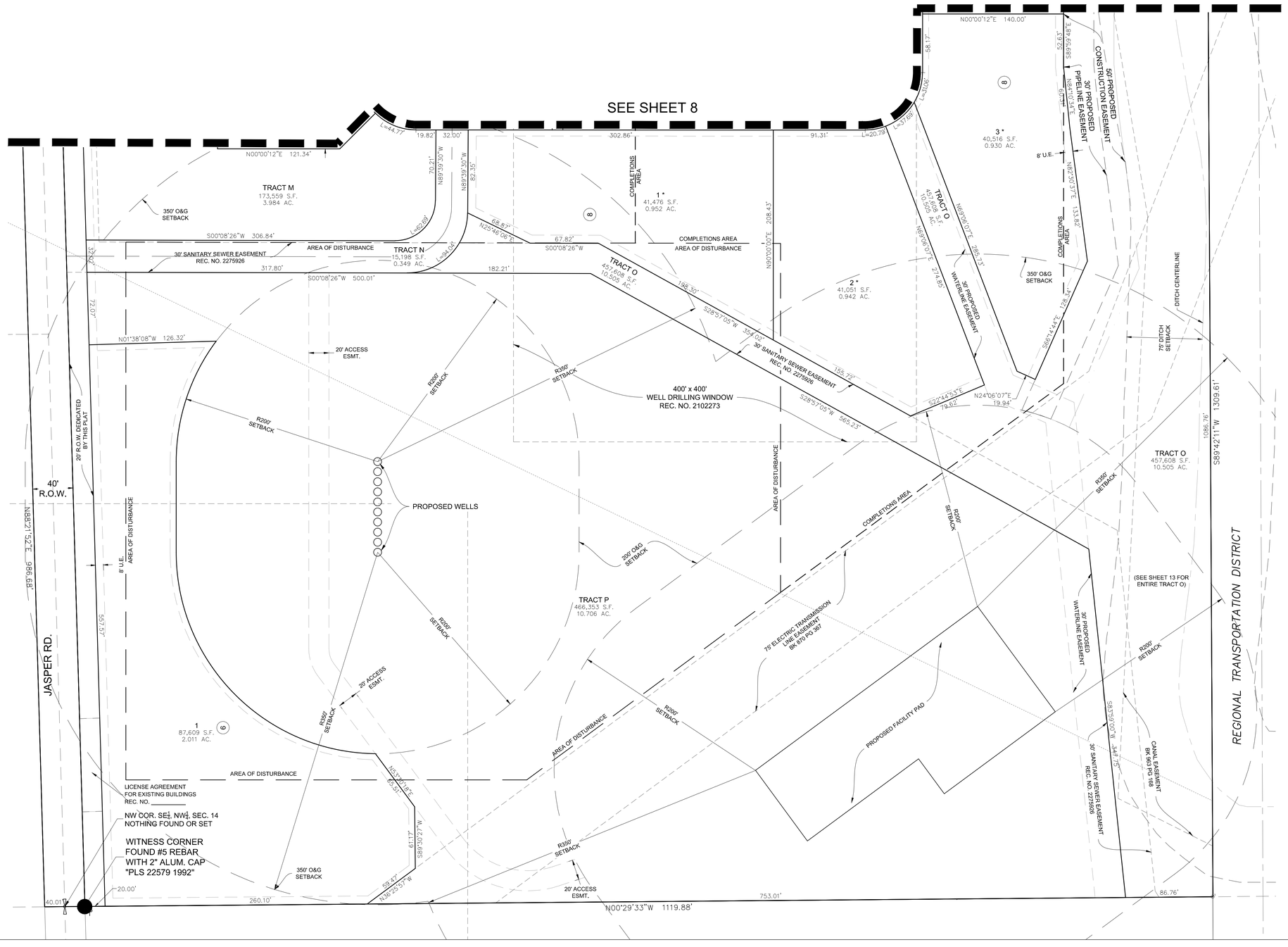
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No.	Revisions	Date	Init.	Appr.	Date
2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

SCALE: AS NOTED
FILE NO:
DRAWN BY: MJP
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DATE: 06/15/2016
SHEET NO: 6 OF 12

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
173.929 ACRES – 102 LOTS/19 TRACTS
PP–000791–2016



NOTES:
1. LOTS DENOTED WITH "*" ARE RESTRICTED LOTS. NO TEMPORARY OR PERMANENT BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SHALL BE LOCATED, CONSTRUCTED OR INSTALLED WITHIN THE OIL AND GAS OPERATIONS AREAS UNTIL AFTER CONSTRUCTION OF ALL PERMANENT FACILITIES.

	SYMBOL LEGEND
⊕	FND. SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 24" LONG, w/1 1/2" ORANGE PLASTIC CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
O	FOUND WITNESS CORNER AS DESCRIBED
○1	FND #5 REBAR W/2" ALUM. CAP STAMPED LS 24305
○6	FND #5 REBAR W/1–1/2" ALUM. CAP STAMPED PLS 13466
(1)	BLOCK NUMBER
R.O.W.	RIGHT OF WAY
N.R.	NON–RADIAL
AC.	ACRES
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

50 25 0 50 100

SCALE: 1" = 50'

SEE SHEET 12 FOR ENTIRE TRACT O AND JASPER R.O.W.

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

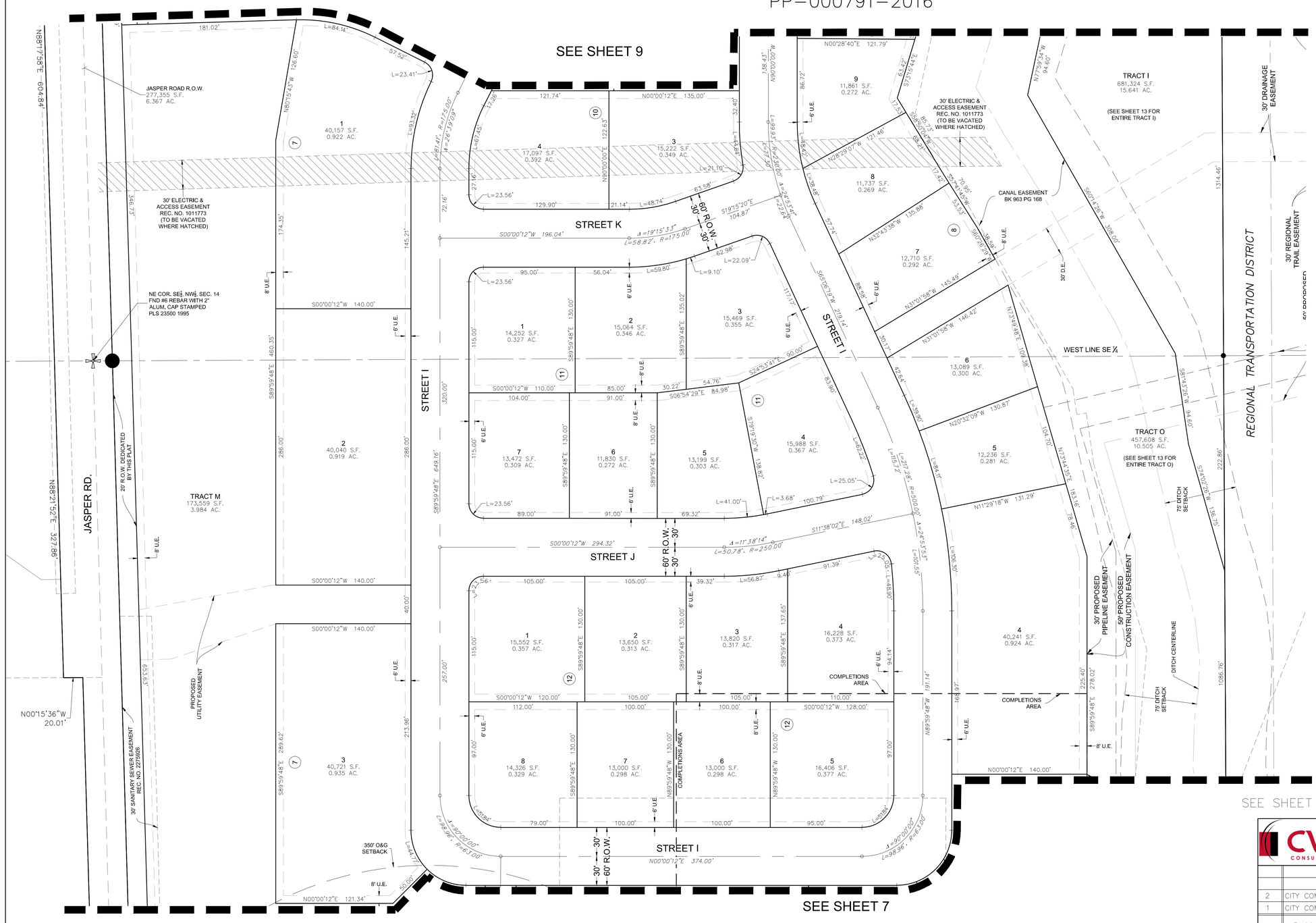
JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

No.	Revisions	Date	Init.	Appr.	Date
2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

SCALE: AS NOTED
DRAWN BY: MJP
CHECKED BY: WFH
FILE NO:
DATE: 06/15/2016
SHEET NO: 7 OF 12

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
173.929 ACRES – 102 LOTS/19 TRACTS
PP–000791–2016



	SYMBOL LEGEND
⊠	FND. SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 24" LONG, w/1 1/2" ORANGE PLASTIC CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
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○¹	FND #5 REBAR W/2" ALUM. CAP STAMPED LS 24305
○⁶	FND #5 REBAR W/1–1/2" ALUM. CAP STAMPED PLS 13466
(1)	BLOCK NUMBER
R.O.W.	RIGHT OF WAY
N.R.	NON–RADIAL
AC.	ACRES
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

50 25 0 50 100

SCALE: 1" = 50'

SEE SHEET 12 FOR ENTIRE TRACTS I, O AND JASPER R.O.W.

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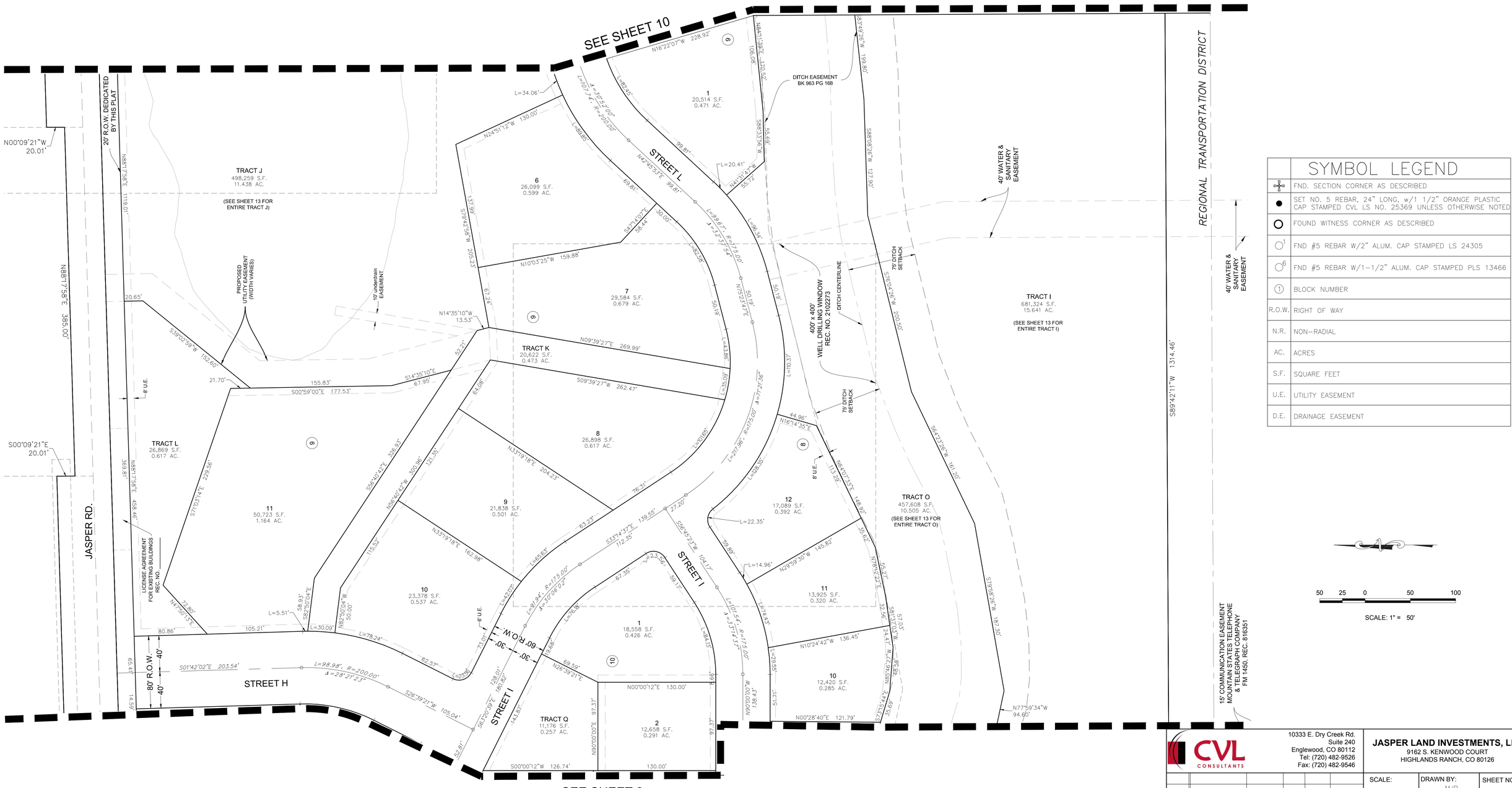
JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

No.	Revisions	Date	Init.	Appr.	Date
2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

SCALE: AS NOTED
DRAWN BY: MJP
CHECKED BY: WFH
FILE NO:
DATE: 06/15/2016
SHEET NO: 8 OF 12

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
173.929 ACRES – 102 LOTS/19 TRACTS
PP–000791–2016



	SYMBOL LEGEND
⊕	FND. SECTION CORNER AS DESCRIBED
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(1)	BLOCK NUMBER
R.O.W.	RIGHT OF WAY
N.R.	NON–RADIAL
AC.	ACRES
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

50 25 0 50 100

SCALE: 1" = 50'

SEE SHEET 12 FOR ENTIRE TRACTS I, J, O AND JASPER R.O.W.

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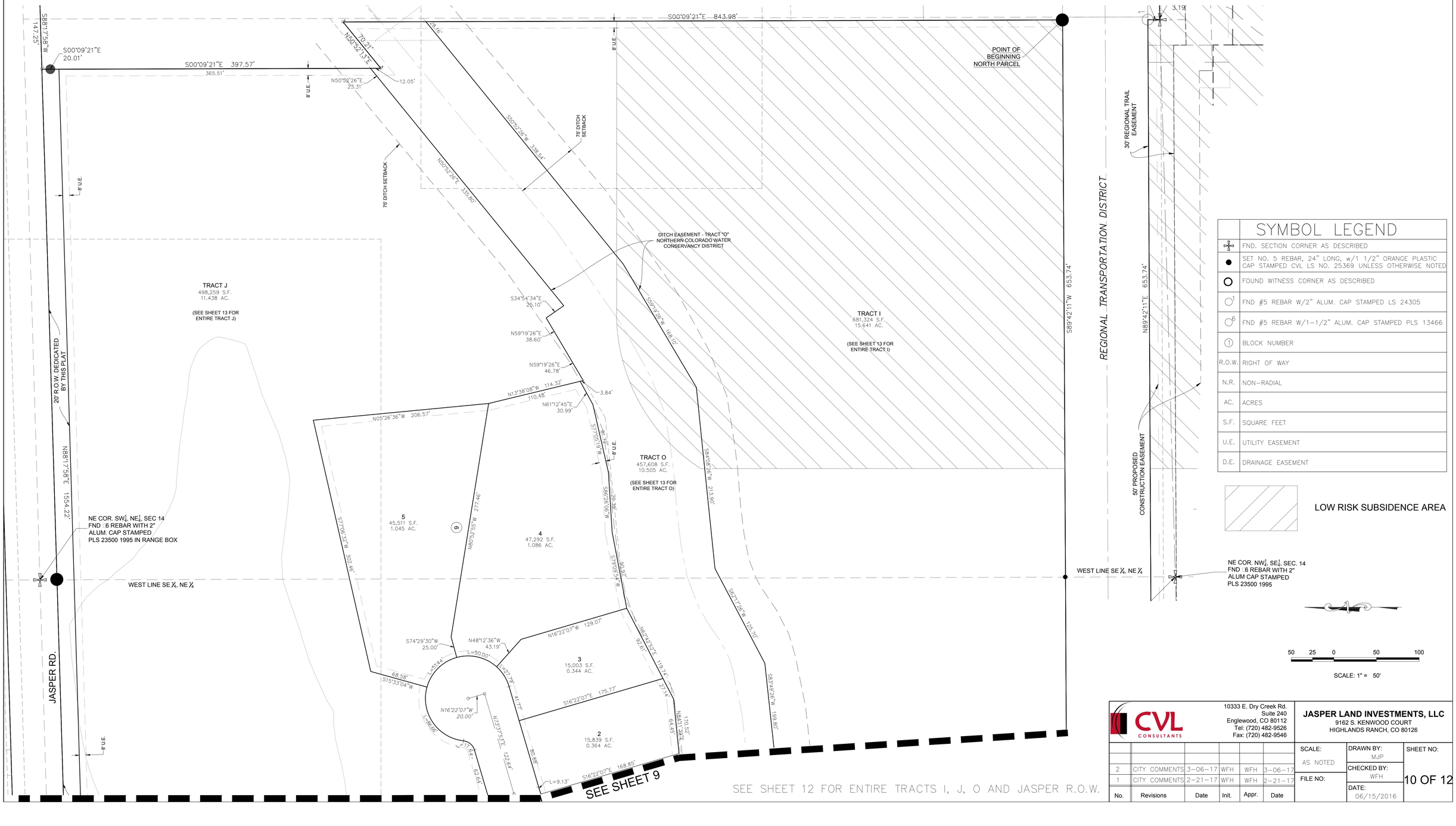
JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

No.	Revisions	Date	Init.	Appr.	Date
2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

SCALE: AS NOTED
DRAWN BY: MJP
CHECKED BY: WFH
FILE NO:
DATE: 06/15/2016
SHEET NO: 9 OF 12

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
173.929 ACRES – 102 LOTS/19 TRACTS
PP–000791–2016



	SYMBOL LEGEND
✛	FND. SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 24" LONG, w/1 1/2" ORANGE PLASTIC CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
O	FOUND WITNESS CORNER AS DESCRIBED
○¹	FND #5 REBAR W/2" ALUM. CAP STAMPED LS 24305
○⁶	FND #5 REBAR W/1–1/2" ALUM. CAP STAMPED PLS 13466
(1)	BLOCK NUMBER
R.O.W.	RIGHT OF WAY
N.R.	NON–RADIAL
AC.	ACRES
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

LOW RISK SUBSIDENCE AREA

50 25 0 50 100

SCALE: 1" = 50'

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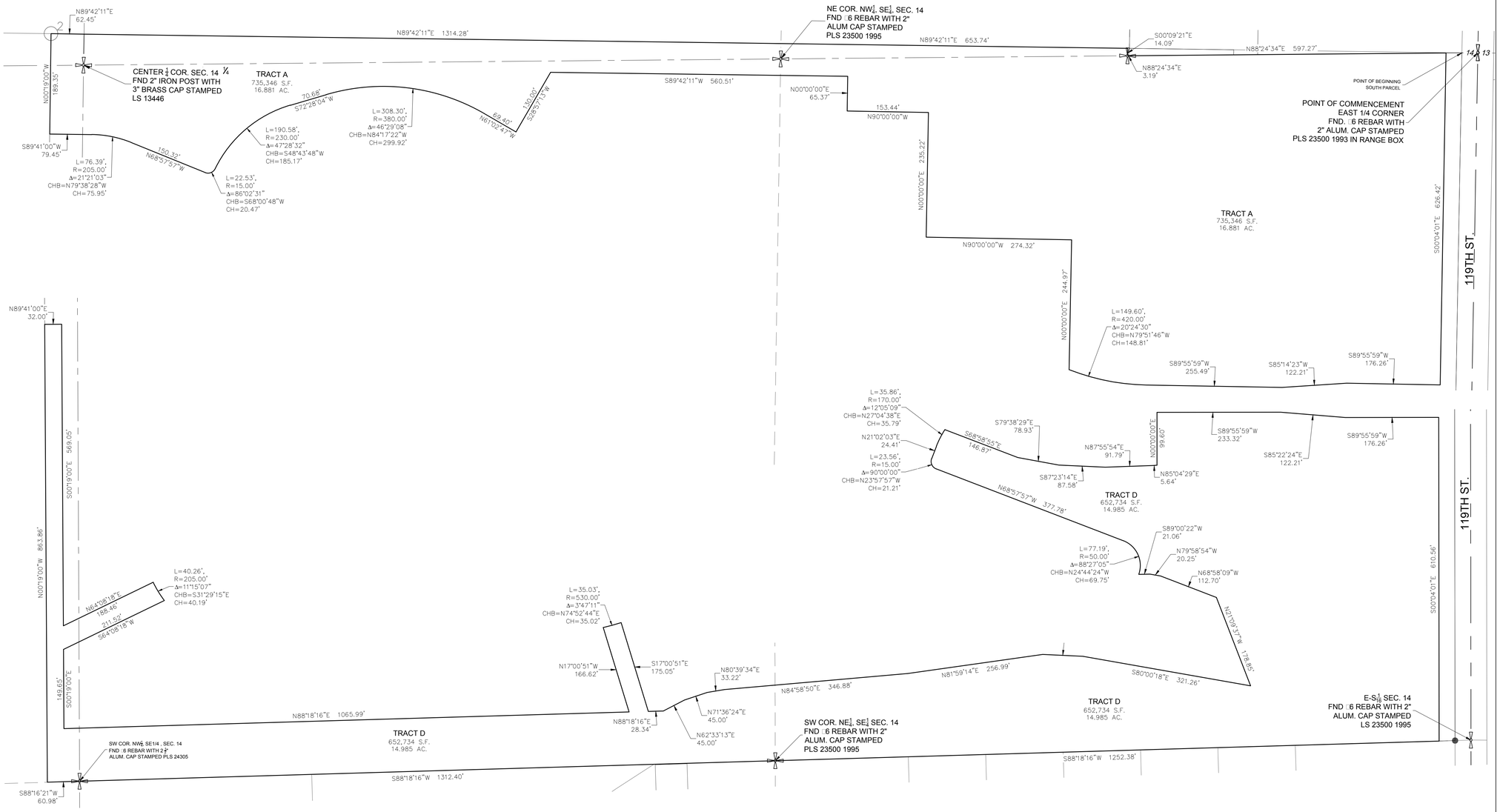
JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

No.	Revisions	Date	Init.	Appr.	Date
2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

SCALE: AS NOTED
DRAWN BY: MJP
CHECKED BY: WFH
FILE NO:
DATE: 06/15/2016
SHEET NO: 10 OF 12

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
173.929 ACRES – 102 LOTS/19 TRACTS
PP–000791–2016



	SYMBOL LEGEND
⊠	FND. SECTION CORNER AS DESCRIBED
●	SET NO. 6 REBAR, 30" LONG, w/1–1/2" ORANGE PLASTIC CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
○	FOUND WITNESS CORNER AS DESCRIBED
○¹	FND #5 REBAR W/2" ALUM. CAP STAMPED LS 24305
○⁶	FND #5 REBAR W/1–1/2" ALUM. CAP STAMPED PLS 13466
(1)	BLOCK NUMBER
R.O.W.	RIGHT OF WAY
N.R.	NON–RADIAL
AC.	ACRES
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

LOW RISK SUBSIDENCE AREA

100 50 0 100 200

SCALE: 1" = 100'

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HIGHLANDS RANCH, CO 80126

No.	Revisions	Date	Init.	Appr.	Date
2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

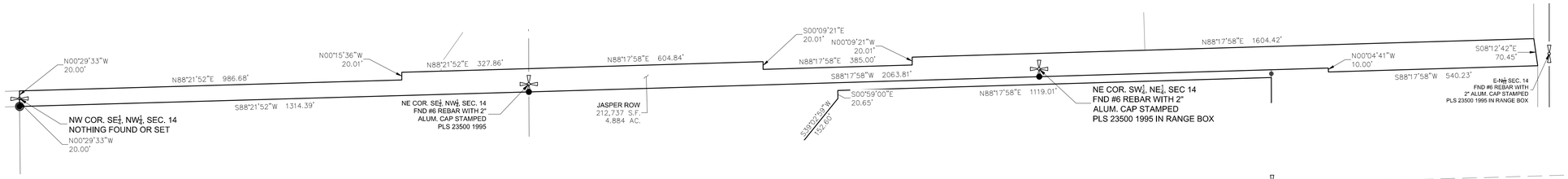
SCALE: AS NOTED
DRAWN BY: MJP
CHECKED BY: WFH
FILE NO:
DATE: 06/15/2016
SHEET NO: 11 OF 12

WISE FARMS PRELIMINARY PLAT

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
173.929 ACRES – 102 LOTS/19 TRACTS
PP–000791–2016

150 75 0 150 300

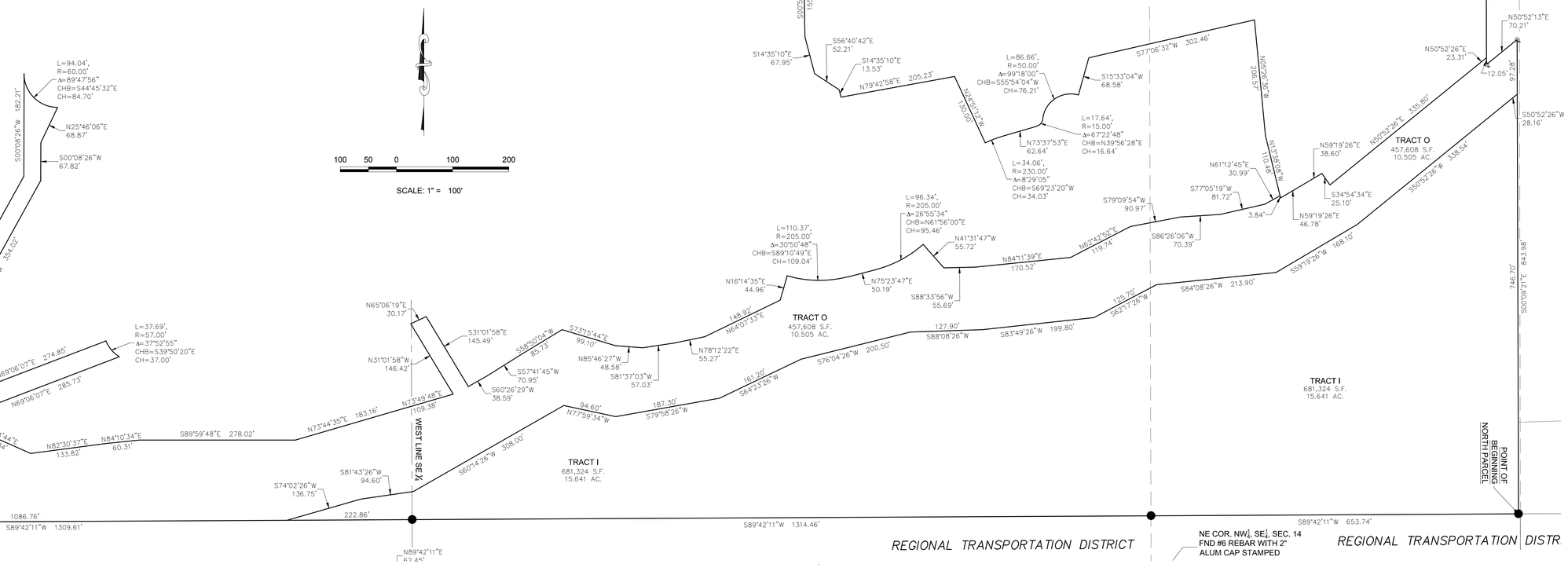
SCALE: 1" = 150'



	SYMBOL LEGEND
	FND. SECTION CORNER AS DESCRIBED
●	SET NO. 6 REBAR, 30" LONG, w/1–1/2" ORANGE PLASTIC CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
○	FOUND WITNESS CORNER AS DESCRIBED
○1	FND #5 REBAR W/2" ALUM. CAP STAMPED LS 24305
○6	FND #5 REBAR W/1–1/2" ALUM. CAP STAMPED PLS 13466
(1)	BLOCK NUMBER
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N.R.	NON–RADIAL
AC.	ACRES
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

100 50 0 100 200

SCALE: 1" = 100'



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2	CITY COMMENTS	3–06–17	WFH	WFH	3–06–17
1	CITY COMMENTS	2–21–17	WFH	WFH	2–21–17

SCALE: AS NOTED
FILE NO:
DRAWN BY: MJP
CHECKED BY: WFH
DATE: 06/15/2016
SHEET NO: 12 OF 12

WISE FARMS - PRELIMINARY DEVELOPMENT PLAN

A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6t□ P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
PP-13-000012

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THAT THEY ARE OWNERS OF A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH PARCEL:

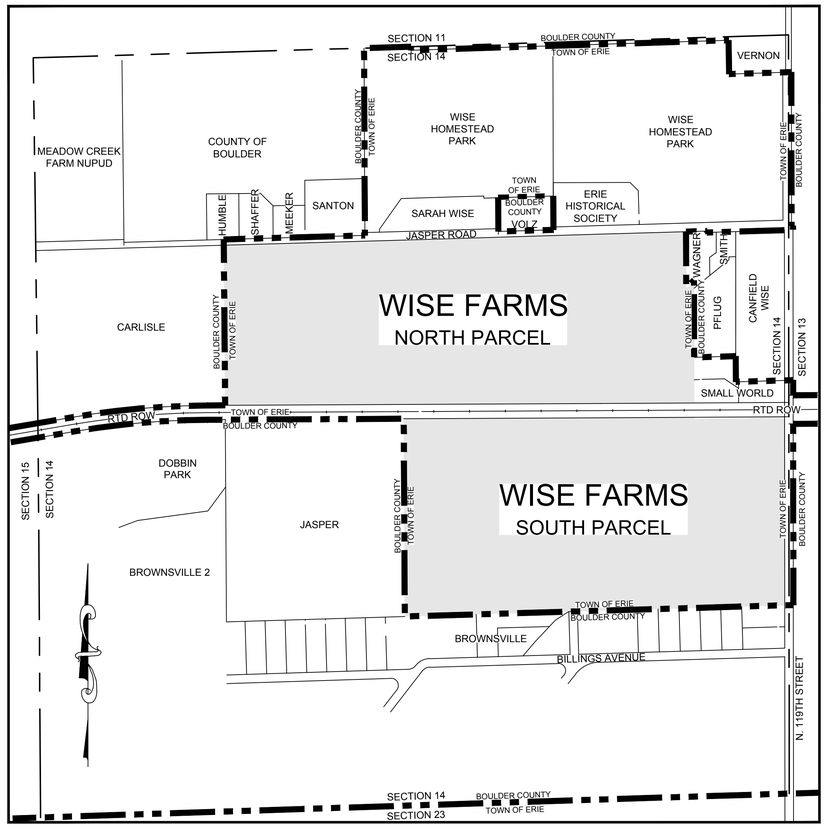
COMMENCING AT THE EAST □UARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST-SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO□
THENCE SOUTH 88°24'34" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET□
THENCE CONTINUING SOUTH 88°24'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 627.28 FEET, TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST □UARTER OF THE NORTHEAST □UARTER OF SAID SECTION 14□
THENCE CONTINUING SOUTH 88°24'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET;
THENCE NORTH 00°09'21" WEST, A DISTANCE OF 114.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT NORTHERLY OF THE CENTERLINE OF THE EXISTING TRACK, SAID POINT BEING THE POINT OF BEGINNING□
THENCE SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 653.74 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST □UARTER OF THE NORTHEAST □UARTER OF SAID SECTION 14□
THENCE CONTINUING SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE , A DISTANCE OF 1314.46 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST □UARTER OF THE NORTHEAST □UARTER OF SAID SECTION 14□
THENCE CONTINUING SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1309.61 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST □UARTER OF THE NORTHWEST □UARTER OF SAID SECTION 14□
THENCE NORTH 00°29'33" WEST ALONG SAID WEST LINE, A DISTANCE OF 1119.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JASPER ROAD□
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1. NORTH 88°21'52" EAST, A DISTANCE OF 1314.39 FEET;
2. NORTH 88°17'58" EAST, A DISTANCE OF 1317.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST □UARTER OF SAID SECTION 14□
3. CONTINUING NORTH 88°17'58" EAST, A DISTANCE OF 599.53 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1555, AT RECEPTION NO. 953348□
THENCE SOUTH 00°09'21" EAST ALONG THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 397.57 FEET TO THE MOST SOUTHERLY CORNER THEREOF□
THENCE NORTH 50°52'13" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 70.21 FEET;
THENCE SOUTH 00°09'21" EAST, DISTANCE OF 843.98 FEET TO THE POINT OF BEGINNING,
SAID PARCEL CONTAINING A CALCULATED AREA OF 3,782,135 S□UARE FEET OR 86.826 ACRES, MORE OR LESS.

SOUTH PARCEL:

A PARCEL OF LAND BEING A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST □UARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST-SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET, SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREWITH BEING RELATIVE THERETO□
THENCE SOUTH 88°24'34" WEST, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE TO NORTH 119TH STREET□
THENCE SOUTH 00°04'01" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 0.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK, SAID POINT BEING THE POINT OF BEGINNING□
THENCE CONTINUING SOUTH 00°04'01" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1316.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST □UARTER OF THE SOUTHEAST □UARTER OF SAID SECTION 14□
THENCE SOUTH 88°18'16" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1282.39 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST □UARTER OF THE SOUTHEAST □UARTER OF SAID SECTION 14□
THENCE CONTINUING SOUTH 88°18'16" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST □UARTER OF SAID SECTION 14, A DISTANCE OF 1312.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST □UARTER OF THE SOUTHEAST □UARTER OF SAID SECTION 14□
THENCE SOUTH 88°16'21" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 60.98 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO RONALD SCOTT JASPER, RONALD LEE JASPER AND VEE ANN JASPER AS DESCRIBED IN WARRANTY DEED RECORDED MAY 3, 1976, ON FILM 922 AS RECEPTION NO. 175271, OF THE RECORDS OF BOULDER COUNTY, COLORADO□
THENCE NORTH 00°19'00" WEST ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 1381.63 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK□
THENCE NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 62.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST □UARTER OF THE NORTHEAST □UARTER OF SAID SECTION 14□
THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1314.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST □UARTER OF THE NORTHEAST □UARTER OF SAID SECTION 14□
THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 653.74 FEET;
THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 14.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14□
THENCE NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST □UARTER OF THE NORTHEAST □UARTER OF SAID SECTION 14□
THENCE CONTINUING NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 620.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY□
THENCE NORTH 89°42'11" EAST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 6.40 FEET TO THE POINT OF BEGINNING,
SAID SOUTH PARCEL CONTAINING A CALCULATED ARE OF 3,581,472 S□UARE FEET OR 82.219 ACRES, MORE OR LESS.

JASPER ROAD RIGHT OF WAY PARCEL:

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST □UARTER OF THE NORTHWEST □UARTER OF SAID SECTION 14, AND ASSUMING THE EAST LINE OF THE NORTHEAST □UARTER OF THE SOUTHEAST □UARTER OF SAID SECTION 14 TO BEAR SOUTH 00°04'01" EAST, 1316.88 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE NORTH 00°29'33" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF JASPER ROAD□
THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES:
1. NORTH 88°21'52" EAST, A DISTANCE OF 986.68 FEET;
2. NORTH 00°15'36" WEST, A DISTANCE OF 20.01 FEET;
3. NORTH 88°21'52" EAST, A DISTANCE OF 327.86 FEET;
4. NORTH 88°17'58" EAST, A DISTANCE OF 604.84 FEET;
5. SOUTH 00°09'21" EAST, A DISTANCE OF 20.01 FEET;
6. NORTH 88°17'58" EAST, A DISTANCE OF 385.00 FEET;
7. NORTH 00°09'21" WEST, A DISTANCE OF 20.01 FEET;
8. NORTH 88°17'58" EAST, A DISTANCE OF 1604.42 FEET;
THENCE SOUTH 08°12'42" EAST, A DISTANCE OF 70.45 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF JASPER ROAD;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:
1. SOUTH 88°17'58" WEST, A DISTANCE OF 540.23 FEET;
2. NORTH 00°04'41" WEST, A DISTANCE OF 10.00 FEET;
3. SOUTH 88°17'58" WEST, A DISTANCE OF 2063.81 FEET;
4. SOUTH 88°21'52" WEST, A DISTANCE OF 134.39 FEET;
THENCE NORTH 00°29'33" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING,
SAID JASPER ROAD RIGHT OF WAY PARCEL CONTAINING A CALCULATED AREA OF 212,737 S□UARE FEET OR 4.884 ACRES, MORE OR LESS.
SAID NORTH, SOUTH AND JASPER ROAD RIGHT OF WAY PARCELS CONTAINING A CALCULATED AREA OF 7,576,344 S□UARE FEET, OR 173.929 ACRES, MORE OR LESS.
HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS AND RIGHT-OF-WAY AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WISE FARMS PRELIMINARY PLAT AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF ERIE, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS FOR PUBLIC PURPOSES SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



VICINITY MAP
SCALE 1" = 500'

SHEET INDEX

CS COVER SHEET
E1 PRELIMINARY ROAD CONSTRUCTION PLAN - OVERALL
E2 PRELIMINARY ROAD CONSTRUCTION PLAN - NORTH
E3 PRELIMINARY ROAD CONSTRUCTION PLAN - SOUTH
E4 JASPER ROAD & N. 119TH STREET IMPACT PLAN
E5 PRELIMINARY GRADING PLAN - OVERALL
E6 PRELIMINARY GRADING PLAN - NORTH
E7 PRELIMINARY GRADING PLAN - SOUTH
E8 PRELIMINARY UTILITY PLAN - OVERALL
E9 PRELIMINARY UTILITY PLAN - NORTH
E10 PRELIMINARY UTILITY PLAN - SOUTH
E11 PRELIMINARY UTILITY PLAN - OFFSITE WATER
E12 PRELIMINARY EROSION CONTROL PLAN - NORTH
E13 PRELIMINARY EROSION CONTROL PLAN - SOUTH
T1 TREE INVENTORY
LP PRELIMINARY LANDSCAPE PLAN

APPLICANT:
JASPER LAND INVESTMENTS, LLC
9162 S. Kenwood Court
Hig□lands Ran□□, CO 80126
Tel: (303) 902-5400

Conta□t Person: Ji□ Dullea

PLANNER / LANDSCAPE ARCHITECT:
PCS GROUP INC.
□3, B-180 Independen□e Pla□a
1001 16t□ Street
Denver, CO 80265
Tel: (303) 531-4905
Fax: (303) 531-4908

ENGINEER / SURVEYOR:
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

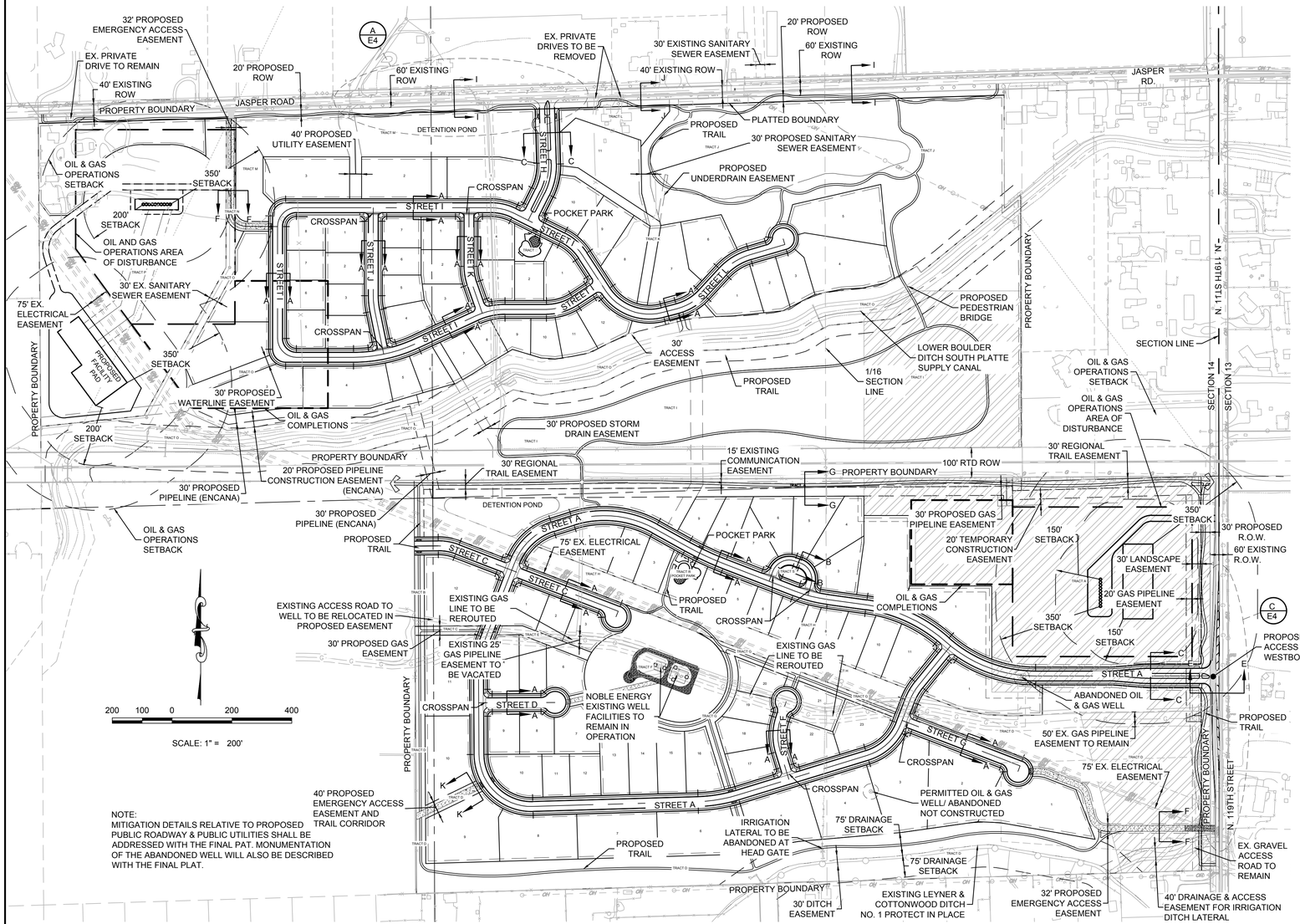
JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
COVER SHEET

SCALE:	AS SHOWN	FILE NO:	8.13.0230802
DRAWN BY:	KJD	DATE:	FEBRUARY 2017
CHECKED BY:	SKOLZ		

SHEET NUMBER CS

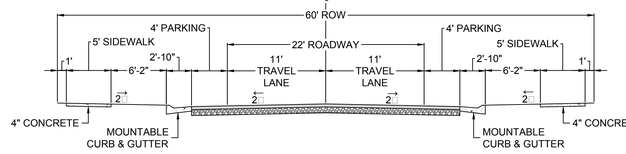
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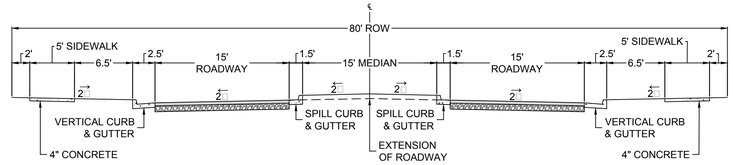
NOTE:
MITIGATION DETAILS RELATIVE TO PROPOSED PUBLIC ROADWAY & PUBLIC UTILITIES SHALL BE ADDRESSED WITH THE FINAL PAT. MONUMENTATION OF THE ABANDONED WELL WILL ALSO BE DESCRIBED WITH THE FINAL PLAT.

LEGEND

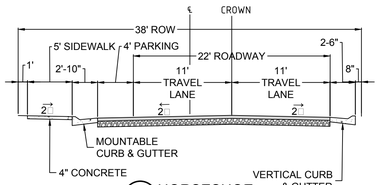
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINE
- (6) BLOCK NUMBER
- PROPERTY BOUNDARY
- EXISTING TREE
- 11 LOT NUMBER
- A / E2 DETAIL SHT □



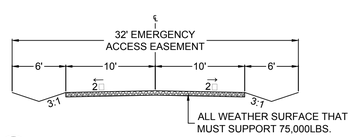
A-A LOCAL STREET
NTS



C-C COLLECTOR WITH RAISED MEDIAN
NTS

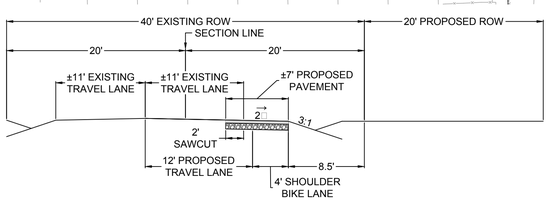


B-B HORSESHOE
NTS

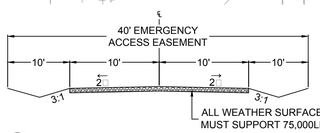


F-F 32' EMERGENCY ACCESS
NTS

NOTE: REMOVABLE DEVICES SUCH AS COLLAPSIBLE BOLLARDS SHALL BE INSTALLED AT EITHER END OF THIS ACCESS ROAD. COORDINATION REGARDING THESE DEVICES WILL BE ACCOMPLISHED WITH THE FINAL PLAT.

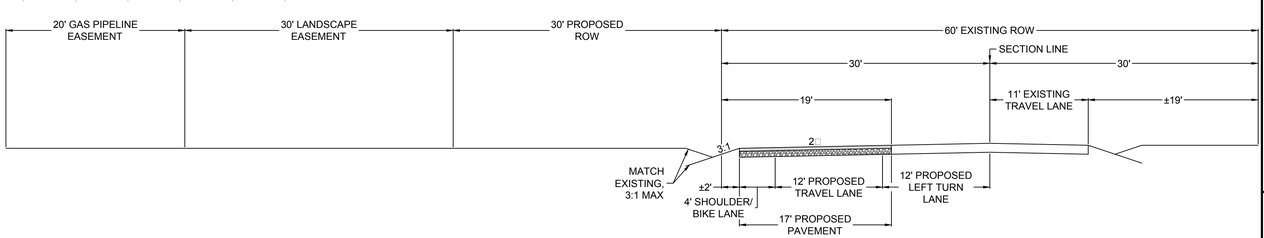


J-J JASPER ROAD WEST - 40' EXISTING ROW, 20' PROPOSED ROW
NTS

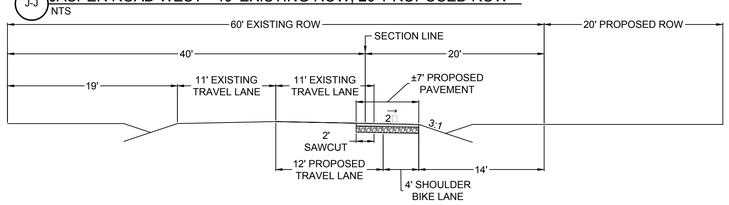


K-K 40' EMERGENCY ACCESS
NTS

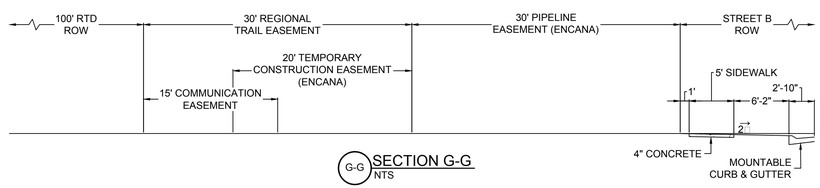
NOTE: REMOVABLE DEVICES SUCH AS COLLAPSIBLE BOLLARDS SHALL BE INSTALLED AT EITHER END OF THIS ACCESS ROAD. COORDINATION REGARDING THESE DEVICES WILL BE ACCOMPLISHED WITH THE FINAL PLAT.



E-E N. 119TH STREET ENTRANCE - 60' EXISTING ROW, DRAINAGE EASEMENT
NTS



I-I JASPER ROAD EAST - 60' EXISTING ROW, 20' PROPOSED ROW
NTS



G-G SECTION G-G
NTS

JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

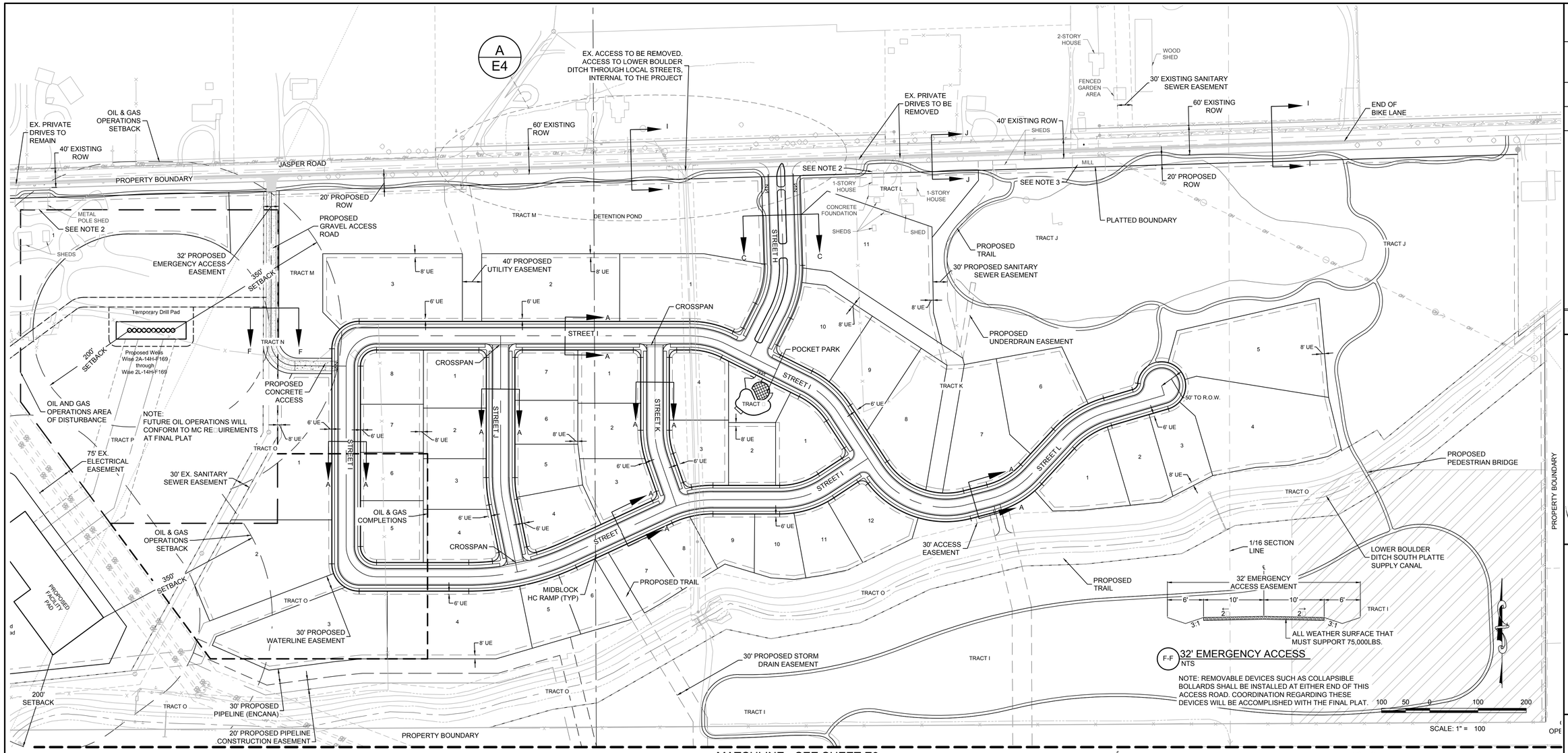
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

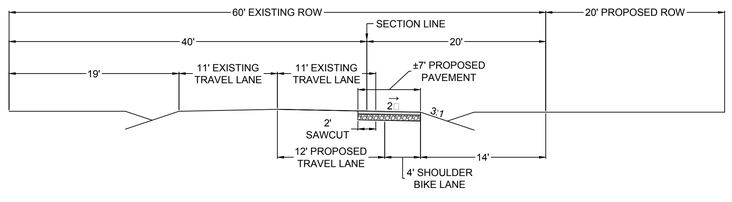
WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY ROAD
CONSTRUCTION PLAN - OVERALL

No.	Revisions	Date	Init.	Appr.	Date

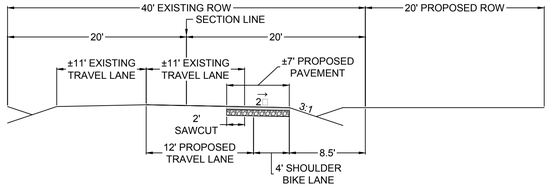
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FILE NO: 8.13.0230802
DRAWN BY: KJD
CHECKED BY: SKOLZ
DATE: FEBRUARY 2017
SHEET NUMBER E1

N:\PROJECTS\30230801 WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\PRELIMINARY ROAD CONSTRUCTION PLAN.DWG, SARAH KOLZ, 2/22/17

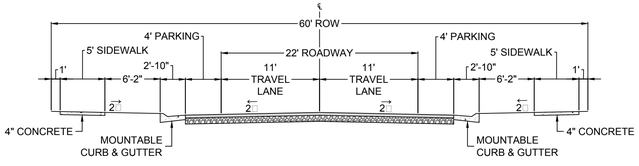




I-I JASPER ROAD EAST - 60' EXISTING ROW, 20' PROPOSED ROW
NTS



J-J JASPER ROAD WEST - 40' EXISTING ROW, 20' PROPOSED ROW
NTS

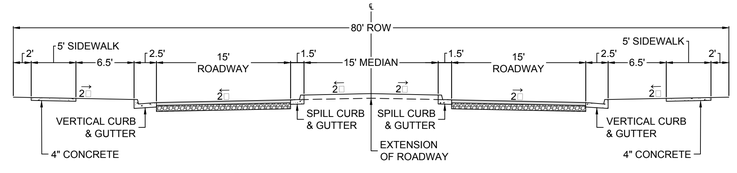


A-A LOCAL STREET
NTS

NOTES:
1. REMOVABLE DEVICES SUCH AS COLLAPSIBLE BOLLARDS SHALL BE INSTALLED WHERE THE DITCH MAINTENANCE ROAD MEETS THE PUBLIC ROADWAY. COORDINATION REGARDING THESE DEVICES WILL BE ACCOMPLISHED WITH THE FINAL PLAT.
2. LICENSE AGREEMENTS WILL BE PURSUED FOR HOUSES THAT WILL BE/ ARE IN THE RIGHT-OF-WAY PRIOR TO APPROVAL OF A FINAL PLAT ALLOWING DEVELOPMENT.
3. PRIOR TO ISSUANCE OF A BUILDING PERMIT ALLOWING CONSTRUCTION, THE MILL BUILDINGS IN TRACT J WILL BE EITHER MOVED OFF SITE OR REMOVED.

LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- LOT LINE
- (6) BLOCK NUMBER
- PROPERTY BOUNDARY
- EXISTING TREE
- 11 LOT NUMBER
- (A / E2) DETAIL SHT □



C-C COLLECTOR WITH RAISED MEDIAN
NTS

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

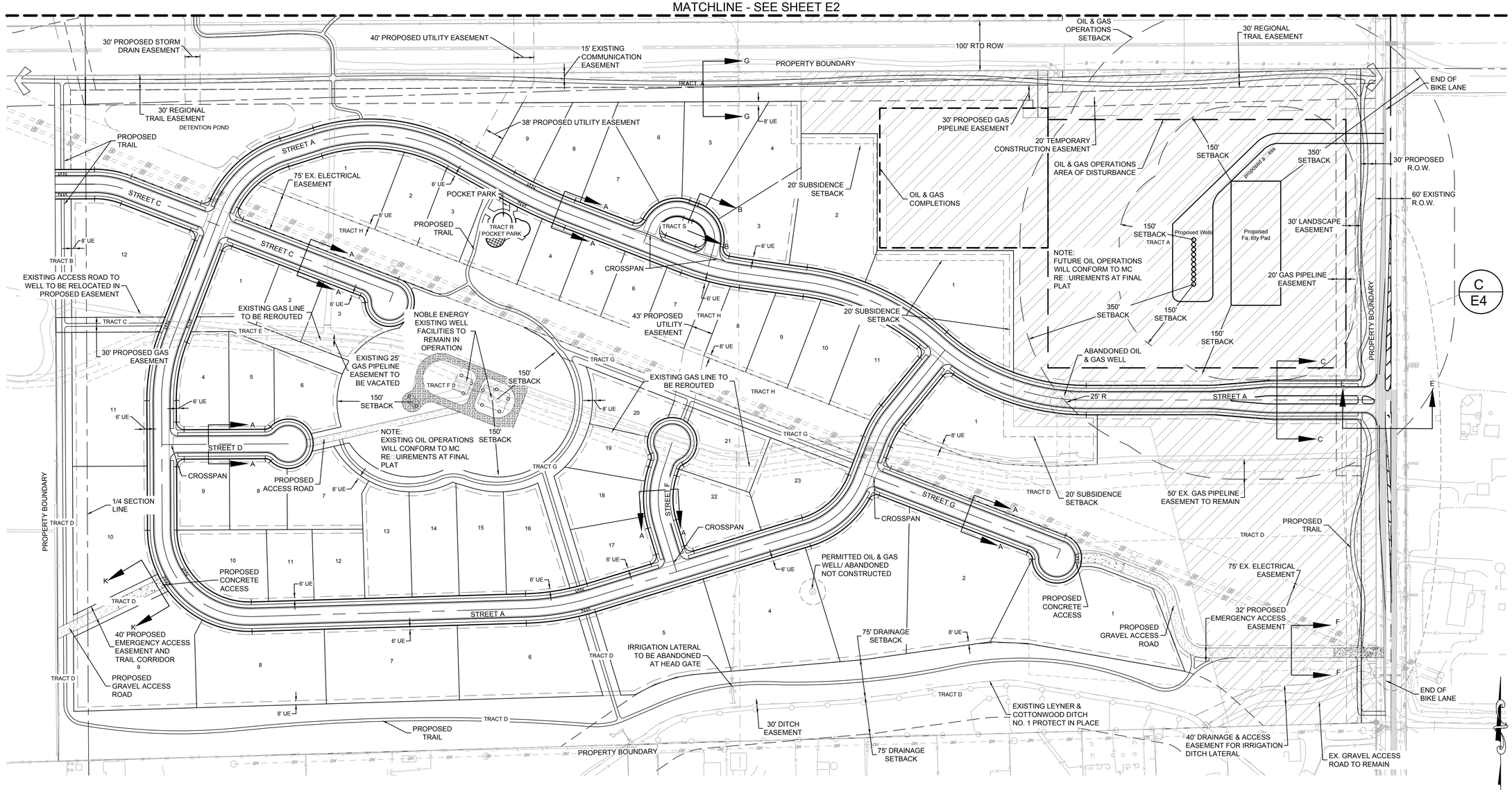
No.	Revisions	Date	Init.	Appr.	Date

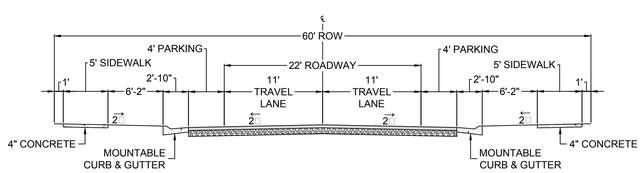
JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY ROAD
CONSTRUCTION PLAN - NORTH

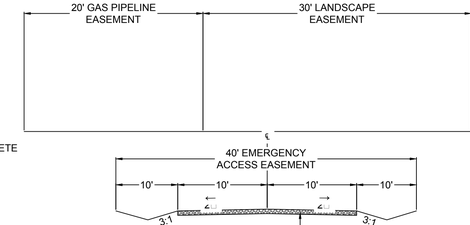
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DRAWN BY: KJD
CHECKED BY: SKOLZ
DATE: FEBRUARY 2017
SHEET NUMBER E2

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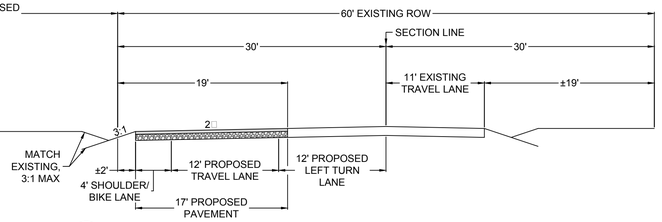


A-A LOCAL STREET
NTS

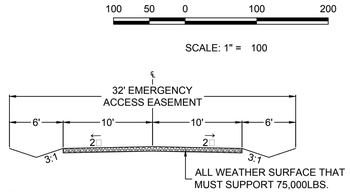


K-K 40' EMERGENCY ACCESS
NTS

NOTE: REMOVABLE DEVICES SUCH AS COLLAPSIBLE BOLLARDS SHALL BE INSTALLED AT EITHER END OF THIS ACCESS ROAD. COORDINATION REGARDING THESE DEVICES WILL BE ACCOMPLISHED WITH THE FINAL PLAT.

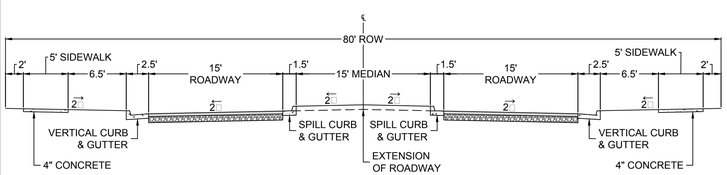


E-E N. 119TH STREET ENTRANCE - 60' EXISTING ROW, DRAINAGE EASEMENT
NTS

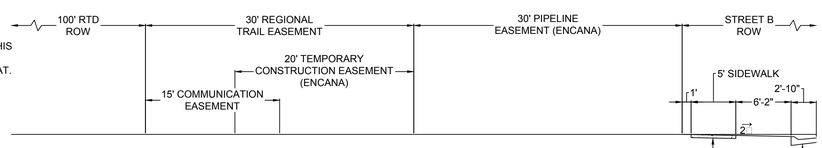


F-F 32' EMERGENCY ACCESS
NTS

NOTE: REMOVABLE DEVICES SUCH AS COLLAPSIBLE BOLLARDS SHALL BE INSTALLED AT EITHER END OF THIS ACCESS ROAD. COORDINATION REGARDING THESE DEVICES WILL BE ACCOMPLISHED WITH THE FINAL PLAT.



C-C COLLECTOR WITH RAISED MEDIAN
NTS



G-G SECTION G-G
NTS

100 50 0 100 200
SCALE: 1" = 100

LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- LOT LINE
- (6) BLOCK NUMBER
- PROPERTY BOUNDARY
- EXISTING TREE
- 11 LOT NUMBER
- (A / E2) DETAIL SHT □

No.	Revisions	Date	Init.	Appr.	Date

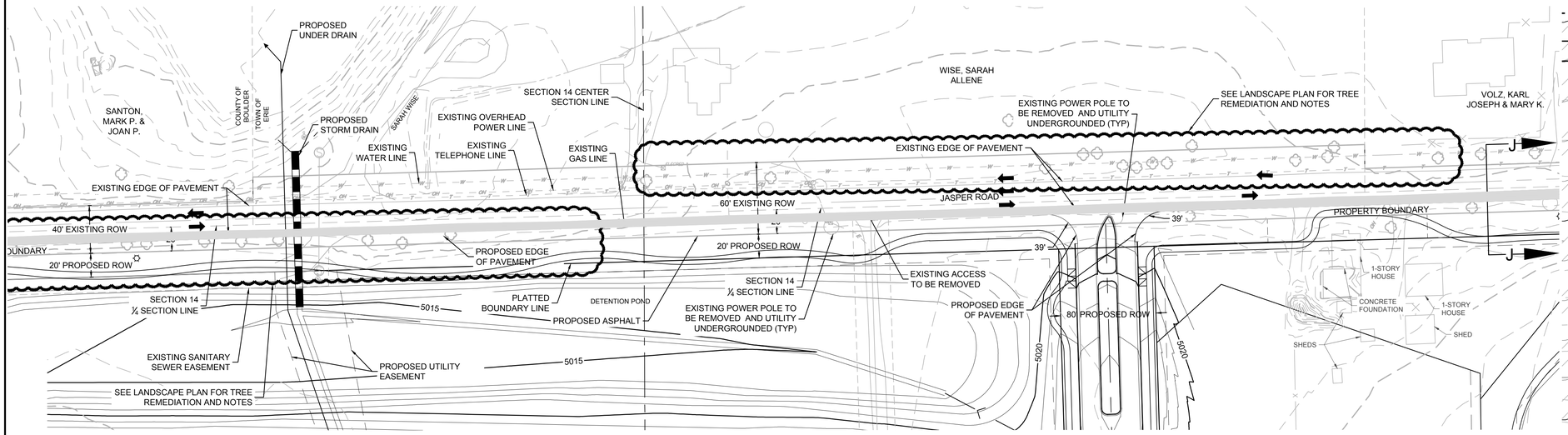
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

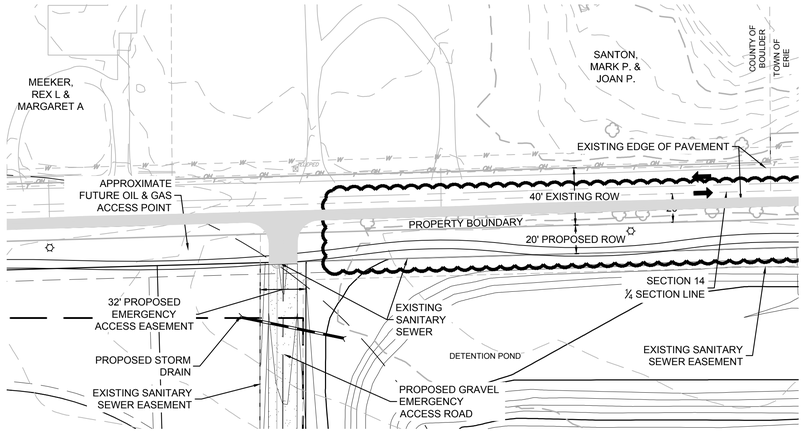
WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY ROAD
CONSTRUCTION PLAN - SOUTH

SCALE: AS SHOWN
FILE NO: 8.13.0230802
DRAWN BY: KJD
CHECKED BY: SKOLZ
DATE: FEBRUARY 2017
SHEET NUMBER E3

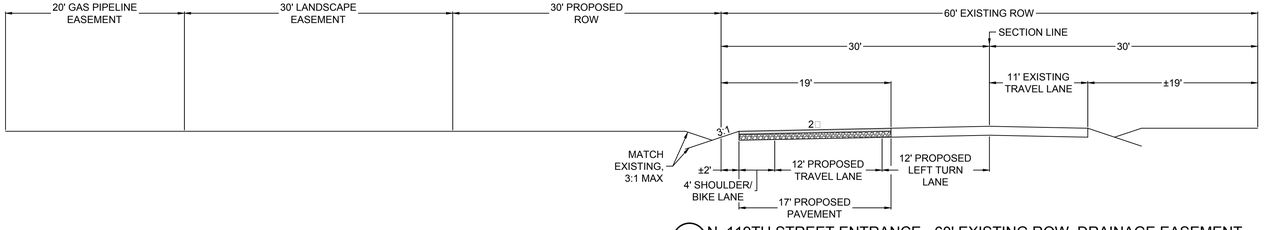
N:\PROJECTS\30230801 WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\PRELIMINARY ROAD CONSTRUCTION PLAN.DWG, SARAH KOLZ, 2/22/17



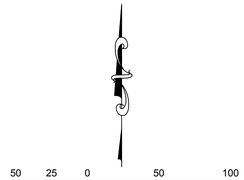
A JASPER ROAD - WEST ENTRANCE
1" = 50'



J-J JASPER ROAD WEST - 40' EXISTING ROW, 20' PROPOSED ROW
NTS



E-E N. 119TH STREET ENTRANCE - 60' EXISTING ROW, DRAINAGE EASEMENT
NTS



SCALE: 1" = 50'

LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- LOT LINE
- 6 BLOCK NUMBER
- 11 LOT NUMBER
- PROPERTY BOUNDARY
- EXISTING TREE
- PROPOSED ASPHALT
- SEE LANDSCAPE PLAN FOR TREE REMEDIATION AND NOTES

C N. 119TH STREET
1" = 60'

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

CVL CONSULTANTS

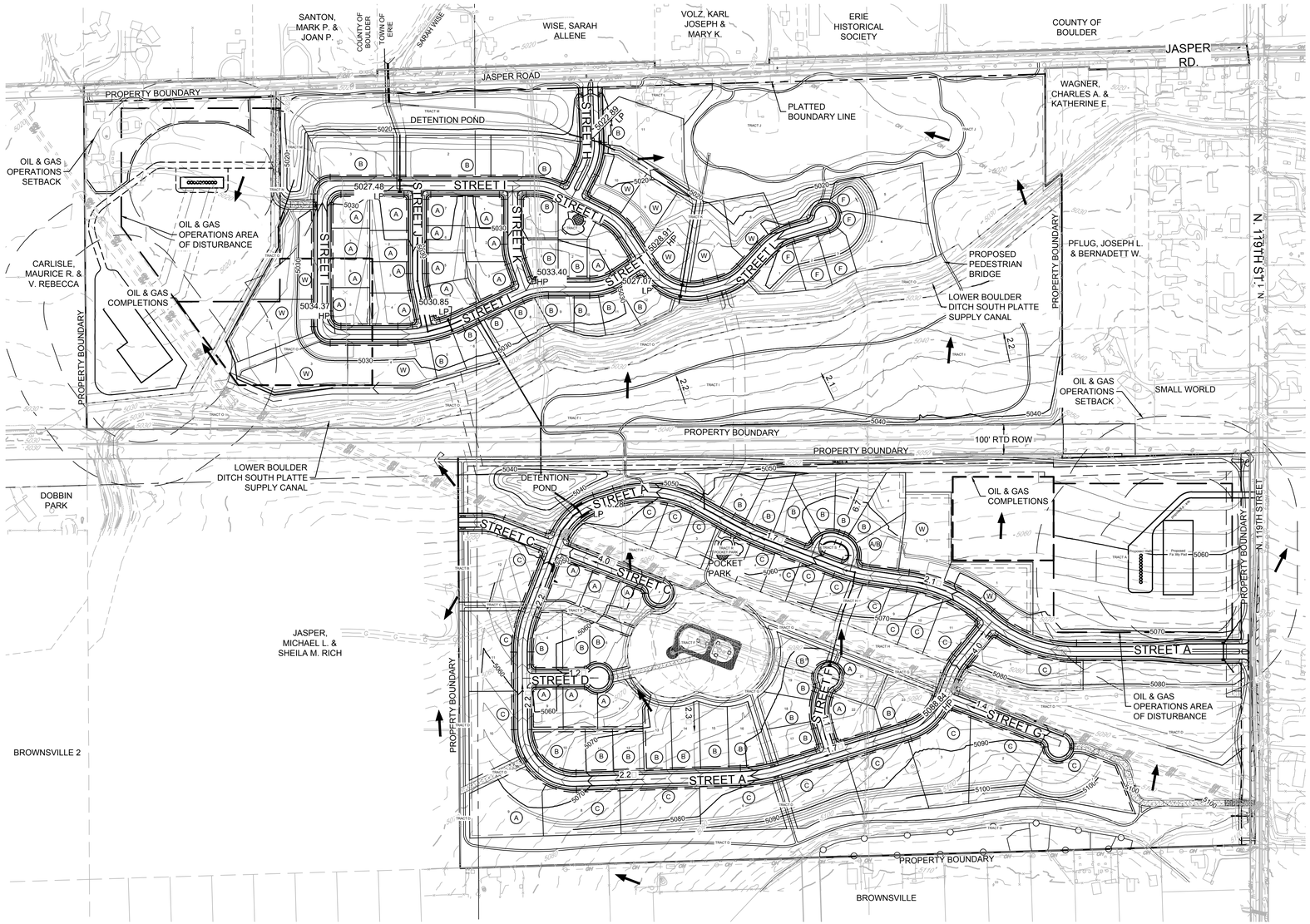
JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
JASPER ROAD & N. 119TH STREET
IMPACT PLAN

SCALE:	AS SHOWN	FILE NO:	8.13.0230802
DRAWN BY:	KJD		
CHECKED BY:	SKOLZ		
DATE:	FEBRUARY 2017		

SHEET NUMBER **E4**

N:\PROJECTS\30230801 WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\JASPER & 119TH IMPACT PLAN.DWG, SARAH KOLZ, 2/22/17



GRADING LEGEND

1.00	PROPOSED SLOPE & DIRECTION OF FLOW	5000	EXISTING ELEVATION
	EXISTING 10' CONTOUR	5000	PROPOSED DESIGN ELEVATION
	EXISTING 2' CONTOUR		PROPOSED FLARED END SECTION
	PROPOSED 10' CONTOUR		PROPOSED STORM INLET
	PROPOSED 2' CONTOUR		PROPOSED STORM DRAIN
	CENTERLINE		PROPOSED AREA INLET
	RIGHT-OF-WAY		PROPERTY BOUNDARY
	LOT LINE		PROPOSED SWALE
11	LOT NUMBER		PROPOSED UNDERDRAIN
B	BLOCK NUMBER	C	LOT TYPE

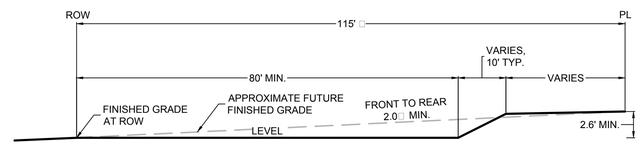
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SCALE: 1" = 200'

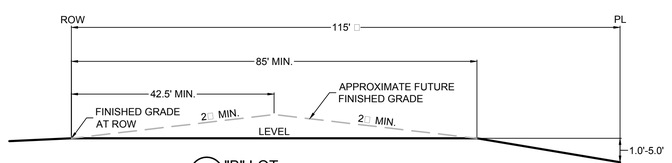
EARTHWORK

TOTAL CUT VOLUME	318,471 C.Y.
TOTAL FILL VOLUME (10% ADJUSTMENT FOR COMPACTION)	370,412 C.Y.
NET (IMPORT)	51,942 C.Y.

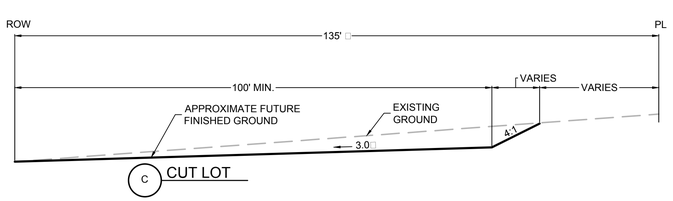
NOTES:
1. TRAIL LOCATIONS ARE CONCEPTUAL AND FINAL GRADING WILL ACCOMMODATE FINAL TRAIL ALIGNMENTS.
2. OIL & GAS FACILITIES SHOWN WITHIN OIL & GAS OPERATIONS AREA ARE CONCEPTUAL FUTURE IMPROVEMENTS AND AND ARE SHOWN FOR REFERENCE ONLY.



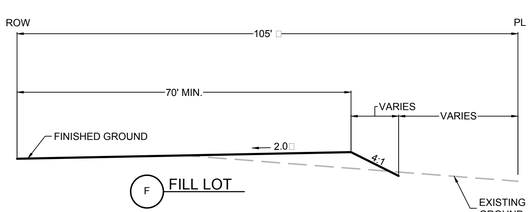
A "A" LOT



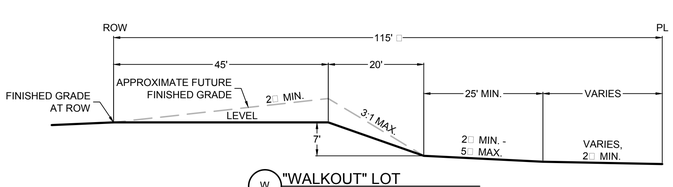
B "B" LOT



C CUT LOT



F FILL LOT



W "WALKOUT" LOT

N:\PROJECTS\30230801 WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\PRELIMINARY GRADING PLAN.DWG, SARAH KOLZ, 2/22/17

No.	Revisions	Date	Init.	Appr.	Date

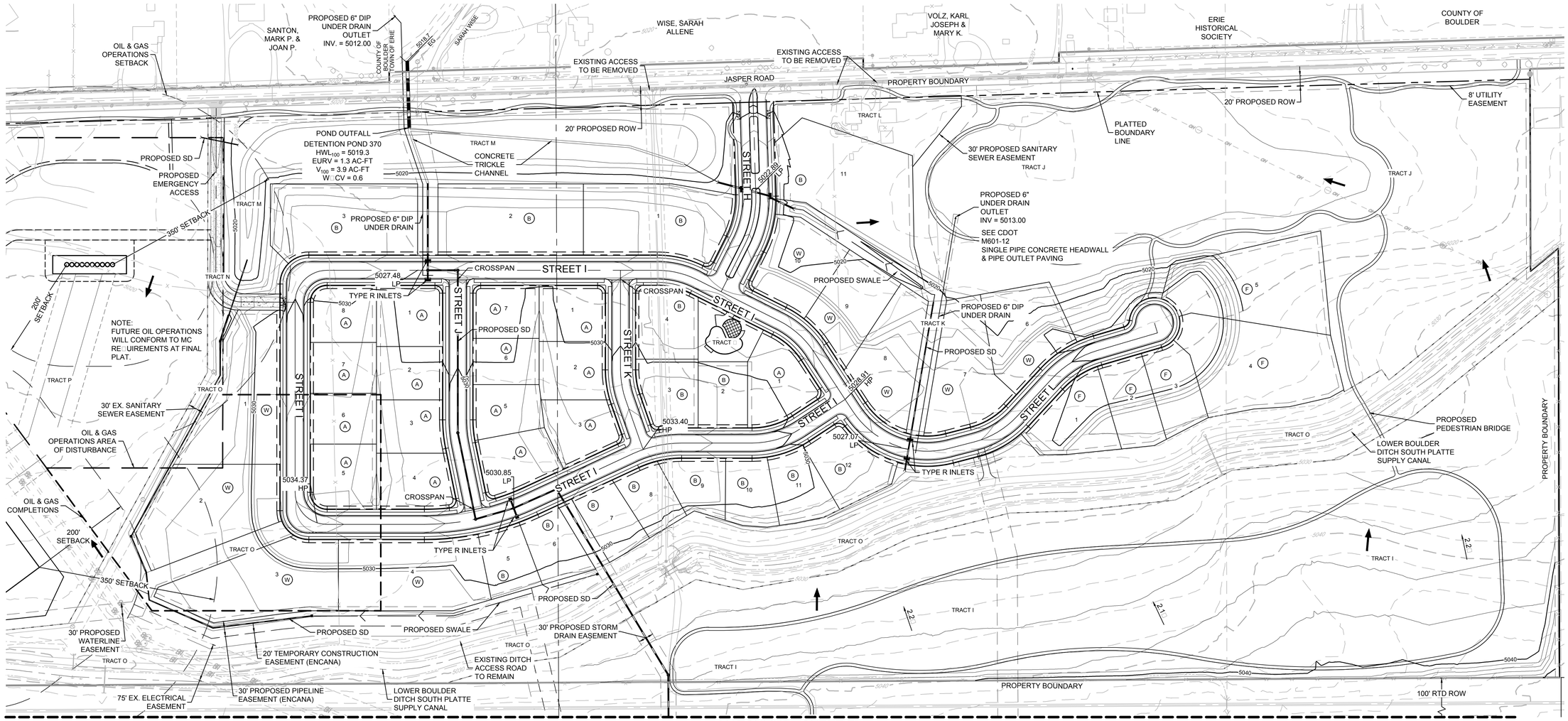
10333 E. Dry Creek Rd.
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Englewood, CO 80112
Tel: (720) 482-9526
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CVL CONSULTANTS

JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

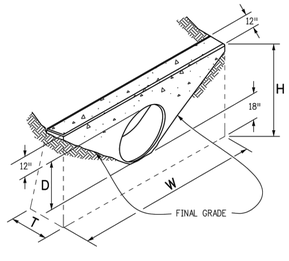
WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN - OVERALL

SCALE:	AS SHOWN	FILE NO:	8.13.0230802
DRAWN BY:	KJD	CHECKED BY:	SKOLZ
DATE:	FEBRUARY 2017		

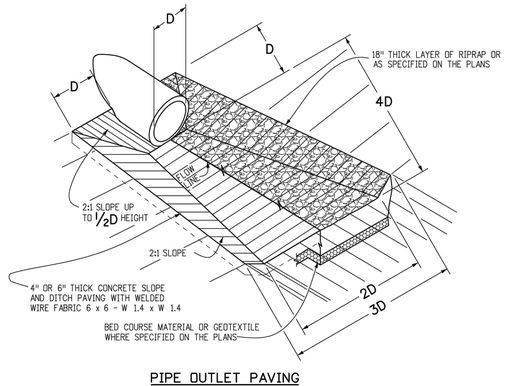
SHEET NUMBER E5



MATCHLINE - SHEET E7



SINGLE PIPE



PIPE OUTLET PAVING
MAY BE USED WITH MULTIPLE PIPES.

NOTES:
1. TRAIL LOCATIONS ARE CONCEPTUAL AND FINAL GRADING WILL ACCOMMODATE FINAL TRAIL ALIGNMENTS.
2. OIL & GAS FACILITIES SHOWN WITHIN OIL & GAS OPERATIONS AREA ARE CONCEPTUAL FUTURE IMPROVEMENTS AND AND ARE SHOWN FOR REFERENCE ONLY.
3. CONTROL WEEDS BEFORE, DURING, AND AFTER CONSTRUCTION
4. PROTECT THE LOWER BOULDER DITCH FROM LANDSCAPING AND MAKE SURE RESIDENTS KNOW THAT THE WATER IS NOT FOR THEIR USE. IF BASEMENTS ARE TO BE IN THE HOUSES THEY SHOULD BE PROTECTED FROM WATER SEEPAGE.

100 50 0 100 200

SCALE: 1" = 100'

GRADING LEGEND

1.00	PROPOSED SLOPE & DIRECTION OF FLOW	5000	EXISTING ELEVATION
	EXISTING 10' CONTOUR	5000	PROPOSED DESIGN ELEVATION
	EXISTING 2' CONTOUR		PROPOSED FLARED END SECTION
	PROPOSED 10' CONTOUR		PROPOSED STORM INLET
	PROPOSED 2' CONTOUR		PROPOSED STORM DRAIN
	CENTERLINE		PROPOSED AREA INLET
	RIGHT-OF-WAY		PROPERTY BOUNDARY
	LOT LINE		PROPOSED SWALE
11	LOT NUMBER	U U U	PROPOSED UNDERDRAIN
6	BLOCK NUMBER	C	LOT TYPE

EARTHWORK

TOTAL CUT VOLUME	318,471 C.Y.
TOTAL FILL VOLUME (10% ADJUSTMENT FOR COMPACTION)	370,412 C.Y.
NET (IMPORT)	51,942 C.Y.

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.
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HIGHLANDS RANCH, CO 80126

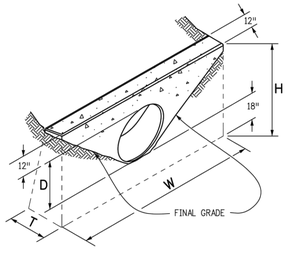
WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN - NORTH

SCALE: AS SHOWN
FILE NO: 8.13.0230802
DRAWN BY: KJD
CHECKED BY: SKOLZ
DATE: FEBRUARY 2017
SHEET NUMBER E6

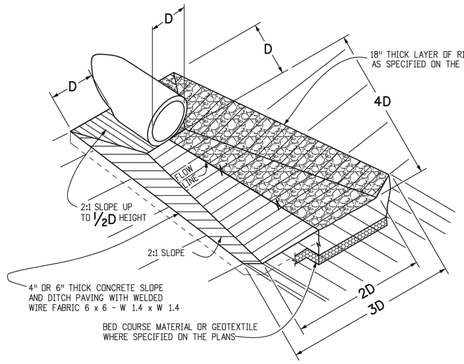
N:\PROJECTS\3023080\ WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\PRELIMINARY GRADING PLAN.DWG, SARAH KOLZ, 2/22/17

MATCHLINE - SHEET E6

30' REGIONAL TRAIL EASEMENT
30' PROPOSED STORM DRAIN EASEMENT
SEE CDOT M601-12 SINGLE PIPE CONCRETE HEADWALL & PIPE OUTLET PAVING
15' EXISTING COMMUNICATIONS EASEMENT
40' PROPOSED UTILITY EASEMENT
PROPERTY BOUNDARY
TRACT A
CONCRETE TRICKLE CHANNEL
PROPOSED SWALE
POND OUTFALL (BORE UNDER RAILROAD)
PROPOSED 6" UNDER DRAIN OUTLET INV = 5036.00
DETENTION POND 340
HWL$_{100}$ = 5042
EURV = 1.7 AC-FT
V$_{100}$ = 3.4 AC-FT
WQCV = 0.8
PROPOSED TRAIL
STREET A
5046.28 LP
TYPE R INLETS
75' EX. ELECTRICAL EASEMENT
38' PROPOSED UTILITY EASEMENT
STREET C
CROSSPAN
TRACT H
TRACT R POCKET PARK
POCKET PARK
TRACT S
TRACT B
TYPE R INLETS
PROPOSED TRAIL
OIL & GAS COMPLETIONS
30' PROPOSED PIPELINE EASEMENT (ENCANA)
20' TEMPORARY CONSTRUCTION EASEMENT (ENCANA)
150' SETBACK
60' ROW
N. 119TH STREET
proposed a ess
350' SETBACK
Proposed Wells
Proposed Fa ility Pad
NOTE:
FUTURE OIL OPERATIONS WILL CONFORM TO MC RE UIREMENTS AT FINAL PLAT.
OIL & GAS OPERATIONS AREA OF DISTURBANCE
150' SETBACK
150' SETBACK
ABANDONED OIL & GAS WELL
PROPOSED CULVERTS
PROPERTY BOUNDARY
TRACT C
TRACT E
50' EXISTING GAS EASEMENT
TRACT G
TRACT H
JASPER, MICHAEL L. & SHEILA M. RICH
25' EXISTING GAS EASEMENT
150' SETBACK
PROPOSED ACCESS ROAD
CROSSPAN
TRACT F
NOTE:
EXISTING OIL OPERATIONS WILL CONFORM TO MC RE UIREMENTS AT FINAL PLAT.
150' SETBACK
150' SETBACK
25' R
STREET A
STREET D
STREET F
CROSSPAN
TRACT G
CROSSPAN
OIL & GAS OPERATIONS SETBACK
TRACT D
PROPERTY BOUNDARY
PROPOSED TRAIL
5086.84 HP
STREET G
TRACT D
EXISTING GAS LINE
1/4 SECTION LINE
TRACT D
PERMITTED OIL & GAS WELL/ ABANDONED NOT CONSTRUCTED
75' EX. ELECTRICAL EASEMENT
40' PROPOSED EMERGENCY ACCESS EASEMENT AND TRAIL CORRIDOR
STREET A
IRRIGATION LATERAL TO BE ABANDONED AT HEAD GATE
PROPOSED TRAIL
PROPOSED CULVERT
EXTEND CULVERT TO 5' PAST LANDSCAPE EASEMENT
TRACT D
TRACT D
32' PROPOSED EMERGENCY ACCESS EASEMENT
PROPOSED EMERGENCY ACCESS
TRACT D
30' DITCH EASEMENT
TRACT D
PROPOSED TRAIL
PROPERTY BOUNDARY
40' DRAINAGE EASEMENT FOR IRRIGATION DITCH LATERAL
EXISTING DITCH ACCESS ROAD TO REMAIN
BROWNSVILLE



SINGLE PIPE



PIPE OUTLET PAVING
MAY BE USED WITH MULTIPLE PIPES.

NOTES:
1. TRAIL LOCATIONS ARE CONCEPTUAL AND FINAL GRADING WILL ACCOMMODATE FINAL TRAIL ALIGNMENTS.
2. OIL & GAS FACILITIES SHOWN WITHIN OIL & GAS OPERATIONS AREA ARE CONCEPTUAL FUTURE IMPROVEMENTS AND AND ARE SHOWN FOR REFERENCE ONLY.

100 50 0 100 200

SCALE: 1" = 100'

EARTHWORK

TOTAL CUT VOLUME	318,471 C.Y.
TOTAL FILL VOLUME (10 ADJUSTMENT FOR COMPACTION)	370,412 C.Y.
NET (IMPORT)	51,942 C.Y.

GRADING LEGEND

1.00	PROPOSED SLOPE & DIRECTION OF FLOW	5000	EXISTING ELEVATION
	EXISTING 10' CONTOUR	5000	PROPOSED DESIGN ELEVATION
	EXISTING 2' CONTOUR		PROPOSED FLARED END SECTION
	PROPOSED 10' CONTOUR		PROPOSED STORM INLET
	PROPOSED 2' CONTOUR		PROPOSED STORM DRAIN
	CENTERLINE		PROPOSED AREA INLET
	RIGHT-OF-WAY		PROPERTY BOUNDARY
	LOT LINE		PROPOSED SWALE
11	LOT NUMBER		PROPOSED UNDERDRAIN
6	BLOCK NUMBER	C	LOT TYPE

N:\PROJECTS\30220801 WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\PRELIMINARY GRADING PLAN.DWG, SARAH KOLZ, 2/22/17

No.	Revisions	Date	Init.	Appr.	Date

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CVL CONSULTANTS

JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN - SOUTH

SCALE: AS SHOWN
FILE NO: 8.13.0239802
DRAWN BY: KJD
CHECKED BY: SKOLZ
DATE: FEBRUARY 2017

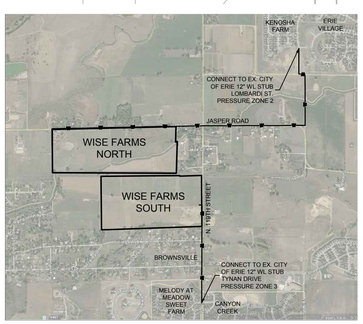
SHEET NUMBER E7

EXISTING 18" SANITARY SEWER
CONNECT TO EX. 12" SS
40' EXISTING SANITARY SEWER EASEMENT
EXISTING WELL
30' EXISTING SANITARY SEWER EASEMENT
ERIE HISTORICAL SOCIETY
WISE, SARAH ALLENE
VOLZ, KARL JOSEPH & MARY K.
COUNTY OF BOULDER
OIL & GAS OPERATIONS SETBACK
PROPOSED 12" WL CAP
SANTON MARK P. & JOAN P.
CONNECT TO EX. SSMH
PROPERTY BOUNDARY
JASPER RD.
PROPOSED 16" WL
JASPER ROAD
MATCHLINE - 2 SEE BELOW
EXISTING 18" SANITARY SEWER
DETENTION POND
PLATTED BOUNDARY LINE
WAGNER, CHARLES A. & KATHERINE E.
350' SETBACK
200' SETBACK
STREET I
STREET J
STREET K
STREET L
STREET M
OIL AND GAS OPERATIONS AREA OF DISTURBANCE
30' EX. SANITARY SEWER EASEMENT
PFLUG, JOSEPH L. & BERNADETT W.
SECTION LINE
N. 119TH ST.
SECTION 14
SECTION 13
LOWER BOULDER DITCH SOUTH PLATTE SUPPLY CANAL
OIL & GAS OPERATIONS SETBACK
SMALL WORLD
PROPOSED 8" WL CAP
OIL AND GAS COMPLETIONS
15' EXISTING COMMUNICATION EASEMENT
75' EX. ELECTRICAL EASEMENT
100' RTD ROW
LOWER BOULDER DITCH SOUTH PLATTE SUPPLY CANAL
DETENTION POND
STREET A
STREET C
OIL AND GAS COMPLETIONS
350' SETBACK
ABANDONED OIL & GAS WELL
150' SETBACK
EXISTING 25' GAS PIPELINE EASEMENT
OIL & GAS EQUIPMENT
PROPOSED REROUTE OF GAS PIPELINE
EXISTING GAS PIPELINE TO BE REROUTED
30' PROPOSED GAS EASEMENT
25' EXISTING GAS EASEMENT
STREET D
EXISTING WELLS TO REMAIN
OIL AND GAS OPERATIONS AREA OF DISTURBANCE
PROPOSED 12" WL
75' EX. ELECTRICAL EASEMENT
PERMITTED OIL & GAS WELL NOT CONSTRUCTED
PROPOSED 8" WL CAP
IRRIGATION LATERAL TO BE ABANDONED AT HEAD GATE
30' DITCH EASEMENT
40' ACCESS AND DRAINAGE EASEMENT
EXISTING LEYNER & COTTONWOOD DITCH NO. 1 PROTECT IN PLACE
EXTEND EX. CULVERT FOR LEYNER/ COTTONWOOD DITCH LATERAL
BROWNSVILLE
MATCHLINE - 1 SEE RIGHT

CONNECT TO EX. 12" WL (ZONE 2)
LOMBARD STREET
ALLEN AVE.
KENOSHA FARM
ERIE VILLAGE
SECTION 12
SECTION 13
80' EXISTING ROW
TI RESIDENTAL LLC
JORDAN MARJORIE L TRUST
SECTION 13 CENTER SECTION LINE
LOWER BOULDER DITCH SOUTH PLATTE SUPPLY CANAL
COUNTY OF BOULDER
PROPOSED 16" WL
JASPER ROAD
N. 123RD STREET

MATCHLINE - 1 SEE LEFT
BILLINGS AVENUE
BROWNSVILLE
N. 119TH ST.
FLATIRON DRIVE
SECTION 14
SECTION 23
SECTION 24
MELODY AT MEADOW SWEET FARM
CANYON CREEK
CONNECT TO EX. 12"WL (ZONE 3)
TYNAN DRIVE

MATCHLINE - 2 SEE ABOVE



UTILITY LEGEND

- PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED
- PROPOSED PRESSURE RELEASE VALVE
- PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED WATER METER
- IRR PROPOSED IRRIGATION
- PROPOSED UNDER DRAIN
- 6" FIRE HYDRANT ASSEMBLY
- PROPOSED CAP W/ BLOW OFF
- EXISTING TREE
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN WITH MANHOLE
- EASEMENT LINE
- PROPOSED SWALE
- PROPOSED AREA INLET
- PROPOSED GATE VALVE
- AIR RELEASE VALVE
- STREET LIGHT
- 11 LOT NUMBER
- (6) BLOCK NUMBER

NOTES

1. UNDERDRAINS WILL BE INSTALLED THROUGH THE ENTIRE SITE TO MITIGATE GROUNDWATER FLOODING.
2. THE WATER SERVICE FOR THE PROJECT SITE WILL CONNECT TO ZONE 2 IN KENOSHA FARMS TO THE NORTH AND ZONE 3 IN CANYON CREEK TO THE SOUTH.
3. WATER TIGHT SEWER WILL BE INSTALLED WHEN IN GROUNDWATER TO PROTECT THE GROUNDWATER.
4. THE EXISTING OVERHEAD POWER LINES LOCATED IN JASPER ROAD, ALONG THE PROJECT FRONTAGE, SHALL BE UNDERGROUNDED.
5. THE EXISTING OVERHEAD POWER LINES LOCATED IN THE NORTHEAST CORNER OF THE PROJECT SITE SHALL BE RELOCATED & UNDERGROUNDED WITHIN PROPOSED UTILITY EASEMENTS.
6. THE EXISTING OVERHEAD POWER LINES LOCATED ALONG THE N. 119TH STREET FRONTAGE, SHALL BE UNDERGROUNDED.
7. WATERMAIN IS WITHIN TOWN OF ERIE WATER PRESSURE ZONE 2, UNLESS OTHERWISE LABELED. ALL WATERMAIN WITHIN PROJECT BOUNDARY IS 8" DIAMETER SDR 35, UNLESS OTHERWISE LABELED. ALL SANITARYSEWER (SS) TO BE 8" DIAMETER, SDR 35 UNLESS OTHERWISE LABELED. ALL STORM DRAIN TO BE RCP, CLASS III UNLESS OTHERWISE LABELED.
8. THE CONSTRUCTION OF EACH PHASE WILL REQUIRE A LOOPED WATER SYSTEM.
9. WL & SS SERVICES SHOWN ARE APPROXIMATE & SUBJECT TO FINAL DRIVEWAY LOCATION.
10. DIMENSIONS ARE TO FLOW LINE UNLESS OTHERWISE LABELED.

200 100 0 200 400
SCALE: 1" = 200'

No.	Revisions	Date	Init.	Date	Appr.	Date

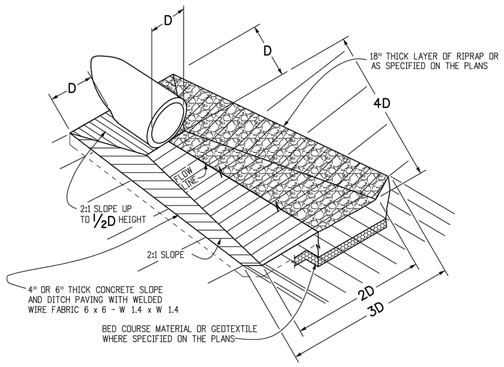
CVL CONSULTANTS
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JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN - OVERALL

SCALE: AS SHOWN
FILE NO: 8.13.0230802
DRAWN BY: KJD
CHECKED BY: SKOLZ
DATE: FEBRUARY 2017
SHEET NUMBER E8

N:\PROJECTS\30230801 WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\PRELIMINARY UTILITY PLAN.DWG, SARAH KOLZ, 2/22/17



PIPE OUTLET PAVING

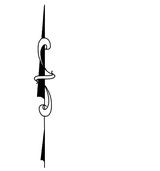
MAY BE USED WITH MULTIPLE PIPES.

NOTES

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2. THE WATER SERVICE FOR THE PROJECT SITE WILL CONNECT TO ZONE 2 IN KENOSHA FARMS TO THE NORTH AND ZONE 3 IN CANYON CREEK TO THE SOUTH.
3. WATER TIGHT SEWER WILL BE INSTALLED WHEN IN GROUNDWATER TO PROTECT THE GROUNDWATER.
4. THE EXISTING OVERHEAD POWER LINES LOCATED IN JASPER ROAD, ALONG THE PROJECT FRONTAGE SHALL BE UNDERGROUNDED.
5. THE EXISTING OVERHEAD POWER LINES LOCATED IN THE NORTHEAST CORNER OF THE PROJECT SITE SHALL BE RELOCATED & UNDERGROUNDED WITHIN PROPOSED UTILITY EASEMENTS.
6. THE EXISTING OVERHEAD POWER LINES LOCATED ALONG THE N. 119TH STREET FRONTAGE, SHALL BE UNDERGROUNDED.
7. WATERMAIN IS WITHIN TOWN OF ERIE WATER PRESSURE ZONE 2, UNLESS OTHERWISE LABELED. ALL WATERMAIN WITHIN PROJECT BOUNDARY IS 8" DIAMETER SDR 35, UNLESS OTHERWISE LABELED. ALL SANITARYSEWER (SS) TO BE 8" DIAMETER, SDR 35 UNLESS OTHERWISE LABELED. ALL STORM DRAIN TO BE RCP, CLASS III UNLESS OTHERWISE LABELED.
8. THE CONSTRUCTION OF EACH PHASE WILL REQUIRE A LOOPED WATER SYSTEM.
9. WL & SS SERVICES SHOWN ARE APPROXIMATE & SUBJECT TO FINAL DRIVEWAY LOCATION.
10. DIMENSIONS ARE TO FLOW LINE UNLESS OTHERWISE LABELED.

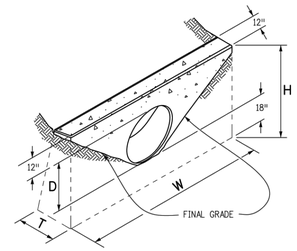
UTILITY LEGEND

- PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED
- PROPOSED PRESSURE RELEASE VALVE
- PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED WATER METER
- PROPOSED IRRIGATION
- PROPOSED UNDER DRAIN
- 6" FIRE HYDRANT ASSEMBLY
- PROPOSED CAP W/ BLOW OFF
- EXISTING TREE
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN WITH MANHOLE
- EASEMENT LINE
- PROPOSED SWALE
- PROPOSED AREA INLET
- PROPOSED GATE VALVE
- AIR RELEASE VALVE
- STREET LIGHT
- LOT NUMBER
- BLOCK NUMBER

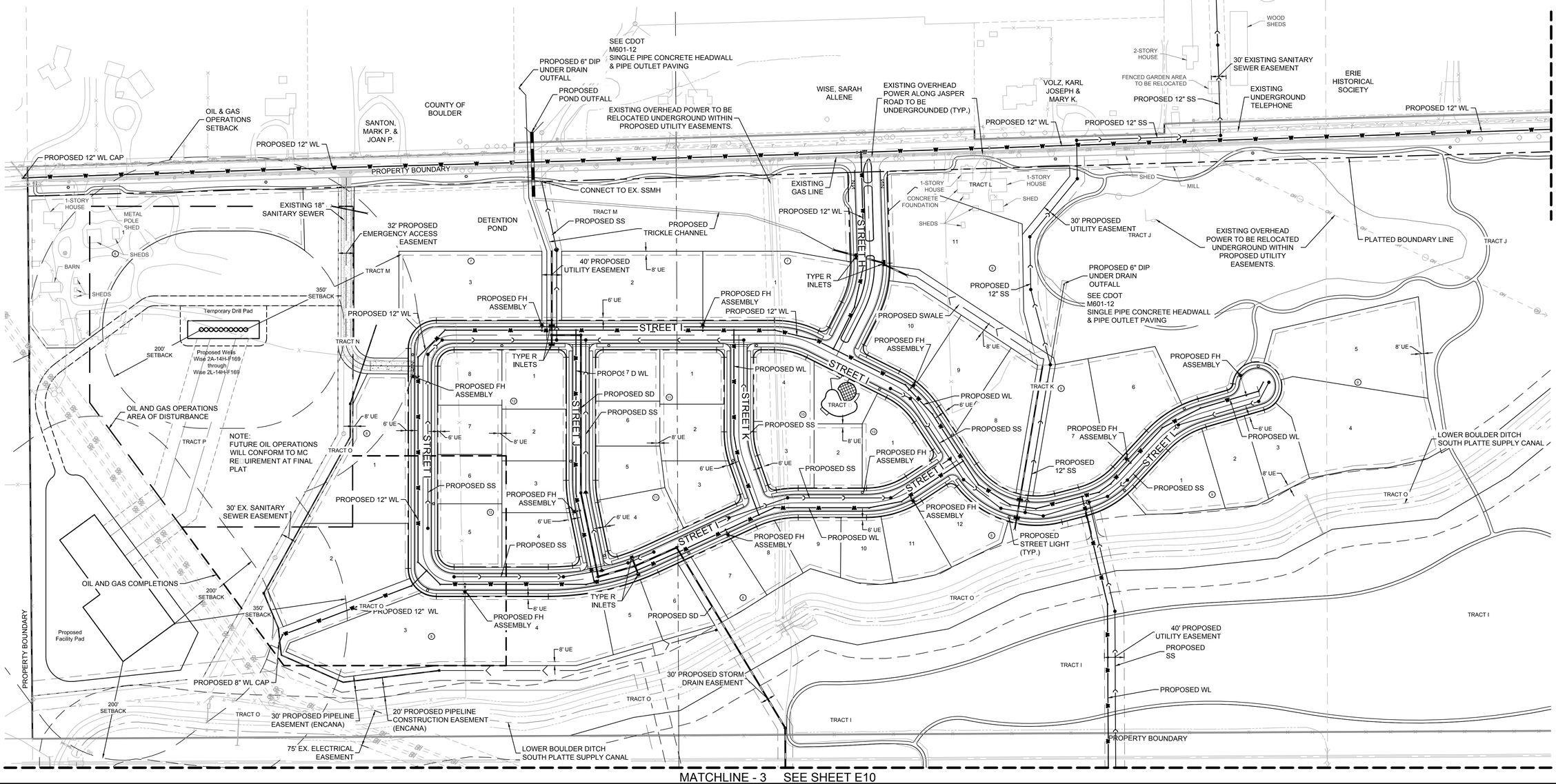


100 50 0 100 200

SCALE: 1" = 100'



SINGLE PIPE



MATCHLINE - 3 SEE SHEET E10

MATCHLINE - 4 SEE SHEET E11 TOP

N:\PROJECTS\30230801 WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\PRELIMINARY UTILITY PLAN.DWG, SARAH KOLZ, 2/22/17

No.	Revisions	Date

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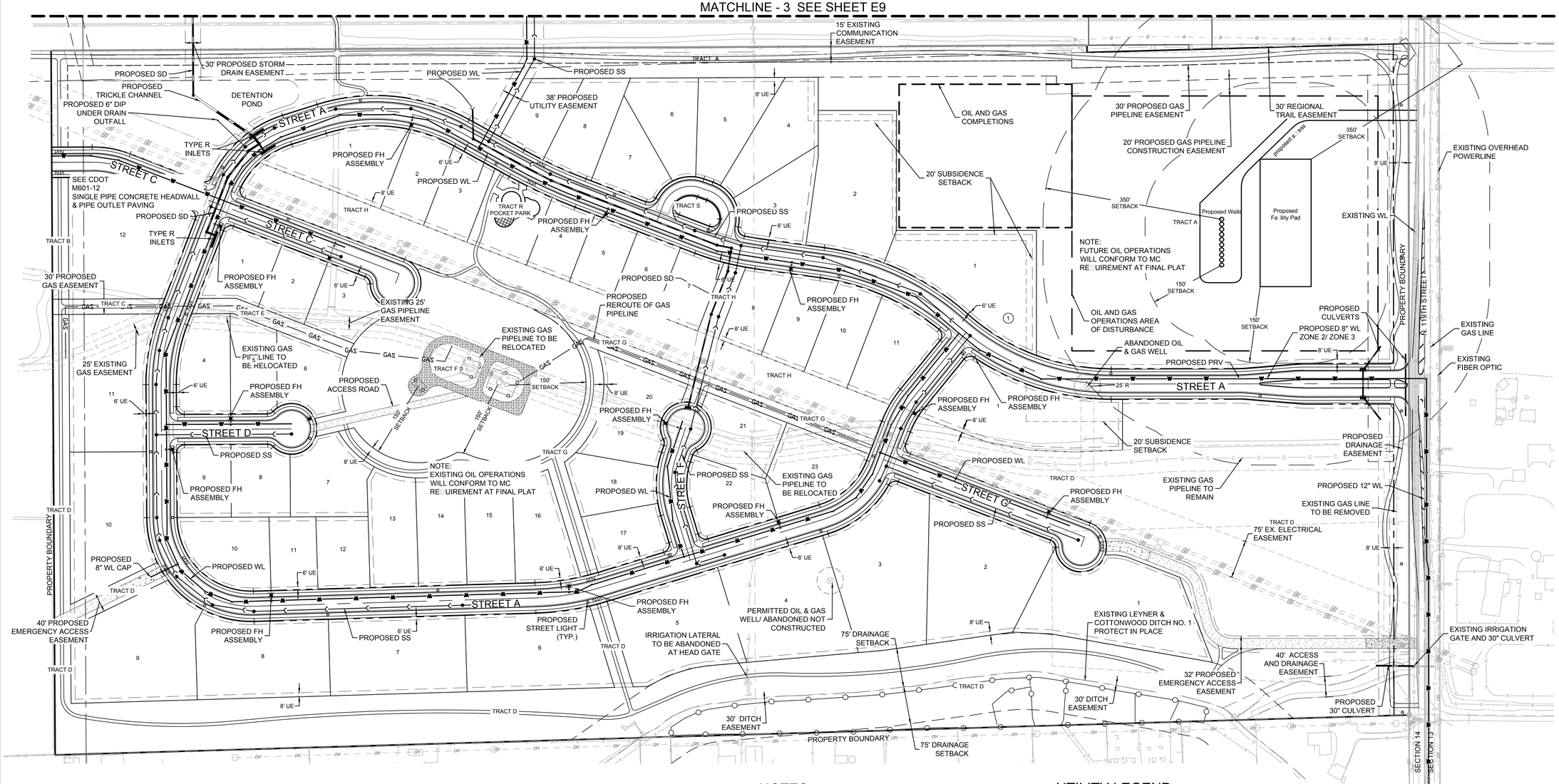
WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN - NORTH

SCALE:	FILE NO:
AS SHOWN	8.13.0230802

DRAWN BY:	CHECKED BY:	DATE:
KJD	SKOLZ	FEBRUARY 2017

SHEET NUMBER **E9**

MATCHLINE - 3 SEE SHEET E9



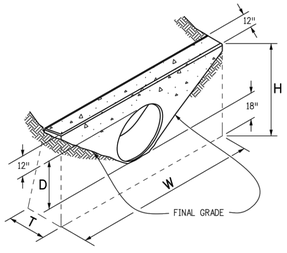
MATCHLINE - 5
SEE SHEET E11

NOTES

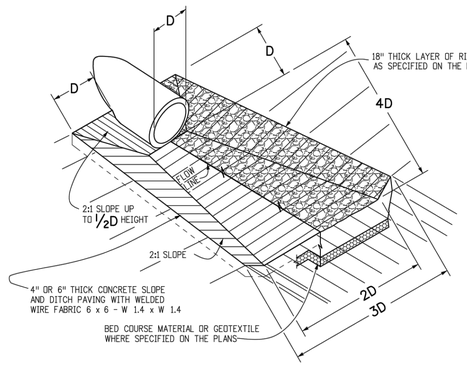
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5. THE EXISTING OVERHEAD POWER LINES LOCATED IN THE NORTHEAST CORNER OF THE PROJECT SITE SHALL BE RELOCATED & UNDERGROUNDED WITHIN PROPOSED UTILITY EASEMENTS.
6. THE EXISTING OVERHEAD POWER LINES LOCATED ALONG THE N. 119TH STREET FRONTAGE, SHALL BE UNDERGROUNDED.
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9. WL & SS SERVICES SHOWN ARE APPROXIMATE & SUBJECT TO FINAL DRIVEWAY LOCATION.
10. DIMENSIONS ARE TO FLOW LINE UNLESS OTHERWISE LABELED.

UTILITY LEGEND

PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED	EXISTING TREE
PROPOSED PRESSURE RELEASE VALVE	PROPOSED FLARED END SECTION
PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED	PROPOSED STORM INLET
CENTERLINE	PROPOSED STORM DRAIN WITH MANHOLE
RIGHT-OF-WAY	EASEMENT LINE
PROPERTY LINE	PROPOSED SWALE
PROPERTY BOUNDARY	PROPOSED AREA INLET
PROPOSED WATER METER	PROPOSED GATE VALVE
PROPOSED IRRIGATION	AIR RELEASE VALVE
PROPOSED UNDER DRAIN	STREET LIGHT
6" FIRE HYDRANT ASSEMBLY	LOT NUMBER
PROPOSED CAP W/ BLOW OFF	BLOCK NUMBER



SINGLE PIPE



PIPE OUTLET PAVING
MAY BE USED WITH MULTIPLE PIPES.

100 50 0 100 200

SCALE: 1" = 100'

N:\PROJECTS\30230801 WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\PRELIMINARY UTILITY PLAN.DWG, SARAH KOLZ, 2/22/17

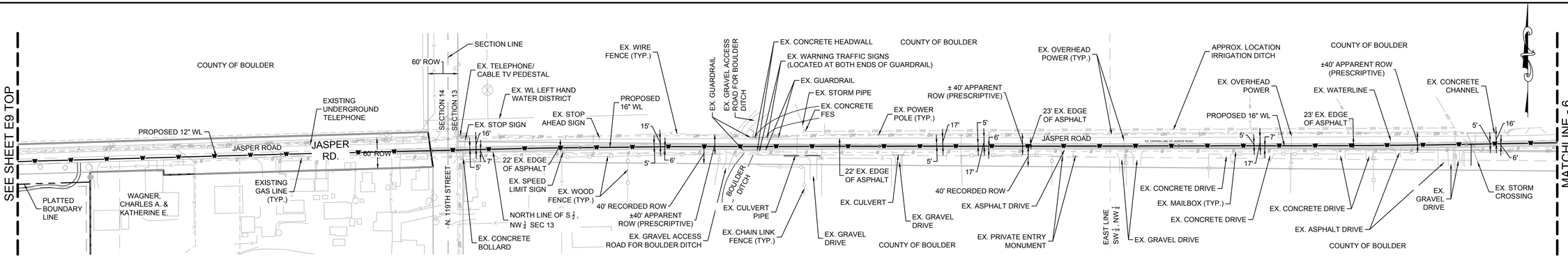
No.	Revisions	Date	Init.	Appr.	Date

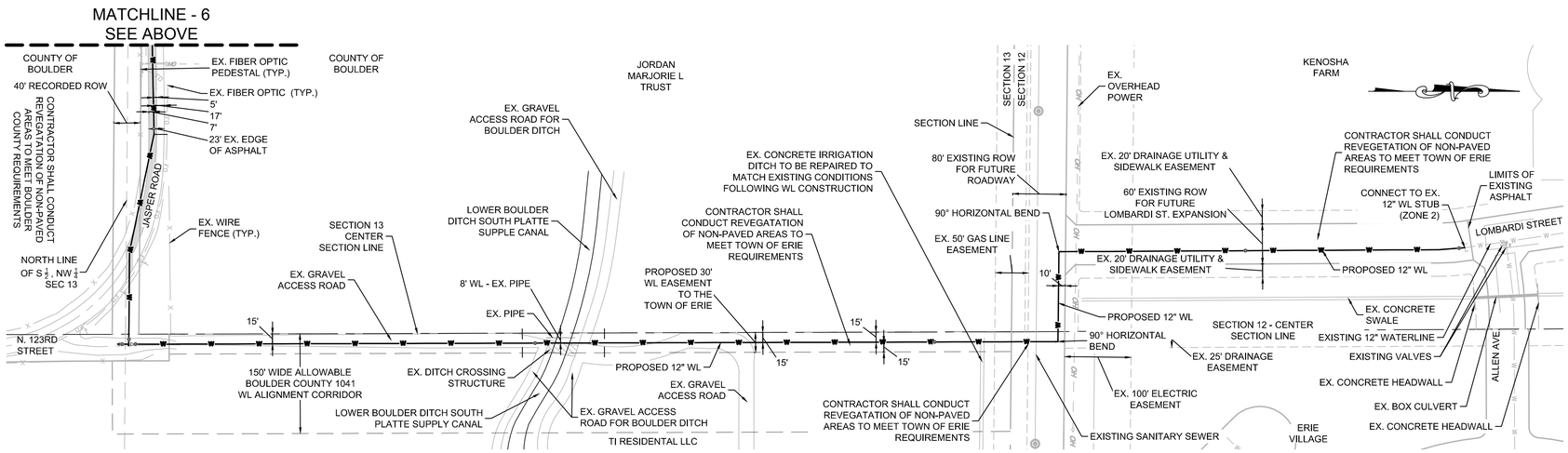
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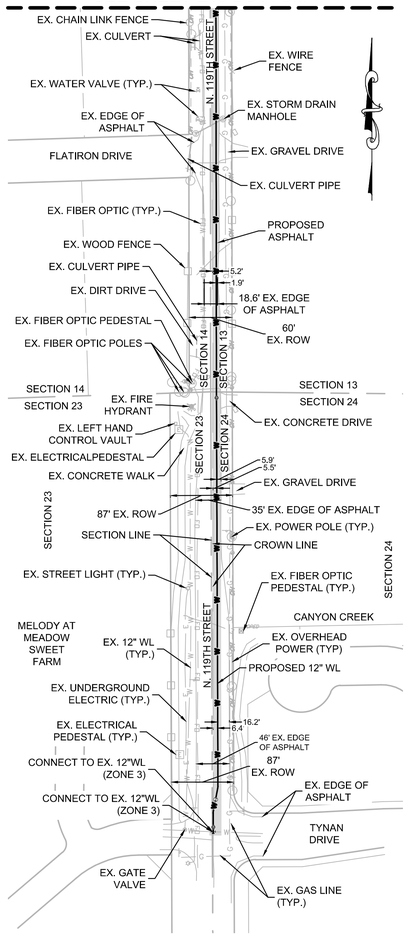
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HIGHLANDS RANCH, CO 80126

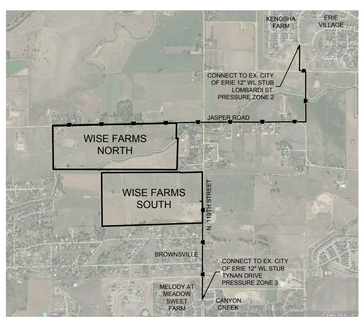
WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN - SOUTH

SCALE: AS SHOWN
FILE NO: 8.13.0230802
DRAWN BY: KJD
CHECKED BY: SKOLZ
DATE: FEBRUARY 2017
SHEET NUMBER E10









UTILITY LEGEND

PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED	EXISTING TREE
PROPOSED PRESSURE RELEASE VALVE	PROPOSED FLARED END SECTION
PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED	PROPOSED STORM INLET
CENTERLINE	PROPOSED STORM DRAIN WITH MANHOLE
RIGHT-OF-WAY	EASEMENT LINE
PROPERTY LINE	PROPOSED SWALE
PROPERTY BOUNDARY	PROPOSED AREA INLET
PROPOSED WATER METER	PROPOSED GATE VALVE
PROPOSED IRRIGATION	AIR RELEASE VALVE
PROPOSED UNDER DRAIN	STREET LIGHT
6" FIRE HYDRANT ASSEMBLY	LOT NUMBER
PROPOSED CAP W/ BLOW OFF	BLOCK NUMBER

NOTES

1. UNDERDRAINS WILL BE INSTALLED THROUGH THE ENTIRE SITE TO MITIGATE GROUNDWATER FLOODING.
2. THE WATER SERVICE FOR THE PROJECT SITE WILL CONNECT TO ZONE 2 IN KENOSHA FARMS TO THE NORTH AND ZONE 3 IN CANYON CREEK TO THE SOUTH.
3. WATER TIGHT SEWER WILL BE INSTALLED WHEN IN GROUNDWATER TO PROTECT THE GROUNDWATER.
4. THE EXISTING OVERHEAD POWER LINES LOCATED IN JASPER ROAD, ALONG THE PROJECT FRONTAGE SHALL BE UNDERGROUNDED.
5. THE EXISTING OVERHEAD POWER LINES LOCATED IN THE NORTHEAST CORNER OF THE PROJECT SITE SHALL BE RELOCATED & UNDERGROUNDED WITHIN PROPOSED UTILITY EASEMENTS.
6. THE EXISTING OVERHEAD POWER LINES LOCATED ALONG THE N. 119TH STREET FRONTAGE, SHALL BE UNDERGROUNDED.
7. WATERMAIN IS WITHIN TOWN OF ERIE WATER PRESSURE ZONE 2, UNLESS OTHERWISE LABELED. ALL WATERMAIN WITHIN PROJECT BOUNDARY IS 8" DIAMETER SDR 35, UNLESS OTHERWISE LABELED. ALL SANITARYSEWER (SS) TO BE 8" DIAMETER, SDR 35 UNLESS OTHERWISE LABELED. ALL STORM DRAIN TO BE RCP, CLASS III UNLESS OTHERWISE LABELED.
8. THE CONSTRUCTION OF EACH PHASE WILL REQUIRE A LOOPED WATER SYSTEM.
9. WL & SS SERVICES SHOWN ARE APPROXIMATE & SUBJECT TO FINAL DRIVEWAY LOCATION.
10. DIMENSIONS ARE TO FLOW LINE UNLESS OTHERWISE LABELED.

No.	Revisions	Date	Init.	Appr.	Date

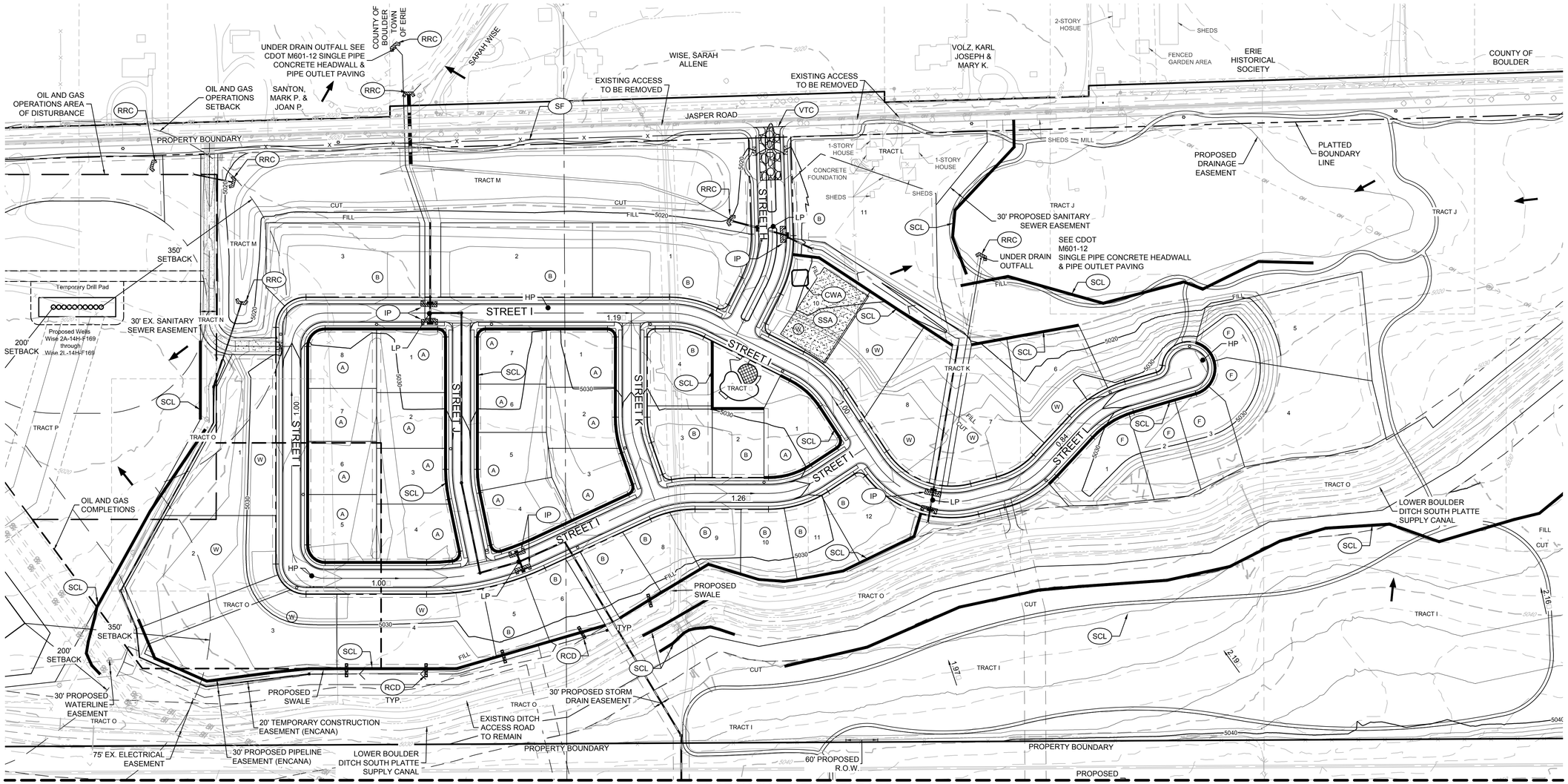
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WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN -
OFFSITE WATER

SCALE: AS SHOWN
FILE NO: 8.13.02308O2
DRAWN BY: KJD
CHECKED BY: SKOLZ
DATE: FEBRUARY 2017
SHEET NUMBER E11

N:\PROJECTS\30230801 WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\PRELIMINARY UTILITY PLAN.DWG, SARAH KOLZ, 2/22/17



MATCHLINE - SEE SHEET E13

EROSION CONTROL LEGEND

	IP	INLET PROTECTION	CENTERLINE
	RRC	REINFORCED ROCK BERM FOR CULVERT PROTECTION	RIGHT-OF-WAY
	RCD	REINFORCED CHECK DAM	LOT LINE
	ST	SEDIMENT TRAP	PROPERTY BOUNDARY
	SSA	STAGING / STORAGE AREA	PROPOSED DIRECTION OF FLOW
	SCL	SEDIMENT CONTROL LOG	EXISTING 10' CONTOUR
	CWA	CONCRETE WASHOUT AREA	EXISTING 2' CONTOUR
	SF	SILT FENCE	PROPOSED 10' CONTOUR
		FLOW DIRECTION ARROW	PROPOSED 2' CONTOUR
	5000	EXISTING ELEVATION	PROPOSED STORM DRAIN
	5000	PROPOSED DESIGN ELEVATION	PROPOSED FLARED END SECTION
	11	LOT NUMBER	PROPOSED STORM INLET
	6	BLOCK NUMBER	PROPOSED AREA INLET
	A	LOT TYPE	PROPOSED SWALE
			CUT / FILL LINE

NOTES:
1. TRAIL LOCATIONS ARE CONCEPTUAL AND FINAL GRADING WILL ACCOMMODATE FINAL TRAIL ALIGNMENTS.
2. OIL & GAS FACILITIES SHOWN WITHIN OIL & GAS OPERATIONS AREA ARE CONCEPTUAL FUTURE IMPROVEMENTS AND AND ARE SHOWN FOR REFERENCE ONLY.

EARTHWORK

TOTAL CUT VOLUME	318,471 C.Y.
TOTAL FILL VOLUME (10% ADJUSTMENT FOR COMPACTION)	370,412 C.Y.
NET (IMPORT)	51,942 C.Y.

EROSION CONTROL NOTES

1. ALL DISTURBED AREAS WILL RECEIVE SURFACE ROUGHENING AND SEEDING AND MULCHING FOLLOWING GRADING OPERATIONS.
2. ALL SLOPES GREATER THAN 4:1 REQUIRE EROSION CONTROL BLANKET.

100 50 0 100 200

SCALE: 1" = 100'

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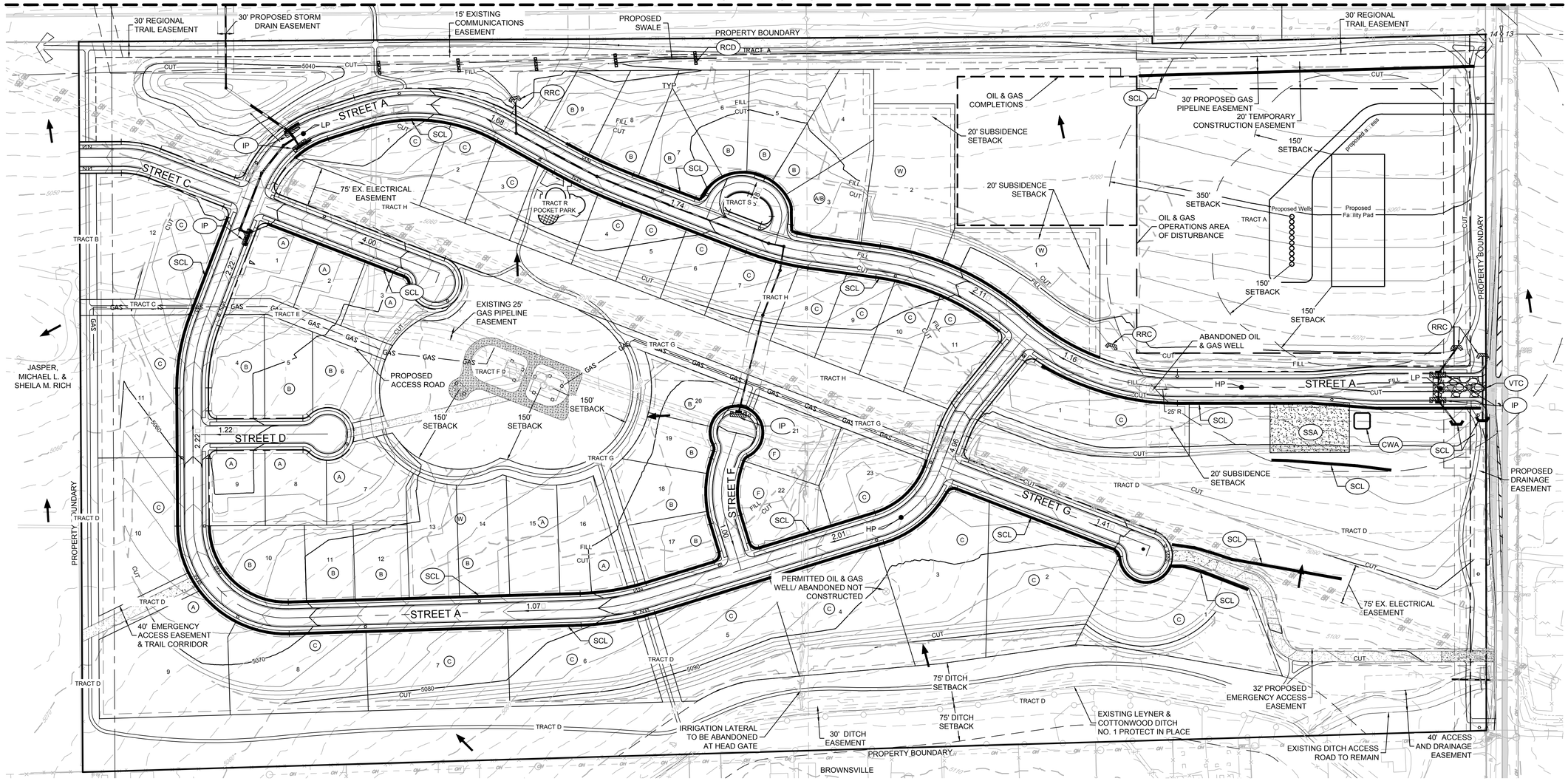
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HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY EROSION CONTROL PLAN - NORTH

SCALE: AS SHOWN
FILE NO: 8.13.0230802
DRAWN BY: KJD
CHECKED BY: SKOLZ
DATE: FEBRUARY 2017
SHEET NUMBER E12

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MATCHLINE - SEE SHEET E12



EROSION CONTROL LEGEND

IP — INLET PROTECTION	CENTERLINE
RRC — REINFORCED ROCK BERM FOR CULVERT PROTECTION	RIGHT-OF-WAY
RCD — REINFORCED CHECK DAM	LOT LINE
ST — SEDIMENT TRAP	PROPERTY BOUNDARY
SSA — STAGING / STORAGE AREA	PROPOSED DIRECTION OF FLOW
SCL — SEDIMENT CONTROL LOG	EXISTING 10' CONTOUR
CWA — CONCRETE WASHOUT AREA	EXISTING 2' CONTOUR
SF — SILT FENCE	PROPOSED 10' CONTOUR
FLOW DIRECTION ARROW	PROPOSED 2' CONTOUR
5000 EXISTING ELEVATION	PROPOSED STORM DRAIN
5000 PROPOSED DESIGN ELEVATION	PROPOSED FLARED END SECTION
11 LOT NUMBER	PROPOSED STORM INLET
(6) BLOCK NUMBER	PROPOSED AREA INLET
(A) LOT TYPE	PROPOSED SWALE
	CUT / FILL LINE

NOTES:
1. TRAIL LOCATIONS ARE CONCEPTUAL AND FINAL GRADING WILL ACCOMMODATE FINAL TRAIL ALIGNMENTS.
2. OIL & GAS FACILITIES SHOWN WITHIN OIL & GAS OPERATIONS AREA ARE CONCEPTUAL FUTURE IMPROVEMENTS AND AND ARE SHOWN FOR REFERENCE ONLY.

EARTHWORK

TOTAL CUT VOLUME	318,471 C.Y.
TOTAL FILL VOLUME (10% ADJUSTMENT FOR COMPACTION)	370,412 C.Y.
NET (IMPORT)	51,942 C.Y.

EROSION CONTROL NOTES

1. ALL DISTURBED AREAS WILL RECEIVE SURFACE ROUGHENING AND SEEDING AND MULCHING FOLLOWING GRADING OPERATIONS.
2. ALL SLOPES GREATER THAN 4:1 REQUIRE EROSION CONTROL BLANKET.

100 50 0 100 200

SCALE: 1" = 100'

No.	Revisions	Date	Init.	Appr.	Date

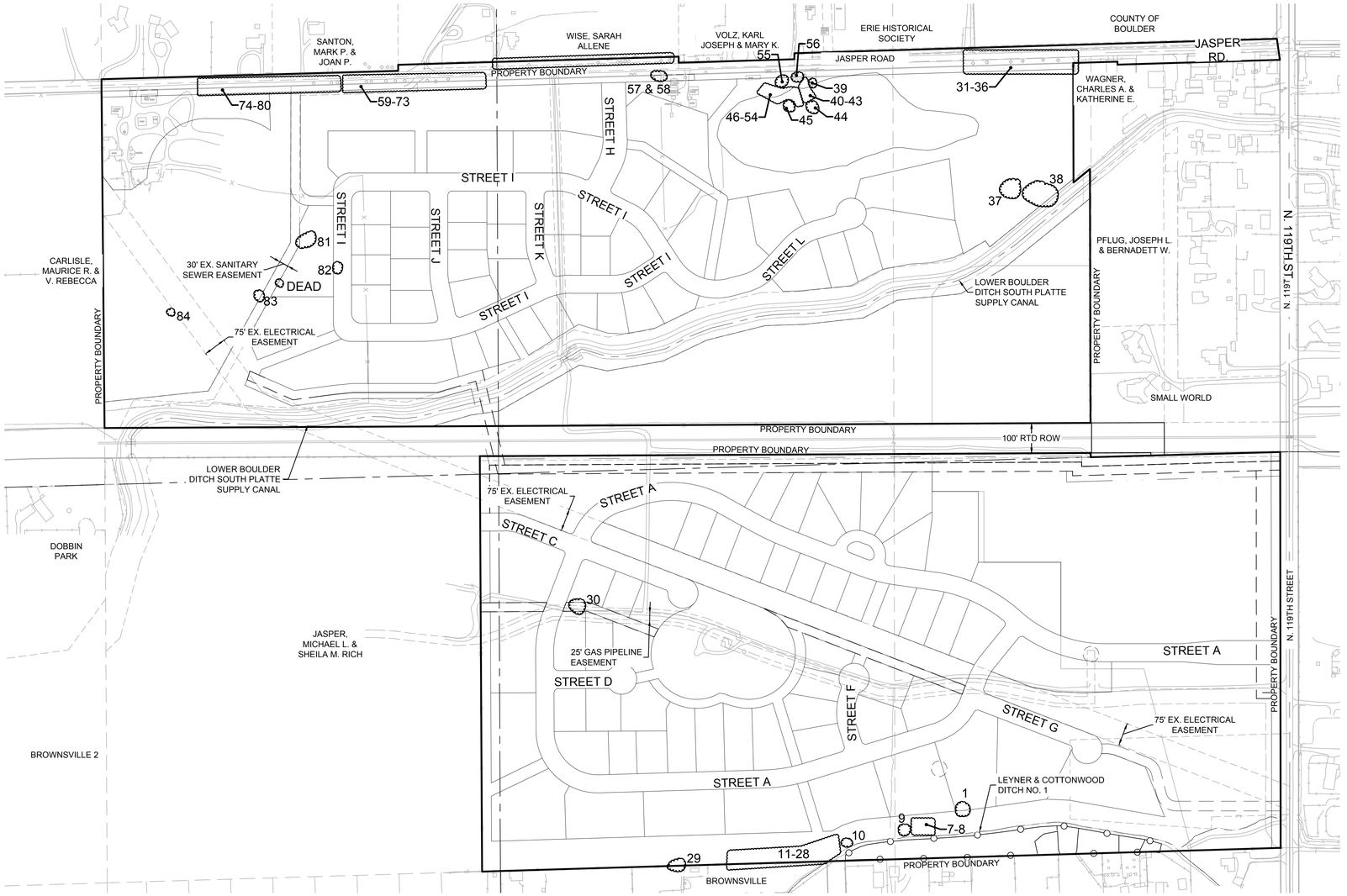
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JASPER LAND INVESTMENTS, LLC
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WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY EROSION CONTROL
PLAN - SOUTH

SCALE: AS SHOWN
FILE NO: 8.13.0230802
DRAWN BY: KJD
CHECKED BY: SKOLZ
DATE: FEBRUARY 2017
SHEET NUMBER E13

N:\PROJECTS\30230801 WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\PRELIMINARY GESC.DWG, SARAH KOLZ, 2/22/17



NOTES

1. SEE THE PRELIMINARY LANDSCAPE PLAN FOR EXISTING CONDITION OF TREES.
2. SEE THE PRELIMINARY LANDSCAPE PLANS FOR TREE REMOVAL AND REPLACEMENT RECOMMENDATIONS.
3. THE DATA PRESENTED WITHIN THE TREE INVENTORY HAS BEEN PROVIDED BY OTHERS AND IS DEPICTED FOR REFERENCE ONLY.
4. SEE PRELIMINARY LANDSCAPE PLANS FOR FULL MITIGATION MEASURES.

LEGEND

- EXISTING TREE LOCATION
- 37 TREE NUMBER
- PROPERTY BOUNDARY

200 100 0 200 400

SCALE: 1" = 200'

TREE INVENTORY PROVIDED BY FORESTREE DEVELOPMENT, LLC.

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WISE FARMS
PRELIMINARY DEVELOPMENT PLAN
TREE INVENTORY

DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	SKOLZ	FILE NO:	8.13.0230802
DATE:	FEBRUARY 2017		

SHEET NUMBER **T1**

N:\PROJECTS\30230901 WISE FARMS\CAD\ENGINEERING\SHEET SETS\WISE FARMS - PDP\TREE SURVEY.DWG, SARAH KOLZ, 2/22/17

Wise Farms Preliminary Landscape Plan

a part of section 14, township 1 north, range 69 west of the 6th p.m.
town of erie, county of boulder, state of colorado
169.05 acres

TOWN OF ERIE NOTES:

GENERAL NOTES

1. 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.

2. 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.

3.STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO RE□UIREMENTS. ALL STORM WATER REPORTS AND RE□UIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO RE□UIREMENTS.

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

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

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

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

8.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.

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

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

11.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 THROUGHOUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.

12.GRAPHIC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT □UANTITIES.

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

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

15.PRIOR TO COMMENCEMENT OF ANY SITE WORK, THE CONTRACTOR, IN CONJUNCTION WITH THE TOWN ARBORIST, SHALL IDENTIFY ALL DESIGNATED VEGETATION (OR REMNANT NATIVE AREAS) SUITABLE FOR PRESERVATION LOCATED ON TOWN OWNED PROPERTIES. VEGETATION THAT IS TO BE PRESERVED ON THE SITE SHALL BE PROTECTED BY CREATING ADE□UATE VEGETATION AND TREE PROTECTION ZONES. PROTECTIVE FENCING AND SIGNAGE SHALL BE PLACED ALONG THE PERIMETER OF DESIGNATED VEGETATION AND TREE PROTECTION ZONES.

INSPECTIONS

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

2.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.

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

4.ALL HOA/DISTRICT MAINTAINED LANDSCAPING TO BE INSPECTED BY A COLORADO LANDSCAPE ARCHITECT IN GOOD STANDING AND PAID FOR BY THE DEVELOPER. ALL TOWN OF ERIE LANDSCAPE ACCEPTANCE PROCEDURES SHALL BE FOLLOWED.

5.ANY FUTURE TOWN-OWNED AND MAINTAINED AREAS SHALL BE INSPECTED AND APPROVED BY TOWN STAFF THROUGH THE TOWN OF ERIE'S INSPECTION/APPROVAL PROCESSES, PER TOWN OF ERIE STANDARDS & SPECIFICATIONS.

6.ALL STREET TREE SPECIES AND THEIR LOCATIONS SHALL BE APPROVED BY PARKS & RECREATION DIRECTOR OR DESIGNEE FOR TREES PLANTED ADJACENT TO RESIDENTIAL HOMES WHETHER THEY ARE INSTALLED BY THE DEVELOPER/CONTRACTOR OR INDIVIDUAL HOMEOWNER. ASH TREES SHALL NOT BE PLANTED UNDER ANY CIRCUMSTANCES.

AS-BUILTS

1.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 RE□UEST. RECORD ALL CHANGES WHICH ARE MADE FROM THE CONTRACT DRAWINGS. RECORD ALL RE□UIRED INFORMATION ON AS BUILT DRAWINGS. DO NOT USE THESE PRINTS FOR ANY OTHER PURPOSE.

2.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 RE□UIRED CHANGES HAVE BEEN MADE.

3.CONTRACTOR SHALL SUBMIT A FULL SE OF AS-BUILTS, PERMANENT, REPRODUCIBLE MYLARS FOUR (4) MIL THICKNESS. DOUBLE MATTED REVERSE FILM, (24"X36") AND DIGITAL COPY 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 RE□UEST BY THE TOWN (MULCH, AMENDMENTS, EDGING, ETC.).

MULCH

WOOD CHIP MULCH SHALL BE OF A HIGH □UALITY 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 AND MAN-MADE DEBRIS.
ROCK MULCH SHALL BE CLEAN, THREE-□UARTER (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 AND MAN-MADE DEBRIS AND SHALL BE OF GOOD □UALITY. ALL ROCK MULCH OR COBBLE SAMPLES SHALL HAVE THE SIZE, PRODUCT NAME AND SUPPLIER LISTED WITH THE SAMPLE PROVIDED.

EDGING

EDGING SHALL BE TIIREE-SIXTEENTHS BY SIX (3/16t□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 1/2) WIDE NYLON STRAP WITH EYELETS AT EACH END.

LANDSCAPE FABRIC

ALL LANDSCAPE FABRIC SHALL BE TYPAR 3401 OR MIRAF MIRASCAPE GEO-TEXTILE POLYPROPYLENE FABRIC OR AN APPROVED E□UIVALENT. ALL SEA.MS 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

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.

IRRIGATION

AN AUTOMATED SUBSURFACE IRRIGATION SYSTEM WILL BE PROVIDED FOR PLANT MATERIAL AT TIME OF FINAL PLAT. IRRIGATION WILL MEET RE□UIREMENTS PER THE TOWN OF ERIE PARKS AND RECREATION CONSTRUCTION STANDARDS & SPECIFICATIONS.

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 (I 000) FEET FOR ALL LANDSCAPED AREAS AND AT A RATE OF THREE (3) CU. YARDS PER THOUSAND (I 000) FEET FOR ALL NATIVE AREAS. THE FOLLOWING IS A LIST O□THE RE□UIRED SOIL PREPARATION INSPECTIONS IN THEIR ORDER:

1.THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1 / 10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
2.DURJNG 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 RE□UIRED BY TOWN INSPECTORS PRIOR TO SPREADING THE MATERIALS.

NATIVE SEEDING

NATIVE SEEDING SHALL OCCUR BETWEEN OCTOBER 15TH AND MARCH15TH. 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 MAYBE USED ON NATIVE SEEDING. IT SHALL BE APPLIED EVENLY OVER THE SEEDED SURF ACE 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 NA TIVE SEED SHALL RECEIVE TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING BARRIERS AND SIGNS AS RE□UIRED 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 S□UARE FOOT. ALL BARE AREAS SHALL BE RE-SEEDED AND RE-MULCHED.

ANY REMAINING PEAT, 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 RENOVATED TO ITS ORIGINAL CONDITION OR TO THE RE□UIRED 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 I' 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 □UALITY AND DESIGN CONCEPT SHALL BE CONSISTENT WITH APPROVED LANDSCAPE PLAN.

ALL NEW AND REPLACEMENT PLANT MATERIALS RE□UIRE 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, HEAL THY, 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	I YEAR	2 YEAR
DECIDUOUS TREE	INCREASE CALIPER BY ONE (I) INCH	INCREASE CALIPER BY ONE AND A HALF (1.5) INCHES
EVERGREEN TREE	INCREASE HEIGHT BY ONE AND A HALF (1.5) FOOT	INCREASE HEIGHT BY TW0(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
CO:MPLETELY 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 E□UIPMENT, 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 RE□UIRED ON-CENTER SPACING AND RE□UIRED 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 ARBORJST. 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 WRAPPED BETWEEN NOVEMBER I AND APRIL I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REP AIRING TORN, LOOSE OR DAMAGED TREE WRAP□DEFECTIVE OR WEATHERED TAPE□AND REMOVAL OF TREE WRAPPING MATERIALS.

WATERING

THE CONTRACTOR SHALL INSURE THAT ALL PLANT MATERJALS, SOD, AND SEEDED AREAS ARE WATERED AS NECESSARYUNTIL FINAL ACCEPTANCE HAS BEEN GRANTED ALL PLANT MATERIALS SHALL BE GIVEN SUPPLEMENTAL WATER AS RE□UIRED THROUGHOUT THE WINTER MONTHS.

FERTILIZATION

TREES AND SHRUBS SHALL NOT BE FERTILIZED DURING INSTALLATION OR FOR THE FIRST TWELVE (12) MONTHS FOLLOWING INSTALLATION.

STAKING

ALL DECIDUOUS TREES SHALL BE STAKED FOR TWELVE (12) MONTHS AND EVERGREEN TREES FOR TWENTY-FOUR (24) MONTHS. CONTRACTOR IS RESPONSIBLE FOR PERIODICALLY RE-TENSIONING AND THE REMOVAL OF TREE STAKES THROUGHOUT THIS PERIOD.

WEEDING

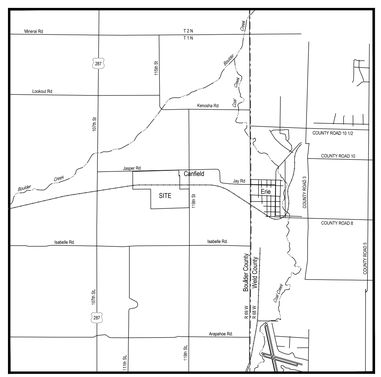
ALL TREE WELLS□SHRUB AND PERENNIAL BEDS□SEEDED AND SODDED AREAS□AND AREAS WHERE GRAVEL, ROCK OR WOOD MULCH IS TO BE USED AS A GROUND COVER SHALL BE KEPT FREE OF GRASS AND WEEDS.

SOD

THE MAINTENANCE OF SODDED AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE HAS BEEN GRANTED. MAINTENANCE SHALL CONSIST OF REPAIR AND REPLACEMENT OF ERODED AREAS, WATERING, MOWING (WHEN THE SOD IS ESTABLISHED), WEEDING, FERTILIZING, AND RE-SODDING AS NECESSARY TO PROVIDE AN EVEN, CONSISTENT STAND OF GRASS. ALL REPLACEMENT SODDING DEEMED NECESSARY BY THE TOWN WILL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN A MOWING HEIGHT OF THREE INCHES (3"). FRE□UENCY OF MOWING SHALL BE DETERMINED BY THE GROWTH RATE OF THE GRASS BUT AT NO TIME SHOULD THE CLIPPINGS EXCEED TWO INCHES (2") IN LENGTH.

LITTER REMOVAL

THE CONTRACTOR SHALL COLLECT AND REMOVE ALL LITTER OR TRASH FROM THE AREA WEEKLY AT HIS OWN EXPENSE.



Vicinity Map
1" = 5000'

SHEET INDEX

L0.....Cover & Notes
L1.....Overall Lands□ape Plan
L2-L5....Lands□ape Plan Enlarge□ents
L6.....Lands□ape Plan Enlarge□ent (Po□ket Park Nort□)
L7.....Lands□ape Plan Enlarge□ent (Po□ket Park Sout□)
L8-L9....Lands□ape Plan Enlarge□ents
L10....Existing Tree Plan & Trail Plan - Sout□½ o□Site
L11....Existing Tree Plan &Trail Plan - Nort□½ o□Site
L12....Planting S□□edule
L13....Po□ket Park Details
L14....Fen□ing Plan & Street Lig□t Plan

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WISE FARMS
PRELIMINARY LANDSCAPE PLAN

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PRIOR TO APPROVAL OF A FINAL PLAT ALLOWING DEVELOPMENT, THE MILL BUILDINGS IN THIS TRACT WILL EITHER BE MOVED OR REMOVED FROM THE SITE.

EXISTING TREES TO REMAIN IN PLACE, TYP.

MIXED GRASS PRAIRIE SEED MIX OVERSEEDED WITH MOIST SWALE SEED MIX

ENLARGEMENT 1/L2

ENLARGEMENT 1/L1

ENLARGEMENT 1/L3

ENLARGEMENT 1/L6

ENLARGEMENT 1/L4

ENLARGEMENT 2/L2

JASPER ROAD

SHORT GRASS NATIVE SEED MIX, TYP.

MIXED GRASS PRAIRIE SEED MIX, TYP.

PROPERTY BOUNDARY, TYP.

NON JURISDICTIONAL ISOLATED DEPRESSIONAL WETLAND

110' DITCH ESMT.

EXISTING TREES AND THICKET TO REMAIN IN PLACE

DITCH MAINTENANCE ROAD, TYP.

FUTURE OIL OPERATIONS WILL CONFORM TO MC RE□UIREMENTS AT FINAL PLAT

MIXED GRASS PRAIRIE SEED MIX, TYP.

SPINE TRAIL CONSTRUCTED PER 'PROST' MASTER PLAN

SHORT GRASS PRAIRIE SEED MIX, TYP.

MIXED GRASS PRAIRIE SEED MIX, TYP.

RTD ROW

LOWER BOULDER DITCH

DITCH MAINTENANCE ROAD, TYP.

MIXED GRASS PRAIRIE SEED MIX OVERSEEDED WITH MOIST SWALE SEED MIX

75' TRANSMISSION ESMT

ENLARGEMENT 1/L7

ENLARGEMENT 1/L8

ENLARGEMENT 2/L8

SOD

(3)BRO

ENLARGEMENT 1/L9

N.119TH STREET

FUTURE OIL OPERATIONS WILL CONFORM TO MC RE□UIREMENTS AT FINAL PLAT

SOD, TYP.

MIXED GRASS PRAIRIE SEED MIX, TYP.

SHORT GRASS PRAIRIE SEED MIX, TYP.

EXISTING OIL OPERATIONS WILL CONFORM TO MC RE□UIREMENTS AT FINAL PLAT

LEYNER COTTONWOOD DITCH

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- SHORT GRASS PRAIRIE NATIVE SEED MIX
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- ROCK MULCH - ¾"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

TRACT SUMMARY TABLE		
TRACT	AREA	OWNERSHIP & MAINTENANCE
A	16.881 AC	METRO DIST/HOA
B	0.175 AC	METRO DIST/HOA
C	0.147 AC	METRO DIST/HOA
D	14.985 AC	METRO DIST/HOA
E	0.221 AC	METRO DIST/HOA
F	3.138 AC	METRO DIST/HOA
G	1.172 AC	METRO DIST/HOA
H	2.438 AC	METRO DIST/HOA
I	15.641 AC	TOWN OF ERIE
J	11.438 AC	TOWN OF ERIE
K	0.473 AC	METRO DIST/HOA
L	0.617 AC	METRO DIST/HOA
M	3.984 AC	METRO DIST/HOA
N	0.349 AC	METRO DIST/HOA
O	10.505 AC	METRO DIST/HOA
P	10.706 AC	METRO DIST/HOA
□	0.257 AC	METRO DIST/HOA
R	0.421 AC	METRO DIST/HOA
S	0.082 AC	METRO DIST/HOA

NOTES:
1.EXISTING VEGETATION AND DITCHES THAT ARE DESIGNATED TO REMAIN IN PLACE SHALL BE PROTECTED ACCORDING TO THE TOWN OF ERIE PARKS AND RECREATION CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. TRAILS SHOWN SHOULD BE CONSIDERED CONCEPTUAL IN NATURE. ADDITIONAL INFORMATION INCLUDING WIDTHS, ALIGNMENTS, AND MATERIALS WILL BE PROVIDED AT FINAL PLAT WITH THE COOPERATION OF THE PARKS AND RECREATION DEPARTMENT TO ENSURE TOWN STANDARDS FOR TRAILS AND GOALS FOR OPEN SPACE ARE BEING MET.

0' 75' 150' 300'
SCALE: 1" = 150'

N

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EXISTING TREES 59 - 80 TO REMAIN IN PLACE, TYP.

UTILITY EASEMENT
STREET LIGHT, TYP.

UTILITY EASEMENT

JASPER RD.

KCT(1)
PS(1)

SOD - THERMAL BLUE MIX, TYP.
6' CONCRETE TRAIL

KCT(1)
PS(3)

PS(1)

PS(2)

PS(2)

KCT(2)

(3)PA
(12)SE
(1)PS
(5)SE
(4)PA

PNP(2)
PS(3)
PNP(2)

(8)SE
(6)PA
(2)PS

(1)PNP
PS(3)

UTILITY EASEMENT

AT(1)
SE(3)
(11)SE
PNP(3)
SE(7)

SE(20)
PNP(3)

AT(3)

SE(5)
SE(5)

TRACT M
173,559 S.F.
3.984 AC.

SE(13)

AT(3)

SE(9)
PNP(3)

AT(3)
SE(15)

PNP(2)
PS(1)

(1)PS
(1)PNP

PNP(1)
SE(6)

MATCH LINE
SEE ENLARGEMENT 1/L3

(1)PS
(3)PA
(3)PA
(10)SE

PS(1)
(3)AT
(15)SE

3-RAIL FENCE

CMU COLUMN
WITH STONE
VENEER, TYP.

DETENTION POND - MIXED GRASS
PRAIRIE SEED MIX OVER SEEDED
WITH MOIST SWALE SEED MIX

(3)PA

(7)SE
(6)SE
(3)PNP
(1)PS
(5)SE
(10)SE
(3)PA
(5)SE
(1)PS
(3)SE

TRACT M
173,559 S.F.
3.984 AC.

0' 10' 30' 60'
SCALE: 1" = 30'

1 ENLARGEMENT

TRACT N
15,198 S.F.
0.349 AC.

STREET I

ACCESS DRIVE

UTILITY EASEMENT

TRACT K

STREET L

¾"-1.5" TAN ROCK MULCH, TYP.

SOD, TYP.

AA(2)

BRO(2)

(2)AA

EDGING - 3/16" X 6" DEEP GREEN
PAINTED STEEL, TYP.

(3)JWB

(1)LPN

¾"-1.5" TAN ROCK MULCH, TYP.

STREET LIGHT, TYP.

JWB(2)

(3)PL
(2)JWB
(29)PMG
(7)JS

(2)JWB
(1)ABS
(5)PMG
(5)JS

(4)HJ
(6)PO
(3)ABS

(13)CD
(8)JS
(14)PMG

(2)JWB
(8)JS

(24)PMG
(3)PL
(1)LPN

3-RAIL FENCE, TYP.

DITCH ESMT.

PROPOSED GATE LOCATION
FOR DITCH MAINTENANCE, TYP.
GATE TYPE TO BE DETERMINED
AT TIME OF FINAL PLAT.

TRACT O

2 ENLARGEMENT

0' 10' 30' 60'
SCALE: 1" = 30'

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
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- MIXED GRASS PRAIRIE NATIVE SEED MIX
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- ROCK MULCH - ¾"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

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JASPER ROAD

SOD - THERMAL BLUE MIX, TYP.

SIGHT LINE, TYP.

CONCRETE WALK

EXISTING TREES 57, 58 TO BE REMOVED

CONCRETE WALK

R.O.W.

HO(14)
AC(7)
PD2(12)
HJ(4)
(3)PD
(4)MPR
(18)DMG
(5)PD2
(16)EP
(10)RH
(7)JW
(4)SW
(16)AC
(13)HO
AA(3)
JW(8)
AC(12)
PD2(7)
(11)PKR
(9)DMG
(12)CK
(5)JW
(6)HJ
JW(15)
PKR(18)
(3)JP
(3)MPR
CK(16)
JP(6)
TAL(3)

SEE ENLARGEMENT 1/L2

MATCH LINE

AT(1)
SE(7)
AT(2)
SE(3)
PNP(1)

ENTRY MONUMENT,
SEE DETAIL 2, THIS SHEET

TRACT M

STREET H

(7)CK
(6)PD2
(6)JWB
PKR(10)
JP(6)
AC(16)
HJ(4)

(6)SE
PP(3)
CR(8)
PN(1)
CR(7)
(3)AT
(8)SE
(7)SE
(1)PS

UTILITY EASEMENT

TRACT L
26,869 S.F.
0.617 AC.

KCT(1)
KCT(1)

MATCH LINE

SEE ENLARGEMENT 1/L4

STEEL EDGING , TYP.

(6)PD
PS(5)

3-RAIL FENCE

CMU COLUMN WITH
STONE VENEER, TYP.

CONCRETE WALK - SEE CIVIL PLANS

SHORT GRASS PRAIRIE
NATIVE SEED MIX, TYP.

3-RAIL FENCE

CMU COLUMN WITH
STONE VENEER, TYP.

1
157 S.F.
022 AC.

GI(3)
HJ(5)
PKR(10)
JP(6)

(2)PP
GI(3)

AC(14)
HJ(4)

ROCK MULCH

PC(3)

STREET I

0' 10' 20' 40'

SCALE: 1" = 20'

N

1 ENLARGEMENT

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
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- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

3'-6" 10'-9½" 3'-6"

ROUGH SAWN / HAND HEWN
4" X 12" CEDAR POST, TYP.

ROUGH SAWN / HAND HEWN
12" X 4" CEDAR POST, TYP.

NATURAL STONE CAP, BUFF
COLOR, 2" OVERHANG, TYP.

PROJECT IDENTIFICATION
MATERIALS, LOGO AND DESIGN
TBD. CENTER BETWEEN COLUMNS

6"X6" CEDAR POST
WITH ½" CHAMFER
2"X6" CEDAR RAILS

R2'-5"

8' O.C. (TYP).

11'-4½"
6'
2"
2'
1'-5"
2'

WISE FARMS

2'-10" 2'-10" 2'-10"

CONCRETE FOOTINGS TO BE
DESIGNED BY STRUCTURAL
ENGINEER, TYP.,

VENEER
MANF: ELDORADO STONE
PRODUCT: COUNTRY RUBBLE
OR APPROVED E□UAL

ELEVATION

NATURAL STONE CAP, BUFF
COLOR, 2" OVERHANG, TYP.

3'-6" 10'-9½" 3'-6"

PLANTING
AREA

8' O.C. (TYP).

2'
℄
E□
E□
12'
2'-8"

PLANTING
AREA

R6'-7½"

1'-4"

PLAN

2 ENTRY MONUMENTATION
(AS SHOWN OR SIMILAR)

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

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JASPER ROAD

PROPERTY BOUNDARY, TYP.

ROW

(4)KCT
PS(4)

KCT(5)

CONCRETE WALK, TYP.

STREET LIGHT TYP.

56

55

39

SEE ENLARGEMENT 1/L3

MATCH LINE

6'

PS(3)
PS(3)

PS(4)
(3)KCT

40-43

NON JURISDICTIONAL WETLAND BOUNDARY

UTILITY EASEMENT

6'

46-50, 53, 54 TO REMAIN IN PLACE
51, 52 TO BE REMOVED

44

45

498,259 S.F.
11.438 AC.
TRACT J

MATCH LINE

SEE ENLARGEMENT 1/L5

EXISTING WETLAND TO BE PRESERVED

UTILITY EASEMENT

STEPS, SWITCHBACK, OR ALTERNATE
TRAIL REFINEMENT WILL
BE DONE WITH FINAL PLAT

SPLIT RAIL FENCE, TYP.

49,42
1.13

(5)PC

TRACT K
20,622 S.F.
0.473 AC.

6
26,099 S.F.
0.599 AC.

(3)BRO

1 ENLARGEMENT

0' 15' 30' 60'

SCALE: 1" = 30'

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- SHORT GRASS PRAIRIE NATIVE SEED MIX
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- ROCK MULCH - ¾"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

No.	Revisions	Date	Init.	Appr.	Date

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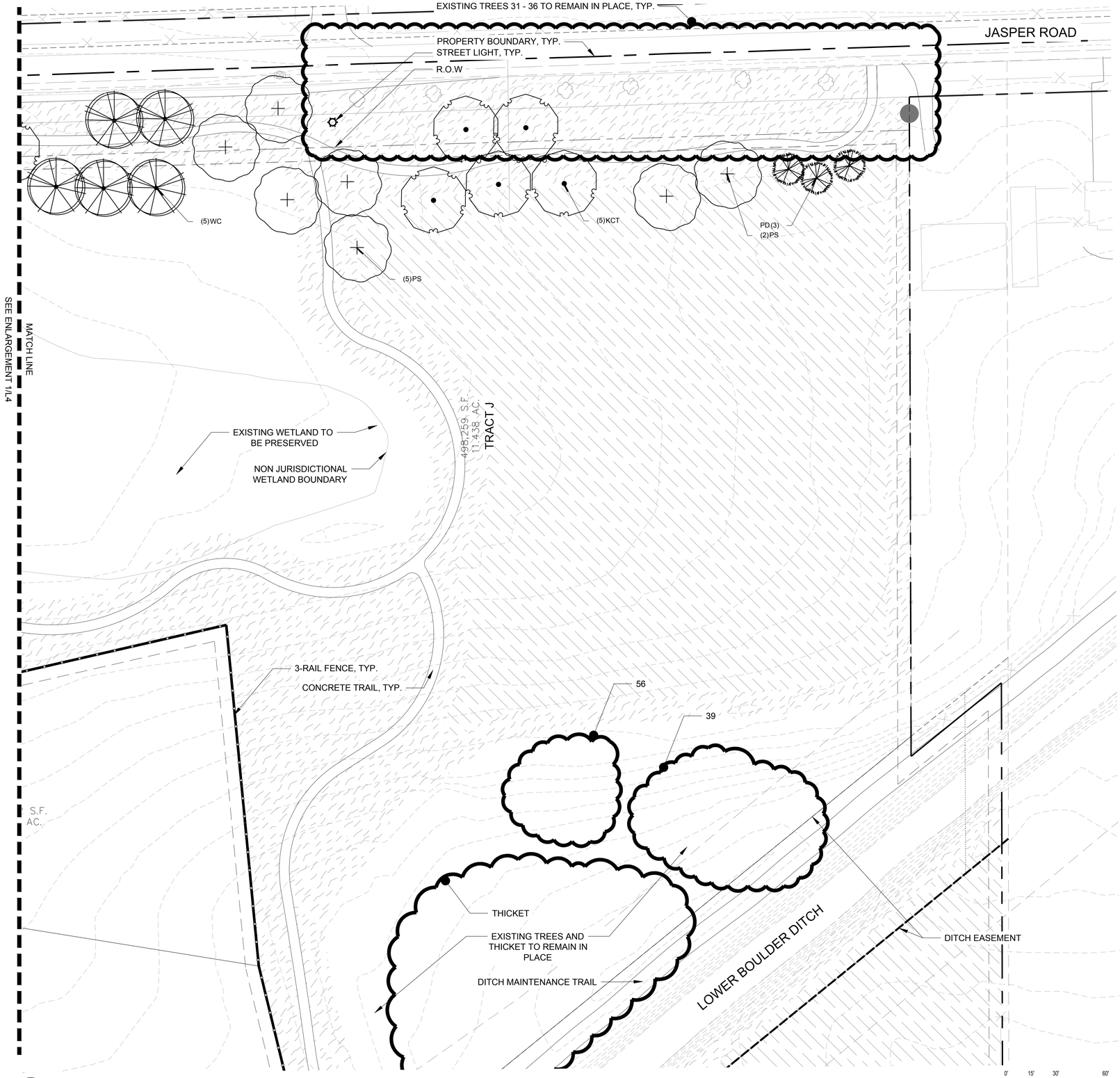
WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO:

DRAWN BY: CD
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SHEET NUMBER L4

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3 ENLARGEMENT

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
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- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

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WISE FARMS
PRELIMINARY LANDSCAPE PLAN

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POCKET PARK COMPONENTS:

SIZE: 0.26 ACRES

OWNERSHIP AND MAINTENANCE: HOA

A. INFRASTRUCTURE:

- BENCHES (2 PROVIDED)
- BICYCLE RACKS (3 PROVIDED SERVING 6 BIKES)
- DOG PICK UP STATION (1 PROVIDED)
- IDENTIFICATION SIGN (1 PROVIDED)
- AUTOMATIC IRRIGATION SYSTEM (WILL BE PROVIDED)
- OPEN TURF AREA (3,087 sf TURF PLAY AREA PROVIDED)
- ADA ACCESSIBLE SIDEWALKS PROVIDED
- TRASH RECEPTACLES (2 PROVIDED)
- PLANT MATERIALS (SEE PLANT SCHEDULE AND PLANT MATERIALS SUMMARY TABLE, THIS SHEET)

B. PRE SELECTED COMPONENTS:

- GROUP PICNIC SHELTER (625 sf) AND 4 PICNIC TABLES
- MULTI LEVEL PLAY STRUCTURE

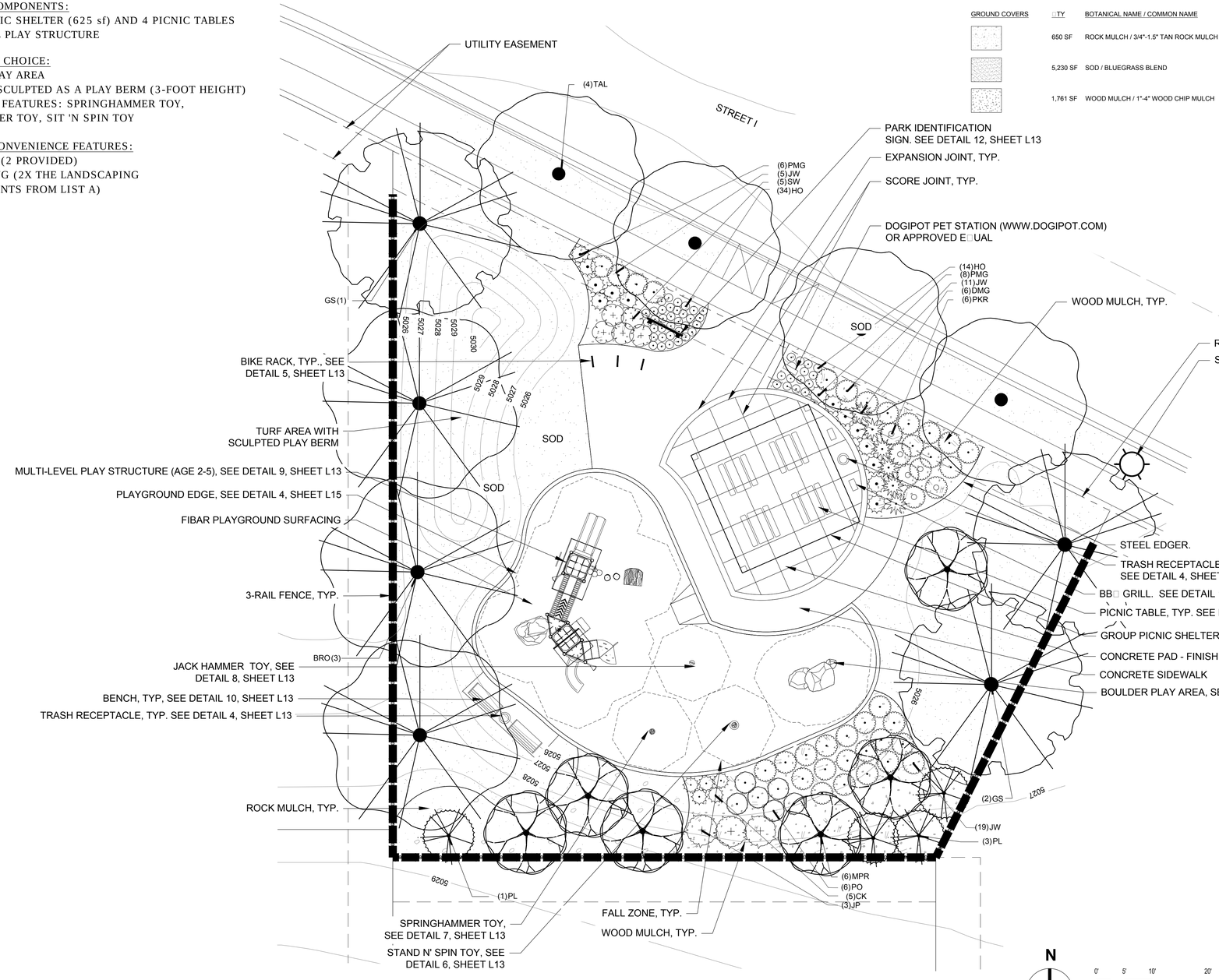
C. COMPONENTS OF CHOICE:

- BOULDER PLAY AREA
- OPEN TURF SCULPTED AS A PLAY BERM (3-FOOT HEIGHT)
- OTHER PLAY FEATURES: SPRINGHAMMER TOY, JACK HAMMER TOY, SIT 'N SPIN TOY

D. COMFORT AND CONVENIENCE FEATURES:

- BBQ GRILLS (2 PROVIDED)
- LANDSCAPING (2X THE LANDSCAPING REQUIREMENTS FROM LIST A)

NOTE:
1. ALL PLANT MATERIAL WILL BE IRRIGATED WITH A SUBSURFACE AUTOMATIC IRRIGATION SYSTEM.
2. PARK AND SITE GRADING WILL BE COORDINATED AT FINAL PLAT.



TRACT Q POCKET PARK ENLARGEMENT

NORTH POCKET PARK PLANT SCHEDULE:

TREES	□TY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE	HT X SPD	IRR. ZONE
GS	3	GLEDITSIA □SHADEMASTER□TM / SHADEMASTER LOCUST	B & B	2"CAL	50□X 35□	LOW
BRO	3	□UERCUS MACROCARPA / BURR OAK	B & B	2"CAL	60□X 50□	LOW
TAL	4	TILIA AMERICANA □LEGEND□ / AMERICAN LEGEND	B & B	2"CAL	45□X 35□	HIGH

EVERGREEN TREES	□TY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE	HT X SPD	IRR. ZONE
PL	4	PINUS HELDREICHII LEUCODERMIS / LEUCODERMIS PINE	B & B	8□HT.	25□X 12□	LOW

ORNAMENTAL TREES	□TY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE	HT X SPD	IRR. ZONE
MPR	6	MALUS X □PROFUSION□ / PROFUSION CRAB APPLE	B & B	2"CAL	15□X 15□	MODERATE

SHRUBS	□TY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD	IRR. ZONE	LIGHT RE□□
JW	34	JUNIPERUS HORIZONTALIS □WILTONII□ / BLUE RUG JUNIPER	5 GAL	8"X4□	LOW	FULL SUN
JP	3	JUNIPERUS □PFITZERANA COMPACTA□ / COMPACT PFITZER JUNIPER	5 GAL	4□X 7□	LOW-MOD	FULL SUN
PO	6	PHYSOCARPUS OPULIFOLIUS □DART'S GOLD□ / YELLOW NINEBARK	5 GAL	4□X 4□	LOW-MOD	F/P SUN
PKR	6	ROSA X □PINK KNOCKOUT□ / ROSE	5 GAL	3□X 4□	LOW	FULL SUN
SW	5	SPIRAEA JAPONICA □ANTHONY WATERER□ / SPIREA	5 GAL	3□X 4□	LOW-MOD	FULL SUN

ANNUALS/PERENNIALS	□TY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD	IRR. ZONE	LIGHT RE□□
HO	48	HEMEROCALLIS X □STELLA DE ORO□ / STELLA DE ORO DAYLILY	1 GAL	2□X 1.5□	MODERATE	F/P SUN

GRASSES	□TY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD	IRR. ZONE	LIGHT RE□□
CK	5	CALAMAGROSTIS □KARL FOERSTER□ / FEATHER REED GRASS	1 GAL	5.5□X 3□	LOW-MOD	F/P SUN
PMG	14	MISCANTHUS SINENSIS □PURPURASCENS□ / AUTUMN RED FLAME GRASS	1 GAL	5□X 3□	MODERATE	FULL SUN
DMG	6	MISCANTHUS SINENSIS □YAKU JIMA□ / DWARF MAIDEN GRASS	1 GAL	3-4□X 3□	MODERATE	F/P SUN

GROUND COVERS	□TY	BOTANICAL NAME / COMMON NAME	CONT
	650 SF	ROCK MULCH / 3/4"-1.5" TAN ROCK MULCH	MULCH
	5,230 SF	SOD / BLUEGRASS BLEND	SOD
	1,761 SF	WOOD MULCH / 1"-4" WOOD CHIP MULCH	MULCH

POCKET PARK PLANT MATERIALS SUMMARY:

PLANT MATERIAL	REQUIREMENT FROM LIST A	REQUIREMENT FROM LIST D	PROVIDED
DECIDUOUS TREE	5	10	10
ORNAMENTAL TREE	3	6	6
EVERGREEN TREE	2	4	4
SHRUBS	20	40	54
PERENNIALS	24	48	48
GRASSES	3	6	25

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- SHORT GRASS PRAIRIE NATIVE SEED MIX
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- ROCK MULCH - 3/4"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

No.	Revisions	Date
		Init.
		Appr.
		Date

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WISE FARMS
PRELIMINARY LANDSCAPE PLAN

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POCKET PARK COMPONENTS:

SIZE: 0.42 ACRES

OWNERSHIP AND MAINTENANCE: HOA

A. INFRASTRUCTURE:

- BENCHES (2 PROVIDED)
- BICYCLE RACK (3 PROVIDED) SERVING 6 BIKES
- DOG PICK UP STATION (1 PROVIDED)
- IDENTIFICATION SIGN
- AUTOMATIC IRRIGATION SYSTEM
- OPEN TURF AREA (5,265 sf)
- SIDEWALKS (ADA ACCESSIBLE)
- TRASH RECEPTACLES (2 PROVIDED)
- PLANT MATERIALS (SEE PLANT SCHEDULE AND PLANT MATERIALS SUMMARY TABLE, THIS SHEET)

B. PRE SELECTED COMPONENTS:

- GROUP PICNIC SHELTER (625 sf) AND 4 PICNIC TABLES
- MULTI LEVEL PLAY STRUCTURE

C. COMPONENTS OF CHOICE:

- BOULDER PLAY AREA
- OPEN TURF SCULPTED AS A PLAY BERM
- OTHER PLAY FEATURES: ASTRO SPINNER

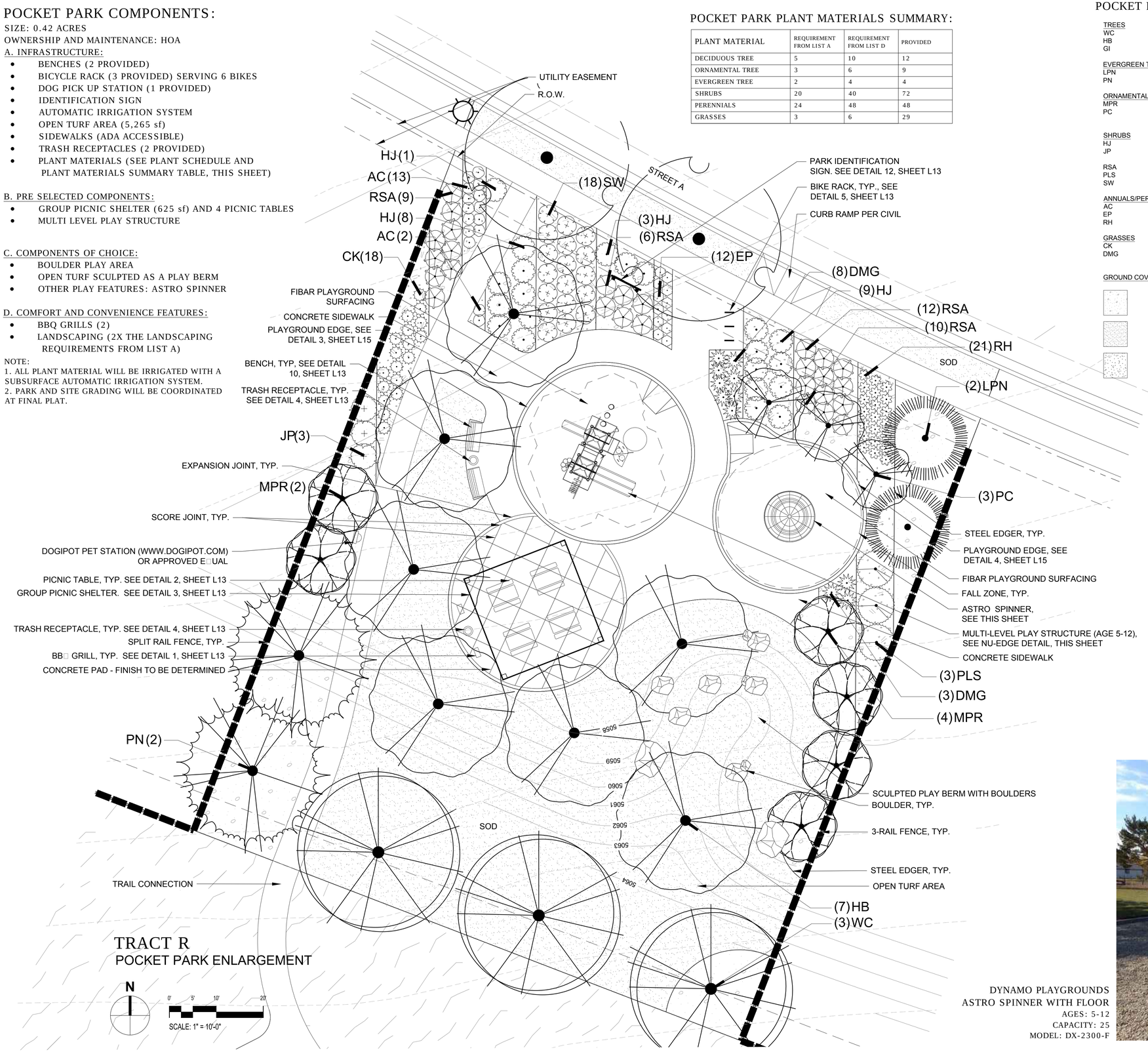
D. COMFORT AND CONVENIENCE FEATURES:

- BBQ GRILLS (2)
- LANDSCAPING (2X THE LANDSCAPING REQUIREMENTS FROM LIST A)

NOTE:
1. ALL PLANT MATERIAL WILL BE IRRIGATED WITH A SUBSURFACE AUTOMATIC IRRIGATION SYSTEM.
2. PARK AND SITE GRADING WILL BE COORDINATED AT FINAL PLAT.

POCKET PARK PLANT MATERIALS SUMMARY:

PLANT MATERIAL	REQUIREMENT FROM LIST A	REQUIREMENT FROM LIST D	PROVIDED
DECIDUOUS TREE	5	10	12
ORNAMENTAL TREE	3	6	9
EVERGREEN TREE	2	4	4
SHRUBS	20	40	72
PERENNIALS	24	48	48
GRASSES	3	6	29



TRACT R
POCKET PARK ENLARGEMENT

N

0' 5' 10' 20'

SCALE: 1" = 10'-0"

POCKET PARK SOUTH PLANT SCHEDULE:

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE
WC	3	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"CAL
HB	7	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"CAL
GI	2	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	B & B	2"CAL

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE
LPN	2	PINUS FLEXILIS / LIMBER PINE	B & B	6'-8' HT
PN	2	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	8'-10' HT.

ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE
MPR	6	MALUS X 'PROFUSION' / PROFUSION CRAB APPLE	B & B	2"CAL
PC	3	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	B & B	

MODERATE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD
HJ	21	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL	1'-0" X 6'-0"
JP	3	JUNIPERUS 'PFITZERANA COMPACTA' / COMPACT PFITZER JUNIPER		5 GAL

FULL SUN

RSA	27	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	5'-0" X 4'-0"
PLS	3	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	5 GAL	8'-0" X 8'-0"
SW	18	SPIRAEA JAPONICA 'ANTHONY WATERER' / SPIREA	5 GAL	3'-0" X 4'-0"

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD
AC	15	AGASTACHE X 'CORANADO RED' / ANISE HYSSOP	1 GAL	2.5'-0" X 3'-0"
EP	12	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL	2.5'-0" X 2.5'-0"
RH	21	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL	2'-0" X 2'-0"

GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD
CK	18	CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	5.5'-0" X 3'-0"
DMG	11	MISCANTHUS SINENSIS 'YAKU JIMA' / DWARF MAIDEN GRASS	1 GAL	3-4'-0" X 3'-0"

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	3,701 SF	ROCK MULCH / 3/4"-1.5" TAN ROCK MULCH	MULCH
	8,113 SF	SOD / BLUEGRASS BLEND	SOD
	1,575 SF	WOOD MULCH / 1"-4" WOOD CHIP MULCH	MULCH



LITTLE TIKES NU-EDGE NE 1310
AGES: 5-12



DYNAMO PLAYGROUNDS
ASTRO SPINNER WITH FLOOR
AGES: 5-12
CAPACITY: 25
MODEL: DX-2300-F

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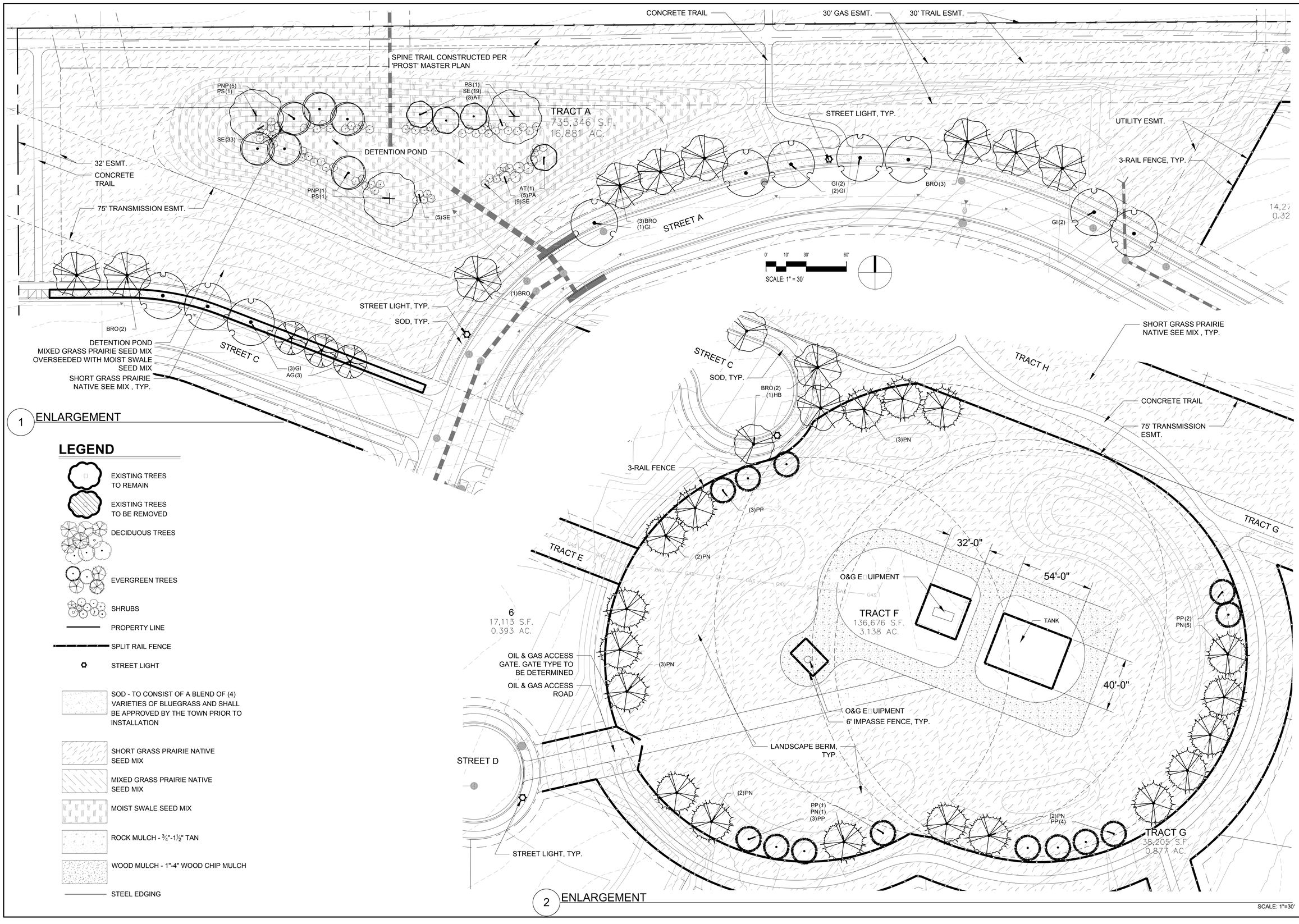
WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE: AS SHOWN
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1 ENLARGEMENT

2 ENLARGEMENT

SCALE: 1"=30'

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
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- STEEL EDGING

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WISE FARMS
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CMU COLUMN WITH STONE VENEER, TYP.

3-RAIL FENCE

MIXED GRASS PRAIRIE NATIVE SEED MIX, TYP.

SHORT GRASS PRAIRIE NATIVE SEED MIX, TYP.

OIL AND GAS - AREA OF DISTURBANCE

TRACT A

¾"-1.5" TAN ROCK MULCH, TYP.

EDGING - 3/16" X 6" DEEP GREEN PAINTED STEEL, TYP.

SOD, TYP.

5' WALK - SEE CIVIL PLANS

INITIAL OIL OPERATIONS SETBACK, TYP.

CONCRETE TRAIL

STREET A

5' WALK - SEE CIVIL PLANS

ROW, TYP.

SIGHT LINE, TYP.

EDGING - 3/16" X 6" DEEP GREEN PAINTED STEEL, TYP.

CMU COLUMN WITH STONE VENEER, TYP.

3-RAIL FENCE

TRACT D
652,734 S.F.
14.985 AC.

TAN ROCK MULCH, TYP.

1"-4" WOOD CHIP MULCH, TYP.

ENTRY MONUMENT, SEE DETAIL 2, THIS SHEET

119 TH AVE.

TRACT D

CONCRETE TRAIL

8' UTILTY EASEMENT

30' LANDSCAPE EASEMENT

ROW, TYP.

STREET LIGHT, TYP.

ENLARGEMENT 1B

ENLARGEMENT 1A

ENLARGEMENT 1C

ENLARGEMENT 1B

ENLARGEMENT 1B

ENLARGEMENT 1A

ENLARGEMENT 1C

ENLARGEMENT 1B

1A ENLARGEMENT

SCALE: 1" = 30'

1B ENLARGEMENT

SCALE: 1" = 30'

1C ENLARGEMENT

SCALE: 1" = 30'

0' 15' 30' 60'

N

LEGEND

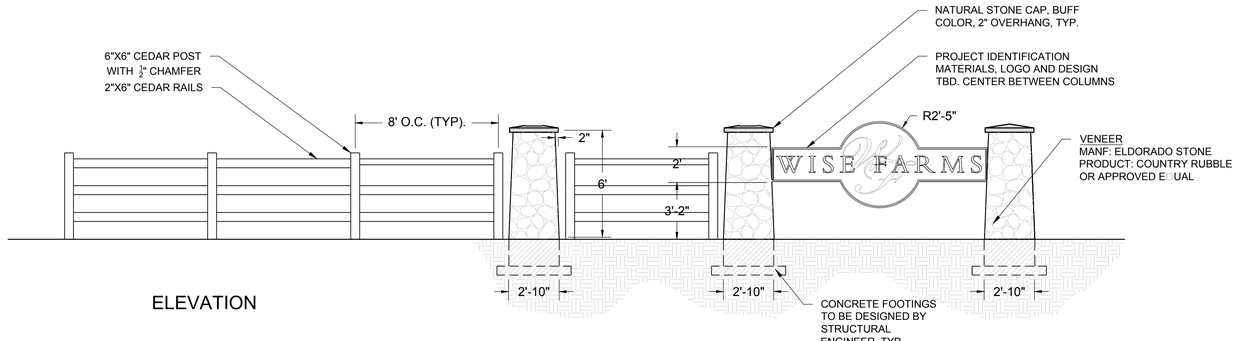
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- STEEL EDGING

1A ENLARGEMENT

SCALE: 1" = 30'

0' 15' 30' 60'

N



ELEVATION

2 ENTRY MONUMENTATION

(OR APPROVED E□UAL)

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

No.	Revisions	Date	Init.	Appr.	Date

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Project: Wise Farm Area: South property line along irrigation ditch Tree Numbers 1-30

Date: 3/27/2013

TREE #	SPECIES	DBH	HGT	SPEC %	COND %	COMMENTS	REMOVE / PROTECT
S-001	RO	4.0	25	0.6	0.1	stump sprouts w/horizontal form. Dead central trunk	Remove
2	RO	18.0	40	0.6	0.1	Sever fire damage, prolific suckering	Remove
3	RO	8.0	30	0.6	0.1	Sever fire damage, prolific suckering	Remove
004A	RO	4.0	18	0.6	0.1	Sever fire damage, prolific suckering	Remove
004B	RO	8.0	20	0.6	0.1	Sever fire damage, prolific suckering	Remove
5	RO	10.0	35	0.6	0.1	Sever fire damage, prolific suckering	Remove
6	RO	9.0	35	0.6	0.3	Sever fire damage, prolific suckering	Remove
007A	RO	14.0	50	0.6	0.4	stump sprouts , three trunks from old root stock	Remove
007B	RO	10.0	50	0.6	0.4	stump sprouts, three trunks from old root stock	Remove
007C	RO	9.0	45	0.6	0.4	stump sprouts, three trunks from old root stock	Remove
008A	RO	6.0	20	0.6	0.3	2 codominant trunks from same base	Remove
008B	RO	10	35	0.6	0.3	2 codominant trunks from same base	Remove
009A	RO	6	25	0.6	0.3	4 stems from central root system	Remove
009B	RO	6	20	0.6	0.3	4 stems from central root system	Remove
009C	RO	8	30	0.6	0.3	4 stems from central root system	Remove
009D	RO	5	18	0.6	0.3	4 stems from central root system	Remove
10	CW	12	25	0.7	0.1	severe decay, fire scars	Protect in Place
011A	CW	26	55	0.7	0.4	fire scars, multiple stems from base, included bark	Protect in Place
011B	CW	18	50	0.7	0.2	fire scars, multiple stems from base, included bark	Protect in Place
011C	CW	18	45	0.7	0.2	fire scars, multiple stems from base, included bark	Protect in Place
011D	CW	10	25	0.7	0.1	fire scars, multiple stems from base, included bark	Protect in Place
012A	CW	29	55	0.7	0.6	multiple trunks from same base	Protect in Place
012B	CW	11	35	0.7	0.2	multiple trunks from same base	Protect in Place
012C	CW	12	35	0.7	0.2	multiple trunks from same base	Protect in Place
012D	CW	6	18	0.7	0.1	multiple trunks from same base	Protect in Place
013A	CW	13	35	0.7	0.1	5 stems from same base, included bark	Protect in Place
013B	CW	10	40	0.7	0.1	5 stems from same base, included bark	Protect in Place
013C	CW	16	45	0.7	0.2	5 stems from same base, included bark	Protect in Place
013D	CW	11	25	0.7	0.1	5 stems from same base, included bark	Protect in Place
013E	CW	12	35	0.7	0.1	5 stems from same base, included bark	Protect in Place
14	CW	9	40	0.7	0.4	partially overtopped, at headgate, limited root system	Protect in Place
15	CW	10	40	0.7	0.1	severe decay at base	Protect in Place
16	CW	13	40	0.7	0.2	severe lean to north	Protect in Place
017A	CW	22	50	0.7	0.2	old suckers from shared base, decay evident	Protect in Place
017B	CW	9	40	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
017C	CW	15	30	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
017D	CW	12	40	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
017E	CW	12	40	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
017F	CW	8	30	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
017G	CW	24	50	0.7	0.2	old suckers from shared base, decay evident	Protect in Place
017H	CW	12	40	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
018A	CW	19	45	0.7	0.1	all from central base, severe decay	Protect in Place
018B	CW	16	50	0.7	0.1	all from central base, severe decay	Protect in Place
018C	CW	17	50	0.7	0.1	all from central base, severe decay	Protect in Place
018D	CW	15	50	0.7	0.1	all from central base, severe decay	Protect in Place
018E	CW	14	45	0.7	0.1	all from central base, severe decay	Protect in Place
19	CW	14	45	0.7	0.4	minimal decay, lean to north	Protect in Place
020A	CW	26	60	0.7	0.4	minimal decay, lean to north	Protect in Place
020B	CW	9	25	0.7	0.1	decay and included bark at base	Protect in Place
020C	CW	16	45	0.7	0.1	decay and included bark at base	Protect in Place

TREE #	SPECIES	DBH	HGT	SPEC %	COND %	COMMENTS	REMOVE / PROTECT
21	CW	14	45	0.7	0.4	partially overtopped with lean to west	Protect in Place
022A	CW	8	20	0.7	0.1	severe dieback and decay	Protect in Place
022B	CW	8	25	0.7	0.1	severe dieback and decay	Protect in Place
022C	CW	12	40	0.7	0.1	severe dieback and decay	Protect in Place
022D	CW	10	30	0.7	0.1	severe dieback and decay	Protect in Place
023A	CW	14	55	0.7	0.4	included bark at 3', lean to north	Protect in Place
032B	CW	18	55	0.7	0.2	included bark at 3', lean to north	Protect in Place
024A	CW	8	25	0.7	0.1	severe decay and fire scars	Protect in Place
024B	CW	13	40	0.7	0.1	severe decay and fire scars	Protect in Place
024C	CW	10	45	0.7	0.1	severe decay and fire scars	Protect in Place
025A	CW	12	35	0.7	0.1	severe decay and fire scars	Protect in Place
025B	CW	12	35	0.7	0.1	severe decay and fire scars	Protect in Place
025C	CW	14	40	0.7	0.1	severe decay and fire scars	Protect in Place
025D	CW	12	40	0.7	0.1	severe decay and fire scars	Protect in Place
025E	CW	12	35	0.7	0.1	severe decay and fire scars	Protect in Place
025F	CW	12	35	0.7	0.1	severe decay and fire scars	Protect in Place
026A	SE	10.0	45	0.6	0.1	severe decay, old stump sprouts	Protect in Place
026B	SE	10.0	45	0.6	0.1	severe decay, old stump sprouts	Protect in Place
026C	SE	8.0	45	0.6	0.1	severe decay, old stump sprouts	Protect in Place
026D	SE	8.0	25	0.6	0.1	severe decay, old stump sprouts	Protect in Place
027A	RO	5.0	18	0.6	0.1	radical pruning, decay present	Remove
027B	RO	9.0	40	0.6	0.1	radical pruning, decay present	Remove
028A	CW	29.0	65	0.7	0.3	included bark at 3', embedded fence, heavy lean to N	Protect in Place
028B	CW	20.0	60	0.7	0.1	heavy powerline pruning, topped at 20'	Protect in Place
029A	CW	28.0	70	0.7	0.4	shared base, included bark	Protect in Place
029B	CW	20.0	60	0.7	0.3	shared base, included bark	Protect in Place
029C	CW	20.0	60	0.7	0.3	shared base, included bark	Protect in Place
029D	CW	16	35	0.7	0.2	shared base, included bark	Protect in Place
029E	CW	18	35	0.7	0.2	shared base, included bark	Protect in Place
029F	CW	23	65	0.7	0.4	shared base, included bark	Protect in Place
029G	CW	26	65	0.7	0.4	shared base, included bark	Protect in Place
029H	CW	9	18	0.7	0.1	shared base, included bark	Protect in Place
30	SE	40	70	0.6	0.1	severe decay, included bark, split central leader	Remove

NOTES:
1. Tree Species
   - ASH = Ash
   - BE = Boxelder
   - CW = Cottonwood
   - RO = Russion Olive
   - SE = Siberian Elm
   - WIL = Willow
2. Tree mitigation inches and appraisal values per formulae from the "Guide for Plant Appraisal, 9th Edition, ISA.
3. Species factors per "Species Ratings and Appraisal Factors Guide", ISA Rocky Mountain Chapter.
4. Location factor based on farm locations in relationship to residential uses around the site.
5. Condition factors were generally low due to unmaintained conditions, significant presence of decay, irregular watering patterns over 100 years, and climatic impacts to trees.
6. Trees noted as hazardous should be considered for removal due to their location along a heavily traveled roadway.
7. Inventory is divided into two sections: 1) Southern boundary trees generally on the south half of the property; and 2) trees along Jasper Road and north half of the property.

MITIGATION NOTES:
1. ALL TREES BEING PROPOSED FOR REMOVAL ARE EITHER RUSSIAN OLIVES, OR ARE NOT HEALTHY (SEVERE DECAY, HAZARD TREE, ETC.). NO MITIGATION INCHES ARE REQUIRED.

EXISTING VEGETATION PROTECTION NOTES:
1. EXISTING TREES TO BE PROTECTED IN PLACE SHALL BE PROTECTED BY PROTECTIVE FENCING AND SIGNAGE.

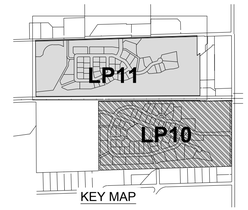
2. PROTECTIVE FENCING SHALL BE ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, OR SNOW FENCING AT LEAST (4) FEET HIGH AND SUPPORTED AT (10) FOOT INTERVALS BY METAL T-POSTS. FENCING SHALL BE MAINTAINED UPRIGHT AND IN PLACE. ALL FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL WORK HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL HAVE A WATERPROOF VEGETATION PROTECTION SIGH AFFIXED TO THE FENCE EVERY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON SITE. SIGNAGE SHALL BE MAINTAINED VISIBLE AND LEGIBLE. SIGNAGE SHALL BE WRITTEN IN BOTH SPANISH AN D ENGLISH AND READ AS FOLLOWS: "PROTECTED VEGETATION: NO TRAFFIC, VEHICLES, OR MATERIALS IN THIS AREA."

4. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE CONTRACTOR, IN CONJUNCTION WITH THE TOWN ARBORIST OR DESIGNEE, SHALL IDENTIFY THE CRITICAL ROOT ZONE AREA BY ALL OF THE TREES THAT ARE TO BE PRESERVED ON THE SITE AND CREATE ADEQUATE TREE PROTECTION ZONES. THE CRITICAL ROOT ZONE SHALL BE DETERMINED BY WHICHEVER ENCOMPASSES THE GREATEST AREA: (1) THE IRREGULAR SHAPE FORMED AROUND A TREE BY A SERIES OR VERTICAL LINES THAT RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF THE TREE AND EXTEND TO THE GROUND, OFTEN REFERRED TO AS THE DRIP LINE OR (2) ONE AND A HALF (1½) FEET OF SPACE FROM THE TRUNK FOR EACH INCH OF TRUNK DIAMETER IN EVERY DIRECTION. THE CRITICAL ROOT ZONE DIMENSIONS WILL SERVE AS THE RESTRICTED DIMENSIONS OF THE TREE PROTECTION ZONE.

5. TREE PROTECTION AND PRUNING REQUIREMENTS AS OUTLINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE (UDC) AND THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS (1012.00) SHALL BE MET.

TRAIL NOTE:
1. TRAIL AND SITE GRADING TO BE COORDINATED AT TIME OF FINAL PLAT.



KEY MAP

LEGEND

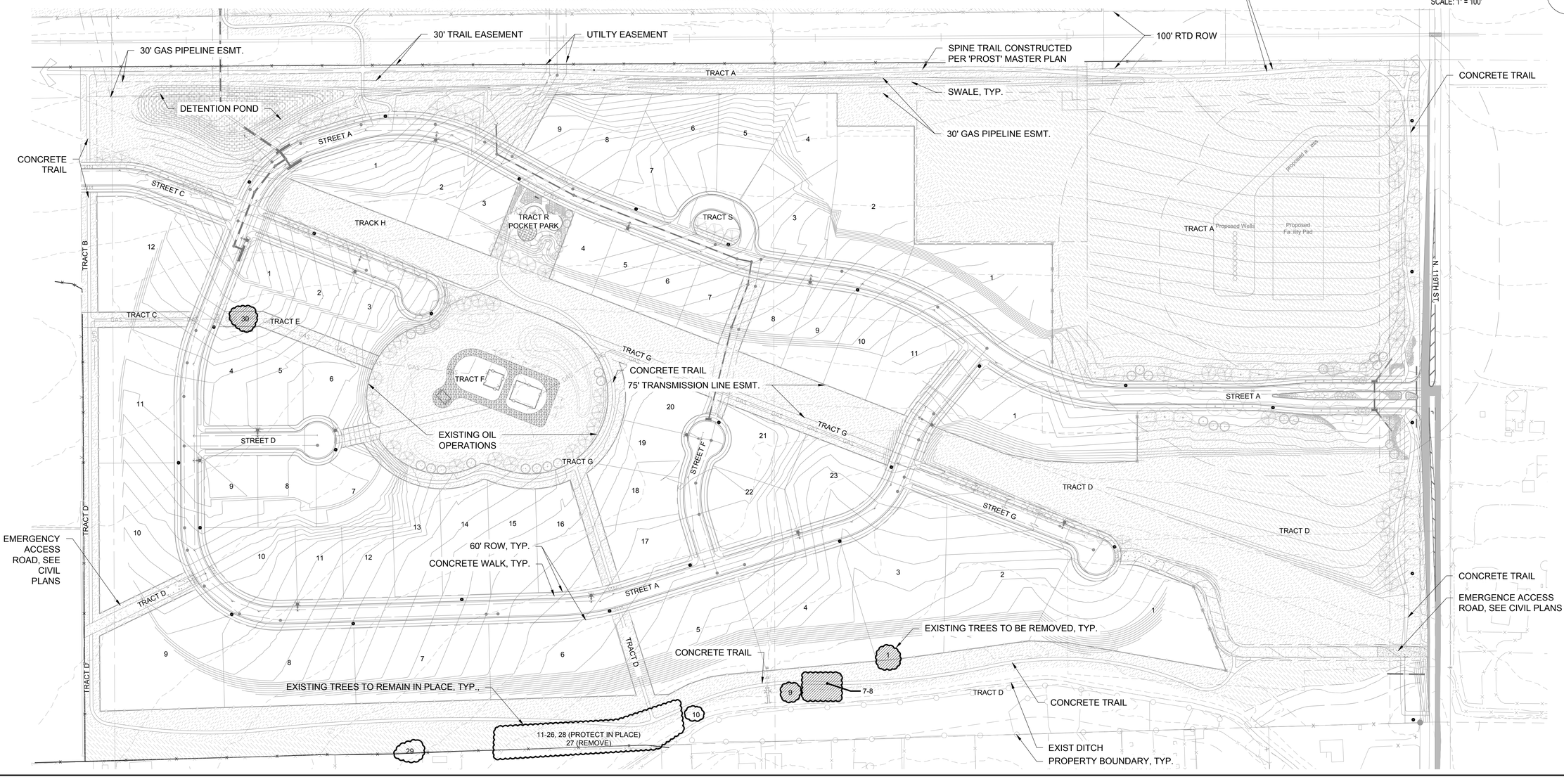
EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

0' 50' 100' 200'

SCALE: 1" = 100'

N



Y:\ARCHIVE\ERIE-WISE PROPERTY\LANDSCAPE ARCHITECTURE\CURRENT DWGS\PRELIMINARY- LANDSCAPE PLAN COMBINED.DWG, CURTIS DAVIDSON, 2/23/17

No.	Revisions	Date	Init.	Appr.	Date

people creating spaces
pcs group inc. www.pcsgroupco.com
1001 16th Street - B-180 denver co 80265
t 303 531 4905 f 303 531 4908

JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO:
DRAWN BY: CD
CHECKED BY: JP
DATE: 2-23-2017

SHEET NUMBER L10

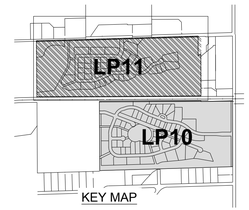
Project:	Wise Farm	Area:		South property line		Tree Numbers 31-84	
Date:	3/27/2013						
31	CW	43.8	75	0.7	0.4	severe decay in upper trunk, conks, storm damage	Protect in Place
32	CW	56.3	75	0.7	0.3	hollow base, heavy leak to NW, severe decay	Protect in Place
033A	CW	54.3	75	0.7	0.3	old storm damage, decay in base and upper branches	Protect in Place
033B	CW	18.2	40	0.7	0.1	old storm damage, decay in base and upper branches	Protect in Place
34	CW	41.7	65	0.7	0.1	old storm damage, decay in base and upper branches	Protect in Place
35	CW	52.4	70	0.7	0.3	old storm damage, decay in base and upper branches	Protect in Place
36	CW	34.8	60	0.7	0.1	old storm damage, decay in base and upper branches	Protect in Place
037A	WIL	12.0	22	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
037B	WIL	10.0	22	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
037C	WIL	7.0	16	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
037D	WIL	9.0	18	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
037E	WIL	16.0	25	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
037F	WIL	12	12	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
038A	CW	18	18	0.7	0.1	Hazard tree, severe decay	Protect in Place
038B	CW	28	30	0.7	0.1	Hazard tree, severe decay	Protect in Place
038C	CW	22	55	0.7	0.1	Hazard tree, severe decay	Protect in Place
038D	CW	12	35	0.7	0.1	Hazard tree, severe decay	Protect in Place
038E	CW	32	60	0.7	0.1	Hazard tree, severe decay	Protect in Place
038F	CW	26	55	0.7	0.1	Hazard tree, severe decay	Protect in Place
038G	CW	75.6	80	0.7	0.1	Hazard tree, severe decay	Protect in Place
039A	BE	7	30	0.65	0.1	Mill site, embedded metal, poor condition	Protect in Place
039B	BE	6	30	0.65	0.1	Mill site, embedded metal, poor condition	Protect in Place
040A	BE	8	20	0.65	0.2	included bark at base, debris embedded	Protect in Place
040B	BE	12	40	0.65	0.2	included bark at base, debris embedded	Protect in Place
040C	BE	11	45	0.65	0.2	included bark at base, debris embedded	Protect in Place
041A	CW	9	45	0.7	0.1	severe decay, imbedded debris, s. of mill bldng.	Protect in Place
041B	CW	10	45	0.7	0.1	severe decay, imbedded debris, s. of mill bldng.	Protect in Place
041C	CW	9	45	0.7	0.1	severe decay, imbedded debris, s. of mill bldng.	Protect in Place
041D	CW	10	45	0.7	0.1	severe decay, imbedded debris, s. of mill bldng.	Protect in Place
042A	CW	11	40	0.7	0.3	Shared root mass, on knoll at headgate	Protect in Place
042B	CW	9	40	0.7	0.2	Shared root mass, on knoll at headgate	Protect in Place
042C	CW	16	50	0.7	0.4	Shared root mass, on knoll at headgate	Protect in Place
042D	CW	8	35	0.7	0.1	Shared root mass, on knoll at headgate	Protect in Place
042E	CW	9	35	0.7	0.1	Shared root mass, on knoll at headgate	Protect in Place
042F	CW	18	55	0.7	0.4	Shared root mass, on knoll at headgate	Protect in Place
042G	CW	9	40	0.7	0.2	Shared root mass, on knoll at headgate	Protect in Place
042H	CW	16	40	0.7	0.3	Shared root mass, on knoll at headgate	Protect in Place
043A	SE	8	45	0.65	0.2	included bark at base	Protect in Place
043B	SE	8	45	0.65	0.3	included bark at base	Protect in Place
043C	SE	8	45	0.65	0.3	included bark at base	Protect in Place
044A	SE	11	45	0.65	0.1	severe decay at base	Protect in Place
044B	SE	10	45	0.65	0.1	severe decay at base	Protect in Place
045A	SE	6	35	0.65	0.2	Drought dieback, included bark	Protect in Place
045B	SE	8	35	0.65	0.2	Drought dieback, included bark	Protect in Place
046A	SE	9	45	0.65	0.2	Drought dieback, included bark	Protect in Place
046B	SE	10	45	0.65	0.2	Drought dieback, included bark	Protect in Place
47	CW	22	55	0.7	0.7	good condition, at edge of ditch	Protect in Place
048A	ASH	13	35	0.7	0.1	drought dieback, severe decay	Protect in Place
048B	ASH	7	0	0.7	0	drought dieback, severe decay	Protect in Place
49	ASH	11	30	0.7	0.1	drought dieback, severe decay	Protect in Place
050A	ASH	6	30	0.7	0.1	drought dieback, severe decay	Protect in Place
050B	ASH	7	30	0.7	0.1	drought dieback, severe decay	Protect in Place
51	ASH	8	0	0.7	0	dead	Remove
052A	ASH	15	0	0.7	0	dead	Remove
052B	ASH	12	0	0.7	0	dead	Remove
53	ASH	12	25	0.7	0.1	drought dieback, severe decay	Protect in Place
054A	ASH	7	25	0.7	0.1	drought dieback, severe decay	Protect in Place
054B	ASH	6	18	0.7	0.1	drought dieback, severe decay	Protect in Place
054C	ASH	12	25	0.7	0.1	drought dieback, severe decay	Protect in Place
55	ASH	18	25	0.7	0.1	drought dieback, severe decay	Protect in Place
56	ASH	24	25	0.7	0.1	severe decay, multiple stems, included bark, at mill	Protect in Place

Project:	Wise Farm	Area:		South property line		Tree Numbers 31-84	
Date:	3/27/2013						
57	ASH	16	25	0.8	0	90% dead	Remove
58	ASH	10	25	0.8	0	90% dead	Remove
59	CW	61.8	80	0.7	0.1	HAZARDOUS TREE, severe decay	Protect in Place
60	CW	39.3	70	0.7	0.3	HAZARDOUS TREE, severe decay	Protect in Place
61	CW	61	70	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
62	CW	58.8	80	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
63	CW	51.7	50	0.7	0	dead	Protect in Place
64	CW	36.6	35	0.6	0	HAZARDOUS TREE, severe decay	Protect in Place
65	CW	57	65	0.6	0	HAZARDOUS TREE, severe decay	Protect in Place
66	CW	50.4	80	0.6	0.1	HAZARDOUS TREE, severe decay	Protect in Place
67	CW	51.9	70	0.6	0.1	HAZARDOUS TREE, severe decay	Protect in Place
68	CW	48.9	70	0.6	0.1	HAZARDOUS TREE, severe decay	Protect in Place
69	CW	42.4	55	0.6	0	HAZARDOUS TREE, severe decay	Protect in Place
70	CW	52.1	25	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
71	CW	58.7	80	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
72	CW	46	80	0.7	0.1	HAZARDOUS TREE, severe decay	Protect in Place
73	CW	76.4	90	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
074A	BE	6	12	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
074B	BE	8	35	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
074C	BE	12	40	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
074D	BE	10	40	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
074E	BE	8	30	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
75	BE	9	30	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
76	BE	6	20	0.65	0.3	Fence row trees, embedded debris, multiple stems	Protect in Place
77	BE	14	20	0.65	0.1	90% dead	Protect in Place
78	BE	10	20	0.65	0.1	90% dead	Protect in Place
79	CW	0	0	0.7	0	dead	Protect in Place
80	CW	56.4	80	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
81A	WIL	30	30	0.7	0	Cattle grazing pasture, compaction, root damage	Remove
81B	WIL	26	30	0.7	0	Cattle grazing pasture, compaction, root damage	Remove
82	RO	10	40	0.6	0.3	Cattle grazing pasture, compaction, root damage	Remove
083A	WIL	11	40	0.7	0.1	Cattle grazing pasture, compaction, root damage	Protect in Place
083B	WIL	10	40	0.7	0.1	Cattle grazing pasture, compaction, root damage	Protect in Place
083C	WIL	10	40	0.7	0.1	Cattle grazing pasture, compaction, root damage	Protect in Place
083D	WIL	14	40	0.7	0.1	Cattle grazing pasture, compaction, root damage	Protect in Place
84	CW	17	40	0.7	0.1	Cattle grazing pasture, compaction, root damage	Protect in Place

NOTES:
1. Tree Species
   - ASH = Ash
   - BE = Boxelder
   - CW = Cottonwood
   - RO = Russion Olive
   - SE = Siberian Elm
   - WIL = Willow
2. Tree mitigation inches and appraisal values per formulae from the "Guide for Plant Appraisal, 9th Edition, ISA.
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4. Location factor based on farm locations in relationship to residential uses around the site.
5. Condition factors were generally low due to unmaintained conditions, significant presence of decay, irregular watering patterns over 100 years, and climatic impacts to trees.
6. Trees noted as hazardous should be considered for removal due to their location along a heavily traveled roadway.
7. Inventory is divided into two sections: 1) Southern boundary trees generally on the south half of the property; and 2) trees along Jasper Road and north half of the property.

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1. ALL TREES BEING PROPOSED FOR REMOVAL ARE EITHER RUSSIAN OLIVES, OR ARE NOT HEALTHY (SEVERE DECAY, HAZARD TREE, ETC.). NO MITIGATION INCHES ARE REQUIRED.

TRAIL NOTE:
1. TRAIL AND SITE GRADING TO BE COORDINATED AT TIME OF FINAL PLAT.



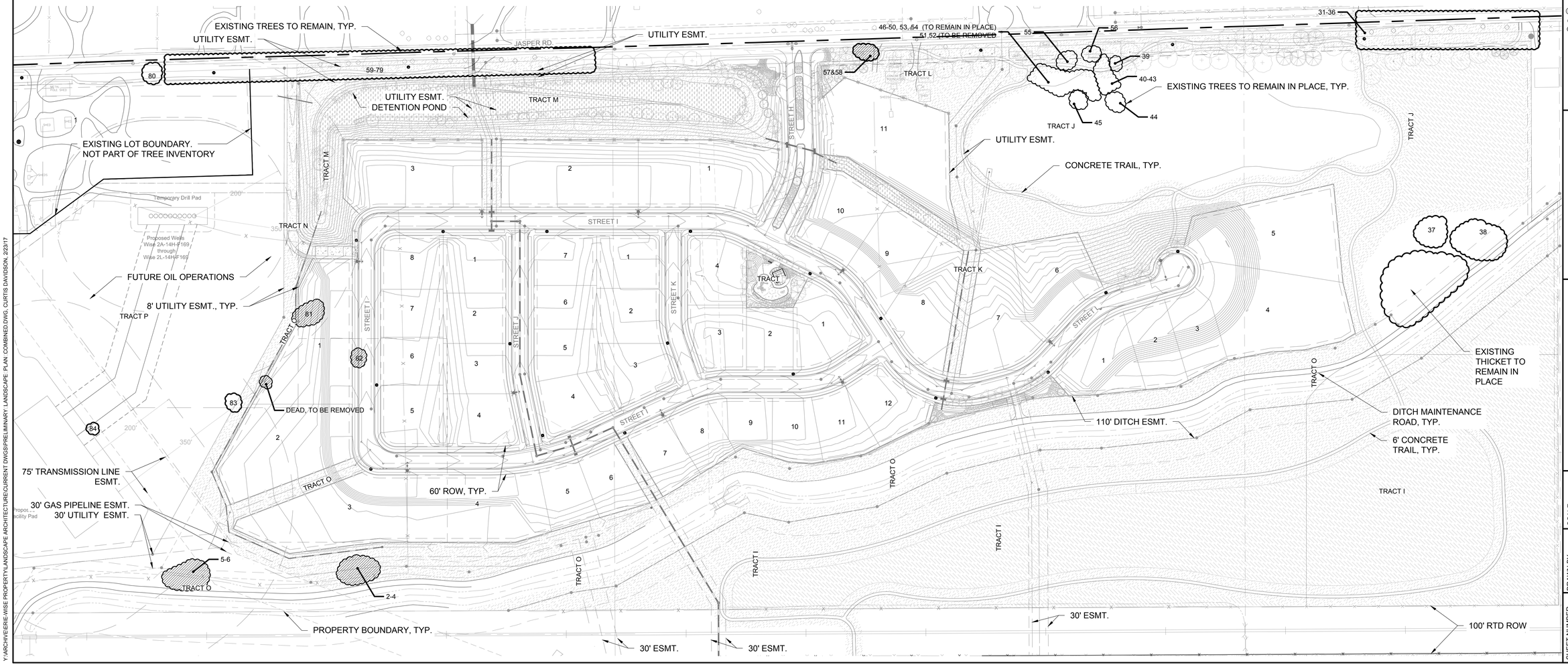
LEGEND

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

0' 50' 100' 200'
SCALE: 1" = 100'

N



Y:\ARCHIVE\ERIE\WISE PROPERTY\LANDSCAPE ARCHITECTURE\CURRENT DWGS\PRELIMINARY LANDSCAPE PLAN COMBINED.DWG, CURTIS DAVIDSON, 2/23/17

No.	Revisions	Date	Init.	Appr.	Date

people creating spaces
pce group inc. www.pcegroup.com
1001 16th Street - B-180 denver co 80265
t 303 531 4905 f 303 531 4908

JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:
DRAWN BY:	CD	
CHECKED BY:	JP	
DATE:	2-23-2017	

SHEET NUMBER L11

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
	AA	7	ACER FREEMANII `AUTUMN BLAZE`	AUTUMN BLAZE MAPLE	B & B	2"CAL	50`X 40`
	AG	15	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2"CAL	30`X 30`
	AT	23	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	CLUMP	10`X10`
	WC	8	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2"CAL	60`X 50`
	HB	17	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"CAL	50`X 30`
	GI	28	GLEDITSIA TRIACANTHOS `IMPERIAL`	IMPERIAL HONEYLOCUST	B & B	2"CAL	35`X 35`
	GS	9	GLEDITSIA `SHADEMASTER`TM	SHADEMASTER LOCUST	B & B	2"CAL	50`X 35`
	KCT	44	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2"CAL	60`X 50`
	PNP	28	POPULUS ANGUSTIFOLIA	NARROWLEAF POPLAR	B & B	1.5"CAL	50`X 35`
	PS	58	POPULUS SARGENTII	PLAINS COTTONWOOD	B & B	2"CAL	80`X 60`
	BRO	30	`UERCUS MACROCARPA	BURR OAK	B & B	2"CAL	60`X 50`
	TAL	7	TILIA AMERICANA `LEGEND`	AMERICAN LEGEND	B & B	2"CAL	45`X 35`

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
	JWB	17	JUNIPERUS SCOPULORUM `WICHITA BLUE`	WICHITA BLUE JUNIPER	15 GAL	5`HT.	20`X 6`
	PD	12	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B	8`HT.	30`X 30`
	PP	32	PICEA PUNGENS	COLORADO SPRUCE	B & B	8`HT.	50`X 25`
	LPN	4	PINUS FLEXILIS	LIMBER PINE	B & B	6`HT	70`X 25`
	PL	10	PINUS HELDREICHII LEUCODERMIS	LEUCODERMIS PINE	B & B	8`HT.	25`X 12`
	PN	41	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	8`HT.	50`X 35`

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
	ABS	4	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2"CAL	20`X 15`
	MPR	26	MALUS X `PROFUSION`	PROFUSION CRAB APPLE	B & B	2"CAL	15`X 15`
	PC	14	PYRUS CALLERYANA `CLEVELAND SELECT`	CLEVELAND SELECT PEAR	B & B	2"CAL	40`X 20`

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
	CD	13	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT`	BLUE MIST SHRUB	5 GAL	2`X 2`	MEDIUM
	CR	15	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	5 GAL	4`X 4`	LOW
	HJ	60	JUNIPERUS HORIZONTALIS `HUGHES`	HUGHES JUNIPER	5 GAL	1`X 6`	LOW
	JW	86	JUNIPERUS HORIZONTALIS `WILTONII`	BLUE RUG JUNIPER	5 GAL	8"X4`	LOW
	JS	45	JUNIPERUS SABINA `SCANDIA`	SCANDIA JUNIPER	5 GAL	2`X 5`	LOW
	JB	6	JUNIPERUS S`UAMATA `BLUE STAR`	BLUE STAR JUNIPER	5 GAL	3`X 4`	LOW-MOD
	JP	42	JUNIPERUS `PFITZERANA COMPACTA`	COMPACT PFITZER JUNIPER	5 GAL	4`X 7`	LOW-MOD
	RSA	75	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5`X 4`	LOW-MOD
	PO	12	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`	YELLOW NINEBARK	5 GAL	4`X 4`	LOW-MOD
	PD2	30	POTENTILLA FRUTICOSA `GOLD DROP`	GOLD DROP POTENTILLA	5 GAL	3`X 3`	LOW-MOD
	PA	30	PRUNUS AMERICANA	WILD PLUM	5 GAL	8`X 8`	MODERATE
	PLS	16	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5 GAL	8`X 8`	LOW
	PKR	55	ROSA X `PINK KNOCKOUT`	ROSE	5 GAL	3`X 4`	LOW
	SE	275	SALIX EXIGUA	SANDBAR WILLOW	5 GAL	6`X 6`	MODERATE
	SW	27	SPIRAEA JAPONICA `ANTHONY WATERER`	SPIREA	5 GAL	3`X 4`	LOW-MOD

ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
	AC	101	AGASTACHE X `CORANADO RED`	ANISE HYSSOP	1 GAL	2.5`X 3`	LOW
	EP	39	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2.5`X 2.5`	LOW
	HO	75	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL	2`X 1.5`	MODERATE
	RH	46	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	2`X 2`	LOW

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
	CK	72	CALAMAGROSTIS `KARL FOERSTER`	FEATHER REED GRASS	1 GAL	5.5`X 3`
	PMG	86	MISCANTHUS SINENSIS `PURPURASCENS`	AUTUMN RED FLAME GRASS	1 GAL	5`X 3`
	DMG	99	MISCANTHUS SINENSIS `YAKU JIMA`	DWARF MAIDEN GRASS	1 GAL	3-4`X 3`

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	RM	20,790 SF	ROCK MULCH	3/4"-1.5" TAN ROCK MULCH	MULCH
	SGM	1,717,538 SF	SEED	SHORTGRASS PRAIRIE NATIVE SEED MIX	SEED
	MGP	1,028,142 SF	SEED	MIXED GRASS PRAIRIE NATIVE SEED MIX	SEED
	MSS	112,408 SF	SEED	MOIST SWALE SEED MIX	SEED
	SOD	81,703 SF	SOD SOD TO BE A BLEND OF AT LEAST (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN OF ERIE PRIOR TO INSTALLATION.	BLUEGRASS BLEND	SOD
	WM	6,868 SF	WOOD MULCH	1"-4" WOOD CHIP MULCH	MULCH

STREE TREE RE`UIREMENTS:

Location	Street Trees	
	Required	Provided
Jasper Road	76	76
119th	50	50
Internal Streets Adjacent to Open Space Tracts	125	131
Total:	**251**	**257**

NATURALIZED DETENTION AREA TREE RE`UIREMENTS:

Naturalized Detention Areas	1 Tree or 15-Shrub-Thicket Every 50'	
	Required	Provided
North Pond	43	57
South Pond	10	13
Total:	**53**	**70**

TREE DIVERSITY:

TREES	Quantity	Botanical Name	Species Diversity
AA	7	ACER FREEMANII `AUTUMN BLAZE`	1.62%
AG	15	ACER GRANDIDENTATUM	3.47%
AT	23	ALNUS TENUIFOLIA	5.32%
WC	5	CATALPA SPECIOSA	1.16%
HB	14	CELTIS OCCIDENTALIS	3.24%
GS	9	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	2.08%
GI	28	GLEDITSIA TRIACANTHOS `IMPERIAL`	6.48%
KCT	44	GYMNOCLADUS DIOICA	10.19%
PNP	28	POPULUS ANGUSTIFOLIA	6.48%
PS	58	POPULUS SARGENTII	13.43%
PC	17	PYRUS CALLERYANA `CLEVELAND SELECT`	3.94%
BRO	30	QUERCUS MACROCARPA	6.94%
TAL	7	TILIA AMERICANA `LEGEND`	1.62%
JWB	17	JUNIPERUS SCOPULORUM `WICHITA BLUE`	3.94%
PD	12	PICEA GLAUCA `DENSATA`	2.78%
PP	32	PICEA PUNGENS	7.41%
LPN	4	PINUS FLEXILIS	0.93%
PL	10	PINUS HELDREICHII LEUCODERMIS	2.31%
PN	42	PINUS NIGRA	9.72%
ABS	4	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE`	0.93%
MPR	26	MALUS X `PROFUSION`	6.02%
Total:	432		100.00%

NATIVE SEED MIXES

TOWN OF ERIE MIXED GRASS PRAIRIE NATIVE SEED MIXTURE

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
BUFFALO GRASS	BUCHLOE DACTYLIODES	NATIVE, BISON OR TEXOKA		3
SIDEOATS GRAMA	BOUTELUA CURTIPENDULA	BUTTE, NINER OR EL RENO		5
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	GOSHEN OR BOWMAN		1
BLUE GRAMA	CHONDROSUM GRACILE	LOVINGTON, ALMA, NATIVE OR HACHITA		3
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARRIBA, OAHE OR ROSANA		5
LITTLE BLUESTEM	SCHIZACHRYIUM SCOPARIUM	PASTURA, CIMARRON, ALDOUS CAMPER		4
ALKALI SACATON	SPOROBOLUS AIROIDES	COMMON		1
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	COMMON		1
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL		5
FRINGED SAGE	ARTEMISIA FRIGIDA	COMMON	1	
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	COMMON	6	
BLANKETFLOWER	GAILLARDIA ARISTATA	COMMON	6	
GAYFEATHER	LIATRIS PUNCTATA	COMMON	4	
BLUE FLAX	LINUM PERENNE	COMMON	3	
TANSY ASTER	MACHAERANTHERA TANACETAFOLIA	COMMON	3	
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	COMMON	3	
YARROW	ACHILLEA MILLEFOLIUM	WESTERN	2	
OUNCES			28	1.75
SEEDING RATE POUNDS PLS/ACRE				30.875

TOWN OF ERIE MOIST SWALE SEED MIXTURE

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE
WOOLLY SEDGE	CAREX LANUGINOSA	NATIVE	0.5
NEBRASKA SEDGE	CAREX NEBRASCENSIS	NATIVE	0.1
BLUE GRAMA	CHONDROSUM GRACILE	LOVINGTON, ALMA, NATIVE OR HACHITA	1.5
BUFFALO GRASS	BUCHLOE DACTYLIODES	NATIVE, BISON OR TEXOKA	0.5
INLAND SALTGRASS	DISTICHLIS STRICTA	NATIVE	0.5
BALTIC RUSH	JUNCUS BALTICUS	NATIVE	0.1
PRAIRIE CORDGRASS	SPARTINA PECTINATA	NATIVE	1
ALKALI SACATON	SPOROBOLUS AIROIDES	NATIVE	3
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	3
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARRIBA OR ROSANA	5
ASTER	ASTER LAEVIS		0.05
YARROW	ACHILLEA MILLEFOLIUM	WESTERN	0.05
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	WESTERN	0.05
SEEDING RATE POUNDS PLS/ACRE			15.35

TOWN OF ERIE SHORTGRASS PRAIRIE NATIVE SEED MIXTURE

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
BUFFALO GRASS	BUCHLOE DACTYLIODES	NATIVE, BISON OR TEXOKA		10
BLUE GRAMA	CHONDROSUM GRACILE	LOVINGTON, ALMA, NATIVE OR HACHITA		8
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	COMMON		4
PRAIRIE JUNEGRASS	LOELERIA MACRANTHA	COMMON		4
FRINGED SAGE	ARTEMISIA FRIGIDA	COMMON	1	
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	COMMON	4	
GAYFEATHER	LIATRIS PUNCTATA	COMMON	4	
TANSY ASTER	MACHAERANTHERA TANACETAFOLIA	COMMON	3	
YARROW	ACHILLEA MILLEFOLIUM	WESTERN	2	
OUNCES			14	0.88
SEEDING RATE POUNDS PLS/ACRE				30.875

NOTES:
1. NATIVE SEEDED AREAS TO BE TEMPORARILY IRRIGATED DURING THE WARRANTY PERIOD.

No.	Revisions	Date	Init.	Appr.	Date

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HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO:
DRAWN BY: CD
CHECKED BY: JP
DATE: 2-23-2017
SHEET NUMBER L12

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PATTERSON-WILLIAMS
MODEL: 1140-00
POWDER COAT: FLAT BLACK
SIZE: 20"X15"X10"
SURFACE MOUNT

1 BB□ GRILL
AS SHOWN OR SIMILAR
SCALE: NTS



PATTERSON-WILLIAMS
MODEL: 1150
POWDER COAT: BLACK
RECYCLED PLASTIC: SAND
SURFACE MOUNT

4 TRASH RECEPACLE
AS SHOWN OR SIMILAR
SCALE: NTS



LITTLE TIKES SPRINGHAMMER

7 SPRINGHAMMER TOY
AS SHOWN OR SIMILAR
SCALE: NTS



PATTERSON-WILLIAMS
MODEL: 1111-06
RECYCLED PLASTIC: SAND
POWDER COAT: BLACK
SURFACE MOUNT

10 BENCH
AS SHOWN OR SIMILAR
SCALE: NTS



PATTERSON-WILLIAMS
MODEL: 1126-06
RECYCLED PLASTIC: SAND
POWDER COAT: BLACK
SURFACE MOUNT

2 PICNIC TABLE
AS SHOWN OR SIMILAR
SCALE: NTS



PATTERSON-WILLIAMS
MODEL: ROUND UP 1700-00
POWDER COAT: BLACK
SURFACE MOUNT

5 BICYCLE RACK
AS SHOWN OR SIMILAR
SCALE: NTS



LITTLE TIKES JACK HAMMER

8 JACK HAMMER TOY
AS SHOWN OR SIMILAR
SCALE: NTS



LITTLE TIKES FUN ROCK
AGES: 5-12

11 BOULDER PLAY AREA
AS SHOWN OR SIMILAR
SCALE: NTS



CLASSIC RECREATION SYSTEMS
MODEL: CHEYENNE

ROOF DIMENSIONS: 25'-0" X 25'-0"
COLUMN DIMENSIONS: 21'-0" X 21'-0"
MINIMUM CLEARANCE: 7'-6"
ROOF RIDGE HEIGHT: 14'-11"
GABLE ROOF: 6:12 PITCH
CUPOLA: FULL LENGTH
SQ FEET UNDER ROOF: 625

3 GROUP PICNIC SHELTER
AS SHOWN OR SIMILAR
SCALE: NTS



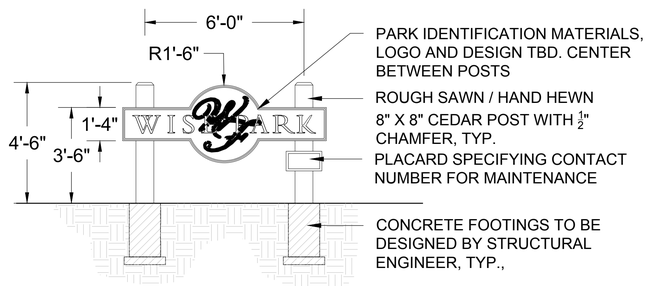
LITTLE TIKES STAND 'N SPIN

6 STAND N' SPIN TOY
AS SHOWN OR SIMILAR
SCALE: NTS



LITTLE TIKES
NU-EDGE STRUCTURE
AGES: 2-5
CAPACITY: 34
MODEL: QU063719

9 MULTI-LEVEL PLAY STRUCTURE
AS SHOWN OR SIMILAR
SCALE: NTS



12 PARK IDENTIFICATION SIGN
AS SHOWN OR SIMILAR
SCALE: 3/8" = 1'-0"

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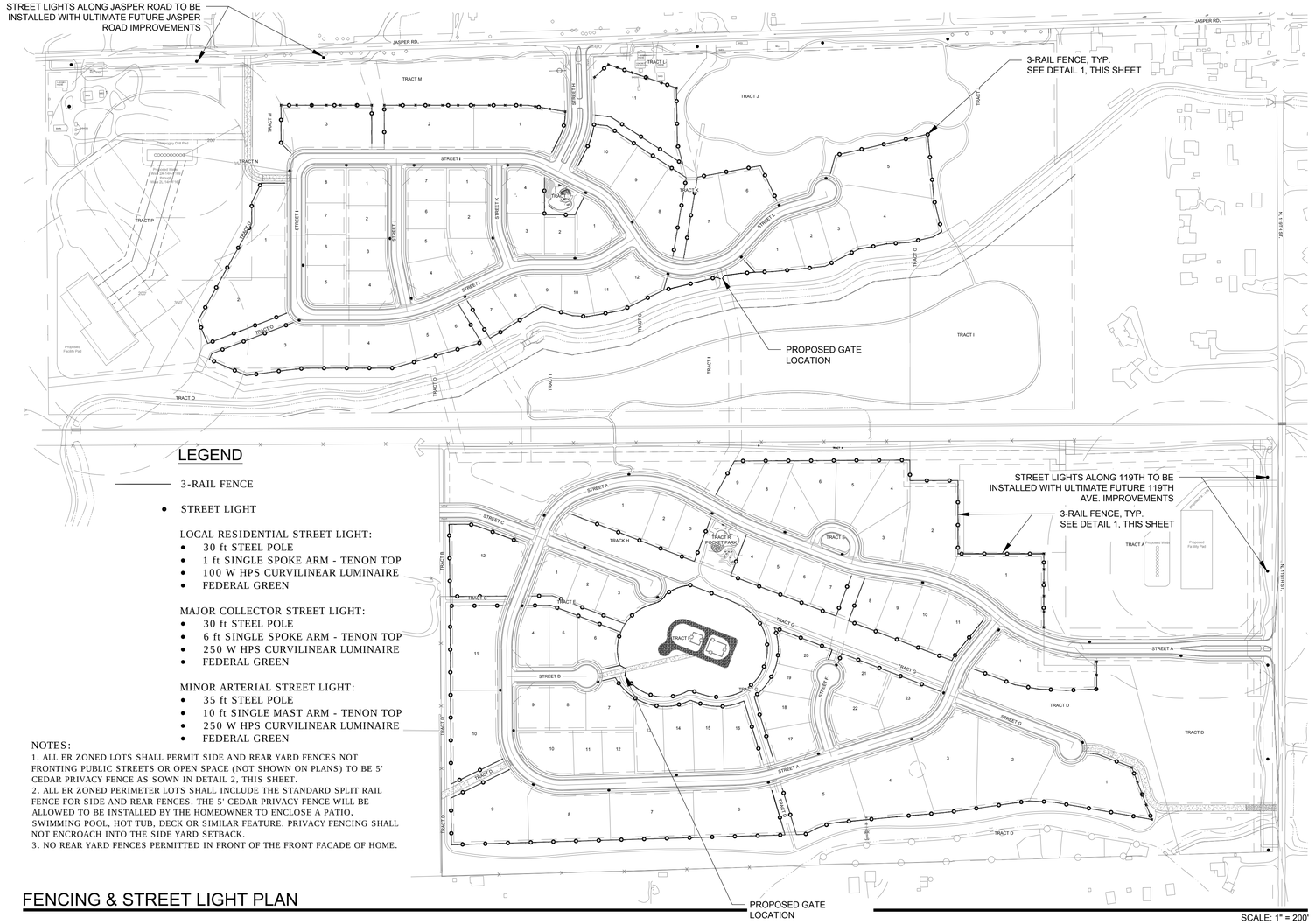
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HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO:
DRAWN BY: CD
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DATE: 2-23-2017

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LEGEND

- 3-RAIL FENCE
- STREET LIGHT

LOCAL RESIDENTIAL STREET LIGHT:
- 30 ft STEEL POLE
- 1 ft SINGLE SPOKE ARM - TENON TOP
- 100 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

MAJOR COLLECTOR STREET LIGHT:
- 30 ft STEEL POLE
- 6 ft SINGLE SPOKE ARM - TENON TOP
- 250 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

MINOR ARTERIAL STREET LIGHT:
- 35 ft STEEL POLE
- 10 ft SINGLE MAST ARM - TENON TOP
- 250 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

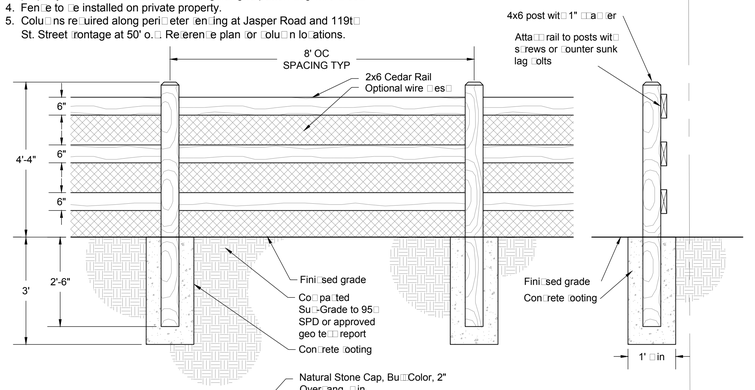
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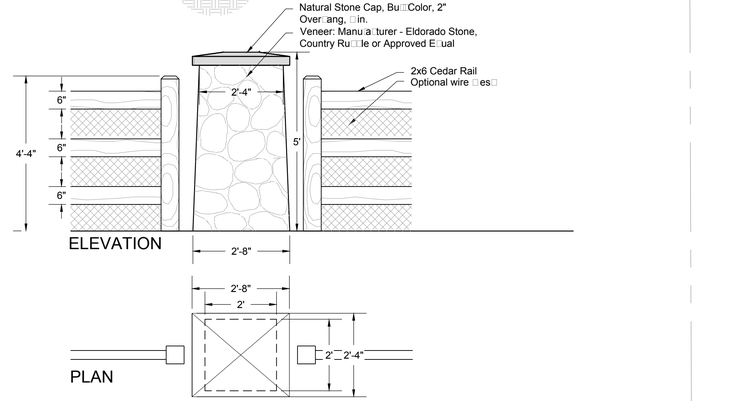
1. ALL ER ZONED LOTS SHALL PERMIT SIDE AND REAR YARD FENCES NOT FRONTING PUBLIC STREETS OR OPEN SPACE (NOT SHOWN ON PLANS) TO BE 5' CEDAR PRIVACY FENCE AS SOWN IN DETAIL 2, THIS SHEET.
2. ALL ER ZONED PERIMETER LOTS SHALL INCLUDE THE STANDARD SPLIT RAIL FENCE FOR SIDE AND REAR FENCES. THE 5' CEDAR PRIVACY FENCE WILL BE ALLOWED TO BE INSTALLED BY THE HOMEOWNER TO ENCLOSE A PATIO, SWIMMING POOL, HOT TUB, DECK OR SIMILAR FEATURE. PRIVACY FENCING SHALL NOT ENCROACH INTO THE SIDE YARD SETBACK.
3. NO REAR YARD FENCES PERMITTED IN FRONT OF THE FRONT FACADE OF HOME.

FENCING & STREET LIGHT PLAN

SCALE: 1" = 200'

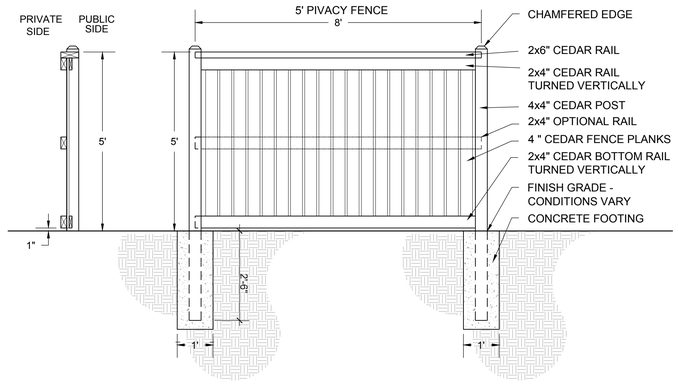
Notes:
1. All wood to be rough sawn cedar, or approved material from the landscape architect, owner, or owners rep.
2. Wood to be weather and rot resistant
3. If optional wire fencing is used, it should be placed on the private property side of the fence. Use rectangular grid pattern hog wire fencing
4. Fence to be installed on private property.
5. Columns required along perimeter fencing at Jasper Road and 119th St. Street frontage at 50' o.c. Reference plan for column locations.





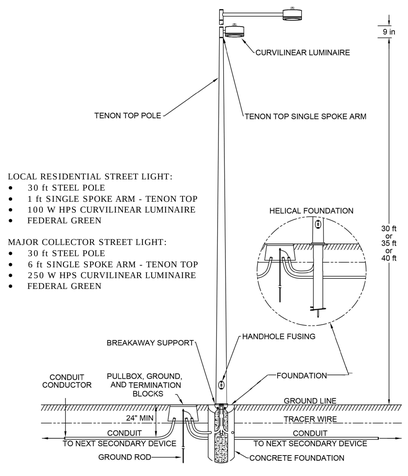
1 3-RAIL FENCE
(OR APPROVED EQUAL)

SCALE: 1"=2'-0"



2 5' PRIVACY FENCE
SIDE AND REAR YARDS NOT FRONTING PUBLIC STREETS OR OPEN SPACE (NOT SHOWN ON PLAN)
(OR APPROVED EQUAL)

SCALE: 1"=2'-0"

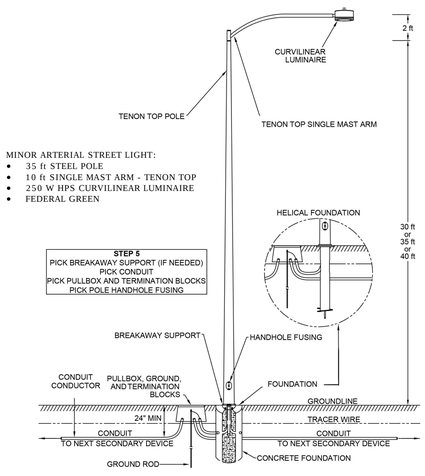


LOCAL RESIDENTIAL STREET LIGHT:
- 30 ft STEEL POLE
- 1 ft SINGLE SPOKE ARM - TENON TOP
- 100 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

MAJOR COLLECTOR STREET LIGHT:
- 30 ft STEEL POLE
- 6 ft SINGLE SPOKE ARM - TENON TOP
- 250 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

3 RESIDENTIAL/COLLECTOR STREET LIGHT

SCALE: N.T.S.



MINOR ARTERIAL STREET LIGHT:
- 35 ft STEEL POLE
- 10 ft SINGLE MAST ARM - TENON TOP
- 250 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

4 MINOR ARTERIAL STREET LIGHT

SCALE: N.T.S.

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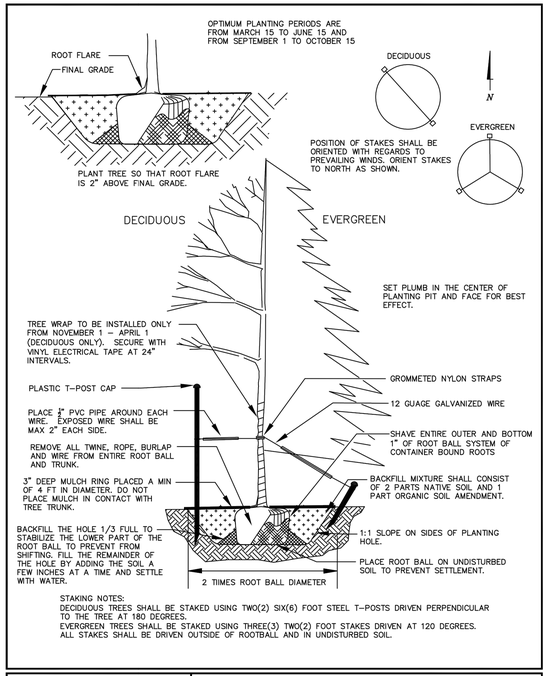
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WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:	
DRAWN BY:	CD	CHECKED BY:	JP
DATE:	2-23-2017		

SHEET NUMBER **L14**

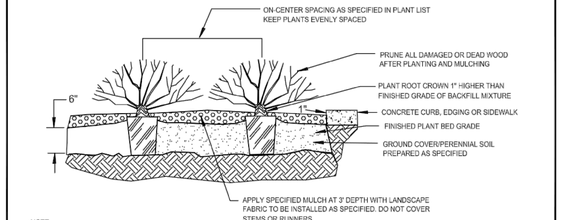
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STAKING NOTES:
DECIDUOUS TREES SHALL BE STAKED USING TWO(2) SIX(6) FOOT STEEL T-POSTS DRIVEN PERPENDICULAR TO THE TREE AT 180 DEGREES.
EVERGREEN TREES SHALL BE STAKED USING THREE(3) TWO(2) FOOT STAKES DRIVEN AT 120 DEGREES.
ALL STAKES SHALL BE DRIVEN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

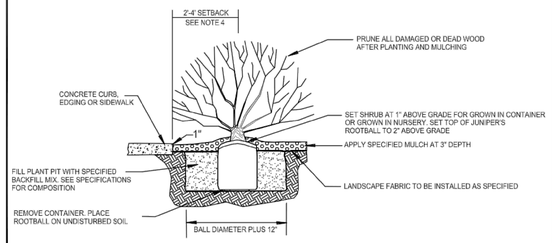
The Town of ERIE COLORADO

DRAWING TITLE: TREE PLANTING DETAIL
DRAWING NUMBER: P20A
DRAWN BY: D. JENKINS APPROVED BY: J. WAIT DATE: 01/2010



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

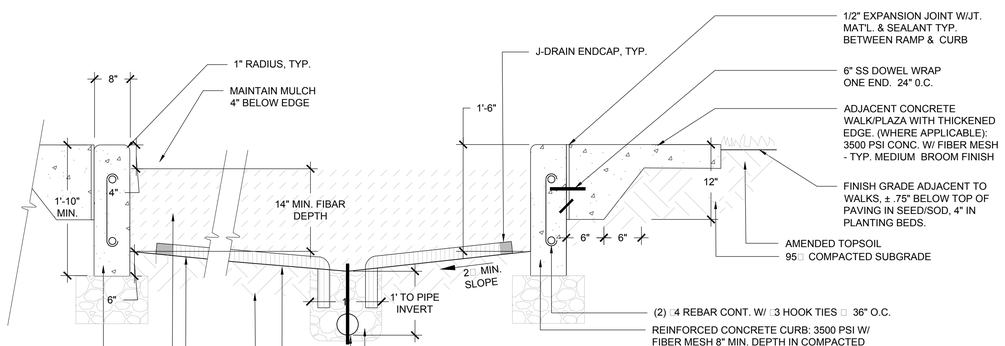


SHRUB

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

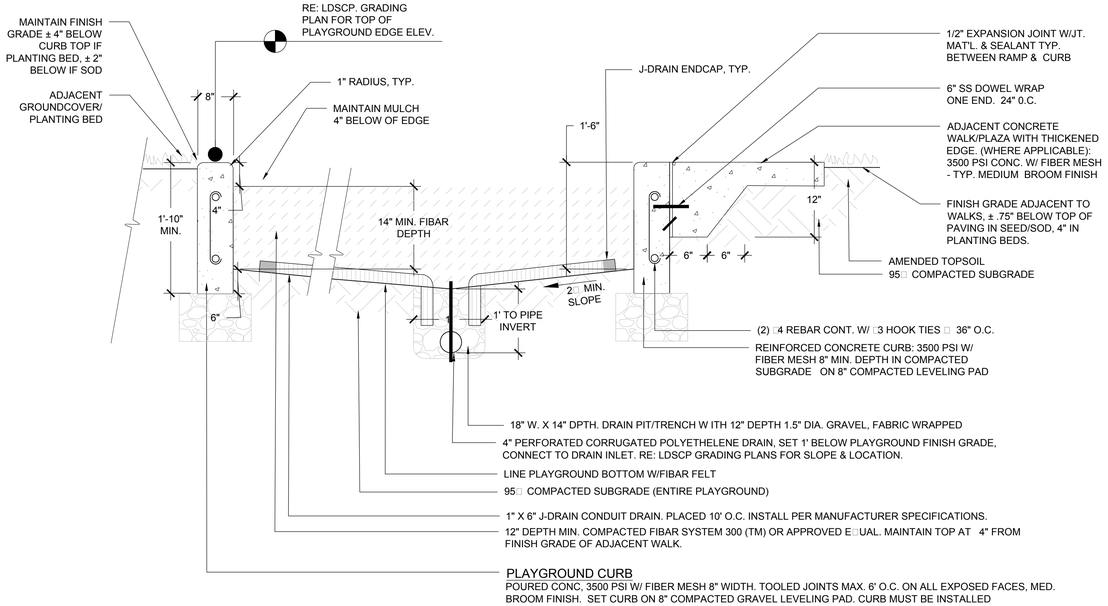
DRAWING TITLE: SHRUB & GROUNDCOVER/ PERENNIAL PLANTING DETAIL
DRAWING NUMBER: P20B
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2006



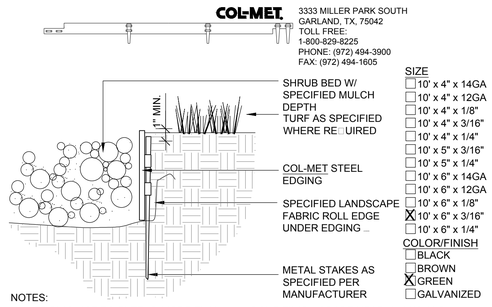
1 TREE PLANTING DETAIL
SCALE: NTS

2 SHRUB PLANTING DETAIL
AS SHOWN OR SIMILAR
SCALE: NTS

3 PLAYGROUND EDGE, DRAINAGE & SURFACING
SCALE: NTS



4 PLAYGROUND EDGE, DRAINAGE & SURFACING
SCALE: NTS



NOTES:
1. EDGING NOT TO EXTEND MORE THAN 1/4" ABOVE FINISH GRADE NEAR WALKS AND PLAY AREAS.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

5 STEEL EDGER - AS SHOWN OR E□UAL
SCALE: NTS

No.	Revisions	Date	Init.	Appr.	Date

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WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO:
DRAWN BY: CD
CHECKED BY: JP
DATE: 2-23-2017

SHEET NUMBER L15

Y:\ARCHIVE\ERIE\WISE PROPERTY\LANDSCAPE ARCHITECTURE\CURRENT DWGS\PRELIMINARY LANDSCAPE PLAN COMBINED.DWG, CURTIS DAVIDSON, 2/23/17

Wise Farms Preliminary Landscape Plan

a part of section 14, township 1 north, range 69 west of the 6th p.m.
town of erie, county of boulder, state of colorado
169.05 acres

TOWN OF ERIE NOTES:

GENERAL NOTES

1. 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.

2. 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.

3.STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO RE□UIREMENTS. ALL STORM WATER REPORTS AND RE□UIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO RE□UIREMENTS.

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

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

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

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

8.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.

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

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

11.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 THROUGHOUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.

12.GRAPHIC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT □UANTITIES.

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

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

15.PRIOR TO COMMENCEMENT OF ANY SITE WORK, THE CONTRACTOR, IN CONJUNCTION WITH THE TOWN ARBORIST, SHALL IDENTIFY ALL DESIGNATED VEGETATION (OR REMNANT NATIVE AREAS) SUITABLE FOR PRESERVATION LOCATED ON TOWN OWNED PROPERTIES. VEGETATION THAT IS TO BE PRESERVED ON THE SITE SHALL BE PROTECTED BY CREATING ADE□UATE VEGETATION AND TREE PROTECTION ZONES. PROTECTIVE FENCING AND SIGNAGE SHALL BE PLACED ALONG THE PERIMETER OF DESIGNATED VEGETATION AND TREE PROTECTION ZONES.

INSPECTIONS

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

2.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.

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

4.ALL HOA/DISTRICT MAINTAINED LANDSCAPING TO BE INSPECTED BY A COLORADO LANDSCAPE ARCHITECT IN GOOD STANDING AND PAID FOR BY THE DEVELOPER. ALL TOWN OF ERIE LANDSCAPE ACCEPTANCE PROCEDURES SHALL BE FOLLOWED.

5.ANY FUTURE TOWN-OWNED AND MAINTAINED AREAS SHALL BE INSPECTED AND APPROVED BY TOWN STAFF THROUGH THE TOWN OF ERIE'S INSPECTION/APPROVAL PROCESSES, PER TOWN OF ERIE STANDARDS & SPECIFICATIONS.

6.ALL STREET TREE SPECIES AND THEIR LOCATIONS SHALL BE APPROVED BY PARKS & RECREATION DIRECTOR OR DESIGNEE FOR TREES PLANTED ADJACENT TO RESIDENTIAL HOMES WHETHER THEY ARE INSTALLED BY THE DEVELOPER/CONTRACTOR OR INDIVIDUAL HOMEOWNER. ASH TREES SHALL NOT BE PLANTED UNDER ANY CIRCUMSTANCES.

AS-BUILTS

1.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 RE□UEST. RECORD ALL CHANGES WHICH ARE MADE FROM THE CONTRACT DRAWINGS. RECORD ALL RE□UIRED INFORMATION ON AS BUILT DRAWINGS. DO NOT USE THESE PRINTS FOR ANY OTHER PURPOSE.

2.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 RE□UIRED CHANGES HAVE BEEN MADE.

3.CONTRACTOR SHALL SUBMIT A FULL SE OF AS-BUILTS, PERMANENT, REPRODUCIBLE MYLARS FOUR (4) MIL THICKNESS. DOUBLE MATTED REVERSE FILM, (24"X36") AND DIGITAL COPY 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 RE□UEST BY THE TOWN (MULCH, AMENDMENTS, EDGING, ETC.).

MULCH

WOOD CHIP MULCH SHALL BE OF A HIGH □UALITY 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 AND MAN-MADE DEBRIS.
ROCK MULCH SHALL BE CLEAN, THREE-□UARTER (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 AND MAN-MADE DEBRIS AND SHALL BE OF GOOD □UALITY. ALL ROCK MULCH OR COBBLE SAMPLES SHALL HAVE THE SIZE, PRODUCT NAME AND SUPPLIER LISTED WITH THE SAMPLE PROVIDED.

EDGING

EDGING SHALL BE TIIREE-SIXTEENTHS BY SIX (3/16t□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 1/2) WIDE NYLON STRAP WITH EYELETS AT EACH END.

LANDSCAPE FABRIC

ALL LANDSCAPE FABRIC SHALL BE TYPAR 3401 OR MIRAF MIRASCAPE GEO-TEXTILE POLYPROPYLENE FABRIC OR AN APPROVED E□UIVALENT. ALL SEA.MS 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

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.

IRRIGATION

AN AUTOMATED SUBSURFACE IRRIGATION SYSTEM WILL BE PROVIDED FOR PLANT MATERIAL AT TIME OF FINAL PLAT. IRRIGATION WILL MEET RE□UIREMENTS PER THE TOWN OF ERIE PARKS AND RECREATION CONSTRUCTION STANDARDS & SPECIFICATIONS.

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 (I 000) FEET FOR ALL LANDSCAPED AREAS AND AT A RATE OF THREE (3) CU. YARDS PER THOUSAND (I 000) FEET FOR ALL NATIVE AREAS. THE FOLLOWING IS A LIST O□THE RE□UIRED SOIL PREPARATION INSPECTIONS IN THEIR ORDER:

1.THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1 / 10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
2.DURJNG 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 RE□UIRED BY TOWN INSPECTORS PRIOR TO SPREADING THE MATERIALS.

NATIVE SEEDING

NATIVE SEEDING SHALL OCCUR BETWEEN OCTOBER 15TH AND MARCH15TH. 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 MAYBE USED ON NATIVE SEEDING. IT SHALL BE APPLIED EVENLY OVER THE SEEDED SURF ACE 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 NA TIVE SEED SHALL RECEIVE TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING BARRIERS AND SIGNS AS RE□UIRED 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 S□UARE FOOT. ALL BARE AREAS SHALL BE RE-SEEDED AND RE-MULCHED.

ANY REMAINING PEAT, 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 RENOVATED TO ITS ORIGINAL CONDITION OR TO THE RE□UIRED 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 I' 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 □UALITY AND DESIGN CONCEPT SHALL BE CONSISTENT WITH APPROVED LANDSCAPE PLAN.

ALL NEW AND REPLACEMENT PLANT MATERIALS RE□UIRE 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, HEAL THY, 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	I YEAR	2 YEAR
DECIDUOUS TREE	INCREASE CALIPER BY ONE (I) INCH	INCREASE CALIPER BY ONE AND A HALF (1.5) INCHES
EVERGREEN TREE	INCREASE HEIGHT BY ONE AND A HALF (1.5) FOOT	INCREASE HEIGHT BY TW0(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
CO:MPLETELY 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 E□UIPMENT, 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 RE□UIRED ON-CENTER SPACING AND RE□UIRED 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 ARBORJST. 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 WRAPPED BETWEEN NOVEMBER I AND APRIL I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REP AIRING TORN, LOOSE OR DAMAGED TREE WRAP□DEFECTIVE OR WEATHERED TAPE□AND REMOVAL OF TREE WRAPPING MATERIALS.

WATERING

THE CONTRACTOR SHALL INSURE THAT ALL PLANT MATERJALS, SOD, AND SEEDED AREAS ARE WATERED AS NECESSARYUNTIL FINAL ACCEPTANCE HAS BEEN GRANTED ALL PLANT MATERIALS SHALL BE GIVEN SUPPLEMENTAL WATER AS RE□UIRED THROUGHOUT THE WINTER MONTHS.

FERTILIZATION

TREES AND SHRUBS SHALL NOT BE FERTILIZED DURING INSTALLATION OR FOR THE FIRST TWELVE (12) MONTHS FOLLOWING INSTALLATION.

STAKING

ALL DECIDUOUS TREES SHALL BE STAKED FOR TWELVE (12) MONTHS AND EVERGREEN TREES FOR TWENTY-FOUR (24) MONTHS. CONTRACTOR IS RESPONSIBLE FOR PERIODICALLY RE-TENSIONING AND THE REMOVAL OF TREE STAKES THROUGHOUT THIS PERIOD.

WEEDING

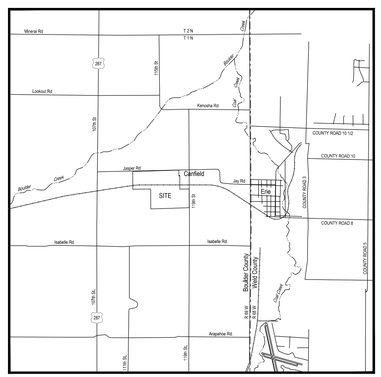
ALL TREE WELLS□SHRUB AND PERENNIAL BEDS□SEEDED AND SODDED AREAS□AND AREAS WHERE GRAVEL, ROCK OR WOOD MULCH IS TO BE USED AS A GROUND COVER SHALL BE KEPT FREE OF GRASS AND WEEDS.

SOD

THE MAINTENANCE OF SODDED AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE HAS BEEN GRANTED. MAINTENANCE SHALL CONSIST OF REPAIR AND REPLACEMENT OF ERODED AREAS, WATERING, MOWING (WHEN THE SOD IS ESTABLISHED), WEEDING, FERTILIZING, AND RE-SODDING AS NECESSARY TO PROVIDE AN EVEN, CONSISTENT STAND OF GRASS. ALL REPLACEMENT SODDING DEEMED NECESSARY BY THE TOWN WILL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN A MOWING HEIGHT OF THREE INCHES (3"). FRE□UENCY OF MOWING SHALL BE DETERMINED BY THE GROWTH RATE OF THE GRASS BUT AT NO TIME SHOULD THE CLIPPINGS EXCEED TWO INCHES (2") IN LENGTH.

LITTER REMOVAL

THE CONTRACTOR SHALL COLLECT AND REMOVE ALL LITTER OR TRASH FROM THE AREA WEEKLY AT HIS OWN EXPENSE.



Vicinity Map
1" = 5000'

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PRIOR TO APPROVAL OF A FINAL PLAT ALLOWING DEVELOPMENT, THE MILL BUILDINGS IN THIS TRACT WILL EITHER BE MOVED OR REMOVED FROM THE SITE.

EXISTING TREES TO REMAIN IN PLACE, TYP.

MIXED GRASS PRAIRIE SEED MIX OVERSEEDED WITH MOIST SWALE SEED MIX

ENLARGEMENT 1/L2

ENLARGEMENT 1/L1

ENLARGEMENT 1/L3

ENLARGEMENT 1/L6

ENLARGEMENT 1/L4

ENLARGEMENT 2/L2

JASPER ROAD

SHORT GRASS NATIVE SEED MIX, TYP.

MIXED GRASS PRAIRIE SEED MIX, TYP.

PROPERTY BOUNDARY, TYP.

NON JURISDICTIONAL ISOLATED DEPRESSIONAL WETLAND

110' DITCH ESMT.

EXISTING TREES AND THICKET TO REMAIN IN PLACE

DITCH MAINTENANCE ROAD, TYP.

FUTURE OIL OPERATIONS WILL CONFORM TO MC RE□UIREMENTS AT FINAL PLAT

MIXED GRASS PRAIRIE SEED MIX, TYP.

SPINE TRAIL CONSTRUCTED PER 'PROST' MASTER PLAN

SHORT GRASS PRAIRIE SEED MIX, TYP.

MIXED GRASS PRAIRIE SEED MIX, TYP.

RTD ROW

LOWER BOULDER DITCH

DITCH MAINTENANCE ROAD, TYP.

MIXED GRASS PRAIRIE SEED MIX OVERSEEDED WITH MOIST SWALE SEED MIX

75' TRANSMISSION ESMT

ENLARGEMENT 1/L7

ENLARGEMENT 1/L8

ENLARGEMENT 2/L8

SOD

(3)BRO

ENLARGEMENT 1/L9

N.119TH STREET

FUTURE OIL OPERATIONS WILL CONFORM TO MC RE□UIREMENTS AT FINAL PLAT

SOD, TYP.

MIXED GRASS PRAIRIE SEED MIX, TYP.

SHORT GRASS PRAIRIE SEED MIX, TYP.

EXISTING OIL OPERATIONS WILL CONFORM TO MC RE□UIREMENTS AT FINAL PLAT

LEYNER COTTONWOOD DITCH

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- SHORT GRASS PRAIRIE NATIVE SEED MIX
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- ROCK MULCH - ¾"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

TRACT SUMMARY TABLE		
TRACT	AREA	OWNERSHIP & MAINTENANCE
A	16.881 AC	METRO DIST/HOA
B	0.175 AC	METRO DIST/HOA
C	0.147 AC	METRO DIST/HOA
D	14.985 AC	METRO DIST/HOA
E	0.221 AC	METRO DIST/HOA
F	3.138 AC	METRO DIST/HOA
G	1.172 AC	METRO DIST/HOA
H	2.438 AC	METRO DIST/HOA
I	15.641 AC	TOWN OF ERIE
J	11.438 AC	TOWN OF ERIE
K	0.473 AC	METRO DIST/HOA
L	0.617 AC	METRO DIST/HOA
M	3.984 AC	METRO DIST/HOA
N	0.349 AC	METRO DIST/HOA
O	10.505 AC	METRO DIST/HOA
P	10.706 AC	METRO DIST/HOA
□	0.257 AC	METRO DIST/HOA
R	0.421 AC	METRO DIST/HOA
S	0.082 AC	METRO DIST/HOA

NOTES:
1.EXISTING VEGETATION AND DITCHES THAT ARE DESIGNATED TO REMAIN IN PLACE SHALL BE PROTECTED ACCORDING TO THE TOWN OF ERIE PARKS AND RECREATION CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. TRAILS SHOWN SHOULD BE CONSIDERED CONCEPTUAL IN NATURE. ADDITIONAL INFORMATION INCLUDING WIDTHS, ALIGNMENTS, AND MATERIALS WILL BE PROVIDED AT FINAL PLAT WITH THE COOPERATION OF THE PARKS AND RECREATION DEPARTMENT TO ENSURE TOWN STANDARDS FOR TRAILS AND GOALS FOR OPEN SPACE ARE BEING MET.

0' 75' 150' 300'
SCALE: 1" = 150'

N

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WISE FARMS
PRELIMINARY LANDSCAPE PLAN

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EXISTING TREES 59 - 80 TO REMAIN IN PLACE, TYP.

UTILITY EASEMENT
STREET LIGHT, TYP.

UTILITY EASEMENT

JASPER RD.

KCT(1)
PS(1)

SOD - THERMAL BLUE MIX, TYP.
6' CONCRETE TRAIL

KCT(1)
PS(3)

PS(1)

PS(2)

PS(2)

KCT(2)

(3)PA
(12)SE
(1)PS
(5)SE
(4)PA

PNP(2)
PS(3)
PNP(2)

(8)SE
(6)PA
(2)PS

(1)PNP
PS(3)

UTILITY EASEMENT

AT(1)
SE(3)
(11)SE
PNP(3)
SE(7)

SE(20)
PNP(3)

AT(3)

SE(5)
SE(5)

TRACT M
173,559 S.F.
3.984 AC.

SE(13)

AT(3)

SE(9)
PNP(3)

AT(3)
SE(15)

PNP(2)
PS(1)

(1)PS
(1)PNP

PNP(1)
SE(6)

MATCH LINE
SEE ENLARGEMENT 1/L3

(1)PS
(3)PA
(3)PA
(10)SE

PS(1)
(3)AT
(15)SE

3-RAIL FENCE

CMU COLUMN
WITH STONE
VENEER, TYP.

DETENTION POND - MIXED GRASS
PRAIRIE SEED MIX OVER SEEDED
WITH MOIST SWALE SEED MIX

(3)PA

(7)SE
(6)SE
(3)PNP
(1)PS
(5)SE
(10)SE
(3)PA
(5)SE
(1)PS
(3)SE

TRACT M
173,559 S.F.
3.984 AC.

0' 10' 30' 60'
SCALE: 1" = 30'

1 ENLARGEMENT

TRACT N
15,198 S.F.
0.349 AC.

STREET I

ACCESS DRIVE

UTILITY EASEMENT

TRACT K

STREET L

¾"-1.5" TAN ROCK MULCH, TYP.

SOD, TYP.

AA(2)

BRO(2)

(2)AA

EDGING - 3/16" X 6" DEEP GREEN
PAINTED STEEL, TYP.

(3)JWB

(1)LPN

¾"-1.5" TAN ROCK MULCH, TYP.

STREET LIGHT, TYP.

JWB(2)

(3)PL
(2)JWB
(29)PMG
(7)JS

(2)JWB
(1)ABS
(5)PMG
(5)JS

(4)HJ
(6)PO
(3)ABS

(13)CD
(8)JS
(14)PMG

(2)JWB
(8)JS

(24)PMG
(3)PL
(1)LPN

3-RAIL FENCE, TYP.

DITCH ESMT.

PROPOSED GATE LOCATION
FOR DITCH MAINTENANCE, TYP.
GATE TYPE TO BE DETERMINED
AT TIME OF FINAL PLAT.

TRACT O

2 ENLARGEMENT

0' 10' 30' 60'
SCALE: 1" = 30'

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- SHORT GRASS PRAIRIE NATIVE SEED MIX
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- ROCK MULCH - ¾"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

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JASPER ROAD

SOD - THERMAL BLUE MIX, TYP.

SIGHT LINE, TYP.

CONCRETE WALK

EXISTING TREES 57, 58 TO BE REMOVED

CONCRETE WALK

R.O.W.

HO(14)
AC(7)
PD2(12)
HJ(4)
(3)PD
(4)MPR
(18)DMG
(5)PD2
(16)EP
(10)RH
(7)JW
(4)SW
(16)AC
(13)HO
AA(3)
JW(8)
AC(12)
PD2(7)
(11)PKR
(9)DMG
(12)CK
(5)JW
(6)HJ
JW(15)
PKR(18)
(3)JP
(3)MPR
CK(16)
JP(6)
TAL(3)

SEE ENLARGEMENT 1/L2

MATCH LINE

AT(1)
SE(7)
AT(2)
SE(3)
PNP(1)

ENTRY MONUMENT,
SEE DETAIL 2, THIS SHEET

TRACT M

STREET H

(7)CK
(6)PD2
(6)JWB
PKR(10)
JP(6)
AC(16)
HJ(4)

(6)SE
PP(3)
CR(8)
PN(1)
CR(7)
(3)AT
(8)SE
(7)SE
(1)PS

UTILITY EASEMENT

TRACT L
26,869 S.F.
0.617 AC.

KCT(1)
KCT(1)

MATCH LINE

SEE ENLARGEMENT 1/L4

STEEL EDGING , TYP.

(6)PD
PS(5)

3-RAIL FENCE

CMU COLUMN WITH
STONE VENEER, TYP.

CONCRETE WALK - SEE CIVIL PLANS

SHORT GRASS PRAIRIE
NATIVE SEED MIX, TYP.

3-RAIL FENCE

CMU COLUMN WITH
STONE VENEER, TYP.

1
157 S.F.
022 AC.

GI(3)
HJ(5)
PKR(10)
JP(6)

(2)PP
GI(3)

AC(14)
HJ(4)

ROCK MULCH

PC(3)

STREET I

0' 10' 20' 40'

SCALE: 1" = 20'

N

1 ENLARGEMENT

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- SHORT GRASS PRAIRIE NATIVE SEED MIX
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- ROCK MULCH - ¾"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

3'-6" 10'-9½" 3'-6"

ROUGH SAWN / HAND HEWN
4" X 12" CEDAR POST, TYP.

ROUGH SAWN / HAND HEWN
12" X 4" CEDAR POST, TYP.

NATURAL STONE CAP, BUFF
COLOR, 2" OVERHANG, TYP.

PROJECT IDENTIFICATION
MATERIALS, LOGO AND DESIGN
TBD. CENTER BETWEEN COLUMNS

6"X6" CEDAR POST
WITH ½" CHAMFER
2"X6" CEDAR RAILS

R2'-5"

8' O.C. (TYP).

11'-4½"
6'
2"
2'
1'-5"
2'

WISE FARMS

2'-10" 2'-10" 2'-10"

CONCRETE FOOTINGS TO BE
DESIGNED BY STRUCTURAL
ENGINEER, TYP.,

VENEER
MANF: ELDORADO STONE
PRODUCT: COUNTRY RUBBLE
OR APPROVED E□UAL

ELEVATION

NATURAL STONE CAP, BUFF
COLOR, 2" OVERHANG, TYP.

3'-6" 10'-9½" 3'-6"

PLANTING
AREA

8' O.C. (TYP).

2'
℄
E□
E□
12'
2'-8"

PLANTING
AREA

R6'-7½"

1'-4"

PLAN

2 ENTRY MONUMENTATION
(AS SHOWN OR SIMILAR)

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

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JASPER ROAD

PROPERTY BOUNDARY, TYP.

ROW

(4)KCT
PS(4)

KCT(5)

CONCRETE WALK, TYP.

STREET LIGHT TYP.

56

55

39

SEE ENLARGEMENT 1/L3

MATCH LINE

6'

PS(3)
PS(3)

PS(4)
(3)KCT

40-43

NON JURISDICTIONAL WETLAND BOUNDARY

UTILITY EASEMENT

6'

46-50, 53, 54 TO REMAIN IN PLACE
51, 52 TO BE REMOVED

44

45

498,259 S.F.
11.438 AC.
TRACT J

MATCH LINE

SEE ENLARGEMENT 1/L5

EXISTING WETLAND TO BE PRESERVED

UTILITY EASEMENT

STEPS, SWITCHBACK, OR ALTERNATE
TRAIL REFINEMENT WILL
BE DONE WITH FINAL PLAT

SPLIT RAIL FENCE, TYP.

49,42
1.13

(5)PC

TRACT K
20,622 S.F.
0.473 AC.

6
26,099 S.F.
0.599 AC.

(3)BRO

1 ENLARGEMENT

0' 15' 30' 60'

SCALE: 1" = 30'

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- SHORT GRASS PRAIRIE NATIVE SEED MIX
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- ROCK MULCH - ¾"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

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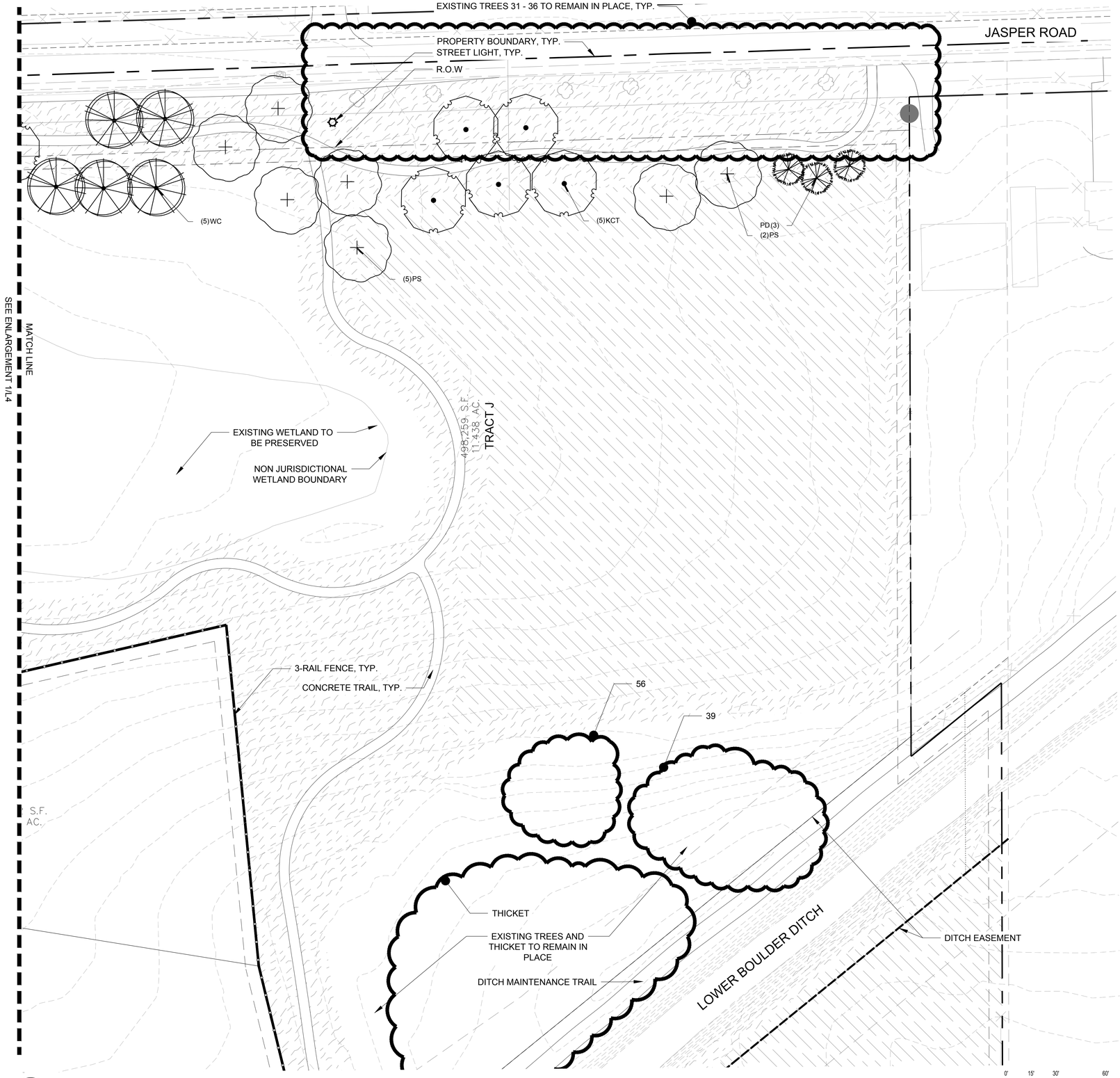
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3 ENLARGEMENT

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- SHORT GRASS PRAIRIE NATIVE SEED MIX
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- ROCK MULCH - ¾"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

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POCKET PARK COMPONENTS:

SIZE: 0.26 ACRES

OWNERSHIP AND MAINTENANCE: HOA

A. INFRASTRUCTURE:

- BENCHES (2 PROVIDED)
- BICYCLE RACKS (3 PROVIDED SERVING 6 BIKES)
- DOG PICK UP STATION (1 PROVIDED)
- IDENTIFICATION SIGN (1 PROVIDED)
- AUTOMATIC IRRIGATION SYSTEM (WILL BE PROVIDED)
- OPEN TURF AREA (3,087 sf TURF PLAY AREA PROVIDED)
- ADA ACCESSIBLE SIDEWALKS PROVIDED
- TRASH RECEPTACLES (2 PROVIDED)
- PLANT MATERIALS (SEE PLANT SCHEDULE AND PLANT MATERIALS SUMMARY TABLE, THIS SHEET)

B. PRE SELECTED COMPONENTS:

- GROUP PICNIC SHELTER (625 sf) AND 4 PICNIC TABLES
- MULTI LEVEL PLAY STRUCTURE

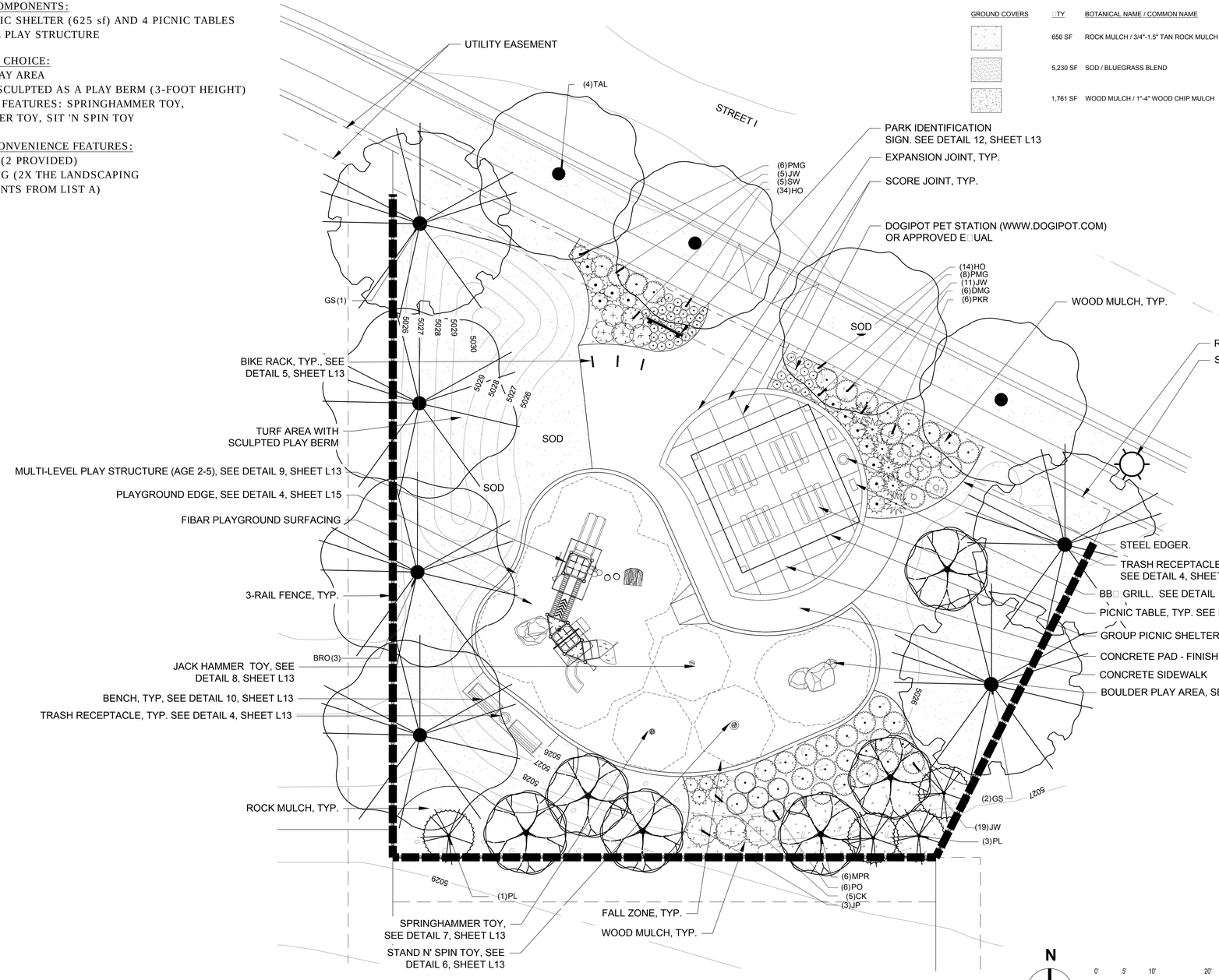
C. COMPONENTS OF CHOICE:

- BOULDER PLAY AREA
- OPEN TURF SCULPTED AS A PLAY BERM (3-FOOT HEIGHT)
- OTHER PLAY FEATURES: SPRINGHAMMER TOY, JACK HAMMER TOY, SIT 'N SPIN TOY

D. COMFORT AND CONVENIENCE FEATURES:

- BBQ GRILLS (2 PROVIDED)
- LANDSCAPING (2X THE LANDSCAPING REQUIREMENTS FROM LIST A)

NOTE:
1. ALL PLANT MATERIAL WILL BE IRRIGATED WITH A SUBSURFACE AUTOMATIC IRRIGATION SYSTEM.
2. PARK AND SITE GRADING WILL BE COORDINATED AT FINAL PLAT.



TRACT Q POCKET PARK ENLARGEMENT

NORTH POCKET PARK PLANT SCHEDULE:

TREES	□TY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE	HT X SPD	IRR. ZONE
GS	3	GLEDITSIA □SHADEMASTER□TM / SHADEMASTER LOCUST	B & B	2"CAL	50□X 35□	LOW
BRO	3	□UERCUS MACROCARPA / BURR OAK	B & B	2"CAL	60□X 50□	LOW
TAL	4	TILIA AMERICANA □LEGEND□ / AMERICAN LEGEND	B & B	2"CAL	45□X 35□	HIGH

EVERGREEN TREES	□TY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE	HT X SPD	IRR. ZONE
PL	4	PINUS HELDREICHII LEUCODERMIS / LEUCODERMIS PINE	B & B	8□HT.	25□X 12□	LOW

ORNAMENTAL TREES	□TY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE	HT X SPD	IRR. ZONE
MPR	6	MALUS X □PROFUSION□ / PROFUSION CRAB APPLE	B & B	2"CAL	15□X 15□	MODERATE

SHRUBS	□TY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD	IRR. ZONE	LIGHT RE□□
JW	34	JUNIPERUS HORIZONTALIS □WILTONII□ / BLUE RUG JUNIPER	5 GAL	8"X4□	LOW	FULL SUN
JP	3	JUNIPERUS □PFITZERANA COMPACTA□ / COMPACT PFITZER JUNIPER	5 GAL	4□X 7□	LOW-MOD	FULL SUN
PO	6	PHYSOCARPUS OPULIFOLIUS □DART'S GOLD□ / YELLOW NINEBARK	5 GAL	4□X 4□	LOW-MOD	F/P SUN
PKR	6	ROSA X □PINK KNOCKOUT□ / ROSE	5 GAL	3□X 4□	LOW	FULL SUN
SW	5	SPIRAEA JAPONICA □ANTHONY WATERER□ / SPIREA	5 GAL	3□X 4□	LOW-MOD	FULL SUN

ANNUALS/PERENNIALS	□TY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD	IRR. ZONE	LIGHT RE□□
HO	48	HEMEROCALLIS X □STELLA DE ORO□ / STELLA DE ORO DAYLILY	1 GAL	2□X 1.5□	MODERATE	F/P SUN

GRASSES	□TY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD	IRR. ZONE	LIGHT RE□□
CK	5	CALAMAGROSTIS □KARL FOERSTER□ / FEATHER REED GRASS	1 GAL	5.5□X 3□	LOW-MOD	F/P SUN
PMG	14	MISCANTHUS SINENSIS □PURPURASCENS□ / AUTUMN RED FLAME GRASS	1 GAL	5□X 3□	MODERATE	FULL SUN
DMG	6	MISCANTHUS SINENSIS □YAKU JIMA□ / DWARF MAIDEN GRASS	1 GAL	3-4□X 3□	MODERATE	F/P SUN

GROUND COVERS	□TY	BOTANICAL NAME / COMMON NAME	CONT
	650 SF	ROCK MULCH / 3/4"-1.5" TAN ROCK MULCH	MULCH
	5,230 SF	SOD / BLUEGRASS BLEND	SOD
	1,761 SF	WOOD MULCH / 1"-4" WOOD CHIP MULCH	MULCH

POCKET PARK PLANT MATERIALS SUMMARY:

PLANT MATERIAL	REQUIREMENT FROM LIST A	REQUIREMENT FROM LIST D	PROVIDED
DECIDUOUS TREE	5	10	10
ORNAMENTAL TREE	3	6	6
EVERGREEN TREE	2	4	4
SHRUBS	20	40	54
PERENNIALS	24	48	48
GRASSES	3	6	25

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- SHORT GRASS PRAIRIE NATIVE SEED MIX
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- ROCK MULCH - 3/4"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

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WISE FARMS
PRELIMINARY LANDSCAPE PLAN

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POCKET PARK COMPONENTS:

SIZE: 0.42 ACRES

OWNERSHIP AND MAINTENANCE: HOA

A. INFRASTRUCTURE:

- BENCHES (2 PROVIDED)
- BICYCLE RACK (3 PROVIDED) SERVING 6 BIKES
- DOG PICK UP STATION (1 PROVIDED)
- IDENTIFICATION SIGN
- AUTOMATIC IRRIGATION SYSTEM
- OPEN TURF AREA (5,265 sf)
- SIDEWALKS (ADA ACCESSIBLE)
- TRASH RECEPTACLES (2 PROVIDED)
- PLANT MATERIALS (SEE PLANT SCHEDULE AND PLANT MATERIALS SUMMARY TABLE, THIS SHEET)

B. PRE SELECTED COMPONENTS:

- GROUP PICNIC SHELTER (625 sf) AND 4 PICNIC TABLES
- MULTI LEVEL PLAY STRUCTURE

C. COMPONENTS OF CHOICE:

- BOULDER PLAY AREA
- OPEN TURF SCULPTED AS A PLAY BERM
- OTHER PLAY FEATURES: ASTRO SPINNER

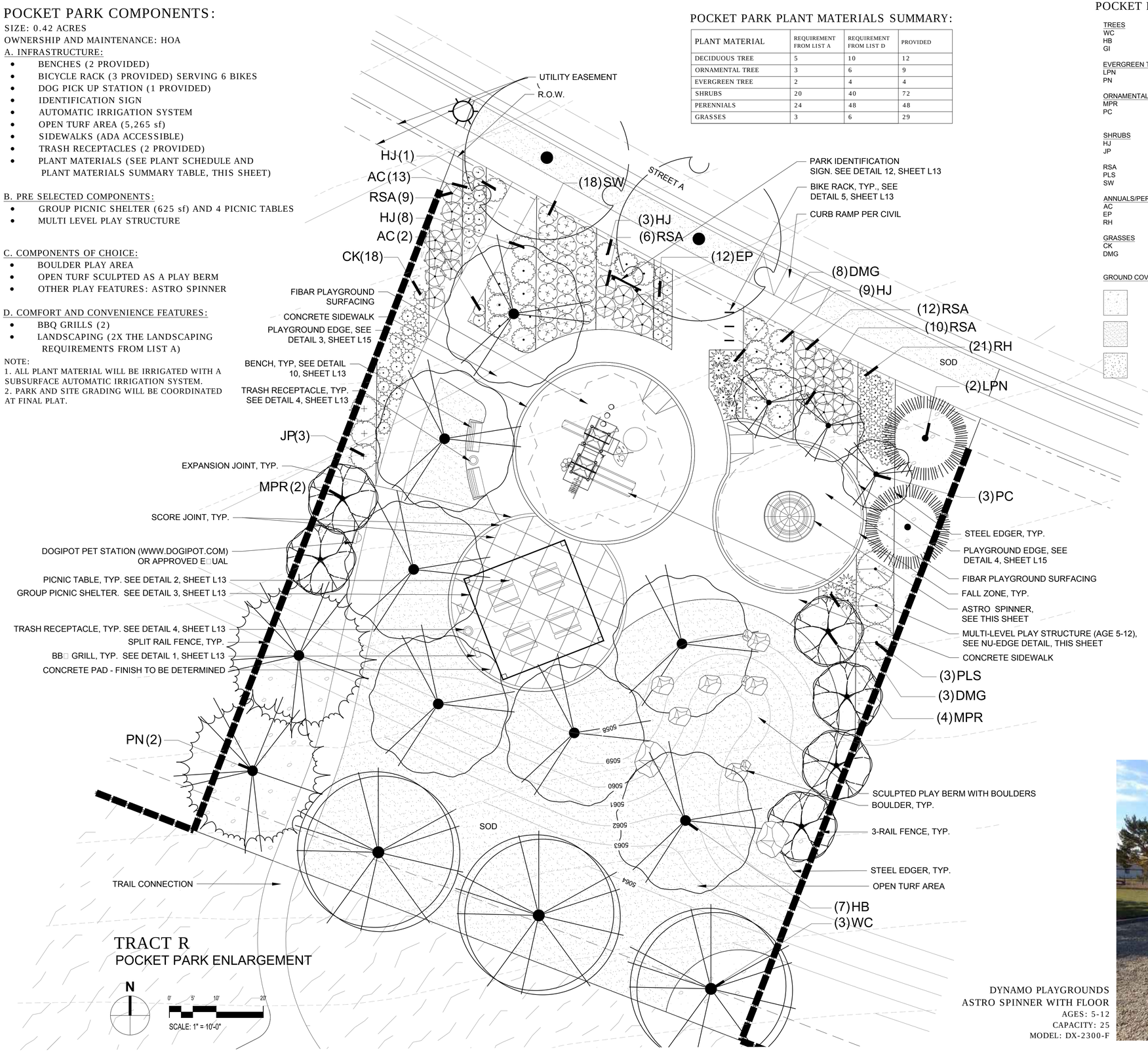
D. COMFORT AND CONVENIENCE FEATURES:

- BBQ GRILLS (2)
- LANDSCAPING (2X THE LANDSCAPING REQUIREMENTS FROM LIST A)

NOTE:
1. ALL PLANT MATERIAL WILL BE IRRIGATED WITH A SUBSURFACE AUTOMATIC IRRIGATION SYSTEM.
2. PARK AND SITE GRADING WILL BE COORDINATED AT FINAL PLAT.

POCKET PARK PLANT MATERIALS SUMMARY:

PLANT MATERIAL	REQUIREMENT FROM LIST A	REQUIREMENT FROM LIST D	PROVIDED
DECIDUOUS TREE	5	10	12
ORNAMENTAL TREE	3	6	9
EVERGREEN TREE	2	4	4
SHRUBS	20	40	72
PERENNIALS	24	48	48
GRASSES	3	6	29



TRACT R
POCKET PARK ENLARGEMENT

N

0' 5' 10' 20'

SCALE: 1" = 10'-0"

POCKET PARK SOUTH PLANT SCHEDULE:

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE
WC	3	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"CAL
HB	7	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"CAL
GI	2	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	B & B	2"CAL

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE
LPN	2	PINUS FLEXILIS / LIMBER PINE	B & B	6'-8' HT
PN	2	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	8'-10' HT.

ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE
MPR	6	MALUS X 'PROFUSION' / PROFUSION CRAB APPLE	B & B	2"CAL
PC	3	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	B & B	

MODERATE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD
HJ	21	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL	1'-0" X 6'-0"
JP	3	JUNIPERUS 'PFITZERANA COMPACTA' / COMPACT PFITZER JUNIPER		5 GAL

FULL SUN

RSA	27	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	5'-0" X 4'-0"
PLS	3	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	5 GAL	8'-0" X 8'-0"
SW	18	SPIRAEA JAPONICA 'ANTHONY WATERER' / SPIREA	5 GAL	3'-0" X 4'-0"

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD
AC	15	AGASTACHE X 'CORANADO RED' / ANISE HYSSOP	1 GAL	2.5'-0" X 3'-0"
EP	12	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL	2.5'-0" X 2.5'-0"
RH	21	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL	2'-0" X 2'-0"

GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD
CK	18	CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	5.5'-0" X 3'-0"
DMG	11	MISCANTHUS SINENSIS 'YAKU JIMA' / DWARF MAIDEN GRASS	1 GAL	3-4'-0" X 3'-0"

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	3,701 SF	ROCK MULCH / 3/4"-1.5" TAN ROCK MULCH	MULCH
	8,113 SF	SOD / BLUEGRASS BLEND	SOD
	1,575 SF	WOOD MULCH / 1"-4" WOOD CHIP MULCH	MULCH



LITTLE TIKES NU-EDGE NE 1310
AGES: 5-12



DYNAMO PLAYGROUNDS
ASTRO SPINNER WITH FLOOR
AGES: 5-12
CAPACITY: 25
MODEL: DX-2300-F

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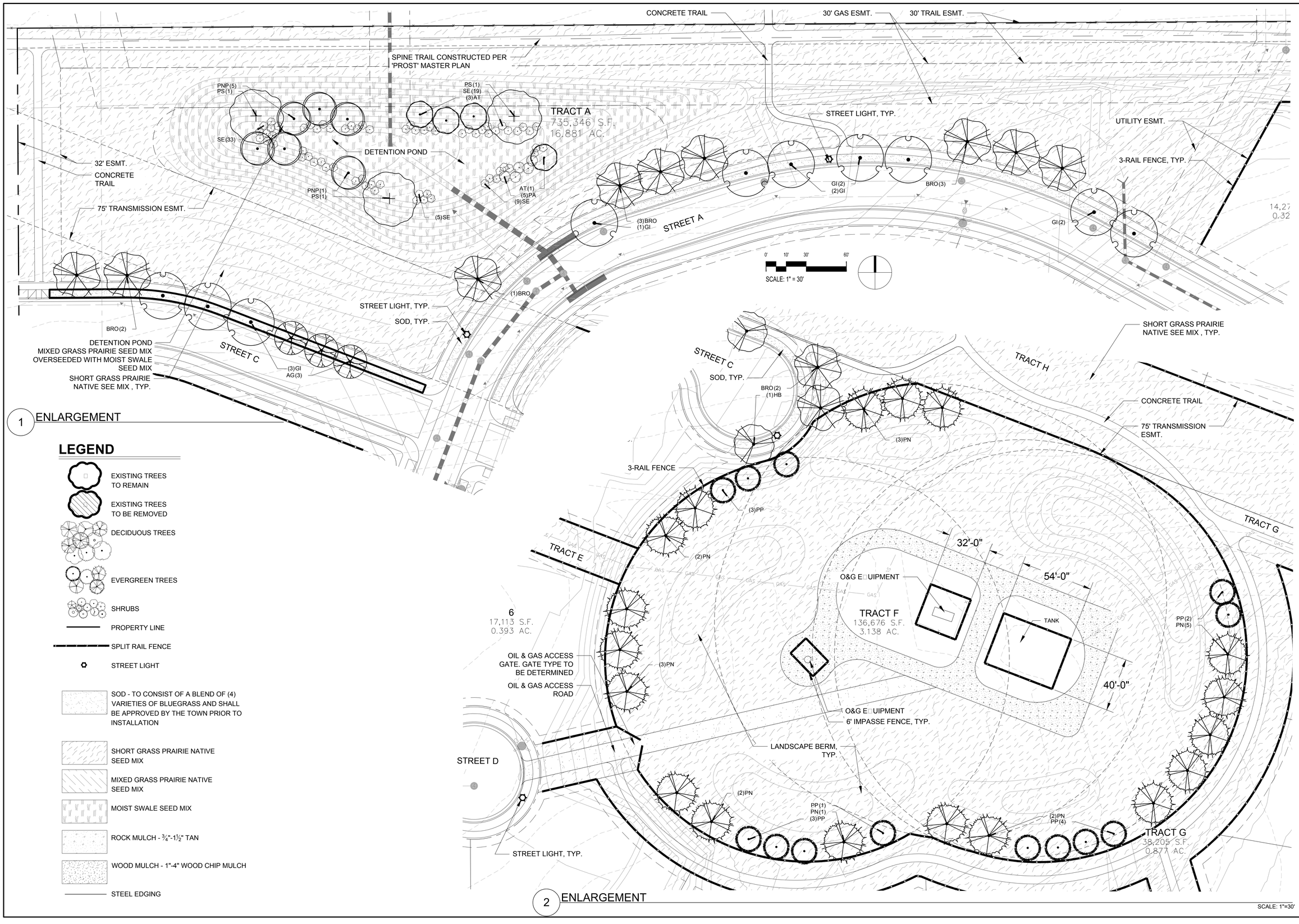
WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO.

DRAWN BY: CD
CHECKED BY: JP
DATE: 2-23-2017

SHEET NUMBER L7

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1 ENLARGEMENT

2 ENLARGEMENT

SCALE: 1"=30'

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- SHORT GRASS PRAIRIE NATIVE SEED MIX
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- ROCK MULCH - ¾"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

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PRELIMINARY LANDSCAPE PLAN

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DATE:	2-23-2017	

SHEET NUMBER L8

CMU COLUMN WITH STONE VENEER, TYP.

3-RAIL FENCE

MIXED GRASS PRAIRIE NATIVE SEED MIX, TYP.

SHORT GRASS PRAIRIE NATIVE SEED MIX, TYP.

OIL AND GAS - AREA OF DISTURBANCE

TRACT A

¾"-1.5" TAN ROCK MULCH, TYP.

EDGING - 3/16" X 6" DEEP GREEN PAINTED STEEL, TYP.

SOD, TYP.

5' WALK - SEE CIVIL PLANS

INITIAL OIL OPERATIONS SETBACK, TYP.

CONCRETE TRAIL

STREET A

5' WALK - SEE CIVIL PLANS

ROW, TYP.

SIGHT LINE, TYP.

EDGING - 3/16" X 6" DEEP GREEN PAINTED STEEL, TYP.

CMU COLUMN WITH STONE VENEER, TYP.

3-RAIL FENCE

TRACT D
652,734 S.F.
14.985 AC.

TAN ROCK MULCH, TYP.

1"-4" WOOD CHIP MULCH, TYP.

ENTRY MONUMENT, SEE DETAIL 2, THIS SHEET

119 TH AVE.

TRACT D

CONCRETE TRAIL

8' UTILTY EASEMENT

30' LANDSCAPE EASEMENT

ROW, TYP.

STREET LIGHT, TYP.

ENLARGEMENT 1B

ENLARGEMENT 1A

ENLARGEMENT 1C

ENLARGEMENT 1B

ENLARGEMENT 1B

ENLARGEMENT 1A

ENLARGEMENT 1C

ENLARGEMENT 1B

1A ENLARGEMENT

SCALE: 1" = 30'

1B ENLARGEMENT

SCALE: 1" = 30'

1C ENLARGEMENT

SCALE: 1" = 30'

0' 15' 30' 60'

N

LEGEND

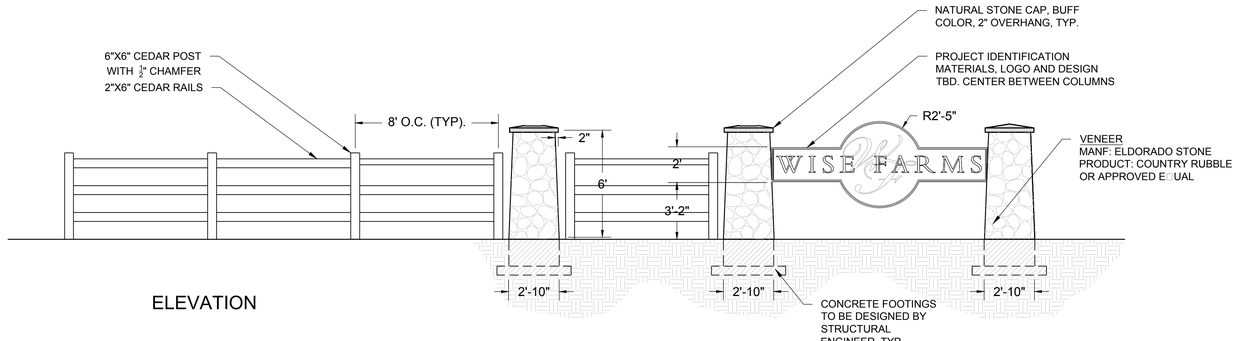
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- STREET LIGHT
- SOD - TO CONSIST OF A BLEND OF (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- SHORT GRASS PRAIRIE NATIVE SEED MIX
- MIXED GRASS PRAIRIE NATIVE SEED MIX
- MOIST SWALE SEED MIX
- ROCK MULCH - ¾"-1½" TAN
- WOOD MULCH - 1"-4" WOOD CHIP MULCH
- STEEL EDGING

1A ENLARGEMENT

SCALE: 1" = 30'

0' 15' 30' 60'

N



ELEVATION

2 ENTRY MONUMENTATION

(OR APPROVED E□UAL)

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

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WISE FARMS
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SHEET NUMBER L9

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Project: Wise Farm Area: South property line along irrigation ditch Tree Numbers 1-30

Date: 3/27/2013

TREE #	SPECIES	DBH	HGT	SPEC %	COND %	COMMENTS	REMOVE / PROTECT
S-001	RO	4.0	25	0.6	0.1	stump sprouts w/horizontal form. Dead central trunk	Remove
2	RO	18.0	40	0.6	0.1	Sever fire damage, prolific suckering	Remove
3	RO	8.0	30	0.6	0.1	Sever fire damage, prolific suckering	Remove
004A	RO	4.0	18	0.6	0.1	Sever fire damage, prolific suckering	Remove
004B	RO	8.0	20	0.6	0.1	Sever fire damage, prolific suckering	Remove
5	RO	10.0	35	0.6	0.1	Sever fire damage, prolific suckering	Remove
6	RO	9.0	35	0.6	0.3	Sever fire damage, prolific suckering	Remove
007A	RO	14.0	50	0.6	0.4	stump sprouts , three trunks from old root stock	Remove
007B	RO	10.0	50	0.6	0.4	stump sprouts, three trunks from old root stock	Remove
007C	RO	9.0	45	0.6	0.4	stump sprouts, three trunks from old root stock	Remove
008A	RO	6.0	20	0.6	0.3	2 codominant trunks from same base	Remove
008B	RO	10	35	0.6	0.3	2 codominant trunks from same base	Remove
009A	RO	6	25	0.6	0.3	4 stems from central root system	Remove
009B	RO	6	20	0.6	0.3	4 stems from central root system	Remove
009C	RO	8	30	0.6	0.3	4 stems from central root system	Remove
009D	RO	5	18	0.6	0.3	4 stems from central root system	Remove
10	CW	12	25	0.7	0.1	severe decay, fire scars	Protect in Place
011A	CW	26	55	0.7	0.4	fire scars, multiple stems from base, included bark	Protect in Place
011B	CW	18	50	0.7	0.2	fire scars, multiple stems from base, included bark	Protect in Place
011C	CW	18	45	0.7	0.2	fire scars, multiple stems from base, included bark	Protect in Place
011D	CW	10	25	0.7	0.1	fire scars, multiple stems from base, included bark	Protect in Place
012A	CW	29	55	0.7	0.6	multiple trunks from same base	Protect in Place
012B	CW	11	35	0.7	0.2	multiple trunks from same base	Protect in Place
012C	CW	12	35	0.7	0.2	multiple trunks from same base	Protect in Place
012D	CW	6	18	0.7	0.1	multiple trunks from same base	Protect in Place
013A	CW	13	35	0.7	0.1	5 stems from same base, included bark	Protect in Place
013B	CW	10	40	0.7	0.1	5 stems from same base, included bark	Protect in Place
013C	CW	16	45	0.7	0.2	5 stems from same base, included bark	Protect in Place
013D	CW	11	25	0.7	0.1	5 stems from same base, included bark	Protect in Place
013E	CW	12	35	0.7	0.1	5 stems from same base, included bark	Protect in Place
14	CW	9	40	0.7	0.4	partially overtopped, at headgate, limited root system	Protect in Place
15	CW	10	40	0.7	0.1	severe decay at base	Protect in Place
16	CW	13	40	0.7	0.2	severe lean to north	Protect in Place
017A	CW	22	50	0.7	0.2	old suckers from shared base, decay evident	Protect in Place
017B	CW	9	40	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
017C	CW	15	30	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
017D	CW	12	40	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
017E	CW	12	40	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
017F	CW	8	30	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
017G	CW	24	50	0.7	0.2	old suckers from shared base, decay evident	Protect in Place
017H	CW	12	40	0.7	0.1	old suckers from shared base, decay evident	Protect in Place
018A	CW	19	45	0.7	0.1	all from central base, severe decay	Protect in Place
018B	CW	16	50	0.7	0.1	all from central base, severe decay	Protect in Place
018C	CW	17	50	0.7	0.1	all from central base, severe decay	Protect in Place
018D	CW	15	50	0.7	0.1	all from central base, severe decay	Protect in Place
018E	CW	14	45	0.7	0.1	all from central base, severe decay	Protect in Place
19	CW	14	45	0.7	0.4	minimal decay, lean to north	Protect in Place
020A	CW	26	60	0.7	0.4	minimal decay, lean to north	Protect in Place
020B	CW	9	25	0.7	0.1	decay and included bark at base	Protect in Place
020C	CW	16	45	0.7	0.1	decay and included bark at base	Protect in Place

TREE #	SPECIES	DBH	HGT	SPEC %	COND %	COMMENTS	REMOVE / PROTECT
21	CW	14	45	0.7	0.4	partially overtopped with lean to west	Protect in Place
022A	CW	8	20	0.7	0.1	severe dieback and decay	Protect in Place
022B	CW	8	25	0.7	0.1	severe dieback and decay	Protect in Place
022C	CW	12	40	0.7	0.1	severe dieback and decay	Protect in Place
022D	CW	10	30	0.7	0.1	severe dieback and decay	Protect in Place
023A	CW	14	55	0.7	0.4	included bark at 3', lean to north	Protect in Place
032B	CW	18	55	0.7	0.2	included bark at 3', lean to north	Protect in Place
024A	CW	8	25	0.7	0.1	severe decay and fire scars	Protect in Place
024B	CW	13	40	0.7	0.1	severe decay and fire scars	Protect in Place
024C	CW	10	45	0.7	0.1	severe decay and fire scars	Protect in Place
025A	CW	12	35	0.7	0.1	severe decay and fire scars	Protect in Place
025B	CW	12	35	0.7	0.1	severe decay and fire scars	Protect in Place
025C	CW	14	40	0.7	0.1	severe decay and fire scars	Protect in Place
025D	CW	12	40	0.7	0.1	severe decay and fire scars	Protect in Place
025E	CW	12	35	0.7	0.1	severe decay and fire scars	Protect in Place
025F	CW	12	35	0.7	0.1	severe decay and fire scars	Protect in Place
026A	SE	10.0	45	0.6	0.1	severe decay, old stump sprouts	Protect in Place
026B	SE	10.0	45	0.6	0.1	severe decay, old stump sprouts	Protect in Place
026C	SE	8.0	45	0.6	0.1	severe decay, old stump sprouts	Protect in Place
026D	SE	8.0	25	0.6	0.1	severe decay, old stump sprouts	Protect in Place
027A	RO	5.0	18	0.6	0.1	radical pruning, decay present	Remove
027B	RO	9.0	40	0.6	0.1	radical pruning, decay present	Remove
028A	CW	29.0	65	0.7	0.3	included bark at 3', embedded fence, heavy lean to N	Protect in Place
028B	CW	20.0	60	0.7	0.1	heavy powerline pruning, topped at 20'	Protect in Place
029A	CW	28.0	70	0.7	0.4	shared base, included bark	Protect in Place
029B	CW	20.0	60	0.7	0.3	shared base, included bark	Protect in Place
029C	CW	20.0	60	0.7	0.3	shared base, included bark	Protect in Place
029D	CW	16	35	0.7	0.2	shared base, included bark	Protect in Place
029E	CW	18	35	0.7	0.2	shared base, included bark	Protect in Place
029F	CW	23	65	0.7	0.4	shared base, included bark	Protect in Place
029G	CW	26	65	0.7	0.4	shared base, included bark	Protect in Place
029H	CW	9	18	0.7	0.1	shared base, included bark	Protect in Place
30	SE	40	70	0.6	0.1	severe decay, included bark, split central leader	Remove

NOTES:
1. Tree Species
   - ASH = Ash
   - BE = Boxelder
   - CW = Cottonwood
   - RO = Russion Olive
   - SE = Siberian Elm
   - WIL = Willow
2. Tree mitigation inches and appraisal values per formulae from the "Guide for Plant Appraisal, 9th Edition, ISA.
3. Species factors per "Species Ratings and Appraisal Factors Guide", ISA Rocky Mountain Chapter.
4. Location factor based on farm locations in relationship to residential uses around the site.
5. Condition factors were generally low due to unmaintained conditions, significant presence of decay, irregular watering patterns over 100 years, and climatic impacts to trees.
6. Trees noted as hazardous should be considered for removal due to their location along a heavily traveled roadway.
7. Inventory is divided into two sections: 1) Southern boundary trees generally on the south half of the property; and 2) trees along Jasper Road and north half of the property.

MITIGATION NOTES:
1. ALL TREES BEING PROPOSED FOR REMOVAL ARE EITHER RUSSIAN OLIVES, OR ARE NOT HEALTHY (SEVERE DECAY, HAZARD TREE, ETC.). NO MITIGATION INCHES ARE REQUIRED.

EXISTING VEGETATION PROTECTION NOTES:
1. EXISTING TREES TO BE PROTECTED IN PLACE SHALL BE PROTECTED BY PROTECTIVE FENCING AND SIGNAGE.

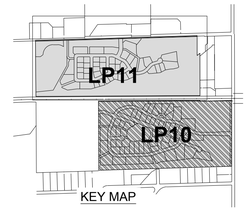
2. PROTECTIVE FENCING SHALL BE ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, OR SNOW FENCING AT LEAST (4) FEET HIGH AND SUPPORTED AT (10) FOOT INTERVALS BY METAL T-POSTS. FENCING SHALL BE MAINTAINED UPRIGHT AND IN PLACE. ALL FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL WORK HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL HAVE A WATERPROOF VEGETATION PROTECTION SIGH AFFIXED TO THE FENCE EVERY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON SITE. SIGNAGE SHALL BE MAINTAINED VISIBLE AND LEGIBLE. SIGNAGE SHALL BE WRITTEN IN BOTH SPANISH AN D ENGLISH AND READ AS FOLLOWS: "PROTECTED VEGETATION: NO TRAFFIC, VEHICLES, OR MATERIALS IN THIS AREA."

4. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE CONTRACTOR, IN CONJUNCTION WITH THE TOWN ARBORIST OR DESIGNEE, SHALL IDENTIFY THE CRITICAL ROOT ZONE AREA BY ALL OF THE TREES THAT ARE TO BE PRESERVED ON THE SITE AND CREATE ADEQUATE TREE PROTECTION ZONES. THE CRITICAL ROOT ZONE SHALL BE DETERMINED BY WHICHEVER ENCOMPASSES THE GREATEST AREA: (1) THE IRREGULAR SHAPE FORMED AROUND A TREE BY A SERIES OR VERTICAL LINES THAT RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF THE TREE AND EXTEND TO THE GROUND, OFTEN REFERRED TO AS THE DRIP LINE OR (2) ONE AND A HALF (1½) FEET OF SPACE FROM THE TRUNK FOR EACH INCH OF TRUNK DIAMETER IN EVERY DIRECTION. THE CRITICAL ROOT ZONE DIMENSIONS WILL SERVE AS THE RESTRICTED DIMENSIONS OF THE TREE PROTECTION ZONE.

5. TREE PROTECTION AND PRUNING REQUIREMENTS AS OUTLINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE (UDC) AND THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS (1012.00) SHALL BE MET.

TRAIL NOTE:
1. TRAIL AND SITE GRADING TO BE COORDINATED AT TIME OF FINAL PLAT.



KEY MAP

LEGEND

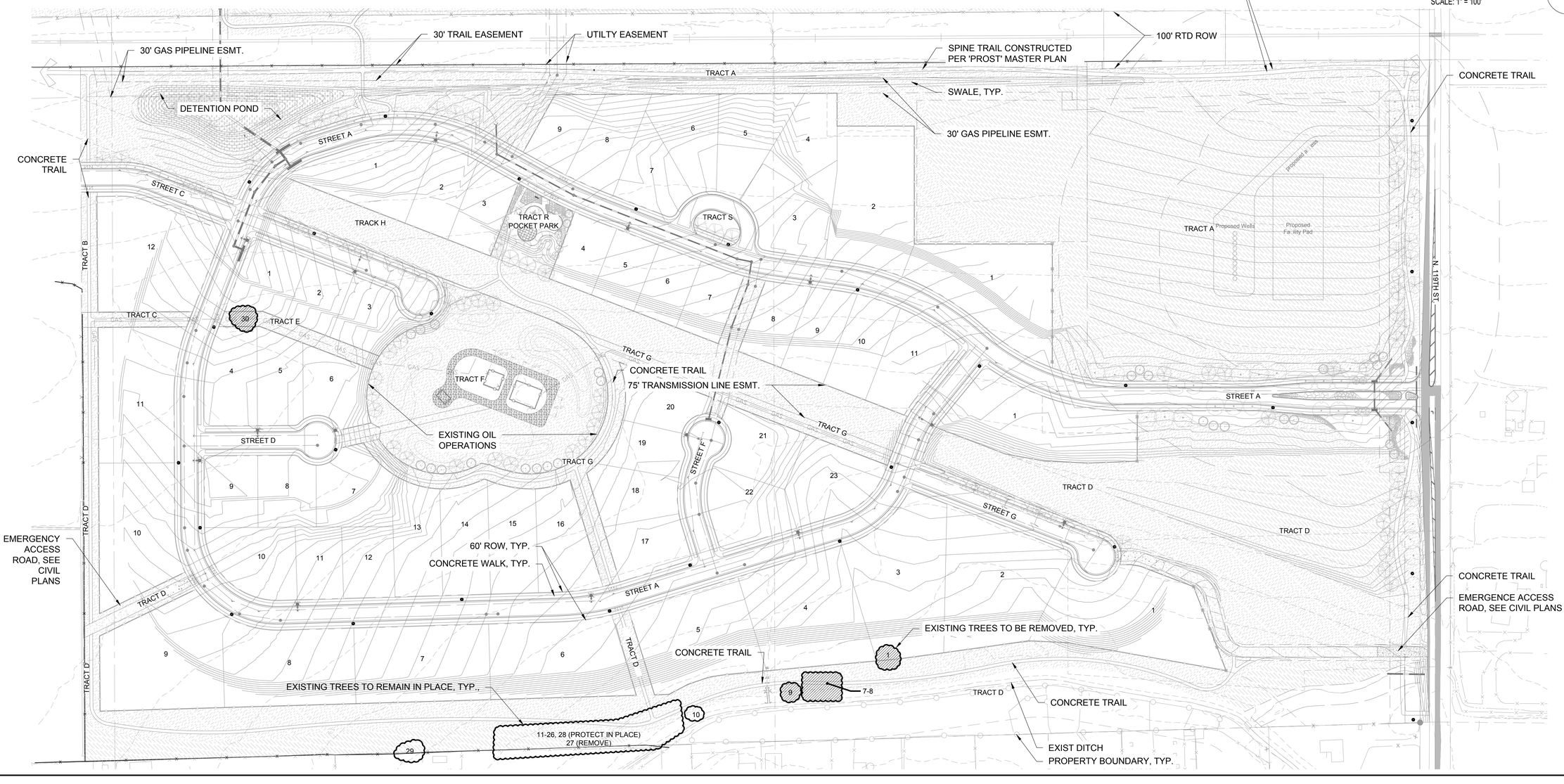
EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

0' 50' 100' 200'

SCALE: 1" = 100'

N



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WISE FARMS
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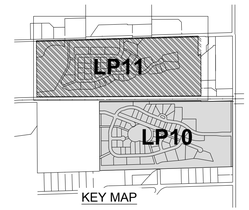
Project:	Wise Farm	Area:		South property line		Tree Numbers 31-84	
Date:	3/27/2013						
31	CW	43.8	75	0.7	0.4	severe decay in upper trunk, conks, storm damage	Protect in Place
32	CW	56.3	75	0.7	0.3	hollow base, heavy leak to NW, severe decay	Protect in Place
033A	CW	54.3	75	0.7	0.3	old storm damage, decay in base and upper branches	Protect in Place
033B	CW	18.2	40	0.7	0.1	old storm damage, decay in base and upper branches	Protect in Place
34	CW	41.7	65	0.7	0.1	old storm damage, decay in base and upper branches	Protect in Place
35	CW	52.4	70	0.7	0.3	old storm damage, decay in base and upper branches	Protect in Place
36	CW	34.8	60	0.7	0.1	old storm damage, decay in base and upper branches	Protect in Place
037A	WIL	12.0	22	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
037B	WIL	10.0	22	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
037C	WIL	7.0	16	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
037D	WIL	9.0	18	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
037E	WIL	16.0	25	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
037F	WIL	12	12	0.6	0.1	Pollarded by drought stress, poor condition	Protect in Place
038A	CW	18	18	0.7	0.1	Hazard tree, severe decay	Protect in Place
038B	CW	28	30	0.7	0.1	Hazard tree, severe decay	Protect in Place
038C	CW	22	55	0.7	0.1	Hazard tree, severe decay	Protect in Place
038D	CW	12	35	0.7	0.1	Hazard tree, severe decay	Protect in Place
038E	CW	32	60	0.7	0.1	Hazard tree, severe decay	Protect in Place
038F	CW	26	55	0.7	0.1	Hazard tree, severe decay	Protect in Place
038G	CW	75.6	80	0.7	0.1	Hazard tree, severe decay	Protect in Place
039A	BE	7	30	0.65	0.1	Mill site, embedded metal, poor condition	Protect in Place
039B	BE	6	30	0.65	0.1	Mill site, embedded metal, poor condition	Protect in Place
040A	BE	8	20	0.65	0.2	included bark at base, debris embedded	Protect in Place
040B	BE	12	40	0.65	0.2	included bark at base, debris embedded	Protect in Place
040C	BE	11	45	0.65	0.2	included bark at base, debris embedded	Protect in Place
041A	CW	9	45	0.7	0.1	severe decay, imbedded debris, s. of mill bldng.	Protect in Place
041B	CW	10	45	0.7	0.1	severe decay, imbedded debris, s. of mill bldng.	Protect in Place
041C	CW	9	45	0.7	0.1	severe decay, imbedded debris, s. of mill bldng.	Protect in Place
041D	CW	10	45	0.7	0.1	severe decay, imbedded debris, s. of mill bldng.	Protect in Place
042A	CW	11	40	0.7	0.3	Shared root mass, on knoll at headgate	Protect in Place
042B	CW	9	40	0.7	0.2	Shared root mass, on knoll at headgate	Protect in Place
042C	CW	16	50	0.7	0.4	Shared root mass, on knoll at headgate	Protect in Place
042D	CW	8	35	0.7	0.1	Shared root mass, on knoll at headgate	Protect in Place
042E	CW	9	35	0.7	0.1	Shared root mass, on knoll at headgate	Protect in Place
042F	CW	18	55	0.7	0.4	Shared root mass, on knoll at headgate	Protect in Place
042G	CW	9	40	0.7	0.2	Shared root mass, on knoll at headgate	Protect in Place
042H	CW	16	40	0.7	0.3	Shared root mass, on knoll at headgate	Protect in Place
043A	SE	8	45	0.65	0.2	included bark at base	Protect in Place
043B	SE	8	45	0.65	0.3	included bark at base	Protect in Place
043C	SE	8	45	0.65	0.3	included bark at base	Protect in Place
044A	SE	11	45	0.65	0.1	severe decay at base	Protect in Place
044B	SE	10	45	0.65	0.1	severe decay at base	Protect in Place
045A	SE	6	35	0.65	0.2	Drought dieback, included bark	Protect in Place
045B	SE	8	35	0.65	0.2	Drought dieback, included bark	Protect in Place
046A	SE	9	45	0.65	0.2	Drought dieback, included bark	Protect in Place
046B	SE	10	45	0.65	0.2	Drought dieback, included bark	Protect in Place
47	CW	22	55	0.7	0.7	good condition, at edge of ditch	Protect in Place
048A	ASH	13	35	0.7	0.1	drought dieback, severe decay	Protect in Place
048B	ASH	7	0	0.7	0	drought dieback, severe decay	Protect in Place
49	ASH	11	30	0.7	0.1	drought dieback, severe decay	Protect in Place
050A	ASH	6	30	0.7	0.1	drought dieback, severe decay	Protect in Place
050B	ASH	7	30	0.7	0.1	drought dieback, severe decay	Protect in Place
51	ASH	8	0	0.7	0	dead	Remove
052A	ASH	15	0	0.7	0	dead	Remove
052B	ASH	12	0	0.7	0	dead	Remove
53	ASH	12	25	0.7	0.1	drought dieback, severe decay	Protect in Place
054A	ASH	7	25	0.7	0.1	drought dieback, severe decay	Protect in Place
054B	ASH	6	18	0.7	0.1	drought dieback, severe decay	Protect in Place
054C	ASH	12	25	0.7	0.1	drought dieback, severe decay	Protect in Place
55	ASH	18	25	0.7	0.1	drought dieback, severe decay	Protect in Place
56	ASH	24	25	0.7	0.1	severe decay, multiple stems, included bark, at mill	Protect in Place

Project:	Wise Farm	Area:		South property line		Tree Numbers 31-84	
Date:	3/27/2013						
57	ASH	16	25	0.8	0	90% dead	Remove
58	ASH	10	25	0.8	0	90% dead	Remove
59	CW	61.8	80	0.7	0.1	HAZARDOUS TREE, severe decay	Protect in Place
60	CW	39.3	70	0.7	0.3	HAZARDOUS TREE, severe decay	Protect in Place
61	CW	61	70	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
62	CW	58.8	80	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
63	CW	51.7	50	0.7	0	dead	Protect in Place
64	CW	36.6	35	0.6	0	HAZARDOUS TREE, severe decay	Protect in Place
65	CW	57	65	0.6	0	HAZARDOUS TREE, severe decay	Protect in Place
66	CW	50.4	80	0.6	0.1	HAZARDOUS TREE, severe decay	Protect in Place
67	CW	51.9	70	0.6	0.1	HAZARDOUS TREE, severe decay	Protect in Place
68	CW	48.9	70	0.6	0.1	HAZARDOUS TREE, severe decay	Protect in Place
69	CW	42.4	55	0.6	0	HAZARDOUS TREE, severe decay	Protect in Place
70	CW	52.1	25	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
71	CW	58.7	80	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
72	CW	46	80	0.7	0.1	HAZARDOUS TREE, severe decay	Protect in Place
73	CW	76.4	90	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
074A	BE	6	12	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
074B	BE	8	35	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
074C	BE	12	40	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
074D	BE	10	40	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
074E	BE	8	30	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
75	BE	9	30	0.65	0.1	Fence row trees, embedded debris, multiple stems	Protect in Place
76	BE	6	20	0.65	0.3	Fence row trees, embedded debris, multiple stems	Protect in Place
77	BE	14	20	0.65	0.1	90% dead	Protect in Place
78	BE	10	20	0.65	0.1	90% dead	Protect in Place
79	CW	0	0	0.7	0	dead	Protect in Place
80	CW	56.4	80	0.7	0	HAZARDOUS TREE, severe decay	Protect in Place
81A	WIL	30	30	0.7	0	Cattle grazing pasture, compaction, root damage	Remove
81B	WIL	26	30	0.7	0	Cattle grazing pasture, compaction, root damage	Remove
82	RO	10	40	0.6	0.3	Cattle grazing pasture, compaction, root damage	Remove
083A	WIL	11	40	0.7	0.1	Cattle grazing pasture, compaction, root damage	Protect in Place
083B	WIL	10	40	0.7	0.1	Cattle grazing pasture, compaction, root damage	Protect in Place
083C	WIL	10	40	0.7	0.1	Cattle grazing pasture, compaction, root damage	Protect in Place
083D	WIL	14	40	0.7	0.1	Cattle grazing pasture, compaction, root damage	Protect in Place
84	CW	17	40	0.7	0.1	Cattle grazing pasture, compaction, root damage	Protect in Place

NOTES:
1. Tree Species
   - ASH = Ash
   - BE = Boxelder
   - CW = Cottonwood
   - RO = Russion Olive
   - SE = Siberian Elm
   - WIL = Willow
2. Tree mitigation inches and appraisal values per formulae from the "Guide for Plant Appraisal, 9th Edition, ISA.
3. Species factors per "Species Ratings and Appraisal Factors Guide"; ISA Rocky Mountain Chapter.
4. Location factor based on farm locations in relationship to residential uses around the site.
5. Condition factors were generally low due to unmaintained conditions, significant presence of decay, irregular watering patterns over 100 years, and climatic impacts to trees.
6. Trees noted as hazardous should be considered for removal due to their location along a heavily traveled roadway.
7. Inventory is divided into two sections: 1) Southern boundary trees generally on the south half of the property; and 2) trees along Jasper Road and north half of the property.

MITIGATION NOTES:
1. ALL TREES BEING PROPOSED FOR REMOVAL ARE EITHER RUSSIAN OLIVES, OR ARE NOT HEALTHY (SEVERE DECAY, HAZARD TREE, ETC.). NO MITIGATION INCHES ARE REQUIRED.

TRAIL NOTE:
1. TRAIL AND SITE GRADING TO BE COORDINATED AT TIME OF FINAL PLAT.



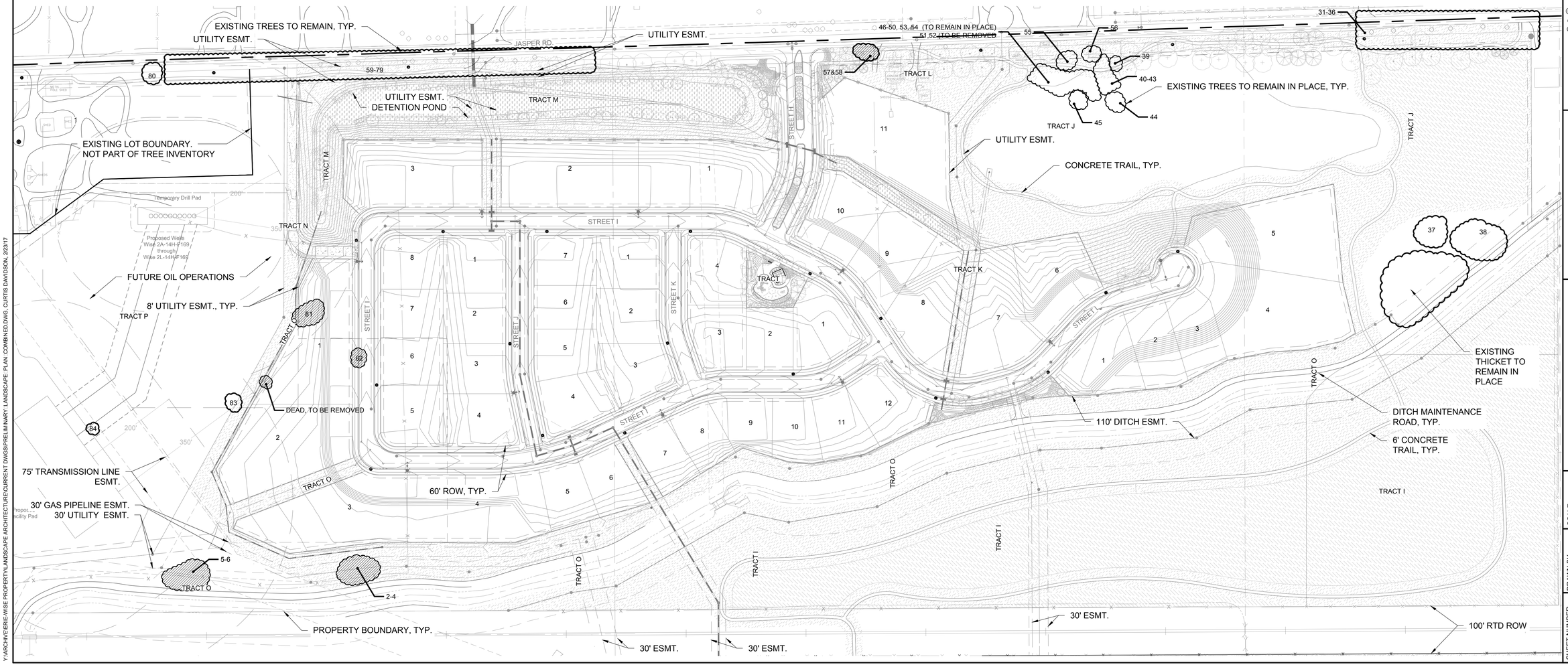
LEGEND

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

0' 50' 100' 200'
SCALE: 1" = 100'

N



Y:\ARCHIVE\ERIE\WISE PROPERTY\LANDSCAPE ARCHITECTURE\CURRENT DWGS\PRELIMINARY LANDSCAPE PLAN COMBINED.DWG, CURTIS DAVIDSON, 2/23/17

No.	Revisions	Date	Init.	Appr.	Date

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HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:
DRAWN BY:	CD	
CHECKED BY:	JP	
DATE:	2-23-2017	

SHEET NUMBER L11

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
	AA	7	ACER FREEMANII `AUTUMN BLAZE`	AUTUMN BLAZE MAPLE	B & B	2"CAL	50`X 40`
	AG	15	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2"CAL	30`X 30`
	AT	23	ALNUS TENUIFOLIA	THINLEAF ALDER	B & B	CLUMP	10`X10`
	WC	8	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2"CAL	60`X 50`
	HB	17	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"CAL	50`X 30`
	GI	28	GLEDITSIA TRIACANTHOS `IMPERIAL`	IMPERIAL HONEYLOCUST	B & B	2"CAL	35`X 35`
	GS	9	GLEDITSIA `SHADEMASTER`TM	SHADEMASTER LOCUST	B & B	2"CAL	50`X 35`
	KCT	44	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2"CAL	60`X 50`
	PNP	28	POPULUS ANGUSTIFOLIA	NARROWLEAF POPLAR	B & B	1.5"CAL	50`X 35`
	PS	58	POPULUS SARGENTII	PLAINS COTTONWOOD	B & B	2"CAL	80`X 60`
	BRO	30	`UERCUS MACROCARPA	BURR OAK	B & B	2"CAL	60`X 50`
	TAL	7	TILIA AMERICANA `LEGEND`	AMERICAN LEGEND	B & B	2"CAL	45`X 35`

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
	JWB	17	JUNIPERUS SCOPULORUM `WICHITA BLUE`	WICHITA BLUE JUNIPER	15 GAL	5`HT.	20`X 6`
	PD	12	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B	8`HT.	30`X 30`
	PP	32	PICEA PUNGENS	COLORADO SPRUCE	B & B	8`HT.	50`X 25`
	LPN	4	PINUS FLEXILIS	LIMBER PINE	B & B	6`HT	70`X 25`
	PL	10	PINUS HELDREICHII LEUCODERMIS	LEUCODERMIS PINE	B & B	8`HT.	25`X 12`
	PN	41	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	8`HT.	50`X 35`

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD
	ABS	4	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2"CAL	20`X 15`
	MPR	26	MALUS X `PROFUSION`	PROFUSION CRAB APPLE	B & B	2"CAL	15`X 15`
	PC	14	PYRUS CALLERYANA `CLEVELAND SELECT`	CLEVELAND SELECT PEAR	B & B	2"CAL	40`X 20`

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
	CD	13	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT`	BLUE MIST SHRUB	5 GAL	2`X 2`	MEDIUM
	CR	15	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	5 GAL	4`X 4`	LOW
	HJ	60	JUNIPERUS HORIZONTALIS `HUGHES`	HUGHES JUNIPER	5 GAL	1`X 6`	LOW
	JW	86	JUNIPERUS HORIZONTALIS `WILTONII`	BLUE RUG JUNIPER	5 GAL	8"X4`	LOW
	JS	45	JUNIPERUS SABINA `SCANDIA`	SCANDIA JUNIPER	5 GAL	2`X 5`	LOW
	JB	6	JUNIPERUS S`UAMATA `BLUE STAR`	BLUE STAR JUNIPER	5 GAL	3`X 4`	LOW-MOD
	JP	42	JUNIPERUS `PFITZERANA COMPACTA`	COMPACT PFITZER JUNIPER	5 GAL	4`X 7`	LOW-MOD
	RSA	75	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5`X 4`	LOW-MOD
	PO	12	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`	YELLOW NINEBARK	5 GAL	4`X 4`	LOW-MOD
	PD2	30	POTENTILLA FRUTICOSA `GOLD DROP`	GOLD DROP POTENTILLA	5 GAL	3`X 3`	LOW-MOD
	PA	30	PRUNUS AMERICANA	WILD PLUM	5 GAL	8`X 8`	MODERATE
	PLS	16	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5 GAL	8`X 8`	LOW
	PKR	55	ROSA X `PINK KNOCKOUT`	ROSE	5 GAL	3`X 4`	LOW
	SE	275	SALIX EXIGUA	SANDBAR WILLOW	5 GAL	6`X 6`	MODERATE
	SW	27	SPIRAEA JAPONICA `ANTHONY WATERER`	SPIREA	5 GAL	3`X 4`	LOW-MOD

ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	IRR. ZONE
	AC	101	AGASTACHE X `CORANADO RED`	ANISE HYSSOP	1 GAL	2.5`X 3`	LOW
	EP	39	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2.5`X 2.5`	LOW
	HO	75	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL	2`X 1.5`	MODERATE
	RH	46	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	2`X 2`	LOW

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD
	CK	72	CALAMAGROSTIS `KARL FOERSTER`	FEATHER REED GRASS	1 GAL	5.5`X 3`
	PMG	86	MISCANTHUS SINENSIS `PURPURASCENS`	AUTUMN RED FLAME GRASS	1 GAL	5`X 3`
	DMG	99	MISCANTHUS SINENSIS `YAKU JIMA`	DWARF MAIDEN GRASS	1 GAL	3-4`X 3`

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	RM	20,790 SF	ROCK MULCH	3/4"-1.5" TAN ROCK MULCH	MULCH
	SGM	1,717,538 SF	SEED	SHORTGRASS PRAIRIE NATIVE SEED MIX	SEED
	MGP	1,028,142 SF	SEED	MIXED GRASS PRAIRIE NATIVE SEED MIX	SEED
	MSS	112,408 SF	SEED	MOIST SWALE SEED MIX	SEED
	SOD	81,703 SF	SOD SOD TO BE A BLEND OF AT LEAST (4) VARIETIES OF BLUEGRASS AND SHALL BE APPROVED BY THE TOWN OF ERIE PRIOR TO INSTALLATION.	BLUEGRASS BLEND	SOD
	WM	6,868 SF	WOOD MULCH	1"-4" WOOD CHIP MULCH	MULCH

STREE TREE RE`UIREMENTS:

Location	Street Trees	
	Required	Provided
Jasper Road	76	76
119th	50	50
Internal Streets Adjacent to Open Space Tracts	125	131
Total:	**251**	**257**

NATURALIZED DETENTION AREA TREE RE`UIREMENTS:

Naturalized Detention Areas	1 Tree or 15-Shrub-Thicket Every 50'	
	Required	Provided
North Pond	43	57
South Pond	10	13
Total:	**53**	**70**

TREE DIVERSITY:

TREES	Quantity	Botanical Name	Species Diversity
AA	7	ACER FREEMANII `AUTUMN BLAZE`	1.62%
AG	15	ACER GRANDIDENTATUM	3.47%
AT	23	ALNUS TENUIFOLIA	5.32%
WC	5	CATALPA SPECIOSA	1.16%
HB	14	CELTIS OCCIDENTALIS	3.24%
GS	9	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	2.08%
GI	28	GLEDITSIA TRIACANTHOS `IMPERIAL`	6.48%
KCT	44	GYMNOCLADUS DIOICA	10.19%
PNP	28	POPULUS ANGUSTIFOLIA	6.48%
PS	58	POPULUS SARGENTII	13.43%
PC	17	PYRUS CALLERYANA `CLEVELAND SELECT`	3.94%
BRO	30	QUERCUS MACROCARPA	6.94%
TAL	7	TILIA AMERICANA `LEGEND`	1.62%
JWB	17	JUNIPERUS SCOPULORUM `WICHITA BLUE`	3.94%
PD	12	PICEA GLAUCA `DENSATA`	2.78%
PP	32	PICEA PUNGENS	7.41%
LPN	4	PINUS FLEXILIS	0.93%
PL	10	PINUS HELDREICHII LEUCODERMIS	2.31%
PN	42	PINUS NIGRA	9.72%
ABS	4	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE`	0.93%
MPR	26	MALUS X `PROFUSION`	6.02%
Total:	432		100.00%

NATIVE SEED MIXES

TOWN OF ERIE MIXED GRASS PRAIRIE NATIVE SEED MIXTURE

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
BUFFALO GRASS	BUCHLOE DACTYLIODES	NATIVE, BISON OR TEXOKA		3
SIDEOATS GRAMA	BOUTELUA CURTIPENDULA	BUTTE, NINER OR EL RENO		5
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	GOSHEN OR BOWMAN		1
BLUE GRAMA	CHONDROSUM GRACILE	LOVINGTON, ALMA, NATIVE OR HACHITA		3
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARRIBA, OAHE OR ROSANA		5
LITTLE BLUESTEM	SCHIZACHRYIUM SCOPARIUM	PASTURA, CIMARRON, ALDOUS CAMPER		4
ALKALI SACATON	SPOROBOLUS AIROIDES	COMMON		1
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	COMMON		1
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL		5
FRINGED SAGE	ARTEMISIA FRIGIDA	COMMON	1	
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	COMMON	6	
BLANKETFLOWER	GAILLARDIA ARISTATA	COMMON	6	
GAYFEATHER	LIATRIS PUNCTATA	COMMON	4	
BLUE FLAX	LINUM PERENNE	COMMON	3	
TANSY ASTER	MACHAERANTHERA TANACETAFOLIA	COMMON	3	
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	COMMON	3	
YARROW	ACHILLEA MILLEFOLIUM	WESTERN	2	
OUNCES			28	1.75
SEEDING RATE POUNDS PLS/ACRE				30.875

TOWN OF ERIE MOIST SWALE SEED MIXTURE

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE
WOOLLY SEDGE	CAREX LANUGINOSA	NATIVE	0.5
NEBRASKA SEDGE	CAREX NEBRASCENSIS	NATIVE	0.1
BLUE GRAMA	CHONDROSUM GRACILE	LOVINGTON, ALMA, NATIVE OR HACHITA	1.5
BUFFALO GRASS	BUCHLOE DACTYLIODES	NATIVE, BISON OR TEXOKA	0.5
INLAND SALTGRASS	DISTICHLIS STRICTA	NATIVE	0.5
BALTIC RUSH	JUNCUS BALTICUS	NATIVE	0.1
PRAIRIE CORDGRASS	SPARTINA PECTINATA	NATIVE	1
ALKALI SACATON	SPOROBOLUS AIROIDES	NATIVE	3
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	3
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARRIBA OR ROSANA	5
ASTER	ASTER LAEVIS		0.05
YARROW	ACHILLEA MILLEFOLIUM	WESTERN	0.05
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	WESTERN	0.05
SEEDING RATE POUNDS PLS/ACRE			15.35

TOWN OF ERIE SHORTGRASS PRAIRIE NATIVE SEED MIXTURE

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
BUFFALO GRASS	BUCHLOE DACTYLIODES	NATIVE, BISON OR TEXOKA		10
BLUE GRAMA	CHONDROSUM GRACILE	LOVINGTON, ALMA, NATIVE OR HACHITA		8
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	COMMON		4
PRAIRIE JUNEGRASS	LOELERIA MACRANTHA	COMMON		4
FRINGED SAGE	ARTEMISIA FRIGIDA	COMMON	1	
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	COMMON	4	
GAYFEATHER	LIATRIS PUNCTATA	COMMON	4	
TANSY ASTER	MACHAERANTHERA TANACETAFOLIA	COMMON	3	
YARROW	ACHILLEA MILLEFOLIUM	WESTERN	2	
OUNCES			14	0.88
SEEDING RATE POUNDS PLS/ACRE				30.875

NOTES:
1. NATIVE SEEDED AREAS TO BE TEMPORARILY IRRIGATED DURING THE WARRANTY PERIOD.

No.	Revisions	Date	Init.	Appr.	Date

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WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO:
DRAWN BY: CD
CHECKED BY: JP
DATE: 2-23-2017
SHEET NUMBER L12

Y:\ARCHIVE\ERIE-WISE PROPERTY\LANDSCAPE ARCHITECTURE\CURRENT DWGS\PRELIMINARY LANDSCAPE PLAN COMBINED.DWG, CURTIS DAVIDSON, 2/23/17



PATTERSON-WILLIAMS
MODEL: 1140-00
POWDER COAT: FLAT BLACK
SIZE: 20"X15"X10"
SURFACE MOUNT

1 BB□ GRILL
AS SHOWN OR SIMILAR
SCALE: NTS



PATTERSON-WILLIAMS
MODEL: 1150
POWDER COAT: BLACK
RECYCLED PLASTIC: SAND
SURFACE MOUNT

4 TRASH RECEPACLE
AS SHOWN OR SIMILAR
SCALE: NTS



LITTLE TIKES SPRINGHAMMER

7 SPRINGHAMMER TOY
AS SHOWN OR SIMILAR
SCALE: NTS



PATTERSON-WILLIAMS
MODEL: 1111-06
RECYCLED PLASTIC: SAND
POWDER COAT: BLACK
SURFACE MOUNT

10 BENCH
AS SHOWN OR SIMILAR
SCALE: NTS



PATTERSON-WILLIAMS
MODEL: 1126-06
RECYCLED PLASTIC: SAND
POWDER COAT: BLACK
SURFACE MOUNT

2 PICNIC TABLE
AS SHOWN OR SIMILAR
SCALE: NTS



PATTERSON-WILLIAMS
MODEL: ROUND UP 1700-00
POWDER COAT: BLACK
SURFACE MOUNT

5 BICYCLE RACK
AS SHOWN OR SIMILAR
SCALE: NTS



LITTLE TIKES JACK HAMMER

8 JACK HAMMER TOY
AS SHOWN OR SIMILAR
SCALE: NTS



LITTLE TIKES FUN ROCK
AGES: 5-12

11 BOULDER PLAY AREA
AS SHOWN OR SIMILAR
SCALE: NTS



CLASSIC RECREATION SYSTEMS
MODEL: CHEYENNE

ROOF DIMENSIONS: 25'-0" X 25'-0"
COLUMN DIMENSIONS: 21'-0" X 21'-0"
MINIMUM CLEARANCE: 7'-6"
ROOF RIDGE HEIGHT: 14'-11"
GABLE ROOF: 6:12 PITCH
CUPOLA: FULL LENGTH
SQ FEET UNDER ROOF: 625

3 GROUP PICNIC SHELTER
AS SHOWN OR SIMILAR
SCALE: NTS



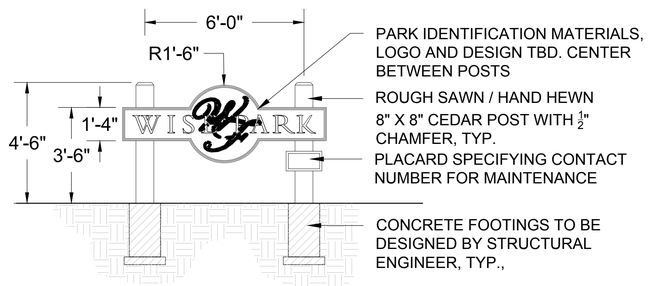
LITTLE TIKES STAND 'N SPIN

6 STAND N' SPIN TOY
AS SHOWN OR SIMILAR
SCALE: NTS



LITTLE TIKES
NU-EDGE STRUCTURE
AGES: 2-5
CAPACITY: 34
MODEL: QU063719

9 MULTI-LEVEL PLAY STRUCTURE
AS SHOWN OR SIMILAR
SCALE: NTS



12 PARK IDENTIFICATION SIGN
AS SHOWN OR SIMILAR
SCALE: 3/8" = 1'-0"

No.	Revisions	Date	Init.	Appr.	Date

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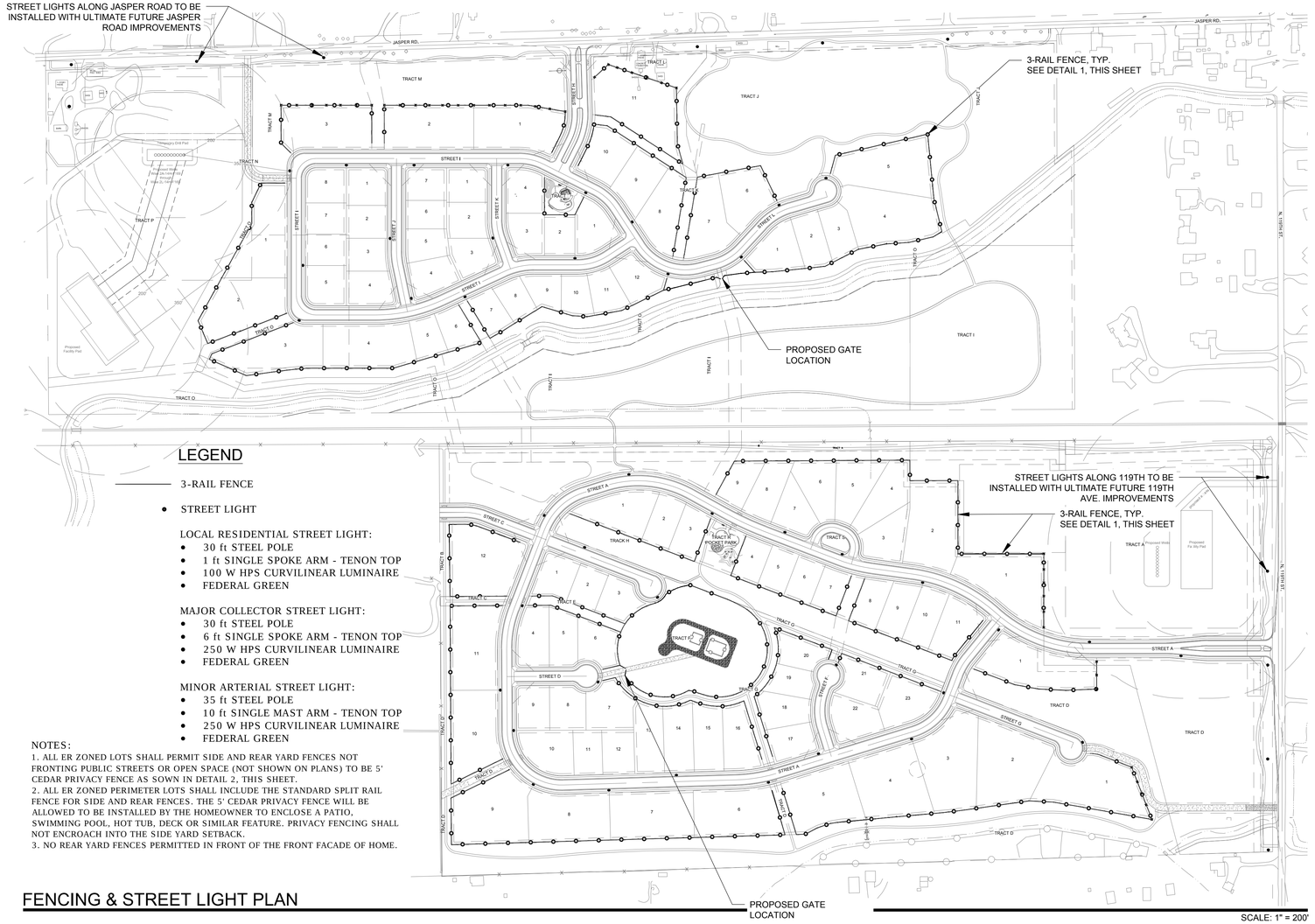
JASPER LAND INVESTMENTS, LLC
9162 S. KENWOOD COURT
HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE: AS SHOWN
FILE NO:
DRAWN BY: CD
CHECKED BY: JP
DATE: 2-23-2017

SHEET NUMBER L13

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LEGEND

- 3-RAIL FENCE
- STREET LIGHT

LOCAL RESIDENTIAL STREET LIGHT:
- 30 ft STEEL POLE
- 1 ft SINGLE SPOKE ARM - TENON TOP
- 100 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

MAJOR COLLECTOR STREET LIGHT:
- 30 ft STEEL POLE
- 6 ft SINGLE SPOKE ARM - TENON TOP
- 250 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

MINOR ARTERIAL STREET LIGHT:
- 35 ft STEEL POLE
- 10 ft SINGLE MAST ARM - TENON TOP
- 250 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

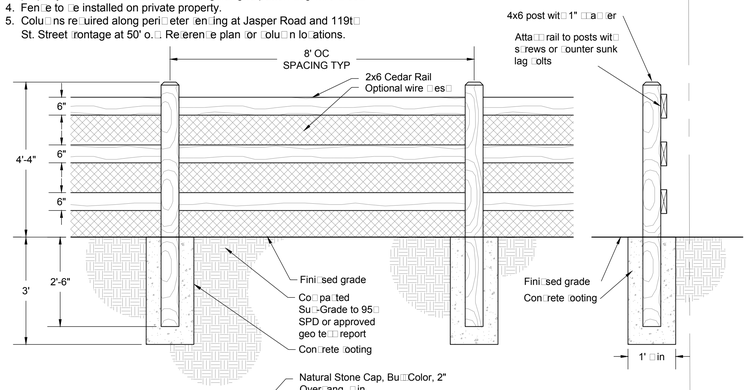
NOTES:

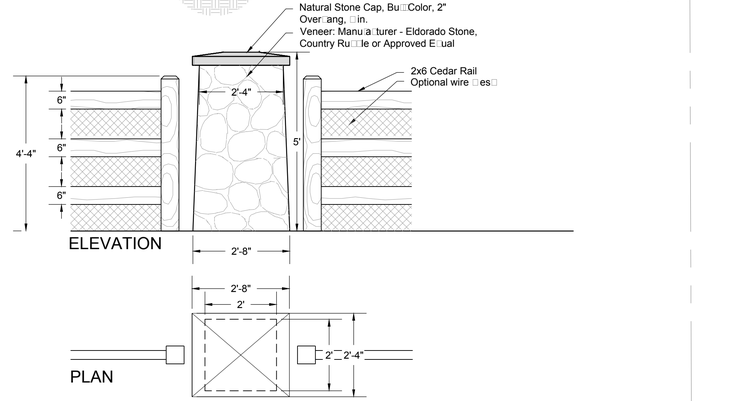
1. ALL ER ZONED LOTS SHALL PERMIT SIDE AND REAR YARD FENCES NOT FRONTING PUBLIC STREETS OR OPEN SPACE (NOT SHOWN ON PLANS) TO BE 5' CEDAR PRIVACY FENCE AS SOWN IN DETAIL 2, THIS SHEET.
2. ALL ER ZONED PERIMETER LOTS SHALL INCLUDE THE STANDARD SPLIT RAIL FENCE FOR SIDE AND REAR FENCES. THE 5' CEDAR PRIVACY FENCE WILL BE ALLOWED TO BE INSTALLED BY THE HOMEOWNER TO ENCLOSE A PATIO, SWIMMING POOL, HOT TUB, DECK OR SIMILAR FEATURE. PRIVACY FENCING SHALL NOT ENCROACH INTO THE SIDE YARD SETBACK.
3. NO REAR YARD FENCES PERMITTED IN FRONT OF THE FRONT FACADE OF HOME.

FENCING & STREET LIGHT PLAN

SCALE: 1" = 200'

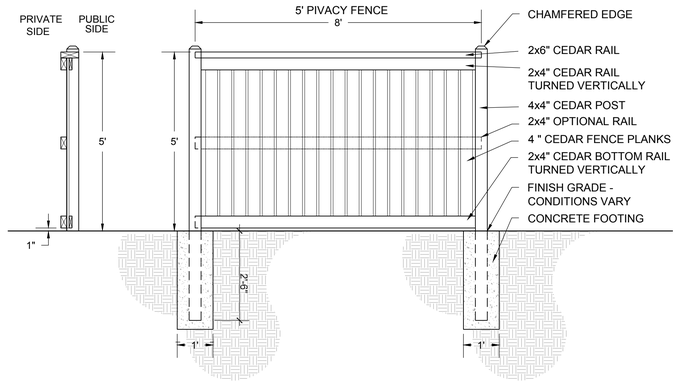
Notes:
1. All wood to be rough sawn cedar, or approved material from the landscape architect, owner, or owners rep.
2. Wood to be weather and rot resistant
3. If optional wire fencing is used, it should be placed on the private property side of the fence. Use rectangular grid pattern hog wire fencing
4. Fence to be installed on private property.
5. Columns required along perimeter fencing at Jasper Road and 119th St. Street frontage at 50' o.c. Reference plan for column locations.





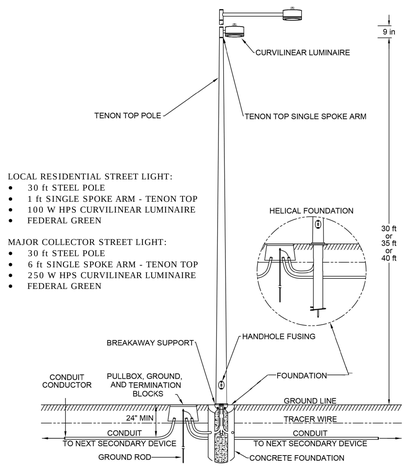
1 3-RAIL FENCE
(OR APPROVED EQUAL)

SCALE: 1"=2'-0"



2 5' PRIVACY FENCE
SIDE AND REAR YARDS NOT FRONTING PUBLIC STREETS OR OPEN SPACE (NOT SHOWN ON PLAN)
(OR APPROVED EQUAL)

SCALE: 1"=2'-0"

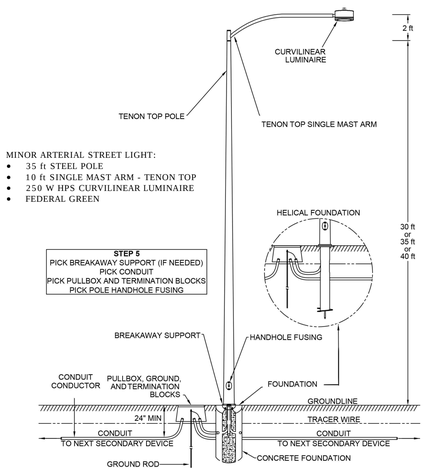


LOCAL RESIDENTIAL STREET LIGHT:
- 30 ft STEEL POLE
- 1 ft SINGLE SPOKE ARM - TENON TOP
- 100 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

MAJOR COLLECTOR STREET LIGHT:
- 30 ft STEEL POLE
- 6 ft SINGLE SPOKE ARM - TENON TOP
- 250 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

3 RESIDENTIAL/COLLECTOR STREET LIGHT

SCALE: N.T.S.



MINOR ARTERIAL STREET LIGHT:
- 35 ft STEEL POLE
- 10 ft SINGLE MAST ARM - TENON TOP
- 250 W HPS CURVILINEAR LUMINAIRE
- FEDERAL GREEN

4 MINOR ARTERIAL STREET LIGHT

SCALE: N.T.S.

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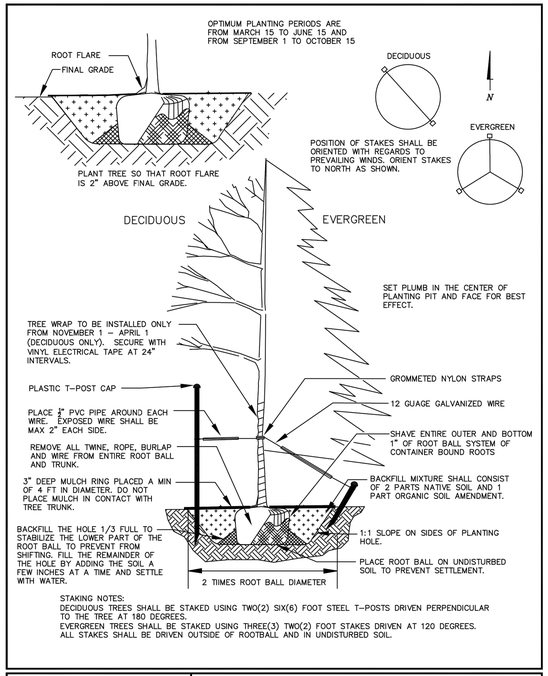
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HIGHLANDS RANCH, CO 80126

WISE FARMS
PRELIMINARY LANDSCAPE PLAN

SCALE:	AS SHOWN	FILE NO:	
DRAWN BY:	CD	CHECKED BY:	JP
DATE:	2-23-2017		

SHEET NUMBER **L14**

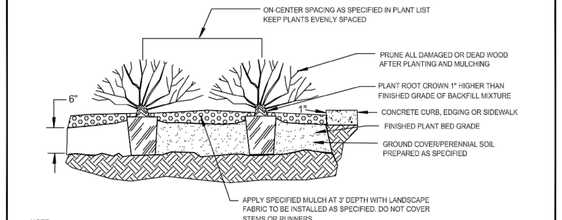
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STAKING NOTES:
DECIDUOUS TREES SHALL BE STAKED USING TWO(2) SIX(6) FOOT STEEL T-POSTS DRIVEN PERPENDICULAR TO THE TREE AT 180 DEGREES.
EVERGREEN TREES SHALL BE STAKED USING THREE(3) TWO(2) FOOT STAKES DRIVEN AT 120 DEGREES.
ALL STAKES SHALL BE DRIVEN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

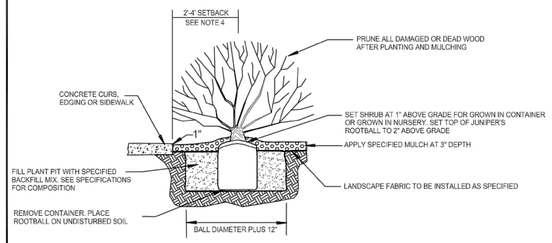
The Town of ERIE COLORADO

DRAWING TITLE: TREE PLANTING DETAIL
DRAWING NUMBER: P20A
DRAWN BY: D. JENKINS APPROVED BY: J. WAIT DATE: 01/2010



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

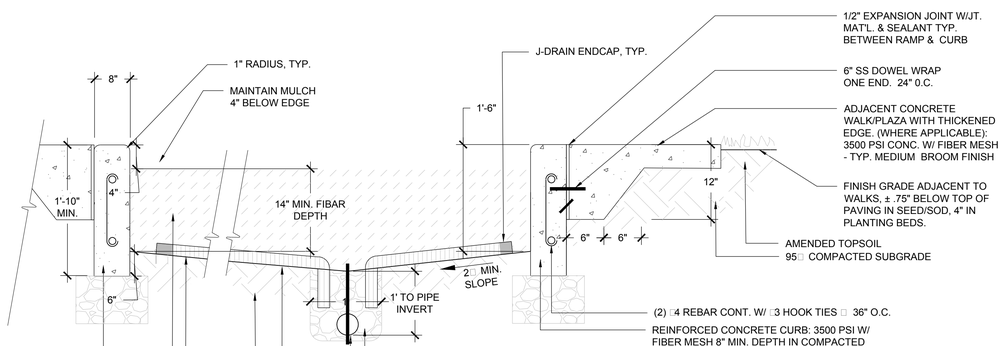


SHRUB

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

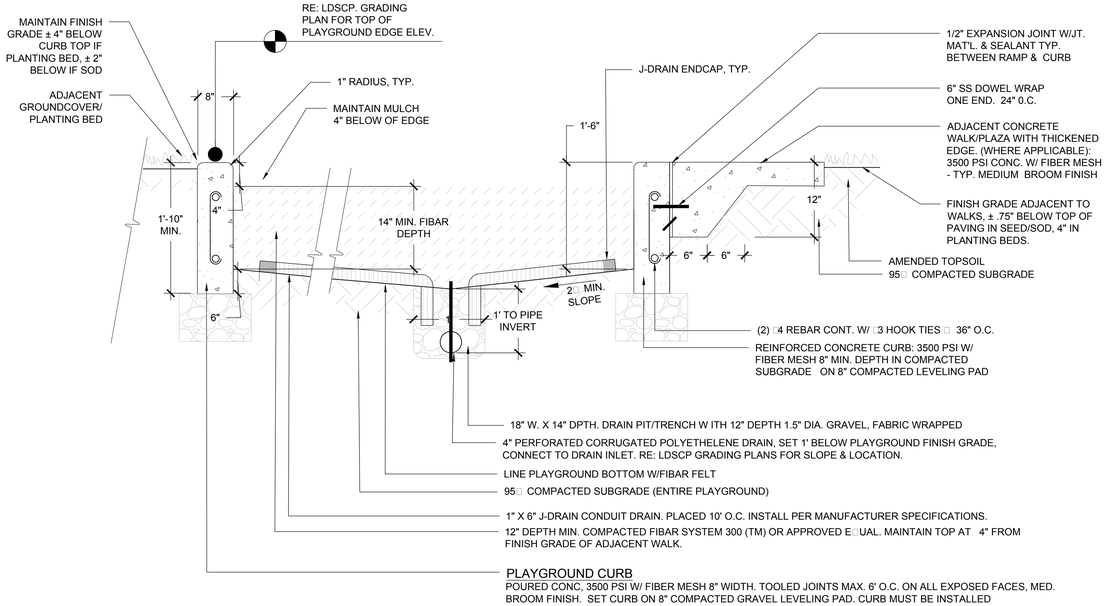
DRAWING TITLE: SHRUB & GROUNDCOVER/ PERENNIAL PLANTING DETAIL
DRAWING NUMBER: P20B
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2006



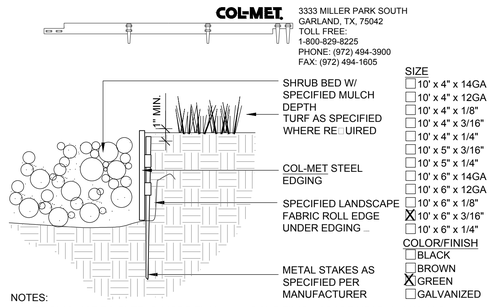
1 TREE PLANTING DETAIL
SCALE: NTS

2 SHRUB PLANTING DETAIL
AS SHOWN OR SIMILAR
SCALE: NTS

3 PLAYGROUND EDGE, DRAINAGE & SURFACING
SCALE: NTS



4 PLAYGROUND EDGE, DRAINAGE & SURFACING
SCALE: NTS



NOTES:
1. EDGING NOT TO EXTEND MORE THAN 1/4" ABOVE FINISH GRADE NEAR WALKS AND PLAY AREAS.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

5 STEEL EDGER - AS SHOWN OR E□UAL
SCALE: NTS

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WISE FARMS
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